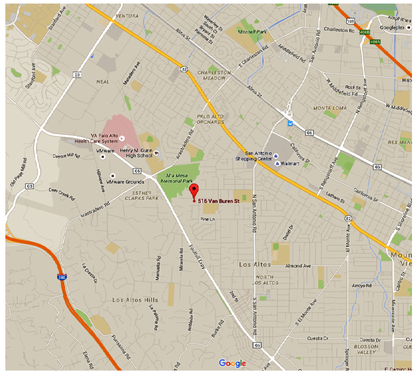

2 / A1 VICINITY MAP

NO SCALE

NORTH

ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED/REQ'D
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6' HIGH	2,925 S.F. 12.2%	4,408 S.F. 18.3% ⚠1	7,222 S.F. 30.0%
FLOOR AREA: MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS	1st FLR. 2,925 S.F. 2nd FLR. 0 S.F. TOTAL 2,925 S.F. 12.2%	3,251 S.F. 1,906 S.F. 5,157 S.F. 21.4%	5,157 S.F. 21.4%
SETBACKS:			
FRONT	39 FT.	35 FT.	25 FT.
REAR	116 FT.	127.25 FT.	25 FT.
RIGHT SIDE (1ST/2ND)	14.52 FT.	10/19 FT.	10/17.5 FT.
LEFT SIDE (1ST/2ND)	14.33 FT.	11.68/20 FT.	10/17.5 FT.
HEIGHT:	15.67 FT.	25.17 FT.	27 FT.

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	2,550 S.F.	2,176 S.F.	4,726 S.F.
NON-HABITABLE AREA DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES	375 S.F.	56 S.F.	431 S.F.

LOT CALCULATIONS

NET LOT AREA:		24,072 S.F.
FRONT YARD HARDSCAPE AREA: HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%	865 S.F.	36.0%
LANDSCAPE BREAKDOWN:	TOTAL HARDSCAPE AREA EXISTING & PROPOSED	6,453 S.F.
	EXISTING SOFTSCAPE (UNDISTURBED) AREA:	17,423 S.F.
	NEW SOFTSCAPE AREA:	196 S.F.
	SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA	

TREE INVENTORY

ITEM #	SIZE DBH	DESCRIPTION	REMOVE
1	14.0	OAK	NO
2	14.0	OAK	NO
3	60.0	PINE	NO
4	40.0	PINE	NO
5	24.0	DEODAR CEDAR	YES
6	(4) 6.0	BAY	YES
7	10.0	PLUM	YES
8	40.0	DOUGLAS FIR	YES
9	60.0	CEDAR	NO
10	36.0	CEDAR	NO
118.0		RELOCATE CHERRY	NO
12	(2)10	CEDAR	YES
13	14.0	PITTOSPORUM	YES
14	(3)12.0	CEDAR	NO ⚠1
15	(2)12.0	PITTOSPORUM	YES

DHB = DIAMETER IN INCHES AT BREAST HEIGHT
NT=NEW TREE - SEE LANDSCAPE PLAN - SHT. L-4.0

AREA SCHEDULE

LOT AREA		24,072 S.F.
LIVABLE AREA		
MAIN FLOOR		2,820 S.F.
UPPER FLOOR		1,906 S.F.
	TOTAL	4,726 S.F.
GARAGE		431 S.F.
COVERED ENTRY		149 S.F. ⚠1
COV'D TERRACE		674 S.F.
BDRM#6 COV'D PORCH		68 S.F.
BDRM#5 COV'D PORCH		225 S.F.
CHIMNEYS		34 S.F. ⚠1
COVERAGE		
ALLOWED	(30%)	7,222 S.F.
EXISTING		2,925 S.F.
PROPOSED		4,408 S.F. ⚠1
FLOOR AREA		
ALLOWED	(26.8%)	5,157 S.F.
EXISTING		2,925 S.F.
PROPOSED		5,157 S.F.

PROJECT INFO

OWNER:	NIKHIL & MAITHILI BOBDE 516 VAN BUREN STREET LOS ALTOS, CA 94022
JOB ADDRESS:	516 VAN BUREN STREET LOS ALTOS, CA 94022
BUILDING OCCUPANCY GROUP(S):	R-3/U
TYPE(S) OF CONSTRUCTION:	V-B
ZONING:	R1-10
OCCUPANCY CATEGORY:	II
A.P.N.	167-20-019
ARCHITECT:	RH ASSOCIATES, ARCHITECTS 22867 SUNSET RIDGE DR. AUBURN, CA 95602 CONTACT: J. STEVE COLLOM (530) 268-3055 steve.collom@gmail.com
CIVIL ENGINEER:	NNR ENGINEERING 535 WEYBRIDGE DRIVE SAN JOSE, CA 95123 CONTACT: NADIM RAFOUL (408) 348-1813 nnrengineering@yahoo.com
GEOTECHNICAL ENGINEER:	ROMIG ENGINEERS, INC. 1390 EL CAMINO REAL, 2ND FLR. SAN CARLOS, CA 94070 CONTACT: GLENN ROMIG (650) 591-5224 glenn@romigengineers.com
LANDSCAPE DESIGN:	JOHN ALDRICH & ASSOCIATES 609 PRICE AVE. SUITE 207 REDWOOD CITY, CA 94063 CONTACT: JOHN ALDRICH (650) 362-3088 john_aldrich-la@sbcglobal.net

INDEX OF DRAWINGS

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A4 ROOF PLAN, AREA DIAGRAMS
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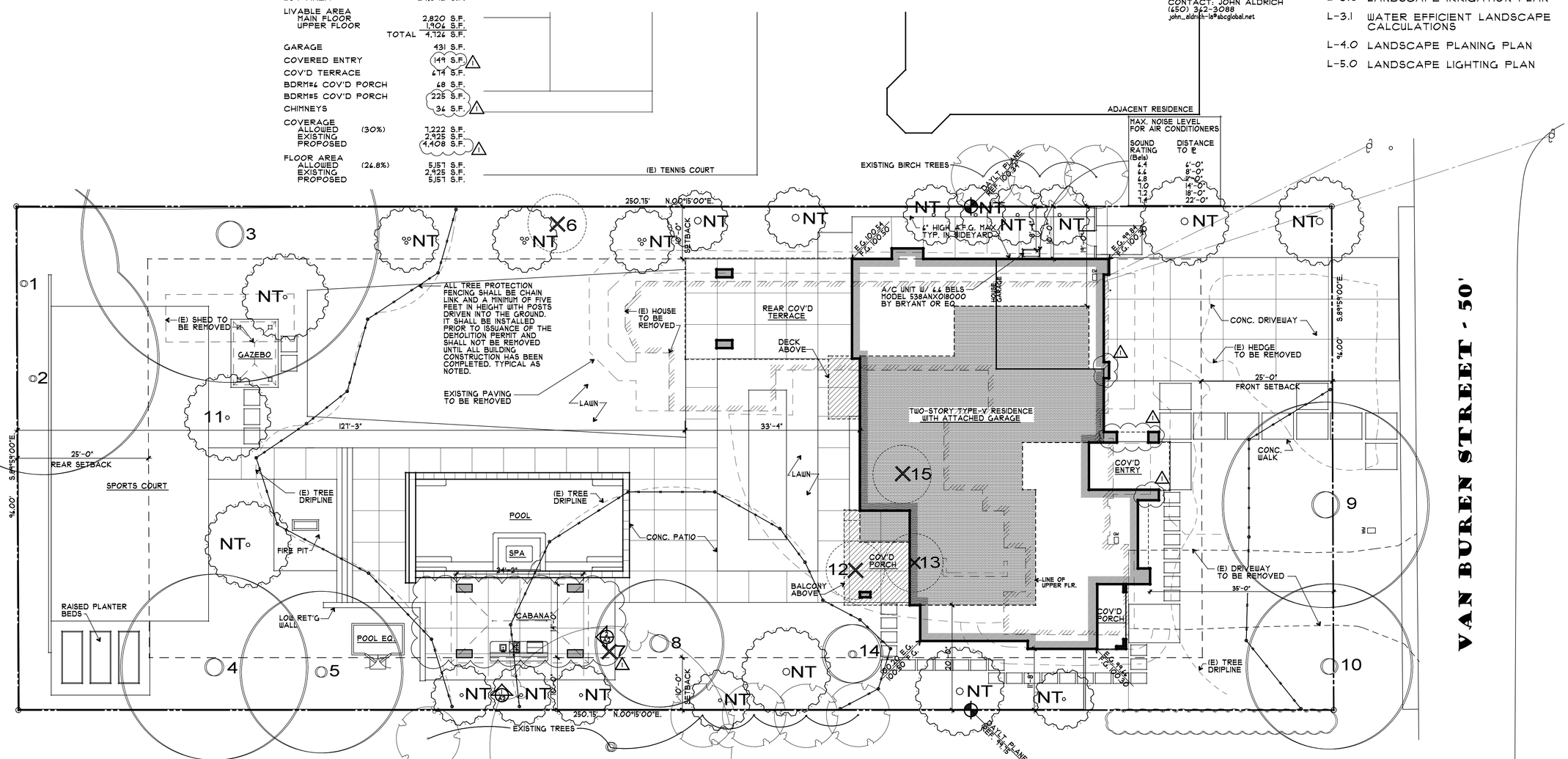

1 / A1 SITE PLAN

1" = 10'-0"

0 5 10 15 25

SEE CIVIL PLAN BY NNR ENGINEERING FOR GRADING AND DRAINAGE INFORMATION

SEE LANDSCAPE PLAN BY JOHN ALDRICH & ASSOCIATES FOR LANDSCAPE & HARDSCAPE DESIGN

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A PROPOSED REMODEL & ADDITION FOR: NIKHIL & MAITHILI BOBDE
516 VAN BUREN STREET LOS ALTOS, CALIFORNIA

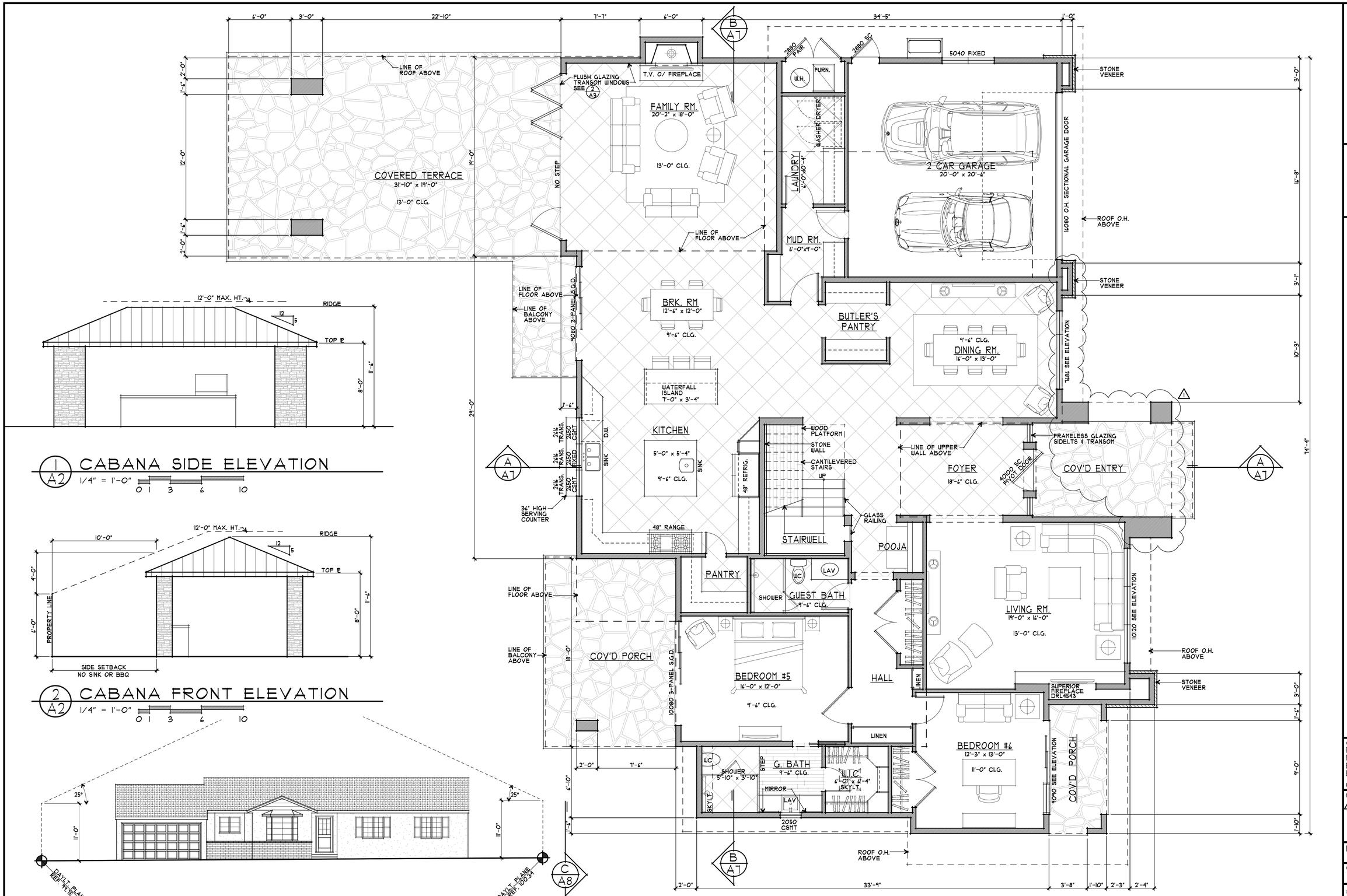
drawings: COVER SHEET

revisions: ⚠1 4/20/16 PLANNING

project number: 2300

date: APRIL 2016

sheet number: A1



1/A2 CABANA SIDE ELEVATION
1/4" = 1'-0"

2/A2 CABANA FRONT ELEVATION
1/4" = 1'-0"

3/A2 EXISTING FRONT ELEVATION
1/8" = 1'-0"

4/A2 MAIN FLOOR PLAN
1/4" = 1'-0"

