

GENERAL NOTES

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE PROJECT.

2. ALL CODES HAVING JURISDICTION ARE HEREBY MADE A PART OF THIS DOCUMENT AND ARE TO BE STRICTLY OBSERVED BY THE CONTRACTOR IN THE CONSTRUCTION OF THE PROJECT.

3. ALL WORK TO BE ACCEPTABLE, MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS, AND MUST BE OF A QUALITY EQUAL OR BETTER THAN THE STANDARD OF THE TRADE.

4. CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER, RAIN, WINDSTORMS, OR HEAT SO AS TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT AND APPARATUS FREE FROM INJURY OR DAMAGE.

5. CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT, EXAMINE FOR HIMSELF HERSELF THE NATURE OF THE EXISTING CONDITIONS AND ALL OTHER CONDITIONS RELEVANT TO THE SATISFACTORY COMPLETION OF THE PROJECT.

6. BEFORE ORDERING MATERIAL OR COMMENCING WORK WHICH IS DEPENDENT FOR THE PROPER SIZE AND INSTALLATION UPON COORDINATION WITH CONDITIONS IN THE BUILDING, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS.

7. MATERIALS, PRODUCTS AND EQUIPMENT SHALL ALL BE NEW, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL DEBRIS IN A LOCATION OF THE PROPERTY APPROVED BY THE OWNER AND SHALL REMOVE SAME IN A TIMELY MANNER DURING THE COURSE OF WORK.

9. CONTRACTOR SHALL REMOVE FROM SITE ALL EXISTING CONSTRUCTION AND IMPROVEMENTS NECESSARY FOR COMPLETION OF THE PROJECT, PROTECTION FOR DAMAGE OR INJURY ALL EXISTING TREES, LANDSCAPING AND IMPROVEMENTS INDICATED BY THE ARCHITECT.

10. EXCAVATE ALL FOOTING AS INDICATED ON THE DRAWING TO REACH SOLID, UNDISTURBED SOIL. BOTTOMS OF EXCAVATIONS SHALL BE LEVEL, CLEAN AND DRY AND AT THE ELEVATIONS INDICATED ON THE STRUCTURAL DRAWINGS. SEE GEOTECH REPORT.

11. PROVIDE FINISH GRADES TO DRAIN AWAY FROM THE FOUNDATIONS ON ALL SIDE OF THE BUILDING.

12. CONTRACTOR TO PRECISELY LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION.

13. THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING FOUNDATION EXCAVATION, SWIMMING POOL EXCAVATION, PREPARATION OF SUBGRADE BENEATH HARDSCAPES, PLACEMENT AND COMPACTION OF ENGINEERED FILL, AND INSTALLATION OF SURFACE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY SIGMA PRIME GEOSCIENCES, INC., DATED JANUARY 8, 2023.

14. CONTRACTOR SHALL COMPLETE AND SUBMIT TO THE TOWN OF LOS ALTOS HILLS THEIR 'SPECIAL INSPECTION AND TESTING SCHEDULE' FORM PRIOR TO PERMIT ISSUANCE.

15. CONTRACTOR TO, AT A MINIMUM, PROVIDE SPECIAL INSPECTION FOR: -POST-INSTALLED AND EPOXY ANCHORS USED IN TENSION APPLICATIONS -CONCRETE REINFORCING PLACEMENT AND COMPRESSION TESTS -STRUCTURAL STEEL WELDING

AND TO PROVIDE STRUCTURAL OBSERVATION REQUIREMENTS, AT A MINIMUM FOR: -FOUNDATION CONCRETE REINFORCING FOR EACH UNIQUE POUR, UNLESS OTHERWISE APPROVED BY E.O.R. -ROUGH FRAMING, SHEARWALLS, AND FRAMING HARDWARE -WHERE OTHERWISE REQUIRED BY BUILDING OFFICIALS OR BY THE BUILDING OWNER.

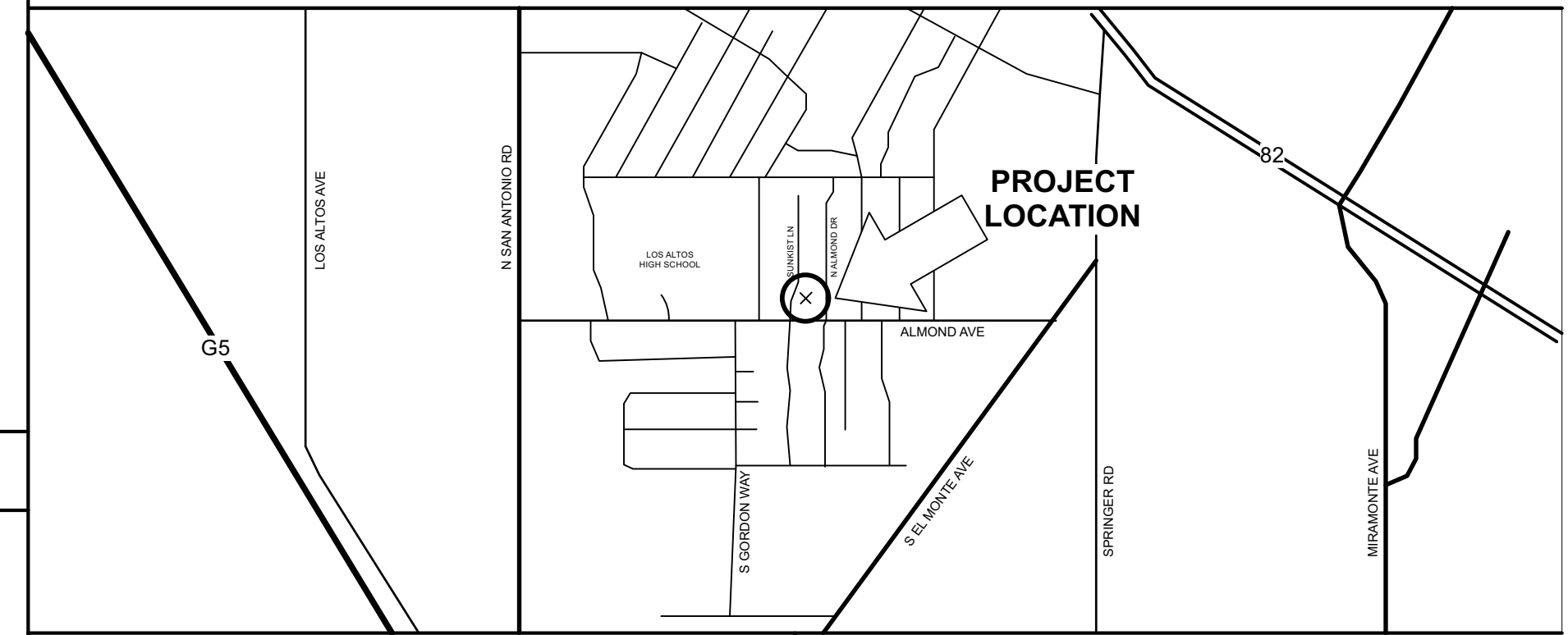
16. UPON REQUEST, VERIFICATION OF COMPLIANCE WITH 2022 CALIFORNIA GREEN BUILDING STANDARD CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS OR OTHER METHODS ACCEPTABLE TO THE BUILDING DEPARTMENT WHICH WILL SHOW SUBSTANTIAL CONFORMANCE.

17. THE WORK IS TO BE CONSTRUCTED PLUMB AND LEVEL TO A TOLERANCE OF 1/4" OVER 20'. THE CONTRACTOR IS RESPONSIBLE FOR SETTING AND CHECKING ABSOLUTE HEIGHTS THROUGHOUT THE PROJECT. ABSOLUTE HEIGHTS ARE TO BE COORDINATED WITH THE PROJECT SURVEYOR PRIOR TO FORMING FOUNDATIONS AND DURING CONSTRUCTION OF THE FLOOR LEVELS.

MEHTA & KUMAR RESIDENCE

241 SUNKIST LANE LOS ALTOS, CA 94022

VICINITY MAP



ABBREVIATIONS & SYMBOLS

Table with 4 columns: Abbreviation, Description, Abbreviation, Description. Includes symbols for grid lines, doors, windows, plumbing, and appliances.

PROJECT SUMMARY

ADDRESS: 241 SUNKIST LANE OWNERS: SAGAR MEHTA AND NAMITHA KUMAR ARCHITECT: CKA ARCHITECTS PH: (650) 233-0342 E-MAIL: CHRIS@CKA-ARCHITECTS.COM APN#: 170-22-020

ZONING: R1-10 BUILDING OCCUPANCY GROUP: R3/ U TYPE OF CONSTRUCTION: V-B AUTOMATIC FIRE SPRINKLERS REQUIRED?: YES FLOOD_ZONE? NO

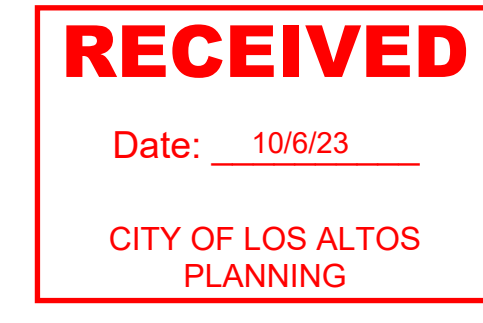
ZONING COMPLIANCE table with columns: Existing, Proposed, Allowed/Required. Rows include Lot Coverage, Floor Area, and Setbacks.

SQUARE FOOTAGE BREAKDOWN table with columns: Existing, Change in, Total Proposed. Rows include Habitable Living Area and Non-Habitable Area.

LOT CALCULATIONS table with columns: Area, Percentage. Rows include Net Lot Area, Front Yard Hardscape Area, and Landscaping Breakdown.

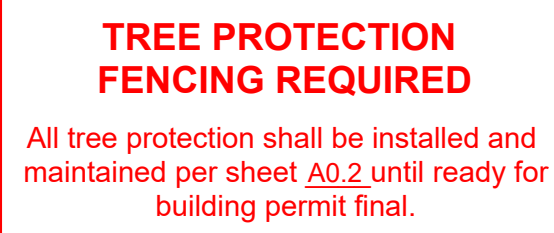
PROJECT DESCRIPTION DRAWING INDEX

THIS PROJECT INVOLVES THE CONSTRUCTION OF A NEW TWO STORY HOUSE WITH AN ATTACHED 2 CAR GARAGE AND AN ATTACHED ACCESSORY DWELLING UNIT.



ARCHITECTURAL

- Architectural drawing index: A0.0 COVER SHEET, A0.1 ARBORIST REPORT, A0.2 TREE PROTECTION PLAN, etc.



APPLICABLE CODES

- 2022 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA ENERGY CODE

SURVEY

- SURVEY drawing index: SU1 SURVEY, SU1.1 LANDSCAPE PLAN, SU1.2 PLANTING PLAN, etc.

CONSULTANTS

Table listing Structural Engineer (LEA & BRAZE), Civil Engineer (LEA & BRAZE), Landscape Designer (DHD DAMIR HURDICH DESIGN), and Title 24 Energy Consultant (ROMIG ENGINEERS, INC.).

PERSPECTIVE VIEW OF PROPOSED



CHRIS KUMMERER & ASSOCIATES P 650.233.0342 2089 AVY AVENUE, MENLO PARK CA 94025

- REVISIONS: 2023/07/21: PLANNING SUBMITTAL 2023/09/13: PLAN. RESPONSES 2023/10/02: PLAN. RESPONSES

MEHTA & KUMAR RESIDENCE 241 SUNKIST LANE LOS ALTOS, CA 94022 APN: 170-22-020 NOT FOR CONSTRUCTION

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COVER SHEET

TREE SCHEDULE

ID	Quantity	Size (DBH)	Type	Action	Notes
1	1	17.7	(e) Coast Live Oak	Remove	Right of Way Removal Application Approved 5/30/2023
2	1	12.3	(e) Coast Live Oak	Remove	Right of Way Removal Application Approved 5/30/2023
3	1	12.7	(e) Coast Live Oak	Remove	Right of Way Removal Application Approved 5/30/2023
4	1	28	(e) Canary Island Palm	Remove	Removal Application to be submitted with Building Permit Application
5	1	6.5	(e) Pittosporum	Remove	
6	1	N/A	(e) Pittosporum	Remove	
7	1	N/A	(e) Pittosporum	Remove	
8	1	N/A	(e) Pittosporum	Remove	
9	1	6	(e) Pittosporum	Remove	
10	1	6	(e) Privet	(e) Protect and Preserve	
11	1	30	(e) Canary Island Palm	Remove	Removal Application to be submitted with Building Permit Application
12	1	10.7	(e) Persimmon	Remove	
13	1	9	(e) Pittosporum	Retain for screening	Retain for screening
14	1	6.2	(e) Flowering Plum	Remove	
15	1	6	(e) Pittosporum	Retain for screening	Retain for screening
16	1	9.5	(e) Pittosporum	Retain for screening	Retain for screening
17	1	15	(e) Mayten	(e) Protect and Preserve	
18	1	38	(e) Redwood	(e) Protect and Preserve	

241 Sunlist (7)

Discussion on retained protected trees:
 Redwood tree #18 is located on the neighboring property to the north. The tree is in fair condition with drought stressed symptoms observed. Redwood trees need frequent deep irrigation to maintain a healthy canopy when growing outside their native range. Any irrigation applied on the property within 20 feet from the tree would benefit the overall health of the tree. The neighbor is recommended to deep water fertilized to help improve the vigor of the tree.



Showing drought stressed redwood tree #18

Discussion of small non-protected trees:

The remaining trees are all located at the property lines and were once planted as a privacy screen. Most of the trees are in decline due to poor past maintenance. These trees are recommended to be removed and replaced by a new hedge at the property line that will be properly maintained. (Pictures below showing trees at property line)

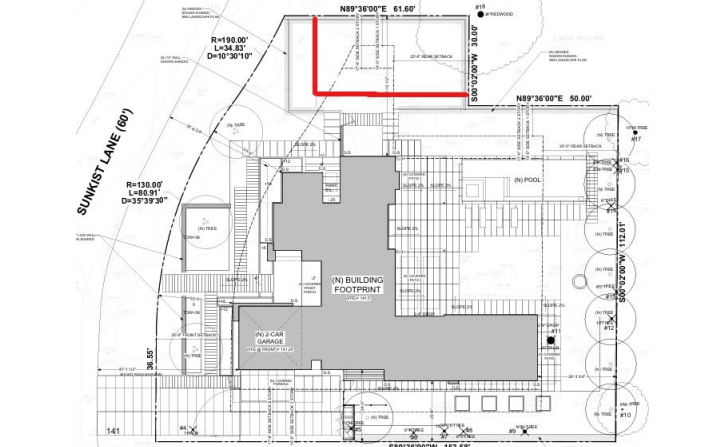


241 Sunlist (8)

Plan Review: (A1.0)
 No impacts to the retained trees are expected due to construction as the proposed work is far enough away from the trees. The following tree protection plan will help to reduce potential impacts to the retained trees on site from the proposed construction.

Tree Protection Plan:

Tree Protection Zones:
 Tree protection zones should be installed and maintained throughout the entire length of the project. Prior to the commencement of any Development Project, a chain link fence shall be installed at the drip line (canopy spread) of any protected tree which will or will not be affected by the construction. Non-protected trees to be retained shall also be protected in the same way. The drip line shall not be altered in any way to increase the encroachment of the construction. When work is to take place underneath a tree's drip line, fencing must be placed as close as possible to the tree proposed work. If an area of access is needed underneath a tree canopy, the area shall be protected by a landscape barrier. Fencing for the protection zones should be 6-foot tall metal chain link type supported by 2-inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Excavation, grading, soil deposits, drainage and leveling is prohibited within the tree protection zones without the project arborist consent. No wires, signs or ropes shall be attached to the protected trees on site. Utility services and irrigation lines shall all be placed outside of the tree protection zones when possible. When access is needed and tree protection fencing restricts access a landscape barrier shall be installed to protect the non-protected root zone.



Showing the recommended placement of tree protection fencing

241 Sunlist (9)

Landscape Barrier zone:
 If for any reason a smaller tree protection zone is needed for access, a landscape barrier consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where tree protection fencing is required. The landscape barrier will help to reduce compaction to the unprotected root zone.

Inspections:

The site arborist will need to verify that tree protection fencing has been installed before the start of construction. The site arborist must inspect the site anytime excavation work takes place underneath a protected tree's drip line. It is the contractor's responsibility to contact the site arborist if excavation work is to take place underneath the protected trees on site. Kichy Arborist Services can be reached at david@kichy.com or by phone at (650) 552-4418 (David).

Root Cutting and Grading:

If for any reason roots are to be cut, they shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. The site arborist must first give consent if roots over 2 inches in diameter are to be cut.

Trenching and Excavation:

Trenching for foundation, irrigation, drainage, electrical or any other reason shall be done by hand when inside the drip line of a protected tree and inspected by the Project Arborist. Hand digging and the careful placement of pipes below or beside protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible and if possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Irrigation:

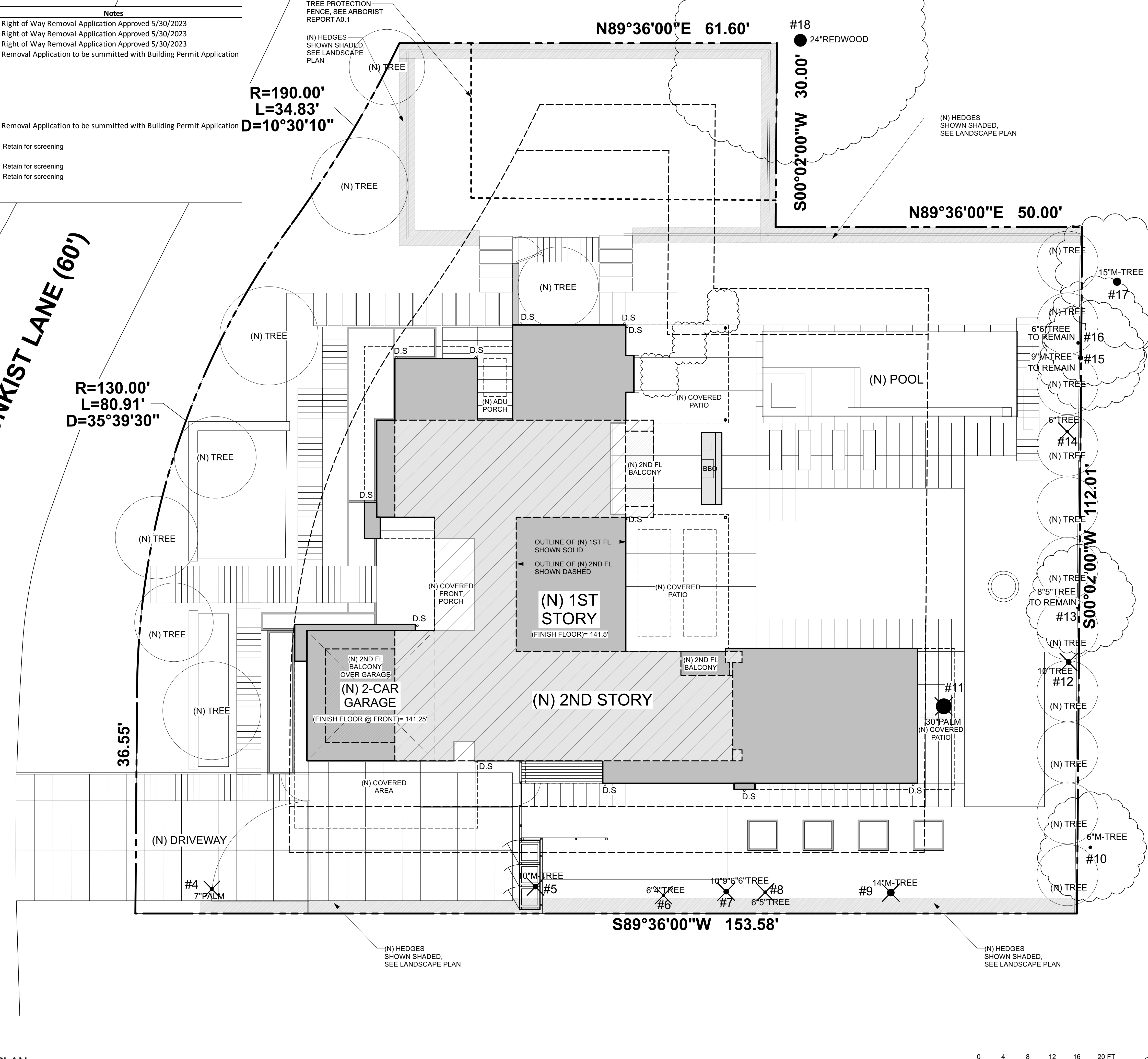
Normal irrigation shall be maintained on this site at all times for the imported trees. On a construction site, I recommend irrigation during winter months, 1 time per month for the imported trees. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April - November, my recommendation is to use heavy irrigation, 2 times per month for the imported trees. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation.

The information included in this report is believed to be true and based on sound arboricultural principles and practices. *David Beckham*
 Sincerely, David Beckham Certified Arborist WE#10724A TRAQ Qualified

SUNKIST LANE (60')

**R=130.00'
L=80.91'
D=35°39'30"**

**R=190.00'
L=34.83'
D=10°30'10"**



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REVISIONS:
 2023/07/21: PLANNING SUBMITTAL
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 241 SUNKIST LANE
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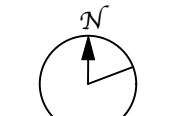
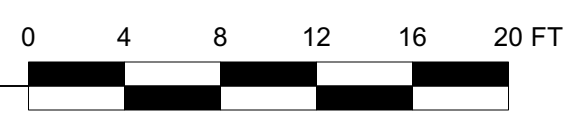
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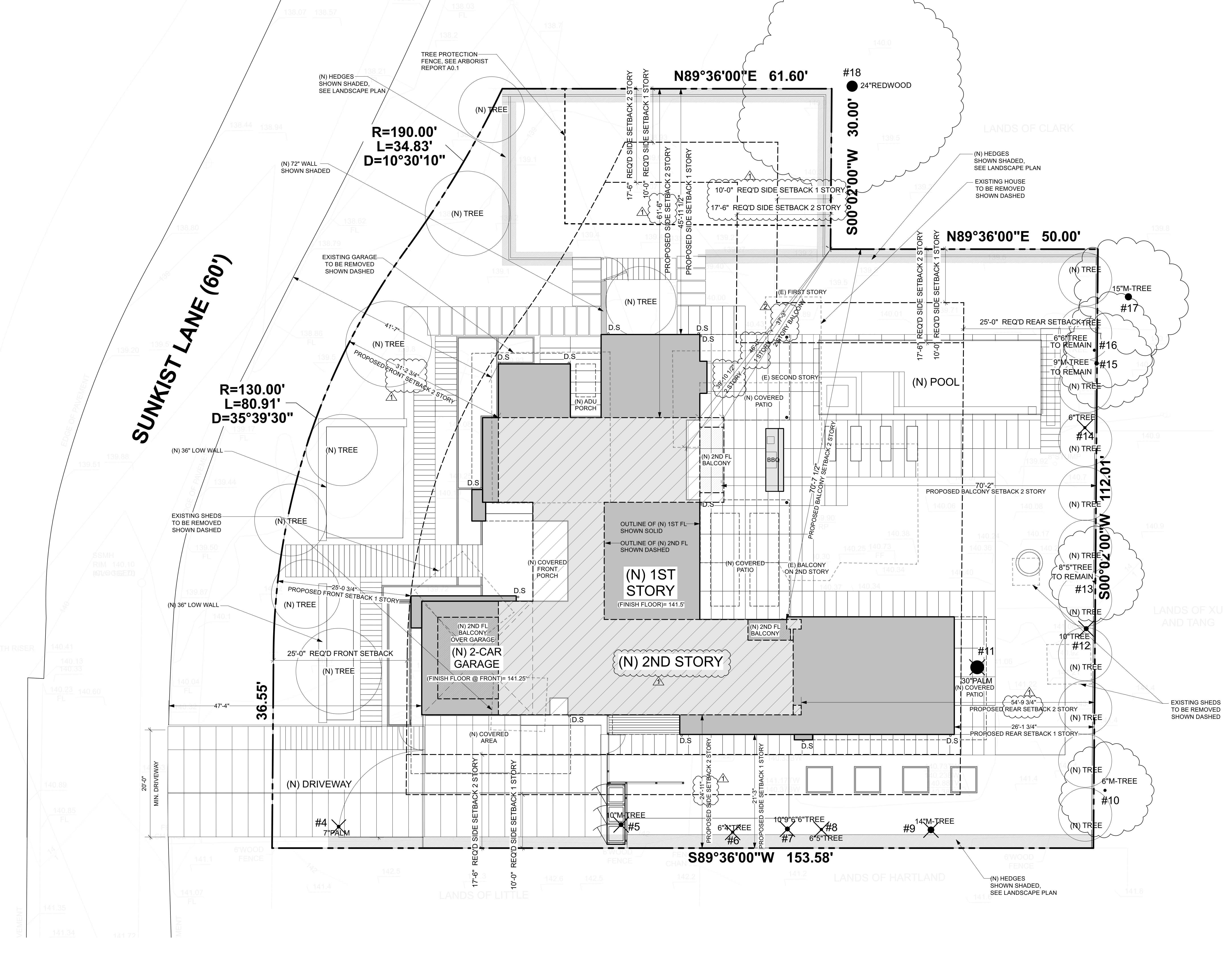
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TREE PROTECTION PLAN



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1 SITE PLAN
Scale: 1/8" = 1'-0"





12 232 N AVALON DR.



11 218 N AVALON DR.



10 216 SUNKIST LN.



9 236 SUNKIST LN.



8 254 SUNKIST LN.



7 270 SUNKIST LN.



6 288 SUNKIST LN.



5 283 SUNKIST LN.



4 257 SUNKIST LN.



3 241 SUNKIST LN.



2 215 SUNKIST LN.



1 197 SUNKIST LN.



