

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. NEITHER THE OWNER NOR THE ARCHITECT IS RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO FOLLOW PROPER SAFETY PROCEDURES.

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. IN THE EVENT OF CONFLICT BETWEEN THESE DOCUMENT AND THE CODE, THE CODE SHALL PREVAIL. ANY CONFLICT OR DISCREPANCY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

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. FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE.

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. SUBMISSION OF A BID FOR CONSTRUCTION SHALL BE CONSIDERED EVIDENCE OF SUCH EXAMINATION BY THE CONTRACTOR.

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. ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR ADJUSTMENTS BEFORE ANY WORK BEGINS OR MATERIALS ARE PURCHASED.

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. (850) 728-3590 SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT

14. CONTRACTOR SHALL COMPLETE AND SUBMIT TO THE TOWN OF LOS ALTOS HILLS THEIR "SPECIAL INSPECTION AND TESTING SCHEDULE" FORM PRIOR TO PERMIT ISSUANCE. PLEASE MAKE SURE THAT THE REQUIRED SIGNATURES ARE PROVIDED AND THE AREA OF SPECIAL INSPECTION IS CLEARLY INDICATED ON THE FORM.

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.
SEE 80.4 FOR DETAILED REQUIREMENTS.

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. THE SURVEYOR IS ALSO TO BE CONSULTED TO LAYOUT THE RESIDENCE PRIOR TO FORMING FOUNDATIONS AND TO CONFIRM ITS CONFORMANCE TO SETBACKS PRIOR TO POURING FOUNDATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE PROJECT SURVEYOR.

MEHTA & KUMAR RESIDENCE

241 SUNKIST LANE LOS ALTOS, CA 94022

ABBREVIATIONS & SYMBOLS

& @ ACOUS. ADJ. A.F.F.	AND AT DIAMETER or ROUND ACOUSTICAL ADJUSTABLE ABOVE FINISHED FLOOR	MTL./MET. METAL N. (N) or NEW N.C. NO. or # N.T.S.	PERF. PL. PLYWOOD CLEAR CONCRETE MASONRY UNIT CLEANOUT or CASER OPENING COLUMN CONCRETE COLLAR TIE COLD WATER DOUBLE DEPARTMENT DETAIL DOUGLAS FIR or DRINKING FOUNTAIN DIAMETER DIMENSION DOWN DOWNSPOUT DISHWASHER DRAWING EACH EXPANSION JOINT ELECTRICAL
APPROX. ARCH. BLDG. BLKG. SM.	APPROXIMATE ARCHITECTURAL BUILDING BLOCKING BEAM	O.C. O.D. OPNG.	P.E.N. RISER RADIO R.D. REF. REFIN. REINFORC REINFORC ROUGH OPENING REDWOOD RAIN WATER LEADER
CAB. C.J. CLG. C.L.O. CLR. C.M.U. C.O. COL. CONC. C.T. C.W. DRL. DEPT. DET. D.F.	CABINET CONTROL JOINT CEILING CLOSET CLEAR CONCRETE MASONRY UNIT CLEANOUT or CASER OPENING COLUMN CONCRETE COLLAR TIE COLD WATER DOUBLE DEPARTMENT DETAIL DOUGLAS FIR or DRINKING FOUNTAIN DIAMETER DIMENSION DOWN DOWNSPOUT DISHWASHER DRAWING EACH EXPANSION JOINT ELECTRICAL	R. RAO. R.D. REF. REFIN. REINFORC REINFORC ROUGH OPENING REDWOOD RAIN WATER LEADER	R. RAO. R.D. REF. REFIN. REINFORC REINFORC ROUGH OPENING REDWOOD RAIN WATER LEADER
DIA. DIM. DN. DS. DW. DWG.	DIAMETER DIMENSION DOWN DOWNSPOUT DISHWASHER DRAWING EACH EXPANSION JOINT ELECTRICAL	S.4.S. SURFACED 4 SIDES S.C. SOLID CORE SCHED. S.D.	S.4.S. SURFACED 4 SIDES S.C. SOLID CORE SCHED. S.D.
EA. ELEC. ELECT/ ELEC.	EACH EXPANSION JOINT ELECTRICAL	SEL. SHT. SIM. SPEC. SQ. S.S.T. STD. STL. STRUC/ STRUC/ STRL. SUSP.	SEL. SHT. SIM. SPEC. SQ. S.S.T. STD. STL. STRUC/ STRUC/ STRL. SUSP.
ENCL. E.O.S. EQ. EQUIP/ EQUIP/ EQPT. EXST or (E) EXP.	ENCLOSURE EDGE OF SLAB EQUAL EQUIPMENT EQUIPMENT EQUIPMENT EXISTING EXPANSION	SYM. SYMBOL or SYMMETRICAL T.&B. T.&G. TEL. THRU T.O.C. TOP OF CURB TOP OF PAVEMENT TOP OF WALL T.P.H. TOILET PAPER HOLDER T.P.D. TELEVISION TYPICAL U.L. U.O.N. VERT. V.G.	SYM. SYMBOL or SYMMETRICAL T.&B. T.&G. TEL. THRU T.O.C. TOP OF CURB TOP OF PAVEMENT TOP OF WALL T.P.H. TOILET PAPER HOLDER T.P.D. TELEVISION TYPICAL U.L. U.O.N. VERT. V.G.
G.S.M. GYP. BD GYP. H.B. H.C. HDWR./HDWE. H.M. HORIZ. HT./HGT. HTR. H.W. HDWD. I.D. IN. or (") INSUL. INT.	GALVANIZED SHEET METAL GYPSUM BOARD GYPSUM HOSE BIB HOLLOW CORE HOLLOW METAL HORIZONTAL HEIGHT HOT WATER HARDWOOD INSIDE DIAMETER (DIM.) INCH OR INCHES INSULATION INTERIOR	W/ W/O W.C. W.H. W.P. W.W.F.	W/ W/O W.C. W.H. W.P. W.W.F.
JAN. JST. KIT. LAM. LAV. MECH. MEZZ. MFR. MIN. MISC.	JANITOR JOIST KITCHEN LAMINATE LAVATORY MAXIMUM MECHANICAL MEZZANINE MANUFACTURER MINIMUM MISCELLANEOUS		

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

	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	2,511.4 square feet (13.4%)	5,094.4 square feet (27.2%)	5,613.3 square feet (30%)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 2,152.7 sq ft 2nd Flr: 503.6 sq ft Total: 2,656.3 sq ft (14.2%)	1st Flr: 3,608 sq ft 2nd Flr: 1,861 sq ft Total: 5,469 sq ft (29.2%)	4,621.1 square feet (24.7%)
SETBACKS:			
Front	24 feet	25 feet	25 feet
Rear	33.3 feet	26.1 feet	25 feet
Right side (1 st /2 nd)	53.1 feet / 50 feet	21.3 feet / 24.9 feet	10 feet / 17.5 feet
Left side (1 st /2 nd)	8.9 feet / 19 feet	45.95 feet / 61.5 feet	10 feet / 17.5 feet
HEIGHT:	±19.8 feet	±23.8 feet	27 feet

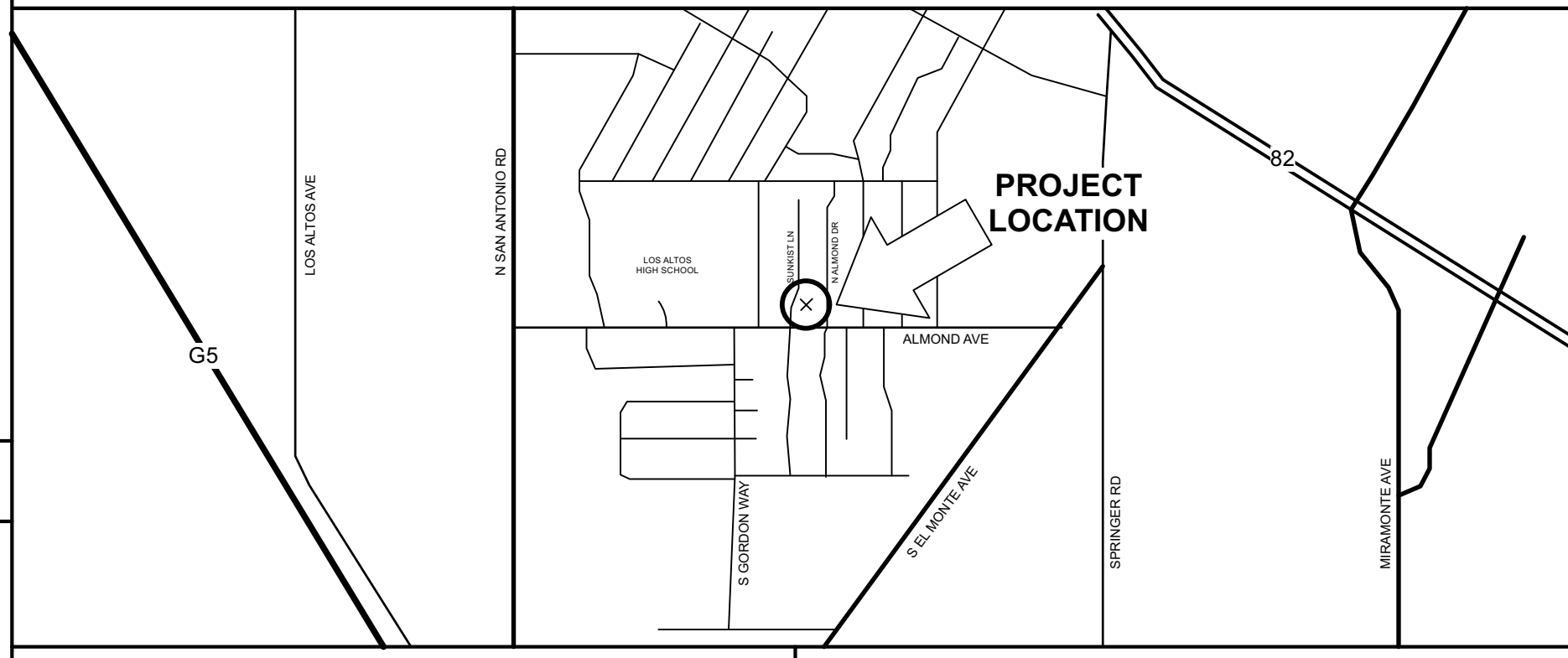
	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	2,033 square feet	2,983.5 square feet	5,016.5 square feet
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	982 square feet (623 GARAGE + 359 SHEDS)	- 529.5 square feet	452.5 square feet

LOT CALCULATIONS	
NET LOT AREA:	18,711 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	1,119.4 square feet (29.3%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 9,556.9 sq ft Existing softscape (undisturbed) area: 0 sq ft New softscape (new or replaced landscaping) area: 9,154.1 sq ft <i>Sum of all three should equal the site's net lot area</i>

PERSPECTIVE VIEW OF PROPOSED



VICINITY MAP



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.

