

SCOPE OF WORK

OWNER:

REMDELING OF RESIDENTIAL ONE STORY HOUSE.

1. SECOND FLOOR ADDITION 935.6 SF + 275.6 SF PERGOLA
2. REMODELING 1,800 SF OF THE EXISTING HOUSE+ 474 SF GARGAE REMODEL.
3. KITCHEN+ 3 BATHROOM REOMDEL.
4. UPGRADE THE ELECTRICAL PANEL TO 200AMP ON THE SAME LOCATION
5. UPGRADE THE GAS METER IN A NEW LOCATION.
7. NEW FURNACE AND TANKLESS WH IN GARGAE
8. 3 NEW DECKS AREAS 700 SF
9. RELOCATE THE GARAGE DOOR + NEW DRIVEWAY
10. EXISITNG NEW ITEMS: 5 DOORS, 12 WINDOWS, 5 SKYLIGHTS.
11. NEW: 1 DOOR, 13 WINDOWS, 5 SKYLIGHTS

ADDITION AND REMODELING

BINDU NEELAKANTAN & SURESH MUTHU

301 Spagnoli Ct  
Los Altos CA 94022  
408-410-9605



SITE DATA

JOB LOCATION JURISDICTION	301 SPAGNOLI CT, LOS ALTOS 94022	
ASSESSORS PARCEL NUMBER	167-24-030	
NUMBER OF LOTS	1	
LOT SIZE	11,348 SF	
EXISTING FLOOR AREA	2,567.9 SF	
EXISTING GARAGE SIZE	474 SF	
PROPOSED FLOOR AREA	3,463.5SF	CONSTRUCTION TYPE V-B
ADDITION	935.6 SF	BUILDING ACCUPANCY R3/U
EXISTING HABITABLE AREA	2,053.9 SF	FULLY FIRE SPRINKLES
PROPOSED HABITABLE AREA	2,989.5 SF	TWO STORY
PROPOSED COVERAGE	3,033.7 SF	
OCCUPANCY GROUP	R-3/4	
ZONING	R1-10	

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE

2019 California Residential, Building, Mechanical, Plumbing, Electrical, Energy, CCR Title 24 part 8, 10, and Green Building Standards Codes (i. e., 2019 IRC, IBC, UMC, UPC, 2019 CA Fire code, and 2019 NEC, as amended by the State of California and the Town of Los Altos) unless otherwise noted. In addition, structural review is based on the ASCE 7 -16.

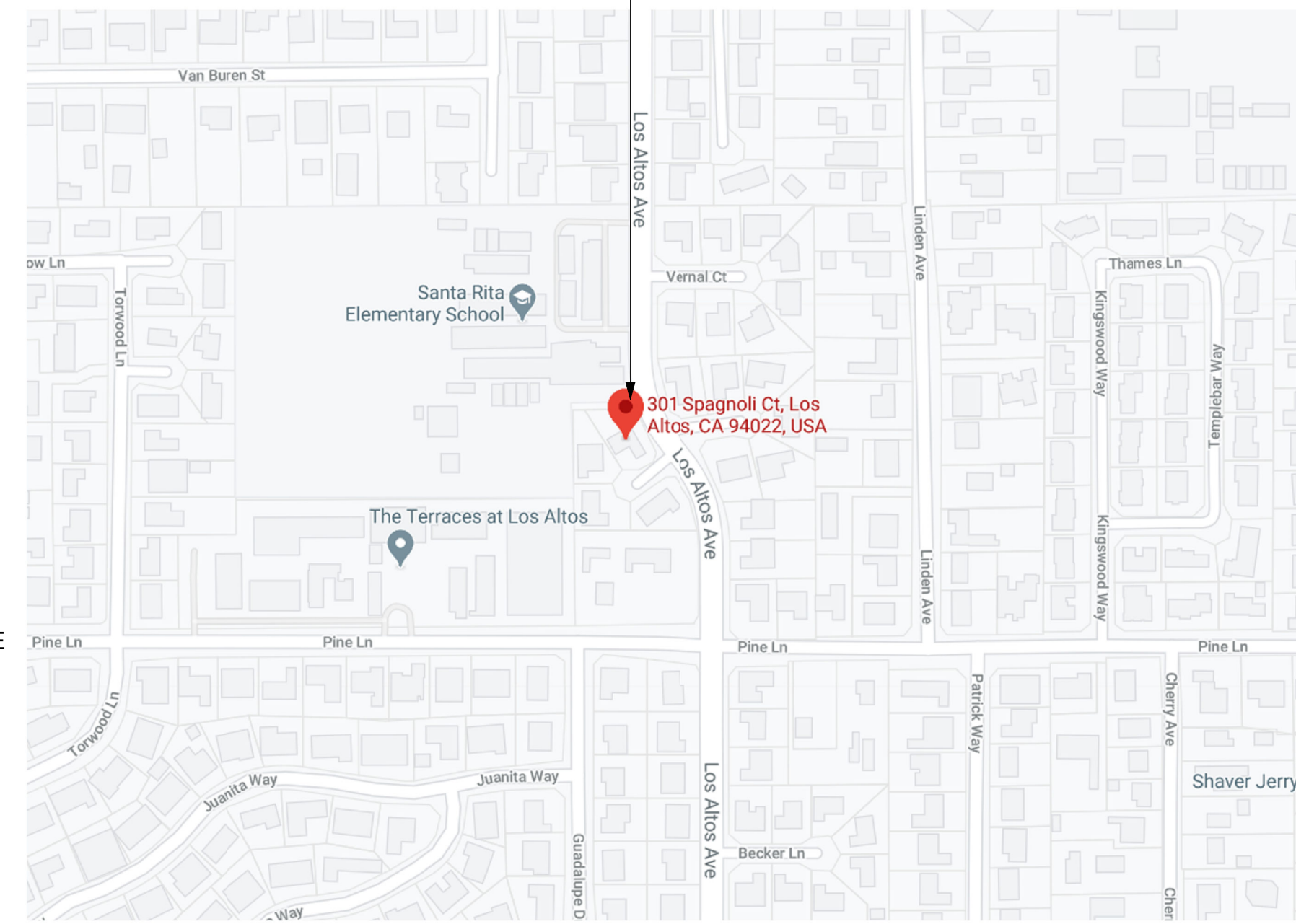
GENERAL NOTES

1. ALL DIMENTIONSAND EXISTING CONDITION SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
2. DO NOT SCALE THE DRAWINGS.
3. DIMENTION ON PLANS ARE TO FACE OF SHEETROCK OR FINISH MATERIAL UNLESS OTHERWISE (EXCEPT PROPOSED FLOOR PLAN-TO STUD) NOTED. ALL OTHER DIMENTIONS ARE TO POINTS SHOWN.
- 4 ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED OR EQUIVALENT.
5. SMOOTH PAINTED GYP.
6. ALL INSULATION SHALL COMPLY WITH CBC.
7. COORDINATE ALL MECHANICAL,PLUMING, ELECTRICAL DEVICES WITH ARCHITECTURAL NTERIOR ELEVATIONS AND REFLECTAD CEILING PLANS.
- 8.WEATHER PROTECTION SHALL CONFORM TO CBC. WEATHER RESISTIVE BARRIERS SHALL CONFORM TO CBC STANDART NO. 14-1 FOR KRAFT PAPER AND ASPHALT STATURATED RAG.
- 9.ALL PIPING,VENTS AND FLUES THAT PENERATE THE ROOF AND EXPOSED TO VIEW ARE TO BE LOCATED PER THE ROOF PLAN AND AS APPROVEDBY THE ARCHITECT. VERIFY LOCTION PRIOR TO INSTALLATION.
10. GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MIN DISTANCE OF 10'. CRC R401.3
- 11.DOWNSPOUT-BUILDING SHALL CONTAIN RAIN WATER LEADERS FOR ROOF DRAINAGE. INSTALL 24"MIN CONC. SPLASH CLOCKS TO DIRECT WATER AWAY FROM FOUNDATION. WHERE RAIN WATER LEADERS TERMINATE AT CONCRETE PORCHES AND PATIOS, WATERSHALL BE DIRECTED THROUGH PIPE EMBEDDED IN CONCRER AWAY FROM PATIO TOWARDS DRAINAGE SWALES.
12. GENERAL CONTRACTOR IS ADVISED THAT THE ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION ADMINISTRATION SERVICES BY THE OWNER. ANY CHANGES OR MODIFICATIONS TO THE WORK WHICH IS NOT REFLECTED IN THESE DOCUMENTS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
13. ALL CONSTRUCTIONS SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING STANDARDS CODES (i.e.,2019 IRC, IBC, UMC, UPC, AND 2014 NEC, AS AMENDED BY THE STATE OF CA AND THE TOWN OF LOS ALTOS)
14. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY UNINTENTIONAL ERROR OR OMISSION IN THE DRAWINGS OR SPECIFICATIONS.THE CONTRACTOR IS RESPONSIBLE TO BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT IN WRITING.
15. ALL LABOR, MATERIAL AND EQUIPMENTS SHALL BE GUARANTEED FOR MIN PERIOD OF 1 YEAR FROM ACCEPTANCE AGAINST DEFECTS IN WORKMANSHIP AND OR MATERIALS.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS. AT COMPLETION, HOUSE SHALL BE PROFESSIONALLY CLEAND.
17. SEWER- CONTRACTOR SHALL VERIFY EXISTING SEWER LATERAL CONDITION PROP TO RECONRCT TO CITY SEWER SERVICES.
18. FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION.
19. UNDER FLOOR DUCTS SHALL HAVE CLEARANCE TO EARTH & NOT PASS THROUGH MIN REQUIRED CRAL SPACE ACCESS POINTS.

&	AND	LAM.	PLASTIC LAMINATE
@	AT	LAV.	LAVATORY
Ø	DIAMETER	MAX.	MAXIMUM
A.F.F.	ABOVE FINISH FLOOR	MAT.	MATERIAL
ALUM.	ALUMINUM	MECH.	MECHANICAL
APPROX.	APPROXIMATELY	MFR.	MANUFACTURER
BD.	BOARD	MIN.	MINIMUM
BLKG.	BLOCKING	(N)	NEW
BM.	BEAM	N.I.C.	NOT IN CONTRACT
CAB.	CABINET	N.T.S.	NOT TO SCALE
CLG.	CEILING	O.C.	ON CENTER
CLR.	CLEAR	O.D.	OUTSIDE DIAMETER
COL.	COLUMN	PL.	PLATE
CONC.	CONCRETE	PLYWD.	PLYWOOD
CONT.	CONTINUOUS	(P)	PROPOSED
D	DRYER	P.T.	PRESSURE TREATED
DBL.	DOUBLE	(R)	REMODEL
DTL.	DETAIL	R.	RADIUS
DR.	DOOR	REF.	REFRIGERATOR
D.W.	DISHWASHER	REQD.	REQUIRED
DWG.	DRAWING / DRAWINGS	RM.	ROOM
EL.	ELEVATION	R.O.	ROUGH OPENING
EQ.	EQUAL	RWD.	REDWOOD
EQUIP.	EQUIPMENT	S.C.	SOLID CORE
(E).	EXISTING	SIM.	SIMILAR
EXT.	EXTERIOR	SPEC.	SPECIFICATIONS
FDN.	FOUNDATION	SQ.	SQUARE
F.D.	FLOOR DRAIN	S.S.	STAINLESS STEEL
F.O.	FACE OF	STD.	STANDARD
F.O.C.	FACE OF CONCRETE	STL.	STEEL
F.O.F.	FACE OF FINISH	STRUCT.	STRUCTURAL
F.O.S.	FACE OF STUD	T&G	TONGUE AND GROOVE
FT.	FOOT / FEET	T.O.	TOP OF
GALV.	GALVANIZED	T.O.P.	TOP OF PLATE
G.I.	GALVANIZED IRON	T.O.S.	TOP OF SLAB
G.L.B.	GLUE LAM BEAM	T.O.W.	TOP OF WALL
HDR.	HEADER	TYP.	TYPICAL
H.M.	HOLLOW METAL	V.I.F.	VERIFY IN FIELD
HORIZ.	HORIZONTAL	W	WASHER
HT.	HEIGHT	W/	WITH
I.D.	INSIDE DIAMETER	W.C.	WATER CLOSET
IN.	INCHES	WD.	WOOD
INSUL.	INSULATION	W.H.	WATER HEATER
INT.	INTERIOR	W/O	WITHOUT
		WT.	WEIGHT

LOCATION MAP

JOB SITE



SHEET LIST

- C1 COVER SHEET
- C2 CONTEXT SHEET
- C-1 MINOR GRADING DRAINAGE PLAN
- C-2 GRADING DETAILS
- C-3 EROSION CONTROL
- C-4 BMP
- P1 PLOT PLAN
- P1.1 FLOOR AREA CALC
- S TOPOGRAPHICAL SURVEY
- S1 EXISITNG FLOOR PLAN+DEMO
- A0.2 EXISITNG ROOF PLAN+DEMO
- A1 PROPOSED 1ST FLOOR PLAN
- A1.1 PROPOSED 2ED FLOOR PLAN
- A1.2 PROPOSED CEILING PLANS
- A2 PROPOSED ROOF PLAN
- A3.1 EXISITNG & PROPOSED FRONT ELEVATIONS
- A3.2 EXISITNG & PROPOSED LEFT ELEVATIONS
- A3.3 EXISITNG & PROPOSED RIGHT ELEVATIONS
- A3.4 EXISITNG & PROPOSED REAR ELEVATIONS
- A4.1 SECTION 1-3
- A4.2 SECTION 4-8
- A5 3D MODEL
- L1 GENERAL NOTES
- L2 EXISTING CONDITION PLAN
- L3 HARDSCAPE DESIGN
- L4 HARDSCAPE DESIGN
- L5 LANDSCAPE DESIGN
- L6 IRRIGATION PLAN+ WATER EFFICIENT LANDSCAPE WORKSHEET
- L7 DETAILS

COVER SHEET

CLIENT

BINDU NEELAKANTAN & SURESH MUTHU

BUILDING 2

JOB NO.

21-7

DATE

MARCH

2022

REVISIONS

- 1.12.22
- 1. SSITE DATA: ADDITION,FAR AND COVERAGE REVISION
- 2. COMMENTS FOR FIRE DEPARTMENT WAS ASDDED
- 3. SCOPE OF WORK REVISION PER EXPANDING THE SECOND FLOOR AND REMOVING THE BALCONEY.

CONSULTANT

DESIGN

Anat Shmariahu  
ANAV Design  
anat.shmariahu@gmail.com  
214 Mattson Ave  
Los Gatos CA 95032  
408-206-5992

LANDSCAPE

Zuzana Hranova  
Landscape Designer  
632-332-4287  
HRANO Design  
45 E Okeefe St  
East Palo Alto CA 94303

C1

FIRE DEPARTMENT COMMENTS:

**1. REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS, WATER SUPPLY AND MAY INCLUDE SPECIFIC ADDITIONAL REQUIREMENTS AS THEY PERTAIN TO FIRE DEPARTMENT OPERATIONS, AND SHALL NOT BE CONSTRUED AS A SUBSTITUTE FOR FORMAL PLAN REVIEW TO DETERMINE COMPLIANCE WITH ADOPTED MODEL CODES. PRIOR TO PERFORMING ANY WORK, THE APPLICANT SHALL MAKE APPLICATION TO, AND RECEIVE FROM, THE BUILDING DEPARTMENT ALL APPLICABLE CONSTRUCTION PERMITS.**

**2. FIRE SPRINKLERS REQUIRED:** (AS NOTED ON SHEET C1) AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) STANDARD 13D IN ALL NEW ONE AND TWO- FAMILY DWELLINGS AND IN EXISTING DWELLINGS, WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN THE ALLOWABLE FIRE-FLOW APPENDIX TABLES B105.1(1) AND B105.1(2) OF THE 2019 CALIFORNIA FIRE CODE, AND/OR ADDITIONS EXCEEDING FIFTY (50) PERCENT OF THE EXISTING LIVING AREA (EXISTING SQUARE FOOT CALCULATIONS SHALL NOT INCLUDE EXISTING BASEMENT) AND/OR ADDITIONS EXCEEDING SEVEN HUNDRED FIFTY (750) SQUARE FEET. WHEN AUTOMATIC FIRE SPRINKLER SYSTEMS ARE REQUIRED BY THIS SECTION, ALL ASSOCIATED GARAGES SHALL BE INCLUDED. ADDITIONS OVER FIFTY (50) PERCENT AND/OR SEVEN HUNDRED FIFTY (750) SQUARE FEET AS REFERENCED ABOVE, SHALL BE TREATED AS A NEW STRUCTURE REGARDING INSTALLATION OF FIRE SPRINKLER SYSTEMS.

**3. REQUIRED FIRE FLOW:** THE FIRE FLOW FOR THIS PROJECT IS 1,750 GPM AT 20 PSI RESIDUAL PRESSURE FROM A SINGLE HYDRANT. IF AN AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE INSTALLED, THE FIRE FLOW WILL BE REDUCED BY 50% ESTABLISHING A REQUIRED ADJUSTED FIRE FLOW OF 875 GPM AT 20 PSI RESIDUAL PRESSURE.

**PROVIDE DOCUMENTATION FROM A LOCAL WATER PURVEYOR CONFIRMING THE REQUIRED FIRE FLOW OF 875 GPM @ 20 PSI RESIDUAL FROM A FIRE HYDRANT LOCATED WITHIN 600' OF THE FARTHEST EXTERIOR CORNER OF THE STRUCTURE IS REQUIRED.**

**4. WATER SUPPLY REQUIREMENTS:** POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2019 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.

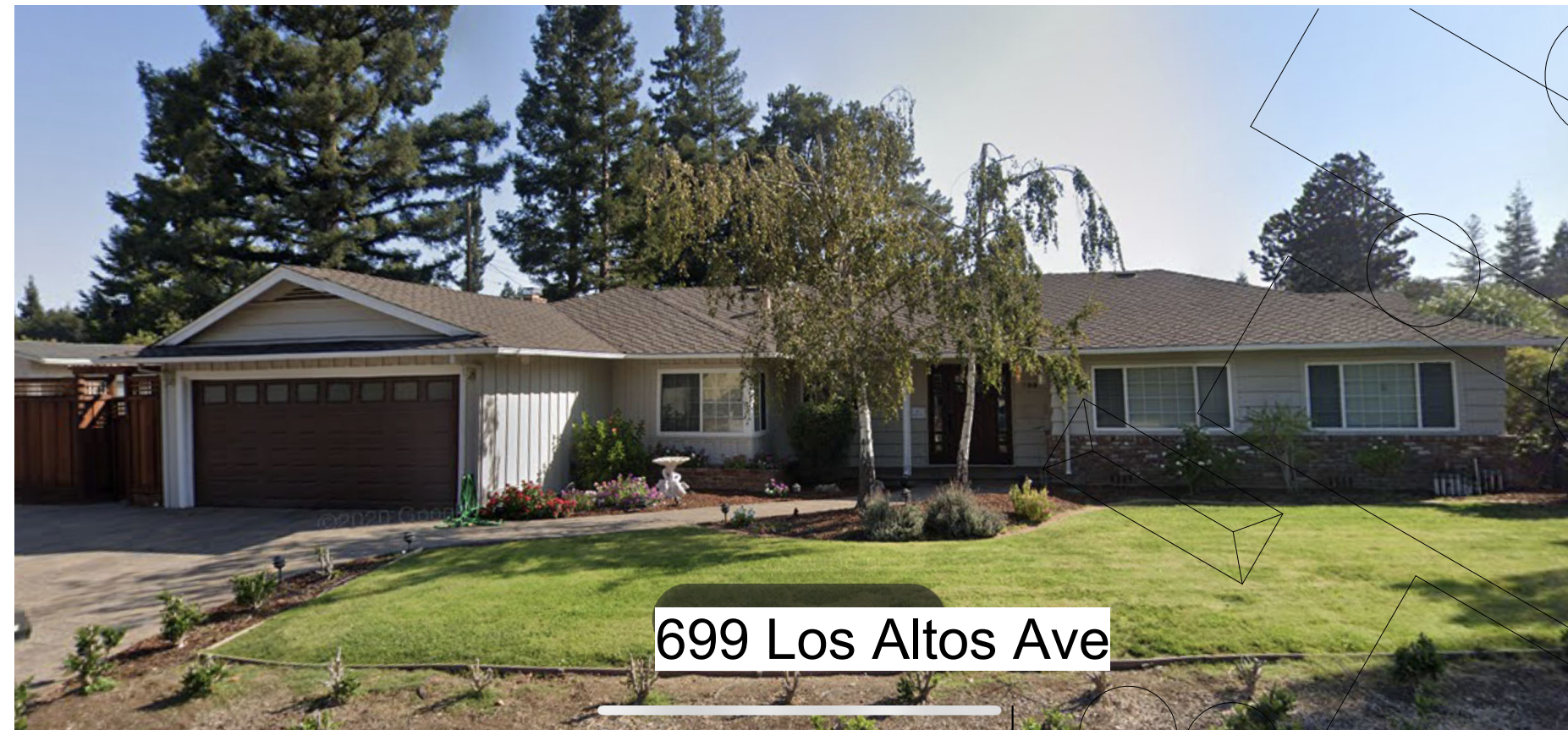
**5. ADDRESS IDENTIFICATION:** NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.

**6. CONSTRUCTION SITE FIRE SAFETY:** ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.





301 Spagnoli Ct



699 Los Altos Ave



270 Alba Ct



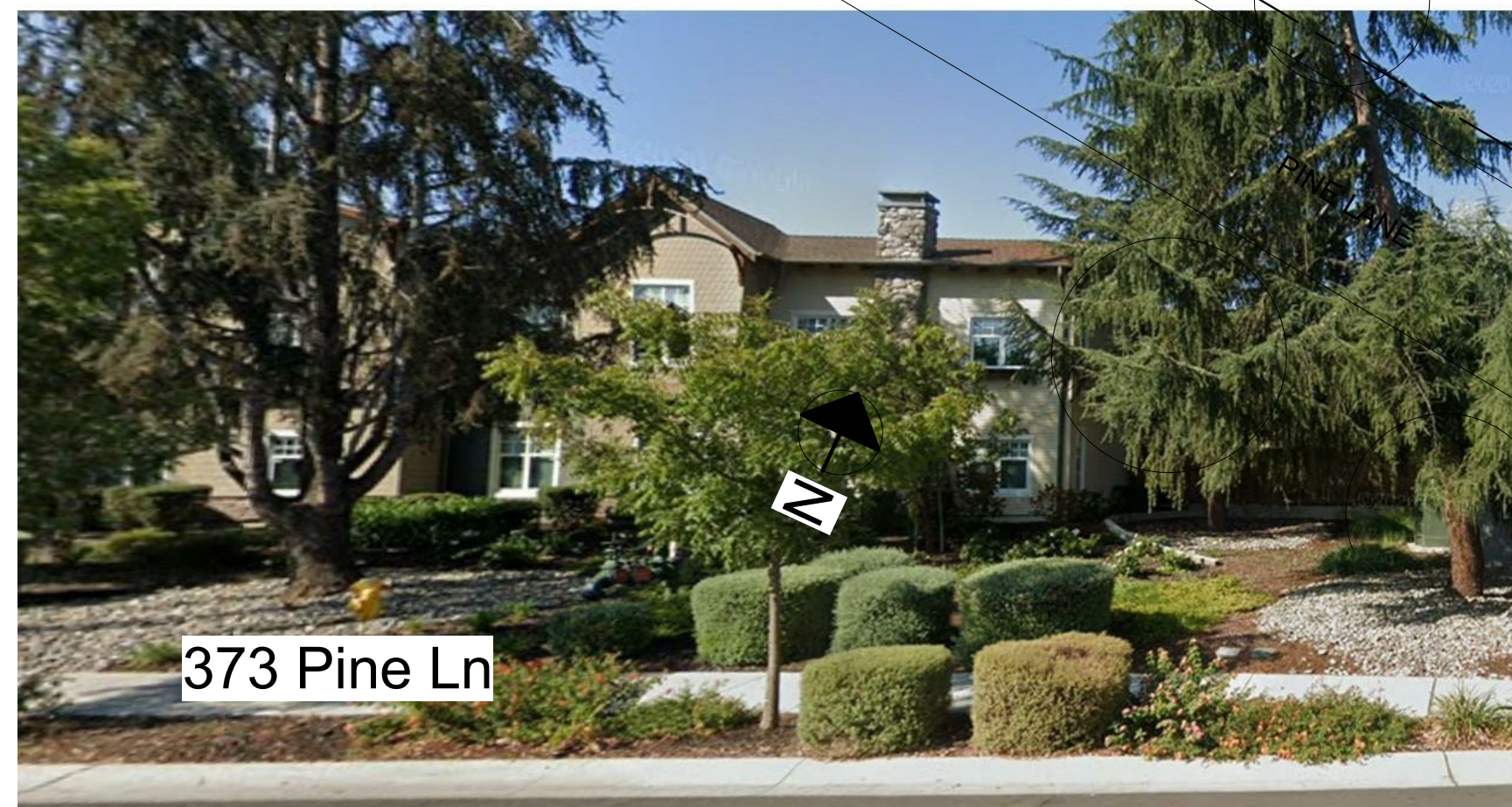
305 Spagnoli Ct



304 Spagnoli Ct



300 Spagnoli Ct



373 Pine Ln

1 NEIGHBORHOOD CONTEXT MAP  
C2 1" = 40'-0"











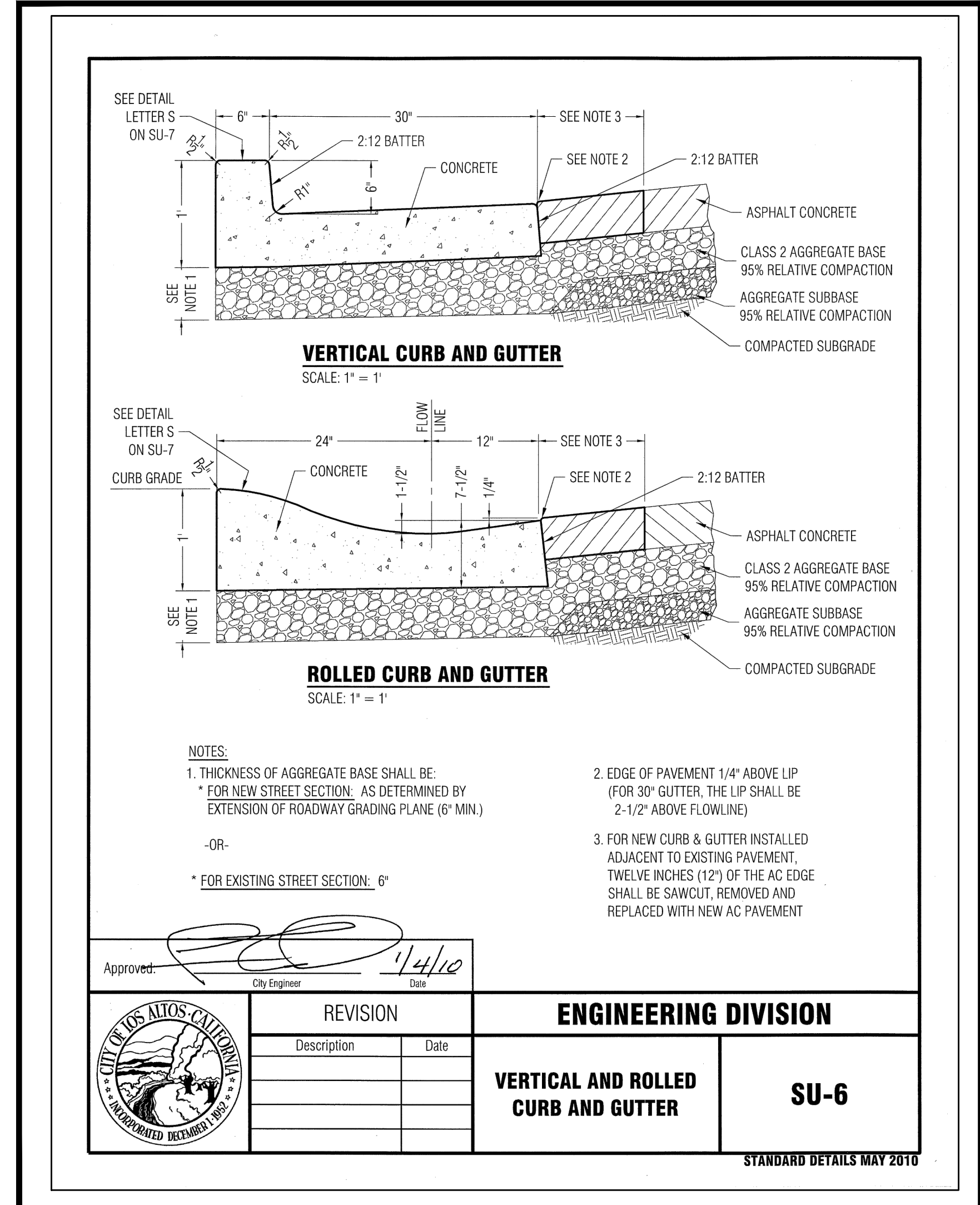
**NNR ENGINEERING**  
 SERVICES CO.  
 655 WEBSTER DRIVE  
 SAN JOSE, CALIFORNIA 95128  
 (408) 949-7885

301 SPAGNOLI COURT  
 LOS ALTOS  
 SANTA CLARA COUNTY  
 CALIFORNIA

MISC. DETAILS

REVISIONS	DATE

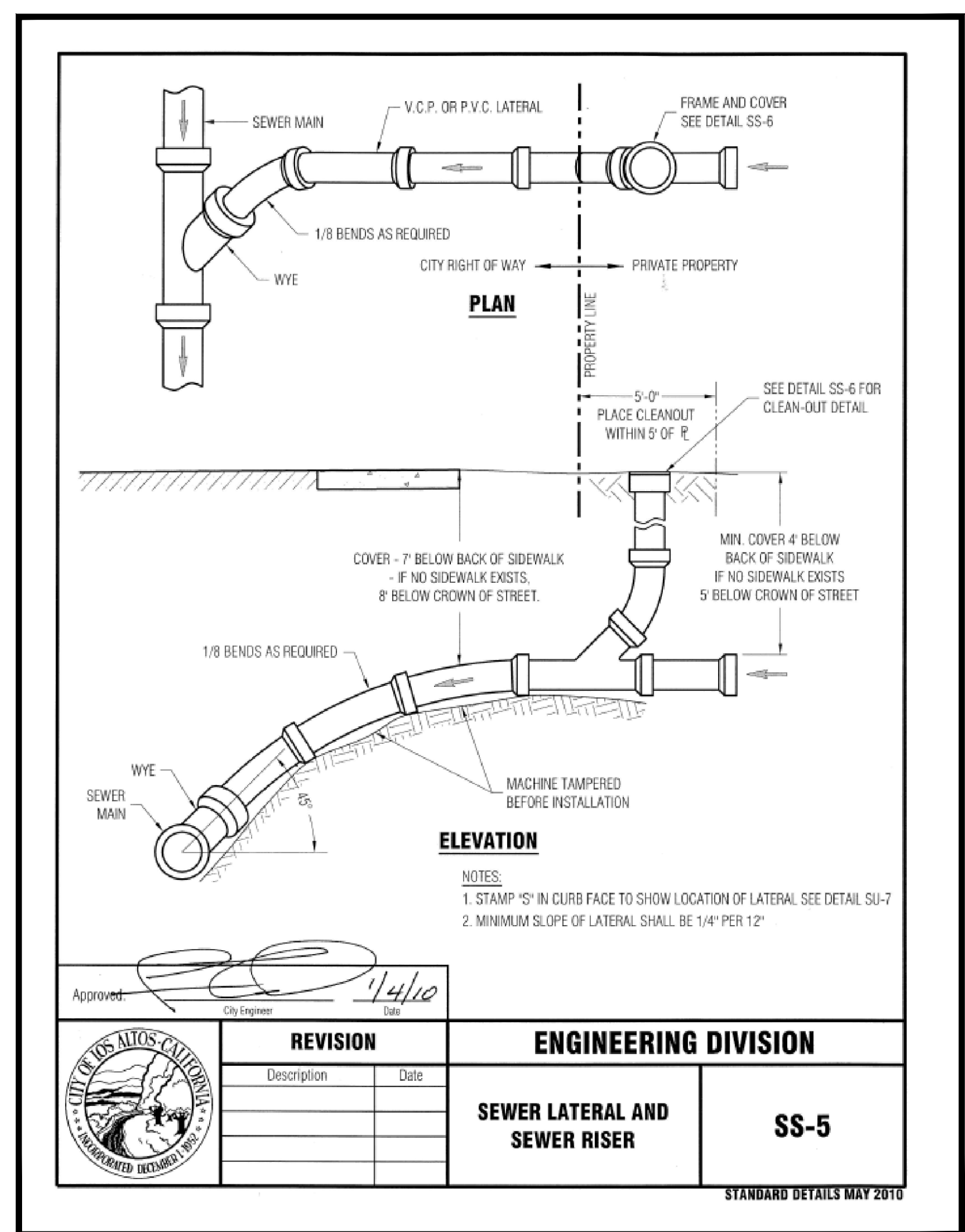
JOB NO:  
 DATE: 8-20-2021  
 SCALE: N.T.S.  
 DRAWN BY: NR  
 SHEET NO:  
**C-2**