NEIGHBORHOOD-KEY MAP



2 WEST STREETScape PHOTO MONTAGE



1 EAST STREETScape PHOTO MONTAGE



NEIGHBORHOOD-KEY MAP

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NEIGHBOR STREET SCAPE

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FOR CONSTRUCTION

241 SUNKIST LANE
LOS ALTOS, CA 94022
APN: 170-22-020

PROPOSED LOT COVERAGE CALCULATIONS

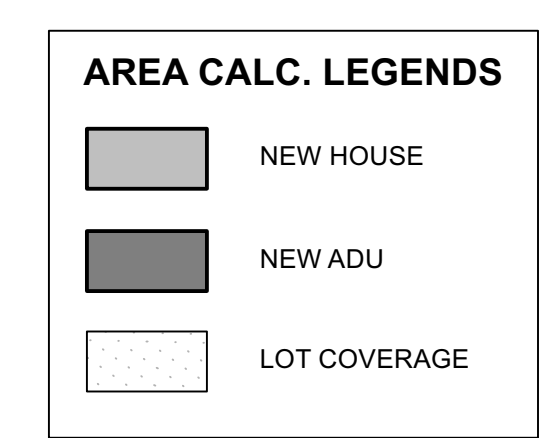
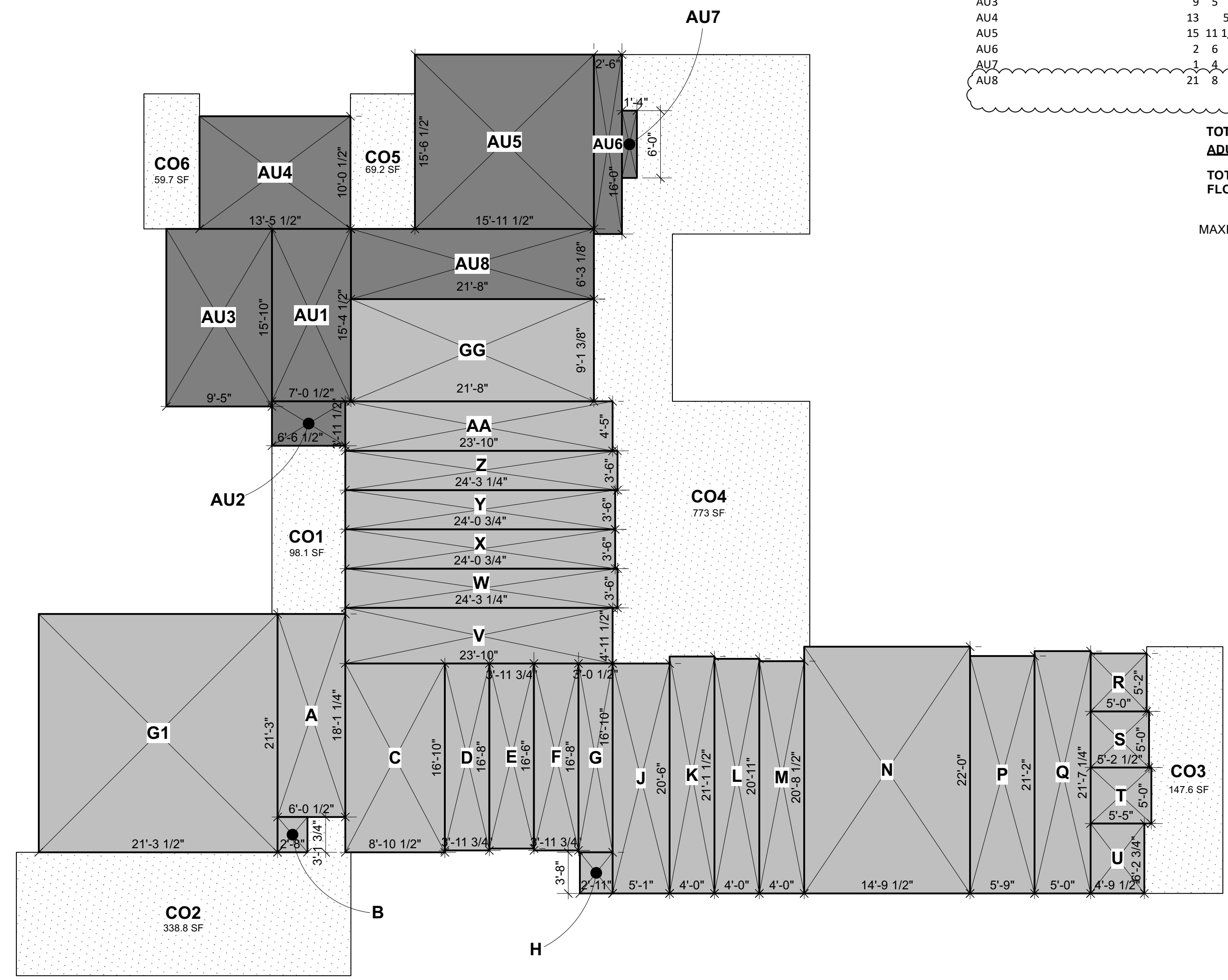
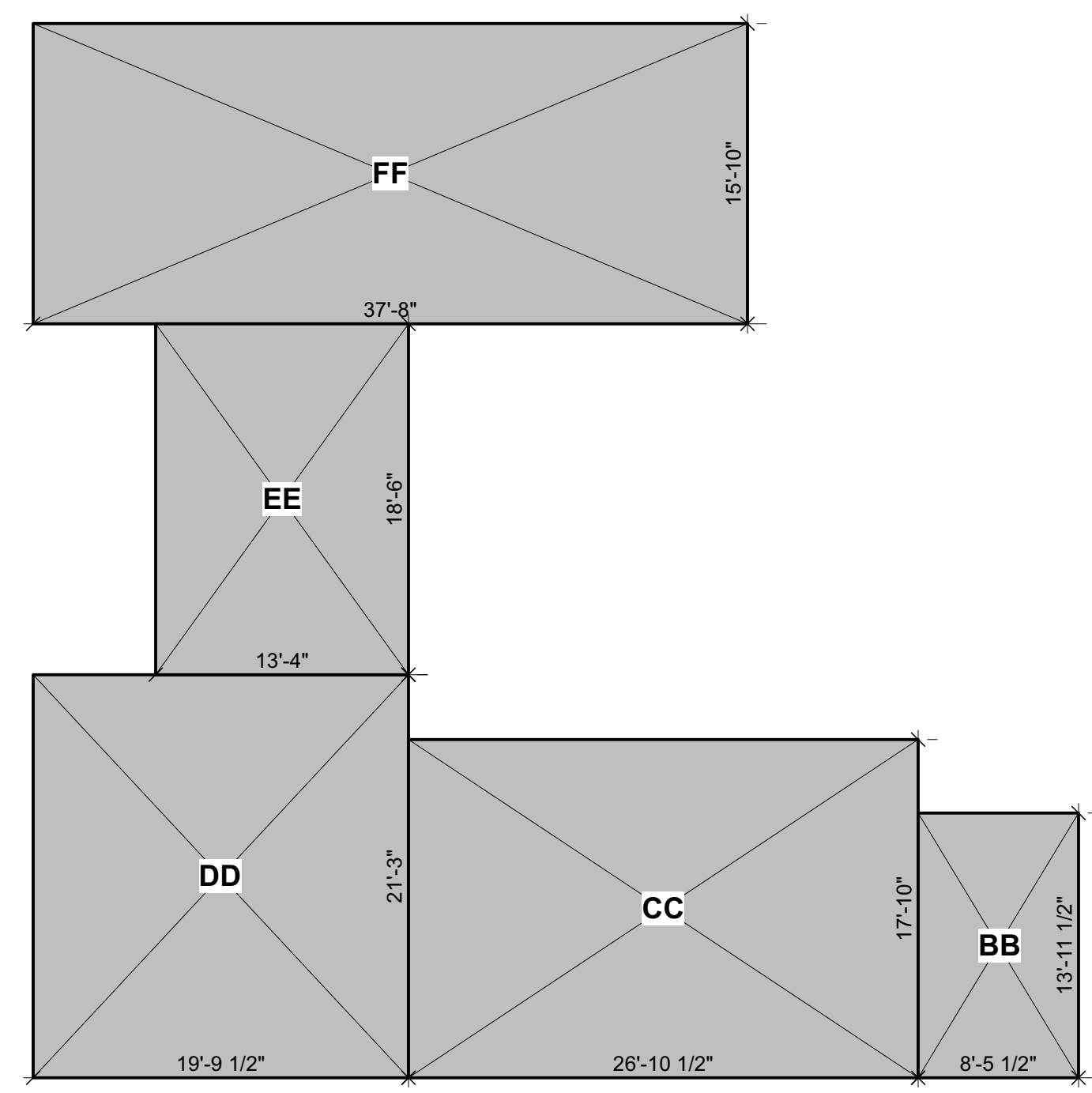
BUILDING COVERAGE	FT.	IN.	SQ. IN.	FT.	IN.	SQ. FT.
CO1 ENTRY PORCH						98.1
CO2 GARAGE SIDE PORCH						338.8
CO3 FAMILY REAR PATIO						147.6
CO4 REAR PATIO						773.0
CO5 ADU ENTRY PORCH						69.2
CO6 ADU SIDE PORCH						59.7
BUILDING COVERAGE						1,486.4
FIRST FLOOR HOUSE						2,758.0
FIRST FLOOR ADU						850.0
TOTAL PROPOSED LOT COVERAGE						5,094.4 SF
MAXIMUM LOT COVERAGE ALLOWED: = 30% OF LOT = 18711*0.30 = 5,613.3 SF						
LOT SIZE						18,711 SF
PROPOSED COVERAGE						27.2%

PROPOSED FLOOR AREA CALCULATIONS

HOUSE - FIRST FLOOR	FT.	IN.	SQ. IN.	FT.	IN.	SQ. FT.
G1 GARAGE	21	3 1/2	X	21	3	452.5
GARAGE AREA 452.5						
A	6	1/2	X	18	1 1/4	109.4
B	2	8	X	3	3/4	8.4
C	8	10 1/2	X	16	0	149.4
D	3	11 3/4	X	16	8	66.3
E	3	11 3/4	X	16	6	65.7
F	3	11 3/4	X	16	8	66.3
G	3	1/2	X	16	10	51.2
H	2	11	X	3	8	10.7
J	5	1	X	20	6	104.2
K	4	0	X	21	1 1/2	84.5
L	4	0	X	20	11	83.7
M	4	0	X	20	8 1/2	82.8
N	14	9 1/2	X	22	0	325.4
P	5	9	X	21	2	121.7
Q	5	0	X	21	7 1/4	108.0
R	5	0	X	5	2	25.8
S	5	2 1/2	X	5	0	26.0
T	5	5	X	5	0	27.1
U	4	9 1/2	X	6	2 3/4	29.8
V	23	10	X	4	11 1/2	118.2
W	24	3 1/4	X	3	6	84.9
X	24	3/4	X	3	6	84.2
Y	24	3/4	X	3	6	84.2
Z	24	3 1/4	X	3	6	84.9
AA	23	10	X	4	5	105.3
GG	21	8	X	9	3/8	197.5
FIRST FLOOR AREA 2,758.0						
HOUSE - SECOND FLOOR						
BB	8	5 1/2	X	13	11 1/2	118.0
CC	26	10 1/2	X	17	10	479.3
DD	19	9 1/2	X	21	3	420.6
EE	13	4	X	18	6	246.7
FF	37	8	X	15	10	596.4
SECOND FLOOR AREA 1,861.0						
TOTAL HOUSE FLOOR AREA 4,619.0						

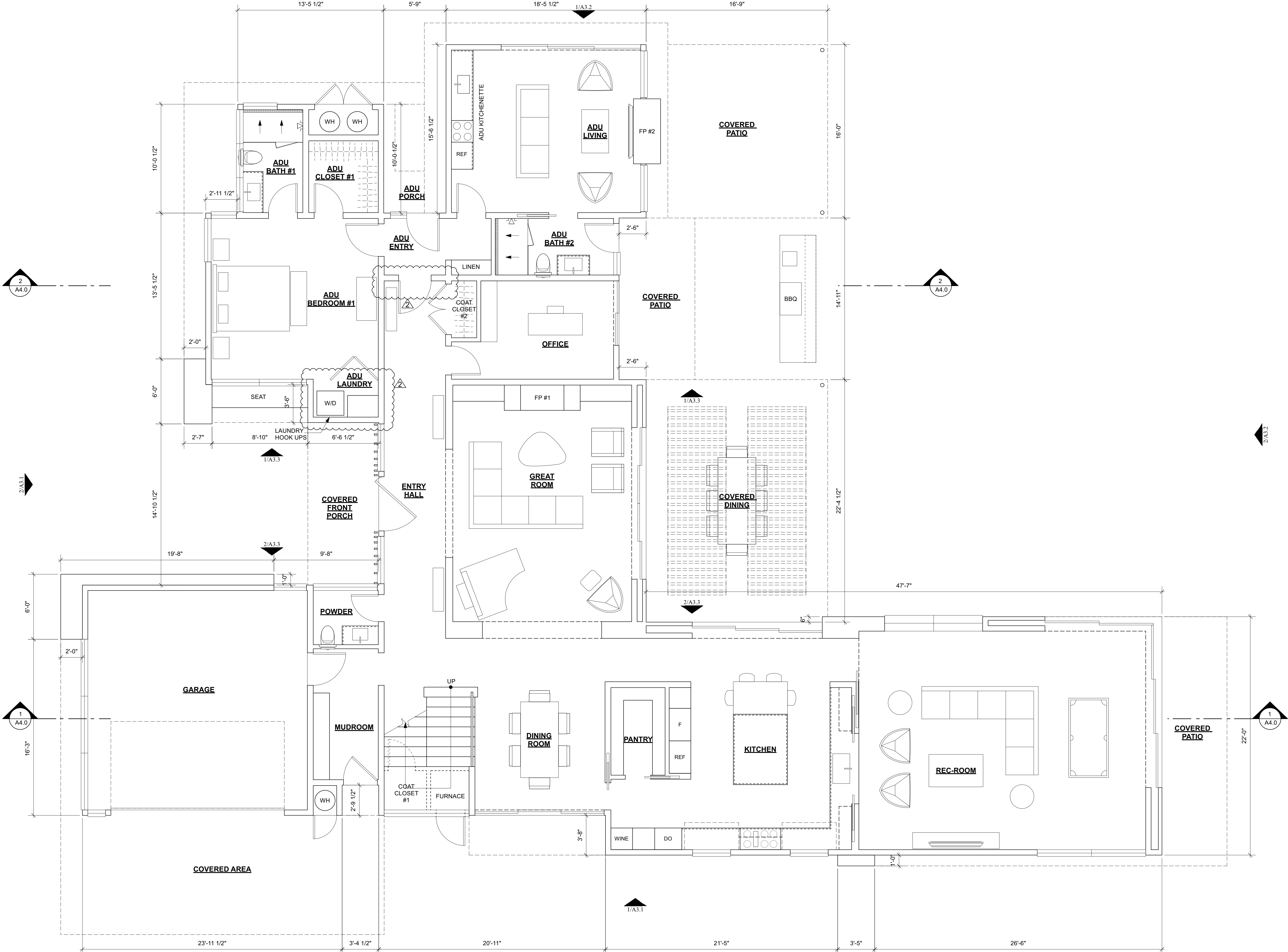
ATTACHED ADU - FIRST FLOOR	FT.	IN.	SQ. IN.	FT.	IN.	SQ. FT.
AU1	7	1/2	X	15	4 1/2	108.3
AU2	6	6 1/2	X	3	11 1/2	25.9
AU3	9	5	X	15	10	149.1
AU4	13	5.5	X	10	1/2	135.2
AU5	15	11 1/2	X	15	6 1/2	248.0
AU6	2	6	X	16	0	40.0
AU7	1	4	X	6	0	8.0
AU8	21	8	X	6	3 1/8	135.5
ADU FLOOR AREA 850.0						
TOTAL FLOOR AREA INCLUDING ADU 5,469.0						
ADU CREDIT - 850						
TOTAL PROPOSED FLOOR AREA 4,619 SF						

MAXIMUM FLOOR AREA ALLOWED:
= 3,850 + [10% X (18,711 OF LOT - 11,000)]
= 3,850 + 0.10 (7,711) = **4,621.1 SF**

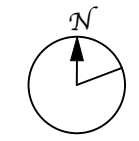
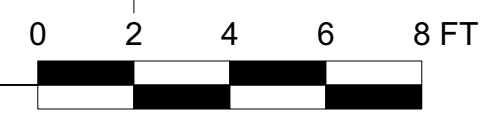


2 NEW SECOND FLOOR - AREA DIAGRAM
Scale: 1/8" = 1'-0"

1 NEW FIRST FLOOR - AREA DIAGRAM
Scale: 1/8" = 1'-0"



1 NEW FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



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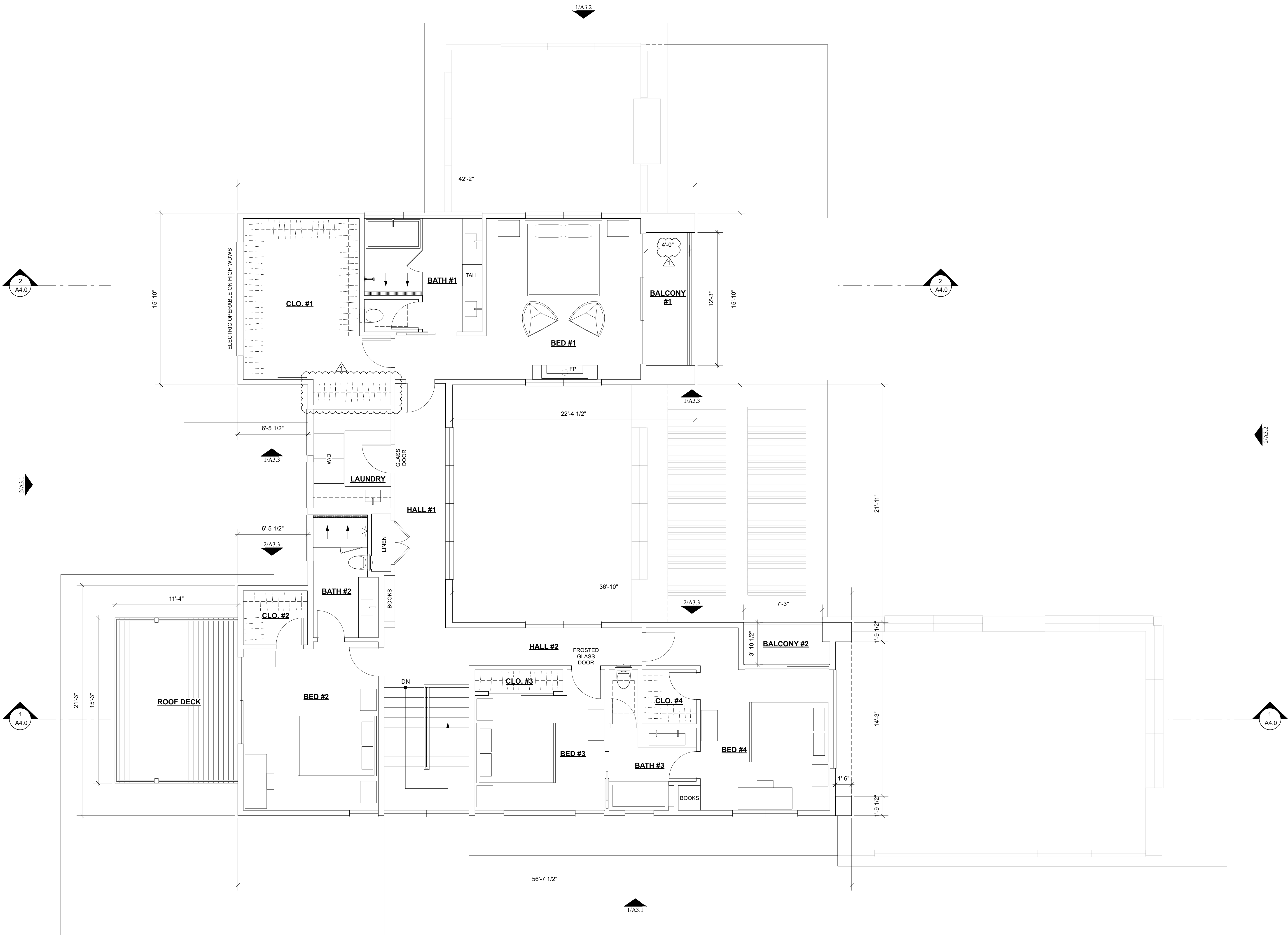
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NEW FIRST FLOOR PLAN

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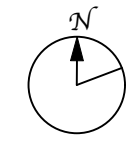
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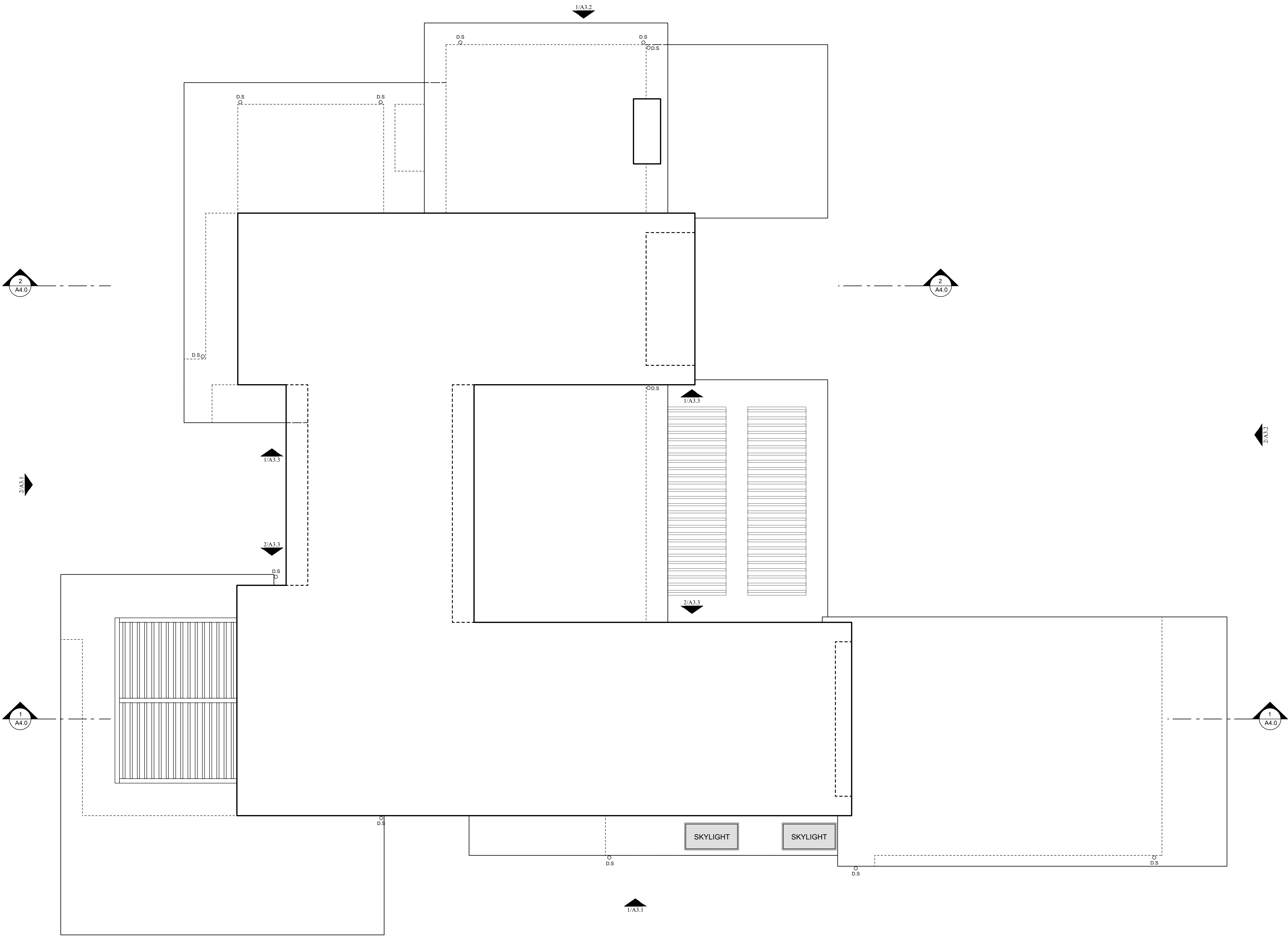
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NEW SECOND FLOOR PLAN

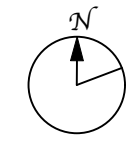
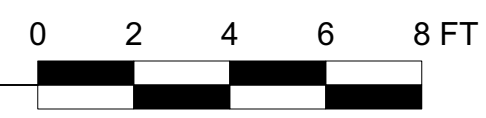
1 NEW SECOND FLOOR PLAN
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1 NEW ROOF PLAN
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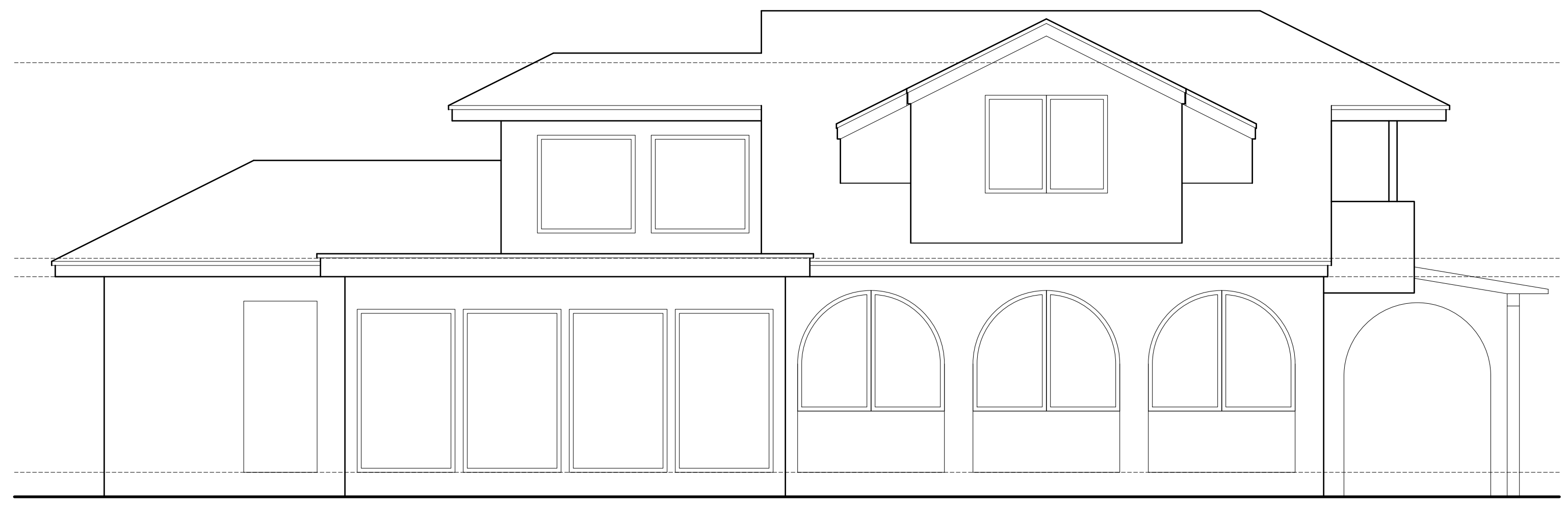
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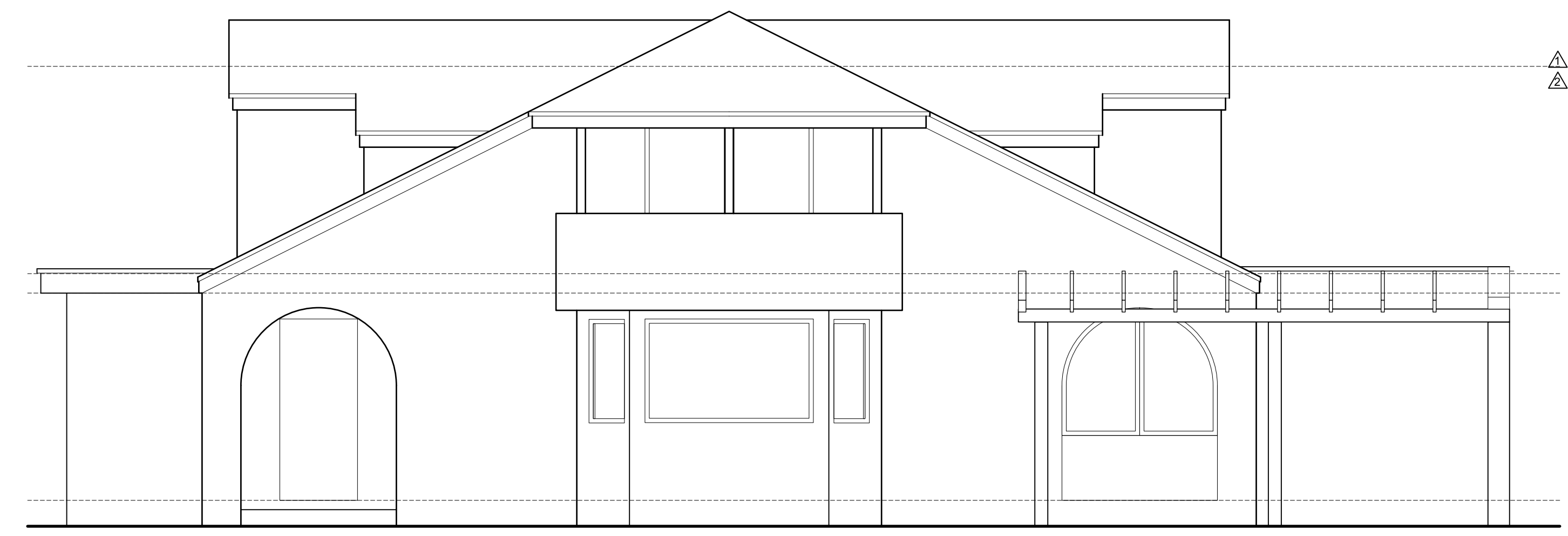
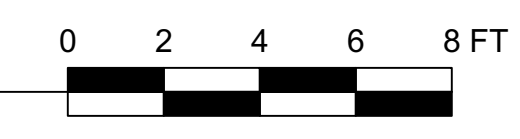
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NEW ROOF PLAN