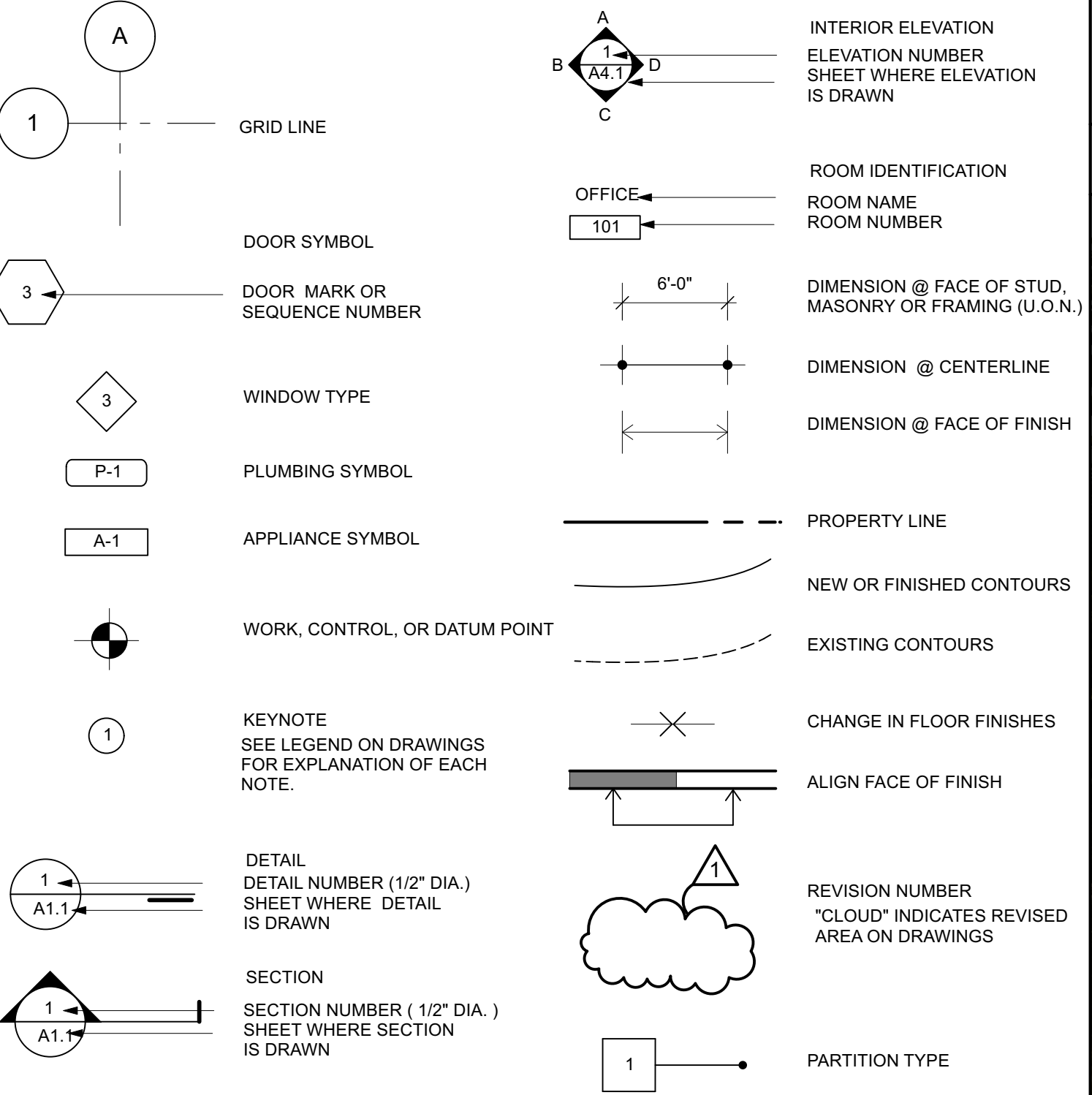
ARCHITECTURAL	
A0.0	COVER SHEET
A0.1	ARBORIST REPORT
A0.2	TREE PROTECTION PLAN
A1.0	SITE PLAN
A1.1	NEIGHBOR CONTEXT MAP
A1.2	NEIGHBOR STREET SCAPE
A1.3	AREA DIAGRAM
A2.0	NEW FIRST FLOOR PLANS
A2.1	NEW SECOND FLOOR PLANS
A2.2	NEW ROOF PLAN
A3.0	EXISTING ELEVATIONS
A3.1	NEW ELEVATIONS
A3.2	NEW ELEVATIONS
A3.3	NEW ELEVATIONS
A3.4	MATERIALS BOARD
A4.0	SECTIONS
SURVEY	
SU1	SURVEY
LANDSCAPE	
L4.0	LANDSCAPE PLAN
L4.1	PLANTING PLAN
L4.2	WELO COMPLIANCE / HYDROZONES PLAN
L5.1	IRRIGATION NOTES
L5.2	IRRIGATION PLAN
L5.3	IRRIGATION DETAILS
L5.4	IRRIGATION DETAILS
CIVIL	
C-1.0	TITLE SHEET
C-2.0	PRELIMINARY GRADING DRAINAGE & UTILITY
ER-1	EROSION CONTROL PLAN
ER-2	EROSION CONTROL DETAILS
BMP-1	CONSTRUCTION BEST MANAGEMENT PRACTICES

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2
 2022 CALIFORNIA RESIDENTIAL CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA FIRE CODE
 2022 CALIFORNIA GREEN BUILDING CODE
 TOWN OF LOS ALTOS MUNICIPAL CODE

CONSULTANTS

STRUCTURAL ENGINEER	CIVIL ENGINEER	LANDSCAPE DESIGNER
-	LEA & BRAZE ENGINEERING, INC. 7011 KOLL CENTER PKWY, SUITE 160 PLEASANTON, CALIFORNIA 94566 (510) 887-4086 JERRY GONZALES	DHD DAMIR HURDICH DESIGN 87 OTSEGO AVE. SAN FRANCISCO, CALIFORNIA 94112 (415) 786-6427 DAMIR HURDICH
TITLE 24 ENERGY CONSULTANT	GEOTECHNICAL ENGINEER	SURVEY
-	ROMIG ENGINEERS, INC. 1390 EL CAMINO REAL, 2ND FLOOR SAN CARLOS, CALIFORNIA 94070 (650) 591-5224 TOM PORTER	LEA & BRAZE ENGINEERING, INC. 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887-4086



CHRIS KUMMERER & ASSOCIATES
 P 650.233.0342
 2089 AVY AVENUE, MENLO PARK CA 94025
 CHRIS@CKA-ARCHITECTS.COM
 CKA-ARCHITECTS.COM

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

CONSULTANTS:

STAMP:

PAGE NUMBER:

A0.0

COVER SHEET

THIS DOCUMENT SHALL REMAIN THE PROPERTY OF CKA ARCHITECTS AND BE RETURNED TO THE ARCHITECT IMMEDIATELY UPON THE COMPLETION OF THE PROJECT. ANY REPRODUCTION OR DISTRIBUTION WITHOUT THE PERMISSION OF ARCHITECTS IS PROHIBITED.

Kiely Arborists Services

P.O. Box 6187
San Mateo, CA 94403
650-532-4418

ASSUMPTIONS AND LIMITING CONDITIONS

- 1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other government regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
5. Loss, alteration, or reproduction of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
7. Neither all nor any part of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or initialed designation conferred upon the consultant/appraiser as stated in his qualification.
8. This report and the values expressed herein represent the opinion of the consultant/appraiser, and the consultant/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

- 10. Unless expressed otherwise: 1) information in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in future.

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

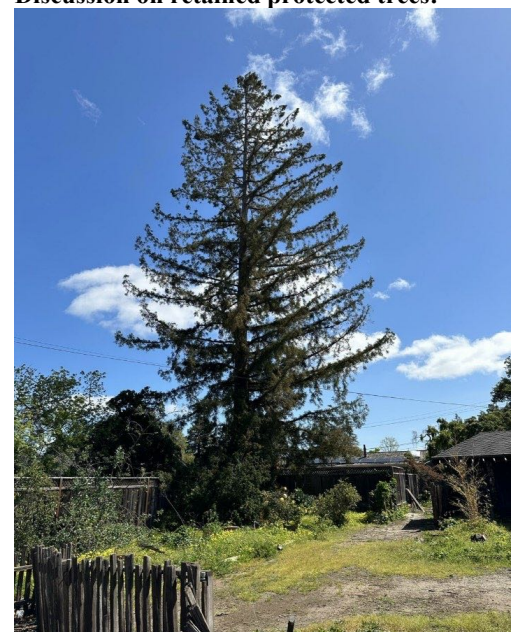
Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist: David Beckham
David Beckham

Date: July 20th, 2023

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.

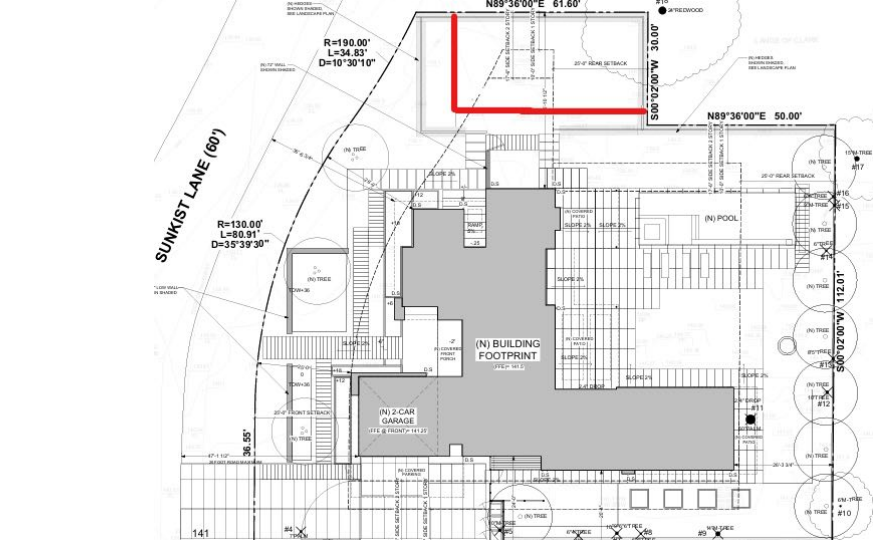
Showing drought stressed redwood tree #18

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)



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 should 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 dripline, 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 2x4 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

Landscape Barrier zone If for any reason a smaller tree protection zone is needed for access, a landscape buffer 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 buffer will help to reduce compaction to the unprotected root zone.

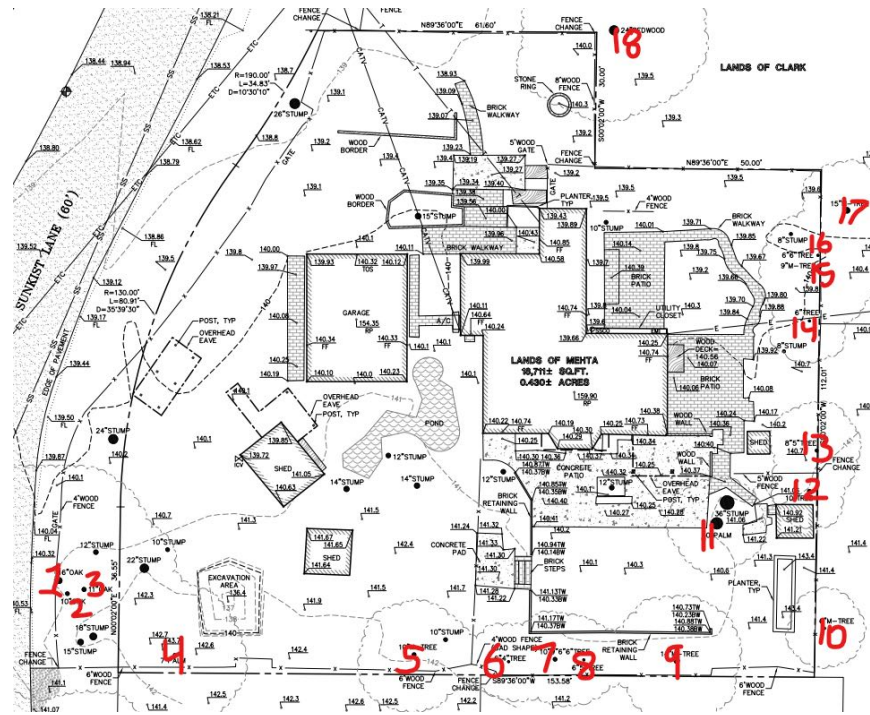
Inspections The site arborist will need to verify that tree protection fencing has been installed before the start of construction. The site arborist must inspect the site anytime excavation work takes place underneath a protected trees dripline. It is the contractor's responsibility to contact the site arborist if excavation work is to take place underneath the protected trees on site. Kiely Arborist Services can be reached at davidkielyarborist@gmail.com or by phone at (650) 532-4418 (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 dripline of a protected tree and inspected by the Project Arborist. Hand digging and the careful placement of pipes below or besides 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 mild 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