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

REVISION	
Description	Date

ENGINEERING DIVISION	
<b>VERTICAL AND ROLLED CURB AND GUTTER</b>	<b>SU-6</b>

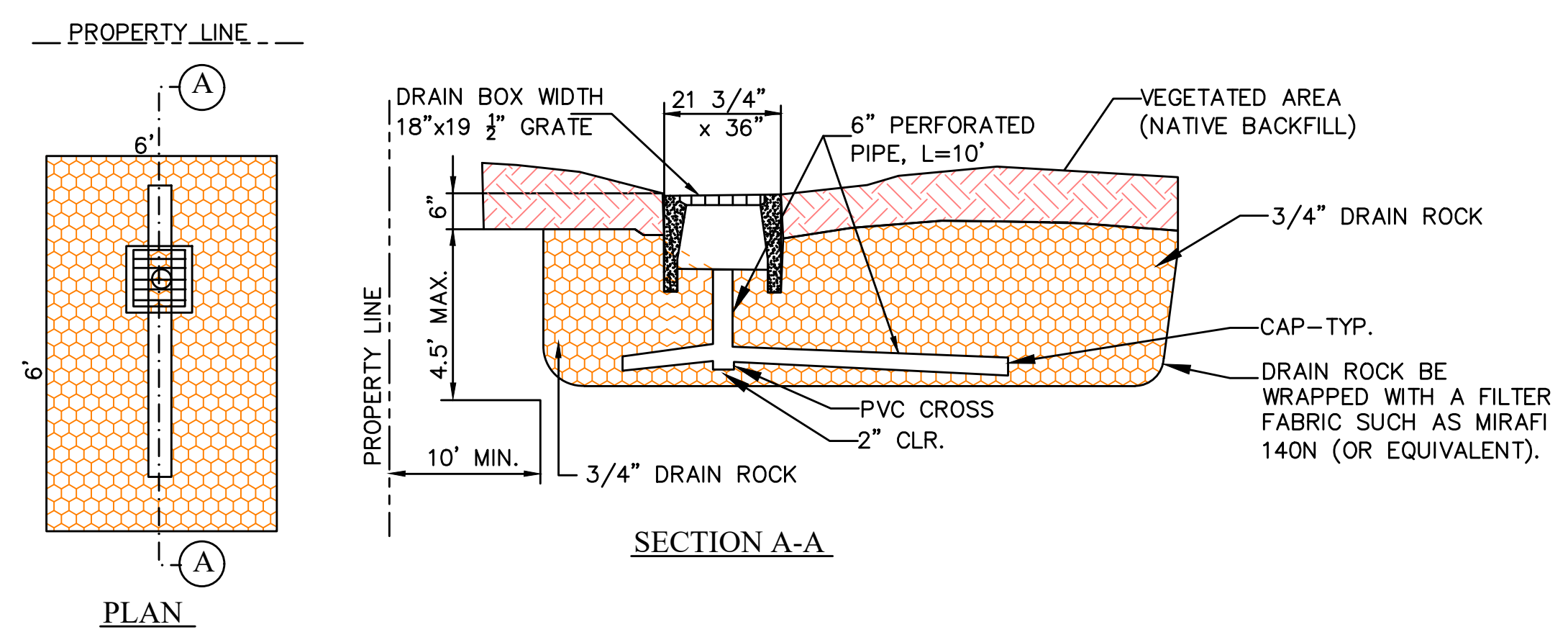


Approved: [Signature] 1/4/10  
 City Engineer Date

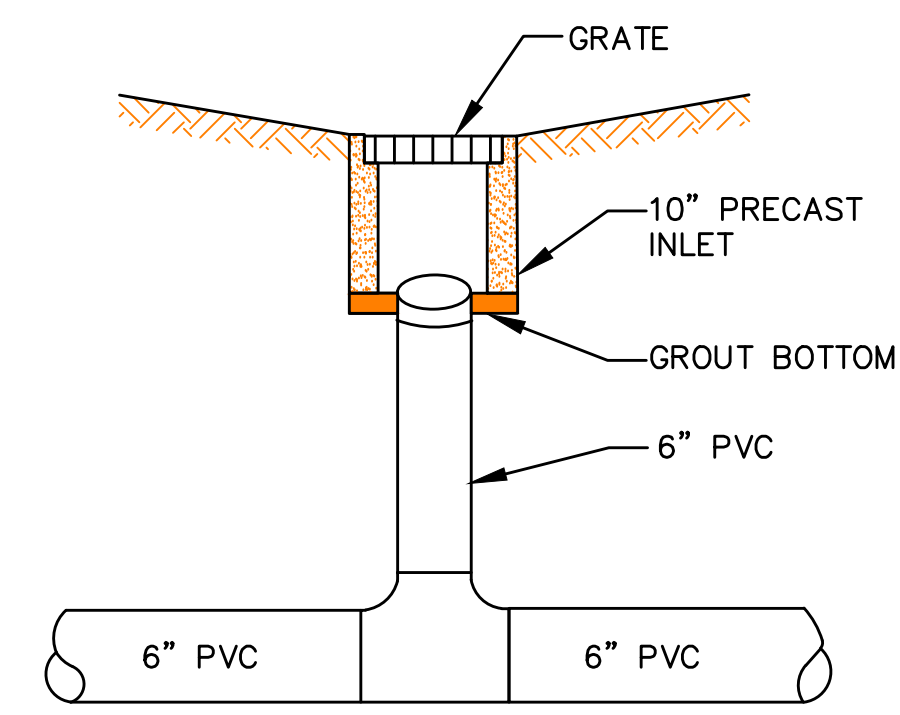
REVISION	
Description	Date

ENGINEERING DIVISION	
<b>SEWER LATERAL AND SEWER RISER</b>	<b>SS-5</b>

STANDARD DETAILS MAY 2010

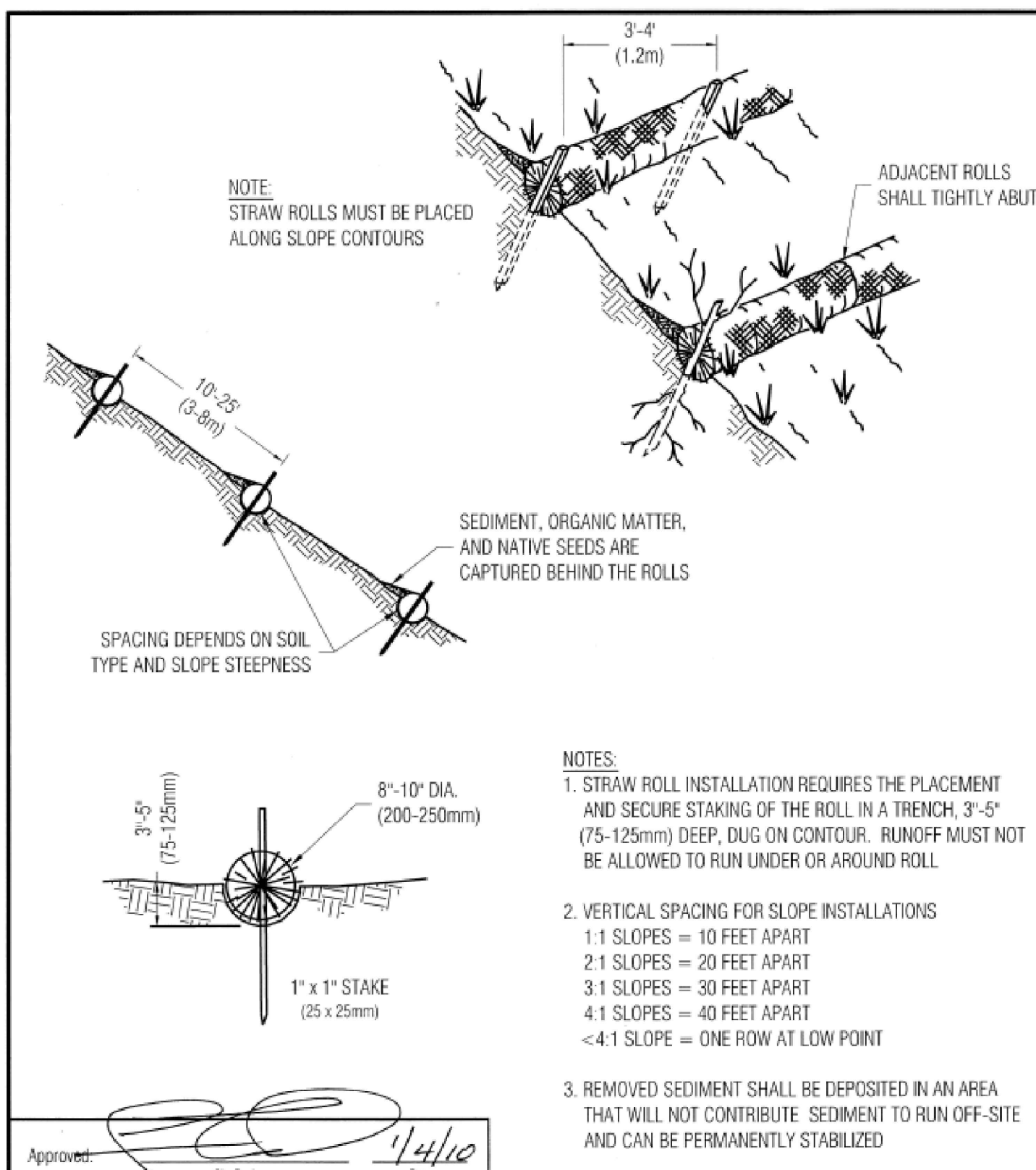


**INFILTRATION DEVICE TYPE 1 DETAIL**  
 N.T.S.



**AREA DRAIN DETAIL**  
 N.T.S.



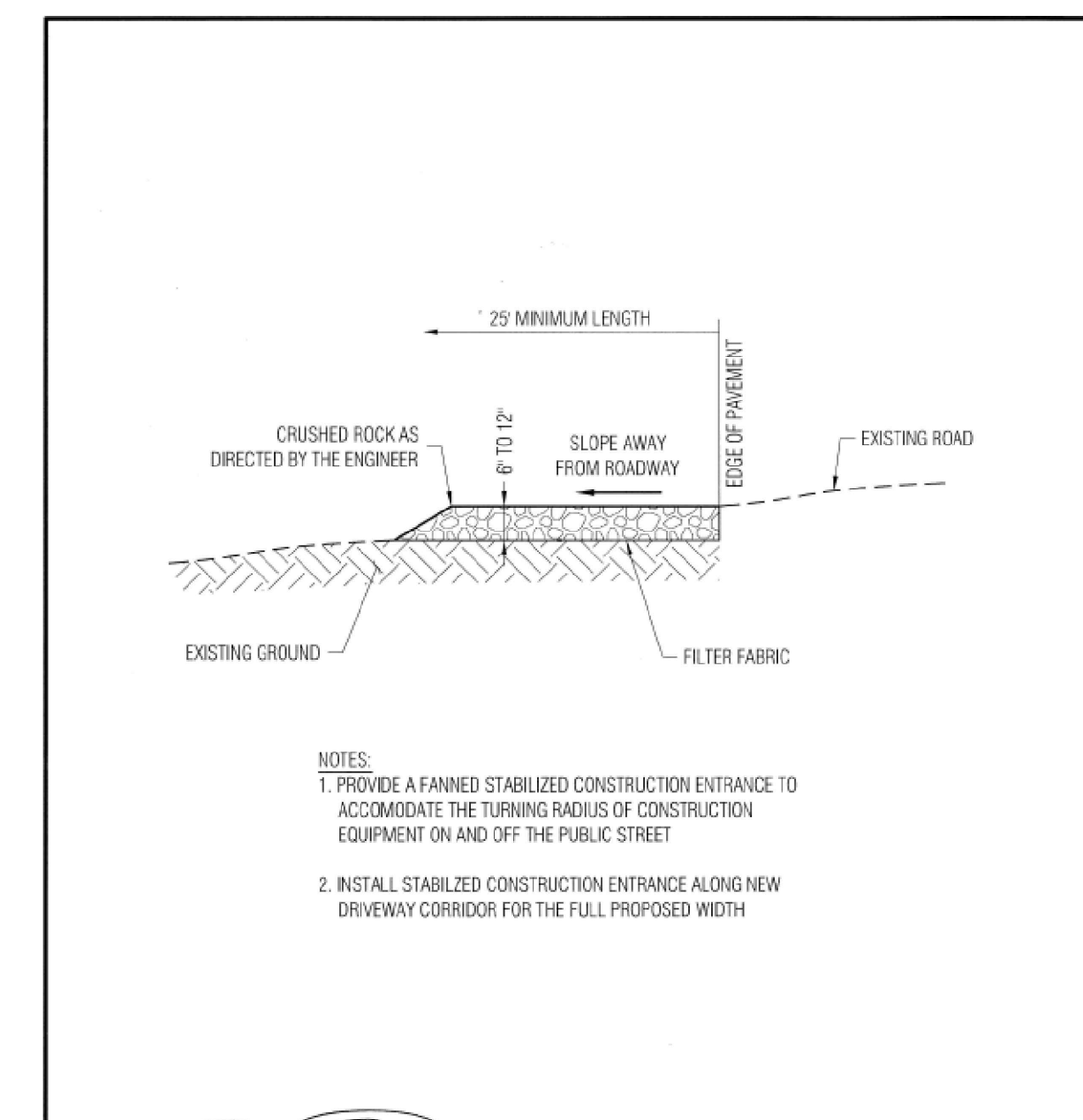


- NOTES:**
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3'-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
  2. VERTICAL SPACING FOR SLOPE INSTALLATIONS:
    - 1:1 SLOPES = 10 FEET APART
    - 2:1 SLOPES = 20 FEET APART
    - 3:1 SLOPES = 30 FEET APART
    - 4:1 SLOPES = 40 FEET APART
    - <4:1 SLOPE = ONE ROW AT LOW POINT
  3. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO RUN OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

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

REVISION		ENGINEERING DIVISION	
Description	Date		
		STRAW ROLLS	EC-4

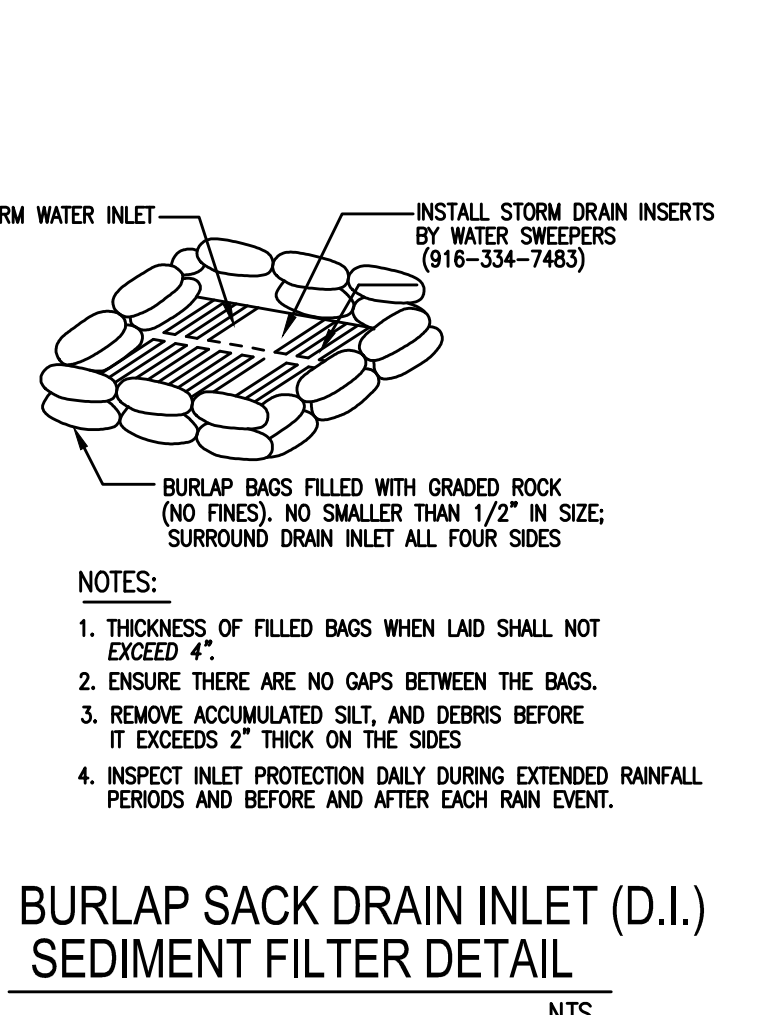
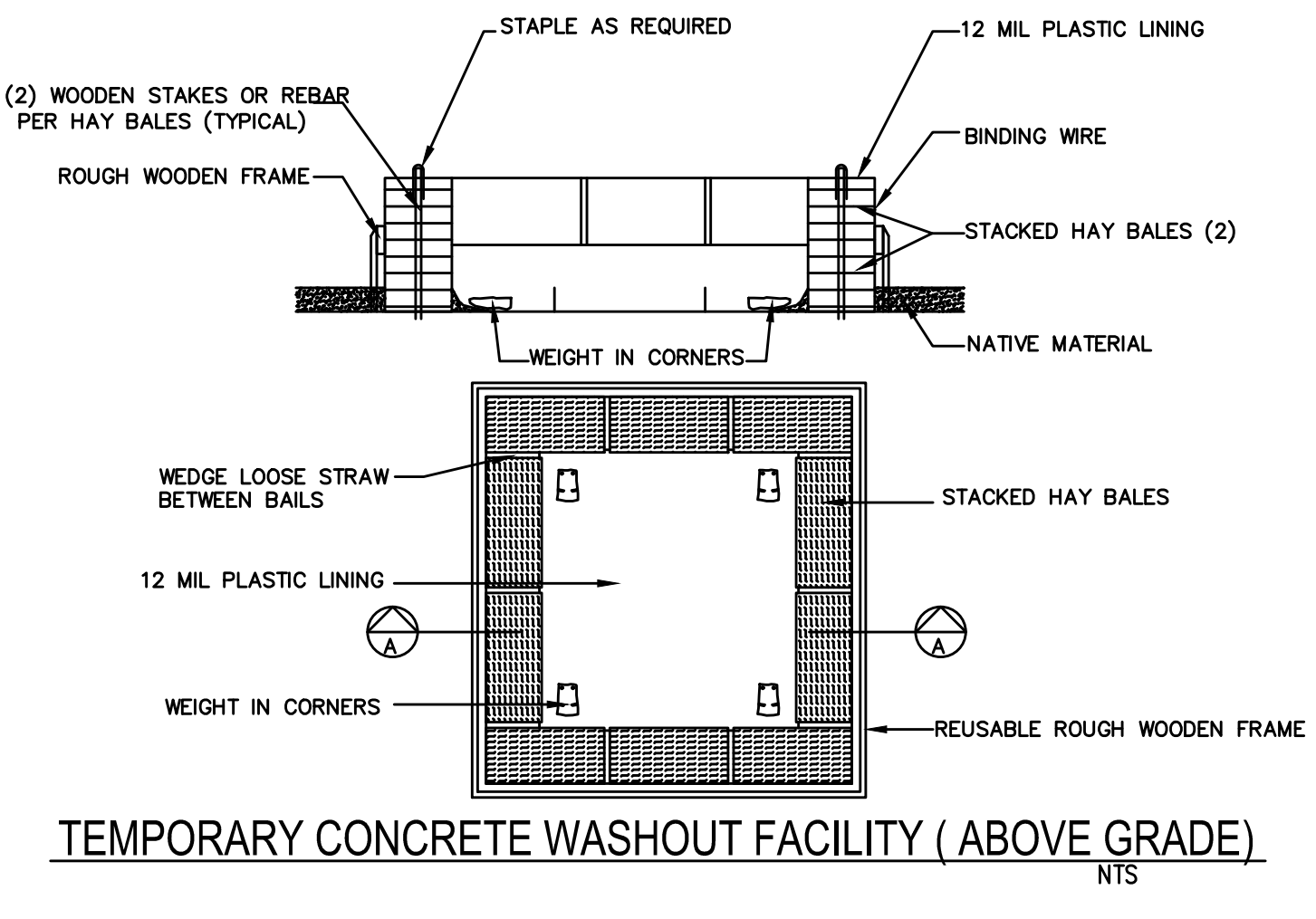
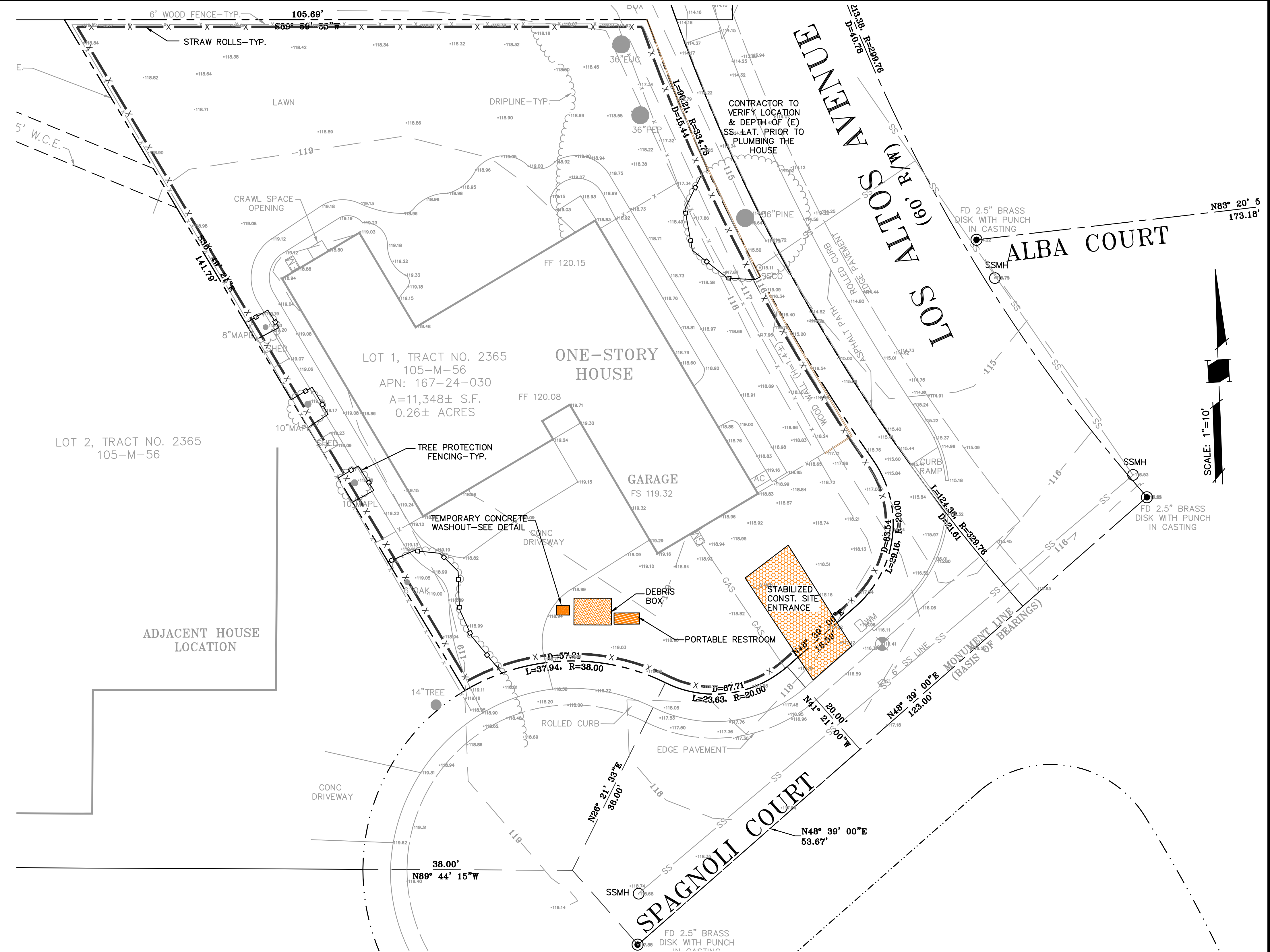
STANDARD DETAILS MAY 2010



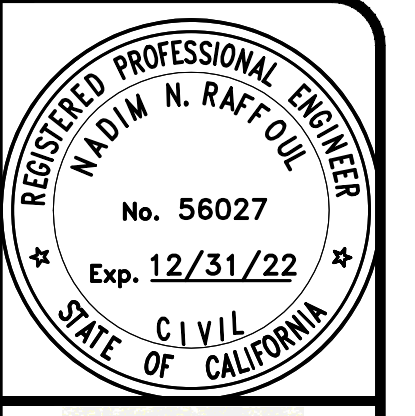
Approved: *[Signature]* City Engineer Date: 1/4/10

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

STANDARD DETAILS MAY 2010



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



**NMR ENGINEERING**  
SERVICES CO.  
555 WETMORE DRIVE  
SAN JOSE, CALIFORNIA 95128  
(408) 948-7883

301 SPAGNOLI COURT  
LOS ALTOS  
SANTA CLARA COUNTY  
CALIFORNIA

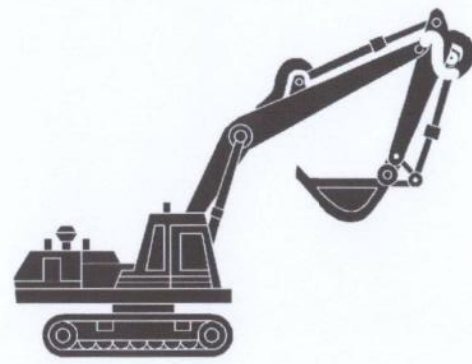
**EROSION CONTROL PLAN**

REVISIONS	DATE
JOB NO:	
DATE:	8-20-2021
SCALE:	1" = 10'
DRAWN BY:	NR
SHEET NO:	
<b>C-3</b>	
OF 4 SHEETS	



# Heavy Equipment Operation

Best Management Practices for the Construction Industry



## Doing The Job Right

### Site Planning and Preventive Vehicle Maintenance

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

### Spill Cleanup

- Clean up spills immediately when they happen.
- Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately.
- If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services.

### Storm Water Pollution from Heavy Equipment on Construction Sites

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

### Best Management Practices for the

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

# Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



## Doing The Right Job

### General Business Practices

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

### Landscaping/Garden Maintenance

- Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Do not use unused pesticides as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside pick-up of yard waste, place clippings and pruning waste in the curb in approved bags or containers. Or, take to a landfill that composts yard waste. No curbside pickup of yard waste is available for commercial properties.

### Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

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

### Best Management Practices for the

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

# General Construction And Site Supervision

Best Management Practices For Construction



## Doing The Job Right

### General Principals

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

### Advance Planning To Prevent Pollution

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

### Good Housekeeping Practices

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, berms if necessary. Make major repairs off site.
- Keep materials out of the rain - prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off of exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.

### Best Management Practices for the

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

### Storm Drain Pollution from Construction Activities

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

# Roadwork and Paving

Best Management Practices for the Construction Industry



### Best Management Practices for the

- Road crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment, paving machines, dump trucks, concrete mixers
- Construction inspectors
- General contractors
- Home builders
- Developers

## Doing The Job Right

### General Business Practices

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

### During Construction

- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials and do not come in contact with rainfall or runoff.
- Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

### Storm Drain Pollution from Roadwork

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

## Doing The Job Right

### General Business Practices

- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary rods or plastic sheets and berms.
- Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over-application by water trucks for dust control.

### Asphalt/Concrete Removal

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump wastewater liquor in storm drains.

# Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



### Best Management Practices for the

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

## Doing The Job Right

### General Business Practices

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

### Storm Drain Pollution from Fresh Concrete and Mortar Applications

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

# Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



### Best Management Practices for the

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

## Doing The Job Right

### Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.
- Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

- Paint removal and cleaning of non-hazardous 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 scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- Lead based paint removal requires a state-certified contractor.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (pump or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

### Storm Drain Pollution from Paints, Solvents, and Adhesives

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

## Doing The Job Right

### Painting Cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

### Paint Removal

- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- Lead based paint removal requires a state-certified contractor.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (pump or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

### Recycle/Reuse Leftover Paints Whenever Possible

- Recycle or donate excess water-based (latex) paint, or return to supplier.
- Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

## Doing The Job Right

### General Business Practices

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

### Check for Sediment Levels

- If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- If the pumping time is more than 24 hours and the flow rate is more than 20 gpm, call your local wastewater treatment plant for guidance.
- If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
  - Pumping through a perforated pipe sunk part way into a small pit filled with gravel.
  - Pumping from a bucket placed below water level using a submersible pump.
  - Pumping through a filtering device such as a swimming pool filter or siltation fabric wrapped around end of suction pipe.
- When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. Or pump water through a grass swale prior to discharge.

### Best Management Practices for the

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

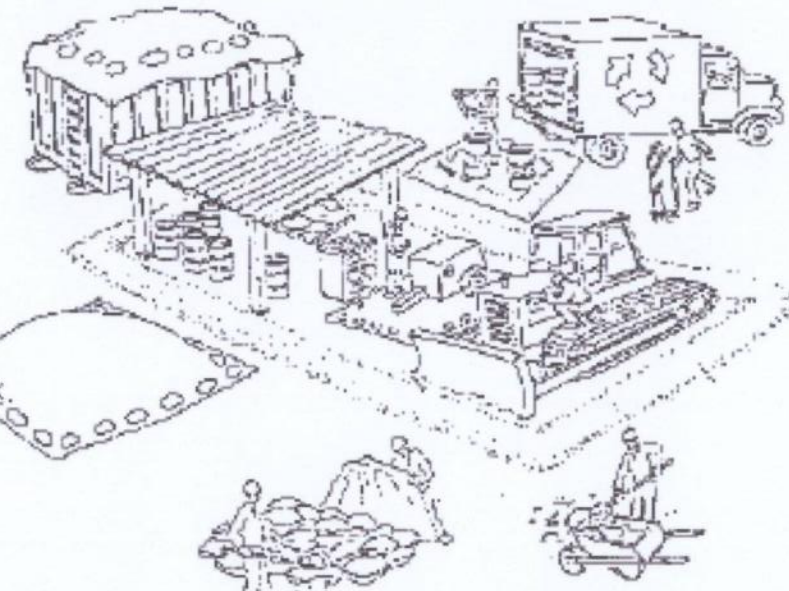
# Blueprint for a Clean Bay

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

# Best Management Practices for the Construction Industry



## Santa Clara Urban Runoff Pollution Prevention Program



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



NJR ENGINEERING

655 WETMORE DRIVE  
SAN JOSE, CALIFORNIA 95128  
(408) 947-7885

CALIFORNIA

301 SPAGNOLI COURT  
LOS ALTOS

SANTA CLARA COUNTY

BLUEPRINT FOR A  
CLEAN BAY

### REVISIONS DATE

JOB NO:	8-20-2021
DATE:	N.T.S.
SCALE:	NR
DRAWN BY:	
SHEET NO:	

C-4

OF 4 SHEETS



- 1.12.22
1. GROUND LEVEL- DAYLIGHT PLANE
2. REVISED THE MIDDLE OF THE LOT FOR LEFT SIDE SETBACK.
3. ADDING EXISTING DRIPLINE AND TREE LIST.
4. EXPANDING THE SECOND FL + REMOVING THE BALCONY.
5. PROPOSED FLOOR AREA AND COVERAGE REVISED PER SECOND FLOOR MODIFICATIONS.

supplementary conditions

1. THE CONTRACTOR SHALL THOROLHY EXAMINE THE PERMIT AND SHALL BASE HIS BID UPON EXISTING CONDITIONS. ALL EXISTING CONDITIONS SHALL BE VERIFIED FOR COMPATIBILITY WITH NEW CONSTRUCTION SHOWN HERIN. IN THE EVENT THAT DISCREPANCIES ARE FOUND IN THE DRAWINGS, THE DESIGNER SHALL BE NOTIFIED BEFORE WORK CAN PROCEED.

2. THE CONTRACTOR SHALL FIELD INSPECT THE JOB SITE PRIOR TO COMMENCEMENT OF WORK AND SHALL ADHERE TO ALL RULES GOVERNING CONSTRUCTION, BUILDING ACCESS, SAFETY AND THE USE OF THE FACILITIES AS SET BY THE BUILDING OWNER, BUILDING DEPARTMENT AND ALL OTHER LOCAL AGENCIES.

3. THE CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES PER INDUSTRY STANDARDS UNLESS NOTED OTHERWISE. ALL PRODUCTS SHALL BE USED PER MANUFACTURERS RECOMMENDATION.

4. ANY PORTION OF THE EXISTING BUILDING, SITE OR LANDSCAPING DAMAGED BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE RESTORED TO THE CONDITION PRIOR TO DAMAGE AT NO COST TO THE OWNER OR TENANT.

5. NEITHER THE DESIGNER'S REVIEW OR APPROVAL OF SHOP DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR DEVIATIONS FROM THE INTENT OF THE DRAWINGS AND SPECIFICATIONS UNLESS AGREED TO BY THE DESIGNER IN WRITTEN FORM

6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATE OF ALL WORK IN THE FIELD TO ENSURE TIMELY COMPLETION OF THE PROJECT.

7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK REQUIRED TO COMPLETE THE WORK, INCLUDING, BUT NOT LIMITED TO:

- 1) ALL WORK REQUIRED TO PREPARE FOR NEW WORK.
- 2) THE REMOVAL OR RELOCATION OF ALL EXISTING PIPES, CONDUITS, WIRES EST.
- 3) THE TEMPORARY SHORING REQUIRED DURING CONSTRUCTION TO ALLOW FOR NEW WORK.
- 4) THE PROTECTION OF THE WORK FROM ANY DAMAGE DUE TO FIRE, WEATHER OR VADALISM.
- 5) THE REMOVAL OF ALL DEBIES AND ECESS MATERIAL AMD BROOM CLEANING EACH AREA AFTER WORK IS COMPLETED.