NORTH

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A PROPOSED REMODEL & ADDITION FOR:
MIKE & MAITHILI BOBDE
516 VAN BUREN STREET
LOS ALTOS, CALIFORNIA

drawings
MAIN FLOOR PLAN
EXISTING FRONT ELEVATION
CABANA ELEVS

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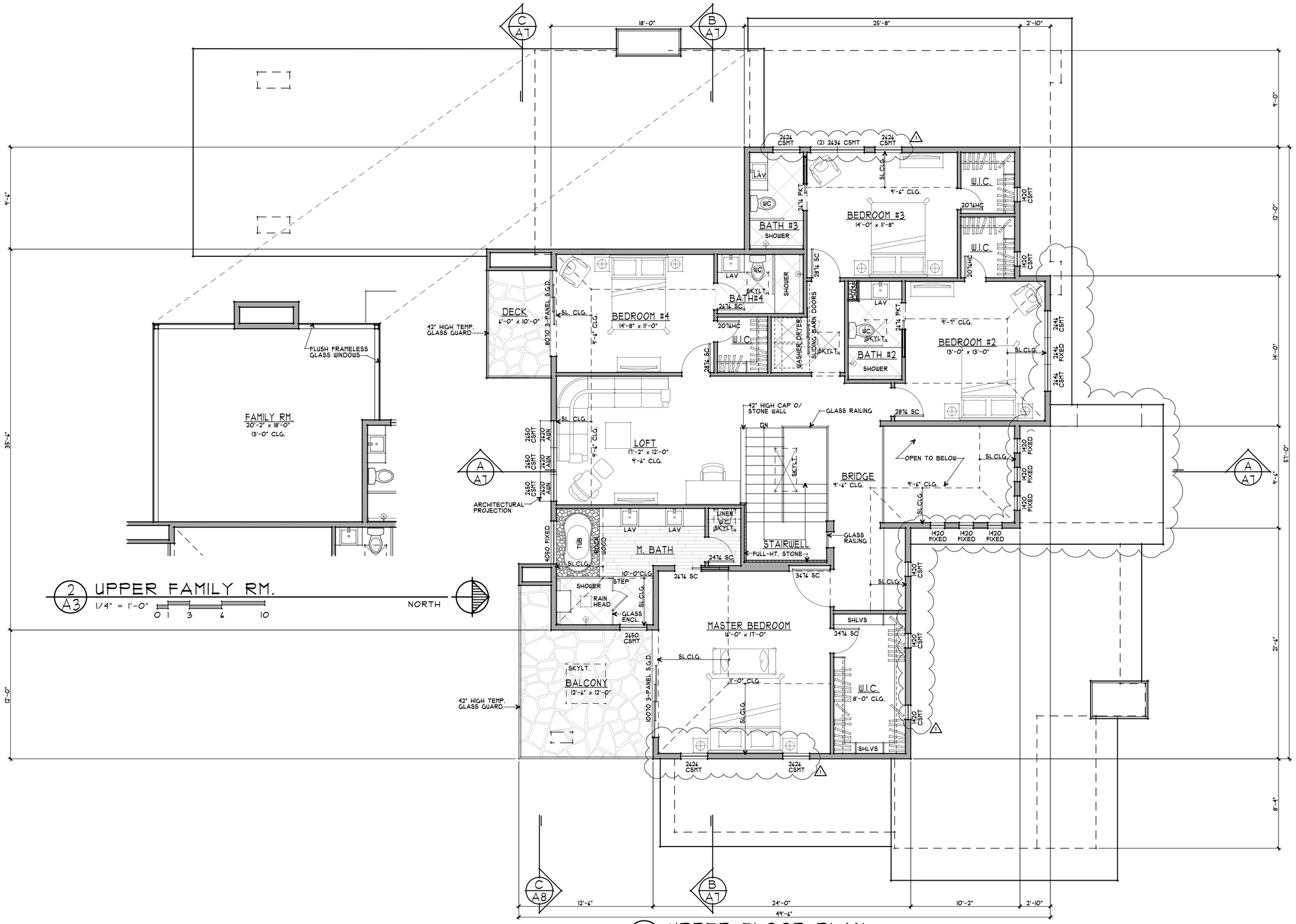

2 A3 UPPER FAMILY RM.
1/4" = 1'-0"
0 1 3 6 10

1 A3 UPPER FLOOR PLAN
1/4" = 1'-0"
0 1 3 6 10

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A PROPOSED REMODEL & ADDITION FOR:
NIKHIL & MAITHILI BOBDE
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LOS ALTOS, CALIFORNIA

drawings
UPPER FLOOR PLAN

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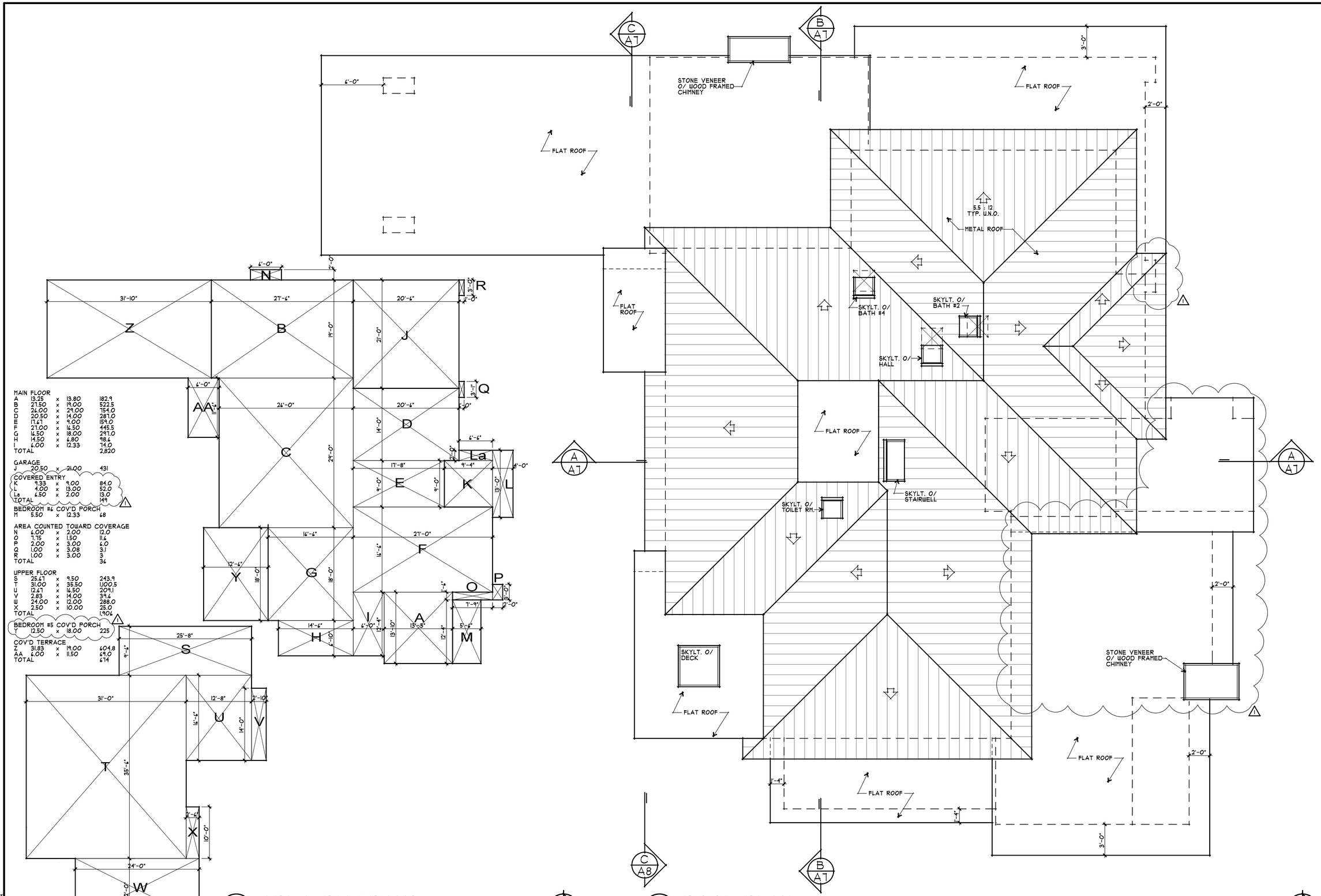

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A PROPOSED REMODEL & ADDITION FOR: MICHAEL & MICHELLE BOBDE

516 VAN BUREN STREET
LOS ALTOS, CALIFORNIA

drawings
ROOF PLAN
AREA DIAGRAMS

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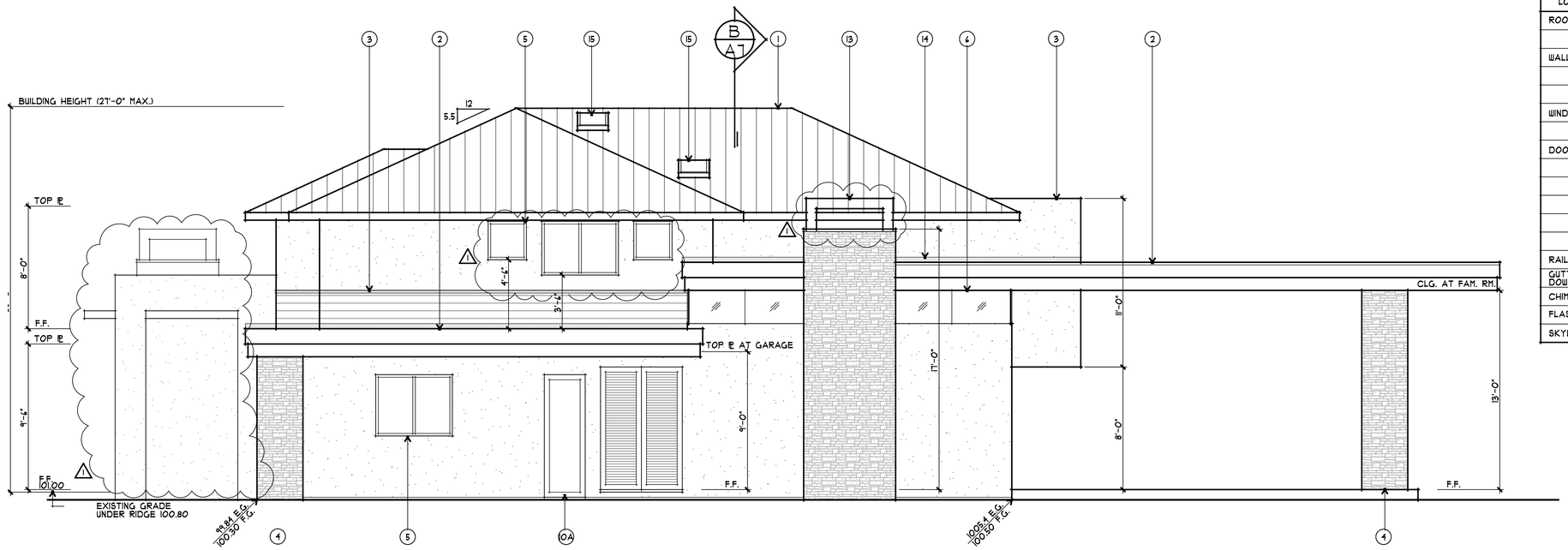
EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	METAL ROOF - CLASS A
	1A	FLAT ROOF W/ SHEET METAL EDGE
WALLS	2	STUCCO
	3	HORIZONTAL WOOD SIDING
	4	STONE VENEER
WINDOWS	5	STEEL FRAME DUAL PANE
	6	FRAMELESS GLASS
DOORS	7	WOOD ENTRY DOOR TO MATCH HORIZ. SIDING
	8	OVERHEAD GARAGE DOOR TO MATCH HORIZONTAL SIDING
	9	STEEL FRAME FRENCH DOORS
	10	STEEL FRAME SLIDING DOORS
	10A	HOLLOW METAL GARAGE MAN DOOR
	10B	NANA DOOR
RAILINGS	11	TEMPERED GLASS - BOTTOM SUPPORTED
GUTTERS & DOWNSPOUTS	12	G.I. GUTTERS W/ DOWNSPOUTS - PAINT
CHIMNEY	13	STONE VENEER O/ WOOD FRAMING
FLASHING	14	G.I. FLASHING - PAINT
SKYLIGHTS	15	CURB MOUNTED OR SELF-FLASHING



2 A5 RIGHT (WEST) ELEVATION

1/4" = 1'-0"

0 1 3 6 10

1 A5 FRONT (NORTH) ELEVATION

1/4" = 1'-0"