Showing location of surveyed trees



Showing stump from large tree failure at back of property

Discussion on protected trees proposed for removal: Coast live oak trees #1-3 are located within the public right of way on the south side of the property. Oak tree #1 is in poor condition due to growing at a heavy lean into the street and towards the high voltage utility lines. Oak trees #2 and #3 are located very close to oak tree #1 and the canopies of the three oak trees act as one during high wind events. Oak trees #2 and #3 have a poor live crown ratio due to growing in the suppressed conditions of oak tree #1 as well as previously removed trees. Oak trees #2 and #3 were given a fair condition rating (lower end). Oak tree #1 is at high risk of failure due to the tree's heavy lean over the street with vehicles and pedestrians being the target. The tree is expected to continue to grow in this direction regardless of management. Due to the lean of the tree, there is also a high risk of utility line interruption as the tree is leaning towards the power lines. Oak tree #1 is recommended to be removed as it is hazardous with no mitigation measures within ANSI A300 pruning standard expected to improve the risk of failure. With oak tree #1 removed and due to the previous removals on the site, the remaining oak trees #2 and #3 are at high risk of failure due to windthrow. These two oak trees will have lost all of their protection from prevailing winds making them a hazard to the property. No mitigation measures within ANSI A300 pruning standards are expected to improve the stability of the trees in a windstorm. A new driveway is also proposed in close proximity to the oak trees. Impacting the tree's roots in combination with the lean of oak tree #1 also further raise risk of tree failure. The trees are too close to the proposed driveway to allow for retention. Oak trees #1-3 meet the following criteria for tree removal in the city of Los Altos: #1- The condition of the tree with respect to disease, imminent danger of falling, proximity to existing or proposed structures and interference with utility services. #2- The necessity to remove the tree for economic enjoyment of the property.

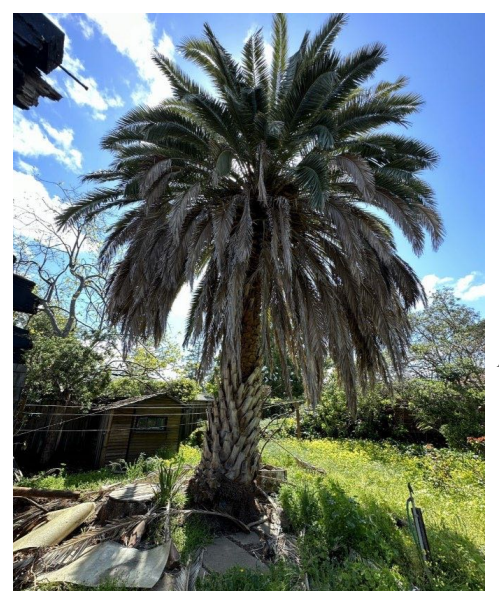


Showing oak trees #1-3, notice lean of oak tree #1



Canary Island palm tree #4 is in good condition. The tree is within the proposed driveway footprint and needs to be removed to facilitate the proposed construction. The palm tree meets the following criteria for tree removal in the city of Los Altos: #2- The necessity to remove the tree for economic enjoyment of the property.

Showing palm tree #4



Canary Island palm tree #11 is in good condition. The tree is very close to the proposed foundation and recommended for removal as the tree would likely be impacted by the root cutting needed. The palm tree is also located next to a large tree that had recently failed. The stump was uprooted when the tree failed and may have impacted the root ball of the palm tree. The palm tree meets the following criteria for tree removal in the city of Los Altos: #1- The condition of the tree with respect to disease, imminent danger of falling, proximity to existing or proposed structures and interference with utility services. #2- The necessity to remove the tree for economic enjoyment of the property.

Showing palm tree #11

Certified Arborist WE#10724A TRAQ Qualified
P.O. Box 6187
San Mateo, CA 94403
650-532-4418

Revised July 20th, 2023

Namitha Kumar & Sagar Mehta

Site: 241 Sunkist Lane, CA

Dear Namitha Kumar & Sagar Mehta,

As requested on Wednesday, April 12th, 2023, Kiely Arborist Services LLC visited the above site for the purpose of providing a Tree Inventory Report/Tree Protection Plan for the proposed construction. A new home is proposed for this site, and as needed an Arborist Report is required when submitting plans to the city of Los Altos. Site plan A1.0 dated 7/13/23 was reviewed for writing this report. This Tree Inventory Report/Tree protection plan is not a Tree Risk Assessment. As such, no trees were assessed for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this preservation plan unless stated otherwise.

Method: All inspections were made from the ground; the trees were not climbed for this inspection. No plant tissue analysis or root crown inspections were done. The trees in question were located on an existing topography map provided by you. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition ratings are based on 50 percent vitality and 50 percent form, using the following scale.

- F- Very Poor
D- Poor
C- Fair
B- Good
A- Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey Key: DBH-Diameter at breast height (48" above grade)
CON- Condition rating (1-100)
HT/SP- Tree height/ canopy spread
*Indicates neighbor's trees
P-Indicates protected tree by city ordinance
R-Indicates proposed tree removal

Table with columns: Tree# Species, DBH, CON, HT/SP, Comments. Includes entries for 1P/R, 2P/R, 3P/R, 4P/R, 5R, 6R, 7R, 8R, 9R, 10* Privet.

Table with columns: Tree# Species, DBH, CON, HT/SP, Comments. Includes entries for 11P/R, 12R, 13, 14R, 15, 16, 17*, 18*P.



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P 650.233.0342
2089 AVY AVENUE, MENLO PARK CA 94025
CHRIS@CKA-ARCHITECTS.COM
CKA-ARCHITECTS.COM

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

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A0.1

ARBORIST REPORT

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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)

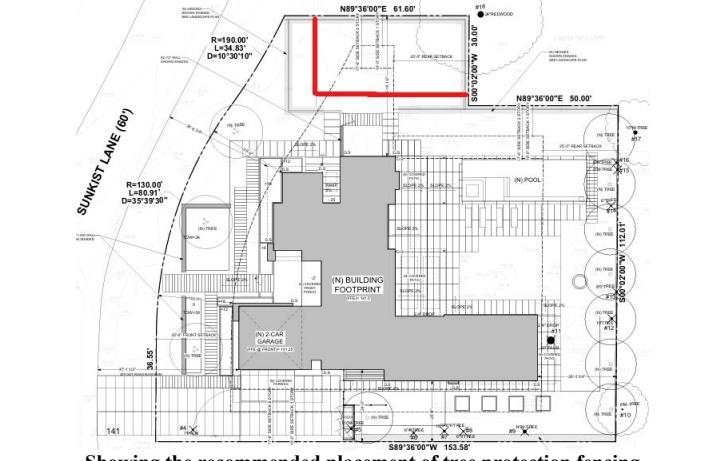


241 Sunlist (8)

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's 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

1 TREE PROTECTION PLAN
 Scale: 1/8" = 1'-0"

TREE PROTECTION FENCE, SEE ARBORIST REPORT A0.1

(N) HEDGES SHOWN SHADED, SEE LANDSCAPE PLAN

R=190.00'
 L=34.83'
 D=10°30'10"

N89°36'00"E 61.60'

#18 24" REDWOOD

S00°02'00"W 30.00'

(N) HEDGES SHOWN SHADED, SEE LANDSCAPE PLAN

N89°36'00"E 50.00'

SUNKIST LANE (60')

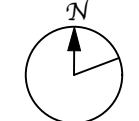
R=130.00'
 L=80.91'
 D=35°39'30"

36.55'

S89°36'00"W 153.58'

(N) HEDGES SHOWN SHADED, SEE LANDSCAPE PLAN

(N) HEDGES SHOWN SHADED, SEE LANDSCAPE PLAN



CHRIS KUMMERER & ASSOCIATES
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 2089 AVY AVENUE, MENLO PARK CA 94025
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MEHTA & KUMAR RESIDENCE
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 APN: 170-22-020

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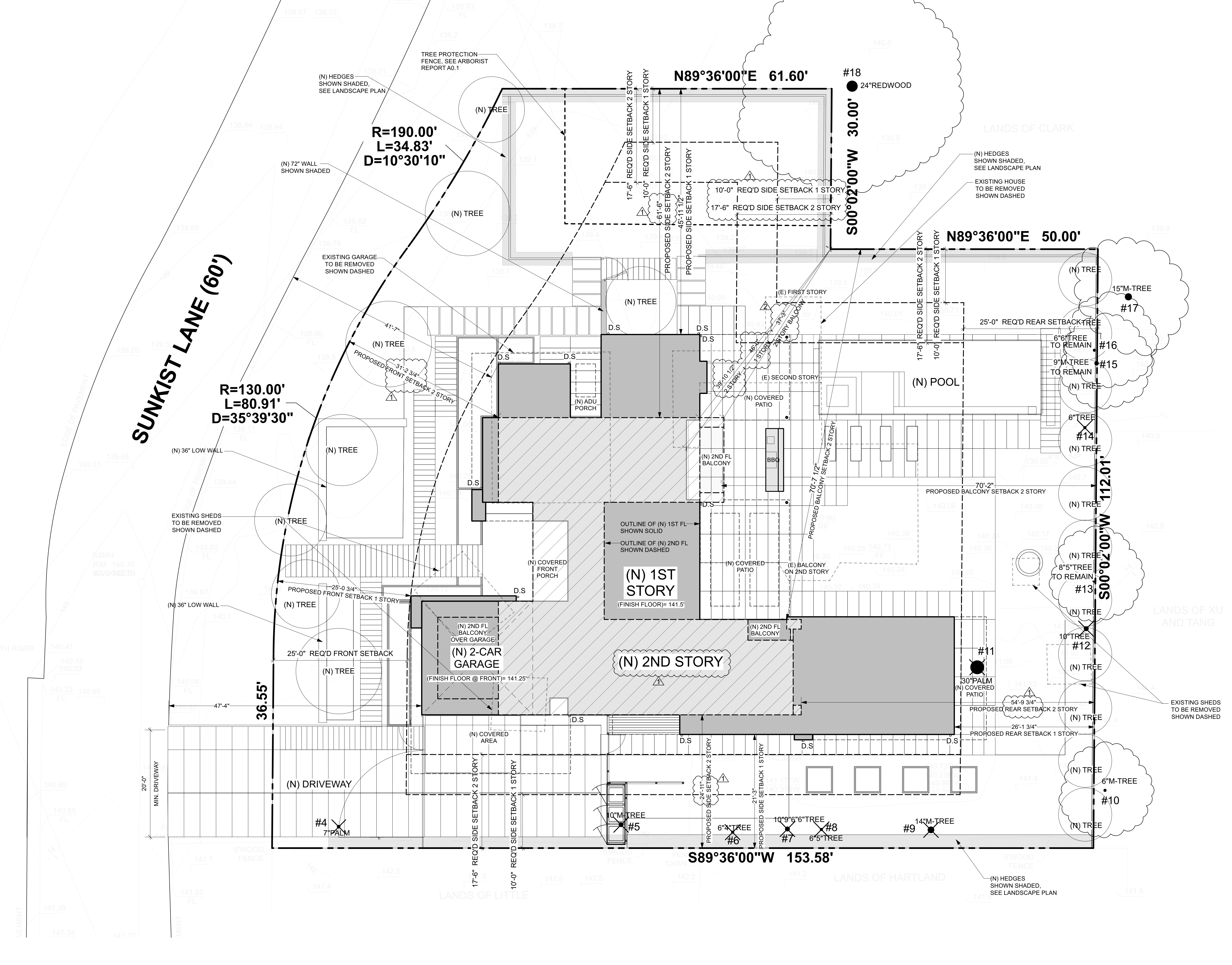
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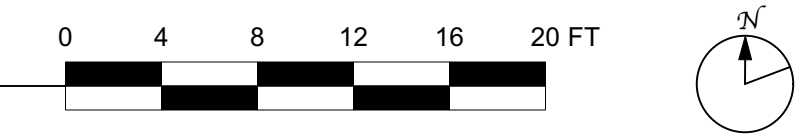
A0.2