8. Notes For Fire Department

A. Water Supply Requirements: Portable Water Supplies Shall be Protected From Contamination Caused By Fire Protection Water Supplies. It Is The Responsibility Of The Applicant And Any Contractors And Subcontractors to Contact The Water Purveyor Supplying The Site Of Such Project, And To Comply With The Requirements Of That Purveyor. Final Approval Of The System Under Consideration Will Not be Granted By The This Office Until Compliance With Requirements Of The Water Purveyor Of Record Are Documented By That Purveyor As Having Been Met By The Applicant.

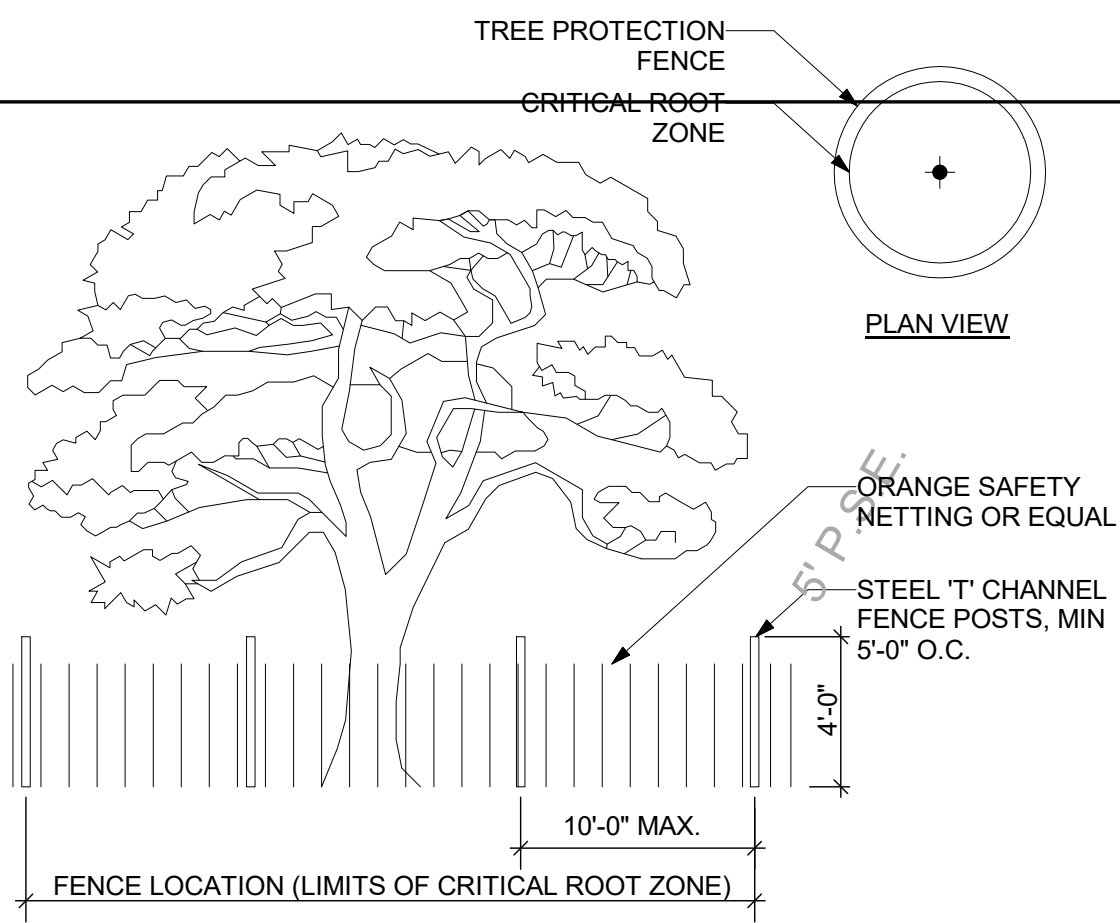
B. Address Identification: New And Existing Building Have Approved Address Numbers Or Approved Building Identification Placed In Position That Is Plainly Legible And Visible From The Street Or Road Fronting The Property. These Numbers Shall Contrast With Their Background. Address Numbers Shall Be Arabic Numbers Or Alphabetical Letters. Numbers Shall Be Min Of 4" High With A Min Stroke Width Of 0.5". Where Access Is By Means Of Private Road And The Building Cannot Be Viewed From The Public Way, A Monument, Pole Or Other Sign Or Means Shall be Used To Identify The Structure.

C. All construction site must comly with applicable provisions.

9. Contractor Shall Locate And Raise To Grade An Existing Property Line Cleanout. Property Line Cleanout Must Be Within 5' Of The Property Line. Cleanout Shall Be The Same Diameter At Least 48 Hours To Schedule District Inspection. District To Provide Building Department With Written Notification Upon Completion Of Inspection.

10. District Inspection Is Required Prior To Clearance For City Of Cupertino Final Inspection. Owner To Call District At Least 48 Hours To Schedule District Inspection. District To Provide Building Department With Written Notification Upon Completion Of Inspection.

All Conditions, Requirments And Recomendations Are To Completed At The Owner's Expense.  
Storm Water Surface Or Roof Drains, Other General Surface Runout Water Or Condensate From Anr Residential Havc Equipment Shal Not Be Discharged To The Sanitary Sewer.  
Provide Retainer Basins of Sufficient size to Retain Storm Water on Site. CGBC SEC 4.106.2



TREE PROTECTION NOTES:

1. TREE PROTECTION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION AND/OR GRADING ACTIVITIES COMMENCE.
2. TREE CALLED OUT FOR PRESERVATION SHALL BE FENCED AT CRITICAL ROOT ZONE AREA. PLACE 4-6 INCH BARK MULCH BENEATH DRIPLINE OF TREE TO BE PRESERVED. KEEP BARK 2-3 FEET FROM TREE TRUNK.
3. FENCING SHALL BE 4 FEET TALL ORANGE SAFETY NETTING OR EQUAL WITH STEEL POSTS EMBEDDED IN THE GROUND.
4. NO GRADING SHALL OCCUR WITHIN THE CRITICAL ROOT ZONE/FENCED AREA OF EXISTING TREE.
5. NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE FENCED AREA OF EXISTING TREE
6. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREE TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. AN EARTH BERM MEASURING MINIMUM 6 FEET IN DIAMETER, AND 6 INCHES IN HEIGHT SHALL BE CONSTRUCTED AT THE BASE OF EACH TREE TO FUNCTION AS A TEMPORARY WATERING BASIN DURING THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE SPECIES REQUIREMENTS.

zoning compliance

MAX FLOOR AREA CALC:  
11,348-11,000=348 x 10%= 34.8+ 3,850 = 3,884.8 SF

LOT: 11,348 SF  
A.P.N: 167-24-030  
ZONE: R1-10

	EXISTING	PROPOSED	ALLOWED/ REQUIRED
LOT COVERAGE	2,567.9 SF 22.6%	3,033.7 SF 26.7%	3,404.4 SF 30%
FLOOR AREA RATIO TOTAL %	2,545.9 SF 22.4%	3,463.57 SF 30.5%	3,884.8 SF 34.2%

SETBACKS	1ST FLOOR	ALLOED	2ED FLR	ALLOWED
FRONT	21.7'	25.0'	43.55'	25.0'
REAR	38.07'	25.0'	31.35'	25.0'
RIGHT	20.69'	17.0'	31.15'	20.0'
LEFT	9.83'	10.0'	19.80'	17.5'

HEIGHT	14'-10 1/2"	24'-8 1/2"	
SF BREAKDOWN FLOOR AREA	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA	2,053.9 SF	+902.03 SF	2,955.9 SF
NON HABITABLE AREA	492SF	-18 SF	474 SF

LOT CALCULATION:	NET LOT AREA
25' FRONT YARD AREA	2,298 SF
PERMEABLE AREA	1452 SF 63%
IMPERVIOUS AREA	845.8 SF 36.8%

LANDSCAPE BREAKDOWN	# TOTAL LANDSCAPE AREA:	5,973.40 SF
	EXISTING SOFTSCAPE:	774.30 SF
	NEW SOFTSCAPE:	5,199.1 SF
	# TOTAL HARDSCAPE	5374.60 SF
	BUILDING FOOTPRINT	3,325 SF
	CONCRETE (include driveway)	2,049.60 SF
	TOTAL LOT AREA	11,348 SF

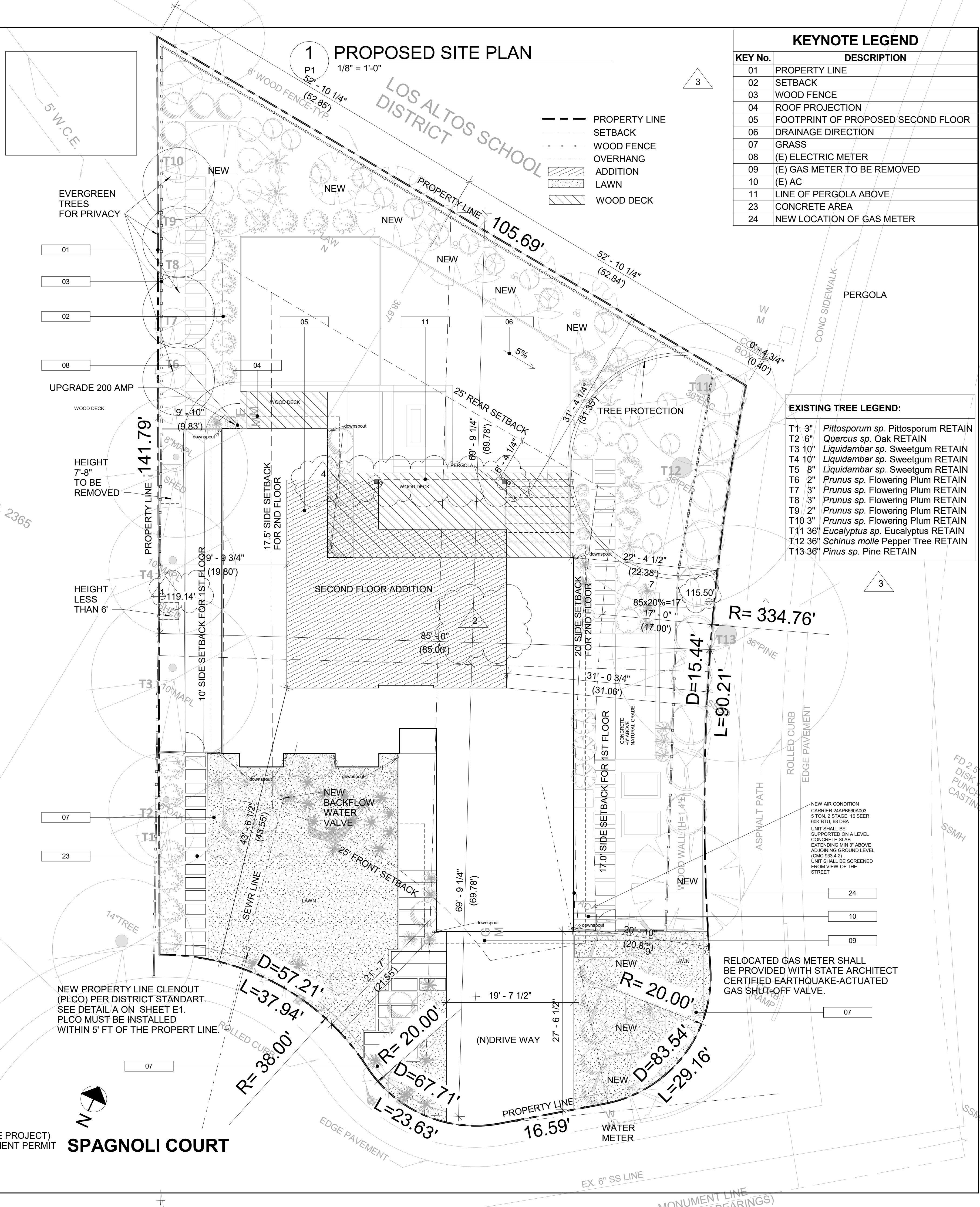
NO CONCENTRATED FLOW IS PERMITTED ACROSS THE RIGHT-OF-WAY AND NO DRAINAGE IS PERMITTED TO FLOW TO NEIGHBORING PROPERTIES

ANY EXISTING DOWNSPOUTS THAT CONNECT DIRECTLY TO THE STORM DRAIN SYSTEM SHALL BE DISCONNECTED AND DIRECTED TOWARDS LANDSCAPED AREAS WITH SPLASH BLOCKS TO ENSURE ROOF WATER IS DIRECTED AWAY FROM THE FOUNDATION.

IF THE PROJECT DAMAGES THE CITY'S SIDEWALK, DRIVEWAY, OR CURB AND GUTTER AS RESULT OF CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER WILL BE RESPONSIBLE TO REMOVE AND REPLACE ANY BROKEN CONCRETE (EXISTING OR DAMAGES BY THE PROJECT) AS DIRECTED BY THE PUBLIC WORKS INSPECTOR. AN ENCROACHMENT PERMIT WILL ALSO BE REQUIRED.

1 PROPOSED SITE PLAN

1/8" = 1'-0"



KEYNOTE LEGEND

KEY No.	DESCRIPTION
01	PROPERTY LINE
02	SETBACK
03	WOOD FENCE
04	ROOF PROJECTION
05	FOOTPRINT OF PROPOSED SECOND FLOOR
06	DRAINAGE DIRECTION
07	GRASS
08	(E) ELECTRIC METER
09	(E) GAS METER TO BE REMOVED
10	(E) AC
11	LINE OF PERGOLA ABOVE
23	CONCRETE AREA
24	NEW LOCATION OF GAS METER

EXISTING TREE LEGEND:

T1 3"	Pittosporum sp. Pittosporum RETAIN
T2 6"	Quercus sp. Oak RETAIN
T3 10"	Liquidambar sp. Sweetgum RETAIN
T4 10"	Liquidambar sp. Sweetgum RETAIN
T5 8"	Liquidambar sp. Sweetgum RETAIN
T6 2"	Prunus sp. Flowering Plum RETAIN
T7 3"	Prunus sp. Flowering Plum RETAIN
T8 3"	Prunus sp. Flowering Plum RETAIN
T9 2"	Prunus sp. Flowering Plum RETAIN
T10 3"	Prunus sp. Flowering Plum RETAIN
T11 36"	Eucalyptus sp. Eucalyptus RETAIN
T12 36"	Schinus molle Pepper Tree RETAIN
T13 36"	Pinus sp. Pine RETAIN



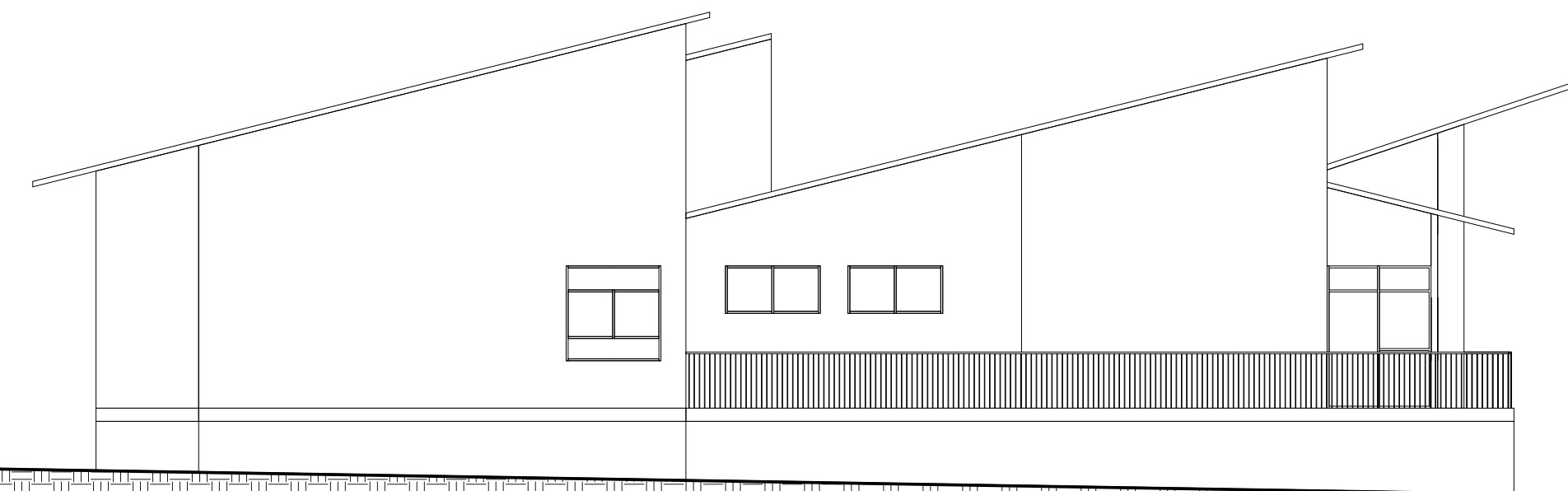
- 3.01.22
- 1. FAR AND COVERAGE WAS REVISED:
- COVERED PORCH WAS REMOVED
- ONE OF THE STORAGE STRUCTURE WAS REMOVED
- 2. STREETSCAPE WAS ADDED



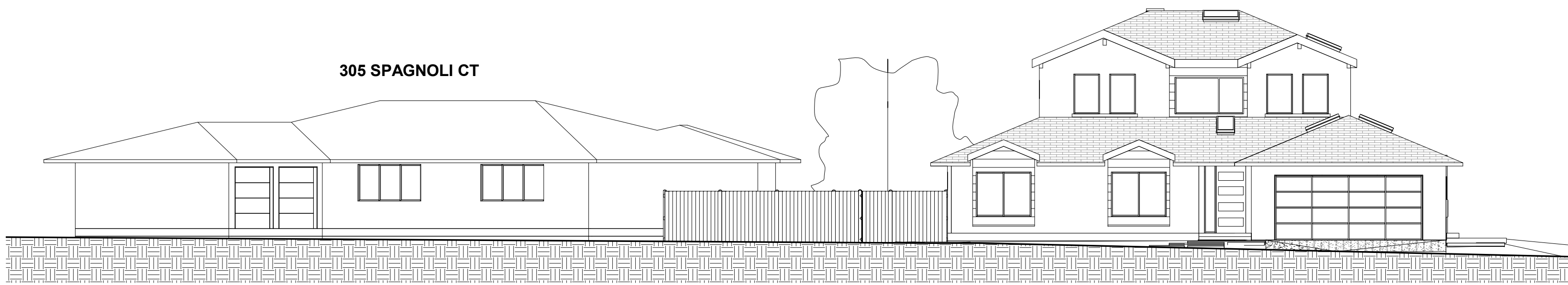
5 LOS ALTOS AVE STREETCAPE

PROJECT LOT  
301 SPAGNOLI CT

P1.1 1" = 10'-0"



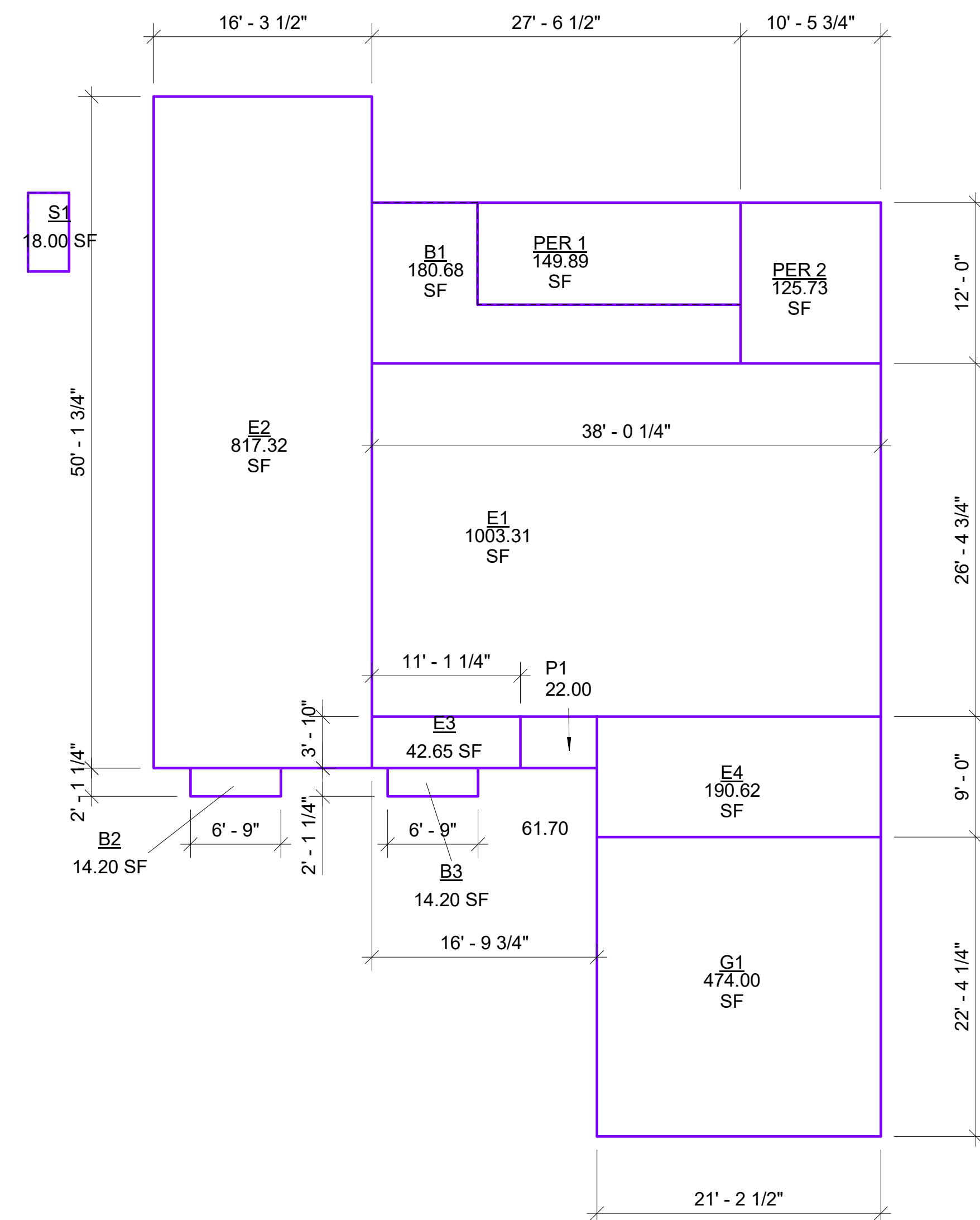
700 LOS ALTOS AVE



4 SPAGNOLI CT STREETCAPE

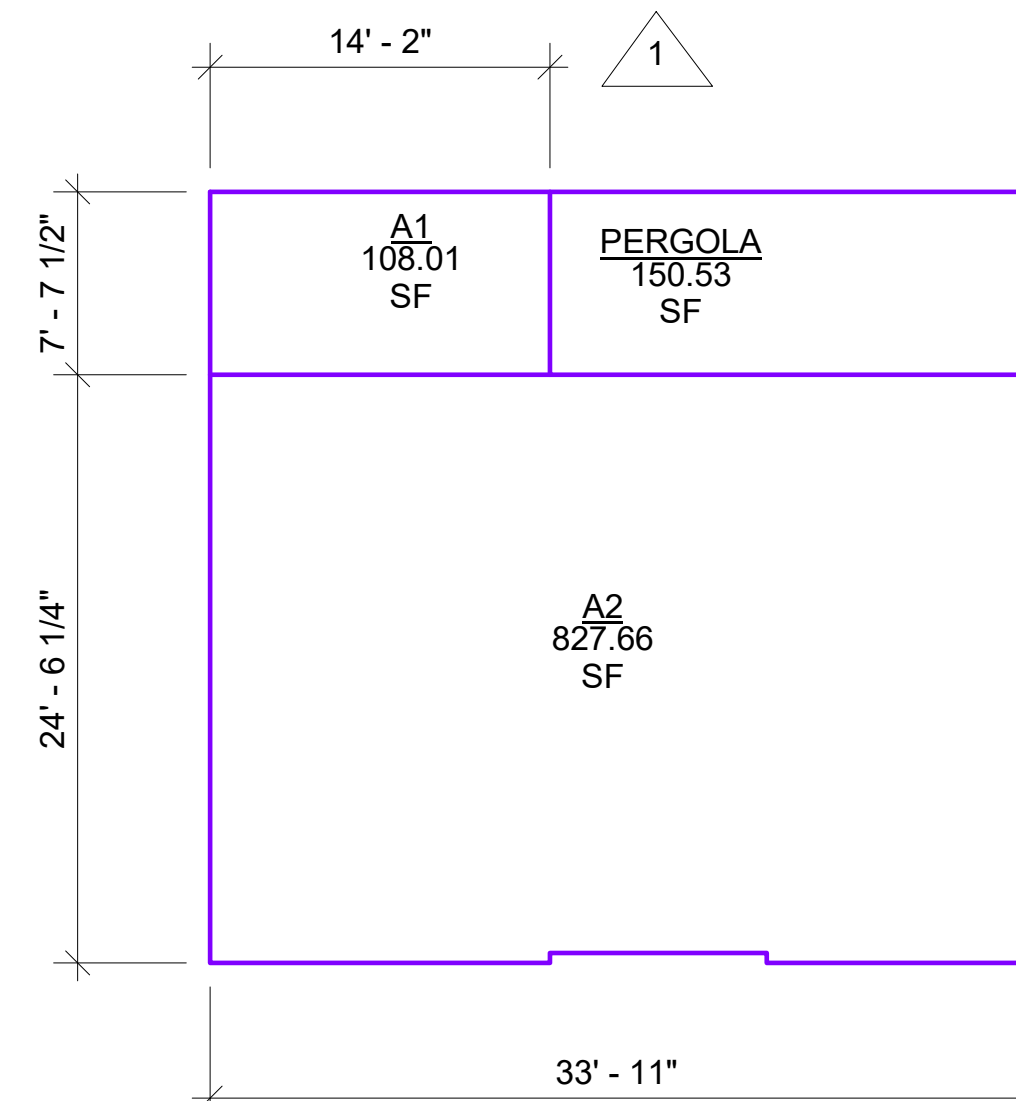
PROJECT LOT  
301 SPAGNOLI CT

P1.1 1" = 10'-0"



1 FIRST FLOOR AREA DIAGRAM

P1.1 1/8" = 1'-0"



3 2ND FLR AREA DIAGRAM

P1.1 1/8" = 1'-0"

EXISTING		
SECTION	DIMENSIONS	AREA
E1	38' - 0 1/4" x 26' - 4 3/4"	1003.31 SF
E2	16' - 3 1/2" x 50' - 1 3/4"	817.32 SF
E3	11' - 1 1/4" x 3' - 10"	42.65 SF
E4	21' - 2 1/2" x 9' - 0"	190.62 SF
G1	21' - 2 1/2" x 22' - 4 1/4"	474.00 SF
P1		22.00 SF
PER 1	27' - 6 1/2" x 13' - 0 1/2"	149.89 SF
PER 2	10' - 5 3/4" x 13' - 0 1/2"	125.73 SF
PERGOLA		150.53 SF
S1		18.00 SF
Grand total		2994.04 SF
ADDITION		
SECTION	DIMENSIONS	AREA
A1	14' - 2" x 5' - 3"	108.01 SF
A2	33' - 11" x 24' - 6 1/4"	827.66 SF
Grand total		935.67 SF

EXISTING

TOTAL FLOOR AREA: HABITABLE AREA+ NONHABITABLE  
 HABITABLE: E1+E2+E3+E4= 1003.31+817.32+42.65+190.62= 2,053.9 SF  
 NONHABITABLE: G1(GARAGE)+S1(SHED)+ P1=474+ 18 =492.0 SF  
 TOTAL FLOOR AREA= 2,053.9+ 492= 2,545.9 SF  
 TOTAL COVERAGE: = 2,053.9 + 514= 2,567.9 SF  
 HABITABLE: E1+ES+E3+E4= 2,053.9 SF  
 NONHABITABLE:G1+P1+S1= 474+22+18= 514.0

PROPOSED

TOTAL FLOOR AREA: HABITABLE + NONHABITABLE  
 HABITABLE: HABITABLE EXISTING+A1+A2 = 2053.9+ 935.67= 2,989.57 SF  
 NONHABITABLE:G1(GARAGE)+ P1= 474= 474 SF  
 TOTAL FLOOR AREA: 2,955.93+ 474= 3,463.57 SF

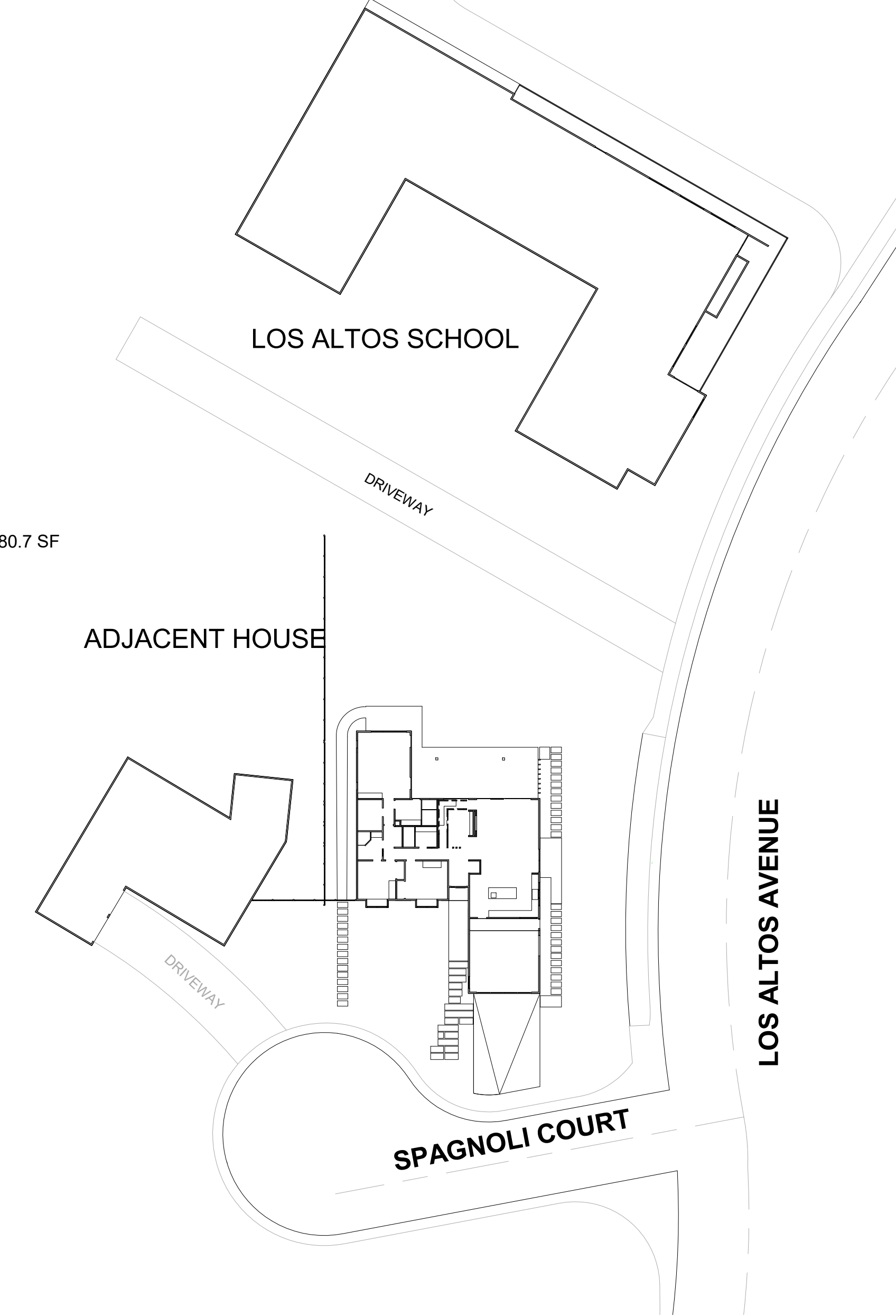
COVERAGE: HABITABLE+ NONHABITABLE  
 HABITABLE EXISTING= 2053.9F  
 NONHABITABLE: G1+P1+B2X2+B1+PER1+2=474+22+28.4+180.68+275.62=980.7 SF  
 TOTAL COVERAGE:2,053.9+994.63= 3,033.7 SF

PARCEL AREA

GROSS AREA 11,348 SF  
 LANDSCAPE: 5,973.40 SF  
 HARDSCAPE 5374.60 SF:  
 # BUILDING FOOTPRINT 3,325 SF  
 # (E)DRIVE WAY SF 618.30 SF  
 # CONCRETE PAVED SF 1431.30 SF

25' FRONT YARD AREA: 2,298 SF  
 ALLOWED IMPERVIOUS: 1,149 SF = 50 %  
 PERMEABLE: P1+P2+P3= 1,452.2 SF = 63.2 %  
 IMPERVIOUS: 11+I2= 845.8 SF =36.8 %

PROPOSED		
SECTION	DIMENSIONS	AREA
A1	14' - 2" x 5' - 3"	108.01 SF
A2	33' - 11" x 24' - 6 1/4"	827.66 SF
B1		180.68 SF
B2	6' - 9" x 2' - 1 1/4"	22.00 SF
B3	6' - 9" x 2' - 1 1/4"	14.20 SF
E1	38' - 0 1/4" x 26' - 4 3/4"	1003.31 SF
E2	16' - 3 1/2" x 50' - 1 3/4"	817.32 SF
E3	11' - 1 1/4" x 3' - 10"	42.65 SF
E4	21' - 2 1/2" x 9' - 0"	190.62 SF
G1	21' - 2 1/2" x 22' - 4 1/4"	474.00 SF
P1		21.99 SF
PER 1	27' - 6 1/2" x 13' - 0 1/2"	149.89 SF
PER 2	10' - 5 3/4" x 13' - 0 1/2"	125.73 SF
PERGOLA		150.53 SF
S1		18.00 SF
Grand total		4138.80 SF



2 STREETSCAPE SITE PLAN

P1.1 1" = 30'-0"



LOS ALTOS SCHOOL DISTRICT

LOS ALTOS AVENUE (60' R/W)

ALBA COURT

SPAGNOLI COURT

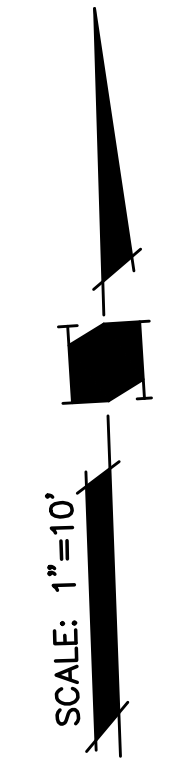
LOT 1, TRACT NO. 2365  
105-M-56  
APN: 167-24-030  
A=11,348± S.F.  
0.26± ACRES

ONE-STORY HOUSE

GARAGE  
FS 119.29

LOT 2, TRACT NO. 2365  
105-M-56

ADJACENT HOUSE LOCATION



**SURVEYOR'S NOTE:**

- UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
- TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE.
- MAIN STRUCTURE AND APPURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECTS OFFICE WILL BE NECESSARY BEFORE DESIGN WORK.