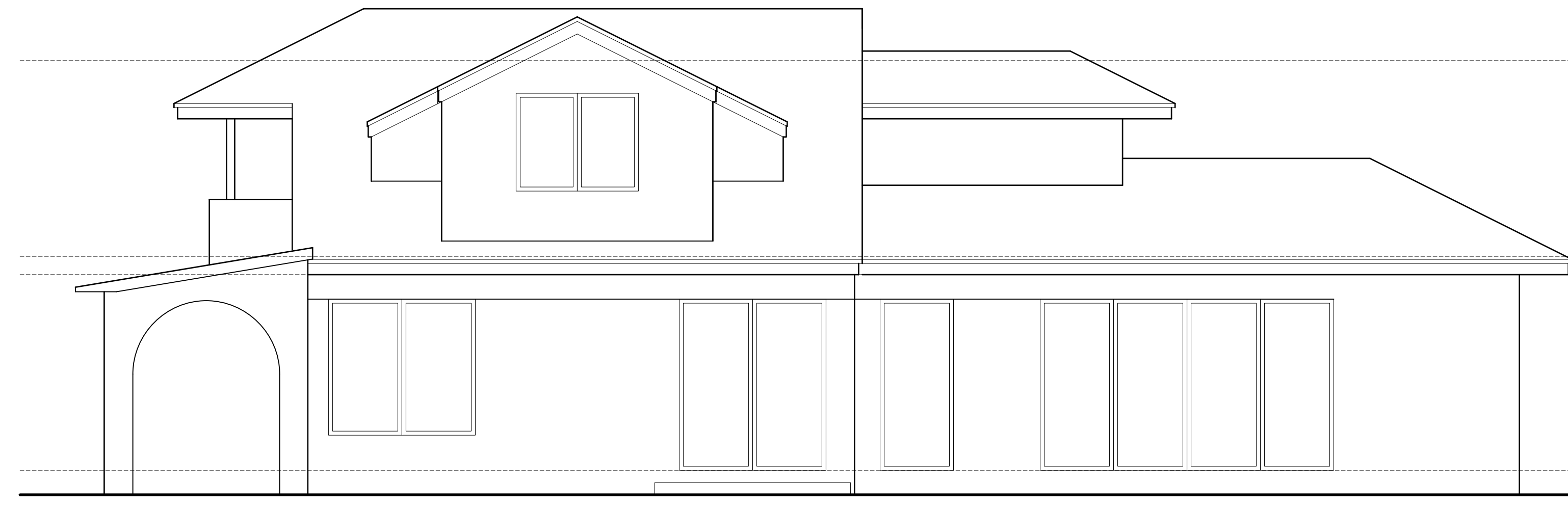
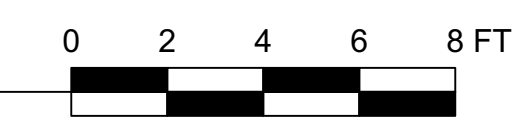
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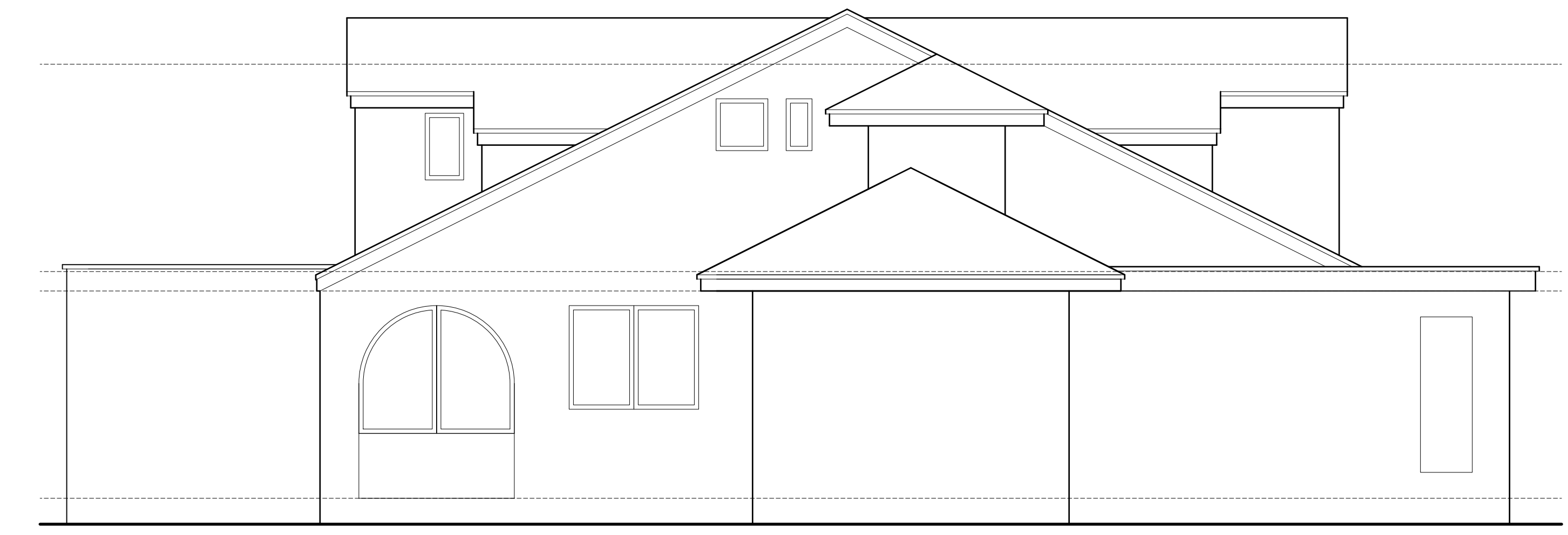
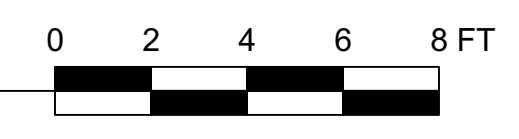
4 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"



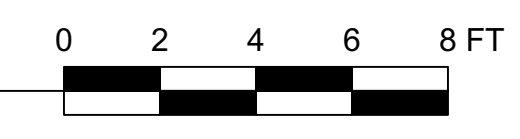
3 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"



1 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"



MEHTA & KUMAR RESIDENCE

241 SUNKIST LANE
LOS ALTOS, CA 94022
APN: 170-22-020

CONSULTANTS:

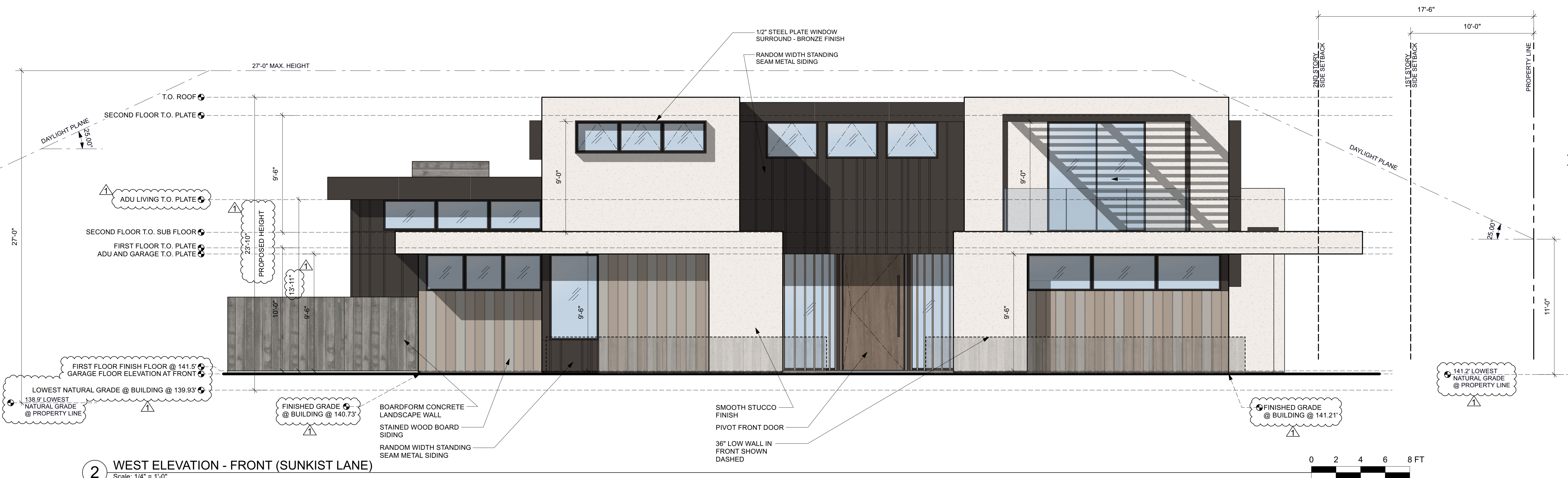
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EXISTING ELEVATIONS

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2 WEST ELEVATION - FRONT (SUNKIST LANE)
Scale: 1/4" = 1'-0"



1 SOUTH ELEVATION - RIGHT SIDE
Scale: 1/4" = 1'-0"



MEHTA & KUMAR RESIDENCE
241 SUNKIST LANE
LOS ALTOS, CA 94022
APN: 170-22-020

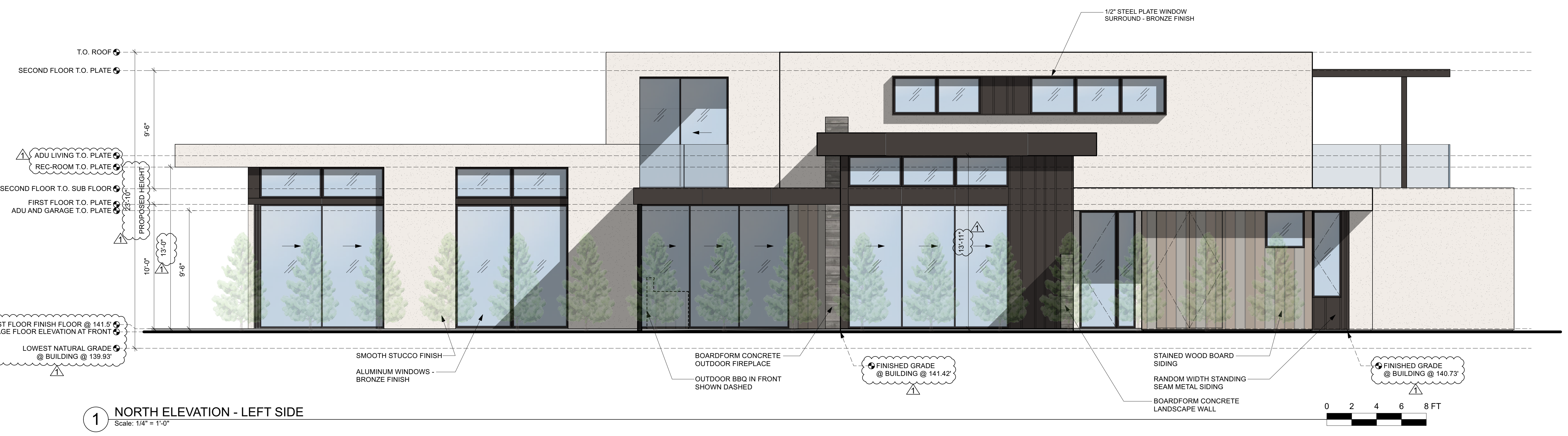
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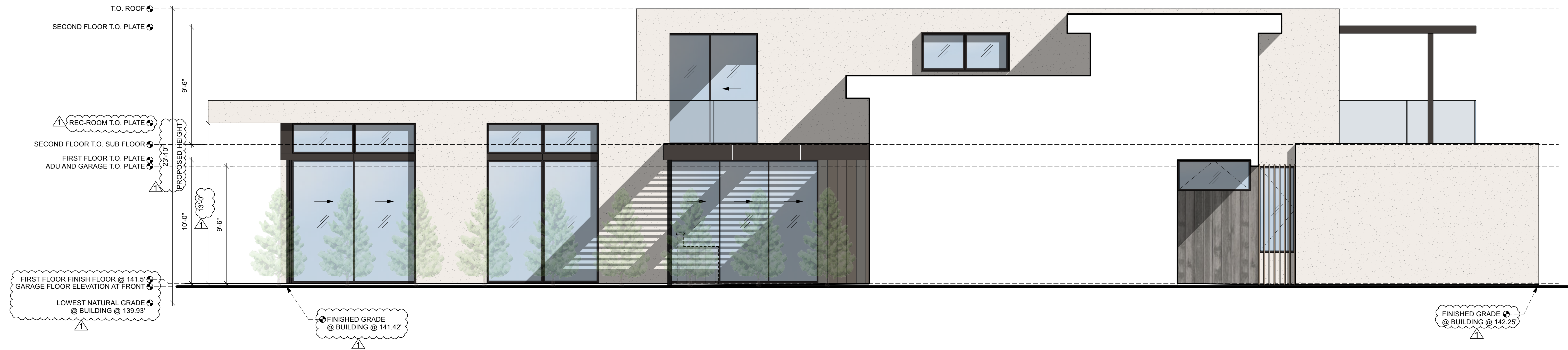
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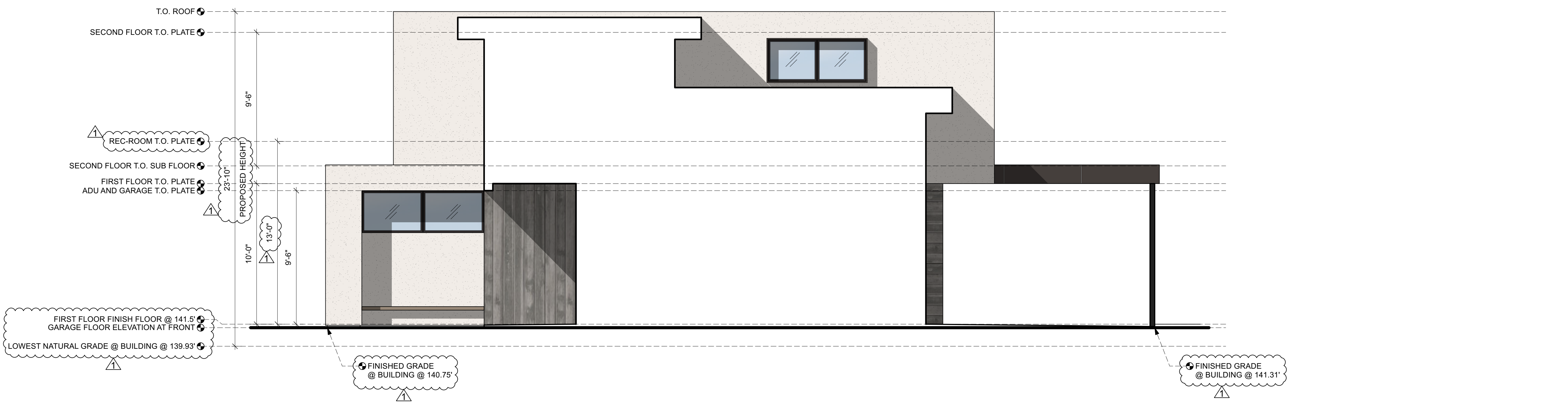
A3.2
NEW ELEVATIONS

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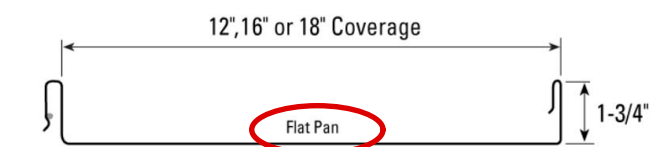
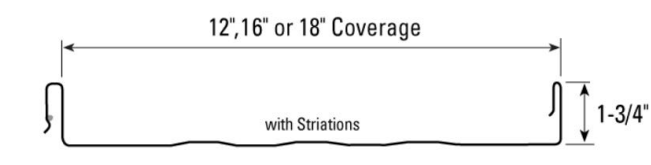
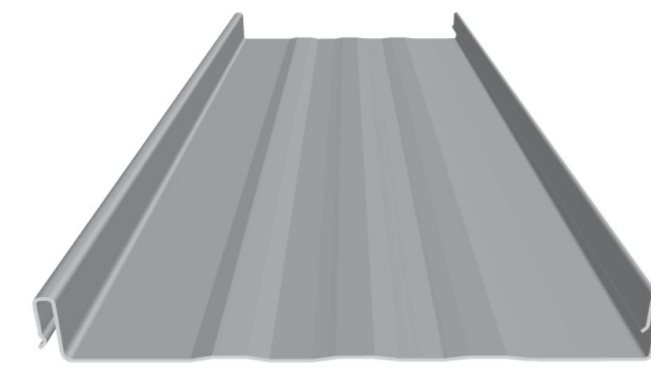




2 SIDE ELEVATION
Scale: 1/4" = 1'-0"



1 SIDE ELEVATION
Scale: 1/4" = 1'-0"



VERTICAL SEAM

Roof/Wall

Panel Coverage: 12", 16", 18"

Rib Height: 1-3/4"

Rib Features: Snap-Seam Clip Fastened

Standard Gauges: 24 ga., 26 ga.

Optional Gauges: 22 ga., .032 ga.

Vertical Seam delivers a clean, linear elegance paired with unmatched quality for a dependable, long-lasting, and beautiful roof. A snap-seam rib design with unlimited thermal movement makes it easy to install while still delivering superior performance.

Available Material: Steel

Available Substrates: Open Framing, Solid Substrate

Fasteners: Concealed, Standing Seam Roof

Standard Finishes: Acrylic Coated Galvalume®, MS Colorfast45®, PVDF

COMPARE PRODUCTS

FIND A DISTRIBUTOR

For any questions about product availability or color, call our Woodland, California branch at 800.759.6019



RANDOM-WIDTH FLAT PAN METAL SIDING



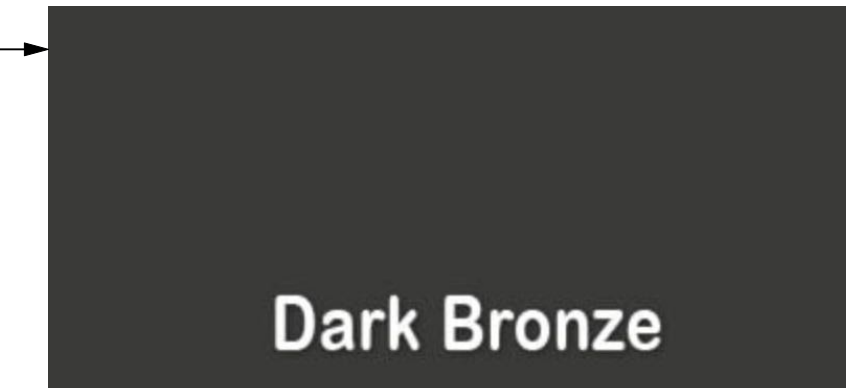
Series 3070-T

ALUMINUM WINDOWS AND DOORS - BRONZE FINISH FLEETWOOD OR SIM.

OUTDOOR FIREPLACE FINISH



SMOOTH STUCCO (STEEL TROWEL) WITH INTEGRAL COLOR AND ACRYLIC BINDER



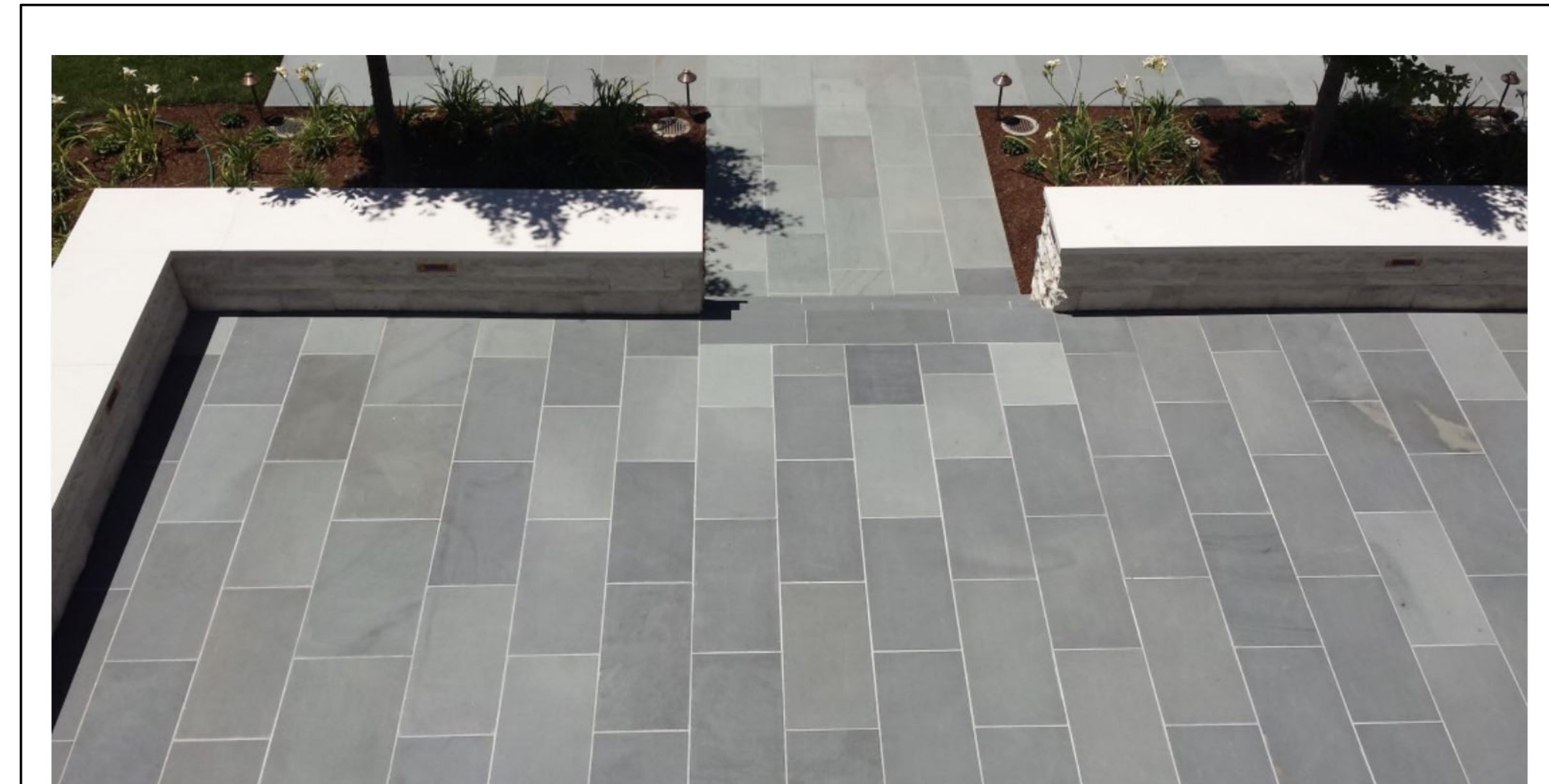
WINDOW AND FASCIA METAL TRELLIS AND WINDOW SURROUND & WINDOW AND DOOR FINISH



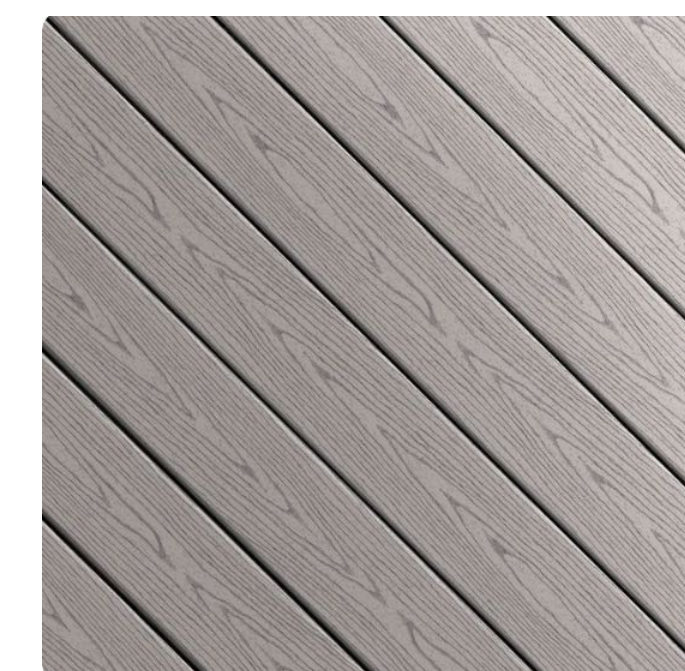
Slate Grey (W38)



STAINED WOOD VERTICAL SIDING



"TRUE-BLUE" BLUESTONE EXTERIOR PATIOS



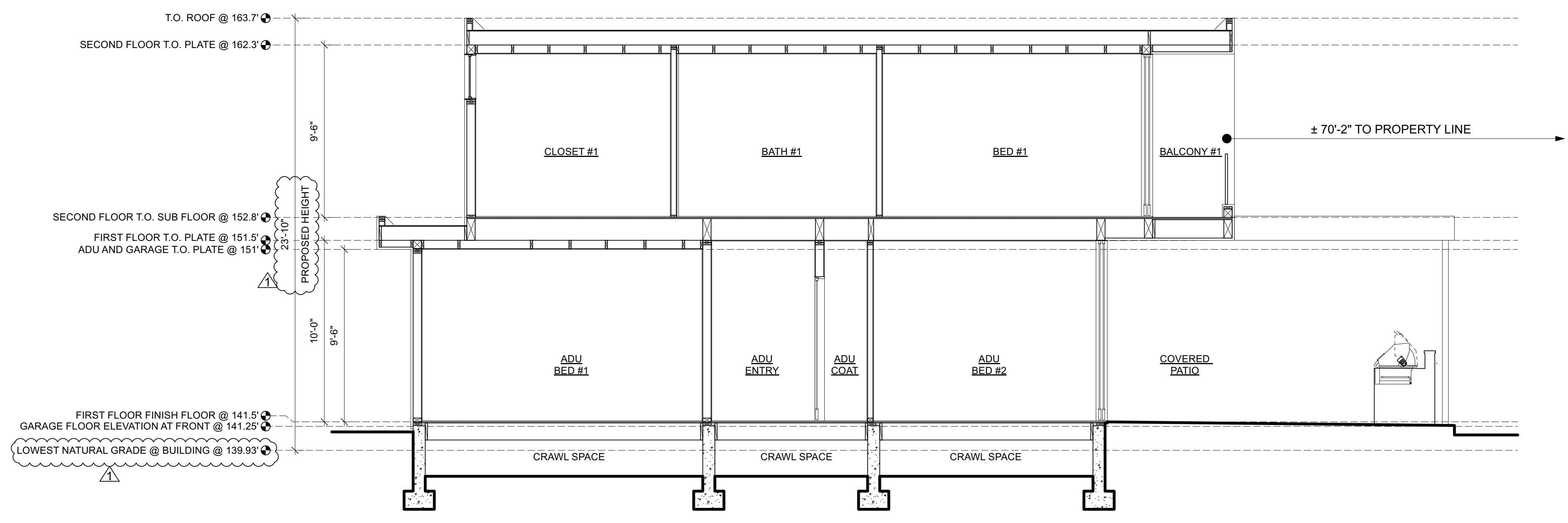
OUTDOOR DECKS



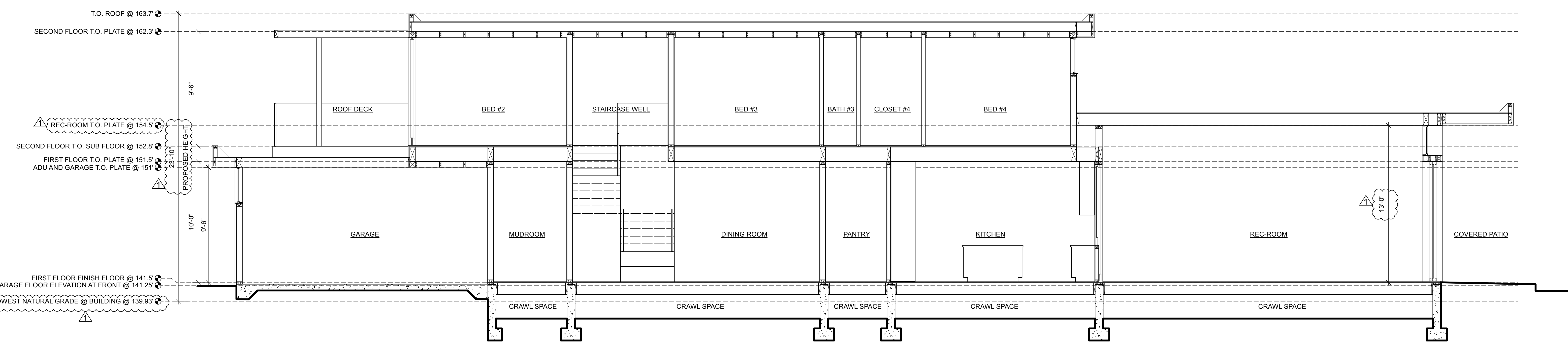
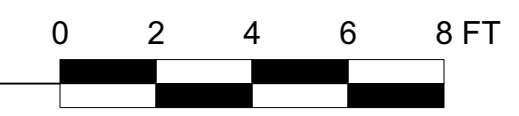
PERGOLA METAL FRAME, WOOD BOARDS ABOVE