TREE PROTECTION PLAN

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



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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

MEHTA & KUMAR RESIDENCE

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A1.2

NEIGHBOR STREET SCAPE

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FOR CONSTRUCTION

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

PROPOSED LOT COVERAGE CALCULATIONS

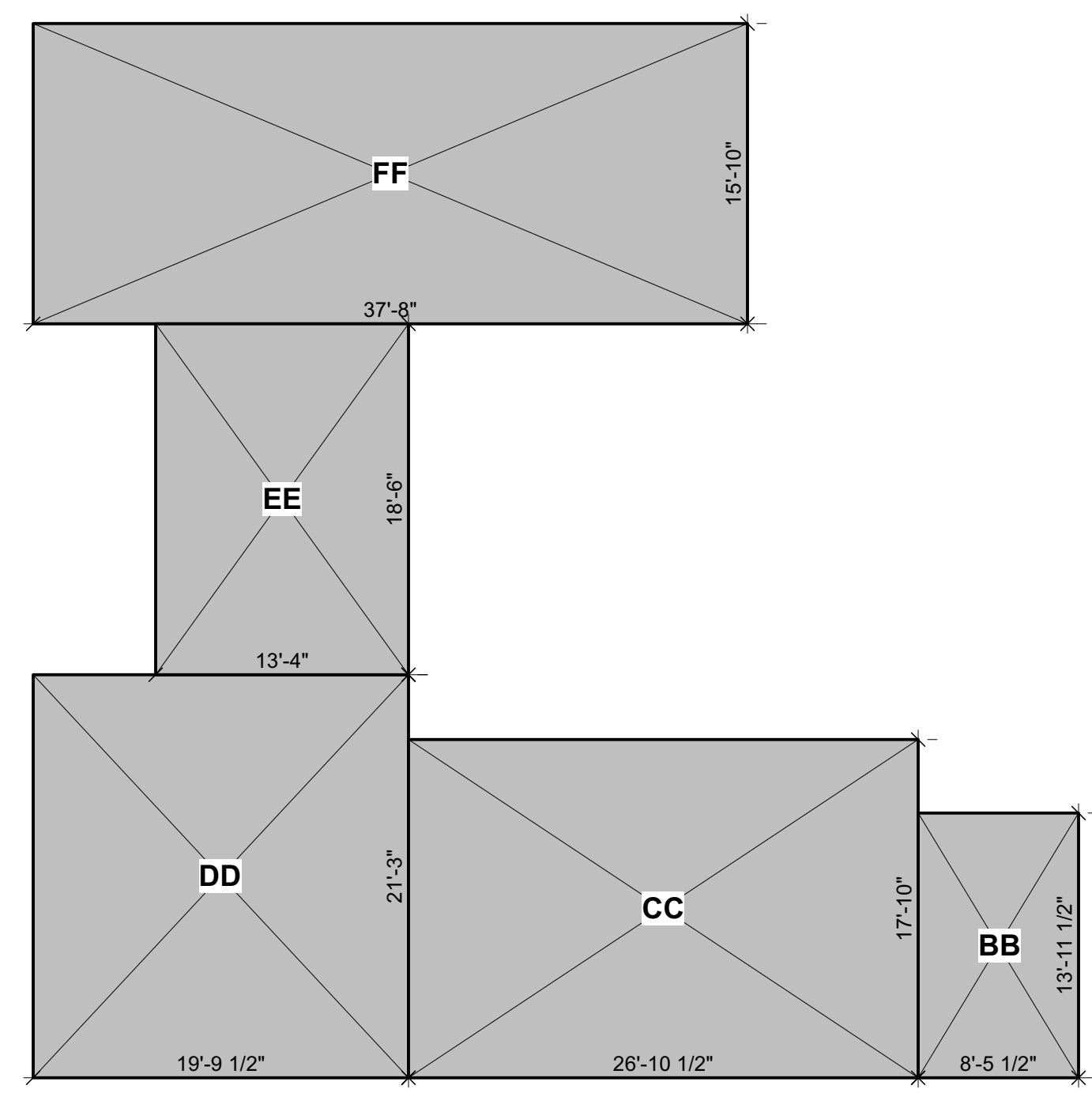
BUILDING COVERAGE	FT.	IN.	SQ. IN.	FT.	IN.	SQ. FT.
CO1 ENTRY PORCH						98.1
CO2 GARAGE SIDE PORCH						338.8
CO3 FAMILY REAR PATIO						147.6
CO4 REAR PATIO						773.0
CO5 ADU ENTRY PORCH						69.2
CO6 ADU SIDE PORCH						59.7
BUILDING COVERAGE						1,486.4
FIRST FLOOR HOUSE						2,758.0
FIRST FLOOR 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

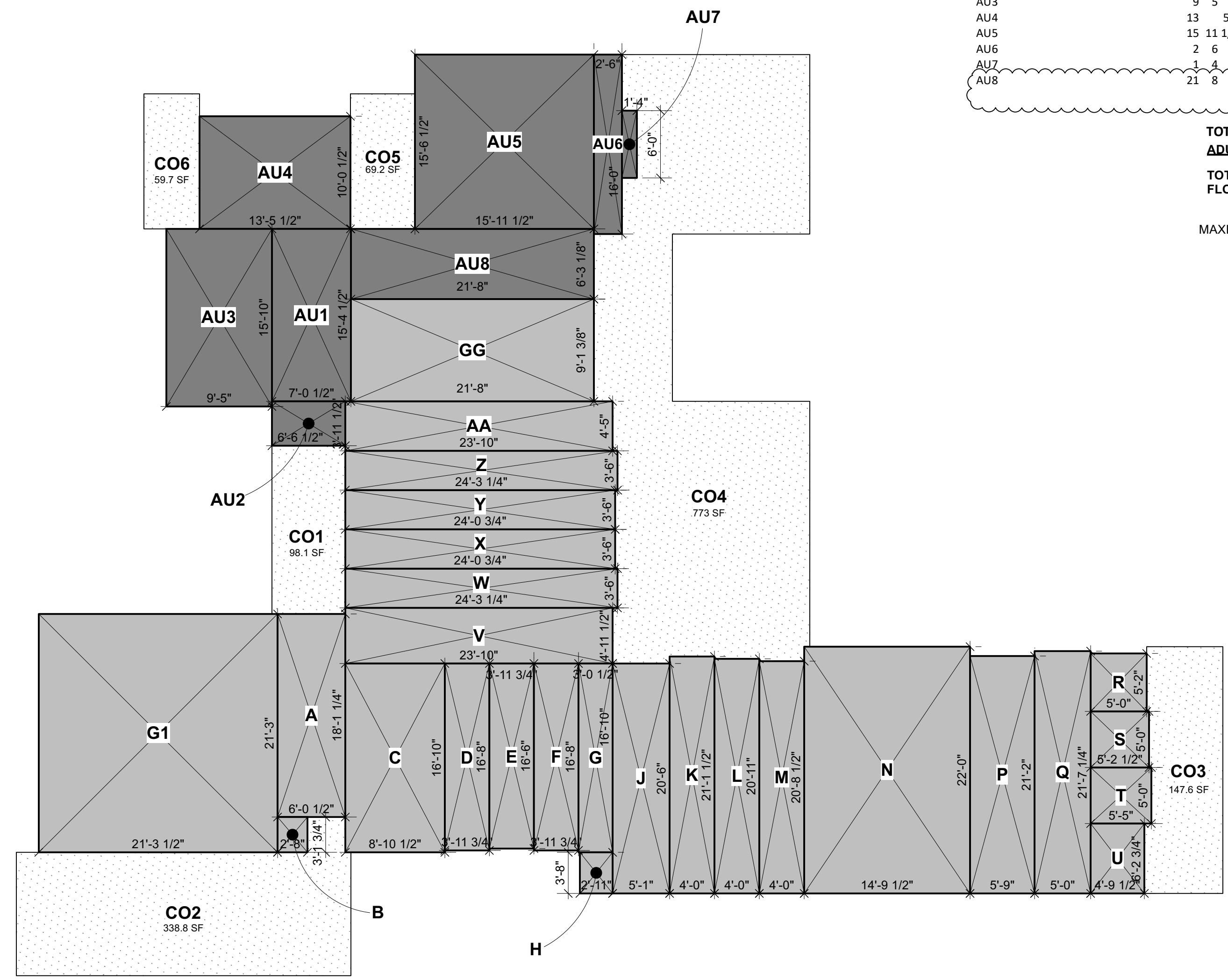
HOUSE - FIRST FLOOR	FT.	IN.	SQ. IN.	FT.	IN.	SQ. FT.
G1 GARAGE	21	3 1/2	X	21	3	452.5
GARAGE AREA 452.5						
A	6	1/2	X	18	1 1/4	109.4
B	2	8	X	3	3/4	8.4
C	8	10 1/2	X	16	0	149.4
D	3	11 3/4	X	16	8	66.3
E	3	11 3/4	X	16	6	65.7
F	3	11 3/4	X	16	8	66.3
G	3	1/2	X	16	10	51.2
H	2	11	X	3	8	10.7
J	5	1	X	20	6	104.2
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**



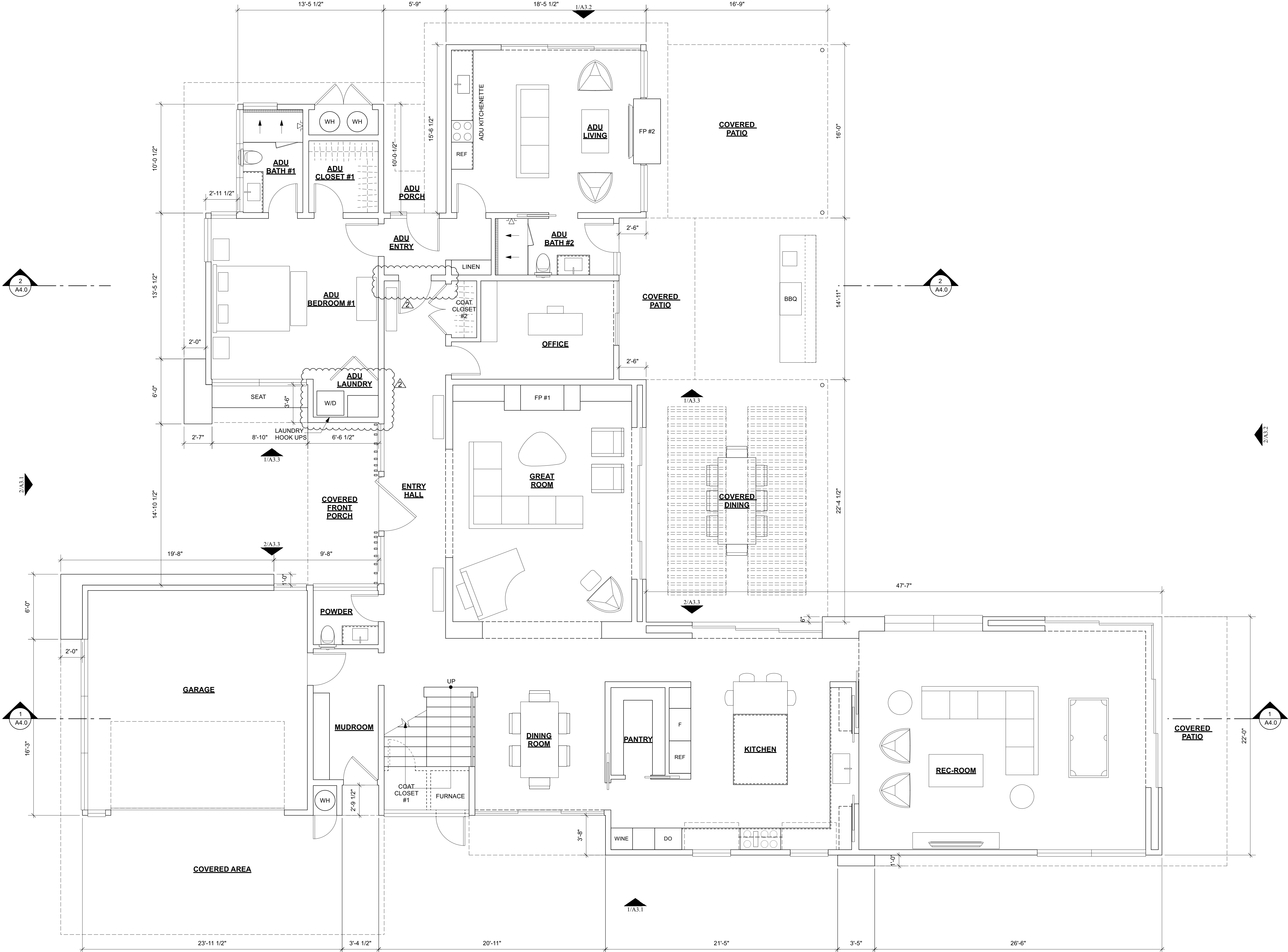
2 NEW SECOND FLOOR - AREA DIAGRAM
Scale: 1/8" = 1'-0"