**ABBREVIATIONS**

- FL FLOWLINE
- TC TOP OF CURB
- EP EDGE OF PAVEMENT
- CONC CONCRETE
- LIP LIP OF GUTTER
- GS GROUND SHOT
- AD AREA DRAIN
- FF FINISH FLOOR
- BSL BUILDING SETBACK LINE

**LEGEND**

- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- X- FENCE LINE
- ⊗ WATER VALVE
- ⊠ WATER METER
- ⊕ FIRE HYDRANT
- ⊙ JOINT POLE
- ⊙ GUY ANCHOR
- ⊙ TREE, SIZE AND TYPE AS NOTED
- ⊙ XX" TREE
- G— GAS LINE
- W— WATER LINE
- CONCRETE
- GM GAS METER

**BENCHMARK**  
SURVEY CONTROL POINT  
SET MAG NAIL  
ASSUMED ELEVATION=116.41'

NNR ENGINEERING SERVICES CO.

DARRYL LYDELL BOND PLS 9213  
535 WEYBRIDGE DRIVE, SAN JOSE, CA 95123  
(408) 348-7813  
nnrengineering@yahoo.com

TOPOGRAPHICAL SURVEY

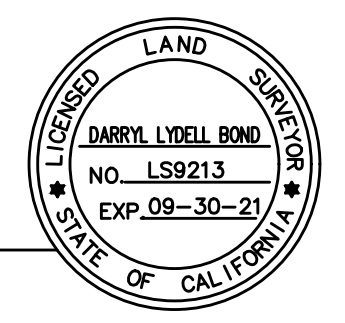
301 SPAGNOLI COURT

SANTA CLARA COUNTY

LOS ALTOS

DATE	BY	CHK	DATE	BY	CHK

SHEET NO. **1**  
OF 1 SHEETS  
JOB NO.  
CAD FILE:



Darryl Lydell Bond  
PLS 9213  
EXPIRES 9-30-21

September 14, 2020



DEMOLITION NOTES

PROTECTION OF EXISTING FEATURES

The contractor shall exercise reasonable precaution to protect existing materials and finishes to remain and/or all existing substrates to receive new finish. provide protective covering all wall and ceiling finishes to remain in the project area.

DEMOLITION

Remove all walls, ceilings, finishes, fixtures, appliances etc\* as needed.  
Remove from demolished walls or portion of walls all power circuits and switch legs back to first junction box unless otherwise noted.  
remove and save any millwork or wall mounted plumbing fixture from walls indicated to be demolished and not otherwise shown.

SALVAGE

The contractor shall walk through with owner prop to demolition to determine fixtures and materials to be salvage and re-used on the project. those shall be stored on site and protected from damage.

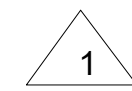
DOORS AND WINDOWS

Windows and doors shall be removed and replaced as shown on floor plan and per T-24 instructions.

ROOF

New roof will be plywood, vented gutter will be added on addition.  
30 years composition shingles grade aged solar reflectant 0.65 or grater and thermal emittance 0.85.  
all per T-24.

	EXISTING	PRESERVED	DEMOLISHED
1ST FLOOR	270.97'	218.94'	52.03'
ROOF	3,199.62'	1,982.21'	1,217.41'

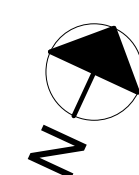


TOTAL PRESERVED WALL FRAMING: 218.94' 80.9%  
TOTAL PRESERVED ROOF FRAMING: 1,982.21 61.95%  
NO FOUNDATION IS BEING DEMOLISHED.

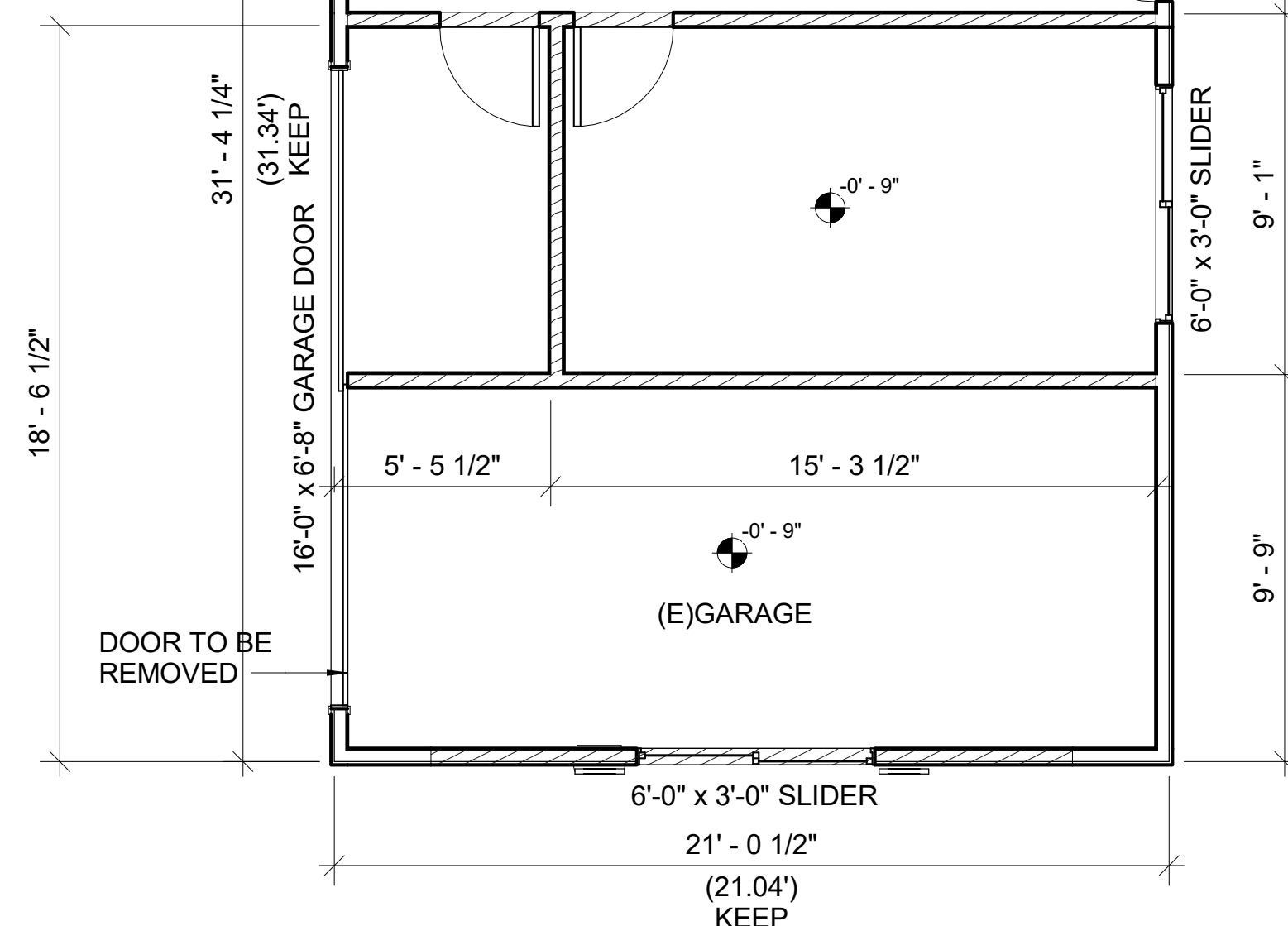
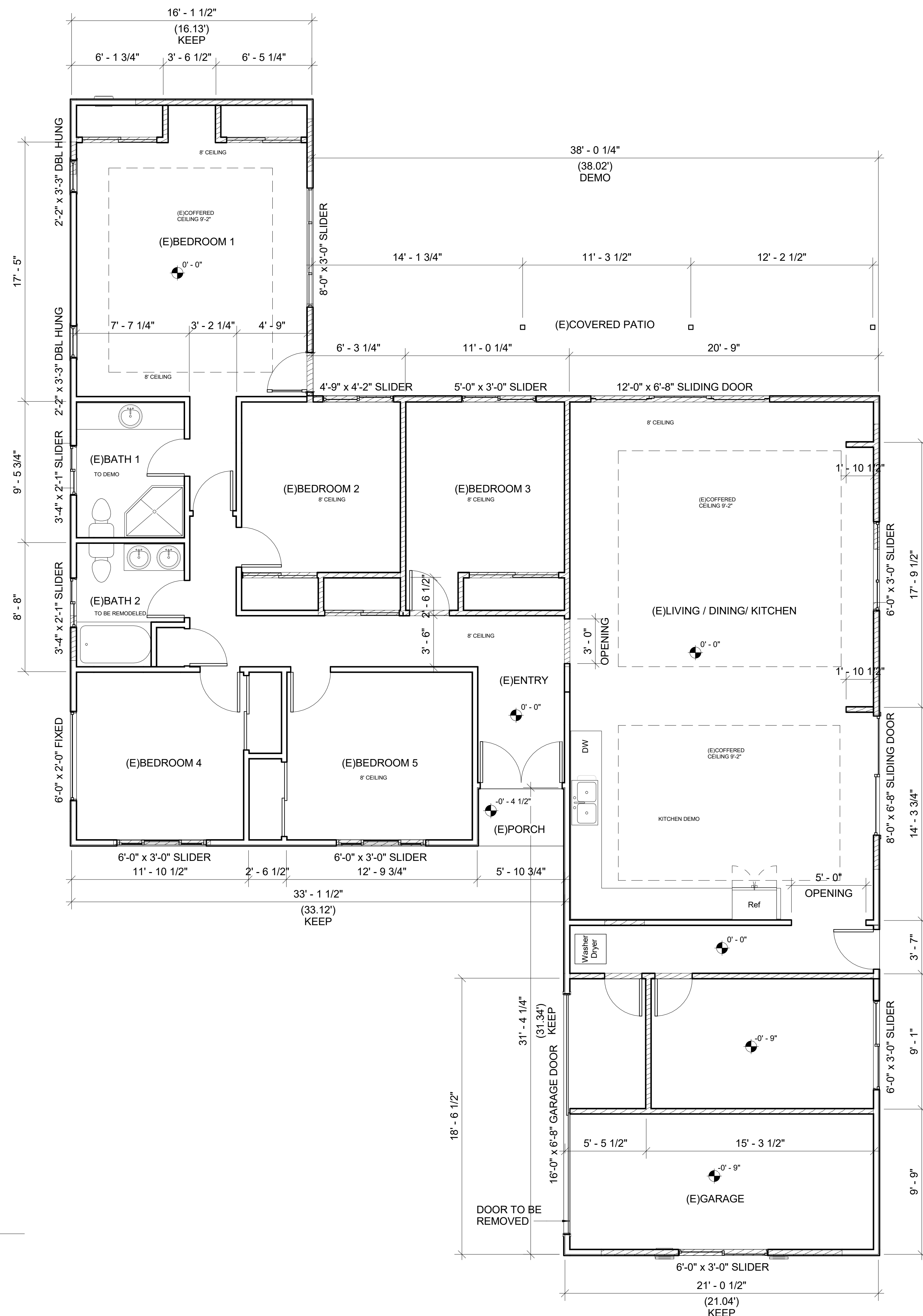
EXTERIOR WALL DEMOLITION CALCULATION

TOTAL LENGTH (T.L.)	270.97'
50% TOTAL LENGTH	135.485'
TOTAL LENGTH TO BE DEMOLISHED	52.03'
TOTAL LENGTH TO BE REMAIN	218.94' > 50% T.L.

DEMOLITION  
 EXISTING WALL



1 EXISTING FLOOR PLAN  
A0.1 1/4" = 1'-0"





EXISTING  
ROOF  
PLAN+DEMO

CLIENT

BINDU  
NEELAKANTAN &  
SURESH MUTHU

BUILDING 2

JOB NO.

21-7

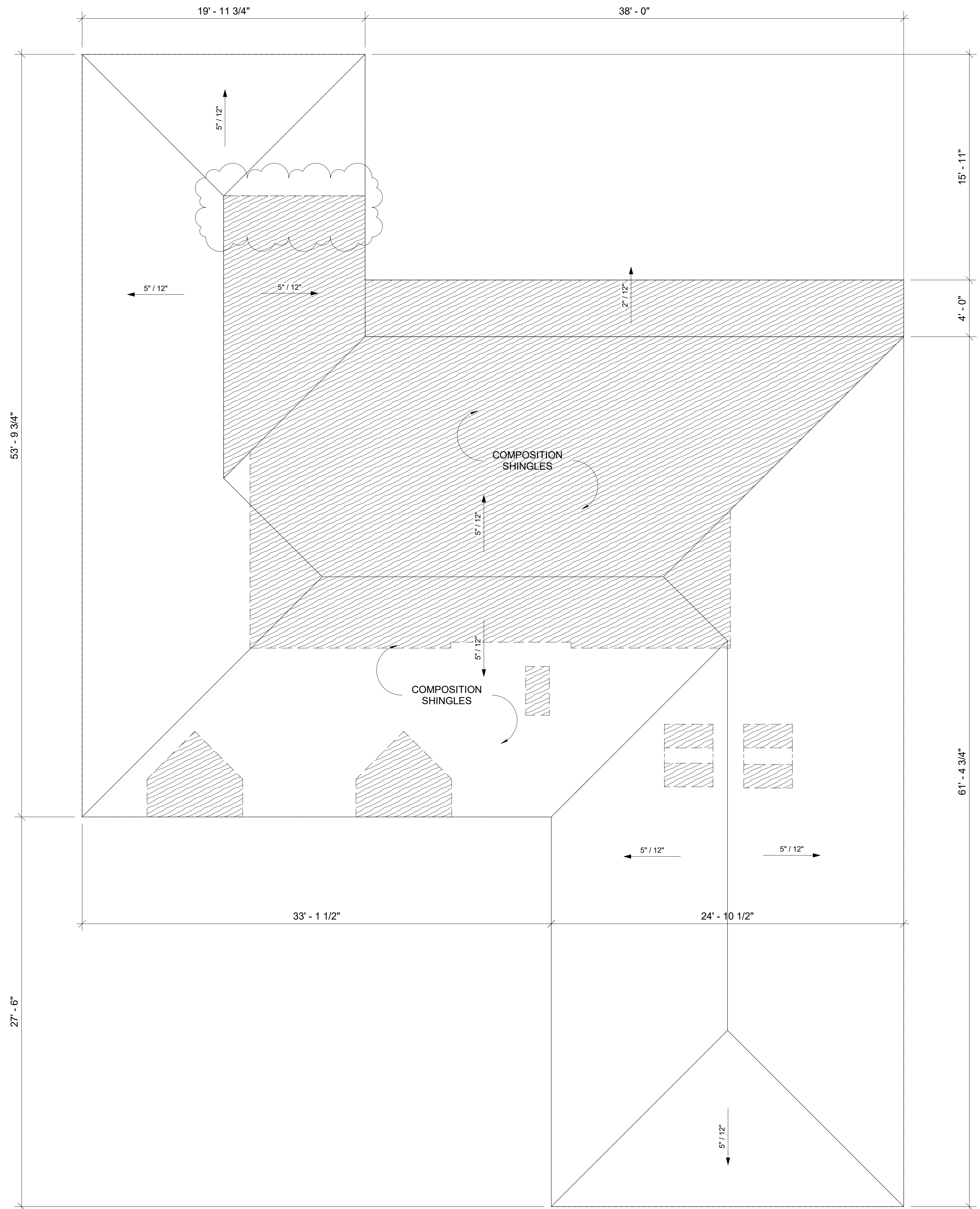
DATE

MARCH  
2022

REVISIONS

3.1.22  
1. roof demolition claculation

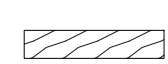
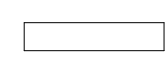
A0.2

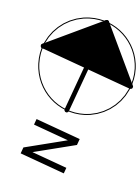


**ROOF DEMOLITION CALCULATION**

1

TOTAL ROOF AREA (T.R.A.)	3,199.62 SF
50% TOTAL ROOF AREA	1,599.81 SF
TOTAL ROOF AREA TO BE DEMOLISHED	1,240.41 SF
TOTAL ROOF AREA TO BE REMAIN	1,959.21 SF > 50% T.R.A.

-  DEMOLITION AREA
-  EXISTING TO REMAIN



**1 EXISTING ROOF PLAN**

A0.2 1/4" = 1'-0"



PROPOSED  
1ST FLOOR  
PLAN

CLIENT

BINDU  
NEELAKANTAN &  
SURESH MUTHU

BUILDING 2

JOB NO.

21-7

DATE

MARCH

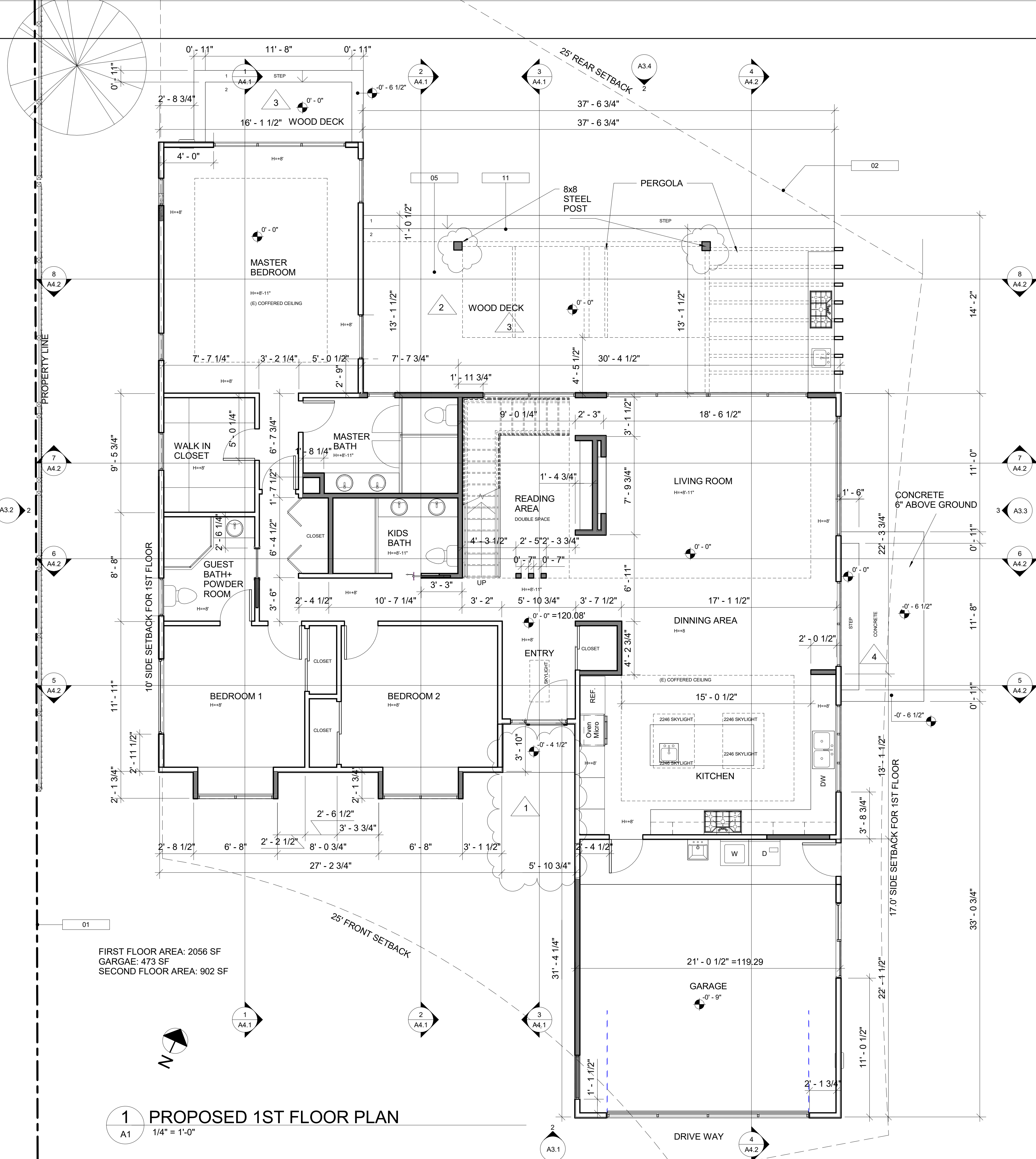
2022

REVISIONS

- 1.12.22
1. REMOVING THE COVERED PORCH AND THE POSTS.
2. ADDING METAL 8X8 POSTS.
3. WOOD DECK LOCATION.
4. NO DECK ON THE SIDE OF THE HOUSE INSTED WILL BE A CONCRETE SLAB 6" ABOVE GROUND

A1

1/4" = 1'-0"



FIRST FLOOR AREA: 2056 SF  
GARGAE: 473 SF  
SECOND FLOOR AREA: 902 SF

KEYNOTE LEGEND	
KEY No.	DESCRIPTION
01	PROPERTY LINE
02	SETBACK
05	FOOTPRINT OF PROPOSED SECOND FLOOR
11	LINE OF PERGOLA ABOVE

1 PROPOSED 1ST FLOOR PLAN  
1/4" = 1'-0"



PROPOSED  
2ND FLOOR  
PLAN

CLIENT

BINDU  
NEELAKANTAN &  
SURESH MUTHU

BUILDING 2

JOB NO.

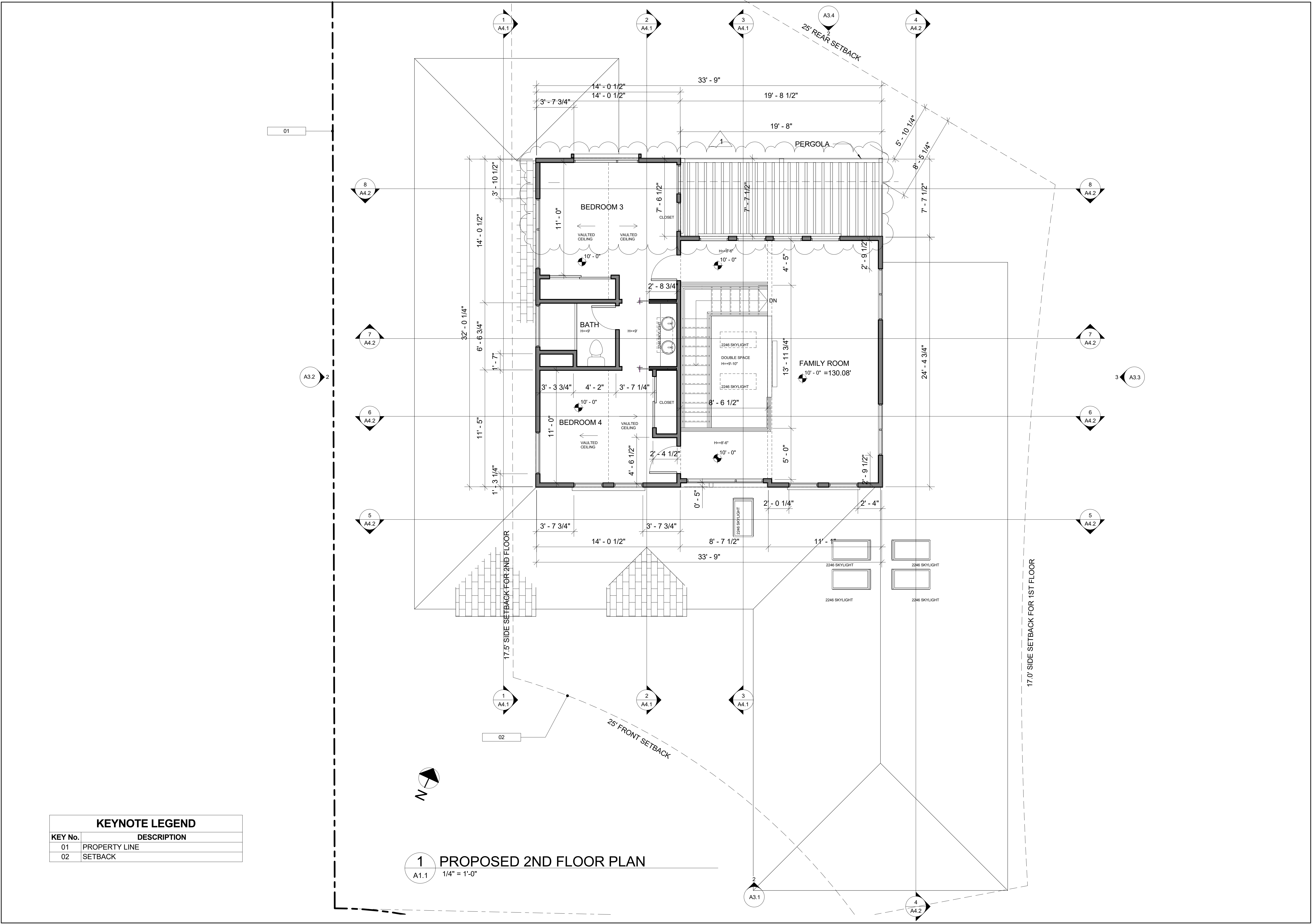
21-7

DATE

MARCH  
2022

REVISIONS

- 01.03.2022
- 1. EXPANDING ROOM 3,  
NEW LOCATION TO CLOSET, NEW  
OPENINGS IN BEDROOM 3 AND  
FAMILY ROOM AND REMOVING  
BALCONY.



KEYNOTE LEGEND	
KEY No.	DESCRIPTION
01	PROPERTY LINE
02	SETBACK

1 PROPOSED 2ND FLOOR PLAN  
A1.1 1/4" = 1'-0"



PROPOSED  
ROOF PLAN

CLIENT

BINDU  
NEELAKANTAN &  
SURESH MUTHU

BUILDING 2

JOB NO.

21-7

DATE

MARCH  
2022

REVISIONS

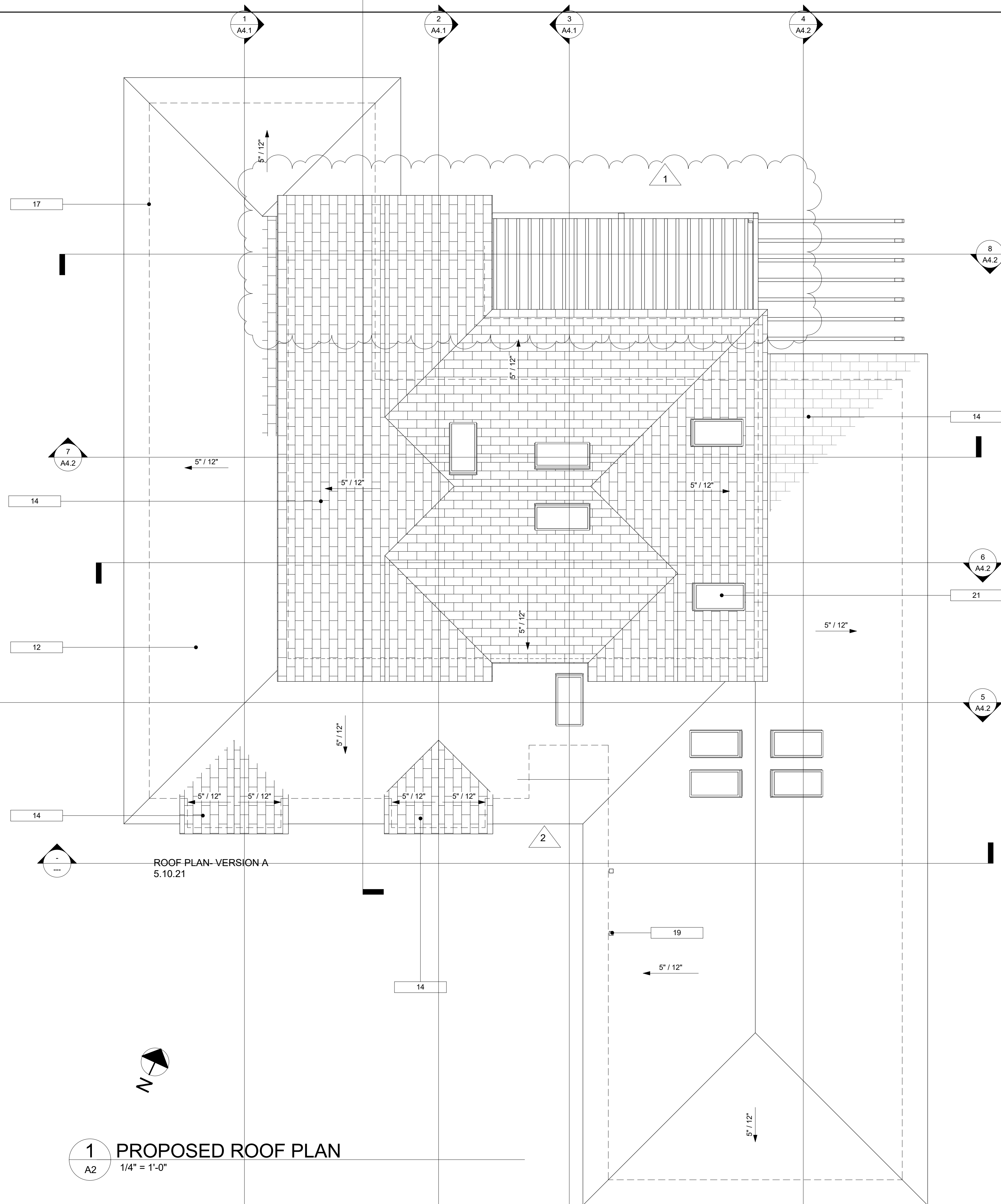
01.03.2022  
1. EXPANDING ROOF OVER ROOM 3,  
NEW ROOF LAYOUT PER BALCONY  
REMOVAL.

A2

1/4" = 1'-0"

KEY No.	DESCRIPTION
12	(E)COMPOSITION SHINGLES
14	(N)COMPOSITION SHINGLES
17	FIRST FLOOR LINE
19	TWO COLUMNS ON WALL OF GARAGE TO HOLD THE PORCH ROOF
21	ROOF SKYLIGHT

MODIFIED BITUMEN WHITE



**1** PROPOSED ROOF PLAN  
A2 1/4" = 1'-0"



- 1.12.22
- 1. ADDING DAYLIGHT PLANE ON THE RIGHT SIDE OF THE HOUSE
- 2. REDUCING THE WINDOWS+ SHOWING SILL HIGH. SIZE. IN SECOND FLOOR.
- 3. ADDING WINDOW DETAIL.
- 4. REMOVING THE COVERED PORCH AND POSTS.
- 5. NOTE 7 WAS ADDED TO ELEVATION NOTES.

**ELEVATION NOTES**

1. ALL EXTERIOR WALLS. INSTALLATION OF A MIN OF ONE LAYER OF NO 15 ASPHALT FELT FREE FROM HOLES OR BREAKS, COMPLY WITH ASTM D 226 FOR TYP 1 FELT, OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUD OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIALS SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2". WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6" (R703.2)

2. EXTERIOR PLASTER AND STUCCO:  
A. WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER RESISTIVE VAPOR- PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF D GRADE (R703.6.3)  
B. PLASTERING WITH PORTLAND CEMENT SHALL NOT BE LESS THAN 3 COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL NOT BE LESS THAN 2 COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSUR PRESERVATIVE TREATED WOOD OR DECAY RESISTANT WOOD AS SPECIFIED IN SEC R317.1 OR GYPSUM BACKING (R703.6.2)  
C. A MIN 26 GA GALVANIZED CORROSION-RESISTANT WEEP SCREED WITH: (R703.6.2.1)  
1) A MIN VERTICAL ATTACHMENT FLANGE OF 1 1/2" PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT EXTERIOR WALLS.  
2) THE SCREEM BE PLACED A MIN OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREA.