0 1 3 6 10

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A PROPOSED REMODEL & ADDITION FOR: NIKIL & MAITHILI BOBDE

516 VAN BUREN STREET

LOS ALTOS, CALIFORNIA

drawings
EXTERIOR ELEVATIONS

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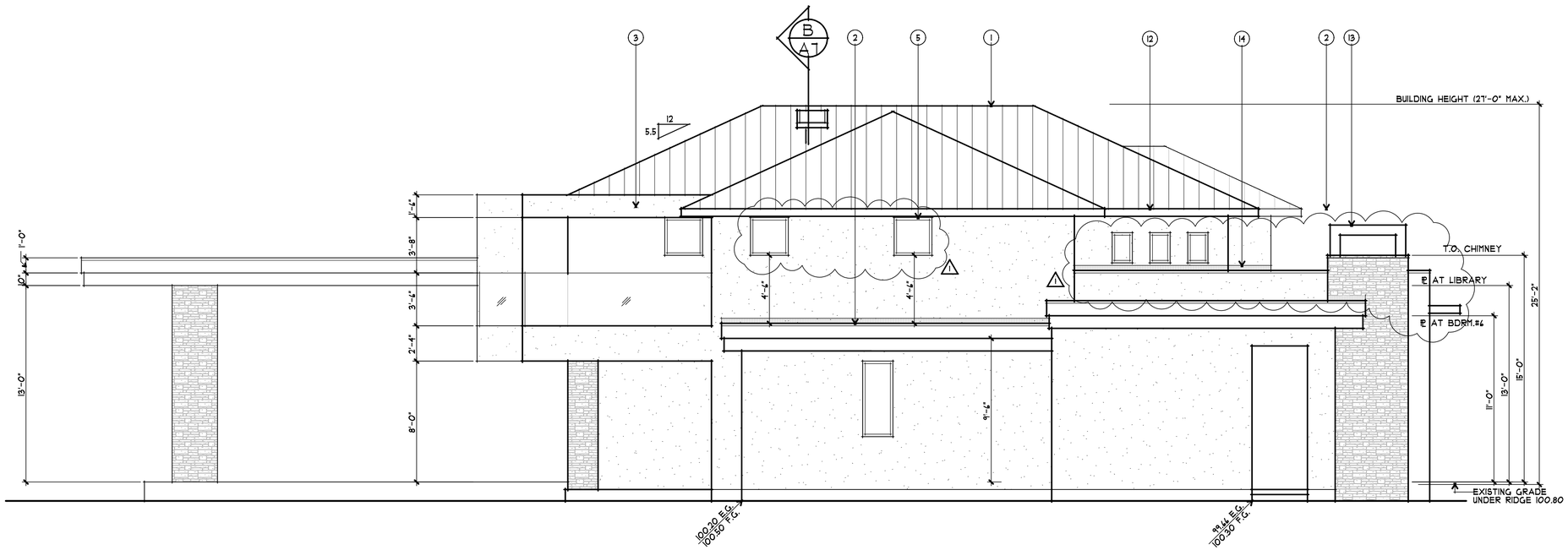

2/A6 LEFT (EAST) ELEVATION

1/4" = 1'-0"

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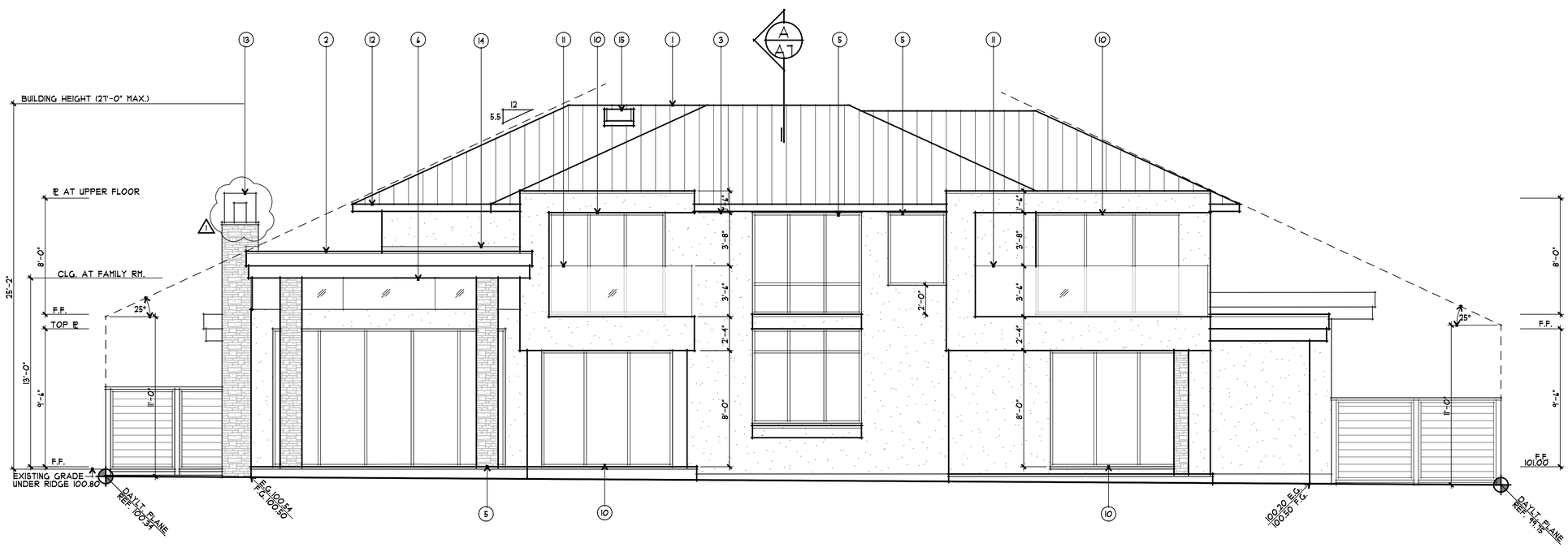

1/A6 REAR (SOUTH) ELEVATION

1/4" = 1'-0"

0 1 3 6 10

EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	METAL ROOF - CLASS A
	1A	FLAT ROOF W/ SHEET METAL EDGE
WALLS	2	STUCCO
	3	HORIZONTAL WOOD SIDING
	4	STONE VENEER
WINDOWS	5	STEEL FRAME DUAL PANE
	6	FRAMELESS GLASS
DOORS	7	WOOD ENTRY DOOR TO MATCH HORIZ. SIDING
	8	OVERHEAD GARAGE DOOR TO MATCH HORIZONTAL SIDING
	9	STEEL FRAME FRENCH DOORS
	10	STEEL FRAME SLIDING DOORS
	10A	HOLLOW METAL GARAGE MAN DOOR
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RAILINGS	11	TEMPERED GLASS - BOTTOM SUPPORTED
GUTTERS & DOWNSPOUTS	12	G.I. GUTTERS W/ DOWNSPOUTS - PAINT
CHIMNEY	13	STONE VENEER O/ WOOD FRAMING
FLASHING	14	G.I. FLASHING - PAINT
SKYLIGHTS	15	CURB MOUNTED OR SELF-FLASHING

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A PROPOSED REMODEL & ADDITION FOR:
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LOS ALTOS, CALIFORNIA

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EXTERIOR ELEVATIONS

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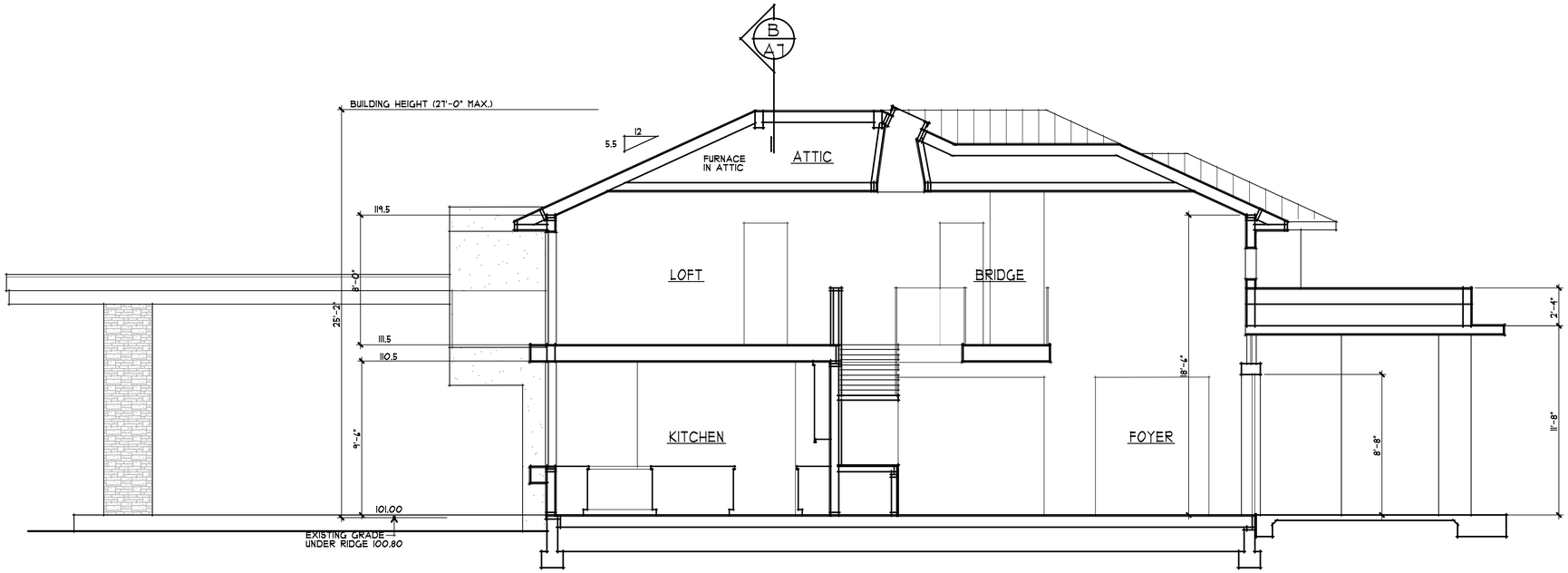
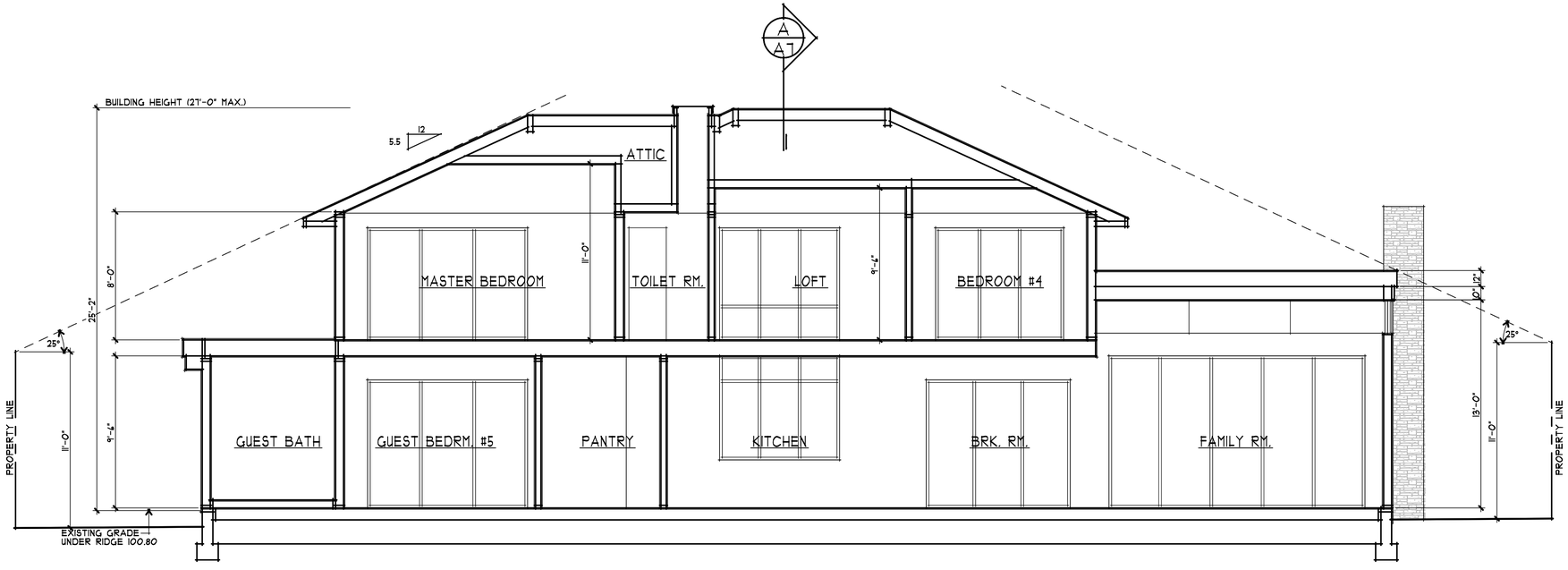


A/A7 BUILDING SECTION

1/4" = 1'-0"

0 1 3 6 10



B/A7 BUILDING SECTION

1/4" = 1'-0"

0 1 3 6 10

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STATE OF CALIFORNIA

A PROPOSED REMODEL & ADDITION FOR:
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LOS ALTOS, CALIFORNIA

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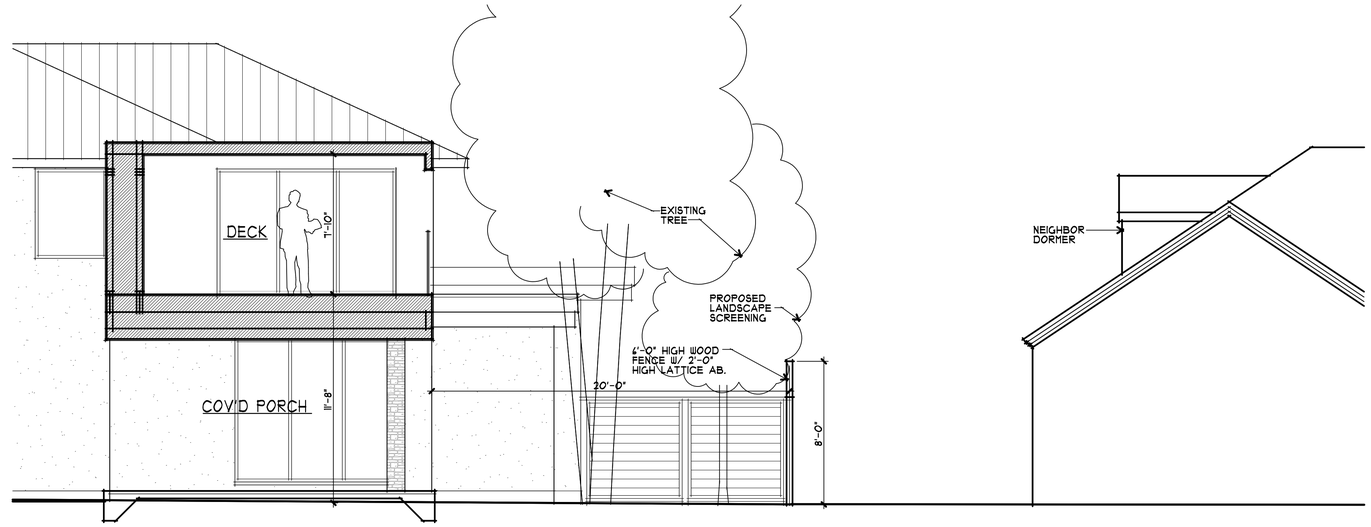
VIEW A