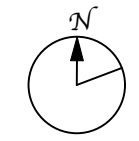
1 NEW FIRST FLOOR - AREA DIAGRAM
Scale: 1/8" = 1'-0"

AREA CALC. LEGENDS

[Grey Box]	NEW HOUSE
[Dark Grey Box]	NEW ADU
[Dotted Box]	LOT COVERAGE



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



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

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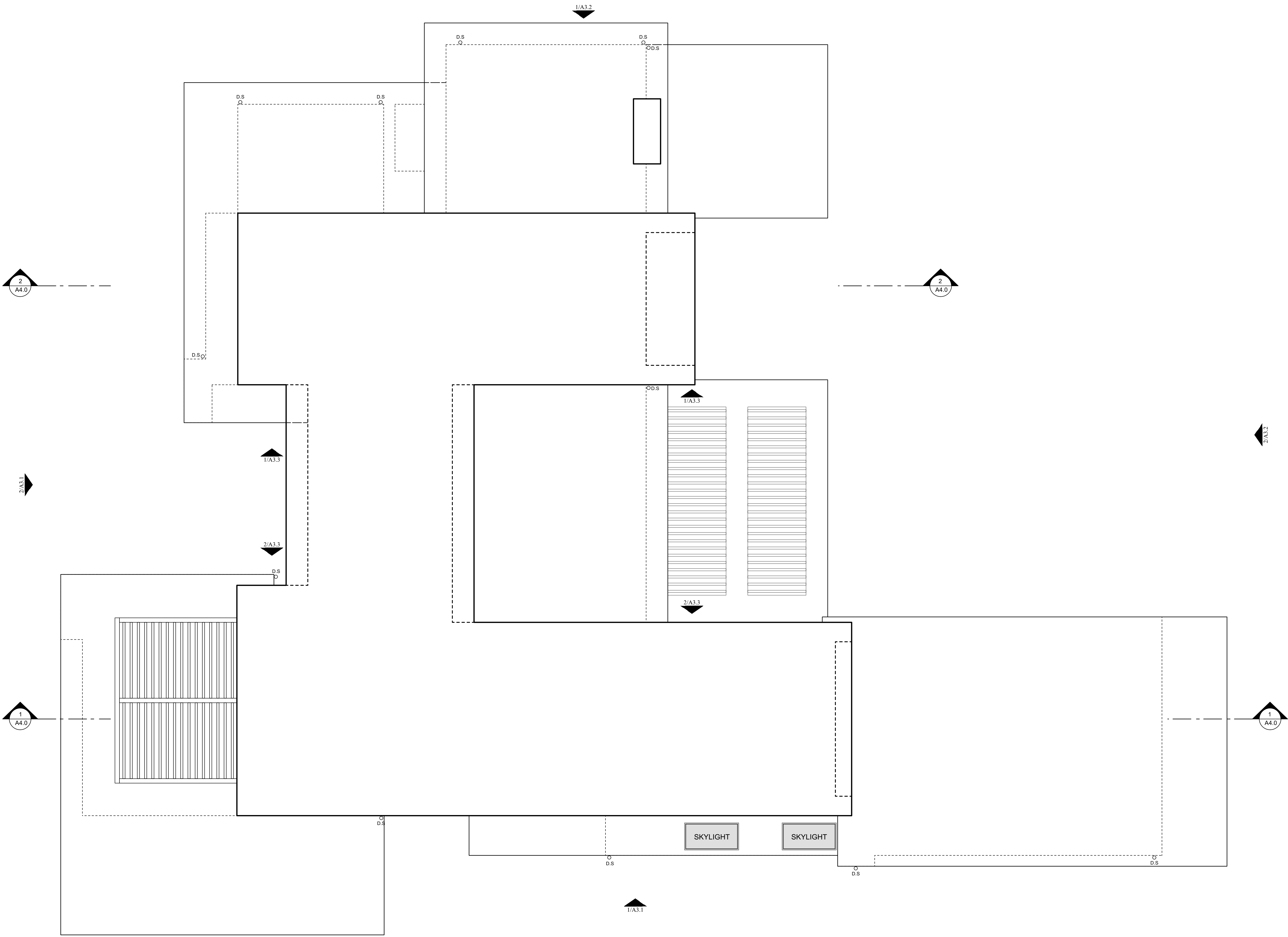
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NEW FIRST FLOOR PLAN

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

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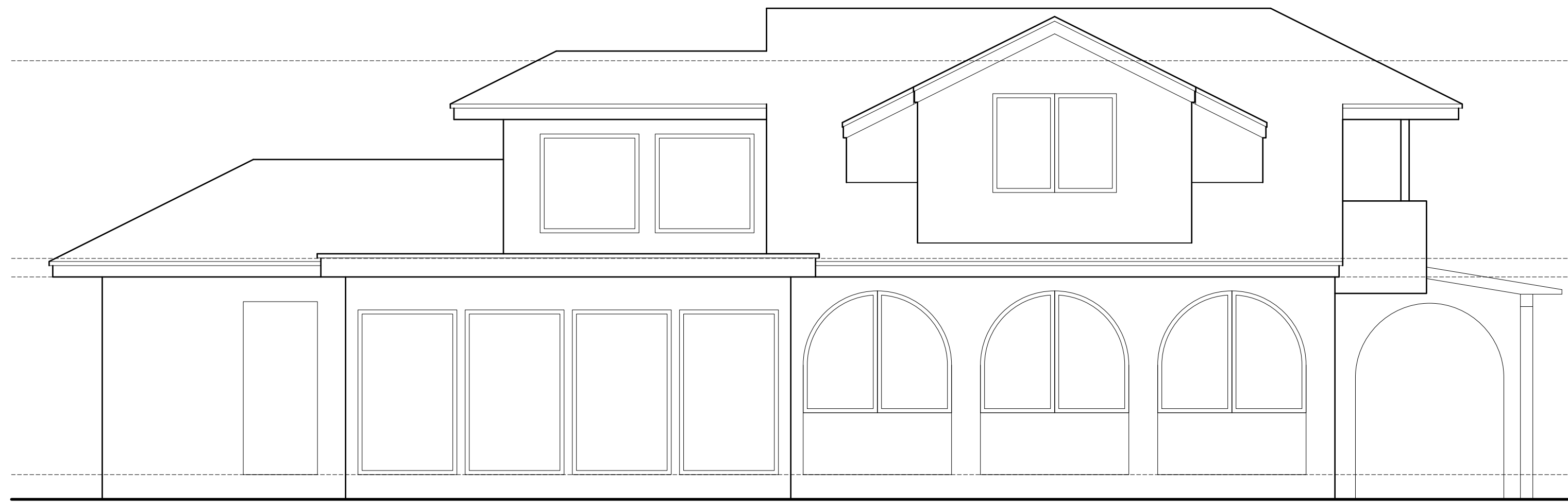
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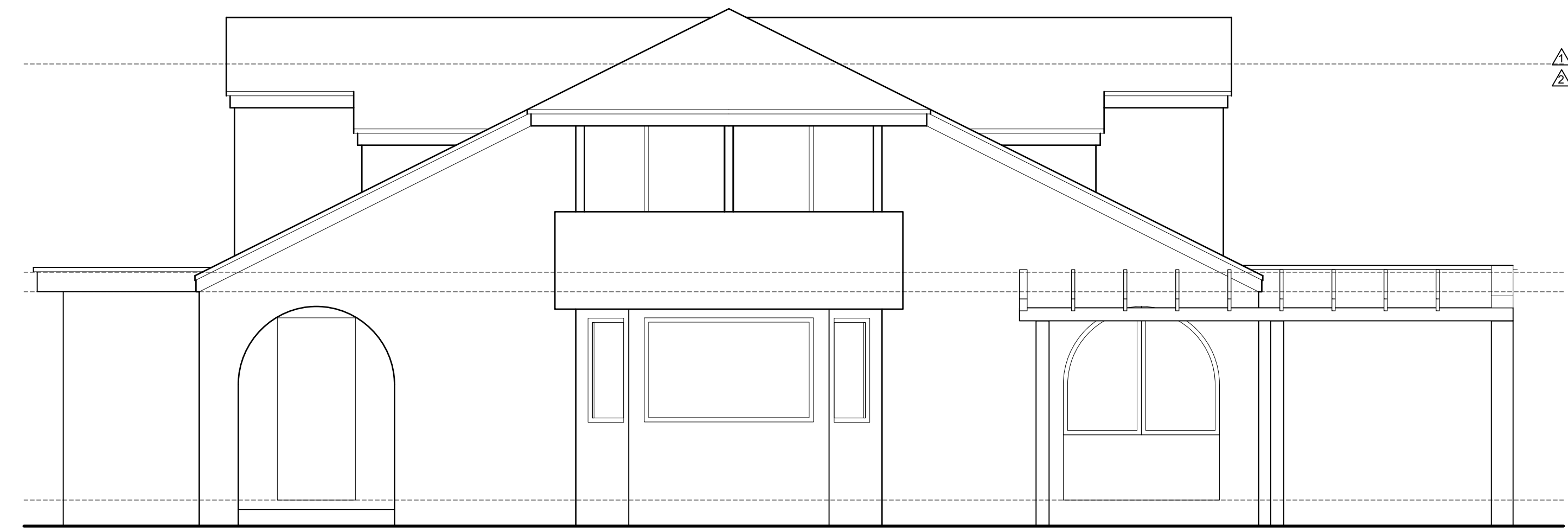
A2.2