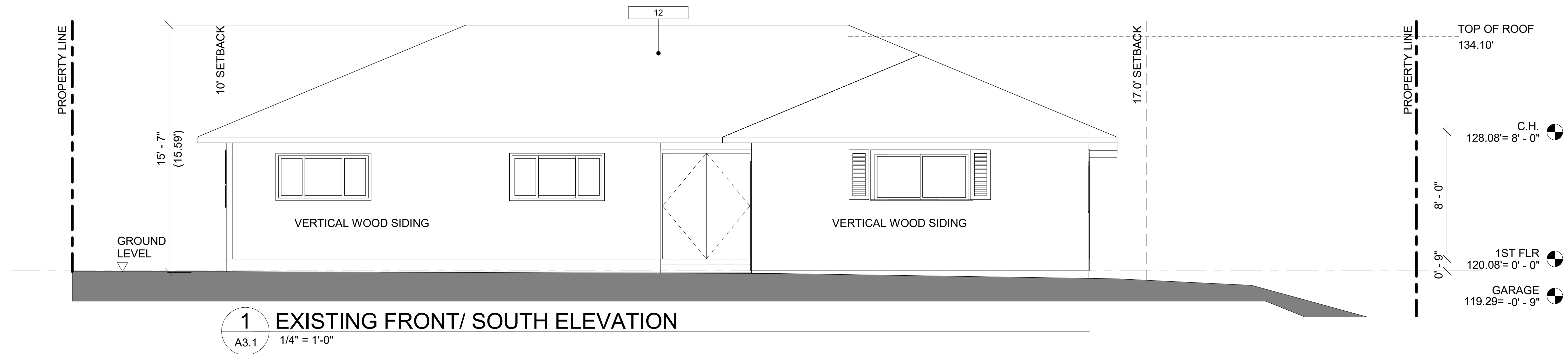
D. STUCCO SHALL BE 7/8" THICK AND 3 COATS APPLIED OVER APPROVED WIRE LATH AND 2 LAYERS OF GRADE D BUILDING PAPER.

3. SIDING SHALL BE APPLIED OVER ONE LAYER OF GRADE D BUILDING PAPER. JAMES HARDIE ASPYRE COLLECTION, ARTISAN SHIPLAP PAINTED- TBD BY DESIGNER.

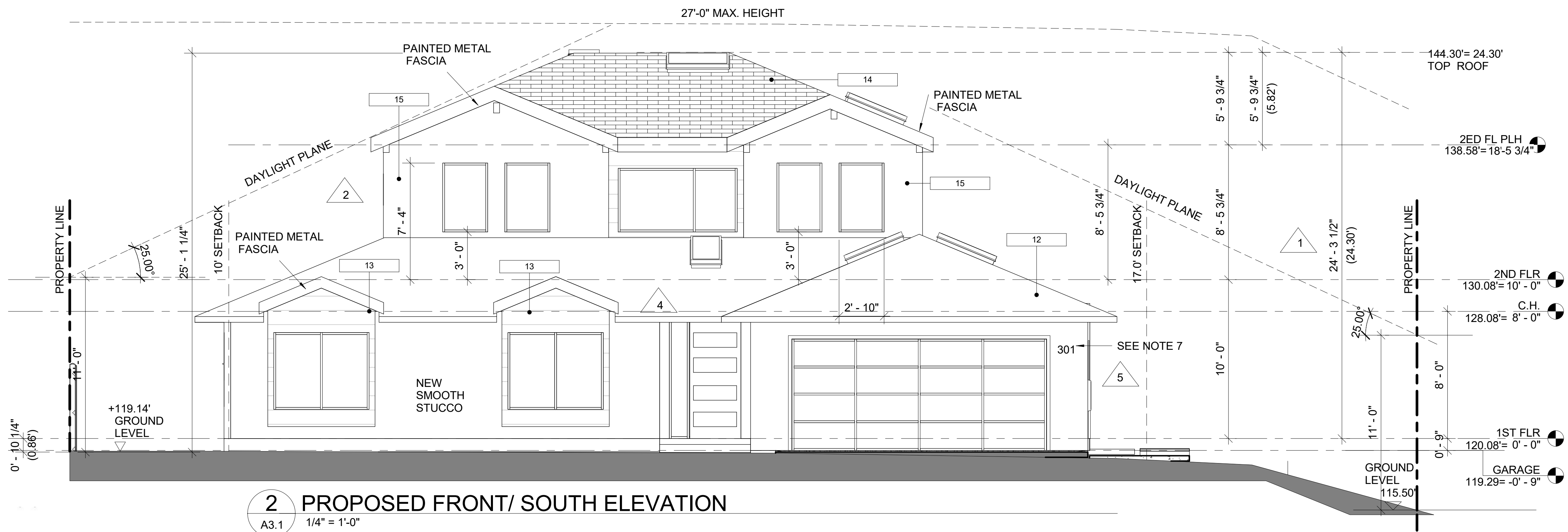
4. ATTIC ACCESS 30"x30" AND UNDER-FLOOR ACCESS (18"x24").

5. 2 WINDOWS AND GLASS DOORS SHALL BE PROTECT WITH SAFETY GLAZING CRC SECTION R308.4

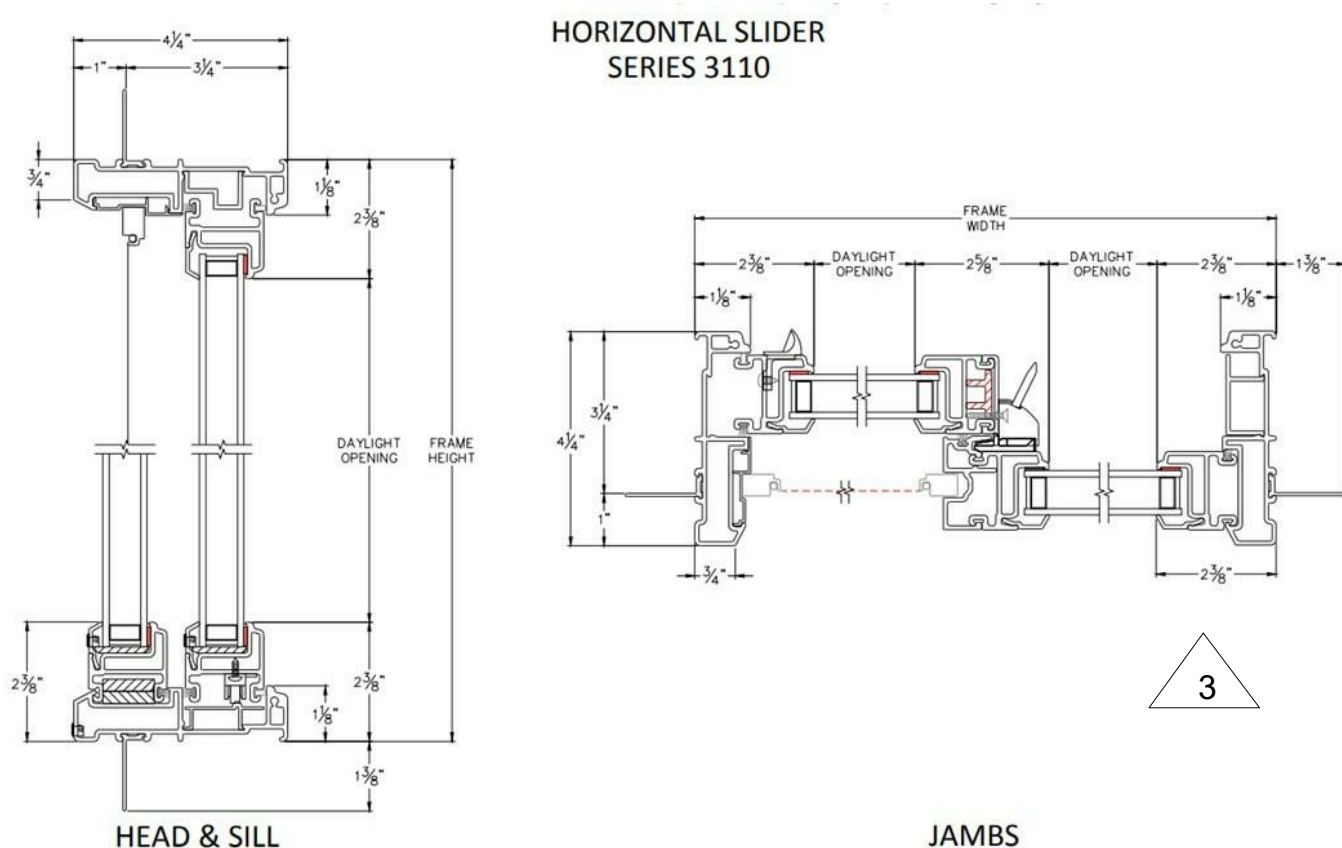
7 ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.



**1 EXISTING FRONT/ SOUTH ELEVATION**  
A3.1 1/4" = 1'-0"



**2 PROPOSED FRONT/ SOUTH ELEVATION**  
A3.1 1/4" = 1'-0"



KEYNOTE LEGEND	
KEY No.	DESCRIPTION
12	(E)COMPOSITION SHINGLES
13	(N)CEMENT BOARD
14	(N)COMPOSITION SHINGLES
15	(N)STUCCO SMOOTH INTEGRATED COLOR



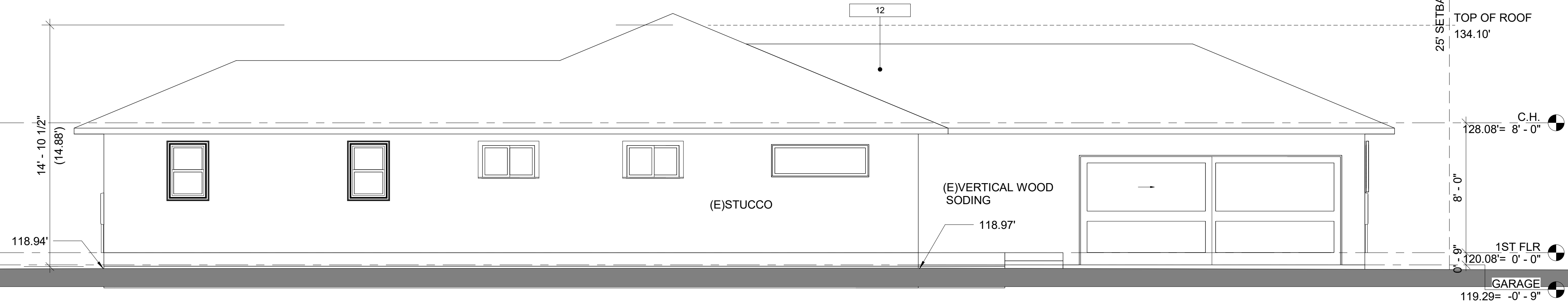
KEYNOTE LEGEND	
KEY No.	DESCRIPTION
12	(E)COMPOSITION SHINGLES
13	(E)WOOD SIDING
14	(N)COMPOSITION SHINGLES
15	(E)STUCCO

25' SETBACK

25' SETBACK

PROPERTY LINE

GROUND LEVEL



**1 EXISTING LEFT/ WEST ELEVATION**

A3.2 1/4" = 1'-0"

EXISTING &  
PROPOSED  
LEFT  
ELEVATIONS

CLIENT

BINDU  
NEELAKANTAN &  
SURESH MUTHU

**BUILDING 2**

JOB NO.

21-7

DATE

MARCH  
2022

REVISIONS

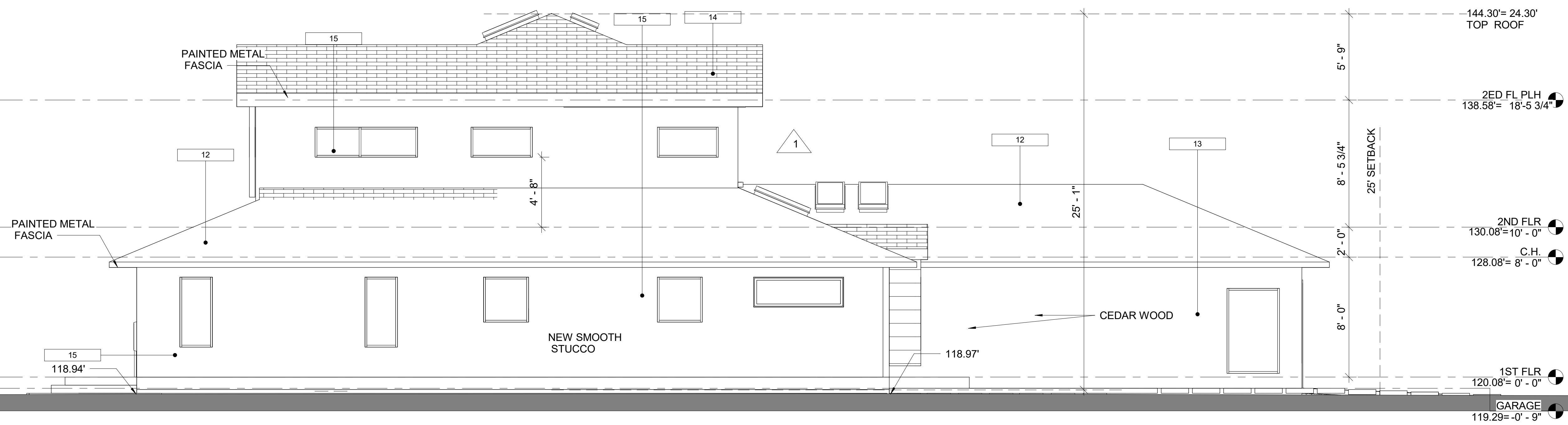
1. WINDOWS TOWARDS THE SIDE  
SETBACK ARE 4'-8" FROM FLOOR.

25' SETBACK

25' SETBACK

PROPERTY LINE

GROUND LEVEL



**2 PROPOSED LEFT/ WEST ELEVATION**

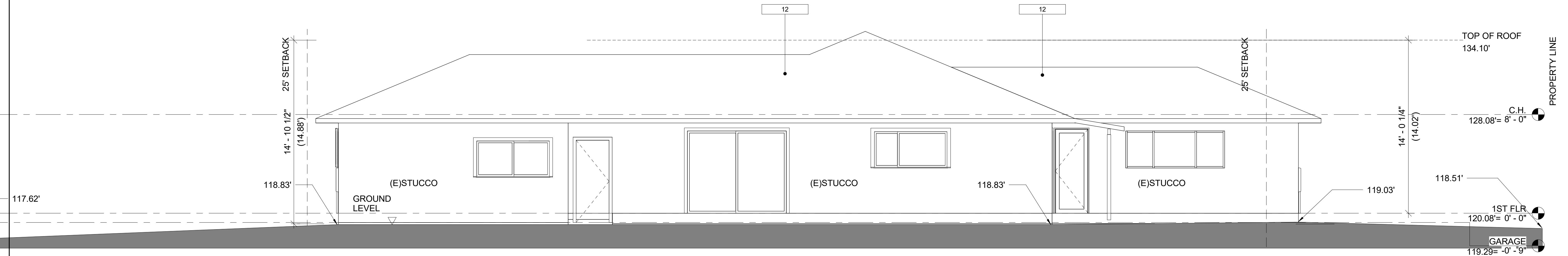
A3.2 1/4" = 1'-0"

118.81'

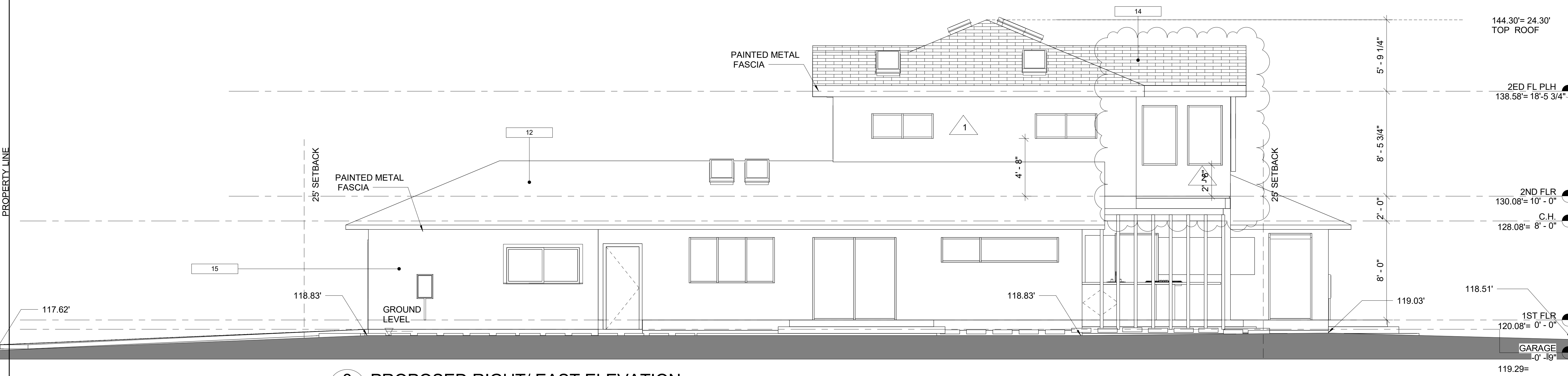
**A3.2**



KEYNOTE LEGEND	
KEY No.	DESCRIPTION
12	(E)COMPOSITION SHINGLES
14	(N)COMPOSITION SHINGLES
15	(E)STUCCO



**2 EXISTING RIGHT/ EAST ELEVATION**  
A3.3 1/4" = 1'-0"



**3 PROPOSED RIGHT/ EAST ELEVATION**  
A3.3 1/4" = 1'-0"

EXISTING &  
PROPOSED  
RIGHT  
ELEVATIONS

CLIENT

BINDU  
NEELAKANTAN &  
SURESH MUTHU

**BUILDING 2**

JOB NO.

21-7

DATE

APRIL

2022

REVISIONS

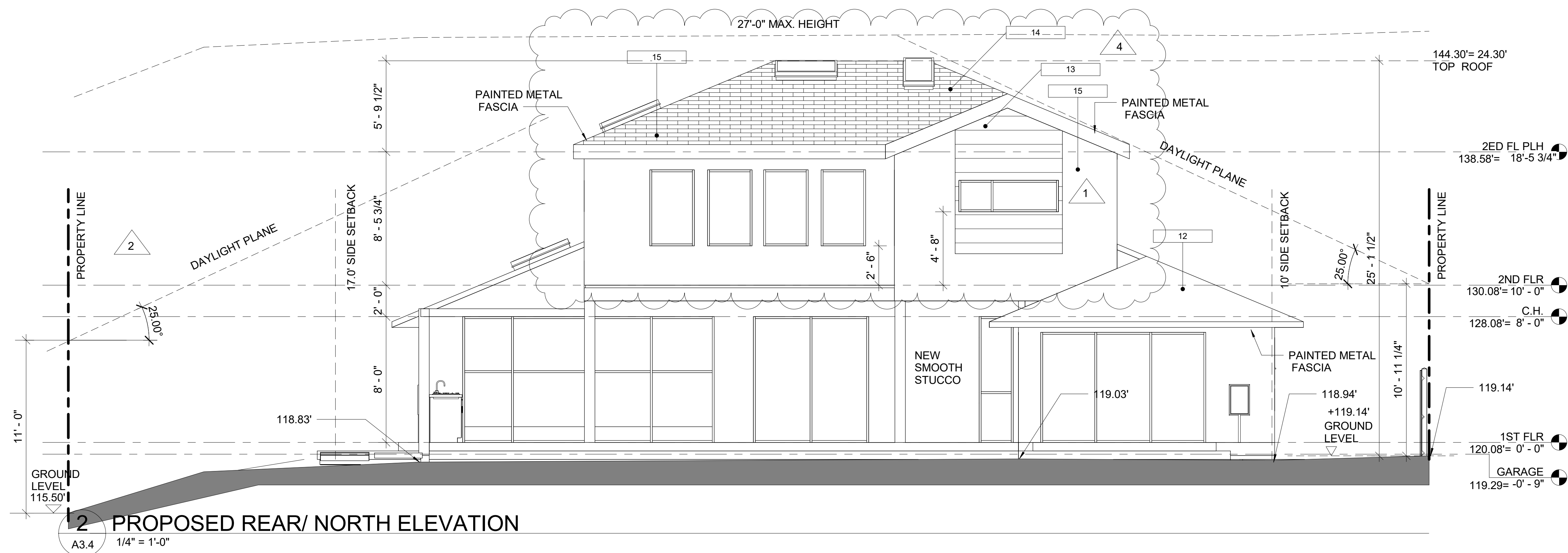
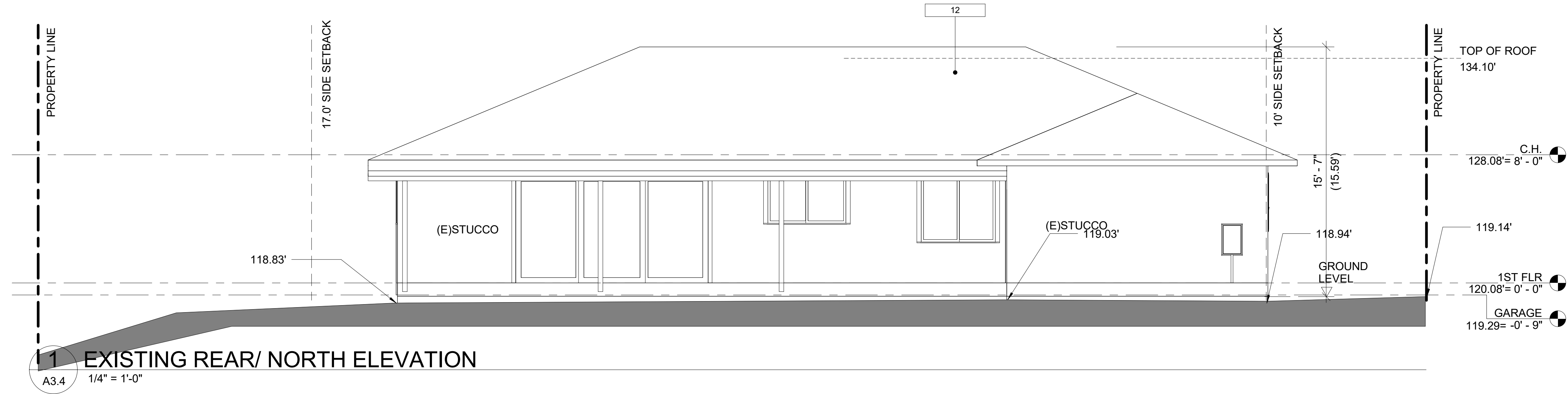
- 3.1.22
- 1. REDUCING THE WINDOWS SIZE IN SECOND FLOOR.
- 2. EXPANDING ROOM 3.
- REMOVING THE BALCONY AND NEW ROOF LAYOUT ON TOP.
- + ADDING WINDOWS IN ROOM 3

**A3.3**

1/4" = 1'-0"



KEYNOTE LEGEND	
KEY No.	DESCRIPTION
12	(E)COMPOSITION SHINGLES
13	(E)WOOD SIDING
14	(N)COMPOSITION SHINGLES
15	(E)STUCCO



EXISTING &  
PROPOSED  
REAR  
ELEVATIONS

CLIENT

BINDU  
NEELAKANTAN &  
SURESH MUTHU

**BUILDING 2**

JOB NO.

21-7

DATE

APRIL

2022

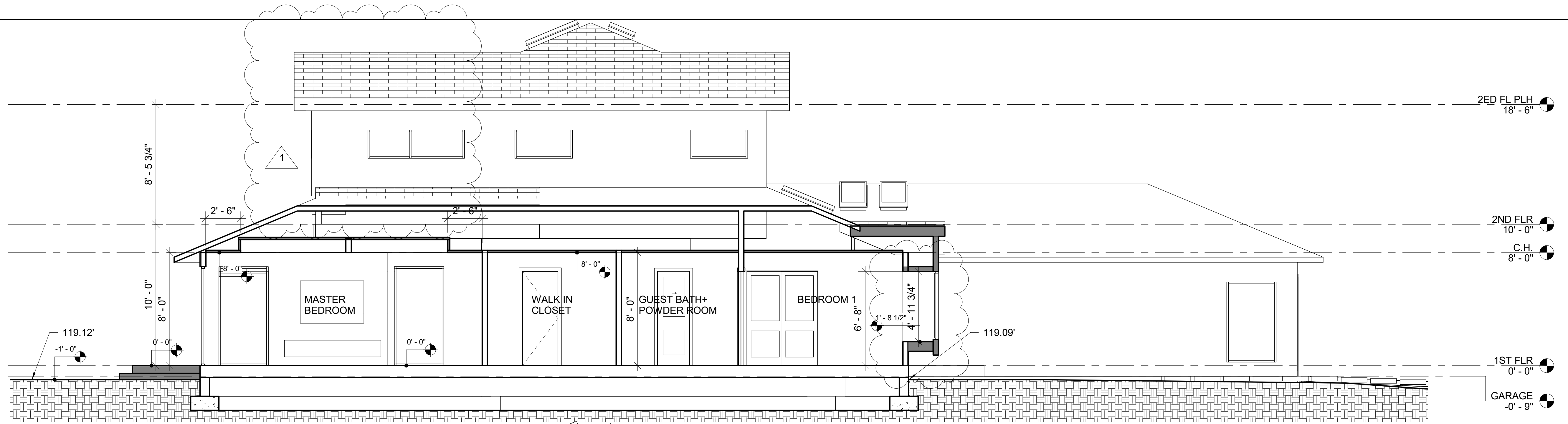
REVISIONS

- 1.12.22
2. REDUCING THE WINDOWS SIZE. IN SECOND FLOOR.
3. ADDING DAYLIGHT PLANE ON THE LEFT SIDE OF THE HOUSE.
- 3.1.22
4. EXPANDING ROOM 3, REMOVING THE BALCONY AND NEW ROOF LAYOUT ON TOP. + REPLACING WINDOW IN ROOM 3 TO HIGH WINDOW+ REPLACING SLIDING DOORS IN FAMILY ROOM WITH 4 WINDOWS.

**A3.4**

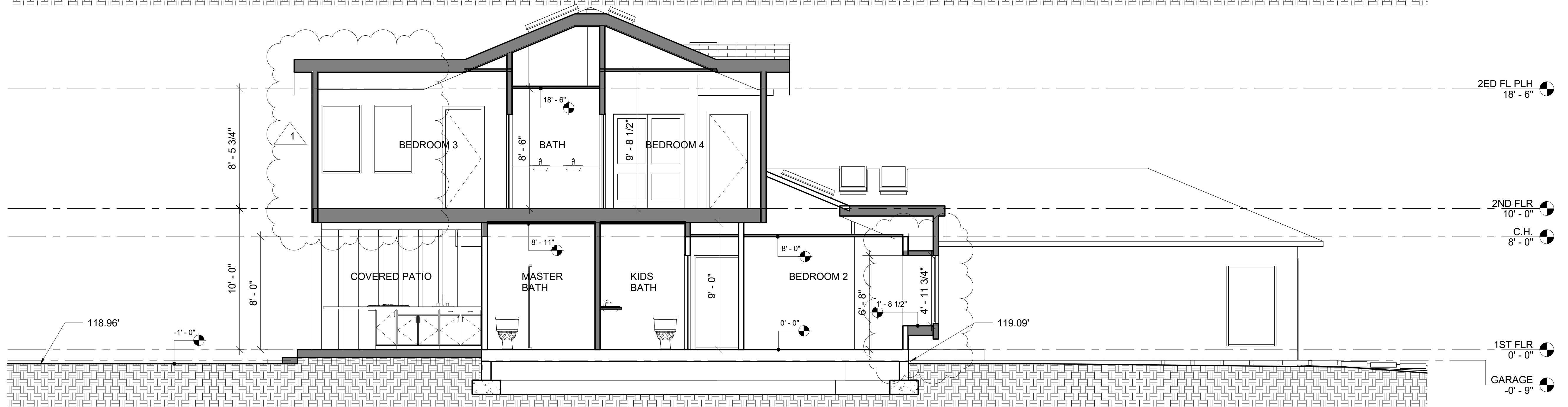


- 3.1.22  
1. EXPANDING ROOM 3.  
REMOVING THE BLACONY AND  
NEW ROOF LAYOUT ON TOP.  
+ REPLACING WINDOW IN ROOM  
3 TO HIGH WINDOW+ ADDING 2  
NEW WINDOWS TO THE SIDE.  
REPLACING SLIDING DOORS IN  
FAMILY ROOM WITH 4 WINDOWS.



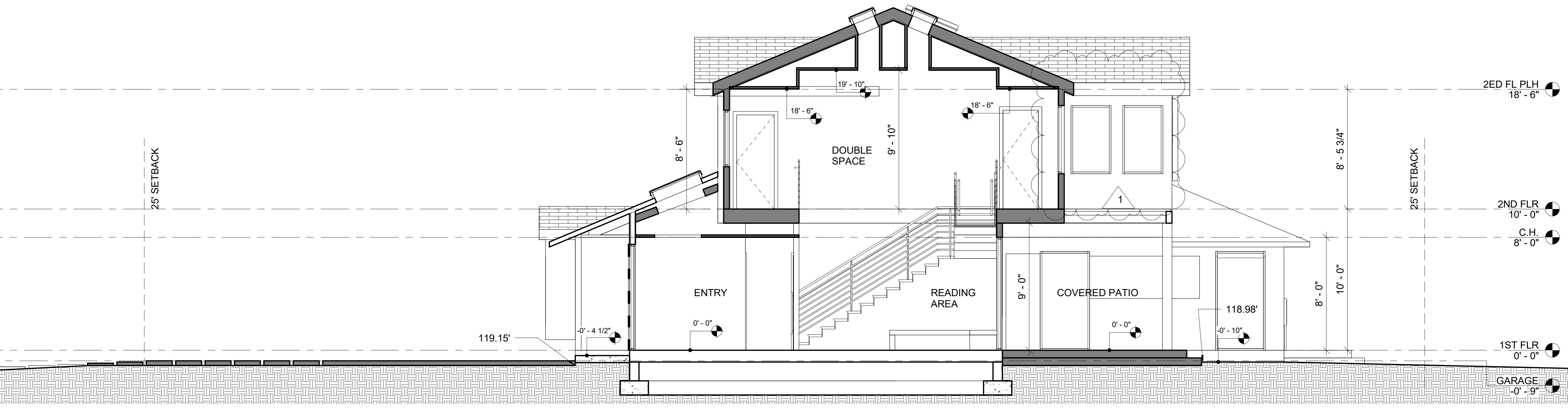
1 SECTION 01  
A4.1 1/4" = 1'-0"

2ED FL PLH  
18'-6"  
2ND FLR  
10'-0"  
C.H.  
8'-0"  
1ST FLR  
0'-0"  
GARAGE  
-0'-9"



2 SECTION 02  
A4.1 1/4" = 1'-0"

2ED FL PLH  
18'-6"  
2ND FLR  
10'-0"  
C.H.  
8'-0"  
1ST FLR  
0'-0"  
GARAGE  
-0'-9"



3 SECTION 03  
A4.1 1/4" = 1'-0"

2ED FL PLH  
18'-6"  
2ND FLR  
10'-0"  
C.H.  
8'-0"  
1ST FLR  
0'-0"  
GARAGE  
-0'-9"

WALKING PATH  
PROPERTY LINE  
25' SETBACK









1 BACK  
A5



3 FRONT  
A5

3D

CLIENT

BINDU  
NEELAKANTAN &  
SURESH MUTHU

BUILDING 2

JOB NO.

21-7

DATE

APRIL

2022

REVISIONS

A5



**LANDSCAPE DOCUMENTATION PACKAGE**

**PROJECT INFORMATION**

DATE: 8-19-2021  
 PROJECT APPLICANT: MUTHU SURESH AND NEELAKANTAN BINDU  
 PROJECT NAME: MUTHU SURESH AND NEELAKANTAN BINDU  
 PROJECT ADDRESS: 301 SPAGNOLI CT, LOS ALTOS, CA  
 LOT SIZE: 11,348 SF. FT.  
 A.P.N.: 167-24-030  
 ZONE: R1-10

**HARDSCAPE CHART**

	NON-PERMEABLE / PERMEABLE	SQ.FT.
LOT SIZE		11,348.00
HOUSE, GARAGE WITHOUT PORCHES AND SHEDS IN LEFT SIDE YARD		2,556.30
DRIVEWAY	NON-PERMEABLE	618.30
EXTENTION BY RIGHT GATE	NON-PERMEABLE	25.40
FRONT YARD PATHWAY	NON-PERMEABLE	316.60
FRONT YARD - LEFT SIDE PATHWAY	NON-PERMEABLE	97.60
LEFT SIDE YARD HARDSCAPE AND PATHWAY IN THE BACKYARD	NON-PERMEABLE	422.80
RIGHT SIDE YARD PATHWAY AND GARBAGE BIN AREA	NON-PERMEABLE	177.50
RIGHT SIDE YARD DOOR LANDING, PATIO AND PATHWAY (38.3 + 180.0 + 94.8)	NON-PERMEABLE	313.10
BACKYARD DECK	NON-PERMEABLE	639.70
BACKYARD YOGA PLATFORM	NON-PERMEABLE	64.00
BACKYARD FIRE PIT AREA	NON-PERMEABLE	143.30
<b>TOTAL HARDSCAPE AREA</b>		<b>5,374.60</b>
<b>TOTAL LANDSCAPE AREA</b>		<b>5,973.40</b>

TOTAL LANDSCAPE AREA: 5,973.4 SQ.FT.  
 undisturbed: 774.3 SQ.FT. - Existing Oleander area by the Loa Altos Avenue and existing Prunus and Liquidambr trees area by side/neighbor yard.  
 new: 5,199.1 SQ.FT.  
 PROJECT TYPE: NEW RESIDENTIAL  
 WATER SUPPLY: POTABLE

**PROJECT CONTACTS**

PROPERTY OWNERS: MUTHU SURESH AND NEELAKANTAN BINDU  
 PROPERTY ADDRESS: 301 SPAGNOLI CT, LOS ALTOS, CA  
 PHONE:  
 E-MAIL: smuthu@gmail.com

**APPLICANT STATEMENT WITH SIGNATURE AND DATE:**

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."