VIEW B

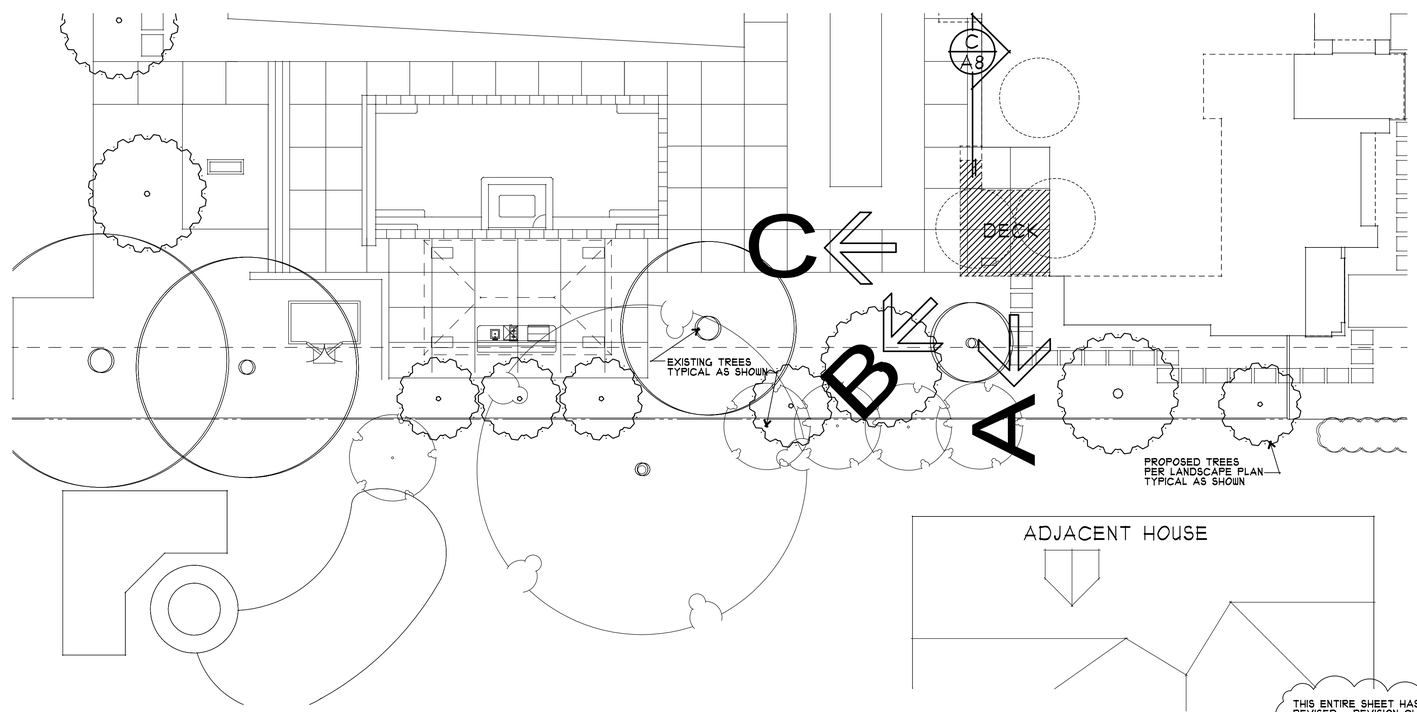
VIEW C



C/A8 BALCONY SECTION

1/4" = 1'-0"

0 1 3 6 10



THIS ENTIRE SHEET HAS BEEN REVISED - REVISION CLOUD OMITTED FOR CLARITY 1

1/A8 BALCONY SIGHT LINES

1/4" = 1'-0"

0 1 3 6 10

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A PROPOSED REMODEL & ADDITION FOR:

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LOS ALTOS, CALIFORNIA

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BALCONY SECTIONS
BALCONY SIGHT LINES

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494 VAN BUREN ST.

506 VAN BUREN ST.

526 VAN BUREN ST.

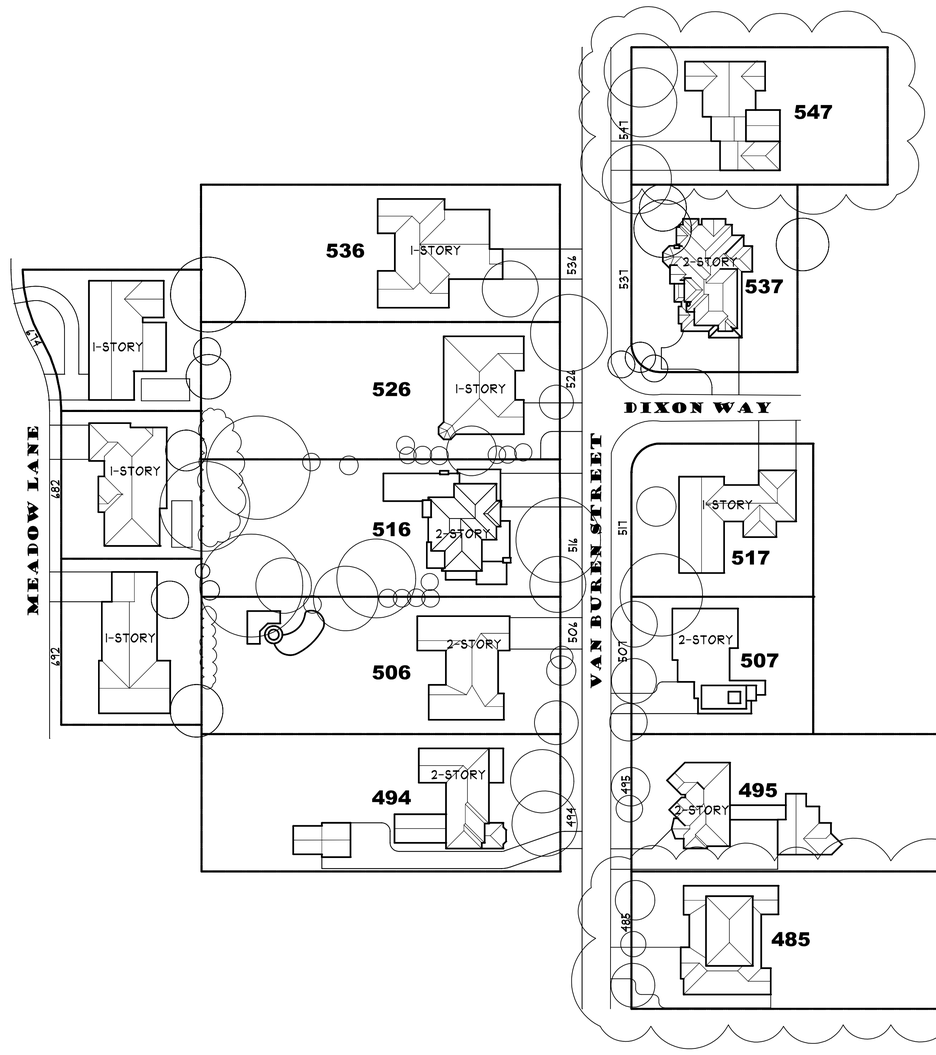
536 VAN BUREN ST.

517 VAN BUREN ST.

537 VAN BUREN ST.

507 VAN BUREN ST.

547 VAN BUREN ST.



495 VAN BUREN ST.

485 VAN BUREN ST.

1 A9 CONTEXT MAP

1" = 50'-0"

0 25 50 100 150

NORTH

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A PROPOSED REMODEL & ADDITION FOR:

NIKIL & MAITHILI BOBDE

516 VAN BUREN STREET

LOS ALTOS, CALIFORNIA

drawings
CONTEXT MAP

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1 4/20/16 PLANNING

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2300

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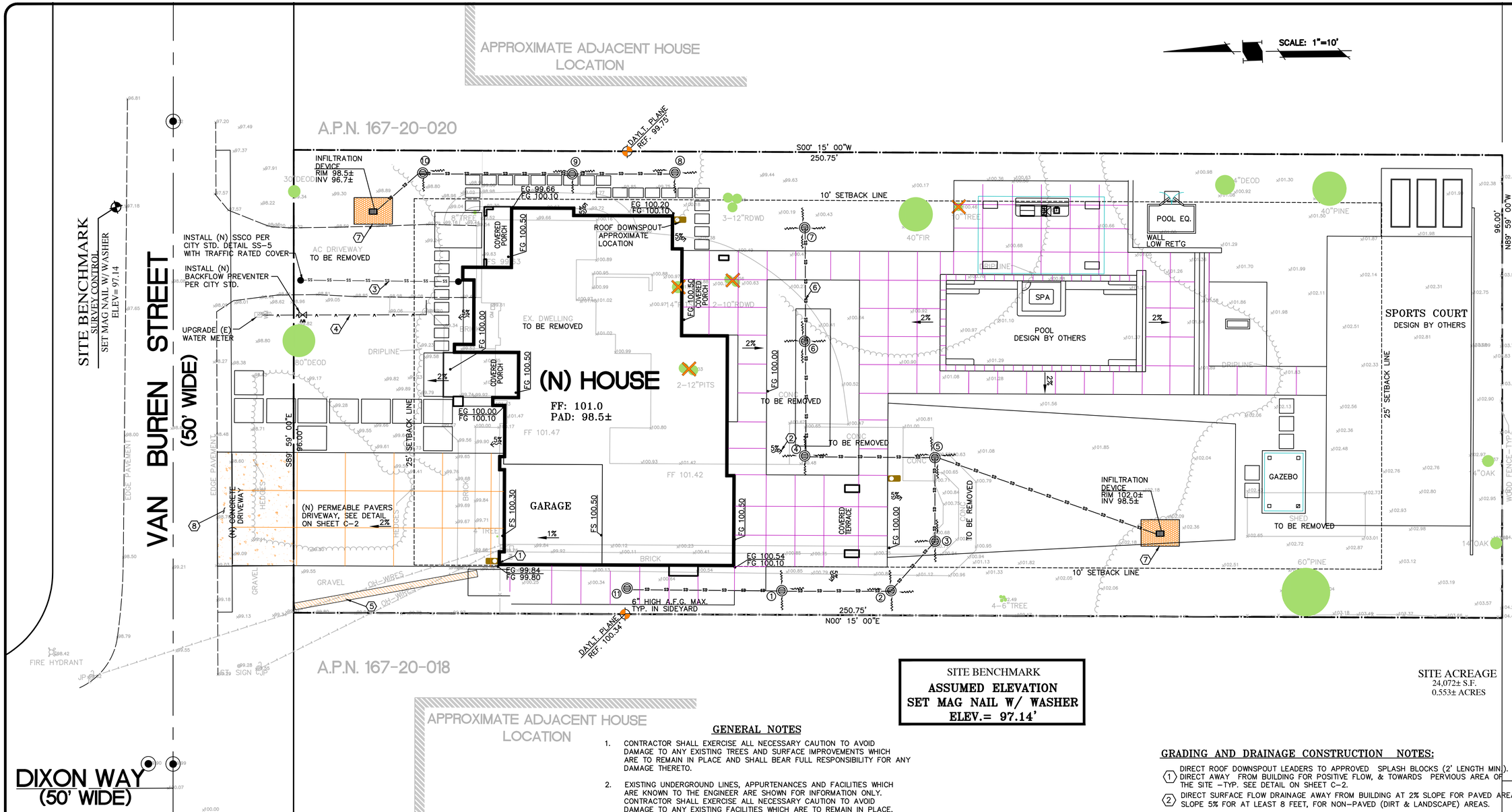


SITE BENCHMARK
ASSUMED ELEVATION
SET MAG NAIL W/ WASHER
ELEV.= 97.14'

SITE ACREAGE
24,072± S.F.
0.553± ACRES

ABBREVIATION

AD	AREA DRAIN
CO	CLEANOUT
(E)	EXISTING
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SLAB
INV	INVERT
(N)	NEW
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
RDS	ROOF DOWNSPOUT
CB	CATCH BASIN

DESCRIPTION / LEGEND

PROPERTY LINE
CENTERLINE
SANITARY SEWER
STORM DRAIN LINE
DRAINAGE FLOW
REMOVE TREE

UNDERGROUND NOTES

1. CONTRACTORS SHALL EXPOSE AND VERIFY PIPE MATERIAL, LINE SIZE, LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING SANITARY SEWERS, STORM DRAINS, AND WATER LINES AT ALL TIE-INS AND CROSSINGS PRIOR TO CONSTRUCTING NEW FACILITIES.
2. UNLESS OTHERWISE NOTED, ALL STORM DRAINS, SANITARY SEWERS, MANHOLES AND INLETS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF LOS ALTOS STANDARD SPECIFICATIONS AND STANDARD PLAN DETAILS AS DESIGNATED AND TO DETAILS AS SHOWN ON THE PLAN.
3. ALL TRENCH EXCAVATION, BACKFILL AND BEDDING FOR STORM DRAINS AND SANITARY SEWERS SHALL CONFORM TO THE CITY OF LOS ALTOS STANDARD SPECIFICATIONS, AND DETAILS.
4. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
5. ALL GAS, ELECTRICAL, TELEPHONE AND CABLE T.V. UTILITIES, WILL BE DESIGNED AND CONSTRUCTED BY OTHERS UNDER SEPARATE CONTRACTS AND PLANS.