NEW ROOF PLAN

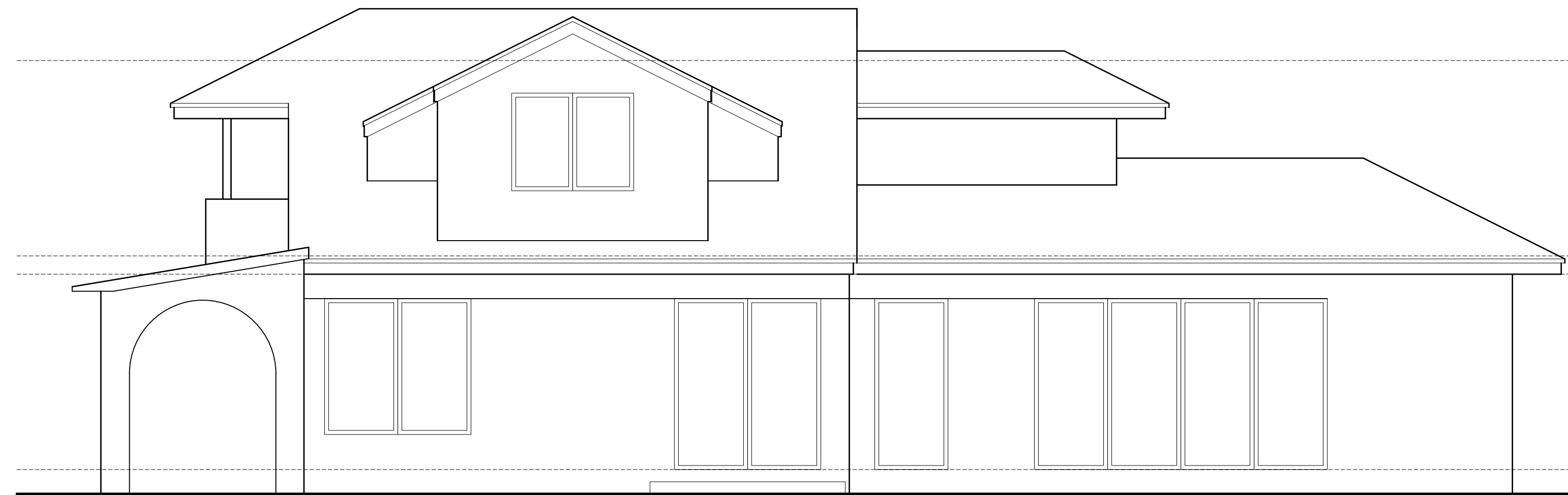
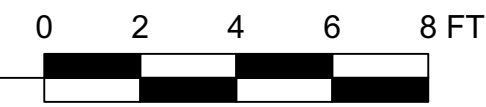
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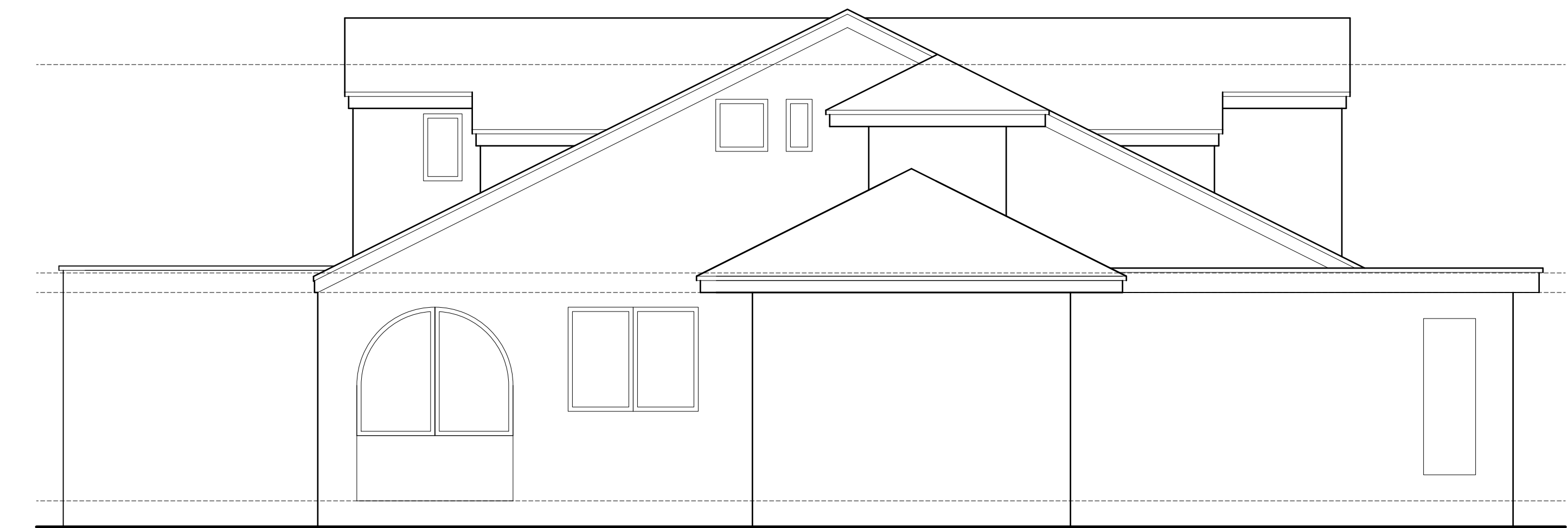
4 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"



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"



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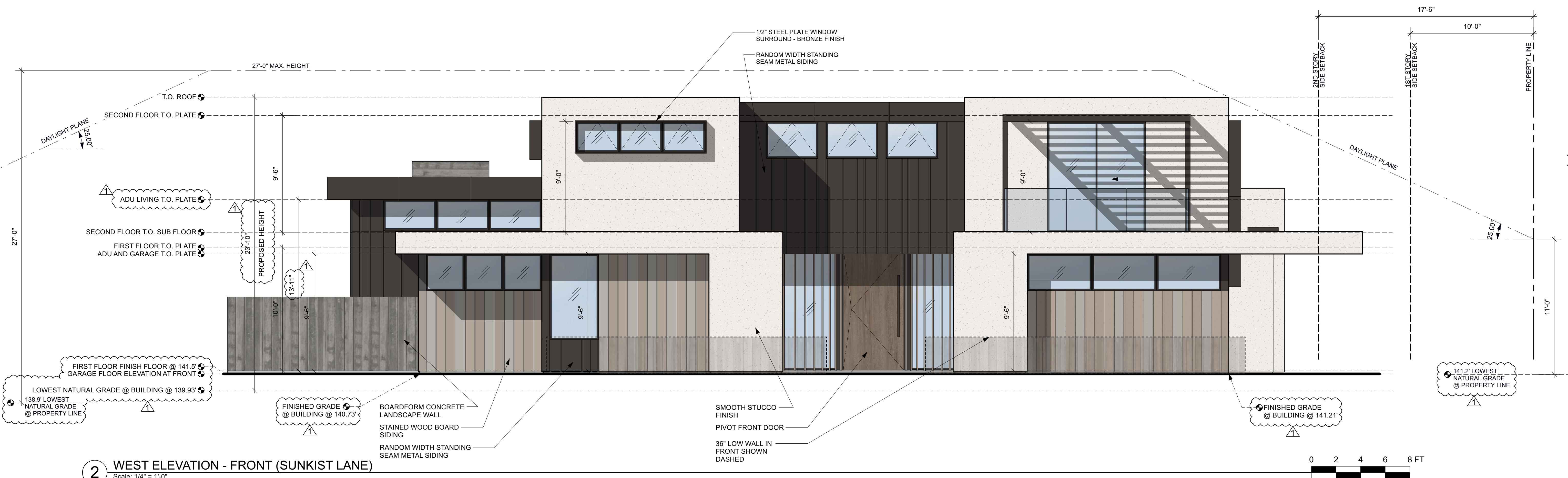
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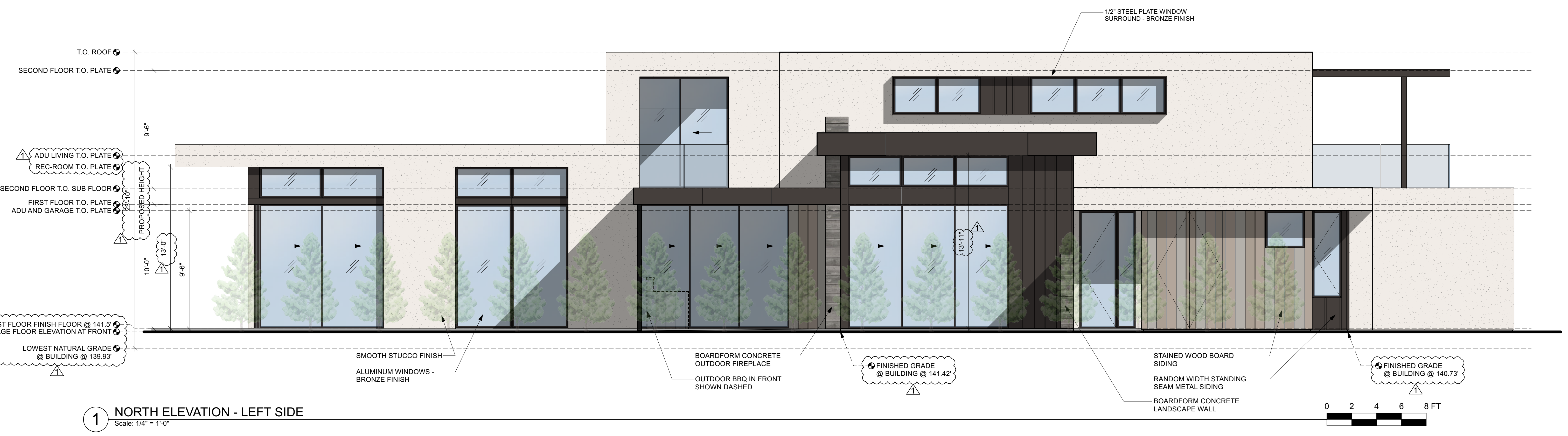
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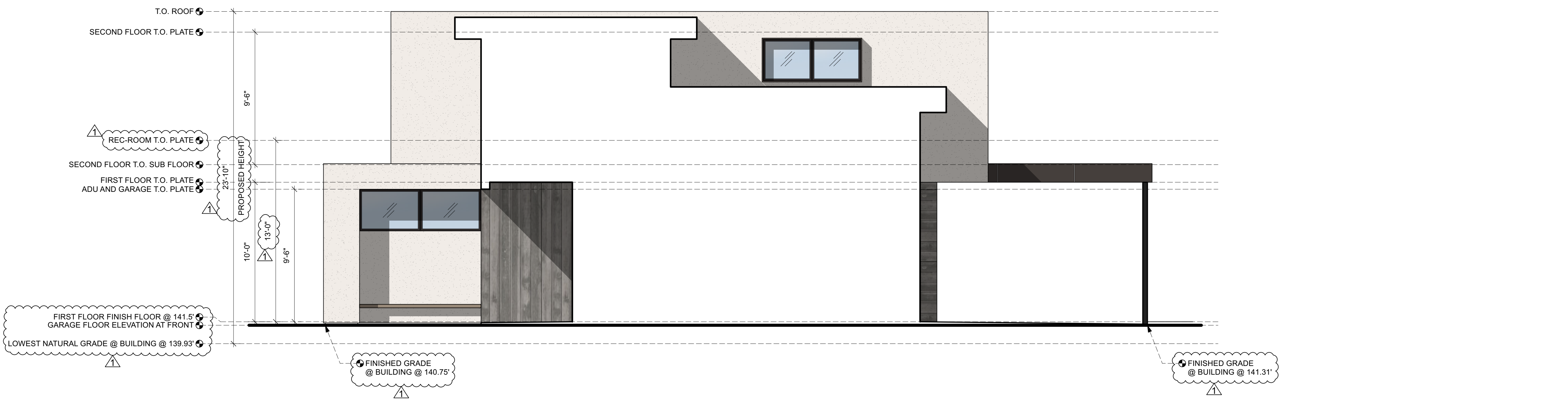
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2 SIDE ELEVATION
Scale: 1/4" = 1'-0"