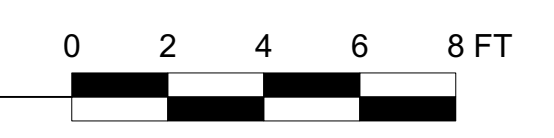
BOARD-FORM CONCRETE LANDSCAPE WALLS



2 SECTION
Scale: 1/4" = 1'-0"



1 SECTION
Scale: 1/4" = 1'-0"



MEHTA & KUMAR RESIDENCE

241 SUNKIST LANE
LOS ALTOS, CA 94022
APN: 170-22-020

CONSULTANTS:

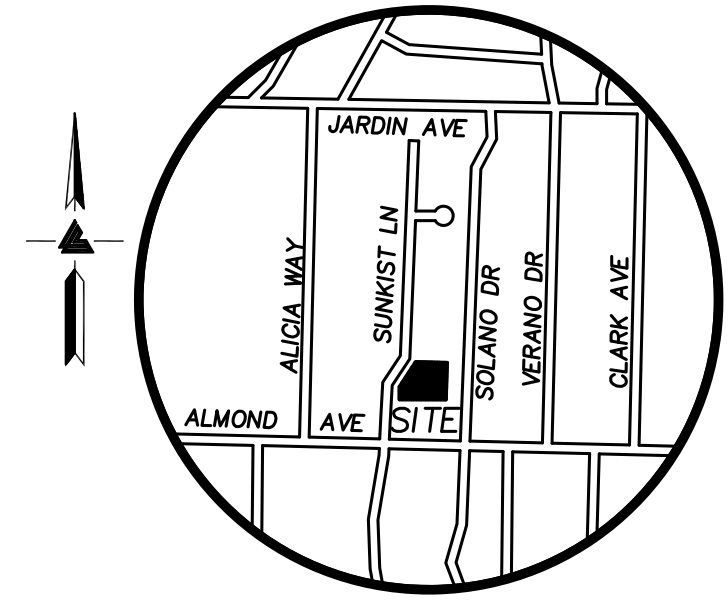
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VICINITY MAP
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- - - - BUILDING OVERHANG LINE
- CATV - CABLE TV OVERHEAD LINE
- E - ELECTRICAL OVERHEAD LINE
- ETC - ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- T - TELEPHONE OVERHEAD LINE
- X - FENCE LINE
- - - - FLOW LINE
- SS - SANITARY SEWER LINE
- A/C - AIR CONDITIONING UNIT
- B.M. - BENCHMARK
- BOLL - BOLLARD
- BW - BOTTOM RETAINING WALL
- EM - ELECTRICAL METER
- FF - FINISH FLOOR
- FH - FIRE HYDRANT
- FL - FLOW LINE
- INV - INVERT
- ICV - IRRIGATION CONTROL VALVE
- J.P. - JOINT POLE
- M - MULTI-TRUNK TREE
- P - PILLAR, OR SIMILAR
- RP - ROOF PEAK
- SSCO - SANITARY SEWER CLEAN-OUT
- SSMH - SANITARY SEWER MAINTENANCE HOLE
- S.S. - STREET SIGN
- TW - TOP OF RETAINING WALL
- TOS - TOP OF SLAB
- WM - WATER METER
- XXX.XX - SPOTGRADE
- ASPH - ASPHALT
- BRICK - BRICK
- CONC - CONCRETE
- GRAV - GRAVEL
- POND - POND
- R.R. - RIVER ROCK
- WOOD - WOOD

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
 BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
 FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
 THE AREA OF THE SURVEYED LOT IS 18,711± SQUARE FEET / 0.430± ACRES

BENCHMARK

CITY OF LOS ALTOS BENCHMARK
 CITY BM 12
 3.5" BRASS DISC SET IN TOP OF CURB AT SOUTHERLY SIDE OF ALMOND AVENUE AT CENTER LINE NORTH CLARK AVENUE EXTENDED.
 ELEVATION = 134.937'
 (NAVD 88 DATUM)

EASEMENT NOTE

THERE ARE NO RECORD EASEMENTS PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4316-6839361, DATED AS OF OCTOBER 14, 2022

⊕ SITE BENCHMARK

SURVEY CONTROL POINT
 MAG AND SHINER SET IN ASPHALT
 ELEVATION = 138.59'
 (NAVD 88 DATUM)

UTILITY NOTE

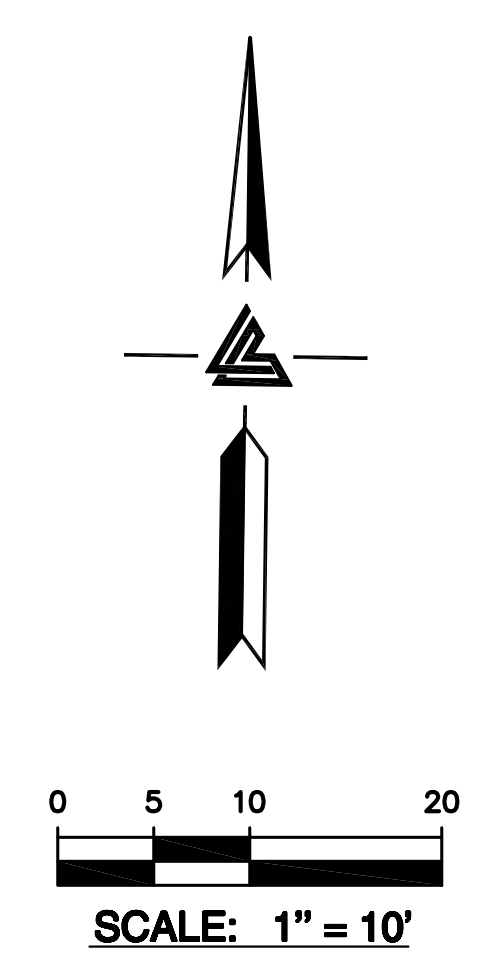
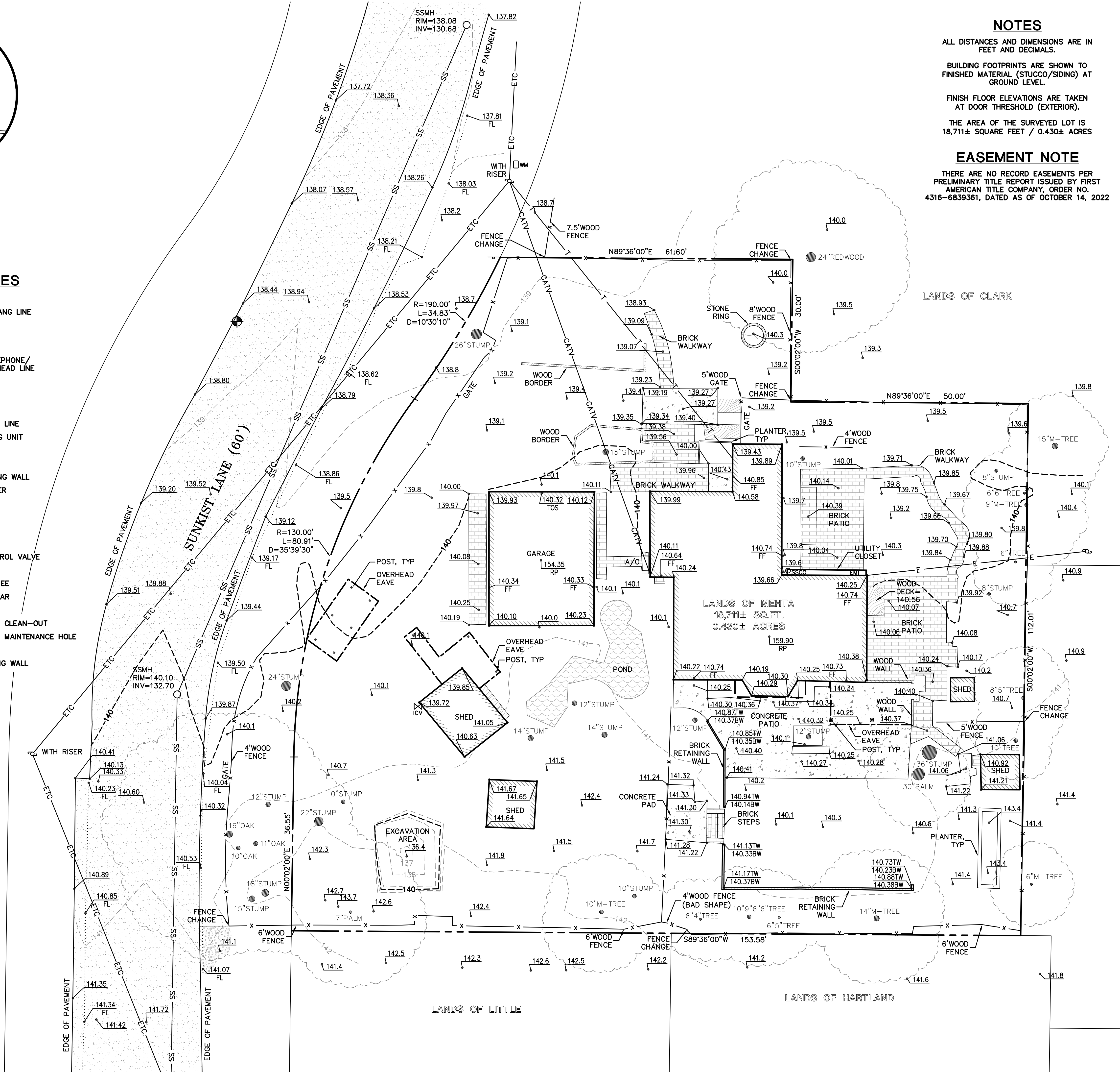
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

TREE NOTE

TREE SIZE, TYPE AND DRILLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)
 FLOOD INSURANCE RATE
 MAP No.: 06085C0038H
 EFFECTIVE DATE: MAY 18, 2009



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS / LAND SURVEYORS
 REGIONAL OFFICES:
 MAIN OFFICE: 2495 INDUSTRIAL PARKWAY WEST, SAN JOSE, CA 95131
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 (408) 887-4066
 WWW.LEABRAZE.COM

241 SUNKIST LANE
 LOS ALTOS
 CALIFORNIA
 SANTA CLARA COUNTY
 APN: 170-22-020

TOPOGRAPHIC SURVEY

TREE UPDATE	5-2-23	DB
REVISIONS		BY
JOB NO:	2221941	
DATE:	1-18-23	
SCALE:	1" = 10'	
BNDY BY:	RM	
FIELD BY:	AO	
DRAWN BY:	ZB	
SHEET NO:		

SU1
1 OF 1 SHEETS





C27 LICENSE #: 1028153

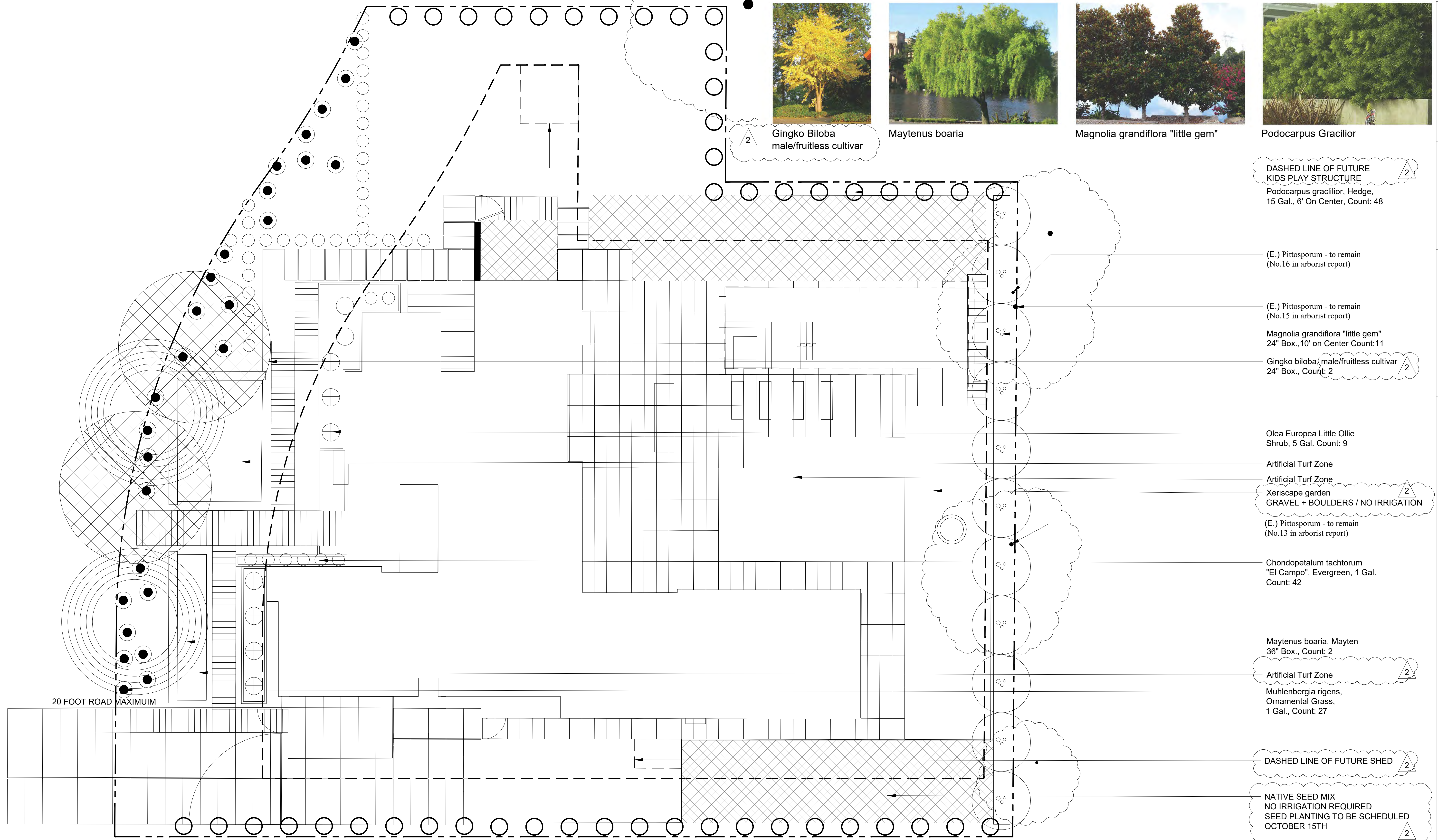
Residence: Kumar Mehta
Address : 241 Sunkist Ln. Los Altos, CA 94022

REVISIONS

07.18.2023 DESIGN REVIEW

1 09.06.2023 1ST REVISIONS

2 10.06.2023 2ND REVISIONS



2 Ginkgo Biloba male/fruitless cultivar



Maytenus boaria



Magnolia grandiflora "little gem"



Podocarpus Gracilior

DASHED LINE OF FUTURE KIDS PLAY STRUCTURE
Podocarpus gracilior, Hedge,
15 Gal., 6' On Center, Count: 48

(E.) Pittosporum - to remain
(No.16 in arborist report)

(E.) Pittosporum - to remain
(No.15 in arborist report)

Magnolia grandiflora "little gem"
24" Box, .10' on Center Count:11

Ginkgo biloba, male/fruitless cultivar
24" Box., Count: 2

Olea Europea Little Ollie
Shrub, 5 Gal. Count: 9

Artificial Turf Zone
Artificial Turf Zone
Xeriscape garden
GRAVEL + BOULDERS / NO IRRIGATION

(E.) Pittosporum - to remain
(No.13 in arborist report)

Chondopetalum tachtorum
"El Campo", Evergreen, 1 Gal.
Count: 42

Maytenus boaria, Mayten
36" Box., Count: 2

Artificial Turf Zone
Muhlenbergia rigens,
Ornamental Grass,
1 Gal., Count: 27

DASHED LINE OF FUTURE SHED

NATIVE SEED MIX
NO IRRIGATION REQUIRED
SEED PLANTING TO BE SCHEDULED
OCTOBER 15TH

TREE SCHEDULE , ALL DATA ACCORDING TO ARBORIST REPORT						TREE SCHEDULE , ALL DATA ACCORDING TO ARBORIST REPORT					
ID	QUANTITY	SIZE D/BH	TYPE	ACTION	NOTES	ID	QUANTITY	SIZE D/BH	TYPE	ACTION	NOTES
1	1	17.7/35	(E.) Coast live oak (Quercus agrifolia)	Remove		10	1	6 est/8	(E.) Privet (Ligustrum japonicum)	(E.) - protect and preserve	
2	1	12.3/35	(E.) Coast live oak (Quercus agrifolia)	Remove		11	1	30/25	(E.) Canary Island palm (Phoenix canariensis)	Remove	
3	1	12.7/35	(E.) Coast live oak (Quercus agrifolia)	Remove		12	1	10.7/25	(E.) Persimmon (Diospyros kaki)	Remove	
4	1	28/40	(E.) Canary Island palm (Phoenix canariensis)	Remove		13	1	9-5/14	(E.) Pittosporum (Pittosporum tobira)	(E.) - protect and preserve	
5	1	6.5-6-6-4/18	(E.) Pittosporum (Pittosporum tobira)	Remove		14	1	6.2/15	(E.) Flowering plum (Prunus cerasifera)	Remove	
6	1	/15	(E.) Pittosporum (Pittosporum tobira)	Remove		15	1	6-4/12	(E.) Pittosporum (Pittosporum tobira)	(E.) - protect and preserve	
7	1	/18	(E.) Pittosporum (Pittosporum tobira)	Remove		16	1	9.5/14	(E.) Pittosporum (Pittosporum tobira)	(E.) - protect and preserve	
8	1	/18	(E.) Pittosporum (Pittosporum tobira)	Remove		17	1	15 est/15	(E.) Mayten (Maytenus boaria)	(E.) - protect and preserve	
9	1	6-6-5-4-4/15	(E.) Pittosporum (Pittosporum tobira)	Remove		18	1	38 est/110	(E.) Redwood (Sequoia sempervirens)	(E.) - protect and preserve	

LANDSCAPE SCHEDULE

PRIVACY SCREENING						
PLANT/TREE NAME	COMMON NAME	QTY.	SIZE	WUCOLS	ANTICIPATED SPREAD AND HEIGHT @ MATURITY	AVG RATE OF GROWTH
Podocarpus gracilior	Fern pine	48	15 Gal.	MODERATE	40' SPREAD 60' HEIGHT	moderate
Magnolia grandiflora "little gem"	Magnolia little gem	11	24" box	MODERATE	8'-12' SPREAD 30'-35' HEIGHT	slow
Ginkgo biloba male/fruitless cultivar	Ginkgo tree male/fruitless cultivar	2	24" box	MODERATE	25'-35' SPREAD 25'-50' HEIGHT	moderate
Maytenus boaria	Mayten tree	2	36" box	MODERATE	20'-30' SPREAD 30'-50' HEIGHT	moderate

NATIVE SEED MIX		
ICDN	BOTANICAL NAME	COMMON NAME
	Axonopus glaberr	Dawnweed
	Artemisia californica	California sagebrush
	Erucaria taronensis	Brittishush
	Eriogonum fasciculatum	California buckwheat
	Eschscholzia californica	California poppy
	Festuca microstachya	Small fescue
	Hesperoyucca whipplei	Our lady's sandals
	Lathyrus californicus	Dwarf gorsefields
	Lupinus bicolor	Bicolor lupine
	Mimulus aurantiacus	Monkeyflower
	Phacelia ciliata	Great valley phacelia
	Salvia apiana	White sage
	Sarcis miflora	Black sage
	Sisya pulchra	Purple needlegrass
	Trifolium willdenovii	Tomcat clover

PLANTING						
PLANT/TREE NAME	COMMON NAME	QTY.	SIZE	WUCOLS	ANTICIPATED SPREAD AND HEIGHT @ MATURITY	AVG RATE OF GROWTH
Olea Europea Little Ollie	Little Ollie Dwarf olive	9	5 Gal.	VERY LOW	6' SPREAD 6' HEIGHT	slow
Chondopetalum tachtorum "El Campo"	Small cape rush	42	1 Gal.	LOW	3'-4' SPREAD 2'-3' HEIGHT	fast
Muhlenbergia Rigens	Deer Grass	27	1 Gal.	LOW	3'-4' SPREAD 3'-5' HEIGHT	slow

TREE REPLACEMENT SCHEDULE

TREE 23-0006 -2(two) Category II Tree - Maytenus boaria, Mayten
TREE 23-0014 -2(two) Category I Tree, Ginkgo Biloba, male/fruitless cultivar

FRONT SETBACK IMPERMEABLE COVERAGE 27%

PLANTING PLAN L4.1

SCALE 1/8" = 1'-0"



C27 LICENSE #: 1028153

Residence: Kumar Mehta

Address : 241 Sunkist Ln. Los Altos, CA 94022

REVISIONS

07.18.2023 DESIGN REVIEW

1 09.06.2023 1ST REVISIONS

2 10.06.2023 2ND REVISIONS

PLANTING PLAN L4.1

SCALE
1/8" = 1'-0"



2 Gingko Biloba male/fruitless cultivar

Maytenus boaria

Magnolia grandiflora "little gem"

Podocarpus Gracilior

2 DASHED LINE OF FUTURE KIDS PLAY STRUCTURE
Podocarpus gracilior, Hedge, 15 Gal., 6' On Center, Count: 48

(E.) Pittosporum - to remain (No.16 in arborist report)

(E.) Pittosporum - to remain (No.15 in arborist report)
Magnolia grandiflora "little gem" 24" Box., 10' on Center Count:11
Gingko biloba, male/fruitless cultivar 24" Box., Count: 2

Olea Europea Little Ollie Shrub, 5 Gal. Count: 9

Artificial Turf Zone
Xeriscape garden GRAVEL + BOULDERS / NO IRRIGATION

(E.) Pittosporum - to remain (No.13 in arborist report)

Chondopetalum tachtorum "El Campo", Evergreen, 1 Gal. Count: 42

Maytenus boaria, Mayten 36" Box., Count: 2

2 Artificial Turf Zone
Muhlenbergia rigens, Ornamental Grass, 1 Gal., Count: 27

2 DASHED LINE OF FUTURE SHED

2 NATIVE SEED MIX NO IRRIGATION REQUIRED SEED PLANTING TO BE SCHEDULED OCTOBER 15TH

20 FOOT ROAD MAXIMUM

LANDSCAPE SCHEDULE

PRIVACY SCREENING						
PLANT/TREE NAME	COMMON NAME	QTY.	SIZE	WUCOLS	ANTICIPATED SPREAD AND HEIGHT @ MATURITY	AVG. RATE OF GROWTH
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Gingko biloba male/fruitless cultivar	Gingko tree male/fruitless cultivar	2	24" box	MODERATE	25'-35' SPREAD 25'-50' HEIGHT	moderate
Maytenus boaria	Mayten tree	2	36" box	MODERATE	20'-30' SPREAD 30'-50' HEIGHT	moderate

NATIVE SEED MIX			
ICON	BOTANICAL NAME	COMMON NAME	QTY + DETAILS
	Acmispon glaber	Deerweed	NATURE'S SEEDS - https://www.naturesseeds.com/specialty-seed/scrub-mix/obaparn-sage-scrub-mix/ SEED MIX INFO: This mix includes grasses, flowers, and shrubs for revegetation of soil and slopes with plant types that belong to California. There is a quick start grass to protect soil and allow slower perennials permanent cover in the years to come. Designed as a non-irrigated mix, irrigation will faster establishment and prolong the blooming period. This mix has been designed with an emphasis on native wildflowers and with special attention to balanced percentages of annuals and perennials. It is appropriate for chaparral scrub restoration throughout California. Seeding Rate: 0.75 lbs. / 1000 ft ²
	Artemisia californica	California sagebrush	
	Encelia farinosa	Brittlesbush	
	Eriogonum fasciculatum	California buckwheat	
	Eschscholzia californica	California poppy	
	Festuca microstachya	Small fescue	
	Hesperoyucca whipplei	Our lord's candle	
	Leathernia californica	Dwarf goldfields	
	Lupinus bicolor	Bicolor lupine	
	Mimulus aurantiacus	Monkeyflower	
	Phacelia ciliata	Great valley phacelia	
	Salvia spinea	White sage	
	Salvia mellifera	Black sage	
	Stipa pulchra	Purple needlegrass	
	Taraxacum officinale	Tanacet cover	

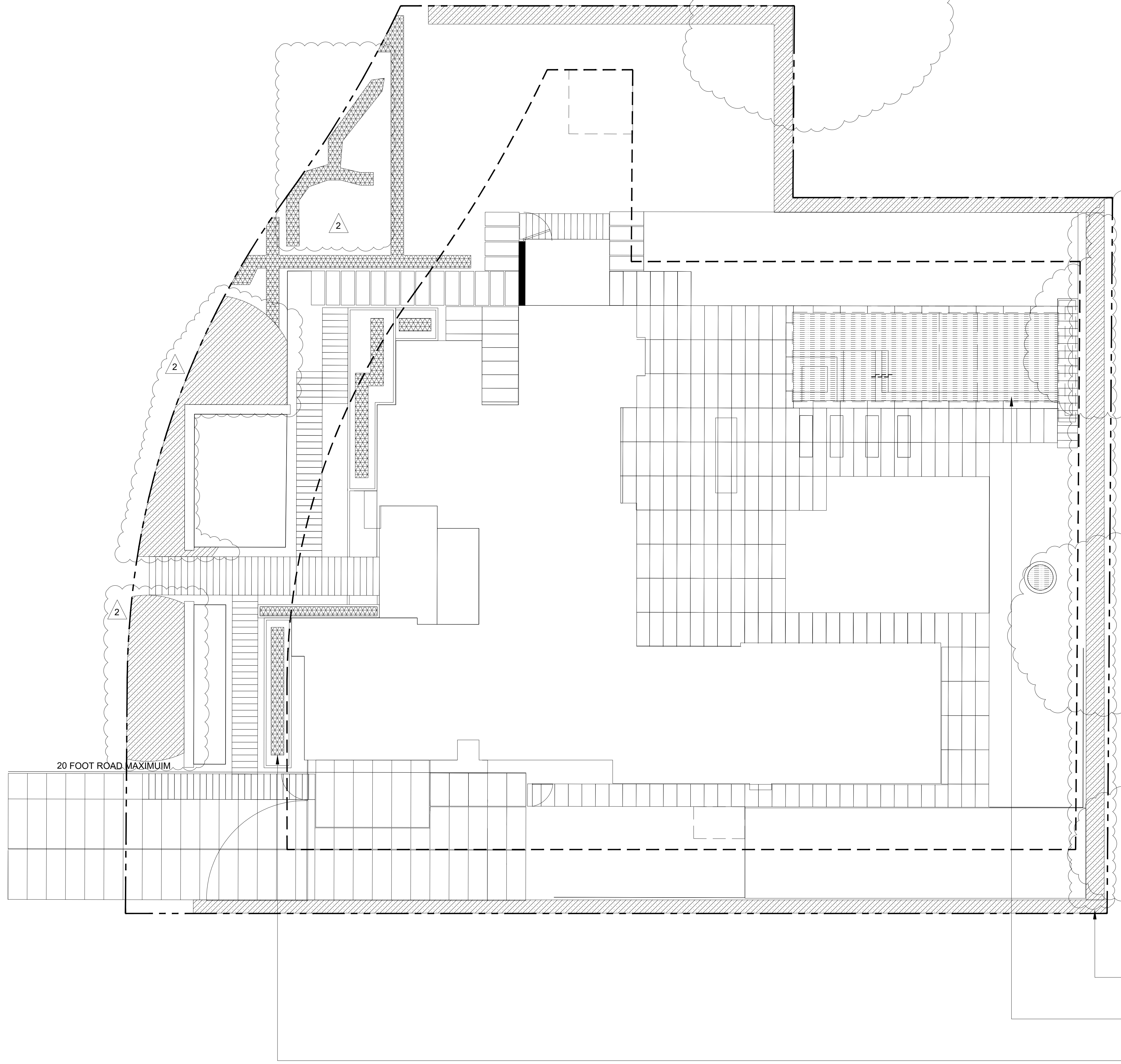
PLANTING						
PLANT/TREE NAME	COMMON NAME	QTY.	SIZE	WUCOLS	ANTICIPATED SPREAD AND HEIGHT @ MATURITY	AVG. RATE OF GROWTH
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TREE 23-0014 - 2(two) Category I Tree, Gingko Biloba, male/fruitless cultivar

FRONT SETBACK IMPERMEABLE COVERAGE 27%

TREE SCHEDULE , ALL DATA ACCORDING TO ARBORIST REPORT						TREE SCHEDULE , ALL DATA ACCORDING TO ARBORIST REPORT					
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4	1	28/40	(E.) Canary Island palm (Phoenix canariensis)	Remove		13	1	9-5/14	(E.) Pittosporum (Pittosporum tobira)	(E) - protect and preserve	
5	1	6.5-6-6-4/18	(E.) Pittosporum (Pittosporum tobira)	Remove		14	1	6.2/15	(E.) Flowering plum (Prunus cerasifera)	Remove	
6	1	/15	(E.) Pittosporum (Pittosporum tobira)	Remove		15	1	6-4/12	(E.) Pittosporum (Pittosporum tobira)	(E) - protect and preserve	
7	1	/18	(E.) Pittosporum (Pittosporum tobira)	Remove		16	1	9.5/14	(E.) Pittosporum (Pittosporum tobira)	(E) - protect and preserve	
8	1	/18	(E.) Pittosporum (Pittosporum tobira)	Remove		17	1	15 est/15	(E.) Mayten (Maytenus boaria)	(E) - protect and preserve	
9	1	6-6-5-4-4/15	(E.) Pittosporum (Pittosporum tobira)	Remove		18	1	38 est/110	(E.) Redwood (Sequoia sempervirens)	(E) - protect and preserve	



HYDROZONES PLAN NOTES:

- I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape and irrigation design plan
- I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package



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san francisco, ca 94112
tel.415.786.6427

WATER EFFICIENT LANDSCAPE WORKSHEET

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

Hydrozone # /Planting Description ¹	Plant Factor (PF)	Irrigation Method ²	Irrigation Efficiency (IE) ³	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ⁴
Regular Landscape Areas							
1. low water use planting	2	drip	.81	0.162	395	63.99	1,705.97
2. medium water use	5	drip	.81	.405	1522	616.41	16,433.49
3. water features	1	n/a	1	1	580	580	15,213.4
					Totals	2497 ^A	1266 ^B
Special Landscape Areas							
NONE				1			
				1			
				1			
					Totals	0 (C)	0 (D)
						ETWU Total	33,352.86
						Maximum Allowed Water Allowance (MAWA)⁵	33,602.26

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

²Irrigation Method
overhead spray
or drip

³Irrigation Efficiency
0.75 for spray head
0.81 for drip

⁴ETWU (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.