APPLICANT SIGNATURE: DATE:

**LANDSCAPE DESIGN PROVIDED BY:**

COMPANY NAME: ZUZANA HRANOVA  
 COMPANY ADDRESS: 215 E O'KEEFE STREET, UNIT #1, EAST PALO ALTO, CA 94303  
 PHONE: 623-332-4287  
 E-MAIL: zuzana.hranova@gmail.com  
 BUSINESS LICENSE: 2017-3358

DESIGNED BY: ZUZANA HRANOVA

**DESIGNER STATEMENT WITH SIGNATURE AND DATE:**

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

DESIGNER SIGNATURE: *Hranova Zuzana* DATE: 2/9/2022

**NOTE:**  
 SIGNED COMPLIANCE STATEMENT FOR THE IRRIGATION PLAN IS ON SEPARATE SHEET ATTACHED TO THE IRRIGATION PLAN.

**CHECKLIST FOR ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE**

- PROJECT INFORMATION
- WATER EFFICIENT LANDSCAPE WORKSHEET
- WATER BUDGET CALCULATION
- MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
- ESTIMATED TOTAL WATER USE (ETWU)
- LANDSCAPE DESIGN PLAN
- HYDROZONE PLAN WITH HYDROZONE INFORMATION TABLE

**DRAWING SHEET INDEX:**

- SHEET L1 - GENERAL PROJECT NOTES
- SHEET L2 - CONCEPTUAL PLAN - COLOR DESIGN PLAN
- SHEET L3 - CONCEPTUAL PLAN - HARDSCAPE DESIGN WITH NOTES
- SHEET L4 - CONCEPTUAL PLAN - HARDSCAPE DESIGN WITHOUT NOTES
- SHEET L5 - CONCEPTUAL PLAN - LANDSCAPE DESIGN
- SHEET L6 - CONCEPTUAL PLAN - HYDROZONE INFORMATION TABLE AND SIMPLIFIED IRRIGATION PLAN (INCLUDING THE WATER CALCULATION)
- SHEET L7 - DETAILS

**APPENDIX A - WATER EFFICIENT LANDSCAPE WORKSHEET**

**NOTE:**

PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR ENCROACHMENT PERMIT WILL BE REQUIRED.

ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER, SIDEWALK AND ROADWAY SHALL BE REMOVED AND REPLACED BY CURRENT CITY STANDARD AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680 FOR DETAILS PRIOR TO FINALIZING BUILDING PERMITS.

**APPENDIX A**

**Appendix A**

**WATER EFFICIENT LANDSCAPE WORKSHEET**

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 43.0

Hydrozone # /Planting Description <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>	
<b>Regular Landscape Areas</b>								
HYDROZONE A - FRONT YARD - MEDIUM WATER	0.50	DRIP	0.81	0.62	452.60	279.38	7,448.34	
HYDROZONE B - FRONT YARD - LAWN	0.70	SPRAY	0.75	0.93	386.00	360.27	9,604.71	
HYDROZONE C - FRONT YARD - MEDIUM WATER	0.50	DRIP	0.81	0.62	460.80	284.44	7,583.29	
HYDROZONE D - FRONT YARD - LOW WATER	0.20	DRIP	0.81	0.25	456.40	112.69	3,004.35	
HYDROZONE E - LEFT SIDE - LOW WATER	0.20	DRIP	0.81	0.25	719.50	177.65	4,736.26	
HYDROZONE H - BACKYARD MULCH			1.00	0.00	540.40	0.00	0.00	
HYDROZONE I - BACKYARD - LAWN	0.70	SPRAY	0.75	0.93	635.30	592.95	15,807.96	
HYDROZONE J - BACKYARD - MEDIUM WATER	0.50	DRIP	0.81	0.62	209.60	129.38	3,449.34	
HYDROZONE K - BACKYARD UNDER TREES - LOW WATER	0.20	DRIP	0.81	0.25	833.60	205.83	5,487.35	
HYDROZONE L - NERIUM - LOW WATER	0.20	DRIP	0.81	0.25	485.40	119.85	3,195.25	
HYDROZONE N - YOGA - LOW WATER	0.20	DRIP	0.81	0.25	248.80	61.43	1,637.78	
					<b>Totals</b>	<b>5,428.40</b>	<b>2,323.88</b>	
<b>Special Landscape Areas</b>								
HYDROZONE F				1.00	48.00	48.00	1,279.68	
HYDROZONE G				1.00	481.00	481.00	12,823.46	
HYDROZONE M				1.00	16.00	16.00	426.56	
					<b>Totals</b>	<b>545.00</b>	<b>545.00</b>	
						<b>ETWU Total</b>	<b>76,484.34</b>	
						<b>Maximum Allowed Water Allowance (MAWA)<sup>e</sup></b>	<b>94,126.33</b>	

<sup>a</sup>Hydrozone #/Planting Description  
 E.g.  
 1) front lawn  
 2) low water use plantings  
 3) medium water use planting

<sup>b</sup>Irrigation Method  
 overhead spray  
 or drip

<sup>c</sup>Irrigation Efficiency  
 0.75 for spray/head  
 0.81 for drip

<sup>d</sup>ETWU (Annual Gallons Required) =  
 Eto x 0.62 x ETAF x Area  
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

<sup>e</sup>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 per year to gallons per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

**ETAF Calculations**

**Regular Landscape Areas**

Total ETAF x Area	2,323.88
Total Area	5,428.40
<b>Average ETAF</b>	<b>0.43</b>

**Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**

**All Landscape Areas**

Total ETAF x Area	2,868.88
Total Area	5,973.40
<b>Sitewide ETAF</b>	<b>0.48</b>

**DISCLAIMER:**  
 ALL PLANT LISTS AND PLANS ARE CONCEPTUAL IN NATURE. THE LANDSCAPE DESIGNER ASSUMES NO RESPONSIBILITY FOR ACCURACY OF SAID BOUNDARIES OR MEASUREMENTS. BEFORE THE COMMENCEMENT OF WORK, THE LANDSCAPE CONTRACTOR SHOULD VERIFY MEASUREMENTS, OBTAIN PERMITS, LOCATE AND MARK ANY PERTINENT PROPERTY LINES, UNDERGROUND UTILITIES, AND EASEMENTS. THE CLIENT MUST INFORM IN WRITING ANY PERTINENT CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S). THE CLIENT IS RESPONSIBLE FOR COMPLIANCE WITH ALL EASEMENTS, PROPERTY LINE SETBACK REQUIREMENTS, AND NECESSARY PERMITS AND INSPECTIONS. ALL PLANTING MATERIAL RECOMMENDED BY DESIGNER ARE SUBJECT TO THE AFFECTS OF NATURE INCLUDING, BUT NOT LIMITED TO FIRE, FLOOD, FREEZE, AND DROUGHT. HRANO DESIGN DOES NOT GUARANTEE, WARRANTY OR IMPLY RESPONSIBILITY FOR PLANT SURVIVAL OR ADVERSE PLANT REACTIONS TO HUMAN, PETS OR WILDLIFE.

**PLANT LIST:**  
 IF QUANTITIES LISTED BELOW DIFFER FROM THOSE STATED OR IMPLIED BY PLAN, DEFER TO PLAN. IF A PLANT IS NOT AVAILABLE IN DESIRED SIZE OR ANY, CONSULT DESIGNER REGARDING QUANTITY OR SUBSTITUTE. A SOURCE, OR RECOMMENDATION TO WAIT. SOME PLANTS MAY BE SENSITIVE TO TEMPERATURE EXTREMES, SOME MAY BE POISONOUS, SOME MAY ATTRACT AND BE DAMAGED BY ANIMALS AND INSECTS, SOME PRODUCE LITTER AND/OR POLLEN, SOME HAVE THORNS AND/OR LARGE ROOT SYSTEMS.

NO.	REVISIONS	DATED:	BY:
1	CITY COMMENTS 10/21/2021	11/16/2021	ZH

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 Contact Hranova Design (623-332-4287) with any questions.

**HRANO DESIGN**  
 215 E O'Keefe Street  
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 CA 94303  
 c. 623-332-4287  
 Zuzana Hranova  
 Landscape Designer  
 c. 623-332-4287

**MUTHU'S RESIDENCE**  
**CONCEPT PLAN - EXISTING SITUATION**

*Zuzana Hranova*  
 Landscape Designer

**JOB LOCATION:**  
 301 Spagnoli Ct,  
 Los Altos, CA

**SHEET CONTENTS:**

**DESIGNED BY:**  
 ZH  
**DATE:**  
 9-14-2021

**PAPER SIZE:**  
 36" x 24"

**PLAN NUMBER:**  
**21-027 L1**

REVISIONS	BY
9/20/2021	ZH
11/16/2021	ZH
1/12/2021	ZH
2/9/2022	ZH



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1	CITY COMMENTS 10/21/2021	11/16/2021	ZH
2	ARCHITECT REQUEST 1/12/2022	1/12/2022	ZH
3	SCREENING TREE REVISION	2/9/2022	ZH

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HRANO DESIGN  
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c. 623-332-4287

1  
NOTE: ENTIRE SHEET IS NEW

**EXISTING TREE LEGEND:**

NUMBER	DBH*	BOTANICAL NAME	COMMON NAME	NOTE: RETAIN OR REMOVE
T1	3"	<i>Pittosporum sp.</i>	Pittosporum	RETAIN
T2	6"	<i>Quercus sp.</i>	Oak	RETAIN
T3	10"	<i>Liquidambar sp.</i>	Sweetgum	RETAIN
T4	10"	<i>Liquidambar sp.</i>	Sweetgum	RETAIN
T5	8"	<i>Liquidambar sp.</i>	Sweetgum	RETAIN
T6	2"	<i>Prunus sp.</i>	Flowering Plum	REMOVE
T7	3"	<i>Prunus sp.</i>	Flowering Plum	REMOVE
T8	3"	<i>Prunus sp.</i>	Flowering Plum	REMOVE
T9	2"	<i>Prunus sp.</i>	Flowering Plum	REMOVE
T10	3"	<i>Prunus sp.</i>	Flowering Plum	REMOVE
T11	36"	<i>Eucalyptus sp.</i>	Eucalyptus	RETAIN
T12	36"	<i>Schinus molle</i>	Pepper Tree	RETAIN
T13	36"	<i>Pinus sp.</i>	Pine	RETAIN

DBH\* = Trunk diameter based on circumference measured at 48" above grade

**LANDSCAPE LEGEND**

SYMBOL	QTY	SIZE	PLANT NAME (height x width)
<b>EXISTING:</b>			
			TREE
			SHRUB
<b>TREES:</b>			
	3	24" box	<i>Acer palmatum</i> 'Seiryu' - <b>MULTI-TRUNK, LOW TRUNK</b> SEIRYU JAPANESE MAPLE (15'x8') deciduous, green leaves, fall color
	1	15gal	<i>Citrus limon</i> 'Dwarf Meyer Improved' - <b>LOW TRUNK</b> DWARF MEYER LEMON (8'x8') evergreen, white fragrant flowers - year-round
	1	15gal	<i>Diospyros kaki</i> 'Fuyu' - <b>STANDARD</b> FUYU JAPANESE PERSIMMON (maintain 14'x12') deciduous, edible
	2	24" box	<i>Lagerstroemia indica</i> x <i>fauriei</i> 'Natchez' - <b>STANDARD</b> NATCHEZ CRAPE MYRTLE (18'x18') deciduous, white flowers - summer, fall color
	4	24" box	<i>Laurus nobilis</i> SWEET BAY (20'x12') evergreen
	3	24" box	<i>Laurus</i> 'Saratoga' - <b>STANDARD</b> SARATOGA SWEET BAY (15'x12') evergreen
	1	15gal	<i>Malus domestica</i> GREEN VARIETY - <b>STANDARD</b> APPLE - green variety (maintain 12'x12') deciduous, edible
	1	15gal	<i>Prunus avium</i> - check nursery availability - <b>STANDARD</b> CHERRY TREE (maintain 12'x12') deciduous, edible
	1	15gal	<i>Prunus persica</i> 'Arctic Rose' - <b>STANDARD</b> ARCTIC ROSE WHITE NECTARINE (maintain 12'x12') deciduous, edible
<b>SHRUBS:</b>			
	18	5gal	<i>Acacia cognata</i> 'Cousin Itt' COUSIN ITT ACACIA (3'x4') evergreen
	6	15gal	<i>Ilex crenata</i> 'Sky Pencil' SKY PENCIL JAPANESE HOLLY (6'x2') evergreen
	20	5gal	<i>Olea europaea</i> 'Montra' LITTLE OLLIE DWARF OLIVE (maintain 4'x4') evergreen
	6	5gal	<i>Pittosporum tobira</i> 'Wheeler's Dwarf' JAPANESE PITTOSPORUM (2'x4') evergreen, white fragrant flowers - spring
	3	1gal	<i>Salvia elegans</i> PINEAPPLE SAGE (4'x4') semi-evergreen, red flowers - summer/frost
<b>GROUNDCOVERS/PERENNIALS:</b>			
	8	1gal	<i>Anemone x hybrida</i> 'Honorine Jobert' JAPANESE ANEMONE (2'x2'), flowers up to 4') herbaceous, white flowers - summer
	3	1gal	<i>Anigozanthos</i> 'Big Red' RED KANGAROO PAW (2'x2', flowers up to 5') evergreen, red flowers - summer/fall
	23	1gal	<i>Lantana sellowiana</i> 'Monma' WHITE LIGHTNIN' TRAILING LANTANA (1'x4') evergreen, white flowers - your round
<b>ORNAMENTAL GRASSES:</b>			
	27	1gal	<i>Carex tumulicola</i> (C. <i>divulsa</i> ) BERKELEY SEDGE (1.5'x3') evergreen
	11	1gal	<i>Lomandra hybrida</i> 'Lomlon' LIME TUFF MAT RUSH (2'x2.5') evergreen
	11	5gal	<i>Phormium</i> 'Lime Crush' LIME CRUSH NEW ZEALAND FLAX (3'x4') evergreen, green variegated leaves



**ABBREVIATION:**

DS	DOWNSPOUT	(E)	EXISTING PLANT/MATERIAL
EL	ELECTRIC SOURCE/PLUG	(N)	NEW PLANT/MATERIAL
HB	HOUSE BIB	(T)	TRANSPLANT/RELOCATE PLANT/MATERIAL
M	METER	(R)	REMOVE PLANT/MATERIAL
S	SEWER		
TR	LIGHT TRANSFORMER		

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**MUTHU'S RESIDENCE**  
**CONCEPT PLAN - COLOR DESIGN PLAN**  
 Zuzana Hranova  
 Landscape Designer

**JOB LOCATION:**  
301 Spagnoli Ct,  
Los Altos, CA

**SHEET CONTENTS:**  
GROUNDPLAN  
scale 1/8"= 1'-0"

**DESIGNED BY:**  
ZH

**DATE:**  
9-14-2021

**PAPER SIZE:**  
36" x 24"

**PLAN NUMBER:**  
**21-027 L2**

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**SPAGNOLI COURT**



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c 623-332-4287  
Zuzana Hranova  
Landscape Designer  
c 623-332-4287

**MUTHU'S RESIDENCE**  
**CONCEPT PLAN - HARDSCAPE PLAN WITH NOTES**

*Zuzana Hranova*  
Landscape Designer

<b>JOB LOCATION:</b> 301 Spagnoli Ct, Los Altos, CA	
<b>SHEET CONTENTS:</b> GROUNDPLAN scale 1/8" = 1'-0"	
<b>DESIGNED BY:</b> ZH	
<b>DATE:</b> 9-14-2021	
<b>PAPER SIZE:</b> 36"x 24"	
<b>PLAN NUMBER:</b> <b>21-027 L3</b>	
<b>REVISIONS</b>	<b>BY</b>
9/20/2021	ZH
11/16/2021	ZH
1/12/2022	ZH
2/9/2022	ZH

**TAKE-OFF AND NOTES:**  
PROPERTY LINERS PROVIDED BY CLIENT.

**HARDSCAPE AND GRADING NOTES:**

- REMOVE EXISTING HARDSCAPE - SEE EXISTING SITUATION AND HARDSCAPE PLANS.
- ADDRESS ALL GRADING AND DRAINAGE NEEDS. GRADE WALKWAYS AND PATIOS TO PROVIDE 1%-5% GRADE AWAY FROM HOUSE, IF APPLICABLE.
- CREATE FRENCH DRAIN FOR GUTTER DOWNSPOUTS TO RE-DIRECT RAIN WATER UNDERGROUND AWAY FROM THE HOUSE.
- ALL HARDSCAPES TO BE BUILT PER STANDARDS AND CODES AND MEET CITE REQUIREMENTS AND PERMITS (IF APPLICABLE).
- PRIOR INSTALLING HARDSCAPE, INSTALL SET OF (2) SLEEVES UNDERNEATH THE HARDSCAPED AREA, WHERE APPLICABLE. SLEEVES TO BE USED FOR THE FUTURE IRRIGATION TO THESE BEDS AND FOR POSSIBLE OUTDOOR LIGHT SYSTEM.

- PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR ENCROACHMENT PERMIT WILL BE REQUIRED.
- ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER, SIDEWALK AND ROADWAY SHALL BE REMOVED AND REPLACED BY CURRENT CITY STANDARD AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680 FOR DETAILS PRIOR TO FINALIZING BUILDING PERMITS.

**STRUCTURES**

- SEE HARDSCAPE PLAN FOR ALL DETAILS OF FEATURES MENTIONED BELOW.
- NEW DRIVEWAY - SMOOTH CONCRETE SLABS WITH PEBBLES IN GAPS.
- NEW FRONT DOOR PATHWAY - SMOOTH CONCRETE SLABS WITH COMBINATION OF PORCELAIN TILE FINISH OVER SOME OF THE CONCRETE SLABS.
- NEW LEFT SIDE PATHWAY - SMOOTH CONCRETE SLABS WITH PEBBLES IN GAPS.
- NEW LOW ORNAMENTAL CONCERNED RETAINING WALLS IN FRONT YARD. RETAINING WALL TO STICK JUST 4" ABOVE THE SIDE WITH HIGHER GROUND LEVEL.
- NEW SMOOTH CONCRETE HARDSCAPE IN LEFT SIDE YARD.
- NEW RIGHT SIDE YARD PATHWAY - SMOOTH CONCRETE SLABS WITH PEBBLES IN GAPS.
- NEW SMOOTH CONCRETE HARDSCAPE AREA FOR GARBAGE BINS IN RIGHT SIDE YARD.
- NEW SCREENING WALL (TO HIDE THE GARBAGE BIN AREA) . MATERIAL: WOOD. FINISH, COLOR AND PATTERN TO MATCH EXISTING FENCE.
- NEW RAISED VEGETABLE BEDS.
- NEW DECK SIDE DOOR LANDING. LEVEL TO MATCH THE INDOOR FLOOR LEVEL.
- NEW RIGHT SIDE PATIO - SMOOTH CONCRETE.
- NEW SMALL CONCRETE WALL WITH WOOD FLOATING BENCH.
- NEW BACKYARD DECK. LEVEL TO MATCH THE INDOOR FLOOR LEVEL.
- NEW GRAVEL FIRE PLACE AREA WITH FIRE PIT AND SMOOTH CONCRETE/WOOD BUILT-IN BENCH.
- NEW YOGA PLATFORM DECK. ONLY ONE STEP ABOVE THE GROUND. MATERIAL AND LOOK TO MATCH THE MAIN PATIO.

**SOD**

- REMOVE EXISTING LAWN.
- INSTALL CORTEN STEEL BENDER BOARD WHERE APPLICABLE = WHERE THE LAWN IS ADJACENT TO PLANTER BED OR SOFT HARDSCAPE. (SEE HARDSCAPE PLAN FOR FOOTAGE).

**PLANTING**

- REMOVE SOME OF THE EXISTING PLANT MATERIAL. SEE EXISTING SITUATION AND LANDSCAPE PLAN.
- TRANSPLANT SOME OF THE EXISTING PLANT MATERIAL. SEE EXISTING SITUATION AND LANDSCAPE PLAN.
- PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOIL SHALL BE TRANSFORMED TO FRIABLE CONDITION.
- FOR AREAS OF LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO DEPTH OF SIX INCH INTO THE SOIL. SOILS WITH GRATER THAN 6% ORGANIC MATTER IN THE TOP SIX INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
- INSTALL PLANTS PER THE LANDSCAPE PLAN. CONTACT DESIGNER FOR ANY SUBSTITUTES.

**MULCH**

- A MINIMUM THREE INCHES LAYER OF MULCH SHALL BE APPLIED ON THE ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUDCOVERS, OR DIRECT SEEDING APPLICATION WHERE MULCH IS CONTRAINDICATED.
- TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO5% OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH. DESIGNATED INSECT HABITAT MUST BE INCLUDED IN THE LANDSCAPE DESIGN PLAN AS SUCH.

**OUTDOOR LIGHTS**

- LIGHT UP THE LANDSCAPE PER PLAN.
- LIGHT FIXTURES TO BE DETERMINE BY CLIENT (SUGGESTIONS ARE PART OF THE LANDSCAPE PLAN).

**INSPIRATION PICTURES:**



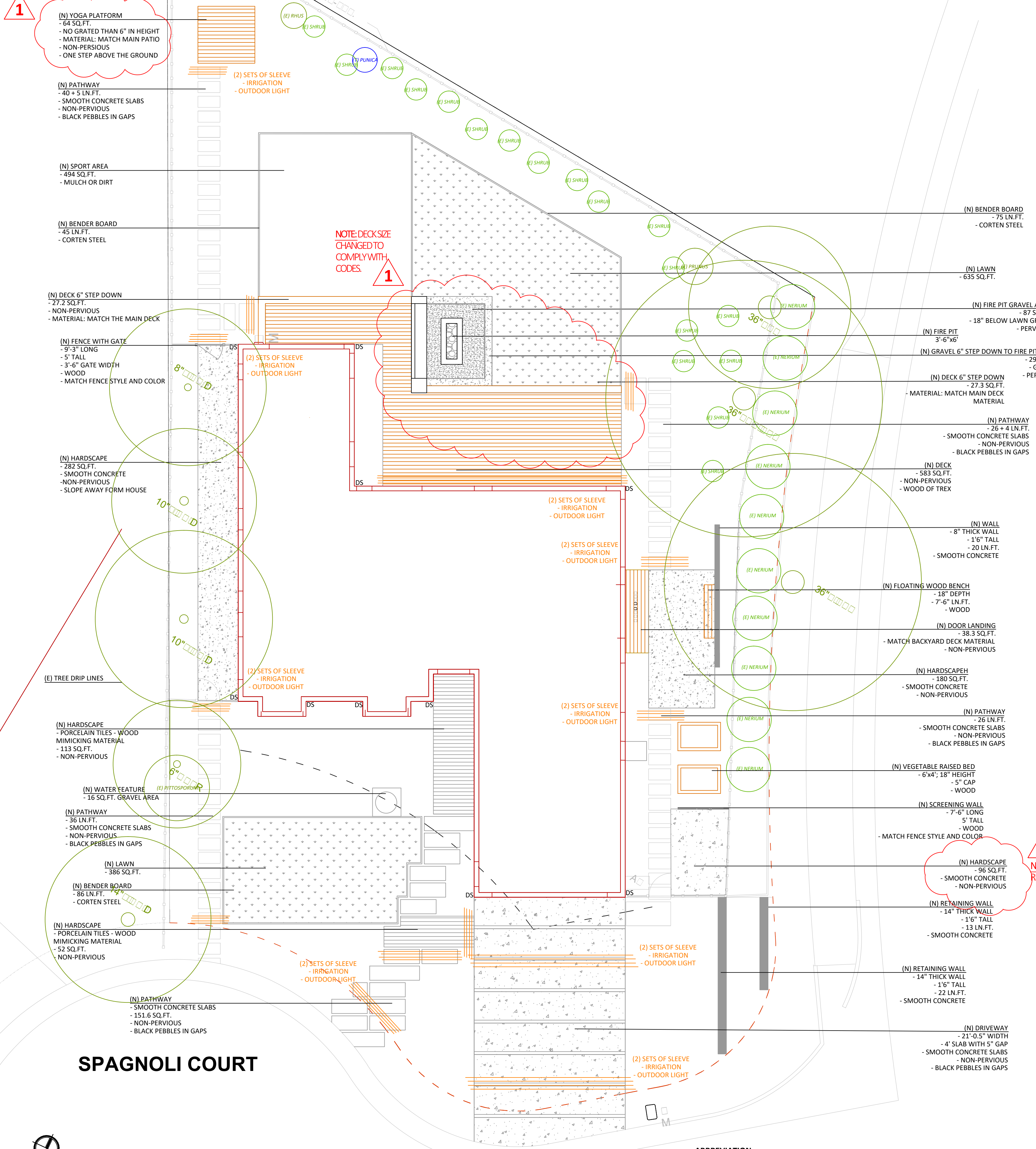
FIRE PIT SITTING AREA BY DECK/DECK LEVEL, GRAVEL FIRE PIT AREA

1  
NOTE: WORDING CHANGED AS REQUESTED BY CITY.

NOTE: DECK HEIGHT ADDED.

1

NOTE: DECK SIZE CHANGED TO COMPLY WITH CODES.



**SPAGNOLI COURT**

**ABBREVIATION:**

DS	DOWNSPOUT	(E)	EXISTING PLANT/MATERIAL
EL	ELECTRIC SOURCE/PLUG	(N)	NEW PLANT/MATERIAL
HB	HOUSE BIB	(T)	TRANSPLANT/RELOCATE PLANT/MATERIAL
M	METER	(R)	REMOVE PLANT/MATERIAL
S	SEWER		
TR	LIGHT TRANSFORMER		

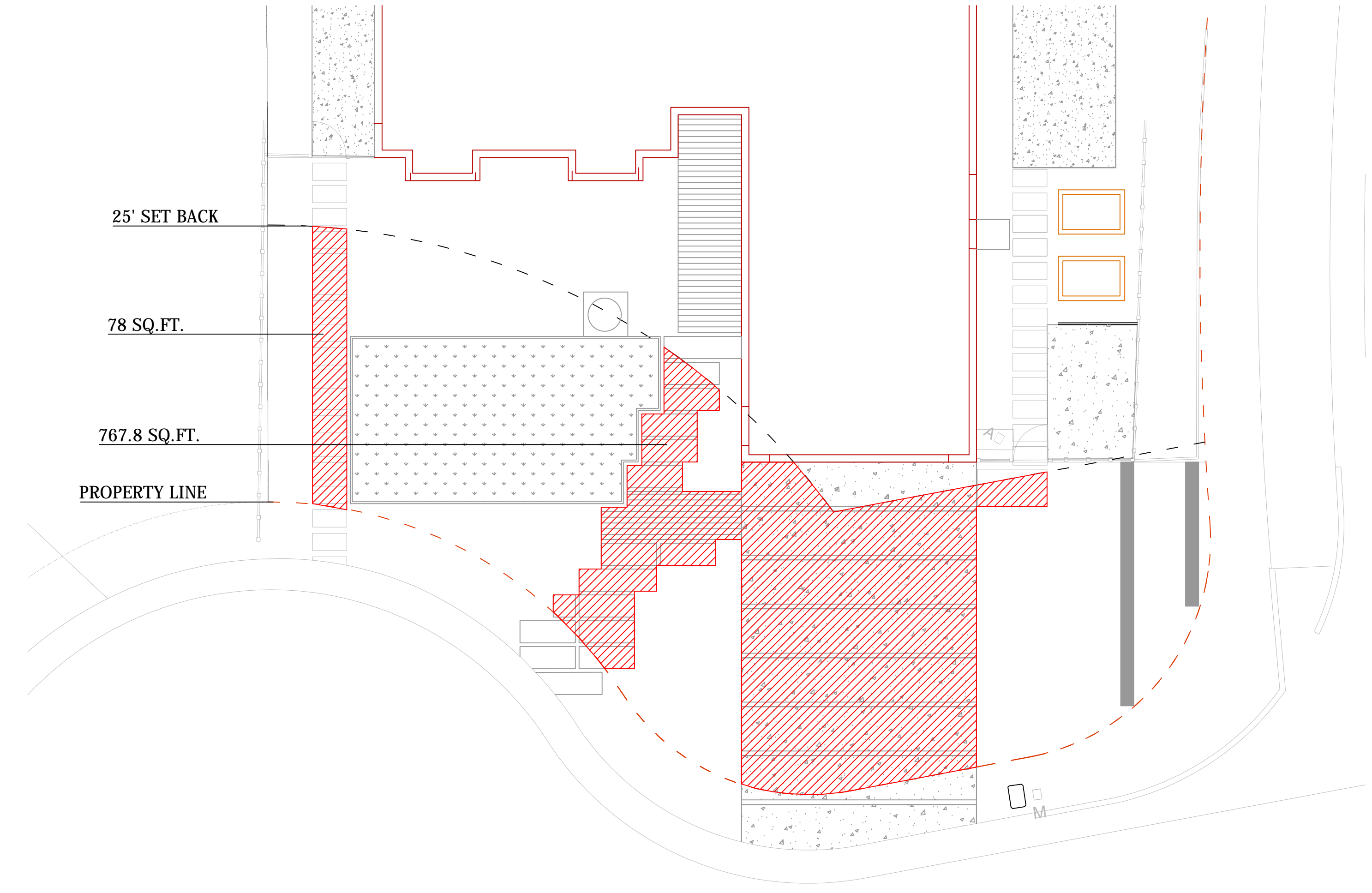
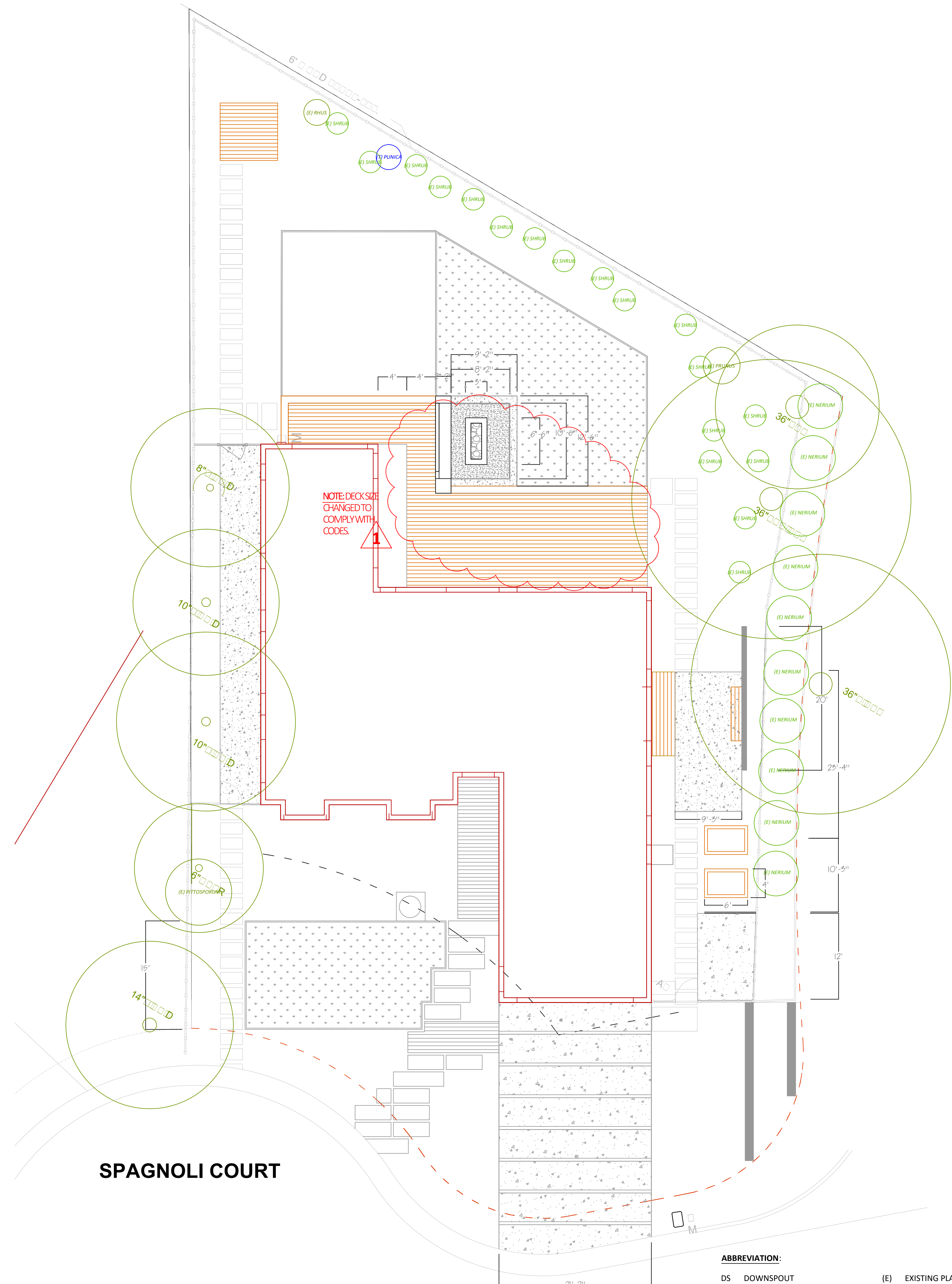
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NO:	REVISIONS:	DATED:	BY:
△	CITY COMMENTS 10/21/2021	11/16/2021	ZH

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 questions.