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

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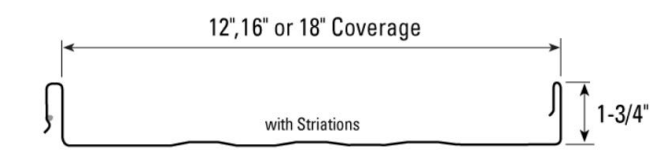
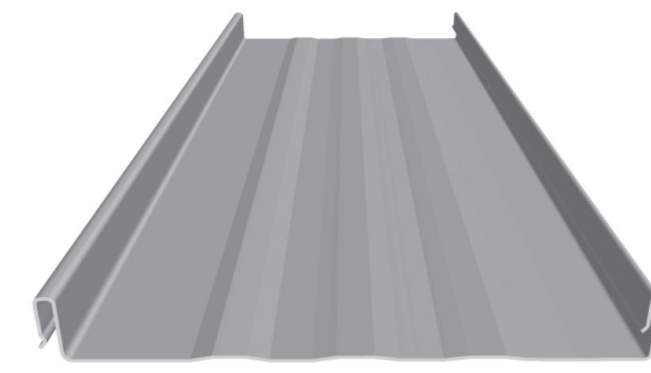
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VERTICAL SEAM

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



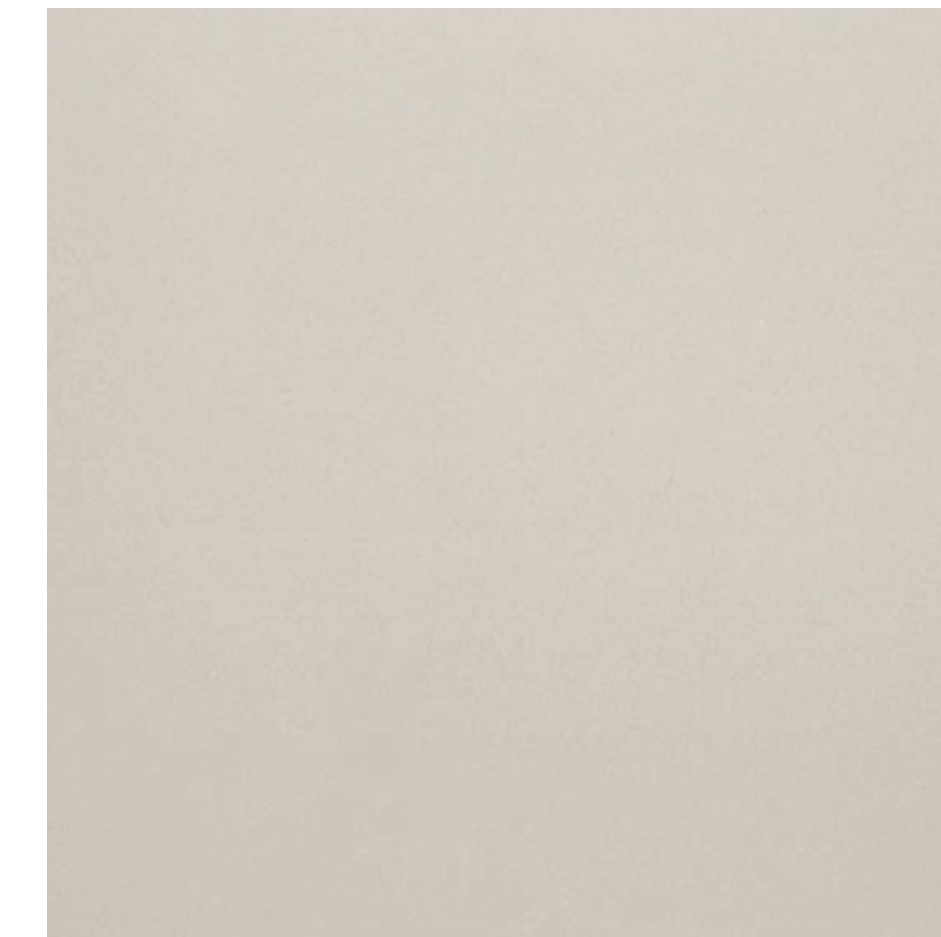
RANDOM-WIDTH FLAT PAN METAL SIDING



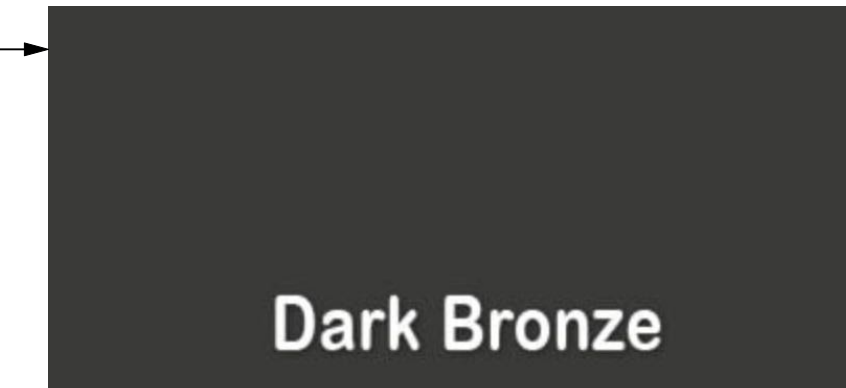
Series 3070-T

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

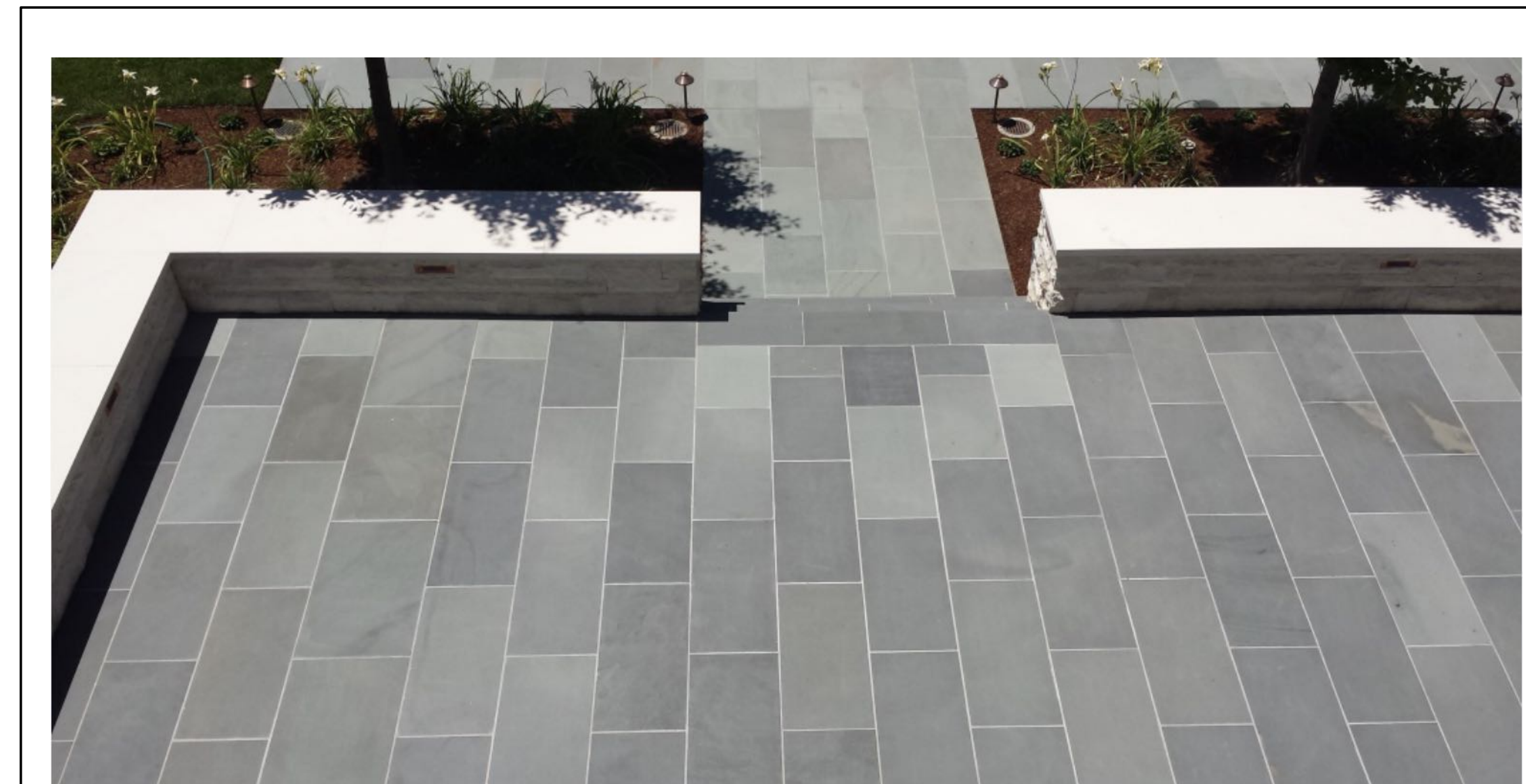


Slate Grey (W38)

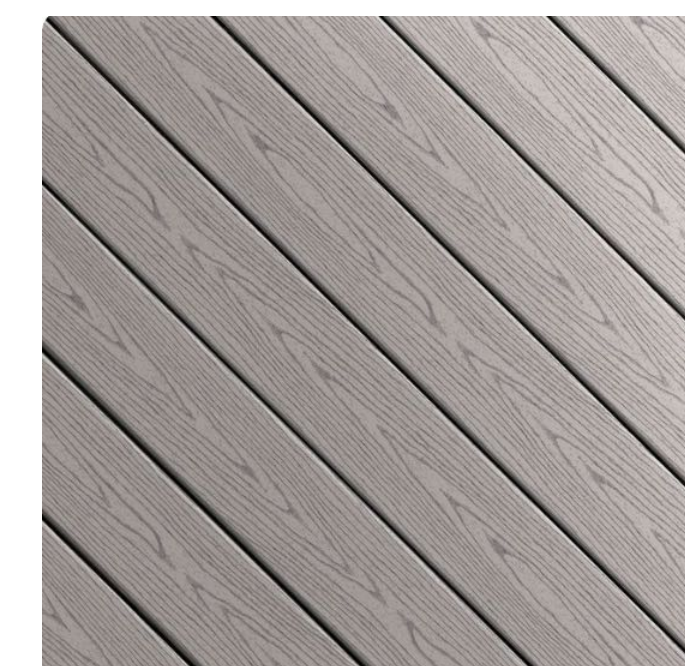
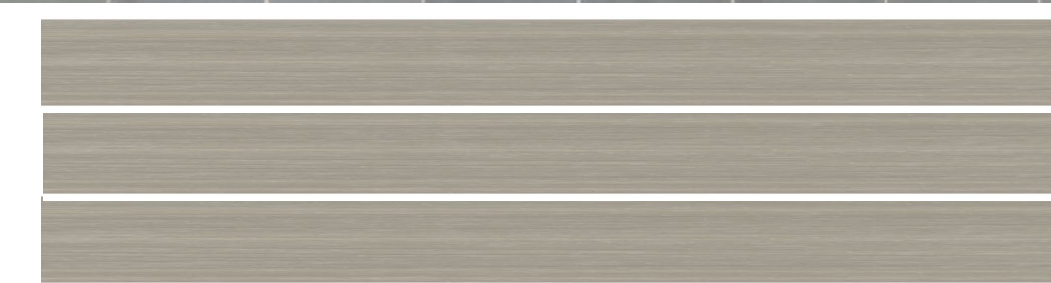
MS METAL SIDING