⁵MAWA (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	(B)	1,260.4
Total Area	(A)	2,497
Average ETAF	B ÷ A	.50

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	(B+D)	1,260.4
Total Area	(A+C)	2,497
Sitewide ETAF	(B+D) ÷ (A+C)	.50

A copy of this form may be obtained from Department of Water Resources website:
<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>

HYDROZONE AREAS		
ICON	NAME	AREA
	LOW HYDROZONE AREA	395 SQ. FT.
	MODERATE HYDROZONE AREA	1,522 SQ. FT.
	HIGH HYDROZONE AREA WATER FEATURES	580 SQ. FT.
	TOTAL AREA	2,497 SQ. FT.

MODERATE HYDROZONE

HIGH HYDROZONE

LOW HYDROZONE

C27 LICENSE #: 1028153

Residence: Kumar Mehta

Address: 241 Sunkist Ln. Los Altos, CA 94022

REVISIONS

07.18.2023 DESIGN REVIEW

1 09.06.2023 1ST REVISIONS

2 10.06.2023 2ND REVISIONS

HYDROZONES PLAN L4.2

SCALE
1/8" = 1'-0"

IRRIGATION SYSTEM NOTES

- IRRIGATION SYSTEM IS DESIGNED FOR A MAXIMUM OF 12 G.P.M. AT 60 P.S.I. STATIC PRESSURE. VERIFY PRESSURE OF 60 P.S.I. AT THE POINT OF CONNECTION PRIOR TO BEGINNING THE INSTALLATION OF THE IRRIGATION SYSTEM. NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES IN PRESSURE.
- NOTIFY OWNERS REPRESENTATIVE SIX (6) DAYS PRIOR TO INSTALLATION FOR A PRE-INSTALLATION CONFERENCE AND FIELD REVIEW COORDINATION FOR TRENCH DEPTHS, ASSEMBLY REVIEW, PRESSURE TESTS, COVERAGE TESTS, PRE-MAINTENANCE AND FINAL REVIEWS. A CONTINUITY TEST WILL BE REQUIRED FOR CONTROL WIRE STUBOUTS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNERS REPRESENTATIVE.
- INSTALL CONTROLLER WHERE INDICATED. EXACT LOCATION OF CONTROLLER TO BE DETERMINED AT JOBSITE BY OWNERS REPRESENTATIVE. 120 VOLT ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY BY ELECTRICAL SECTION OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTION TO CONTROLLER. USE THIN WALL METAL CONDUIT ABOVE GRADE. USE WATERPROOF CONNECTIONS FOR OUTDOOR INSTALLATION. PROGRAM CONTROLLER TO NOT EXCEED MAXIMUM FLOW RATE STATED IN NOTE NO. 1. INSTALL PER MANUFACTURERS SPECIFICATIONS. INSTALL AS DETAILED. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLER TO IRRIGATE USING MULTIPLE REPEAT CYCLES OF SHORT DURATIONS. CARE SHALL BE TAKEN TO PREVENT RUNOFF OF WATER AND SLOPE/SOIL EROSION DUE TO PROLONGED APPLICATIONS OF WATER. GROUNDING AND INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS WRITTEN SPECIFICATIONS.
- INSTALL ALL EQUIPMENT AS DETAILED. INSTALL R.C.V. ID TAGS MANUFACTURED BY T. CHRISTY ENT. STANDARD SIZE, 1-1/8" HOT STAMPED BLACK LETTERS ON YELLOW BACKGROUND ON SOLENOID WIRES. LETTERS TO CONFORM TO CONTROLLER/STATION NUMBER.
- HEADS SHALL HAVE RISER ASSEMBLIES AS DETAILED.
- PIPE AND WIRING UNDER PAVEMENT SHALL BE INSTALLED AT A TWENTY-FOUR INCH (24") DEPTH BELOW GRADE. ALL WIRING UNDER PAVEMENT SHALL BE INSTALLED IN PVC SCHEDULE 40 ELECTRICAL CONDUIT. ELECTRICAL CONDUIT SHALL EXTEND SIX INCHES (6") BEYOND EDGE OF PAVEMENT. INSTALL SAND FOR BACKFILL IN VEHICULAR PAVEMENT AREAS TO 6" COVER ABOVE PIPE. SURROUND PIPE WITH SAND IN AREAS WHERE ROCKY TERRAIN IS ENCOUNTERED.
- VALVE CONTROL WIRE SHALL BE MINIMUM NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. CONNECT WIRES WITH 3M DBY CONNECTORS PER MANUFACTURERS SPECIFICATIONS. EACH WIRE AT VALVES SHALL HAVE 24" EXCESS COILED LOOP IN VALVE BOXES. TAPE WIRES IN BUNDLES EVERY TEN FEET IN PLANTING AREAS.
- AT JOB COMPLETION, SUPPLY OWNER WITH TWO (2) KEYS FOR CONTROLLER.
- IF THE WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES, THE INSTALLATION OF A PRESSURE REGULATING DEVICE IS REQUIRED TO ENSURE THAT THE DYNAMIC PRESSURE AT EACH EMISSION DEVICE IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE FOR OPTIMAL PERFORMANCE.

IRRIGATION LEGEND

SYMBOL	PRODUCT	DESCRIPTION			
	EX. DOMESTIC WATER MAIN				
	GATE VALVE	NIBCO-T113-1.25"			
	BACKFLOW PREVENTION DEVICE	FEBCO-LF767FR-1"			
	PRESSURE ZONE BACKFLOW PREVENTER	ZERN WILKINS 975XL			
	MASTER CONTROL VALVE	SUPERIOR-3100-1"			
	FLOW SENSOR (SUB-METER)	IRRITROL-FS-B100			
	ELECTRIC CONTROLLER	IRRITROL-MC-18-E			
	WIRELESS WEATHER/RAIN SENSOR	IRRITROL-CL-100-WIRELESS			
	REMOTE CONTROL VALVE	RAINBIRD-RWS-S-B-C-1401			
	DRIP ZONE CONTROL KIT	RAINBIRD-XCZ-PRB-100-COM			
	DRIP FLUSH VALVE	RAINBIRD-XCZ-PRB-100-COM			
	SHRUB BUBBLER	RAINBIRD-RWS-S-B-C-1401			
	TREE BUBBLER	RAINBIRD-RWS-B-C-1404			
	IRRIGATION SUPPLY LINE	1120/SCHEDULE 40 PVC PIPE -18" COVER			
	IRRIGATION LATERAL LINE	1120/SCHEDULE 40 PVC PIPE -12" COVER			
	SLEEVING	1120/SCHEDULE 40 PVC PIPE -24" COVER			
	ELECTRICAL CONDUIT	1120/SCHEDULE 40 PVC ELECTRICAL CONDUIT -24" COVER			
	SUBSURFACE DRIP LINE	NETAFIM-TLRW-6-12			
<table border="1" style="width: 100%; text-align: center;"> <tr><td>sta</td></tr> <tr><td>gpm</td></tr> <tr><td>size</td></tr> </table>	sta	gpm	size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	
sta					
gpm					
size					



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REVISIONS

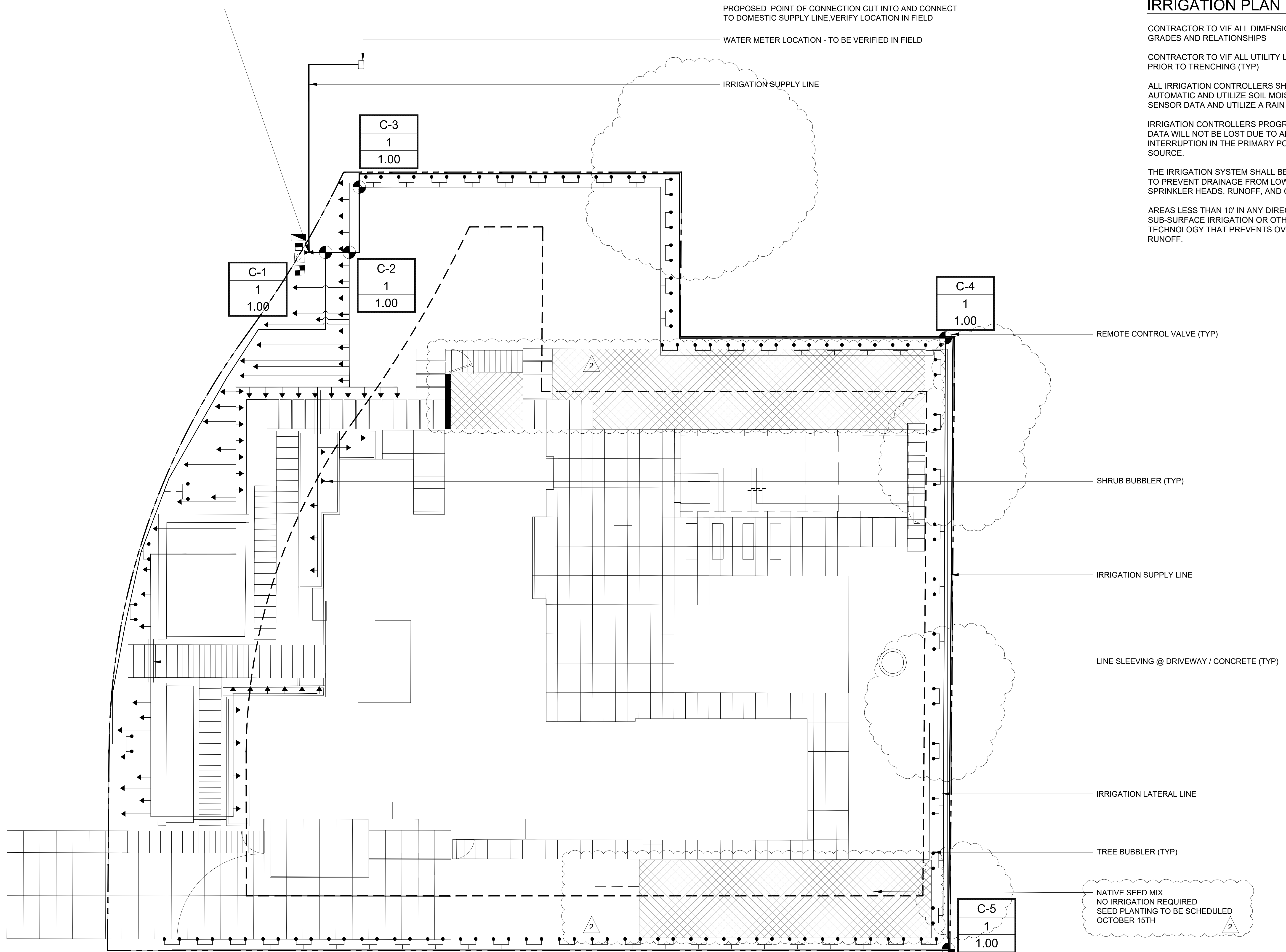
07.18.2023 DESIGN REVIEW

1 09.06.2023 1ST REVISIONS

2 10.06.2023 2ND REVISIONS

**IRRIGATION NOTES
L5.1**

SCALE: N/A



IRRIGATION PLAN NOTES:

CONTRACTOR TO VIF ALL DIMENSIONS, GRADES AND RELATIONSHIPS

CONTRACTOR TO VIF ALL UTILITY LOCATIONS PRIOR TO TRENCHING (TYP)

ALL IRRIGATION CONTROLLERS SHALL BE AUTOMATIC AND UTILIZE SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.

IRRIGATION CONTROLLERS PROGRAMMING DATA WILL NOT BE LOST DUE TO AN INTERRUPTION IN THE PRIMARY POWER SOURCE.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT DRAINAGE FROM LOW ELEVATION SPRINKLER HEADS, RUNOFF, AND OVERSPRAY.

AREAS LESS THAN 10' IN ANY DIRECTION UTILIZE SUB-SURFACE IRRIGATION OR OTHER TECHNOLOGY THAT PREVENTS OVERSPRAY OR RUNOFF.



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IRRIGATION PLAN L5.2

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

C27 LICENSE #: 1028153

Residence: Kumar Mehta

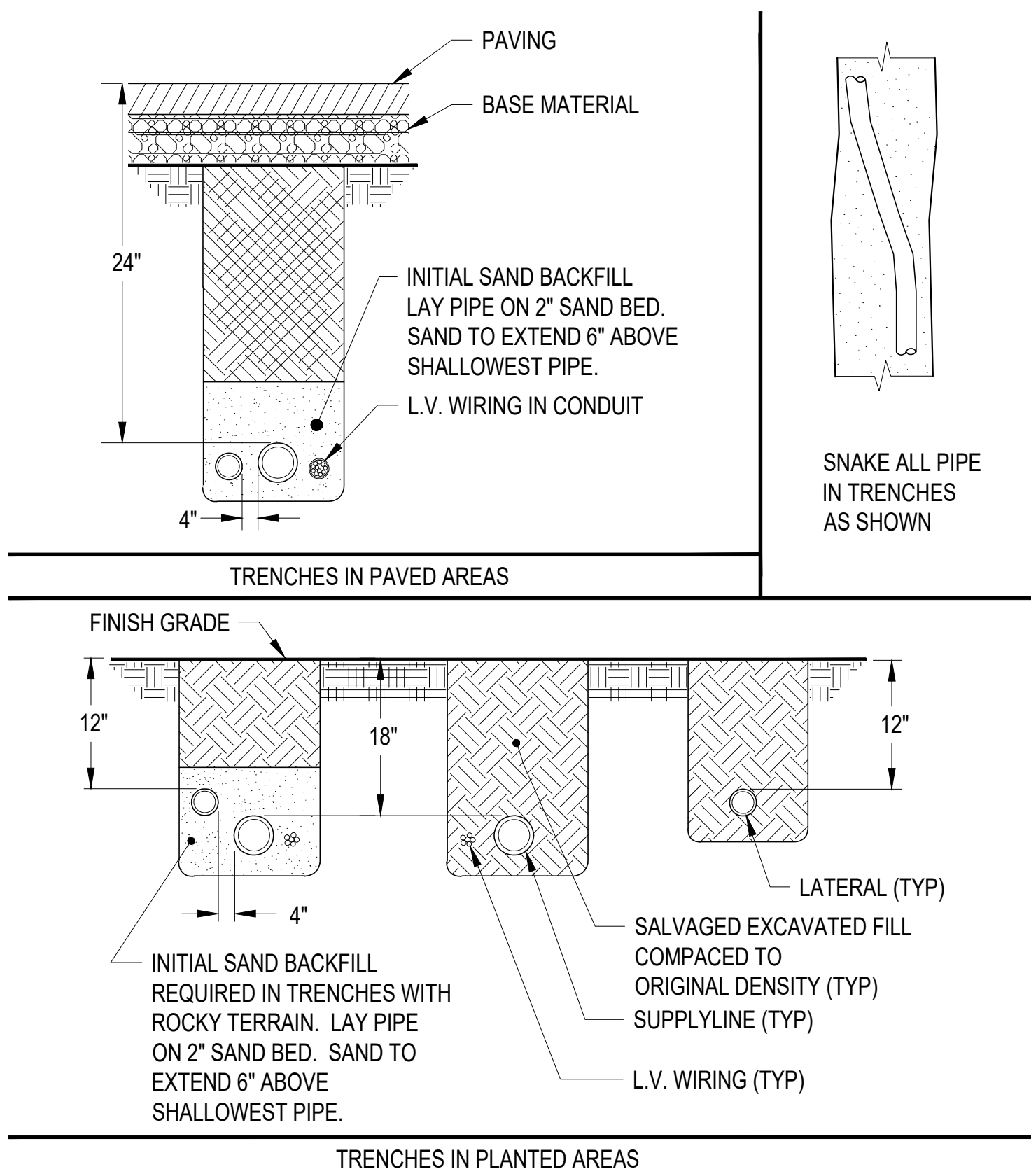
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REVISIONS

07.18.2023 DESIGN REVIEW

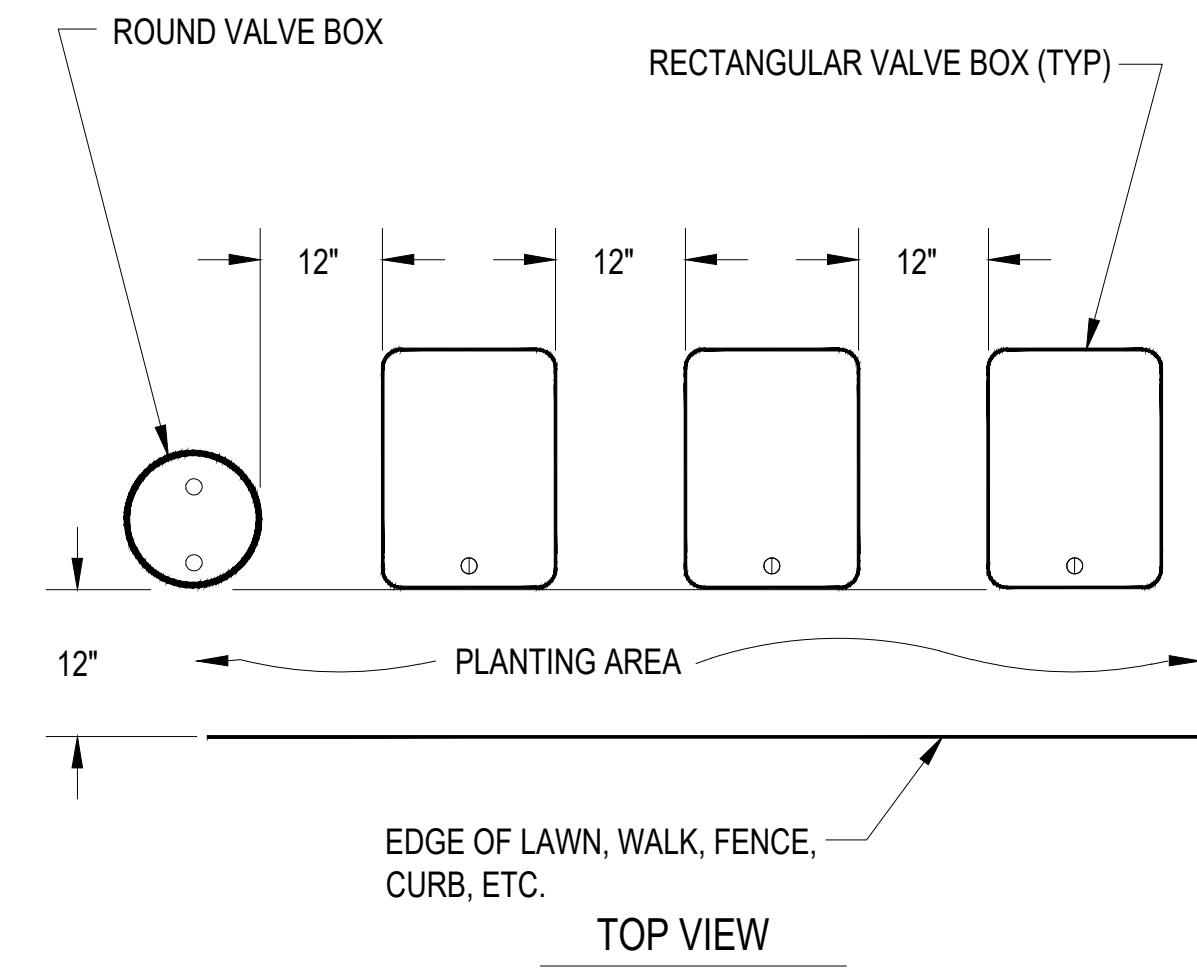
1 09.06.2023 1ST REVISIONS

2 10.06.2023 2ND REVISIONS

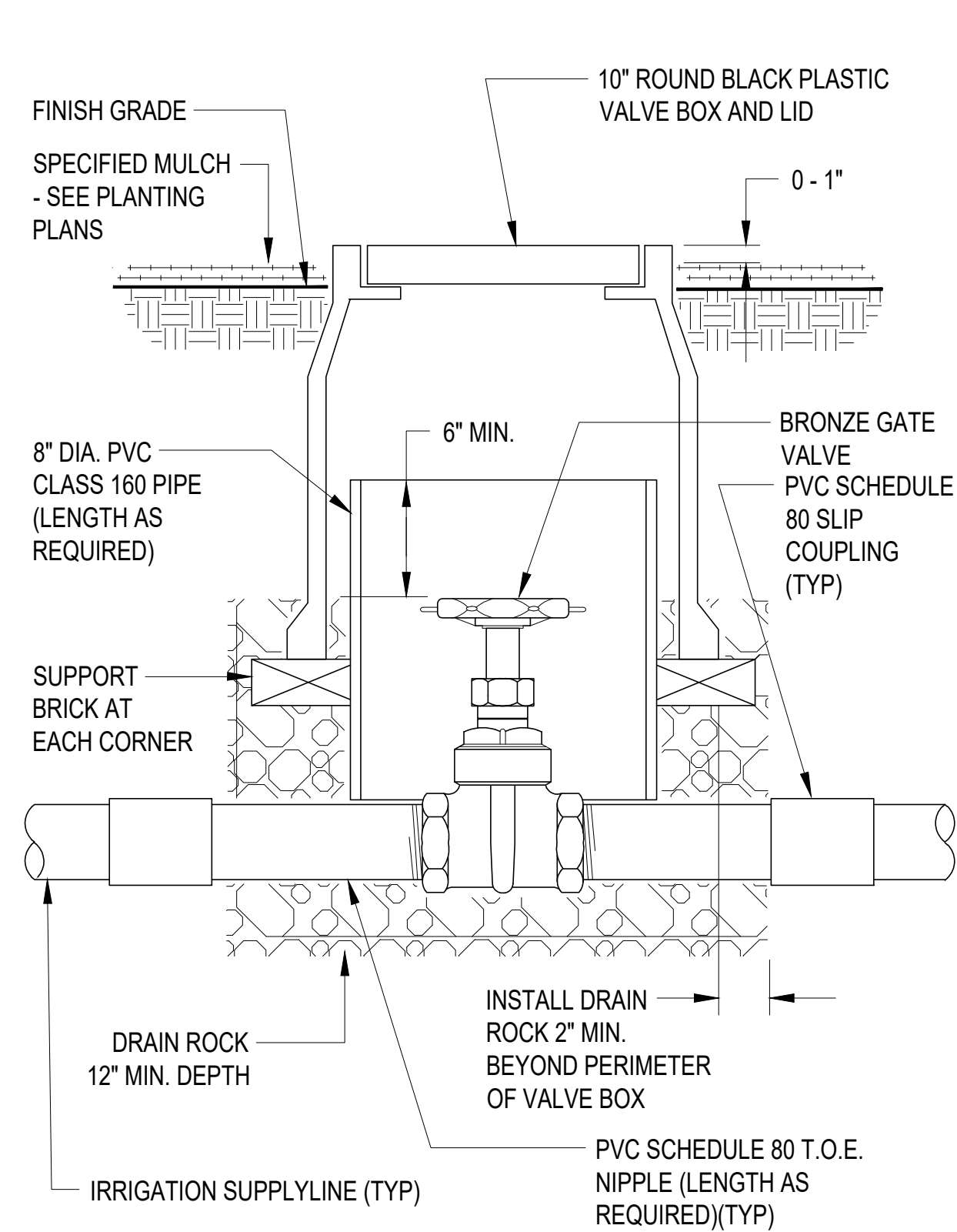


A TRENCHING DETAILS
N.T.S.

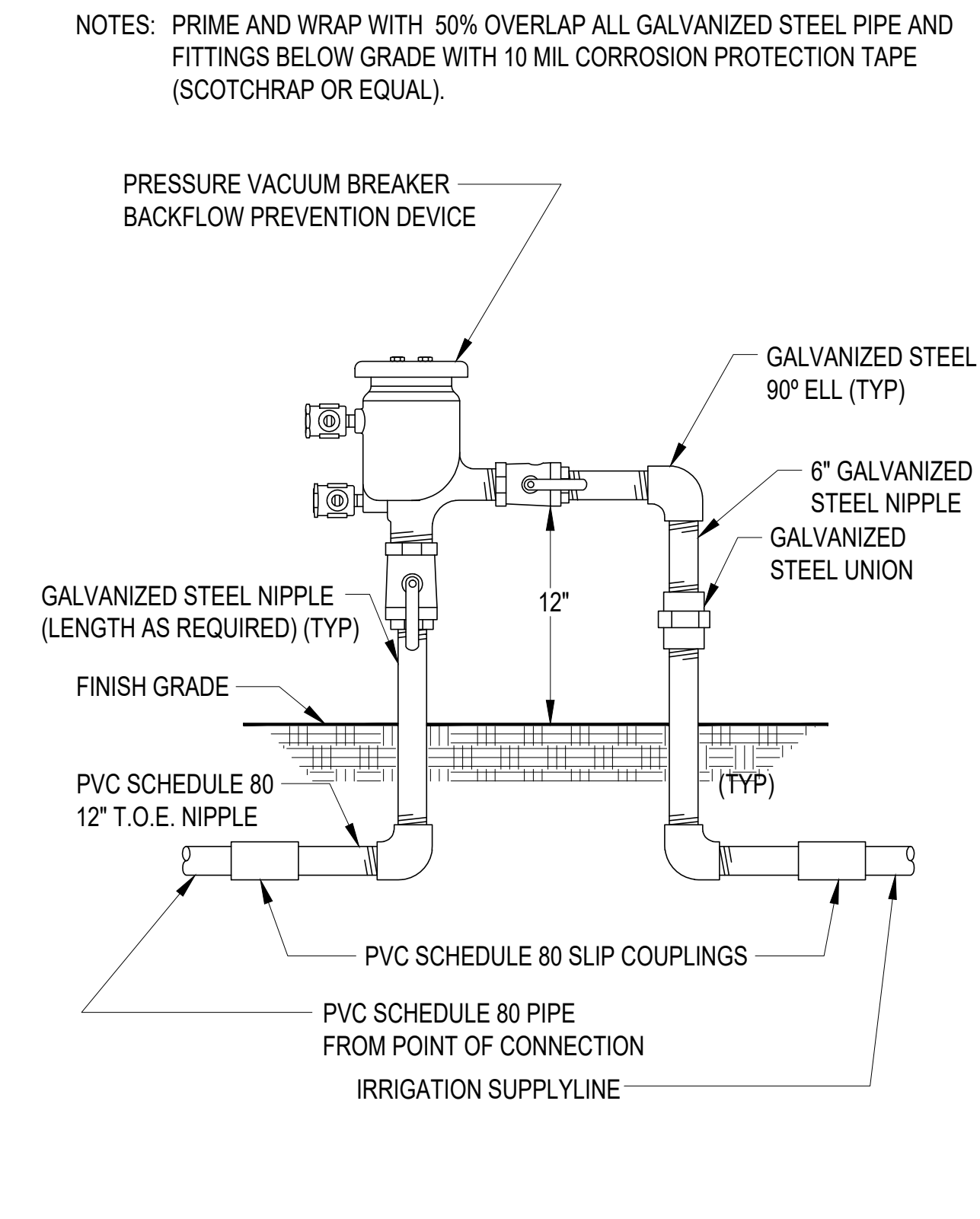
- NOTES: 1. CENTER BOXES OVER VALVES.
2. SET BOXES IN GROUND COVER/SHRUB AREA WHERE POSSIBLE.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALVE BOXES.