**HRANO DESIGN**  
 2115 E O'Keefe Street  
 Unit #1  
 East Palo Alto  
 CA 94303  
 c. 623-332-4287  
 Zuzana Hranova  
 Landscape Designer  
 c. 623-332-4287



**FRONT YARD AREA DIAGRAM AND COVERAGE CALCULATION**

LOT SIZE IS:	11,348 SQ.FT.		
25' FRONT YARD AREA IS:	2,298 SQ.FT.		
ALLOWED IMPERVIOUS =	1,149 SQ.FT.	=	50 %
IMPERVIOUS AREA:	845.8 SQ.FT.	=	36.8 %
PERMEABLE AREA:	1,452.2 SQ.FT.	=	63.2 %

**SPAGNOLI COURT**

**ABBREVIATION:**

DS	DOWNSPOUT	(E)	EXISTING PLANT/MATERIAL
EL	ELECTRIC SOURCE/PLUG	(N)	NEW PLANT/MATERIAL
HB	HOUSE BIB	(T)	TRANSPLANT/RELOCATE PLANT/MATERIAL
M	METER	(R)	REMOVE PLANT/MATERIAL
S	SEWER		
TR	LIGHT TRANSFORMER		

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**MUTHU'S RESIDENCE**  
**CONCEPT PLAN - HARDSCAPE PLAN WITHOUT NOTES**

*Zuzana Hranova*  
 Landscape Designer

**JOB LOCATION:**  
 301 Spagnoli Ct,  
 Los Altos, CA

**SHEET CONTENTS:**  
 GROUNDPLAN  
 scale 1/8" = 1'-0"

**DESIGNED BY:**  
 ZH

**DATE:**  
 9-14-2021

**PAPER SIZE:**  
 36"x 24"

**PLAN NUMBER:**  
**21-027 L4**

REVISIONS	BY
9/20/2021	ZH
11/16/2021	ZH
1/12/2022	ZH
2/9/2022	ZH



REVISIONS	BY
9/20/2021	ZH
11/16/2021	ZH
1/12/2022	ZH
2/9/2022	ZH

NO:	REVISIONS:	DATED:	BY:
1	CITY COMMENTS 10/21/2021	11/16/2021	ZH
2	SCREENING TREE REVISION	2/9/2022	ZH

**LANDSCAPE LEGEND**

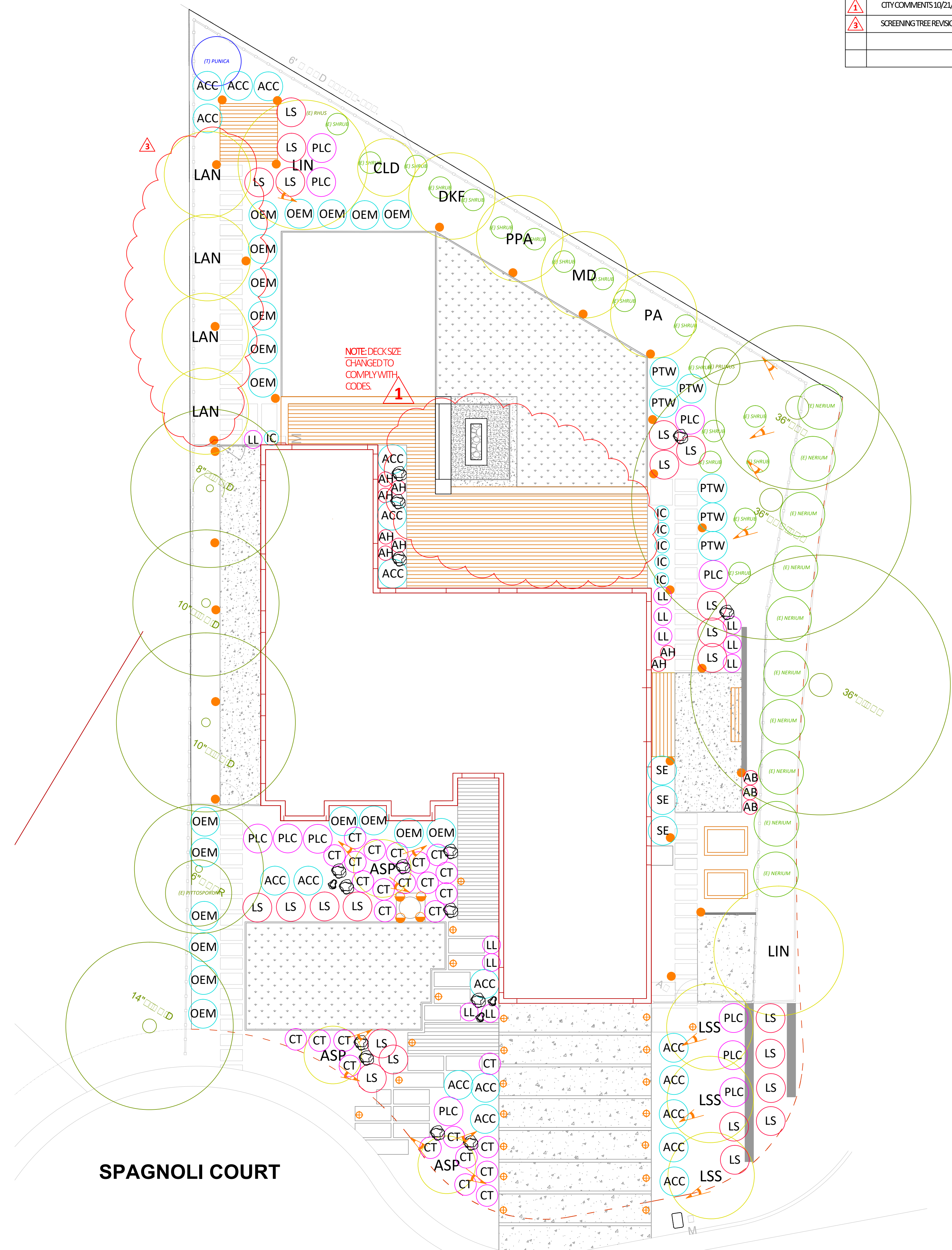
SYMBOL	QTY	SIZE	PLANT NAME (height x width)	WATER USE
<b>TREES:</b>				
APS	3	24" box	<i>Acer palmatum</i> 'Seiryu' - <b>MULTI-TRUNK, LOW TRUNK</b>	medium
CLD	1	15gal	SEIRYU JAPANESE MAPLE (15'x8') deciduous, green leaves, fall color	medium
DKF	1	15gal	DWARF MEYER LEMON (8'x8') evergreen, white fragrant flowers - year-round	low
LIN	2	24" box	<i>Diospyros kaki</i> 'Fuyu' - <b>STANDARD</b>	low
			FUYU JAPANESE PERSIMMON (maintain 14'x12') deciduous, edible	
			<i>Lagerstroemia indica</i> x <i>fauriei</i> 'Natchez' - <b>STANDARD</b>	low
			NATCHEZ CRAPE MYRTLE (18'x18') deciduous, white flowers - summer, fall color	
LAN	4	24" box	<i>Laurus nobilis</i>	low
			SWEET BAY (20'x12') evergreen	
LSS	3	24" box	<i>Laurus 'Saratoga'</i> - <b>STANDARD</b>	low
			SARATOGA SWEET BAY (15'x12') evergreen	
MD	1	15gal	<i>Malus domestica</i> GREEN VARIETY - <b>STANDARD</b>	moderate
			APPLE - green variety (maintain 12'x12') deciduous, edible	
PA	1	15gal	<i>Prunus avium</i> - check nursery availability - <b>STANDARD</b>	moderate
			CHERRY TREE (maintain 12'x12') deciduous, edible	
PPA	1	15gal	<i>Prunus persica</i> 'Arctic Rose' - <b>STANDARD</b>	low
			ARCTIC ROSE WHITE NECTARINE (maintain 12'x12') deciduous, edible	
<b>SHRUBS:</b>				
ACC	18	5gal	<i>Acacia cognata</i> 'Cousin Itt'	low
			COUSIN ITT ACACIA (3'x4') evergreen	
IC	6	15gal	<i>Ilex crenata</i> 'Sky Pencil'	medium
			SKY PENCIL JAPANESE HOLLY (6'x2') evergreen	
OEM	20	5gal	<i>Olea europaea</i> 'Montra'	low
			LITTLE OLLIE DWARF OLIVE (maintain 4'x4') evergreen	
PTW	6	5gal	<i>Pittosporum tobira</i> 'Wheeler's Dwarf'	low
			JAPANESE PITTOSPORUM (2'x4') evergreen, white fragrant flowers - spring	
SE	3	1gal	<i>Salvia elegans</i>	medium
			PINEAPPLE SAGE (4'x4') semi-evergreen, red flowers - summer/frost	
<b>GROUNDCOVERS/PERENNIALS:</b>				
AH	8	1gal	<i>Anemone x hybrida</i> 'Honorine Jobert'	medium
			JAPANESE ANEMONE (2'x2', flowers up to 4') herbaceous, white flowers - summer	
AB	3	1gal	<i>Anigozanthos</i> 'Big Red'	low
			RED KANGAROO PAW (2'x2', flowers up to 5') evergreen, red flowers - summer/fall	
LS	23	1gal	<i>Lantana sellowiana</i> 'Monma'	low
			WHITE LIGHTNIN' TRAILING LANTANA (1'x4') evergreen, white flowers - your round	
<b>ORNAMENTAL GRASSES:</b>				
CT	27	1gal	<i>Carex tumulicola</i> (C. <i>divulsa</i> )	low
			BERKELEY SEDGE (1.5'x3') evergreen	
LL	11	1gal	<i>Lomandra hybrida</i> 'Lomlon'	low
			LIME TUFF MAT RUSH (2'x2.5') evergreen	
PLC	11	5gal	<i>Phormium</i> 'Lime Crush'	low
			LIME CRUSH NEW ZEALAND FLAX (3'x4') evergreen, green variegated leaves	
<b>OTHER MATERIALS:</b>				
	20	mix sizes	BOULDER	
	27		LED PATH LIGHTS - light fixture to be determine by contractor or client suggestion: FX Luminaire: PM, ZD, (6) LED, 14" raiser, finish: flat black	
	22		LED IN-GROUND WELL LIGHT - light fixture to be determine by contractor or client	
	16		LED SPOT LIGHT - light fixture to be determine by contractor or client suggestion: FX Luminaire: NP (3) LED, finish: flat black	
	4		LED UNDERWATER LIGHT - light fixture to be determine by contractor or client suggestion: FX Luminaire: LL - LED Underwater Light, ZDC, brass finish	
	4,410	sq.ft.	SMALL FIR BARK MULCH (1/2"-1" in size) - <b>PLANTING AREAS</b>	
	40.5	cubic yards	install 3" layer to prevent weeds and minimize evaporation	
	494	sq.ft.	SMALL FIR BARK MULCH (1/2"-1" in size) - <b>SPORT AREA</b>	
	4.5	cubic yards	install 3" layer to prevent weeds and minimize evaporation	

**ABBREVIATION:**

DS	DOWNSPOUT	(E)	EXISTING PLANT/MATERIAL
EL	ELECTRIC SOURCE/PLUG	(N)	NEW PLANT/MATERIAL
HB	HOUSE BIB	(T)	TRANSPLANT/RELOCATE PLANT/MATERIAL
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**SPAGNOLI COURT**



NO.	REVISIONS	DATED	BY
1	CTY COMMENTS 10/21/2021	11/16/2021	ZH

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 CA 94303  
 c: 623-332-4287  
 Zuzana Hranova  
 Landscape Designer  
 c: 623-332-4287

ZONE OR VALVE	IRRIGATION METHOD	AREA (SQ.FT.)	% OF LANDSCAPE AREA	PLANT WATER USE TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) (SQ.FT.)	PF x HA (SQ.FT.)
ZONE A	D	452.60	0.08	MEDIUM	0.50	452.60	226.30
ZONE B	S	386.00	0.06	HIGH WATER	0.70	386.00	270.20
ZONE C	D	460.80	0.08	MEDIUM	0.50	460.80	230.40
ZONE D	D	456.40	0.08	LOW	0.20	456.40	91.28
ZONE E	D	719.50	0.12	LOW	0.20	719.50	143.90
		540.40	0.09	MULCH		540.40	0.00
ZONE I	S	635.30	0.11	HIGH WATER	0.70	635.30	444.71
ZONE J	D	209.60	0.04	MEDIUM	0.50	209.60	104.80
ZONE K	D	833.60	0.14	LOW	0.20	833.60	166.72
ZONE L	D	485.40	0.08	LOW	0.20	485.40	97.08
ZONE N	D	248.80	0.04	LOW	0.20	248.80	49.76
SUM		5,428.40	0.87		SUM	5,428.40	1,825.15
ZONE F	ILD	48.00	0.01	SLA	1.00	48.00	48.00
ZONE G	B	481.00	0.08	SLA	1.00	481.00	481.00
		16.00	0.00	WATER FEATURE	1.00	16.00	16.00
SUM		545.00	0.09		SUM	545.00	545.00
TOTAL SUM		5,973.40	0.96				

1  
 NOTE: NUMBERS CHANGED DUE TO THE CHANGE IN THE DECK SIZE

	TOTAL SQ.FT.	% OF LANDSCAPE AREA
S	1,021.30	0.17
B	481.00	0.08
D	3,866.70	0.65
ILD	48.00	0.01
O	16.00	0.00
SUM	5,433.00	0.91

	TOTAL SQ.FT.	% OF LANDSCAPE AREA
T	1,021.30	0.17
HW	0.00	0.00
MW	1,123.00	0.19
LW	2,743.70	0.46
SLA	529.00	0.09
	16.00	0.00
SUM	5,433.00	0.91

Appendix A

WATER EFFICIENT LANDSCAPE WORKSHEET  
 This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ET<sub>o</sub>) 43.0

Hydrozone #/Planting Description <sup>a</sup>	Plant Factor (PF) <sup>b</sup>	Irrigation Method <sup>c</sup>	Irrigation Efficiency (IE) <sup>d</sup>	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>e</sup>	
<b>Regular Landscape Areas</b>								
HYDROZONE A - FRONT YARD - MEDIUM WATER	0.50	DRIP	0.81	0.62	452.60	279.38	7,448.34	
HYDROZONE B - FRONT YARD - LAWN	0.70	SPRAY	0.75	0.93	386.00	360.27	9,604.71	
HYDROZONE C - FRONT YARD - MEDIUM WATER	0.50	DRIP	0.81	0.62	460.80	284.44	7,583.29	
HYDROZONE D - FRONT YARD - LOW WATER	0.20	DRIP	0.81	0.25	456.40	112.69	3,004.35	
HYDROZONE E - LEFT SIDE - LOW WATER	0.20	DRIP	0.81	0.25	719.50	177.65	4,736.26	
HYDROZONE H - BACKYARD MULCH				1.00	0.00	0.00	0.00	
HYDROZONE I - BACKYARD - LAWN	0.70	SPRAY	0.75	0.93	635.30	592.95	15,807.96	
HYDROZONE J - BACKYARD - MEDIUM WATER	0.50	DRIP	0.81	0.62	209.60	129.38	3,449.34	
HYDROZONE K - BACKYARD UNDER TREES - LOW WATER	0.20	DRIP	0.81	0.25	833.60	205.83	5,487.35	
HYDROZONE L - NERIUM - LOW WATER	0.20	DRIP	0.81	0.25	485.40	119.85	3,195.25	
HYDROZONE N - YOGA - LOW WATER	0.20	DRIP	0.81	0.25	248.80	61.43	1,637.78	
					<b>Totals</b>	<b>5,428.40</b>	<b>2,323.88</b>	
<b>Special Landscape Areas</b>								
HYDROZONE F				1.00	48.00	48.00	1,279.68	
HYDROZONE G				1.00	481.00	481.00	12,823.46	
HYDROZONE M				1.00	16.00	16.00	426.56	
					<b>Totals</b>	<b>545.00</b>	<b>545.00</b>	
						<b>ETWU Total</b>	<b>76,484.34</b>	
						<b>Maximum Allowed Water Allowance (MAWA)<sup>f</sup></b>	<b>94,126.33</b>	

<sup>a</sup>Hydrozone #/Planting Description  
 E.g. 1) front lawn  
 2) low water use plantings  
 3) medium water use planting

<sup>b</sup>Irrigation Method  
 overhead spray or drip

<sup>c</sup>Irrigation Efficiency  
 0.75 for spray head  
 0.81 for drip

<sup>d</sup>ETWU (Annual Gallons Required) =  
 Eto x 0.62 x ETAF x Area  
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. SLA is the total special landscape area in square feet and ETAF is .55 for residential areas and 0.45 for non-residential areas.

<sup>e</sup>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 per year to gallons per square foot per year. LA is the total landscape area in square feet. SLA is the total special landscape area in square feet and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas	Total ETAF x Area	2,323.88
Total Area	5,428.40	
Average ETAF	0.43	

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	Total ETAF x Area	2,868.88
Total Area	5,973.40	
Sitewide ETAF	0.48	

HYDROZONE LEGEND

- HYDROZONE A front yard by street medium water use plants
- HYDROZONE B front yard lawn
- HYDROZONE C front yard by house medium water use plants
- HYDROZONE D front yard by road low water use plants
- HYDROZONE E left side and backyard low water use plants
- HYDROZONE F side yard vegetable beds
- HYDROZONE G backyard fruit trees
- HYDROZONE H mulch areas
- HYDROZONE I backyard lawn
- HYDROZONE J backyard by house medium water use plants
- HYDROZONE K right side and backyard low water use plants
- HYDROZONE L right side yard existing Oleander shrubs
- HYDROZONE M front yard water feature
- HYDROZONE N backyard - yoga platform low water use plants

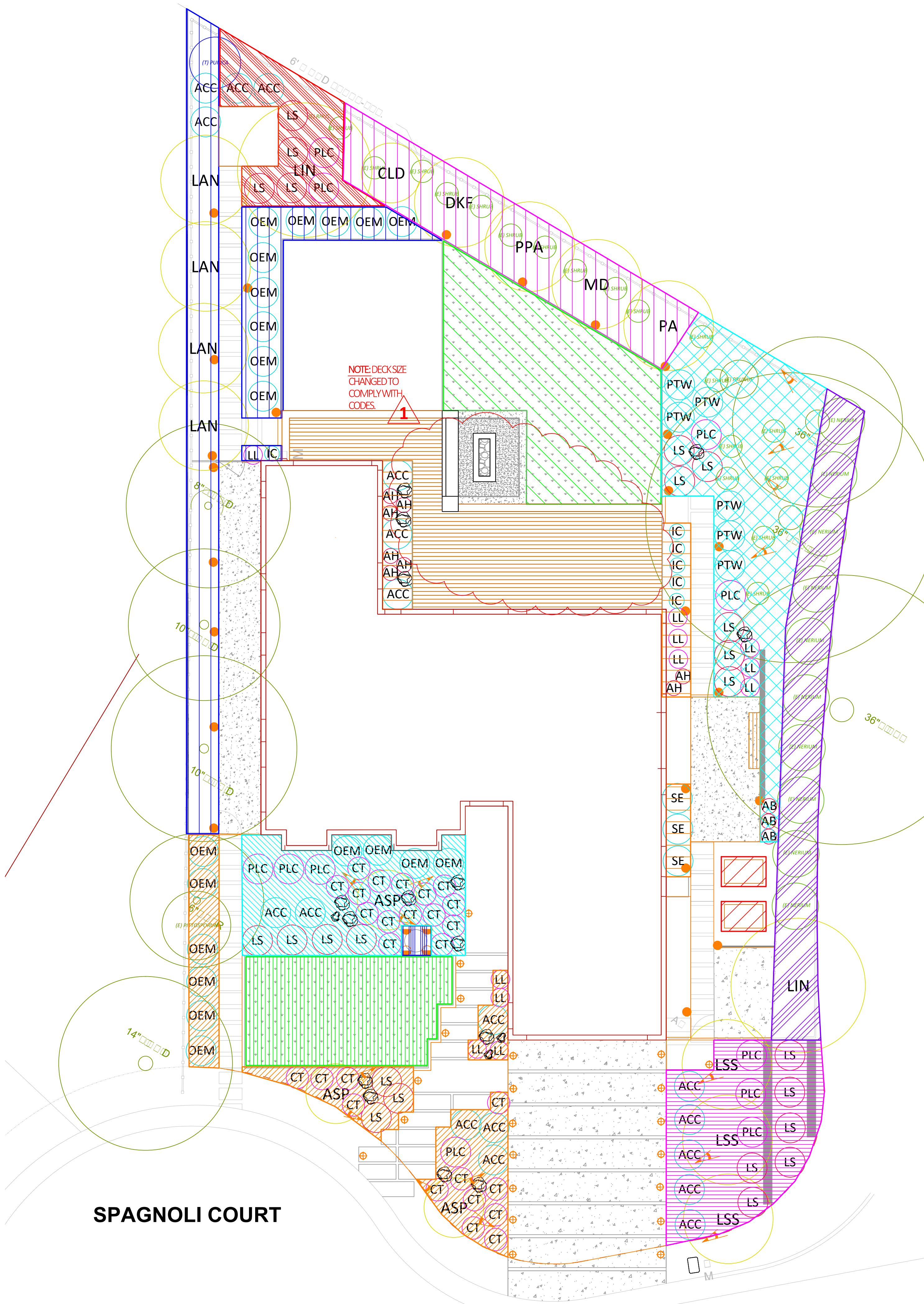
DESIGNER STATEMENT WITH SIGNATURE AND DATE:

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

DESIGNER SIGNATURE: *Hranova Zuzana*

DATE: 2/9/2021

SPAGNOLI COURT



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MUTHU'S RESIDENCE

Zuzana Hranova  
 Landscape Designer


<b>JOB LOCATION:</b> 301 Spagnoli Ct, Los Altos, CA	
<b>SHEET CONTENTS:</b> GROUNDPLAN scale 1/8" = 1'-0"	
<b>DESIGNED BY:</b> ZH	
<b>DATE:</b> 9-14-2021	
<b>PAPER SIZE:</b> 36" x 24"	
<b>PLAN NUMBER:</b> 21-027 L6	
REVISIONS	BY
9/20/2021	ZH
11/16/2021	ZH
1/12/2022	ZH
2/9/2022	ZH

CONCEPT PLAN - HYDROZONE PLAN & WATER CALCULATION



# PM - PATH LIGHT DETAIL

FXLuminaire.
LED Path Lights



PROJECT \_\_\_\_\_

CATALOG # \_\_\_\_\_

TYPE \_\_\_\_\_

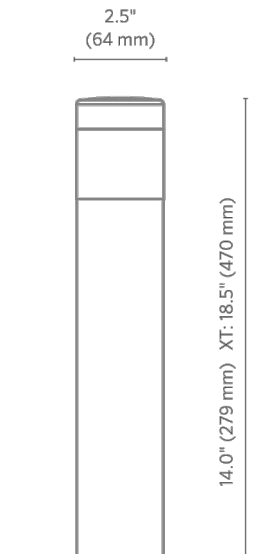
NOTES \_\_\_\_\_

### PM Path Light DESIGNER PLUS

Modern bollard produces 360° spread without glare. Aluminum construction. RGBW capable with Luxor® system.

**Quick Facts**

- Machined and extruded aluminum
- Durable TGIC powder coat finish
- Cree® integrated LEDs
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor technology
- Phase and PWM dimmable
- Input voltage: 10-15V



LANDSCAPE LIGHTING
Learn more. Visit: fxl.com | +1 760.744.5240

# NP - UP-LIGHT DETAIL

FXLuminaire.
LED Up Lights

## NP LED Up Light DESIGNER PLUS



PROJECT \_\_\_\_\_

CATALOG # \_\_\_\_\_

TYPE \_\_\_\_\_

NOTES \_\_\_\_\_

The NP is our most versatile LED Up Light, and is engineered to accommodate all aspects of your up-lighting needs. By coupling the proper light intensity with one of the provided color filters, your designer can fine tune the NP to beautifully enhance every landscape feature.

**Quick Facts**

- Die-cast aluminum
- Cree® integrated LEDs
- Color temperature filters
- Phase and PWM dimmable
- Two-layer marine-grade anodization and powder coat finish
- ProAim™ adjustability
- Compatible with Luxor® technology
- Input voltage: 10-15V



LANDSCAPE LIGHTING
Learn more. Visit: fxl.com | +1 760.744.5240

# LL - UNDERWATER LIGHT DETAIL

FXLuminaire.
LED Specialty Lights



PROJECT \_\_\_\_\_

CATALOG # \_\_\_\_\_

TYPE \_\_\_\_\_

NOTES \_\_\_\_\_

### LL Underwater Light DESIGNER PREMIUM

Durable brass underwater light for illuminating water features. An RGBW version is also available for use with Luxor® ZDC systems.

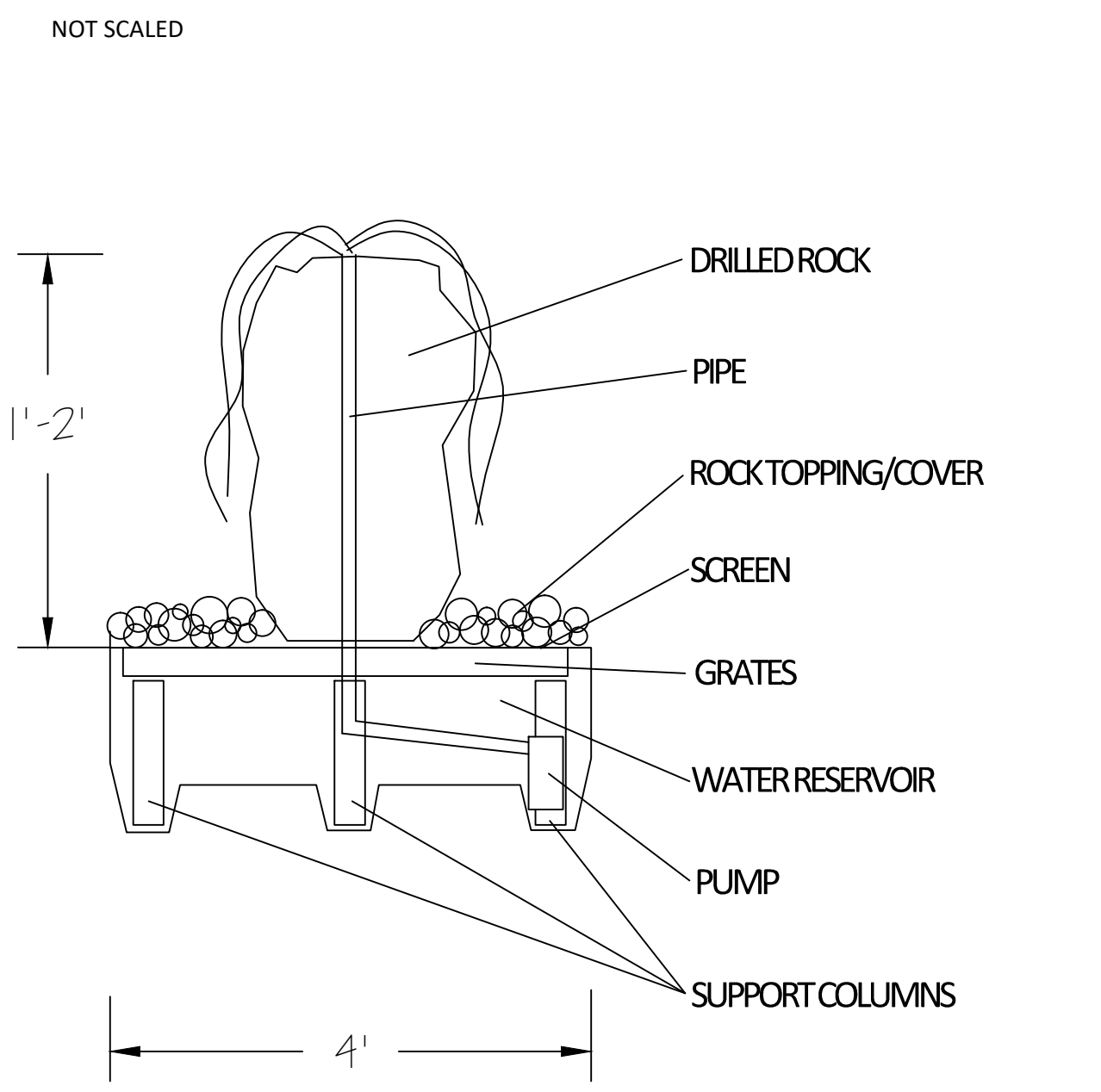
**Quick Facts**

- Corrosion-resistant die-cast brass
- Natural brass with tumbled finish
- Cree® integrated LEDs
- Stainless steel mounting stand
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor technology
- Phase and PWM dimmable
- Input voltage: 10-15V



LANDSCAPE LIGHTING
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# WATER FEATURE DETAIL



# PM Path Light SPECIFICATIONS

Output	1LED	3LED	6LED	9LED	ZDC
Total Lumens* (Delivered)	41	106	186	219	74
Input Voltage (V)	10 to 15V	10 to 15V	10 to 15V	10 to 15V	11 to 15V
Input Power (W)	2.0	4.2	10.1	11.2	9.1
VA	2.4	4.5	13.5	13.5	11.0
Efficacy (Delivered)	20	26	23	22	14
Efficacy (Source)	114	114	114	114	--
Color Rendering Index (CRI)	80+	80+	80+	80+	80+
Maximum Candela	8	22	39	43	15
Dimming	PWM, Phase**	PWM, Phase**	PWM, Phase**	PWM, Phase**	--
RGBW Available	No	No	No	No	Yes
Luxor Compatibility					
Default	Zoning	Zoning	Zoning	Zoning	--
ZD Option	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	--
ZDC Option	--	--	--	--	Zoning/Dimming/Color
Minimum Rated Life (L70)	55,000 Hrs	55,000 Hrs	55,000 Hrs	55,000 Hrs	55,000 Hrs
BUG Rating	BO-U1-GO	BO-U2-GO	BO-U2-GO	BO-U3-GO	BO-U2-GO

\* For optimal performance, use a trailing-edge, phase-cut dimmer. For PWM, install a Luxor controller on the system.  
 † Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

**FX Luminaire**  
 FX Luminaire is an industry-leading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting fixtures that can be utilized to create elegant, cutting-edge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

**Materials**  
 Machined aluminum A380 housing and cap with stainless steel hardware. Acrylic lens.

**Power**  
 Input 10-15 VAC/VDC, 50/60Hz. Remote transformer required (specify separately).

**Lamp**  
 Integrated module with Cree XLamp LEDs. Gold-plated connectors and conformal coated for maximum reliability and corrosion resistance. Proprietary on-board intelligent driver uses firmware-controlled temperature regulation, maximizing LED life. Field upgradeable and replaceable, the LEDs are rated to 50,000 hrs. Maximum drive current: 1 A.

**Optics**  
 Polycarbonate color temperature adjustment filters included with fixture: 2,700K (pre-installed), 3,500K (no lens), 4,500K, and 5,200K. Color temperature filters field serviceable. Molded acrylic lens maximizes spread, while ensuring and even distribution.

**Wiring**  
 18 AWG (1 mm), SPT-1W; 220'F (105°C), 300V; 10' (3 m) length.

**Socket**  
 Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the fixture.

**Housing**  
 Machined aluminum housing with capacity for 1LED, 3LED, 6LED, 9LED, or ZDC integrated LEDs.

**Lens**  
 Molded acrylic lens.

**Finish**  
 Polyester TGIC powder coat, providing superior outdoor weathering in all conditions. Tested to ASTM standards.

**Hardware**  
 6-32 x 1/4" (6 mm) setscrews. Includes 12" (305 mm) ABS slotted installation spike.

**Ambient Operating Temperature**  
 0°F to 140°F (-18°C to 60°C)

**Weight**  
 1.3 lbs. (0.6 kg)

**IES Classification**  
 Type V

**Control ZD or ZDC options** utilize Luxor technology to zone light fixtures in up to 250 groups, dim each group in 1% increments between 0 and 100%, or change to one of 30,000 colors with RGBW LEDs. Select the ZD option for zoning/dimming or ZDC for zoning/dimming/color. Standard fixture is zoneable with Luxor.

**Sustainability**  
 innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide high-quality light at optimal energy efficiency, lifespan, and durability.

**Manufacturing**  
 ISO 9001:2015 certified facility. Assembled in Mexico.


**Installation Requirements**  
 Designed for installation on a horizontal surface in the standard position only. Use waterproof, weather-resistant wire connectors.

**Compliance**  
 UL 1838, CSA C22.2 No. 250.7, IEC 60598-1, IEC 60598-2-7, FCC Part 15, Subpart B, Industry Canada ICES-005, EN 55015, EN 55015, EN 61547, EN 61000-3-2, EN 61000-3-3.