GENERAL NOTES

1. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES AND SURFACE IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.
2. EXISTING UNDERGROUND LINES, APPURTENANCES AND FACILITIES WHICH ARE KNOWN TO THE ENGINEER ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING FACILITIES WHICH ARE TO REMAIN IN PLACE, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO. NO WARRANTY IS GIVEN AS TO THE COMPLETENESS AND ACCURACY OF SUCH FACILITIES INFORMATION.
3. ALL CONTRACTORS WILL BE RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
4. CONTRACTOR SHALL CALL UNDERGROUND SERVICES ALERT "USA" CENTER AT 800/642-2444, A TOLL-FREE NUMBER, 48 HOURS IN ADVANCE OF ANY EXCAVATION ACTIVITY SO ALL UNDERGROUND FACILITIES CAN BE LOCATED AND MARKED.
5. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONJUNCTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OR THE ENGINEER.
6. IT SHALL BE THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO COORDINATE THEIR WORK SO AS TO ELIMINATE CONFLICTS AND TO INSURE COMPLETION OF THE ENTIRE PROJECT WITHIN THE SPECIFIED PERIOD.
7. THE CONTRACTOR SHALL MAINTAIN THE STREET, SIDEWALKS AND ALL OTHER RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

UTILITY SERVICE

THE APPLICANT SHALL SUBMIT WRITTEN CERTIFICATION FROM THE APPROPRIATE ENERGY AND COMMUNICATION UTILITIES TO THE PUBLIC WORKS DEPARTMENT AND THE PLANNING DIVISION STATING THAT THEY WILL PROVIDE ENERGY AND COMMUNICATION SERVICES TO THE PROPOSED PARCELS OF THIS SUBDIVISION.

THE LOCATIONS OF THE MAIN WATER SERVICE AND SANITARY SEWER LINES ARE APPROXIMATE, PRIOR TO THE CONNECTION POINTS SHOWN. AS A REMINDER, A SEWER CONNECTION PERMIT FROM SANITATION DISTRICT, AND A CONNECTION LETTER FROM THE WATER COMPANY ARE REQUIRED.

ENCROACHMENT PERMIT

NO PROPOSED CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BEGIN UNTIL CITY REQUIREMENTS FOR THE ISSUANCE OF AN ENCROACHMENT PERMIT, INCLUDING REVIEW OF THE PLANS, HAVE BEEN MET AND AN ENCROACHMENT PERMIT ISSUED.

GRADING AND DRAINAGE CONSTRUCTION NOTES:

1. DIRECT ROOF DOWNSPOUT LEADERS TO APPROVED SPLASH BLOCKS (2' LENGTH MIN.). DIRECT AWAY FROM BUILDING FOR POSITIVE FLOW, & TOWARDS PERVIOUS AREA OF THE SITE -TYP. SEE DETAIL ON SHEET C-2.
2. DIRECT SURFACE FLOW DRAINAGE AWAY FROM BUILDING AT 2% SLOPE FOR PAVED AREAS AND SLOPE 5% FOR AT LEAST 8 FEET, FOR NON-PAVED (DIRT & LANDSCAPE) AREAS.
3. 4" SDR-26 SS. LAT. @ 2% MIN.
4. (N) WATER SERVICE LINE, (DESIGN BY OTHERS). CONNECT WATER SERVICE WITH METER PER CITY STANDARD REQUIREMENTS.
5. APPROXIMATE LOCATION OF JOINT TRENCH INCLUDES: ALL GAS/ELECTRIC LINES, COMMUNICATIONS LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND. FOR TRENCH PAVING, BACKFILL AND PIPING BEDDING SECTIONS SEE CITY STD. DETAIL SU-19 SHOWN ON SHEET C-2.
6. 6" PVC (SDR-35) @ S=0.5% MIN.
7. "INFILTRATION DEVICE" 8'X8'X4' DEEP, SEE DETAIL ON SHEET C-2.
8. CONSTRUCT (N) CONCRETE D/W PER CITY STANDARD DETAIL SU-9. "PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC R/W, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED".

EARTH WORK NOTE:

THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SOILS ENGINEER'S RECOMMENDATIONS ON STRIPPING AND SITE PREPARATION FOR ALL PERTINENT GRADING, PAVING AND TRENCH BACKFILL ON THIS SITE.

NOTE:

THE QUANTITIES ARE SHOWN FOR THE PURPOSE OF GRADING PERMIT APPROVAL FROM THE CITY OF LOS ALTOS AND ARE NOT TO BE USED FOR PAYMENT TO THE CONTRACTOR . CONTRACTOR SHALL ESTABLISH HIS OWN QUANTITIES.

APPROXIMATE CUT REQUIRED	200± CY
FILL REQUIRED	20± CY

REGISTERED PROFESSIONAL ENGINEER NADIM N. RAFFOUL No. 56027 Exp. 12/31/16 CIVIL STATE OF CALIFORNIA

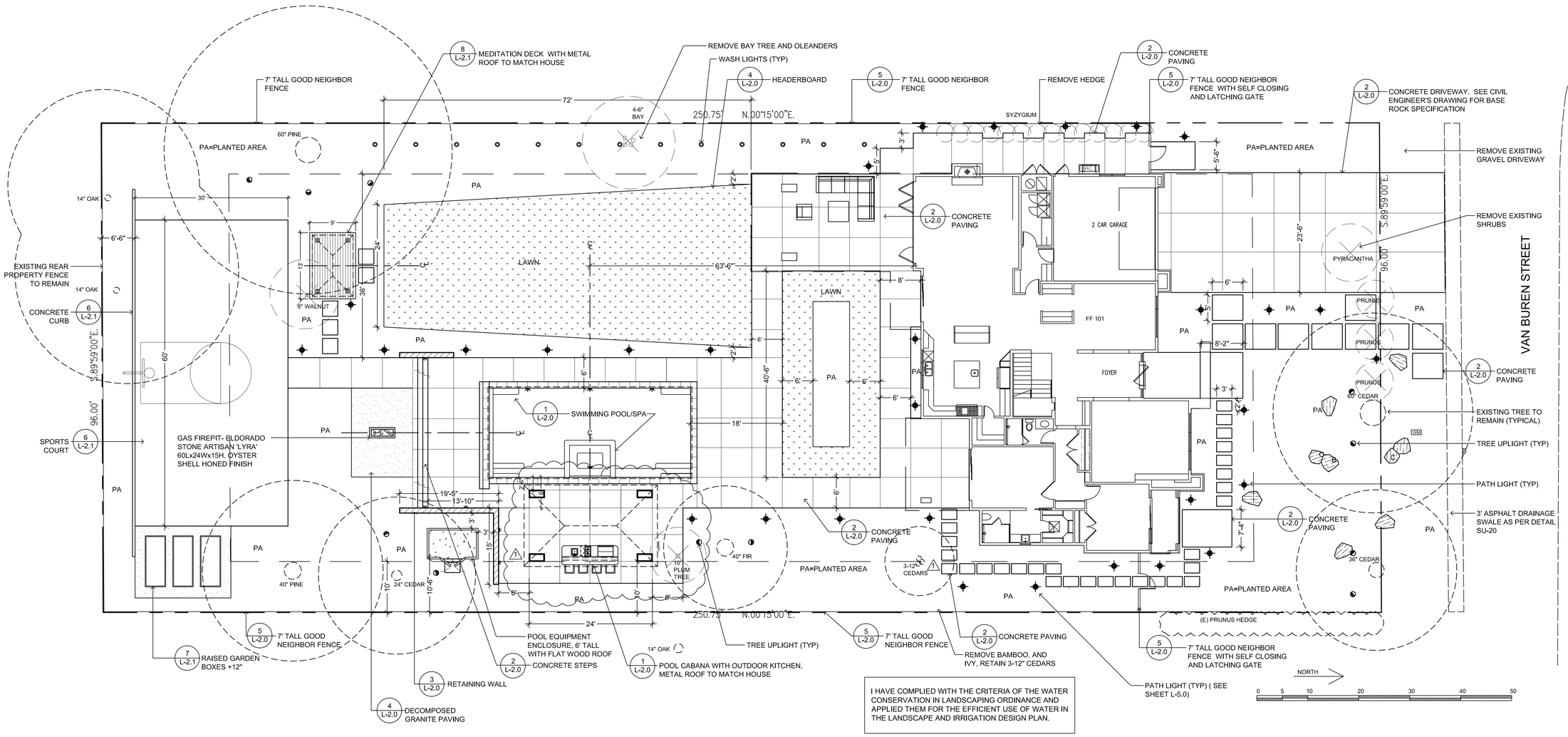
NNR ENGINEERING
CIVIL ENGINEERS
535 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7813

PROPOSED DEVELOPMENT
516 VAN BUREN STREET
LOS ALTOS, CA.
A.P.N. 167-20-019

GRADING AND DRAINAGE PLAN

REVISIONS	BY
-	-
-	-
-	-
-	-
-	-

JOB NO:
DATE: 4-22-2016
SCALE: 1" =10'
DRAWN BY: NR
SHEET NO:
C-1
OF 2 SHEETS



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

GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS, THE LOCATION OF ALL TREES WITHIN THE LIMIT OF WORK, UTILITIES, AND ALL SITE ELEMENTS PRIOR TO BEGINNING THE WORK.
2. PERFORM ALL WORK IN CONFORMANCE WITH REQUIREMENTS AND OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS. OBSERVE ALL SETBACKS SHOWN ON THE PLANS AND AS OTHERWISE MAY BE REQUIRED.
3. THE LANDSCAPE ARCHITECT AND THE OWNER SHALL BE ADVISED 48 HOURS IN ADVANCE FOR PERFORMANCE OF SITE OBSERVATIONS. THE FOLLOWING MINIMAL OBSERVATIONS ARE REQUIRED.
   - PRE-CONSTRUCTION MEETING.
   - ACCEPTANCE OF FENCE FOOTINGS.
   - ACCEPTANCE OF CONCRETE FORMS AND REINFORCEMENT.
   - ACCEPTANCE OF FORMS FOR DRIVEWAY.
   - ACCEPTANCE OF HEADER BOARD LAYOUT.
   - ACCEPTANCE OF WOODWORK.
   - ACCEPTANCE OF FINISH GRADING.
   - ACCEPTANCE OF IRRIGATION TRENCHING AND LAYOUT.
   - ACCEPTANCE OF BACKFLOW PREVENTION DEVICE, SPRAY HEADS, DRIP SYSTEMS AND CONTROL VALVES TYPES AND LOCATION.
   - ACCEPTANCE OF PLANT MATERIALS.
   - ACCEPTANCE OF FINAL PLANT PLACEMENT PRIOR TO INSTALLATION.
   - PROJECT COMPLETION.
   - MAINTENANCE PERIOD COMPLETION.

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CONSTRUCTION LAYOUT NOTES:

1. THE LAYOUT PLAN IS DIAGRAMMATIC ONLY, SHOULD A DISCREPANCY EXIST BETWEEN THE PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, IN WRITING, PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR:
   A. VERIFYING AND CONFORMING TO SETBACKS AND OTHER INDICATED DIMENSIONS.
   B. LAYOUT OF ALL MAJOR COMPONENTS PRIOR TO STARTING CONSTRUCTION.
   C. COOPERATING WITH LANDSCAPE ARCHITECT AND OWNER IN RESOLVING ANY DISCREPANCIES AND MAKING ADJUSTMENTS TO AVOID ADDITIONAL COSTS TO THE OWNER.
2. THE LANDSCAPE ARCHITECT SHALL APPROVE ALL STAKE UP AND FORM WORK PRIOR TO INSTALLATION.
3. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS AND ALL ANGLES SHALL BE 90°, UNLESS OTHERWISE NOTED.
4. WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE DRAWINGS, UNLESS OTHERWISE NOTED.
5. ALL RADIUS POINT DISCREPANCIES ARE + / - . ADJUSTMENTS IN THE FIELD MAYBE NECESSARY FOR SMOOTH, EVEN LINES AND LAYOUT POINTS.
6. ALL DIMENSIONS START AT REFERENCE LINES, FACE OF BUILDING, DESIGNATED RADIUS POINTS, UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL INSTALL EXPANSION JOINTS WITH MASTIC BETWEEN ANY BUILDING AND PAVING CONNECTIONS, AND BETWEEN EXISTING PAVING AND NEW PAVING.
8. CONTRACTOR TO COORDINATE SLEEVING (IRRIGATION, LIGHTING, DRAINAGE, ETC.) WITH OTHER CONTRACTORS

SHEET INDEX:

L-1.0 LANDSCAPE CONSTRUCTION LAYOUT
L-2.0 LANDSCAPE CONSTRUCTION DETAILS
L-2.1 LANDSCAPE CONSTRUCTION DETAILS
L-3.0 LANDSCAPE IRRIGATION PLAN
L-3.1 WATER EFFICIENT LANDSCAPE CALCULATION SHEET
L-4.0 LANDSCAPE PLANTING PLAN
L-5.0 LANDSCAPE LIGHTING PLAN

REVISIONS	BY
1 4-25-16 - MOVE CABANA, SAVE CEDAR TREE	JA

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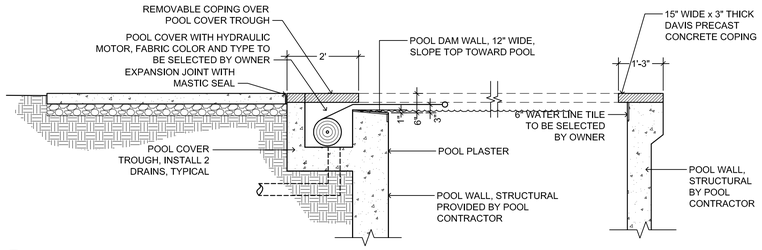
LANDSCAPE CONSTRUCTION PLAN