B VALVE BOX INSTALLATION DETAIL
N.T.S.

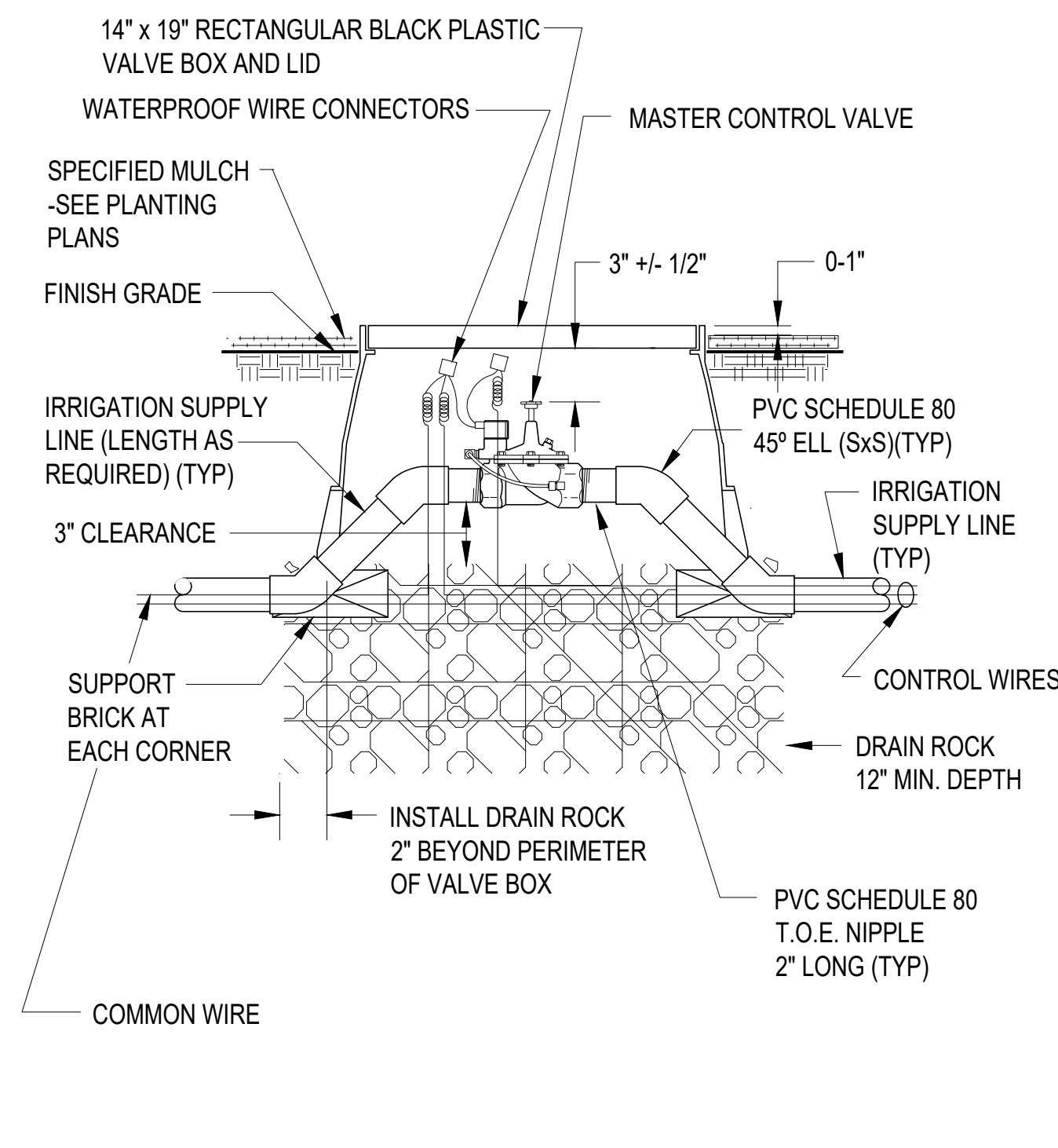


C GATE VALVE INSTALLATION DETAIL
N.T.S.

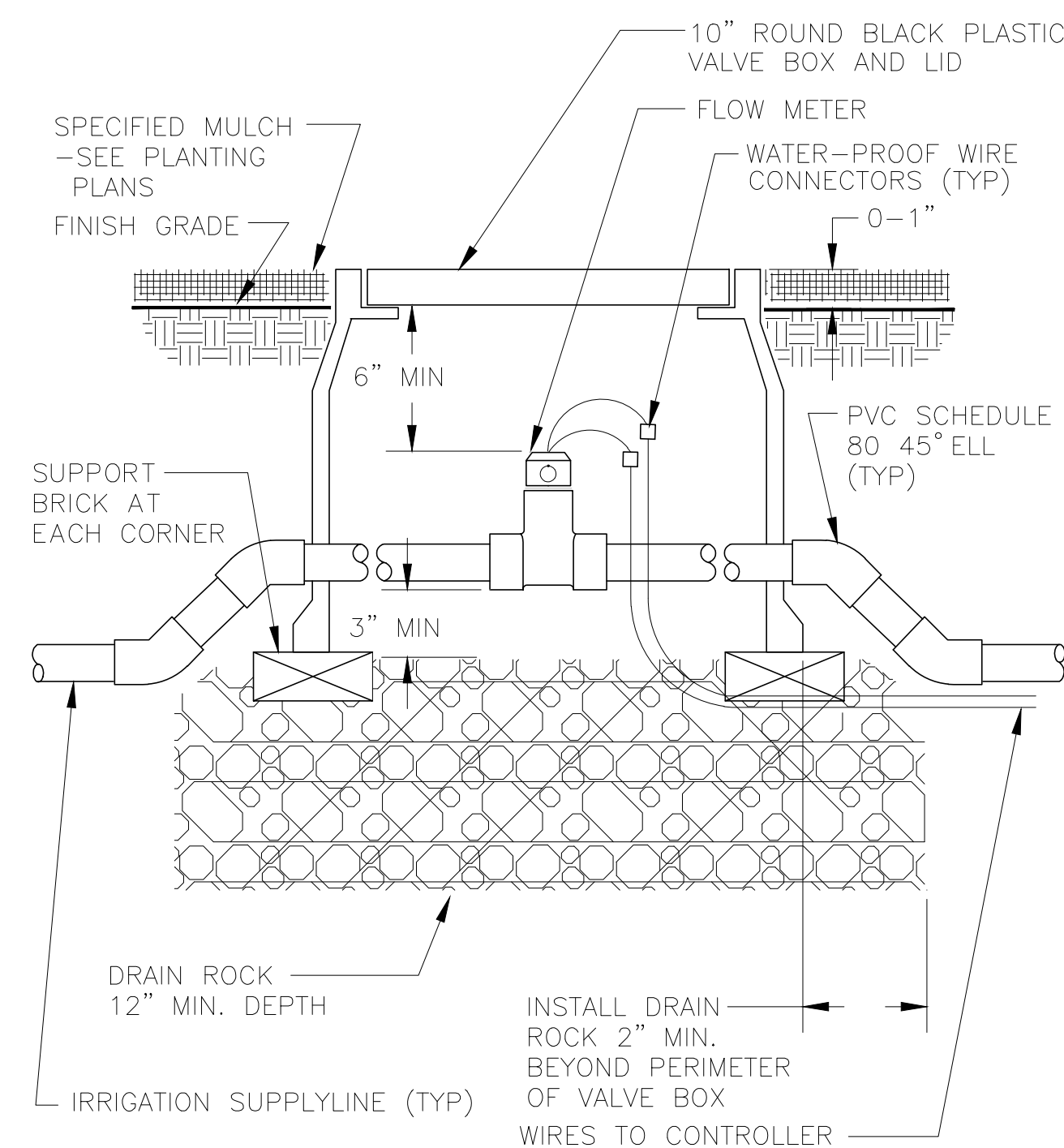


D BACKFLOW PREVENTION ASSEMBLY DETAIL
N.T.S.

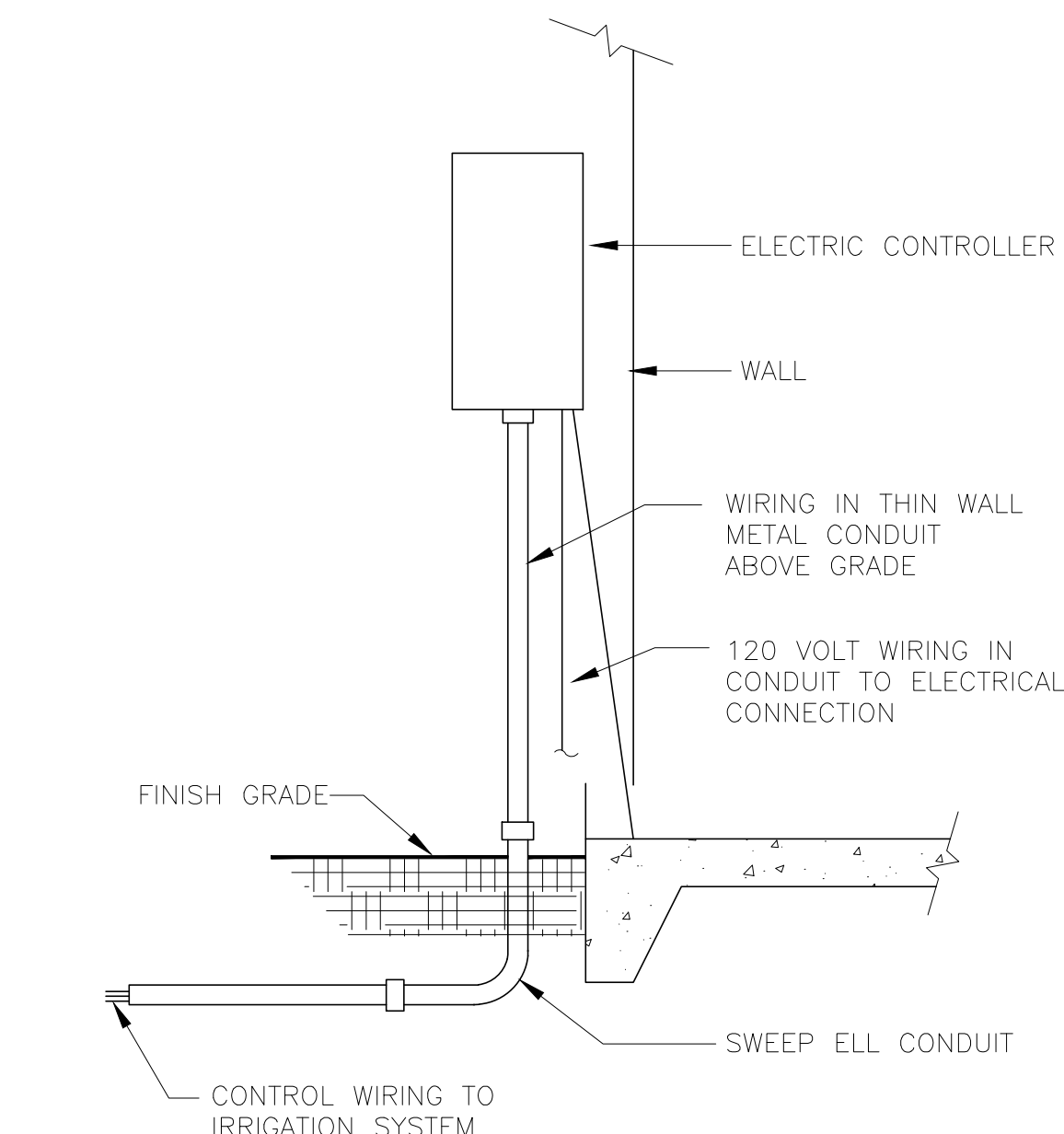
NOTE: ALLOW 10 PIPE DIAMETERS UPSTREAM AND 5 PIPE DIAMETERS DOWNSTREAM FROM SENSOR OF STRAIGHT UNOBSTRUCTED PIPE TO ENSURE PROPER FLOW READING.



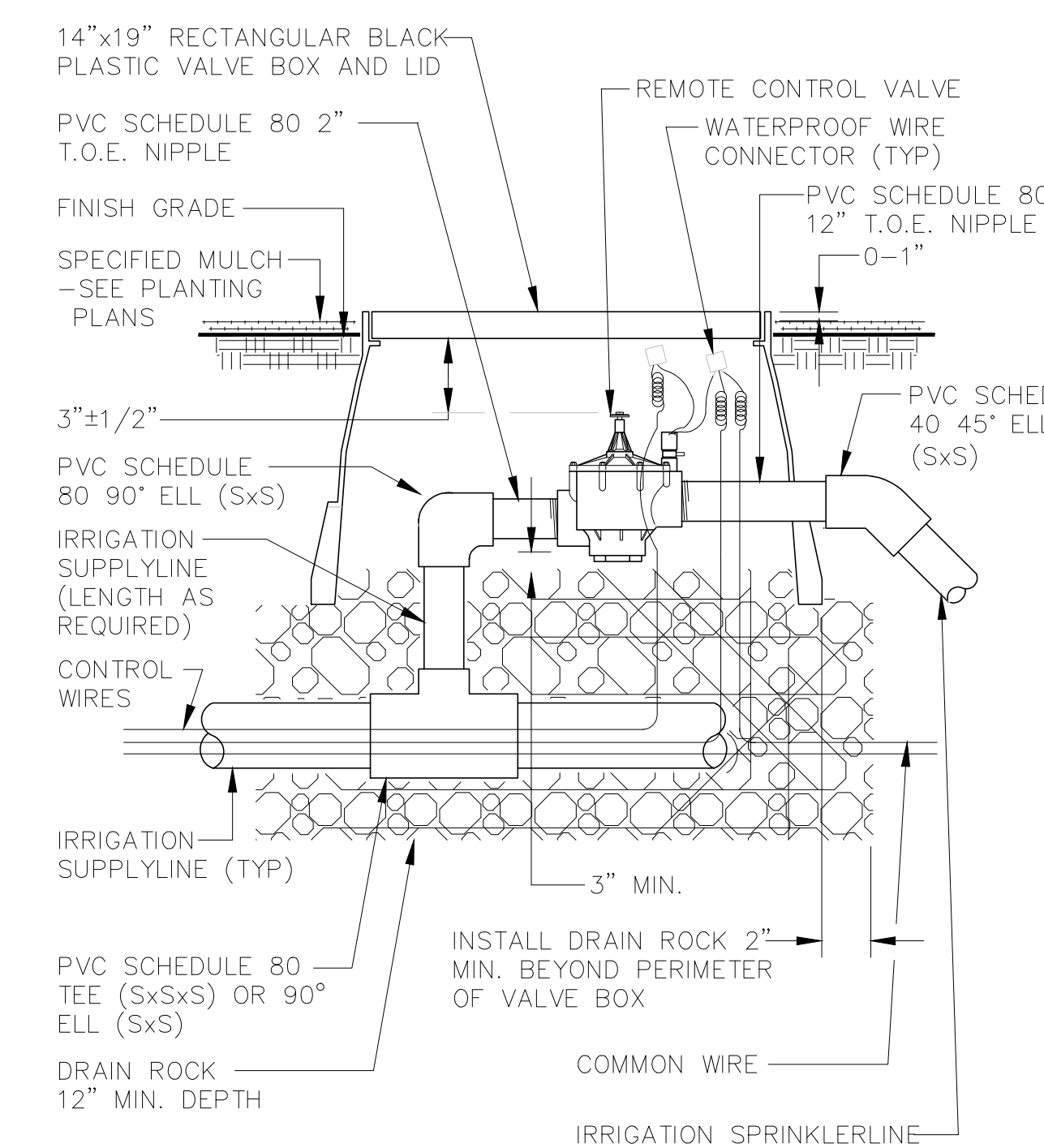
E MASTER CONTROL VALVE INSTALLATION DETAILS
N.T.S.



F FLOW METER INSTALLATION DETAIL
N.T.S.



G WALL MOUNT CONTROLLER INSTALLATION DETAIL
N.T.S.



H REMOTE CONTROL VALVE INSTALLATION DETAIL
N.T.S.

IRRIGATION
DETAILS
L5.3

SCALE: N.T.S.

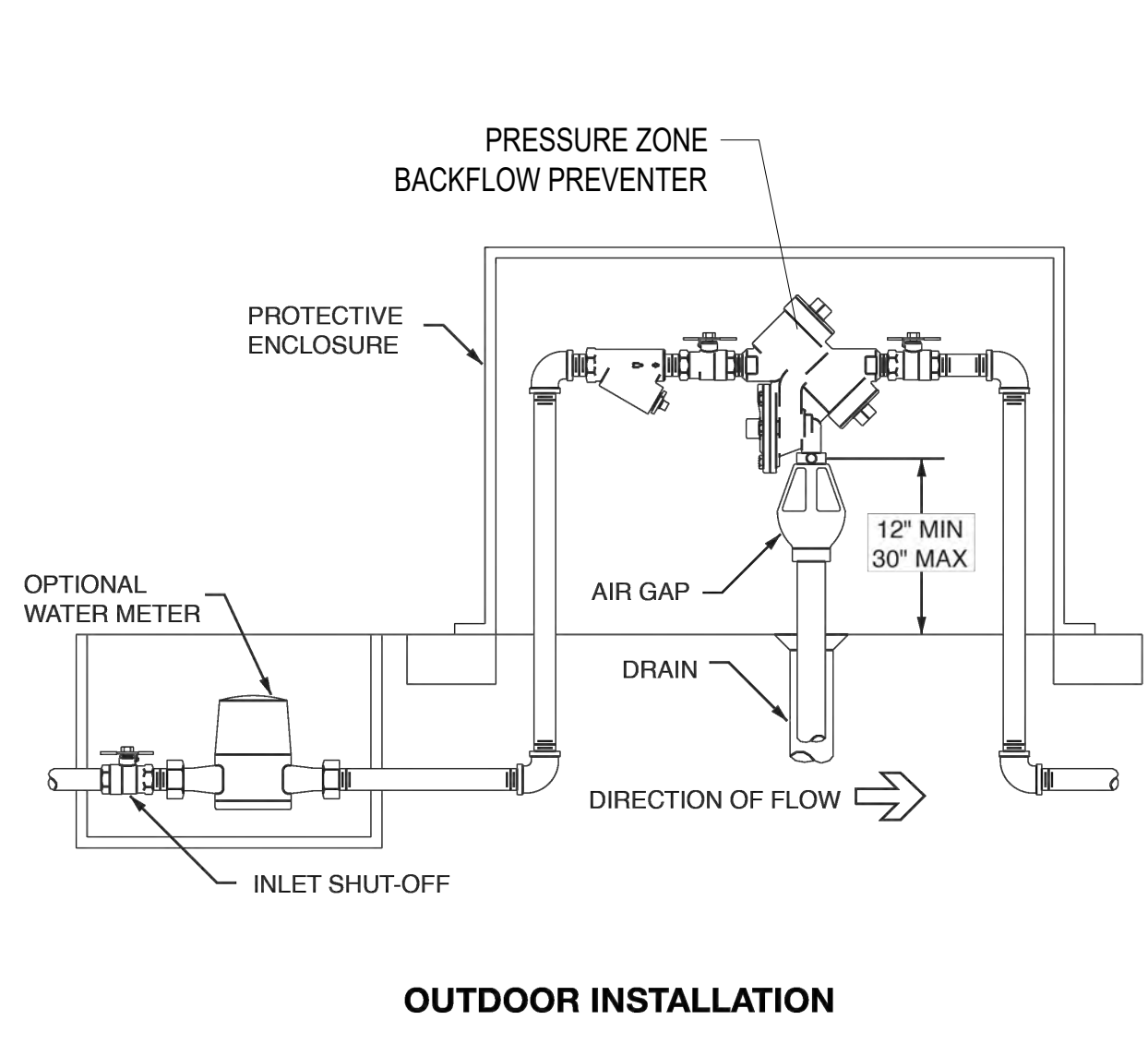


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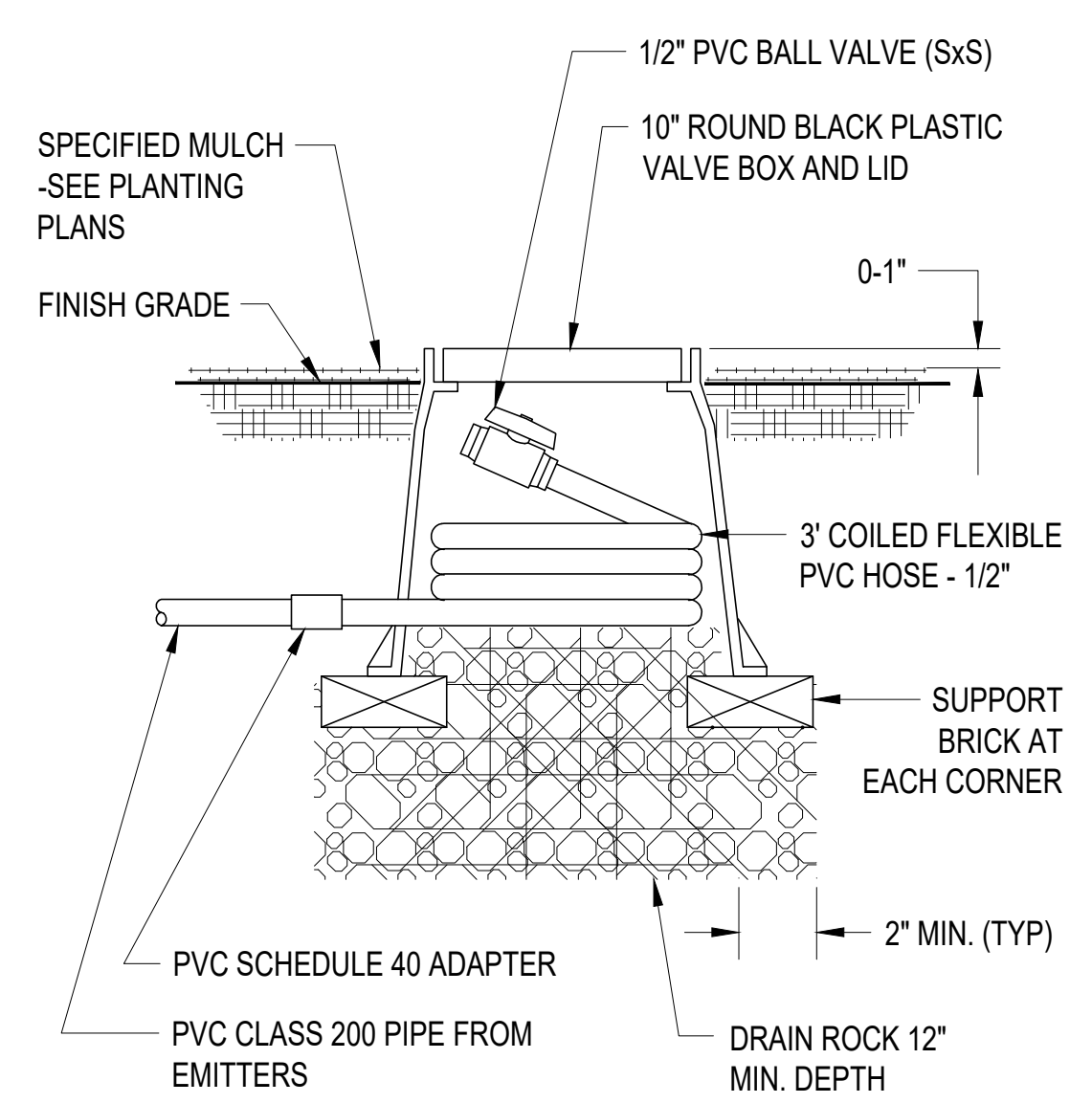
Residence: Kumar Mehta
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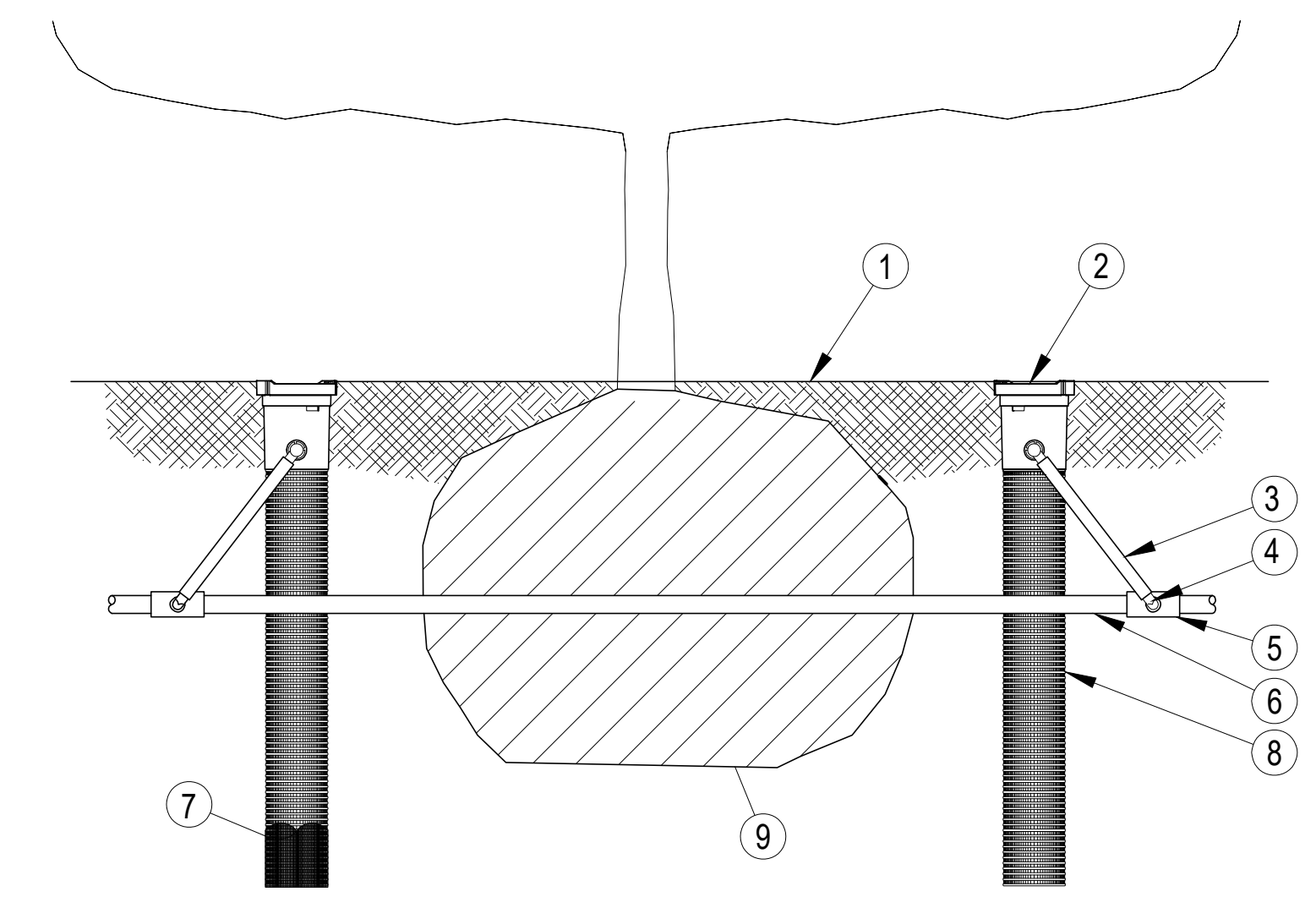
- 07.18.2023 DESIGN REVIEW
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C PRESSURE ZONE BACKFLOW PREVENTER
N.T.S.



D FLUSH VALVE INSTALLATION DETAIL
N.T.S.



- 1 FINISH GRADE/TOP OF MULCH
- 2 ROOT WATERING SYSTEM: RAIN BIRD RWS-S
- 3 SWING ASSEMBLY (INCLUDED)
- 4 1/2" (1.3 CM) MALE NPT INLET (INCLUDED)
- 5 PVC SCH 40 TEE OR EL
- 6 PVC OR POLYETHYLENE LATERAL PIPE
- 7 OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS
- 8 4" (10.2 CM) WIDE X 36" (91.4 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
- 9 PLANT ROOT BALL

- NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
 2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
 3. RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
RWS-B-C-1401: 0.25 GPM (0,95 L/M), CHECK VALVE
RWS-B-1401: 0.25 GPM (0,95 L/M)
RWS-B-X-1401: 0.25 GPM (0,95 L/M), 18" (45,7 CM) SWING ASSEMBLY
RWS-B-C-1402: 0.5 GPM (1,9 L/M), CHECK VALVE
RWS-B-1402: 0.5GPM (1,9 L/M)
RWS-B-C-1404: 1.0 GPM (3,8 L/M), CHECK VALVE
 4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1,9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
 5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
 6. OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

E ROOT WATERING SYSTEM RWS - INSTALLATION FOR TREES
N.T.S.