**Default configuration** UL-listed. CE approval is met when the "e" option is selected.

**Surge Protection**  
 Lamp protected up to 1.19 kV.

**Warranty**  
 10-year limited warranty.

**Listings**  


# NP LED Up Light SPECIFICATIONS

Output	3LED	6LED	9LED	ZDC
Total Lumens*	135	280	360	110
Input Voltage	10 to 15V	10 to 15V	10 to 15V	11 to 15V
Input Power (W)	4.2	8.2	10.0	9.1
VA	4.5	9.7	10.7	11.0
Efficacy (Lumens/Watt)	32	28	32	21
Color Rendering Index (CRI)	80+	80+	80+	80+
Center Beam Candpower*				
Spot (F7-20)	464	1,069	897	172
Dimming	PWM, Phase**	PWM, Phase**	PWM, Phase**	--
RGBW Available	No	No	No	Yes
Luxor Compatibility				
Default	Zoning	Zoning	Zoning	--
ZD Option	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	--
ZDC Option	--	--	--	Zoning/Dimming/Color
Minimum Rated Life (L90)	50,000 Hrs	50,000 Hrs	50,000 Hrs	50,000 Hrs

\* Information not available for Flood or Wide Flood.  
 † For optimal performance, use a trailing-edge, phase-cut dimmer.  
 \*\* Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

**NP LED Up Light SPECIFICATIONS**

**Output**

**Total Lumens\***

**Input Voltage**

**Input Power (W)**

**VA**

**Efficacy (Lumens/Watt)**

**Color Rendering Index (CRI)**

**Center Beam Candpower\***

**Spot (F7-20)**

**Dimming**

**RGBW Available**

**Luxor Compatibility**

**Default**

**ZD Option**

**ZDC Option**

**Minimum Rated Life (L90)**

**Information not available for Flood or Wide Flood.**

**For optimal performance, use a trailing-edge, phase-cut dimmer.**

**Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).**

**NP LED Up Light SPECIFICATIONS**

**Output**

**Total Lumens\***

**Input Voltage**

**Input Power (W)**

**VA**

**Efficacy (Lumens/Watt)**

**Color Rendering Index (CRI)**

**Center Beam Candpower\***

**Spot (F7-20)**

**Dimming**

**RGBW Available**

**Luxor Compatibility**

**Default**

**ZD Option**

**ZDC Option**

**Minimum Rated Life (L90)**

**Information not available for Flood or Wide Flood.**

**For optimal performance, use a trailing-edge, phase-cut dimmer.**

**Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).**

# LL Specialty Light ORDERING INFORMATION

Fixture	Luxor Option	Output	Compliance	Finish	Wire Lead
LL*	[default] Zone	1LED 2.0W; 2.4VA	[default] North America (UL-listed)	BS Brass	[default] 30' (9 m) Lead
	ZD Zone/Dim	3LED 4.2W; 4.5VA	E Int'l (CE approved)		100 100' (30 m) Lead
		3LED** Wildlife-Friendly Amber (585-595 nm)			
		6LED 8.2W; 9.7VA			
		9LED 10.0W; 10.7VA			
	ZDC Zone/Dim/Color	[default ZDC option] 9.1W; 11.0VA			

EXAMPLE FIXTURE CONFIGURATION:  
 LL-ZD-6LED-E-BS-100

\* Ships with mounting stand  
 \*\* Available with ZD Luxor option only.

**BEAM ANGLE LENSES: Specify Separately**

Lens Options	1LED	2LED	3LED
DIFFUSER 18" (pre-assembled)	770600	771300	771600
FLOOD LENS 25" (1 notch)	1LEDFLNS	3LEDFLNS	9LEDFLNS
WIDE FLOOD LENS 60" (2 notches)	1LEDWFLNS	3LEDWFLNS	9LEDWFLNS

**LENS ACCESSORIES: Specify Separately**

Item	Code
HEX BAFFLE MR-16 Size	250015260000
SOLITE SPREAD LENS MR-16 Size	250015240000
LINEAR SPREAD LENS MR-16 Size	250013550000

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HRANO DESIGN  
 2115 E O'Keefe Street  
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 East Palo Alto CA 94303  
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 Landscape Designer  
 c 623-332-4287

MUTHU'S RESIDENCE CONCEPT PLAN - SPECIFICATIONS

Zuzana Hranova  
 Landscape Designer

**JOB LOCATION:**  
 301 Spagnoli Ct,  
 Los Altos, CA

**SHEET CONTENTS:**  
 GROUNDPLAN  
 scale 1/8" = 1'-0"

**DESIGNED BY:**  
 ZH

**DATE:**  
 9-14-2021

**PAPER SIZE:**  
 36" x 24"

**PLAN NUMBER:**  
 21-027 L7

REVISIONS	BY
9/20/2021	ZH
11/16/2021	ZH
1/12/2022	ZH
2/9/2022	ZH

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HARDY FRAME SHEAR PANEL SCHEDULE (E9R-2089)				
PANEL	SIZE	ANCHOR	TOP CONN.	BOTT. CONN.
HFX-1	HFX-18 X 9	1 1/2" STD 14-20	6/HFX-2	2/HFX-1 AND 1/HFX-2

HANGER SCHEDULE (U.N.O.)		
SUPPORTED MEMBER SIZE	HANGER	MIN. POST SIZE REQ.
2X RAFTERS, DBL. RAFTERS	L8SU, L8U	--
2X CEILING JOISTS, DBL. JOISTS	LUS, LUS	--
TJI FLOOR I-JOISTS	ITS	--
4X BEAM SAUN LUMBER	HU	4X4 DF#2
6X BEAMS SAUN LUMBER	HU	4X6 DF#2
3 1/2" WIDE ENGINEERED BEAM	HHUS	4X4 DF#2
5 1/2" WIDE ENGINEERED BEAM	HHUS	4X6 DF#2
7" WIDE ENGINEERED BEAM	HGUS	6X6 DF#1 / 4X8 DF#1
1/4" MICROLAM	LSU	2-2X4 DF#2
SKEWED BEAMS	SKEWED HU	4X4 DF#2
SINGLE FLANGE APPLICATIONS	MGU	--
TRUSS HANGERS	USE MANUF. SUPPLIED HANGERS	

**LEGEND :**

**POSTS: (SEE DETAIL 9/SD-2)**

- DBL. 2X4 POST
- 4 X 4 POST
- 4 X 6 POST
- 6 X 6 POST
- INDICATES 4X OR 6X KING POST

**UPPER FLOOR HOLD-DOWNS: (SEE DETAIL 10/11/12/SD-5)**

- INDICATES WELDED HOLD-DOWN THREADED ROD PER DET. X/SD-X
- INDICATES HOLD-DOWN STRAP/BRACKET
- INDICATES SHEAR ELEMENT VERTICAL END POST
- INDICATES BEAM SUPPORTING POST
- INDICATES HOLD-DOWN STRAP/BRACKET BEAM TO POST CONNECTION
- INDICATES LOCATION OF THROUGH BOLT ON SUPPORTING BEAM BELOW

**HOLD-DOWNS: (SEE DETAIL 1/SD-1)**

- INDICATES HOLD-DOWN BRACKET
- INDICATES SHEAR ELEMENT VERTICAL END POST

HDU2 W/ SIMPSON SSB20 STAB BOLT  
 HDU5 W/ SIMPSON SSB24 STAB BOLT  
 HDQ8 W/ SB 1/2" X 24" STAB BOLT  
 HDQ11 W/ SB 1/2" X 30" STAB BOLT  
 HD19 W/ FAB 10 THREADED BOLT

**SHEAR-WALLS: (SEE SHEET SD-2)**

- INDICATES HOLD-DOWN BRACKET
- INDICATES SHEAR WALL LOCATION
- INDICATES SHEAR MATERIAL
- INDICATES NOT PART OF LATERAL SYSTEM
- INDICATES SHEAR-WALL TYPE
- INDICATES SHEAR-WALL LENGTH
- INDICATES SHEAR ELEMENT VERTICAL END POST
- INDICATES STRAP / UPPER FLOOR HOLD-DOWN

NEW WALL  
 NON-SHEAR BEARING WALL

**FLOOR/CEILING/ROOF FRAMING:**

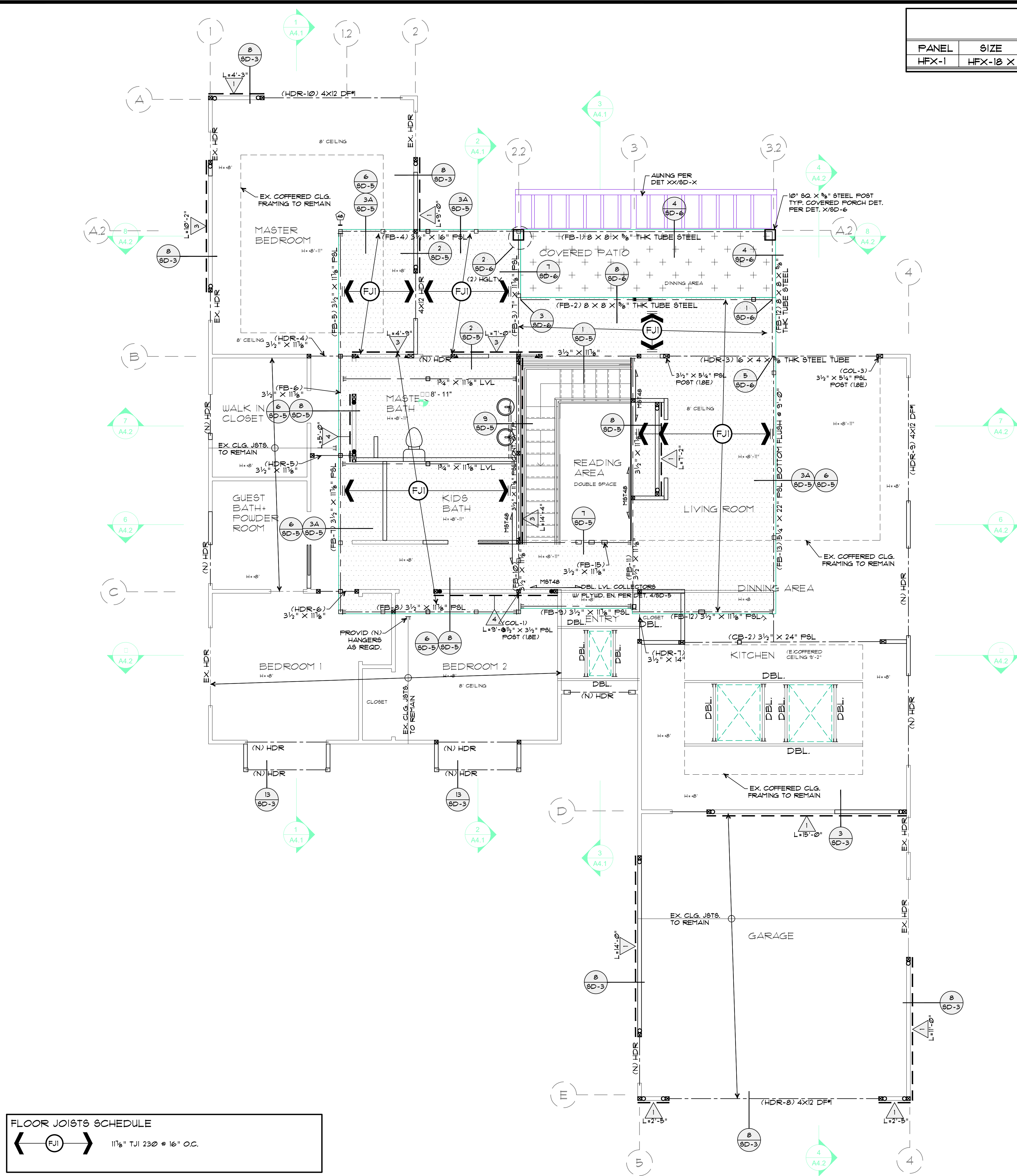
- HANGER PER SCHEDULE
- JOIST WITH A HANGER
- JOIST WITH A SUPPORT BELOW
- JOIST WITH A CANTILEVERED END
- 2nd FLOOR FRAMING
- 2nd FLOOR FRAMING (DECK/BALCONY)
- PRE-FABRICATED PANEL SEE HARDY FRAME SCHEDULE

**CEILING FRAMING NOTES :**

- CEILING JOISTS: SEE CEILING JOISTS SCHEDULE
- HEADERS: SEE SCHEDULE ON DETAIL 10/SD-2
- WALLS STUDS: 2 X 4 DF#2 @ 16" O.C. UP TO 10'-0" HEIGHT. USE 2 X 6 DF#2 @ 16" O.C. FOR WALLS 10'-2" AND TALLER
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
- ALL OPENINGS ON THE CEILINGS LARGER THAN 24" WIDE SHOULD BE FRAMED AROUND WITH DOUBLE CEILING JOISTS U.N.O.

**FLOOR FRAMING NOTES:**

- FLOOR JOISTS: SEE PLANS
- FLOOR SHING: 3/4" TAG PLYWOOD W/ 10d @ 6" O.C. EN. 4 10" O.C. FN.
- HEADERS: SEE SCHEDULE ON DETAIL 10/SD-2
- PROVIDE DOUBLE FLOOR JOISTS MIN. BELOW BEARING WALLS AND 2X MIN. BLOCKING UNDER THE PERPENDICULAR WALLS.
- SHEAR WALLS: SEE SCHEDULE ON SHEET SD-2
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
- PROVIDE PLYWOOD EDGE NAILING FOR ALL COLLECTOR BEAMS/JOISTS.
- CONTRACTOR SHOULD FOLLOW INSTALLATION SPECS PROVIDED ON SHEET FJ-1 FOR ENGINEERED FLOOR JOISTS



**FLOOR JOISTS SCHEDULE**

1 1/2" TJI 230 @ 16" O.C.

2nd FLOOR FRAMING & 1st FLOOR SHEAR WALL & CEILING PLAN SCALE: 1/4" = 1'-0"

**4x Engineering, Inc.**  
 Consulting Structural Engineering Services  
 4340 Stevens Creek Blvd, Suite #240  
 San Jose, CA 95129  
 Phone: (408)-642-5464

**MUTHU & NEELAKANTAN RESIDENCE**  
 301 SPAGNOLI COURT  
 LOS ALTOS, CA 94024

PROJECT NAME: MUTHU & NEELAKANTAN RESIDENCE

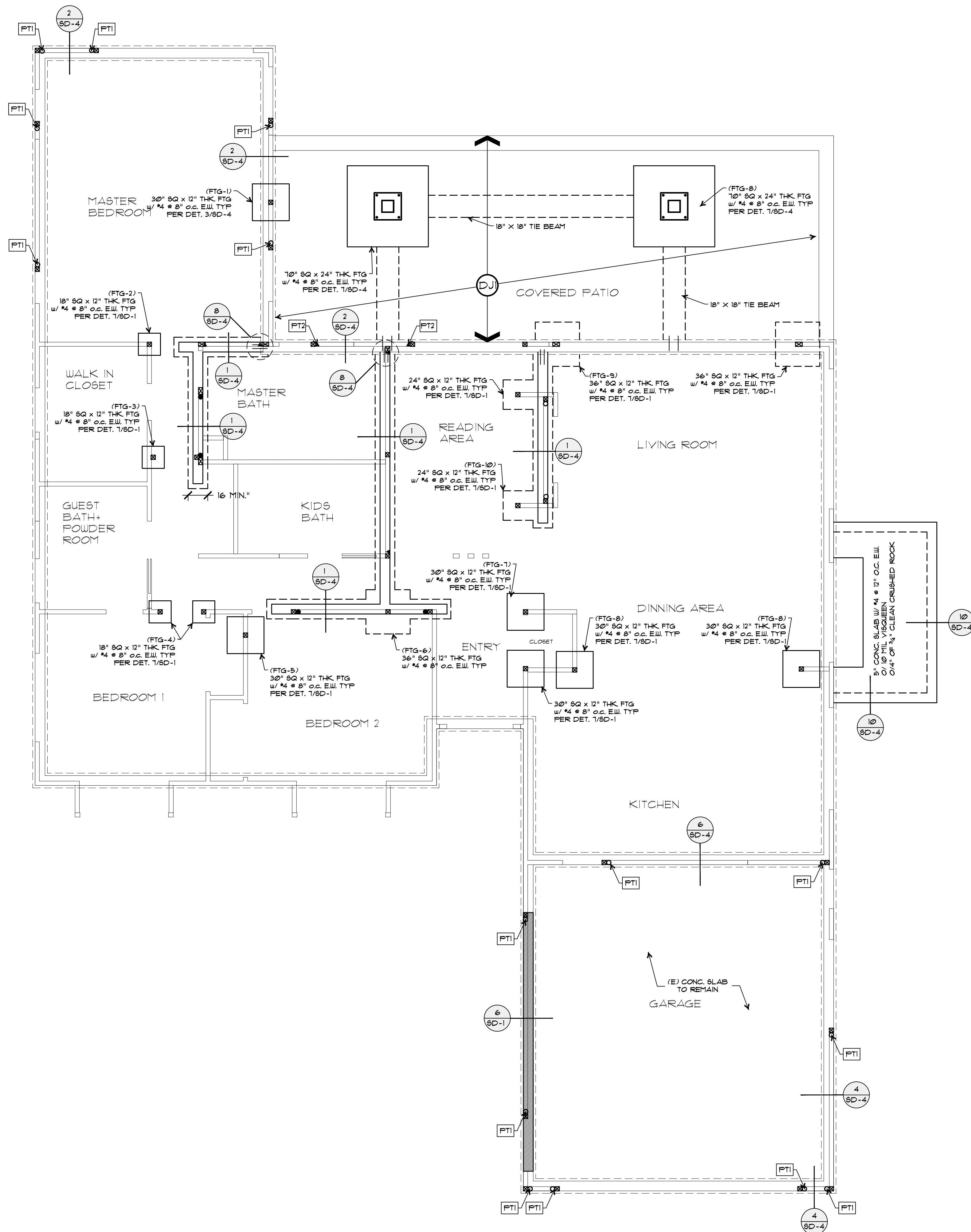
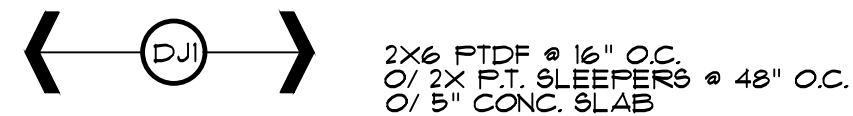
NO. REVISIONS BY

DATE: 1-13-21  
 SCALE: AS NOTED

SHEET NO. **S-2**



FLOOR JOISTS SCHEDULE



HANGER SCHEDULE (U.N.O.)		
SUPPORTED MEMBER SIZE	HANGER	MIN. POST SIZE REQ.
2X RAFTERS, DBL. RAFTERS	LSSU, LSU	--
2X CEILING JOISTS, DBL. JOISTS	LUS, LUS	--
TJI FLOOR I-JOISTS	ITS	--
4X BEAM SAW LUMBER	HU	4X4 DF#2
6X BEAMS SAW LUMBER	HU	4X6 DF#2
3 1/2" WIDE ENGINEERED BEAM	HHUS	4X4 DF#2
5 1/2" WIDE ENGINEERED BEAM	HHUS	4X6 DF#2
7" WIDE ENGINEERED BEAM	HGUS	6X6 DF#1 / 4X8 DF#1
1 1/2" MICROLAM	LSU	2-2X4 DF#2
SKEWED BEAMS	SKEWED HU	4X4 DF#2
SINGLE FLANGE APPLICATIONS	MGU	--
TRUSS HANGERS	USE MANUF. SUPPLIED HANGERS	

FULL TEST VALUE TABLE	
HOLDDOWN NUMBER	VALUES (LBS.)
PT1	4500
PT2	9000

\* REQUIRED THREADED BOLTS SHOULD BE INSTALLED PER 1/8D-4 CONDITION "A" BEFORE CALLING FOR FULL TEST.

**LEGEND :**

**POSTS: (SEE DETAIL 9/8D-2)**

- DBL. 2X4 POST
- 4 X 4 POST
- 4 X 6 POST
- 6 X 6 POST
- INDICATES 4X OR 6X KING POST

**HOLDDOWNS: (SEE DETAIL 1/8D-1)**

- INDICATES HOLD-DOWN BRACKET
- INDICATES SHEAR ELEMENT VERTICAL END POST
- HDU2 W/ SIMPSON SSB230 STAB BOLT
- HDU5 W/ SIMPSON SSB234 STAB BOLT
- HDQ8 W/ SB 1/2"x24" STAB BOLT
- HHQ11 W/ SB 1X30 STAB BOLT
- HD19 W/ FAB 10 THREADED BOLT

**SHEAR-WALLS: (SEE SHEET 8D-2)**

- INDICATES HOLD-DOWN BRACKET
- INDICATES SHEAR WALL LOCATION
- INDICATES SHEAR MATERIAL
- INDICATES NOT PART OF LATERAL SYSTEM
- INDICATES SHEAR-WALL TYPE
- INDICATES SHEAR-WALL LENGTH
- INDICATES STRAP / UPPER FLOOR HOLD-DOWN
- NEW WALL
- NON-SHEAR BEARING WALL
- INDICATES THE SHEAR LINE NAME AND LOCATION
- STRAP BY LENGTH DEPICTED. SEE DETAIL 14/8D-3 FOR ROOF AND 4/8D-5 FOR FLOOR

**FLOOR/CEILING/ROOF FRAMING:**

- HANGER PER SCHEDULE
- JOIST WITH A HANGER
- JOIST WITH A SUPPORT BELOW

**FOUNDATION:**

- HANGER PER SCHEDULE
- WALL ABOVE
- CONCRETE SLAB PER PLANS
- TYPICAL SPREAD FOOTING
- EXISTING FOUNDATION TO REMAIN

- FLOOR FRAMING NOTES:**
- FLOOR JOISTS: SEE FLOOR JOISTS SCHEDULE
  - FLOOR SHING: EXISTING FLOOR SHEATHING TO REMAIN
  - HEADERS: SEE SCHEDULE ON DETAIL 10/8D-2
  - PROVIDE DOUBLE FLOOR JOISTS MIN. BELOW BEARING WALLS AND 2X MIN. BLOCKING UNDER THE PERPENDICULAR WALLS.
  - SHEAR WALLS: SEE SCHEDULE ON SHEET 8D-2
  - SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
  - PROVIDE PLYWOOD EDGE NAILING FOR ALL COLLECTOR BEAMS/JOISTS.

- FOUNDATION NOTES:**
- ALL HARDWARE IN DIRECT CONTACT WITH PRESSURE TREATED LUMBER SHALL BE GALVANIZED OR ZINC COATED OR STAINLESS STEEL.
  - TYP. HOLD-DOWN INSTALLATION: SEE DETAIL 1/8D-1
  - ALL HARDWARE SHOULD BE PRE-SET (ANCHOR BOLTS, HOLDDOWNS, ETC.) PRIOR TO CONCRETE POUR.
  - ALL HARDWARE SHOULD MANUFACTURED BY "SIMPSON" U.N.O. (REPLACEMENT HARDWARE IS ALLOWED, PLEASE CONTACT E.O.R.)
  - CONTRACTOR SHOULD PROVIDE CONSTRUCTION JOINTS ON ANY STRUCTURAL AND THEY SHOULD NOT BE SPACED MORE THAN 10'-0" IN ANY DIRECTION.
  - HARDY FRAME ANCHORAGE DETAIL IS PER HARDY FRAME SCHEDULE

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

PROJECT NAME: **MUTHU & NEELAKANTAN RESIDENCE**  
**301 SPAGNOLI COURT**  
**LOS ALTOS, CA 94024**

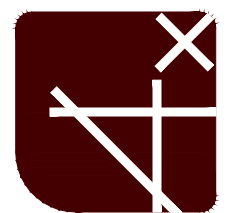
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JOB NO: 21-233  
 DRAWN: J.V.  
 DATE: 1-13-21  
 SCALE: AS NOTED

SHEET NO: **S-1**

**4x Engineering, Inc.**  
 Consulting Structural Engineering Services  
 4340 Stevens Creek Blvd, Suite #240  
 San Jose, CA 95129  
 Phone: (408)-642-5464





**RAFTER SCHEDULE**

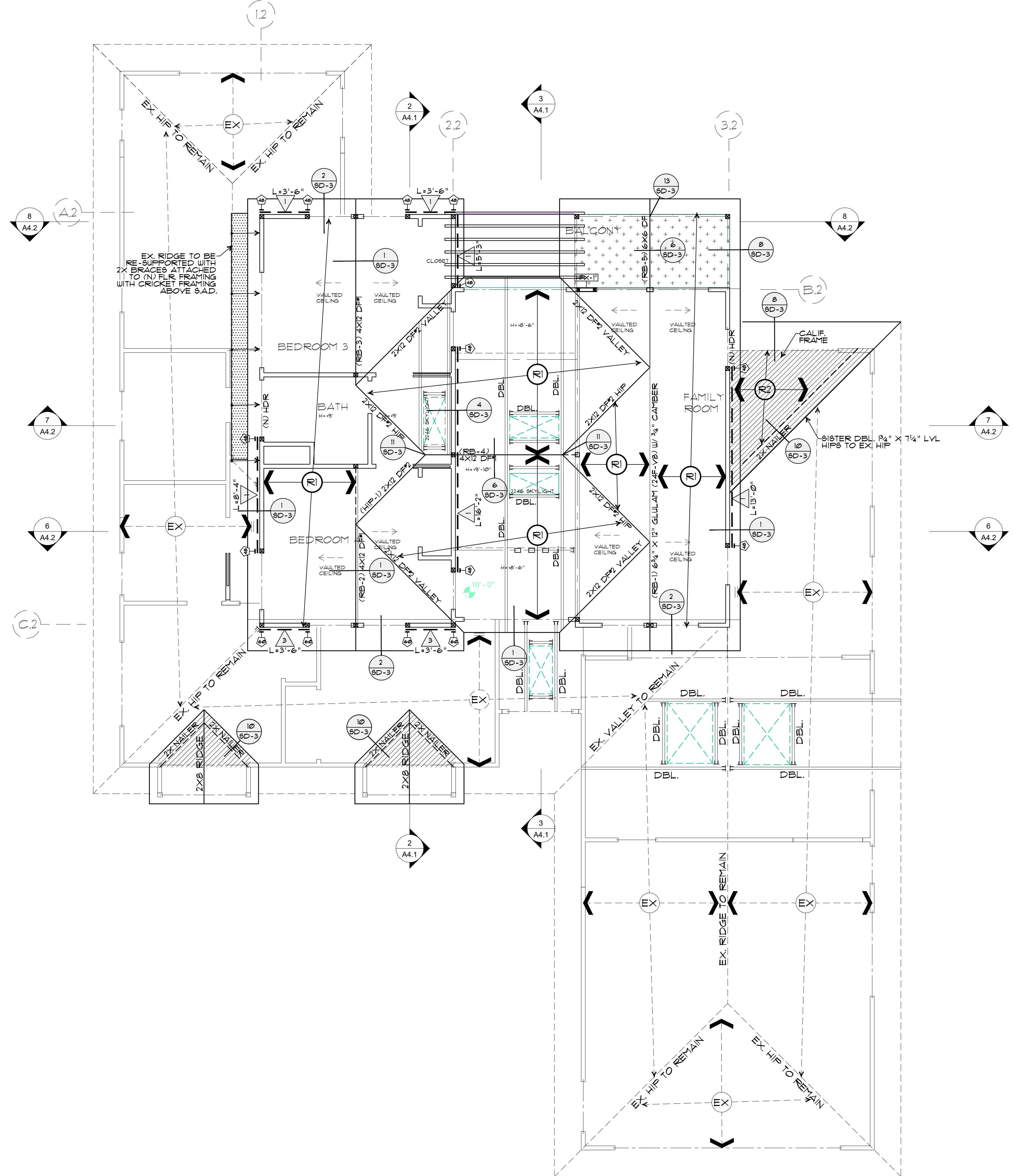
	2 X 8 DF#2 @ 24" O.C.
	2 X 6 DF#2 @ 24" O.C.
	2 X 8 DF#2 RAFTERS @ 24" O.C.

**HARDY FRAME SHEAR PANEL SCHEDULE (ESR-2089)**

PANEL	SIZE	ANCHOR	TOP CONN.	BOTT. CONN.
HFX-1	HFX-18 X 9	1 1/2" STD 14-20	6/HFX-2	2/HFX-1 AND 1/HFX-2

**HANGER SCHEDULE (UNO.)**

SUPPORTED MEMBER SIZE	HANGER	MIN. POST SIZE REQ.
2X RAFTERS, DBL. RAFTERS	L89U, L6U	--
2X CEILING JOISTS, DBL. JOISTS	LUS, LUS	--
TJI FLOOR 1-JOISTS	ITS	--
4X BEAM SAWN LUMBER	HU	4X4 DF#2
6X BEAMS SAWN LUMBER	HU	4X6 DF#2
3 1/2" WIDE ENGINEERED BEAM	HHUS	4X4 DF#2
5 1/4" WIDE ENGINEERED BEAM	HHUS	4X6 DF#2
7" WIDE ENGINEERED BEAM	HGUS	6X6 DF#1 / 4X8 DF#1
1 1/2" MICROLAM	L6U	2-2X4 DF#2
SKEWED BEAMS	SKEWED HU	4X4 DF#2
SINGLE FLANGE APPLICATIONS	MGU	--
TRUSS HANGERS	USE MANUF. SUPPLIED HANGERS	



- ROOF FRAMING NOTES:**
- ROOFING MATERIAL: COMP. SHINGLES (MAX WEIGHT = 4 PSF)
  - ROOF SHING: 1/2" CDX PLYUD W/ 8d @ 6" O.C. EN. 4 12" O.C. FN. W/ PLYUD CLIPS @ MID SPAN STAGGER. ALL BEAMS AND INSTALL LONG DIRECTION PERPENDICULAR TO THE FRAMING. (TYP. @ ALL ROOFS)
  - ROOF RAFTERS: SEE RAFTER SCHEDULE
  - HEADERS: SEE SCHEDULE ON DETAIL 10/SD-2
  - WALLS STUDS: 2 X 4 DF#2 @ 16" O.C. UP TO 10'-11" HEIGHT. USE 2 X 6 DF#2 @ 16" O.C. FOR WALLS 10'-2" AND TALLER.
  - COVER THE ENTIRE EXTERIOR WALLS OF THE BUILDING WITH W/ 1/2" CDX PLYUD. W/ TYPE-1 SHR WALL NAILING UNO. BY SHEAR WALL SCHEDULE
  - SHEAR WALLS: SEE SCHEDULE ON SHEET SD-2
  - SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
  - ALL OPENINGS ON ROOF PLYWOOD SHOULD BE STRAPPED W/ C916 COIL STRAP FOR MIN. 12" BEYOND THE OPENING ON ALL SIDES.
  - FOR CEILING BUILT UP SEE DETAILS 13/1 & 20 ON SHEET SD-3 TYP.

**LEGEND:**

**POSTS: (SEE DETAIL 9/SD-2)**

- DBL. 2X4 POST
- 4 X 4 POST
- 4 X 6 POST
- 6 X 6 POST
- INDICATES 4X OR 6X KING POST

**UPPER FLOOR HOLD-DOWNS: (SEE DETAIL 10/11/12/SD-5)**

- INDICATES WELDED HOLD-DOWN THREADED ROD PER DET. X/SD-X
- INDICATES HOLD-DOWN STRAP/BRACKET
- INDICATES SHEAR ELEMENT VERTICAL END POST
- INDICATES BEAM SUPPORTING POST
- INDICATES HOLD-DOWN STRAP/BRACKET BEAM TO POST CONNECTION
- INDICATES LOCATION OF THROUGH BOLT ON SUPPORTING BEAM BELOW

**SHEAR-WALLS: (SEE SHEET SD-2)**

- INDICATES HOLD-DOWN BRACKET
- INDICATES SHEAR WALL LOCATION
- INDICATES SHEAR MATERIAL
- INDICATES SHEAR-WALL TYPE
- INDICATES SHEAR-WALL LENGTH
- INDICATES SHEAR ELEMENT VERTICAL END POST
- INDICATES STRAP / UPPER FLOOR HOLD-DOWN

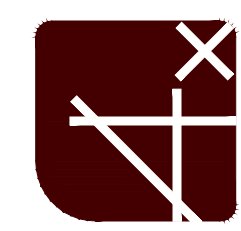
**ROOF/CEILING:**

- HANGER PER SCHEDULE
- CEILING JOISTS DIRECTION
- SIZE AND SPACING PER TABLE ON SD-0
- NEW SKYLIGHT
- SEE ARCH. DET. FOR SIZE INFORMATION PER DET. 9/SD-3
- NEW UPPER ROOF PER PLAN
- NEW LOWER ROOF PER PLAN
- NEW CALIFORNIA FRAMED AREA
- JOIST WITH A SUPPORT BELOW

PROJECT NAME: **MUTHU & NEELAKANTAN RESIDENCE**  
 301 SPAGNOLI COURT  
 LOS ALTOS, CA 94024  
 SCALE: 1/4" = 1'-0"

NO.	REVISIONS	BY

**4x Engineering, Inc.**  
 Consulting Structural Engineering Services  
 4340 Stevens Creek Blvd, Suite #240  
 San Jose, CA 95129  
 Phone:(408)-642-5464



**PROFESSIONAL ENGINEER**  
 No. C18712  
 Exp. 12/31/2022  
 CIVIL  
 STATE OF CALIFORNIA

JOB NO: 21-233	DRAWN: J.V.
DATE: 1-13-21	SCALE: AS NOTED
SHEET NO. <b>S-4</b>	