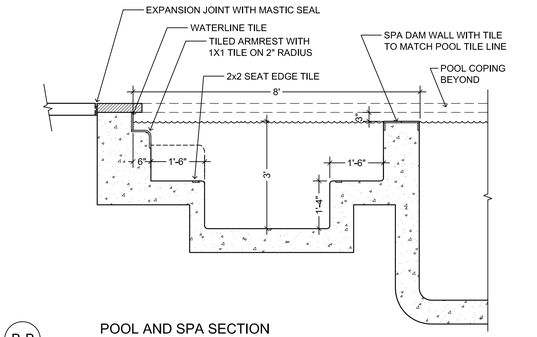
NIKHIL AND MATHILI BOBDE
516 VAN BUREN STREET
LOS ALTOS, CALIFORNIA

DATE: MARCH 2016
SCALE: 1"=10'
DRAWN BY: JA/AH
PROJECT # 16-0971
SHEET L-1.0
TOTAL SHEETS: ____



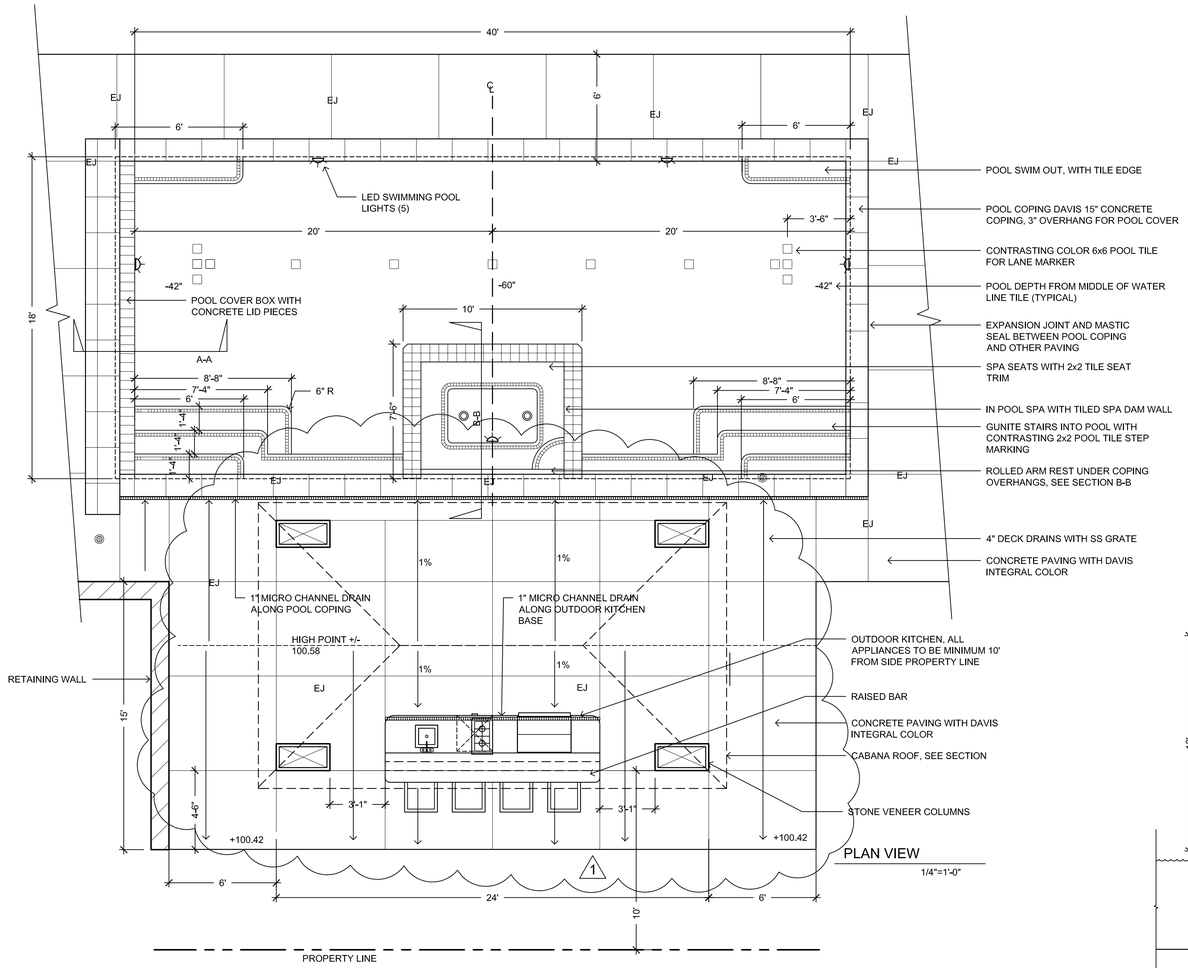
A-A POOL SECTION

SCALE: ½" = 1'-0"



B-B POOL AND SPA SECTION

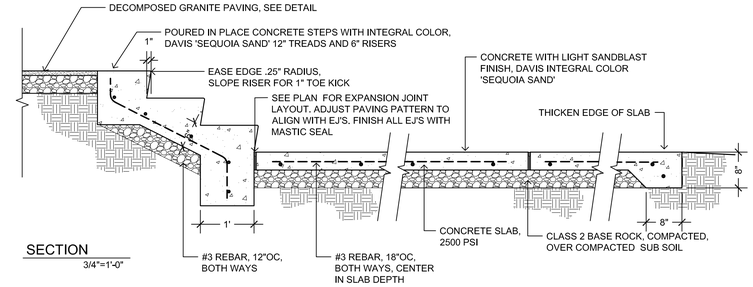
SCALE: ½" = 1'-0"



PLAN VIEW

1/4"=1'-0"

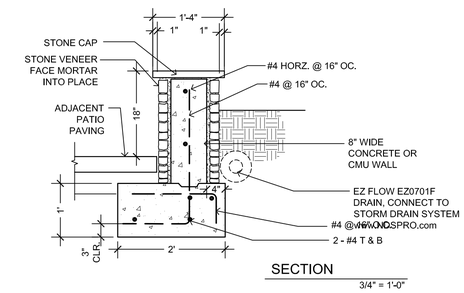
1 L-2.0 POOL AND CABANA PLAN, ELEVATION AND SECTIONS



SECTION

3/4"=1'-0"

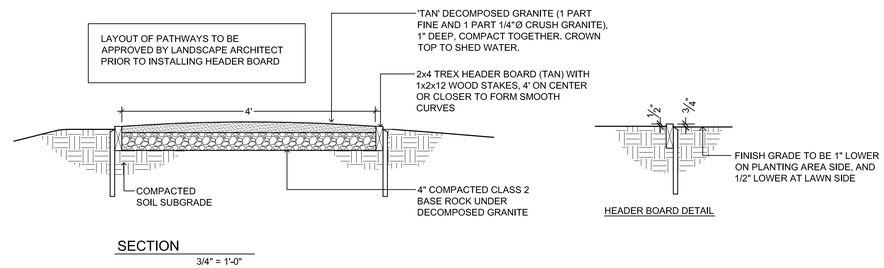
2 L-2.0 CONCRETE STEPS, AND POOL DECK CONCRETE DETAIL



SECTION

3/4" = 1'-0"

3 L-2.0 RETAINING WALL DETAIL

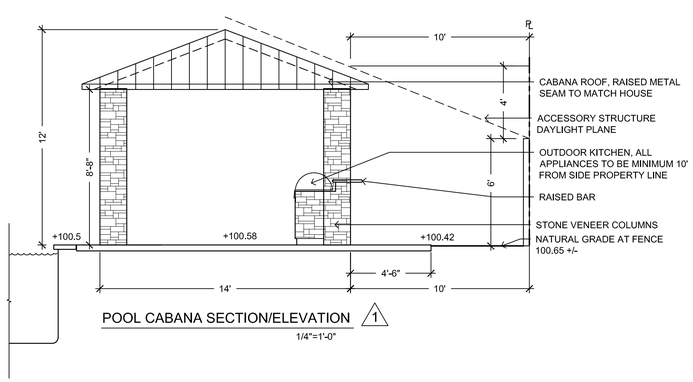


HEADER BOARD DETAIL

SECTION

3/4" = 1'-0"

4 L-2.0 DECOMPOSED GRANITE PATH, HEADER BOARD DETAIL



POOL CABANA SECTION/ELEVATION 1

1/4"=1'-0"

REVISIONS	BY
1 4-25-16 - MOVE CABANA, SAVE CEDAR TREE	JA

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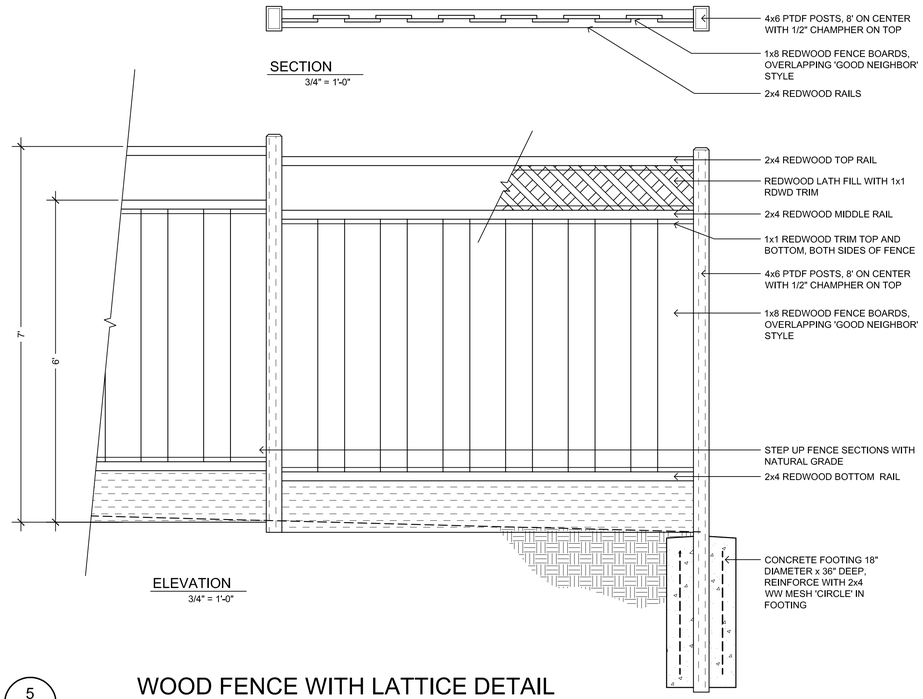
LANDSCAPE CONSTRUCTION DETAILS

NIKHIL AND MATHILI BOBDE
516 VAN BUREN STREET
LOS ALTOS, CALIFORNIA

DATE: MARCH 2016
SCALE: _____
DRAWN BY: JA/AH
PROJECT # 16-0971
SHEET L-2.0
TOTAL SHEETS: ____



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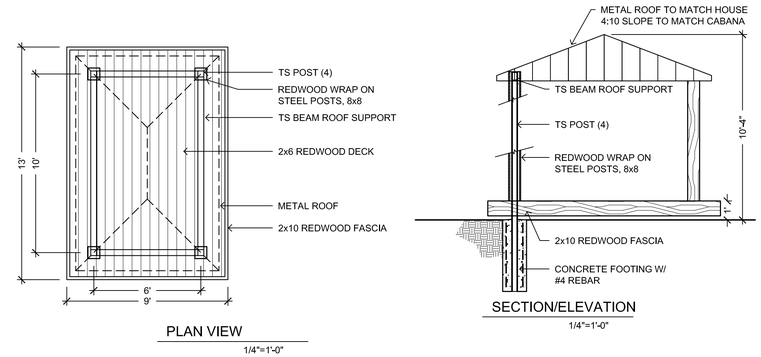
L-2.1

WOOD FENCE WITH LATTICE DETAIL



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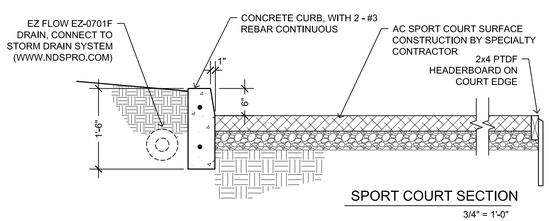
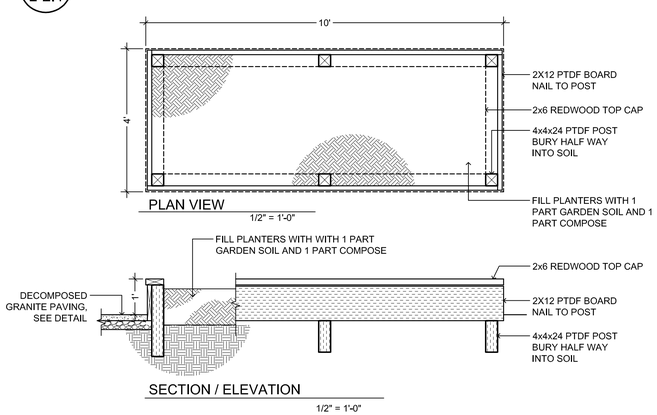
L-2.1

MEDITATION DECK WITH ROOF DETAILS



6
L-2.1

SPORTS COURT AND CONCRETE CURB SECTION



7
L-2.1

PLANTING BOX DETAIL

REVISIONS	BY
1 4-25-16 - MOVE CABANA, SAVE CEDAR TREE	JA

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LANDSCAPE CONSTRUCTION DETAILS