IRRIGATION
DETAILS
L5.4

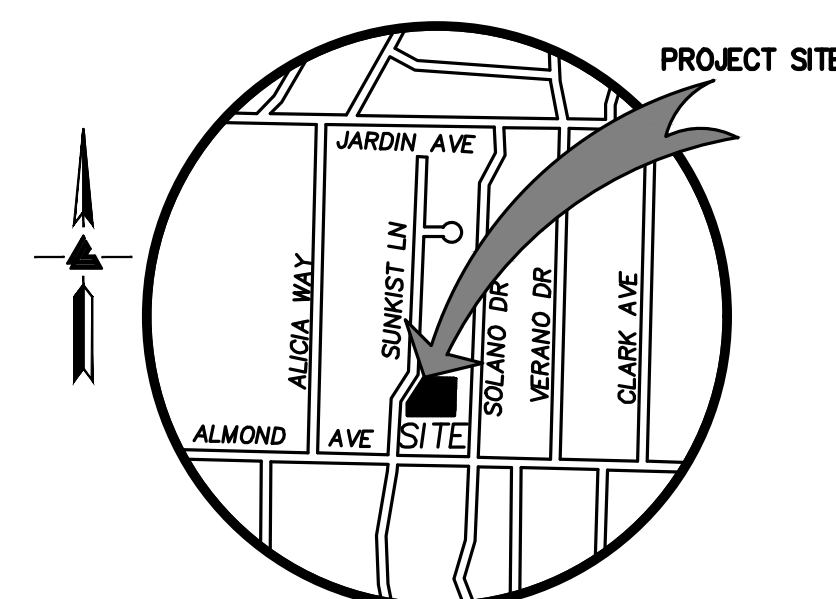
SCALE: N.T.S.

PRELIMINARY IMPROVEMENT PLANS

MEHTA RESIDENCE 241 SUNKIST LANE LOS ALTOS, CALIFORNIA



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 REGIONAL OFFICES:
 DUBLIN, CA
 HAYWARD, CALIFORNIA 94545
 SAN JOSE (COMING SOON)
 (510) 887-4086
 WWW.LEABRAZE.COM



VICINITY MAP
NO SCALE

OWNER'S INFORMATION

OWNER: MEHTA SAGAR
 241 SUNKIST LANE
 LOS ALTOS, CA

APN: 170-22-020

REFERENCES

- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
- TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING INC., ENTITLED: "TOPOGRAPHIC SURVEY" 241 SUNKIST LANE LOS ALTOS, CA DATED: 1-18-23 JOB#2221941
 - SITE PLAN BY CKA ARCHITECTS ENTITLED: "MEHTA & KUMAR RESIDENCE" 241 SUNKIST LANE LOS ALTOS, CA DATED: 7-7-23

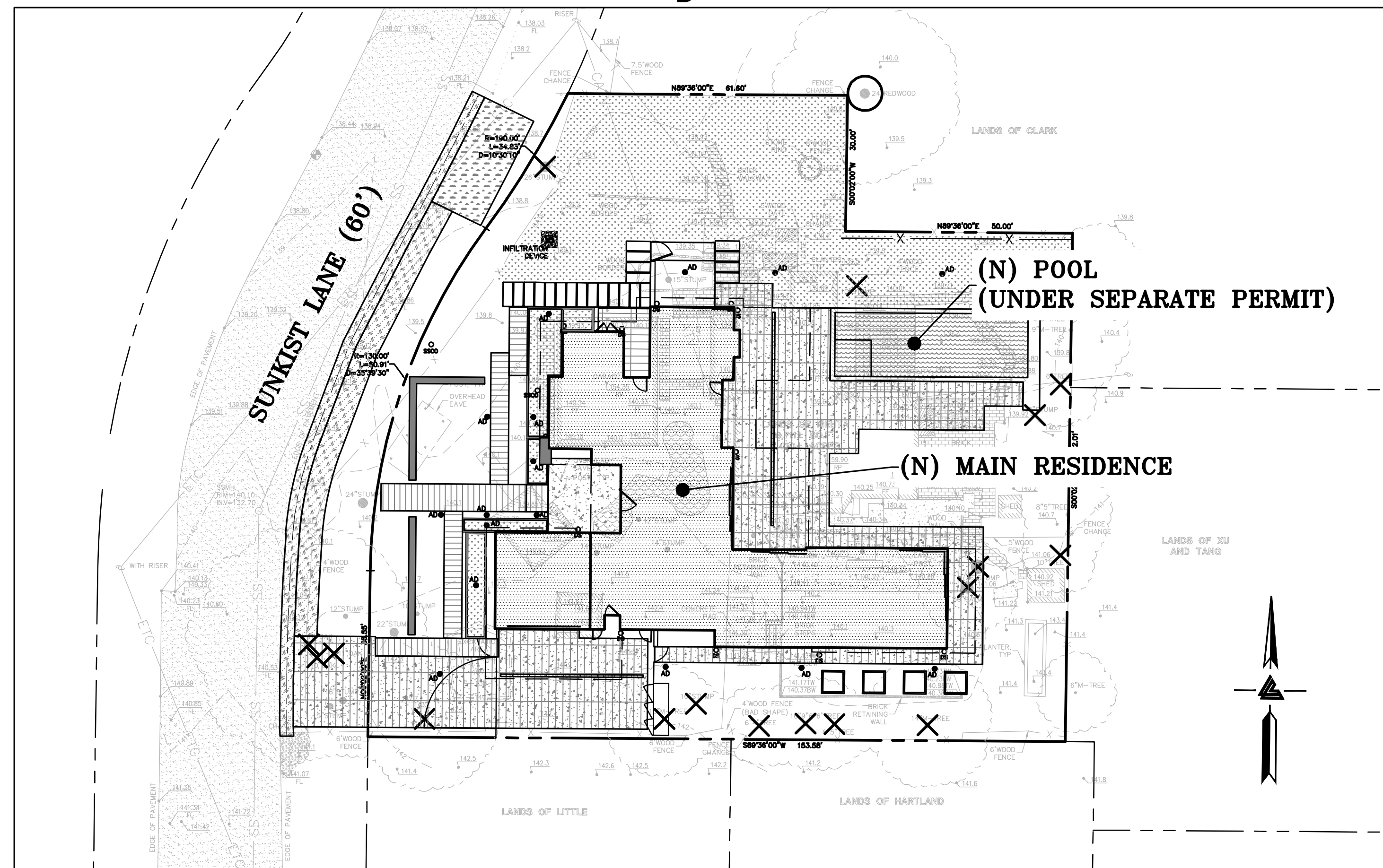
THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

MEHTA & KUMAR RESIDENCE
 241 SUNKIST LANE
 LOS ALTOS, CALIFORNIA
 SANTA CLARA COUNTY
 APN: 170-22-020

TITLE SHEET

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	- - - -	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
SUB	SUB	SUBDRAIN LINE
TL	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
SDMH	SDMH	CURB INLET
SSMH	SSMH	STORM DRAIN MANHOLE
SSMH	SSMH	FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
222.57 INV	222.57 INV	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DEMOLISH/REMOVE
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED



KEY MAP
1" = 20'

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
ADU	ACCESSORY DWELLING UNIT	MON.	MONUMENT
BC	BEGINNING OF CURVE	MRO	METERED RELEASE OUTLET
B & D	BEARING & DISTANCE	(N)	NEW
BM	BENCHMARK	NO.	NUMBER
BSBL	BUILDING SETBACK	NTS	NOT TO SCALE
BUB	BUBBLER BOX	O/C	ON CENTER
BW/FG	BOTTOM OF WALL/FINISH GRADE	O/V	OVER
CB	CATCH BASIN	(PA)	PLANTING AREA
C & G	CURB AND GUTTER	PED	PEDESTRIAN
CL	CENTER LINE	PIV	POST INDICATOR VALVE
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PSS	PUBLIC SERVICES EASEMENT
CO	CLEANOUT	P	PROPERTY LINE
COTG	CLEANOUT TO GRADE	PP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONST	CONSTRUCT or -TION	PVC	POLYVINYL CHLORIDE
CONC COR	CONCRETE CORNER	R	RADIUS
CY	CUBIC YARD	RC	RAIN CHAIN
D	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	RIM	RIM ELEVATION
DIP	DUCTILE IRON PIPE	RW	RIGHT OF WAY
EA	EACH	S	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSBV	SANITARY SEWER BACKWATER VALVE
FG	FINISHED GRADE	SSCO	SANITARY SEWER CLEANOUT
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE	ST.	STREET
FS	FINISHED SURFACE	STA	STANDARD
G	GAS	STD	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TOW	TOP OF WALL
HORIZ	HORIZONTAL	TEMP	TEMPORARY
HI PT	HIGH POINT	TP	TOP OF PAVEMENT
H&T	HUB & TACK	TW/FG	TOP OF WALL/FINISH GRADE
ID	INSIDE DIAMETER	TYP	TYPICAL
INV	INVERT ELEVATION	VC	VERTICAL CURVE
JB	JUNCTION BOX	VCP	VITRIFIED CLAY PIPE
JT	JOINT TRENCH	VERT	VERTICAL
JP	JOINT UTILITY POLE	W	WITH
L	LENGTH	W, WL	WATER LINE
LNDG	LANDING	WM	WATER METER
		WWF	WELDED WIRE FABRIC

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)
 FLOOD INSURANCE RATE
 MAP No.: 06085C0038H
 EFFECTIVE DATE: MAY 18, 2009

SITE BENCHMARK

SURVEY CONTROL POINT
 MAG AND SHINER SET IN ASPHALT
 ELEVATION = 138.59'
 (NAVD 88 DATUM)

BENCHMARK

CITY OF LOS ALTOS BENCHMARK
 CITY BM 12
 3.5" BRASS DISC SET IN TOP OF CURB AT SOUTHERLY SIDE OF ALMOND AVENUE AT CENTER LINE NORTH CLARK AVENUE EXTENDED.
 ELEVATION = 134.937'
 (NAVD 88 DATUM)

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 18,711± SQUARE FEET / 0.430± ACRES

EASEMENT NOTE

THERE ARE NO RECORD EASEMENTS PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4316-6839361, DATED AS OF OCTOBER 14, 2022

SHEET INDEX

C-1.0	TITLE SHEET
C-2.0	PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN
ER-1	EROSION CONTROL
ER-2	EROSION CONTROL DETAILS
BMP-1	CONSTRUCTION BEST MANAGEMENT PRACTICES

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

NOTE:
 FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116.
 aabaya@leabraze.com



NO.	DATE	BY
1	23-09-08	JC
REVISIONS		BY
JOB NO:	2230907	
DATE:	07-24-23	
SCALE:	AS NOTED	
DESIGN BY:	AV	
DRAWN BY:	AV	
SHEET NO:	C-1.0	



LEA & BRAZE ENGINEERING, INC.
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 REGIONAL OFFICES:
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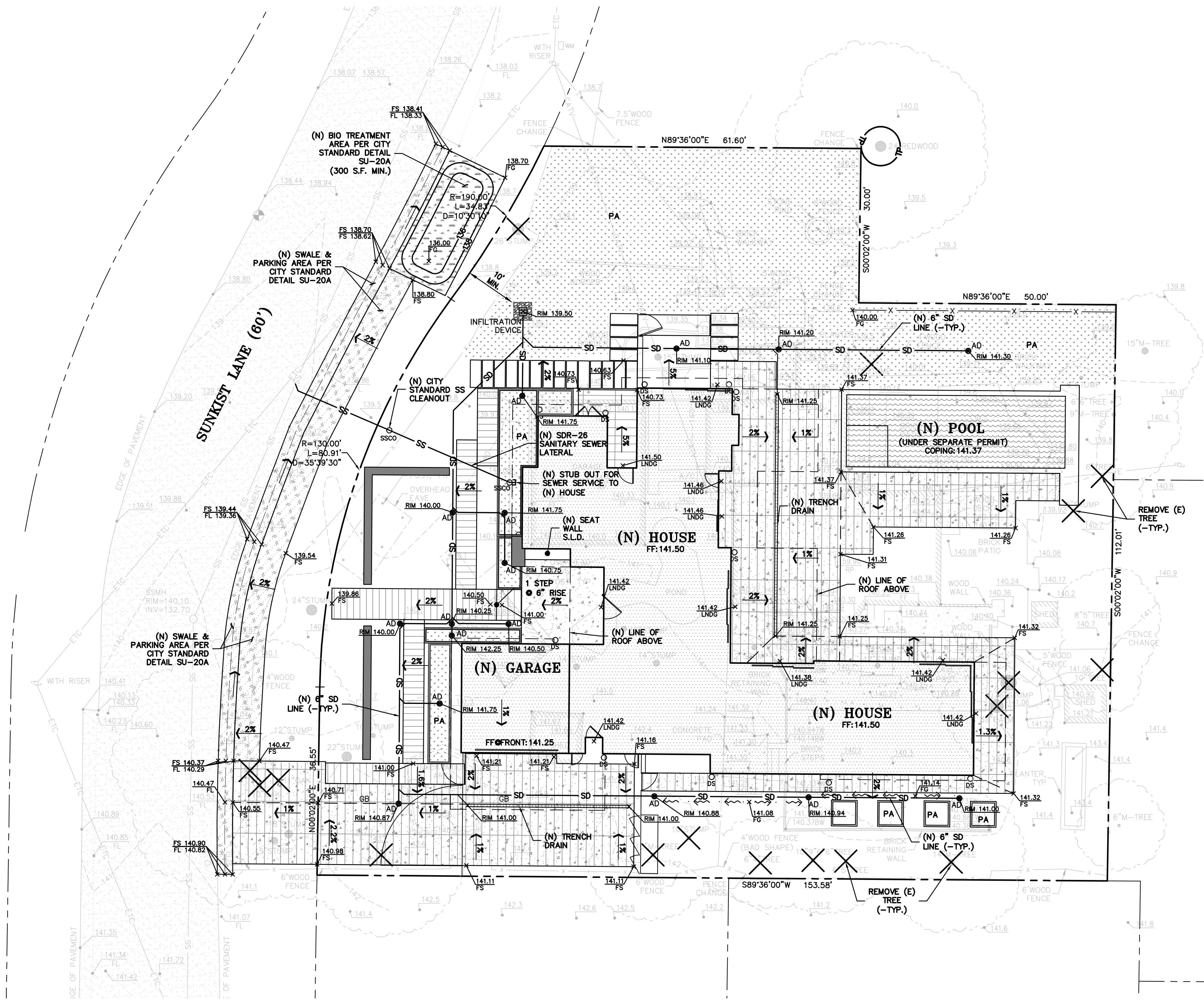
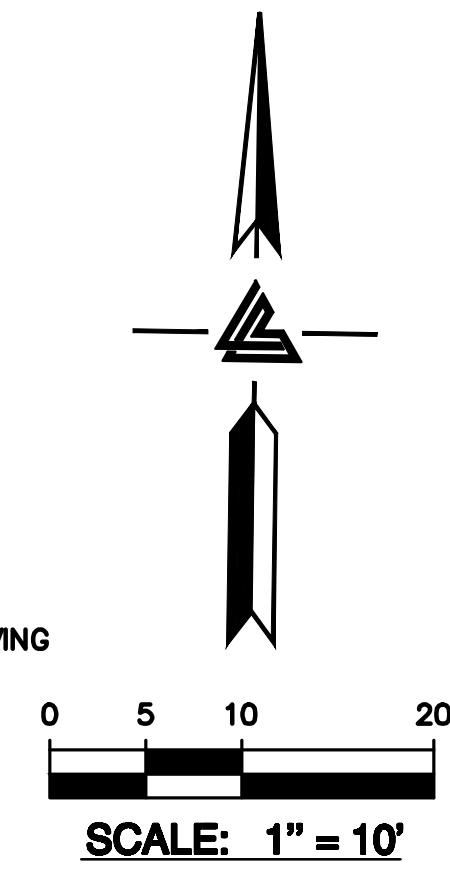
MEHTA & KUMAR RESIDENCE
241 SUNKIST LANE
LOS ALTOS, CALIFORNIA
 SANTA CLARA COUNTY APN: 170-22-020

**PRELIMINARY GRADING,
 DRAINAGE, & UTILITY
 PLAN**

△	SITE REV.	23-09-08	JC
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	REVISIONS	BY	
-	JOB NO:	2230907	
-	DATE:	07-24-23	
-	SCALE:	AS NOTED	
-	DESIGN BY:	AV	
-	DRAWN BY:	AV	
-	SHEET NO:		

LEGEND

- | PROPOSED | DESCRIPTION |
|----------|---|
| | (N) CONCRETE HARDSCAPE |
| | (N) DECOMPOSED GRANITE |
| | (N) POOL/SPA
SEE POOL PLANS FOR DETAIL |
| | (N) FUTURE SPORTS COURT PAVING |
| | (N) PLANTING AREA |
| | TREE PROTECTION |
| | (N) LANDSCAPE WALL
SEE LANDSCAPE PLANS FOR DETAILS |
| | REMOVE TREE |



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 aabaya@leabraze.com

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

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- 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-LOADED RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THROUGH APRIL 15, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT ("MRP") NPDES PERMIT CAS 612008.
- THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ON-SITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INCEPTION OF ANY WORK ON-SITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENT FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STACKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.

EROSION CONTROL NOTES CONTINUED:

- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFTS.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20 "EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.

PERIODIC MAINTENANCE:

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELLED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION.

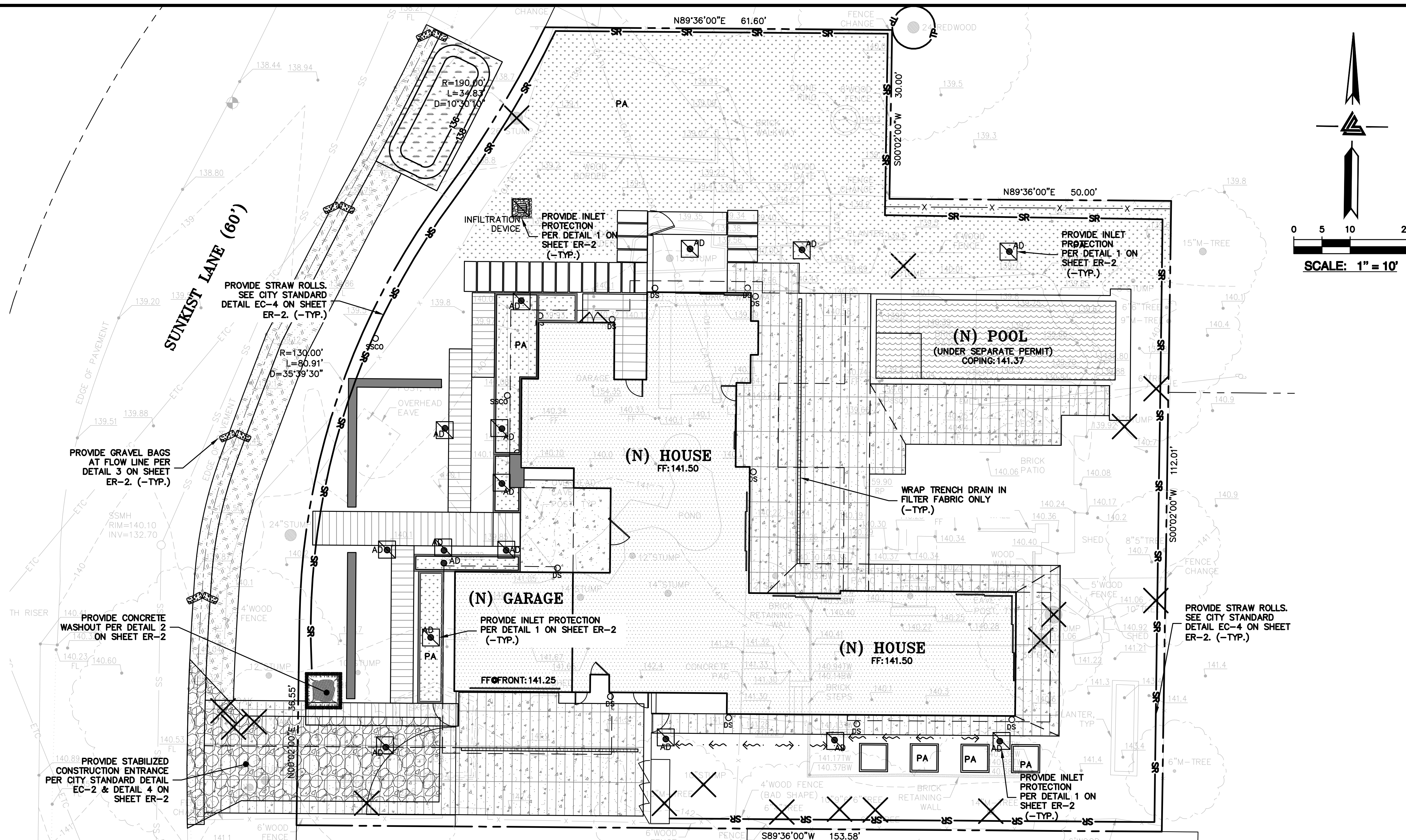
EROSION CONTROL LEGEND

	GRAVEL BAG
	INLET PROTECTION
	STRAW ROLL
	SILT FENCE
	CONCRETE WASHOUT
	GRAVEL STABILIZED CONSTRUCTION ENTRANCE
	TREE PROTECTION

REFERENCES:

- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

NOTE: SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP



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MEHTA & KUMAR RESIDENCE
241 SUNKIST LANE
LOS ALTOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 170-22-020

**EROSION CONTROL
PLAN**

NO.	DATE	REVISIONS	BY
Δ	23-09-08		JC
-	-		-
-	-		-
-	-		-
-	-		-
JOB NO:		2230907	
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DRAWN BY:		AV	
SHEET NO:		ER-1	
3 OF 5 SHEETS			

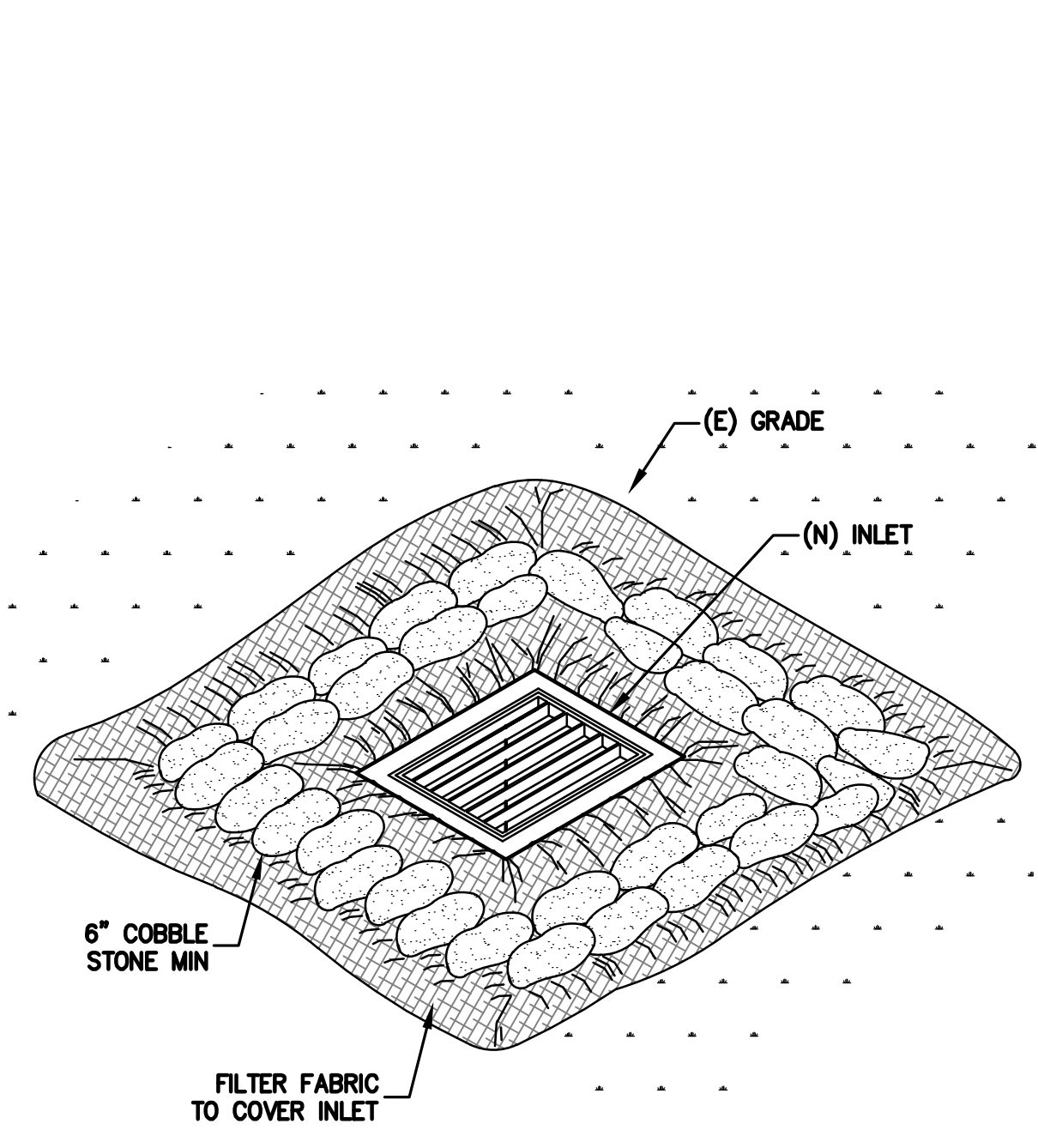


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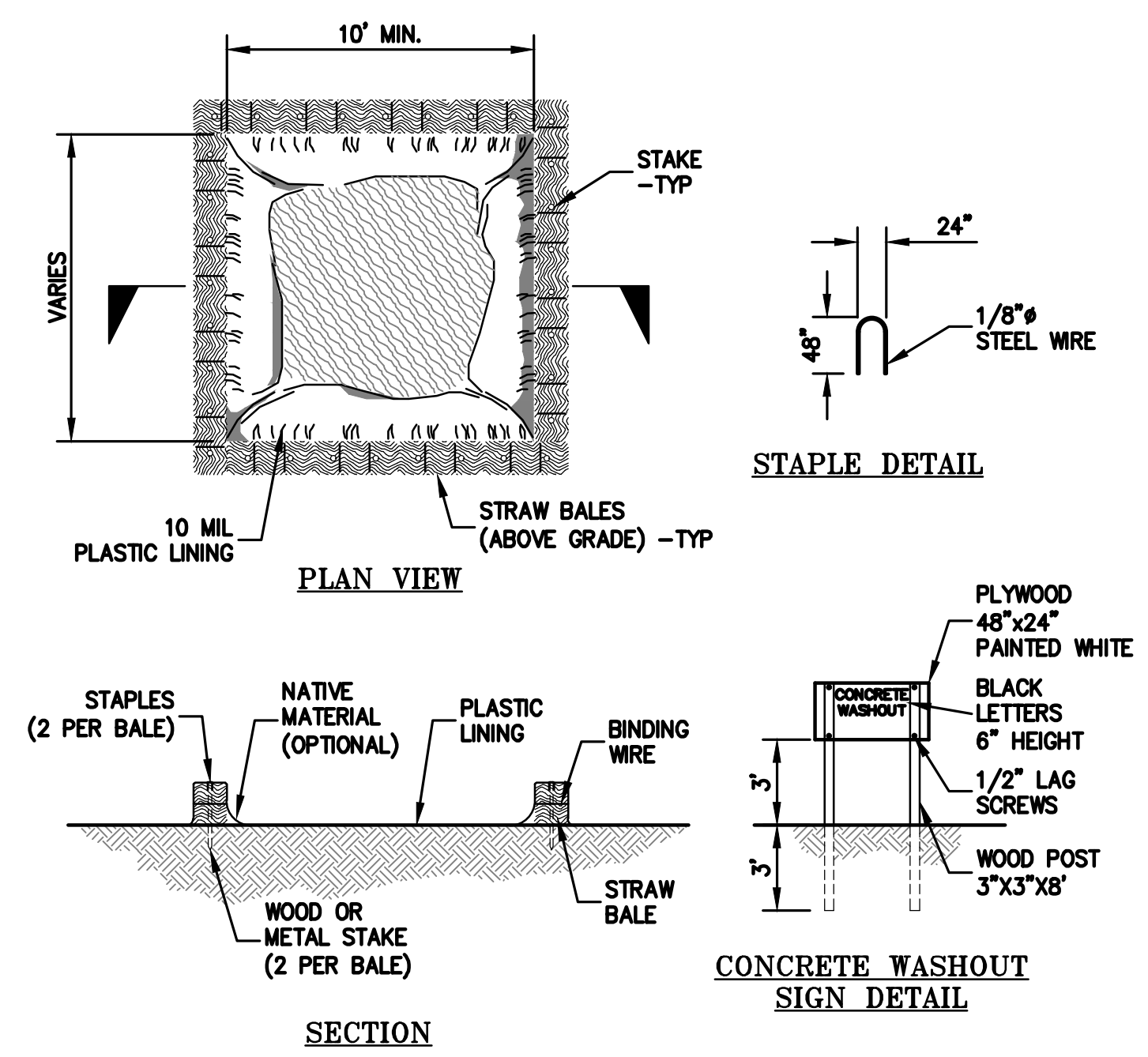
MEHTA & KUMAR RESIDENCE
 241 SUNKIST LANE
 LOS ALTOS, CALIFORNIA
 SANTA CLARA COUNTY
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**EROSION CONTROL
 DETAILS**

1	SITE REV.	23-09-08	JC
REVISIONS			
	BY		
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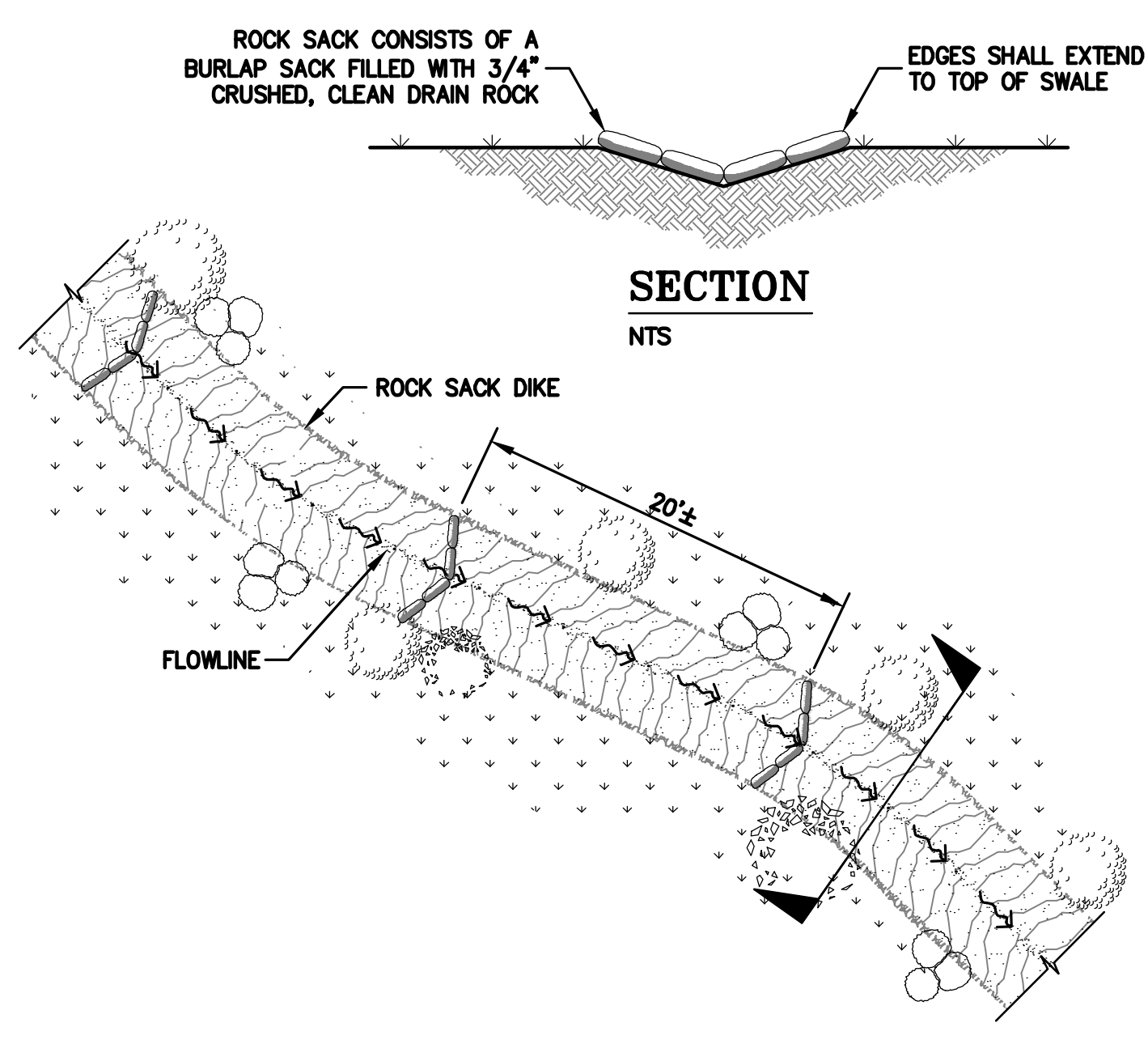


1 INLET PROTECTION
 ER-2 NTS

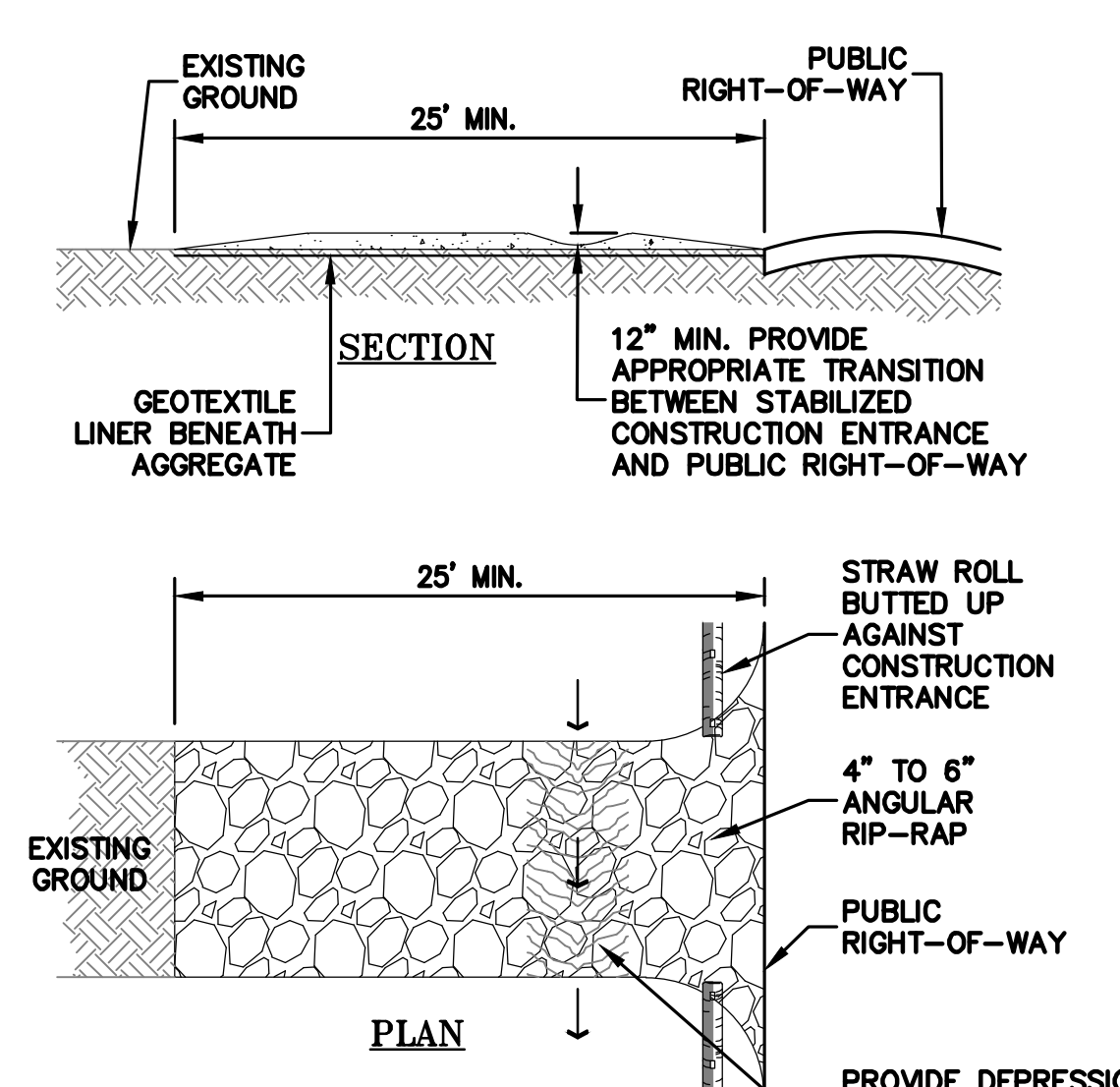


2 CONCRETE WASHOUT
 ER-2 NTS

NOTES:
 ACTUAL LAYOUT DETERMINED IN FIELD.
 THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

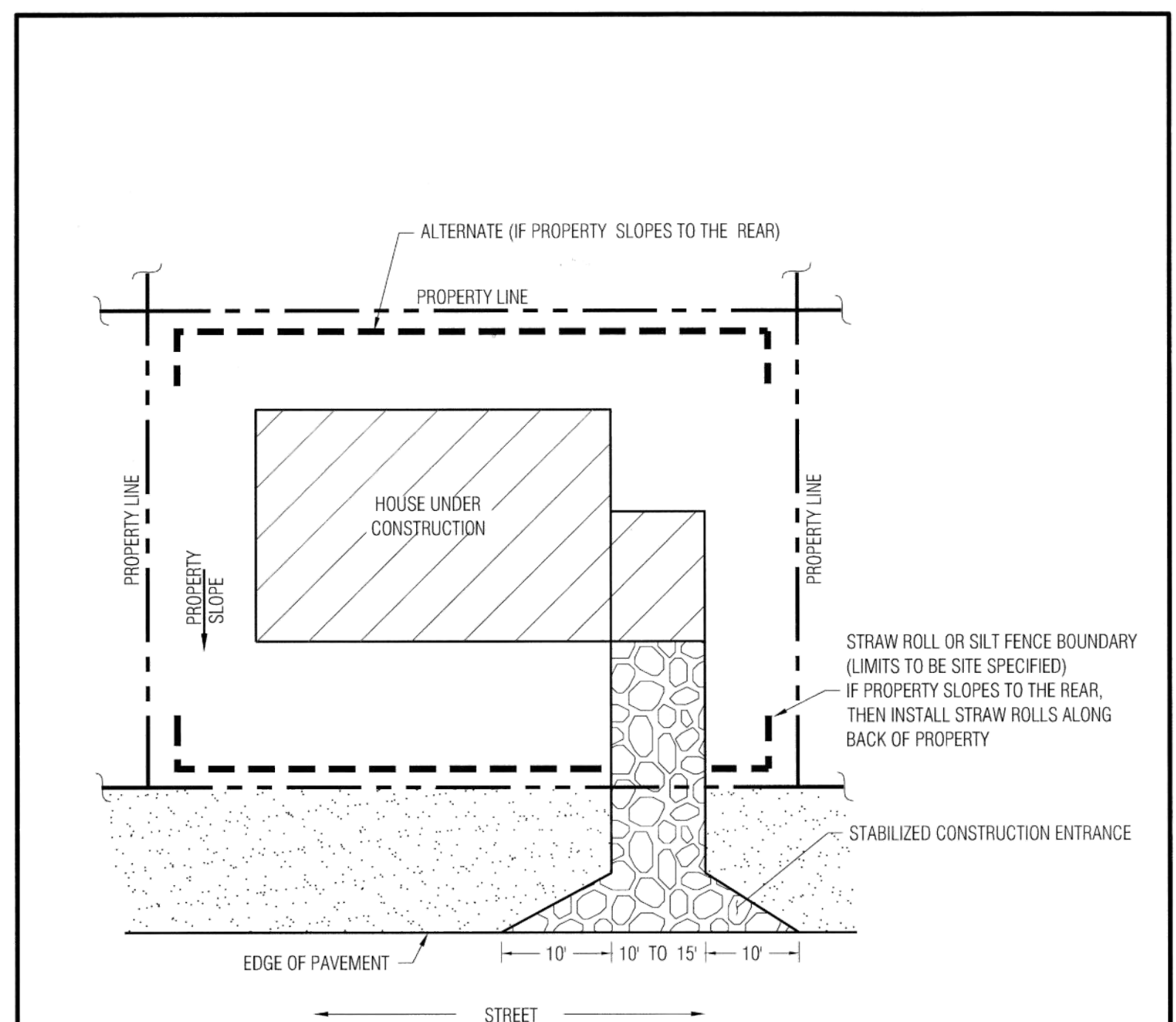


3 ROCK SACK DIKE IN SWALE
 ER-2 NTS



4 CONSTRUCTION ENTRANCE
 ER-2 NTS

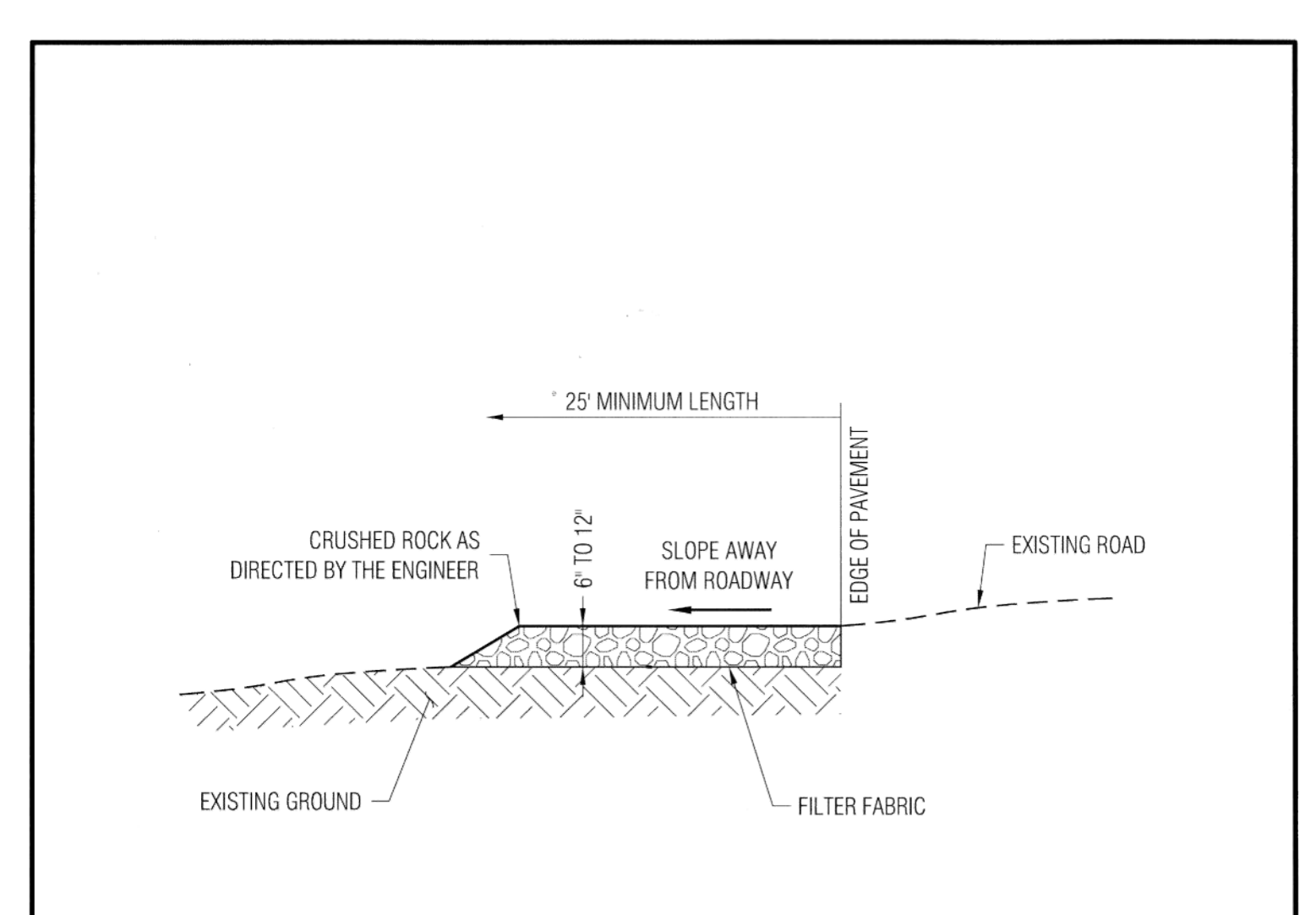
NOTES:
 STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3\"/>



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

REVISION		ENGINEERING DIVISION	
Description	Date	TYPICAL EROSION AND SEDIMENT CONTROL AT SINGLE FAMILY CONSTRUCTION SITE	
		EC-1	

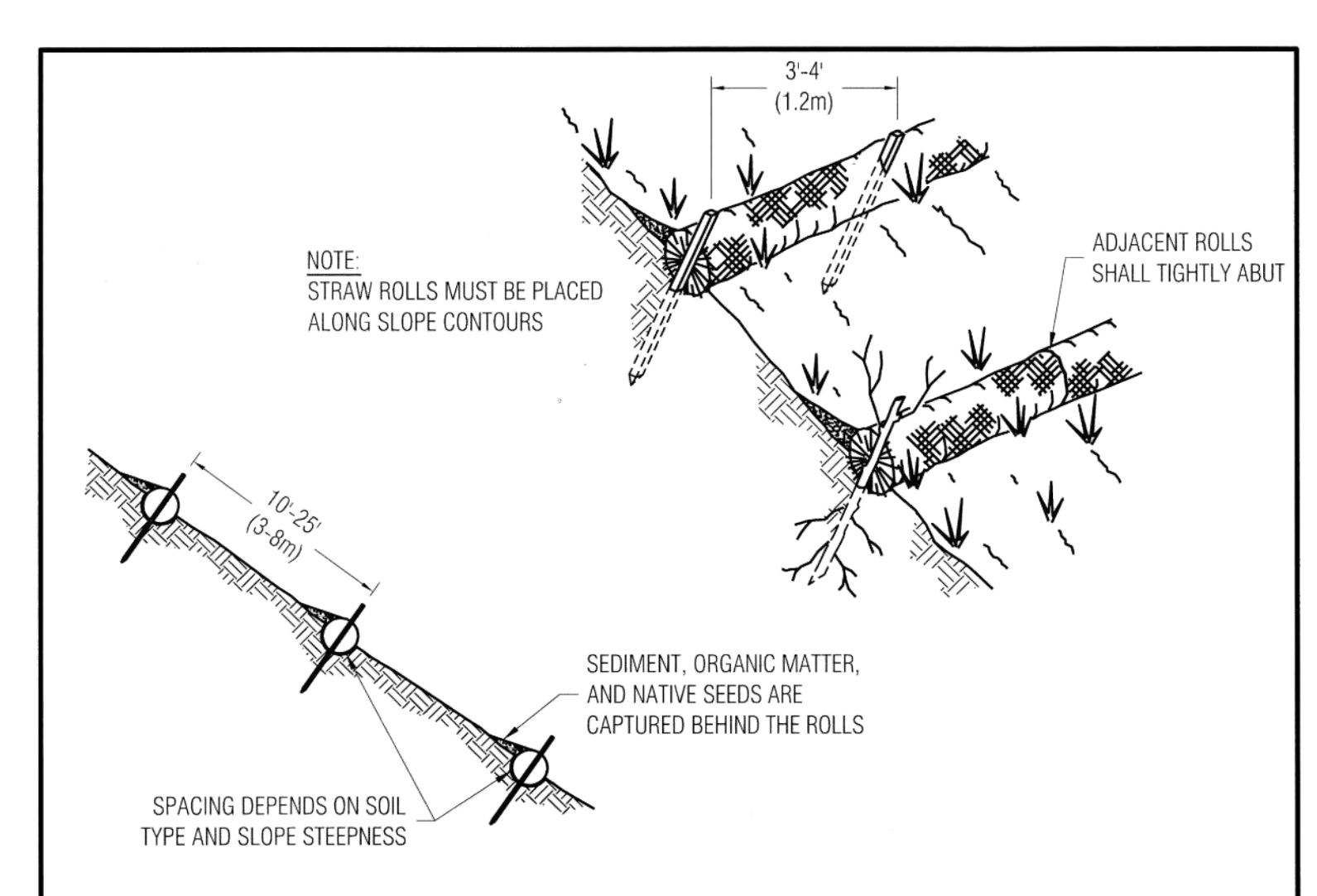
STANDARD DETAILS MAY 2010



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

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

STANDARD DETAILS MAY 2010

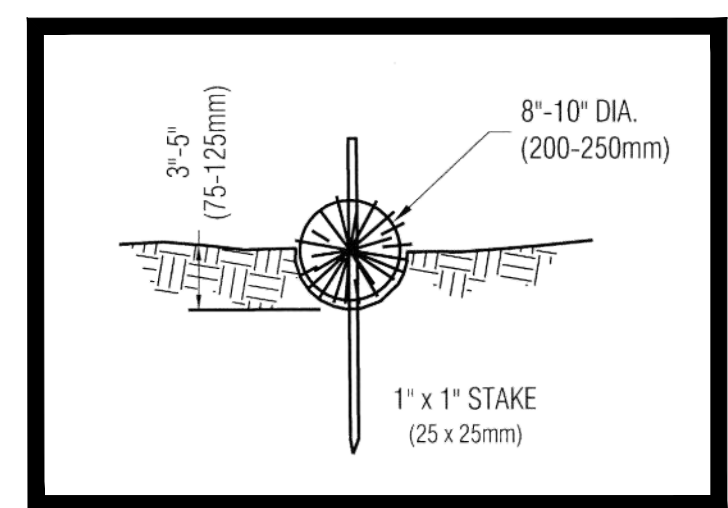


Approved: [Signature] 1/4/10
 City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date	STRAW ROLLS	
		EC-4	

STANDARD DETAILS MAY 2010

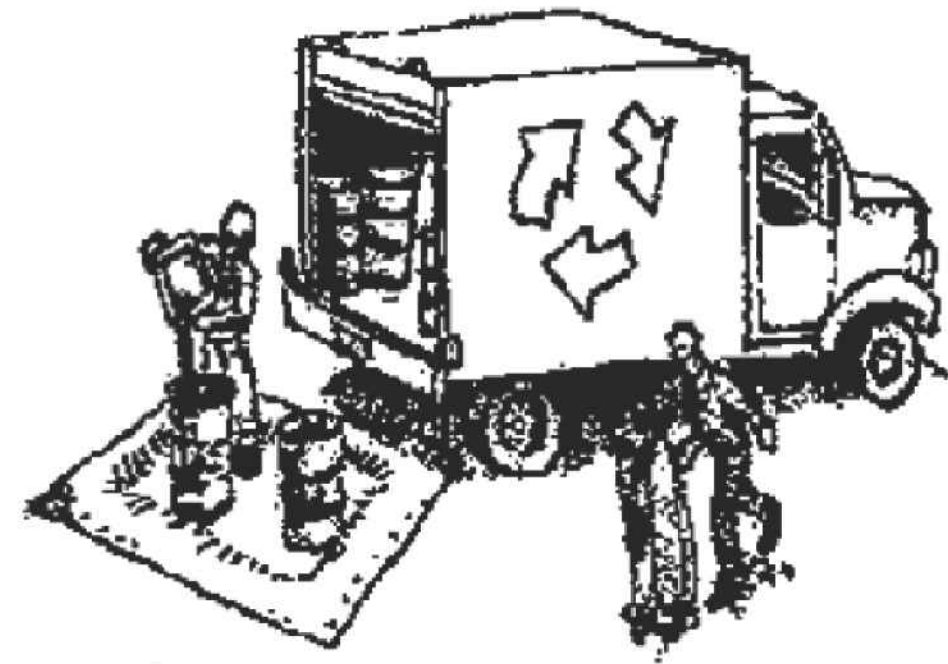
NOTES:
 1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3\"/>



Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- Use (but don't overuse) reclaimed water for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Keep site free of litter (e.g. lunch items, cigarette butts).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



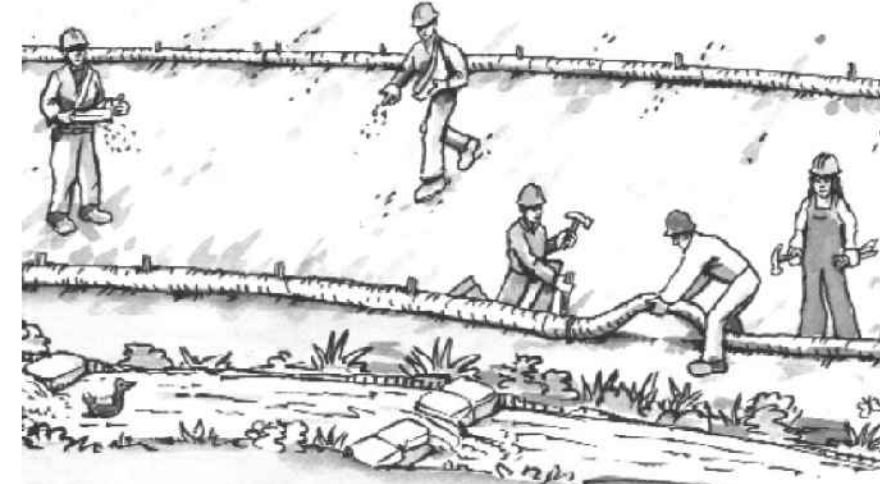
Maintenance and Parking

- Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- 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 report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

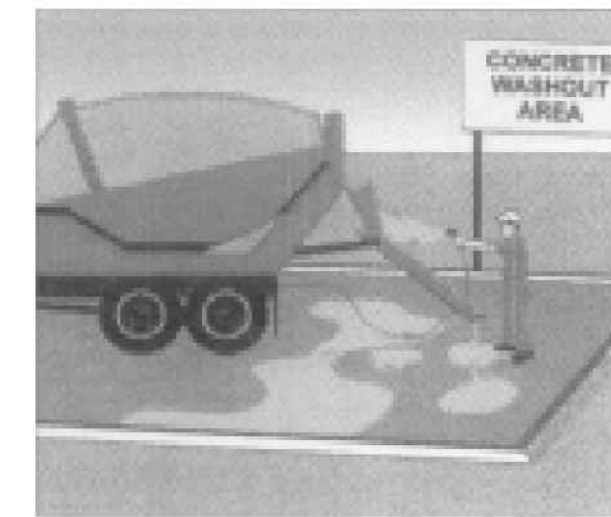
Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



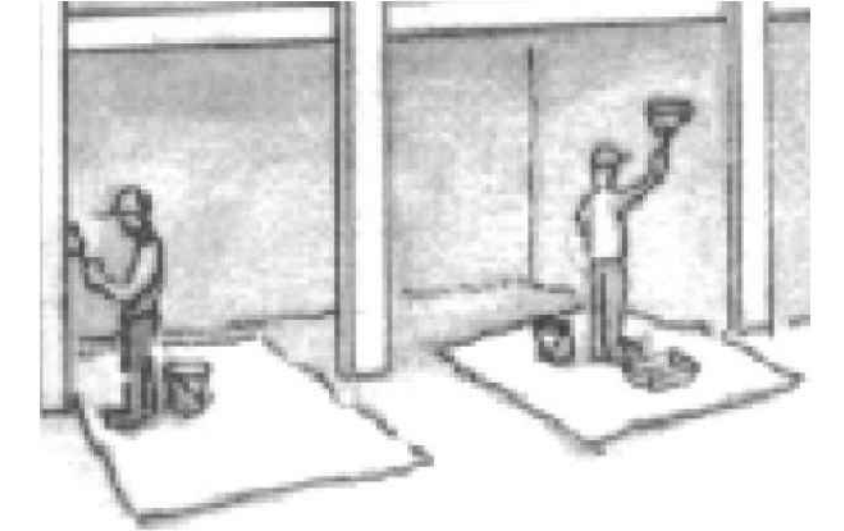
Paving

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm 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 as hazardous waste.
- Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.



**Santa Clara Valley
Urban Runoff
Pollution Prevention Program**

Storm drain polluters may be liable for fines of up to \$10,000 per day!