NIKHIL AND MATHILI BOBDE
516 VAN BUREN STREET
LOS ALTOS, CALIFORNIA

DATE: MARCH 2016
SCALE: ____
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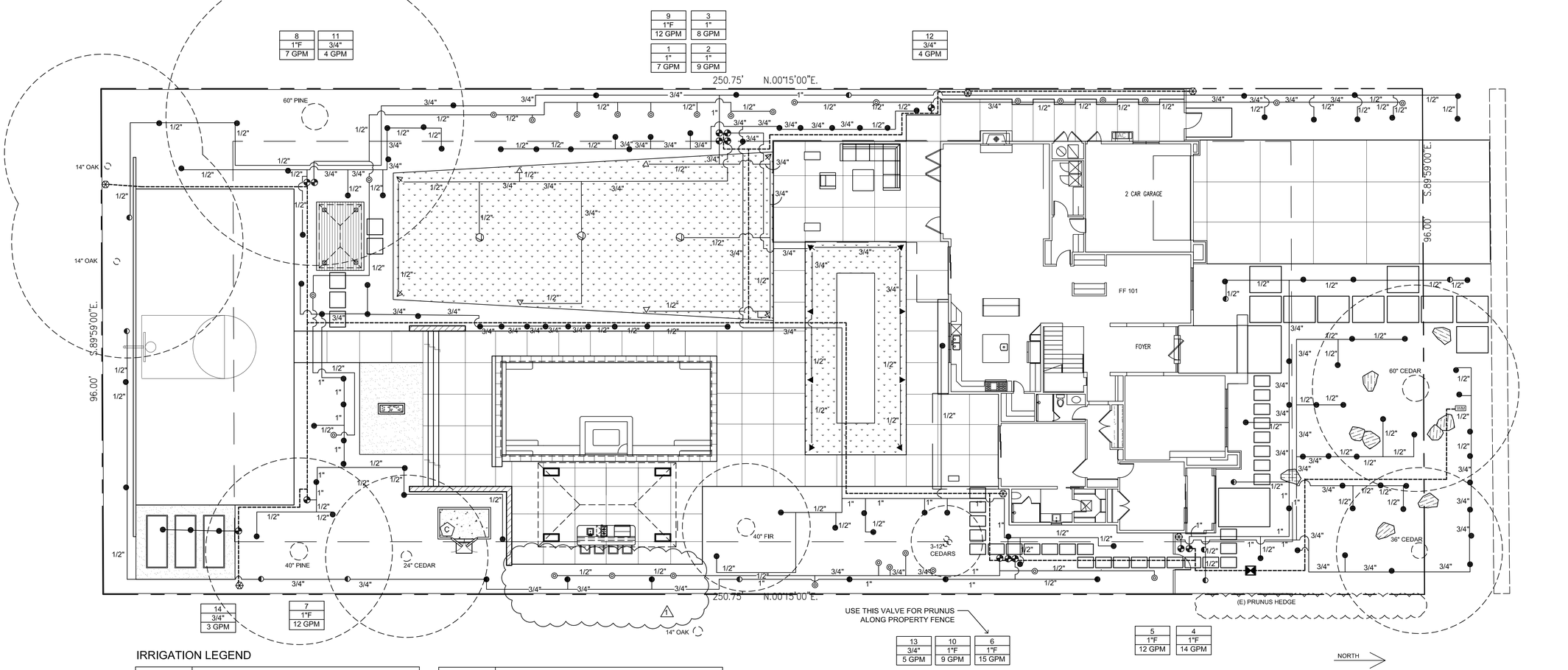
PROJECT # 16-0971
SHEET L-2.1
TOTAL SHEETS: ____



IRRIGATION LEGEND

SYMBOL	DESCRIPTION
▽ , ▽	RAIN BIRD 5000-MPR-25 ROTOR WITH MATCH PRECIPITATION RATE NOZZLE. 5000-MPR-25-Q, 5000-MPR-25-H
	RAIN BIRD 1806 WITH R1318 SERIES NOZZLES, ADJUST RADIUS AND ARC ON SITE TO AVOID EXCESSIVE OVERSPRAY WHILE PROVIDE HEAD-TO-HEAD COVERAGE. (ADJUST TO 14' RADIUS) R13-18F
▼,	RAIN BIRD 1806 WITH R17-24 SERIES NOZZLES, ADJUST RADIUS AND ARC ON SITE TO AVOID EXCESSIVE OVERSPRAY WHILE PROVIDE HEAD-TO-HEAD COVERAGE. (ADJUST TO 19' RADIUS) R17-24H
●, ◐	PEPCO OCTA-BUBBLER AND QUADRA-BUBBLER. USE BLUE PORT FOR 1 GALLON PLANT, BLACK PORT FOR 5 GALLONS, RED PORT FOR 15 GALLONS. INSTALL HEAD ON SCH. 80 RISER. INSTALL BUG CAP AND STAKES FOR TUBINGS. OCTA-BUBBLE, QUADRA- BUBBLE
◎	RAIN BIRD DEEP ROOT WATERING TUBE WITH .50 GPM BUBBLER. RWS-BG02. INSTALL 1 PER TREE

SYMBOL	DESCRIPTION
--------	1-1/2" DIAMETER SCHEDULE 40 PVC IRRIGATION MAIN LINE, BURY 18" DEEP.
—— 1/2" ——	CLASS 200 PVC LATERAL LINE, SIZE PIPE AS NOTED. BURY 12" MINIMUM.
⊠	FEBCO 825YA BACKFLOW PREVENTER, 1 1/2" SIZE, INSTALL ON COPPER RISER, 12" ABOVE FINISH GRADE.
◐	WEATHERMATIC 21000 SERIES CONTROL VALVE, SIZE AS NOTED, LOCATED IN VALVE BOX BELOW GRADE.
3 ← INDICATES VALVE STATION 1"F ← INDICATES VALVE SIZE, F = 'WYE' FILTER 10 GPM ← INDICATES FLOW RATE IN GPM	
⊗HB	3/4" BRASS HOSE BIB ON 3/4" COPPER RISER. ATTACHED TO WALL, FENCE, or 4X4 PTDF POST IF SHOWN IN LANDSCAPE, 16" OFF FINISH GRADE.
⬠C	IRRITROL MC-24E WITH CL-100-WIRELESS (CLIMATE LOGIC KIT). INSTALL CONTROLLER INSIDE POOL EQUIPMENT ENCLOSURE. MOUNT WEATHER SENSOR/TRANSMITTER ON ROOF.

IRRIGATION STATIONS INFORMATION

VALVE #	FLOW RATE (GPM)	APPLICATION RATE (IN/HR)	DESIGN OPERATION PRESSURE (PSI)	HYDROZONE / PLANT TYPES
1	7	.59 IN/HR	30 PSI	HI / LAWN
2	9	.59 IN/HR	30 PSI	HI / LAWN
3	8	.65 IN/HR	30 PSI	HI / LAWN
4	14	N/A (DRIP)	30 PSI	LOW /SHRUBS
5	12	N/A (DRIP)	30 PSI	MODERATE /SHRUBS
6	15	N/A (DRIP)	30 PSI	MODERATE /SHRUBS
7	12	N/A (DRIP)	30 PSI	MODERATE /SHRUBS
8	6	N/A (DRIP)	30 PSI	MODERATE /SHRUBS
9	12	N/A (DRIP)	30 PSI	LOW /SHRUBS
10	9	N/A (DRIP)	30 PSI	LOW /SHRUBS
11	16	N/A (DRIP)	30 PSI	MODERATE / TREES
12	4	N/A (BUBBLER)	30 PSI	MODERATE / TREES
13	13	N/A (BUBBLER)	30 PSI	MODERATE / TREES
14	4	N/A (DRIP)		HI / VEGETABLE

IRRIGATION SCHEDULE NOTE:

1. ALL HYDROZONES ARE CONTROLLED BY AN ET/WEATHER BASED IRRIGATION CONTROLLER THAT MAKES REAL TIME ADJUSTMENT TO THE IRRIGATION PROGRAM RUN-TIMES AND FREQUENCY BASED ON HOURLY WEATHER INFORMATION.

2. IRRIGATION SHALL BE LIMITED TO THE HOURS OF 8 PM TO 10 AM.

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

NOTES:

1. CONTRACTOR TO TEST WATER SUPPLY FOR AVAILABILITY OF 35 GPM AND VERIFY MINIMUM STATIC WATER PRESSURE OF 55 PSI AT POINT OF CONNECTION.
2. INSTALL ALL SPRINKLER ON DOUBLE SWING JOINT AND SET HEADS 4" AWAY FROM WALK AND HEADER BOARD, 12" AWAY FROM DRIVEWAY OR HOUSE WALL.
3. CONTRACTOR TO ADJUST ALL HEADS FOR PROPER COVERAGE AND TO AVOID OVERSPRAY.
4. TEST PIPES FOR LEAKS BEFORE BACKFILL.
5. INSTALL 4" PVC SLEEVE UNDER PAVING, COORDINATE WITH OTHER CONTRACTORS.

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

REVISIONS	BY
1 4-25-16 - MOVE CABANA, SAVE CEDAR TREE	JA

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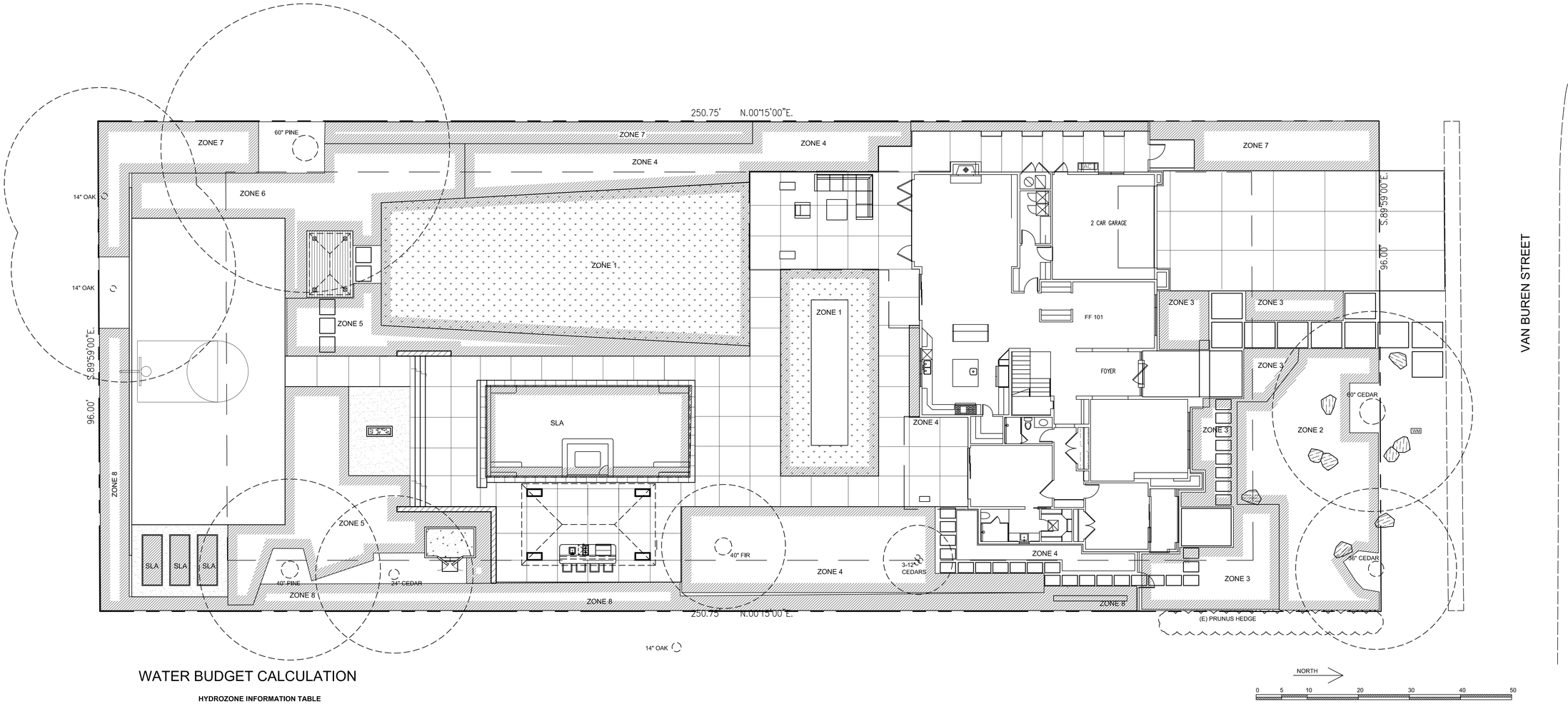
LANDSCAPE IRRIGATION PLAN

NIKHIL AND MATHILI BOBDE

516 VAN BUREN STREET
LOS ALTOS, CALIFORNIA

DATE: MARCH 2016
SCALE: 1"=10'
DRAWN BY: JA/AH
PROJECT # 16-0971
SHEET L-3.0
TOTAL SHEETS: ____



WATER BUDGET CALCULATION

HYDROZONE INFORMATION TABLE

Irrigation Zone	Irrigation Method	Hydrozone	Plant Factor (PF)	Hydrozone Area (HA)	IE	(PF x HA) / IE
1	SPRAY	HIGH	0.8	2798	0.70	3198
2	DRIP	LOW	0.3	1052	0.95	332
3	DRIP	MEDIUM	0.5	878	0.95	462
4	DRIP	MEDIUM	0.5	1883	0.95	991
5	DRIP	MEDIUM	0.5	1397	0.95	735
6	DRIP	MEDIUM	0.5	796	0.95	419
7	DRIP	LOW	0.3	1237	0.95	391
8	DRIP	LOW	0.3	1061	0.95	335
TOTAL				11102		6863
SLA				816		

Maximum Applied Water Allowance (MAWA)

MAWA = (ETo)(0.62)(0.7 x LA) + (0.3 x SLA)

Calculations:

MAWA = 43 (0.62) [(0.7 x 11102) + (0.3 x 810]
MAWA = 26.66 (7771.4 + 243)
MAWA = 213656

Maximum Applied Water Allowance = 213,655 gallons per year

Estimated Total Water Use (ETWU)

ETWU = (ETo)(0.62)[(PFx HA)/IE + SLA)]

Calculations:

ETWU = 43 (0.62) (6863+ 1035)
ETWU = 26.66 (7673)
ETWU = 204562

Estimated Total Water Use = 204,562 gallons per year

REVISIONS	BY
1 4-25-16 - MOVE CABANA, SAVE CEDAR TREE	JA

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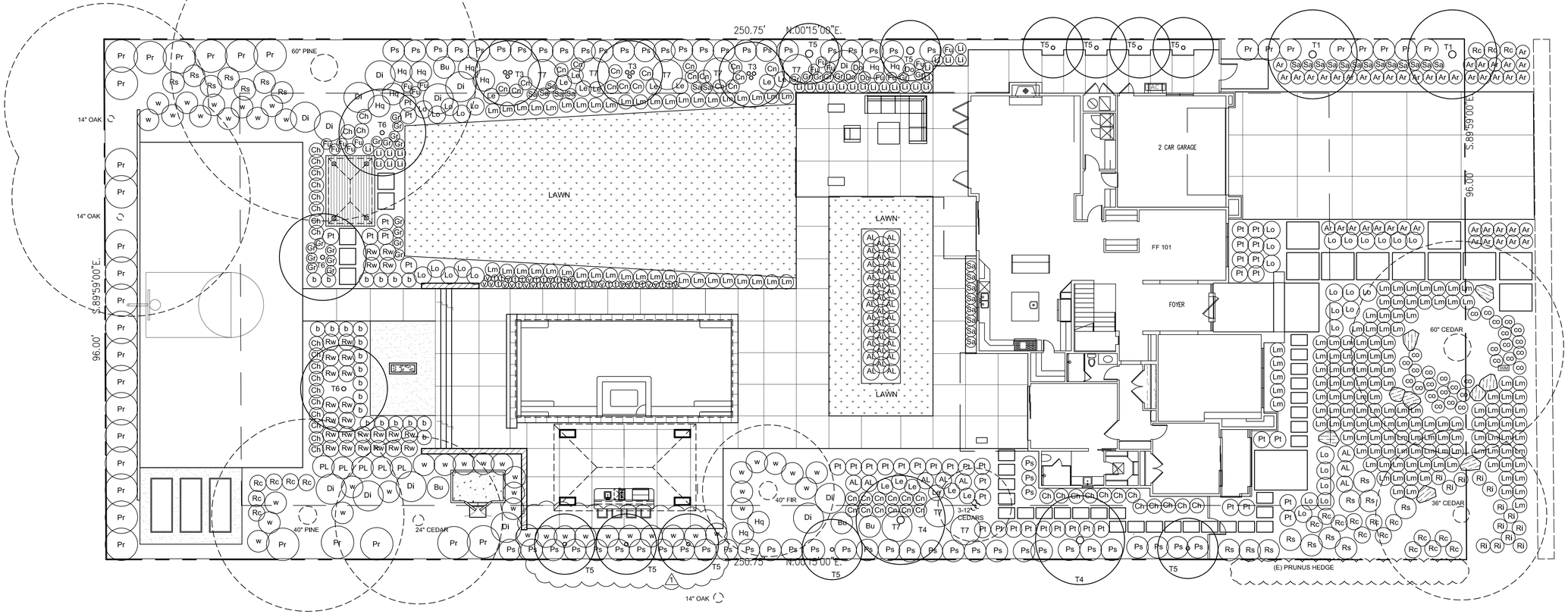
WATER EFFICIENT LANDSCAPE CALCULATION SHEET

NIKHIL AND MATHILI BOBDE
516 VAN BUREN STREET
LOS ALTOS, CALIFORNIA

DATE: MARCH 2016
SCALE: 1"=10'
DRAWN BY: JA/AH
PROJECT # 16-0971
SHEET L-3.1
TOTAL SHEETS: ____



SYM	BOTANICAL NAME - COMMON NAME	QTY	SIZE	NOTE
AL	Anemanthele lessoniana - Pheasant's Tail Grass	40	1 gallon	
Ar	Arctostaphylos h. 'Monterey Carpet' - Monterey Manzanita	44	5 gallon	
Bu	Brugmansia 'Charles Grimaldi' - Angel's Trumpet	4	15 gallon	
b	Buxus microphylla japonica 'Green Beauty' - Boxwood	22	5 gallon	
Cn	Canna 'Pretoria' - Canna	30	1 gallon	
Ch	Choisya ternata 'Sundance' - Mexican Mock Orange	33	5 gallon	
co	Cotoneaster 'Lowfast' - Cotoneaster	29	5 gallon	
Do	Daphne odora 'Marginata' - Winter Daphne	4	5 gallon	
Di	Dicksonia antarctica - Tasmanian Tree Fern	13	15 gallon	
Fu	Fuchsia triphylla 'Fire Cracker' - Fuchsia	15	5 gallon	
gr	Geranium 'Rozanne' - Rozanne Cranesbill	24	1 gallon	
Hq	Hydrangea quercifolia 'Alice' - Oakleaf Hydranea	10	5 gallon	
Le	Leucadendron 'Jester' - Leucadendron	15	5 gallon	
Li	Liriope muscari 'Majestic' - Lilyturf	26	1 gallon	
Lm	Lomandra longifolia 'Breeze' - Dwarf Mat Rush	176	1 gallon	
Lo	Loropetalum chinense 'Purple Pixie' - Loropetalum	31	5 gallon	
Ps	Pittosporum tenuifolium 'Silver Sheen' - Pittosporum	60	15 gallon	
Pt	Pittosporum 'Golf Ball' - Golf Ball Pittosporum	42	5 gallon	
Pr	Prunus caroliniana 'Compacta' - Carolina Laurel Cherry	34	15 gallon	
PL	Prunus laurocerasus 'Zabeliana' - Zabeliana Laurel	5	5 gallon	
RC	Rhamnus californica 'Eve Case' - Coffeeberry	22	5 gallon	
Ri	Ribes viburnifolium - Evergreen Currant	13	5 gallon	
Rs	Ribes sanguineum 'Claremont' - Pink Winter Current	18	5 gallon	
Rw	Rosa 'Iceberg' - Iceberg Rose	26	5 gallon	
Sa	Salvia 'Hot Lips' - Salvia	28	1 gallon	
t	Thymus serpyllum - Creeping Thyme	20	1 gallon	
v	Veronica prostrata 'Heavenly blue' - Speedwell	22	1 gallon	
w	Woodwardia fimbriata - Western Chain Fern	42	5 gallon	
T1	Arbutus 'Marina' - Marina Strawberry Tree	2	24" box	standard
T3	Eriobotrya deflexa 'Coppertone'- Bronze Loquat (multi)	3	24" box	standard
T4	Laurus 'Saratoga' - Saratoga Bay Laurel	2	24" box	standard
T5	Magnolia grandiflora 'Little Gem'	11	24" box	standard
T6	Prunus yedoensis 'Akebono' - Akebono Cherry	3	24" box	standard
T7	Phoenix roebelenii - Pygmy Date Palm	8	24" box	multi trunk

PLANTING NOTES:

1. Before planting till the following materials into the top 6" of soil (for each 1,000 S.F.):
   a. 6 cubic yards green waste compost
   b. 10 LB fertilizer (N16/P6/K8) w/ 2 % iron
   c. 5 LB sulfate of ammonia
2. The site shall be graded to within 1/10 of a foot of grades shown on grading plan and top soil in place prior to start of finish grading. The contractor at that time shall review the grades for acceptance. Soil areas adjacent to building shall slope away from building and low spots and pockets shall be graded to drain properly. Finish grade in shrub and groundcover areas shall be 1" below adjoining paving or header, and ½" below at lawn areas.
3. Mulch all planted areas with a **3"** thick layer of medium recycled wood chips, provide sample for Landscape Architect's approval.
4. The Landscape Architect and the Owner reserve the right to reject any or all plant material, if such material does not meet the American Standards for Nursery Stock (ANSI). Plant materials shall be guaranteed against latent defects, injuries, pests, diseases or death of plants due to improper planting. The Contractor shall promptly replace plants that have died or are not in a vigorous, healthy condition with plants of the same kind and size as originally specified at no expense to the Owner.
5. Plant locations are diagrammatic, and are subject to change in the field by the Landscape Architect. The Landscape Architect and the Owner reserve the right to make substitutions, additions and deletions in planting schedule while the work is in progress. Such changes shall be accompanied by equitable adjustments in the contract price, if and when necessary.
6. Landscape Architect to approve plant locations prior to planting.
7. The Contractor shall maintain the site for 60 calendar days following the acceptance of the work by the landscape architect, and shall make corrections, repairs, and replacements to the planting and irrigation, if needed, as recommended by the Landscape Architect at the completion of the maintenance period.
8. The Contractor shall be responsible to continuously maintain grades, plant material, and irrigation through the maintenance period until final acceptance of the work by the Owner. The area shall be kept free of debris and all planted area shall be weeded and cultivated at intervals of not more than 2 weeks. All planted areas shall receive a complete fertilizer, 16-6-8, at the rate of 1 pound per 1000 square feet, once a month. Watering, spraying, and pest control, as may be required, shall be included in the maintenance period.
9. The Contractor shall be responsible for the adequate protection of the improvements. Damaged areas, such as sprinkler heads or plant materials, shall be replaced or repaired at no additional expense to the Owner.
10. Lawn to be Pacific Sod company 'Bonsai' sod (double dwarf fescue).

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

REVISIONS	BY
1 4-25-16 - MOVE CABANA, SAVE CEDAR TREE	JA

JOHN ALDRICH & ASSOCIATES
LANDSCAPE ARCHITECTS
CA LIC. # 1957
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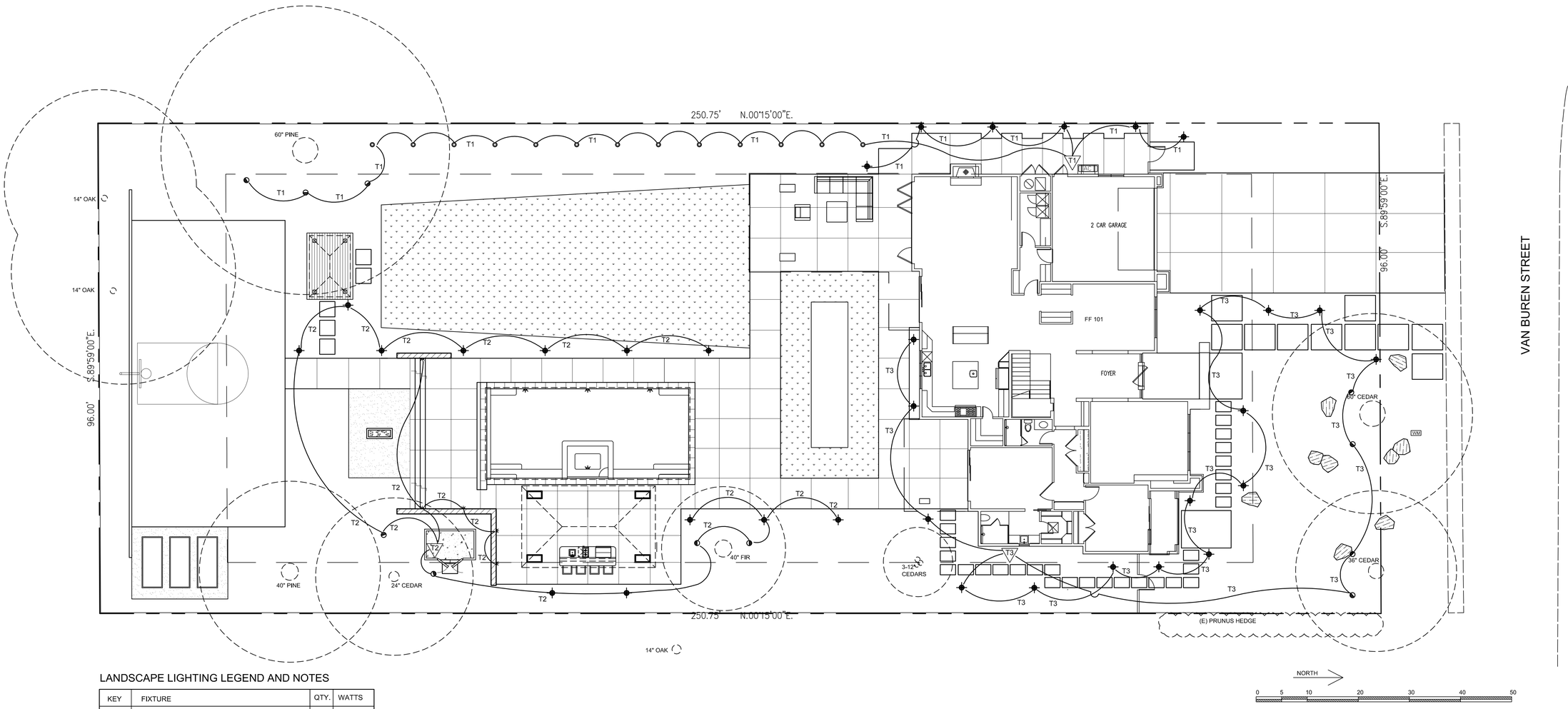
LANDSCAPE PLANTING PLAN

NIKHIL AND MATHILI BOBDE
516 VAN BUREN STREET
LOS ALTOS, CALIFORNIA

DATE: MARCH 2016
SCALE: 1"=10'
DRAWN BY: JA/AH
PROJECT # 16-0971
SHEET L-4.0
TOTAL SHEETS: ____



LANDSCAPE LIGHTING LEGEND AND NOTES

KEY	FIXTURE	QTY.	WATTS
	PATH LIGHT VISTA PR-6500-Z-LB5ND-N (ARCHITECTURAL BRONZE)	33	5w
	WASH LIGHT VISTA GW-5261-B-W- LF3MF	13	3w
	TREE UPLIGHT VISTA GR-3105-B-9.5-W-SP-FS	11	9.5w
	STEP LIGHT VISTA SL-4246-Z-W-LC5ND (ARCHITECTURAL BRONZE)	5	5w
	POOL LIGHT, TO BE SELECTED BY POOL CONTRACTORS, APPROVED BY OWNERS	4	
T1	VISTA ES-150 TRANSFORMER	1	100w
T2	VISTA ES-150 TRANSFORMER	1	115w
T3	VISTA ES-150 TRANSFORMER	1	115w

1. THE CONTRACTOR SHALL ADVISE THE LANDSCAPE ARCHITECT 24 HOURS PRIOR TO FIXTURE PLACEMENT FOR FIELD COORDINATION AND ADJUSTMENTS TO LAYOUT. IF A DISCREPANCY EXISTS BETWEEN THE PLAN AND ACTUAL SITE CONDITIONS, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
2. COORDINATE SLEEVE LOCATIONS WITH THE LAYOUT AND IRRIGATION PLANS.
3. CONTRACTOR TO SIZE WIRES BASED ON ACTUAL WIRE PATH AND LOADS.
4. USE MULTI-STRAND DIRECT BURIAL WIRE ONLY.
5. 120 VOLT POWER TO TRANSFORMER TO BE INSTALLED BY A LICENSED ELECTRICIAN. CONNECT TRANSFORMERS TO WHOLE HOUSE CONTROL SYSTEM.

REVISIONS	BY
1 4-25-16 - MOVE CABANA, SAVE CEDAR TREE	JA

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