STAINED WOOD VERTICAL SIDING



"TRUE-BLUE" BLUESTONE EXTERIOR PATIOS



OUTDOOR DECKS

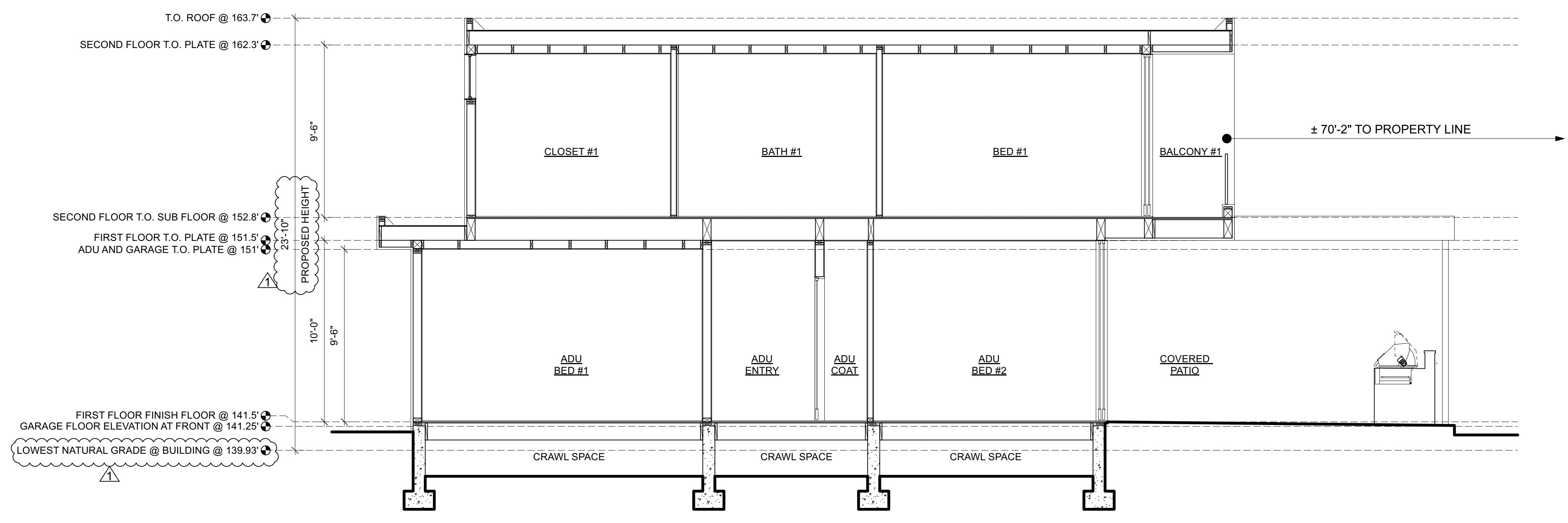


PERGOLA METAL FRAME, WOOD BOARDS ABOVE

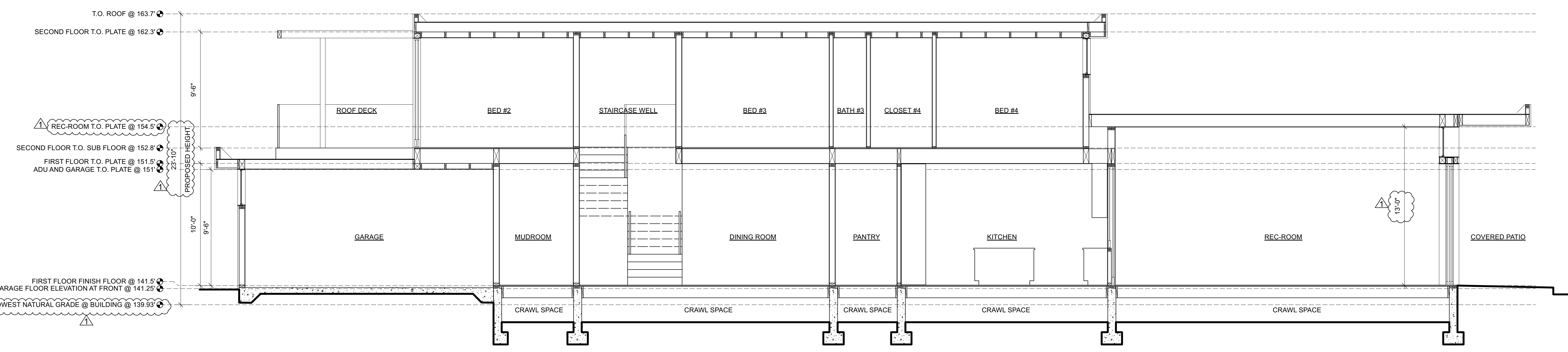
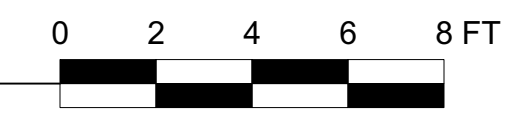


BOARD-FORM CONCRETE LANDSCAPE WALLS

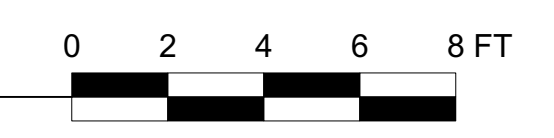
- 2023/07/21: PLANNING SUBMITTAL
- 2023/09/13: PLAN. RESPONSES
- 2023/10/02: PLAN. RESPONSES



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:

STAMP:

PAGE NUMBER:

A4.0

SECTIONS

THIS DOCUMENT SHALL REMAIN THE PROPERTY OF CKA ARCHITECTS AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CKA ARCHITECTS.



C27 LICENSE #: 1028153

Residence: Kumar Mehta

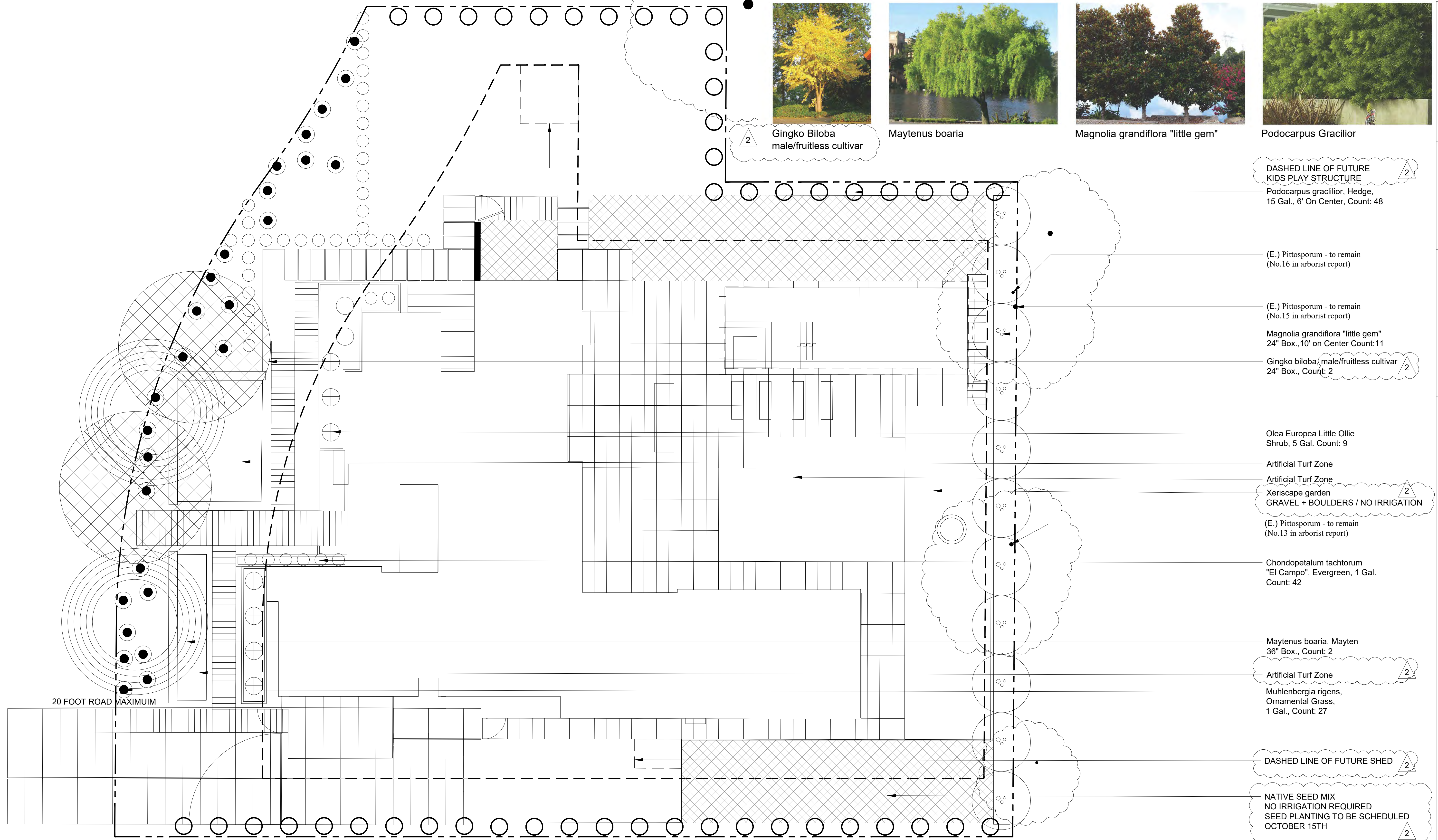
Address : 241 Sunkist Ln. Los Altos, CA 94022

REVISIONS

07.18.2023 DESIGN REVIEW

1 09.06.2023 1ST REVISIONS

2 10.06.2023 2ND REVISIONS



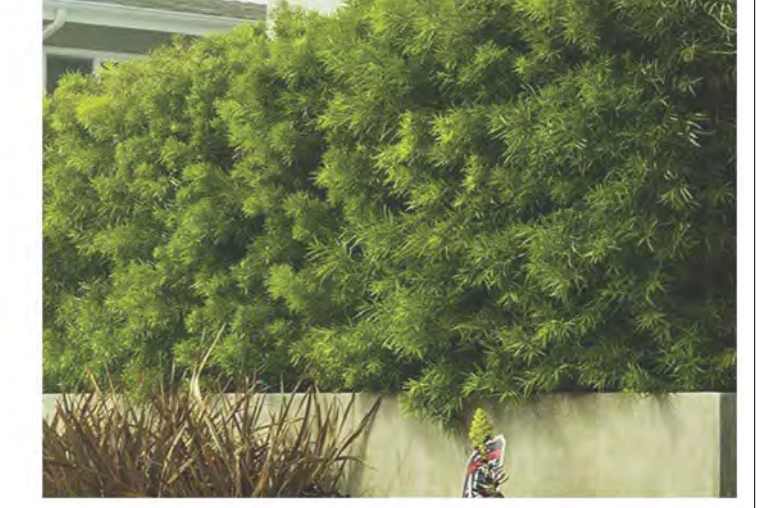
2 Ginkgo Biloba male/fruitless cultivar



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
Podocarpus gracilior	Fern pine	48	15 Gal.	MODERATE	40' SPREAD 60' HEIGHT
Magnolia grandiflora "little gem"	Magnolia little gem	11	24" box	MODERATE	8'-12' SPREAD 30'-35' HEIGHT
Ginkgo biloba male/fruitless cultivar	Ginkgo tree male/fruitless cultivar	2	24" box	MODERATE	25'-35' SPREAD 25'-50' HEIGHT
Maytenus boaria	Mayten tree	2	36" box	MODERATE	20'-30' SPREAD 30'-50' HEIGHT

NATIVE SEED MIX		
ICDN	BOTANICAL NAME	COMMON NAME
	Axonopus glaberr	Dawnweed
	Artemisia californica	California sagebrush
	Eriogonum fasciculatum	Brittishbush
	Eschscholzia californica	California poppy
	Festuca microstachya	Small fescue
	Hesperoyucca whipplei	Our lady's sandals
	Lathyrus californicus	Dwarf lotifields
	Lupinus bicolor	Bicolor lupine
	Mimulus aurantiacus	Monkeyflower
	Phacelia ciliata	Great valley phacelia
	Salvia spiana	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"



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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)

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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
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
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.naturesseed.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	Brittishbush	
	Eriogonum fasciculatum	California buckwheat	
	Eschscholzia californica	California poppy	
	Festuca microstachya	Straw fescue	
	Hesperoyucca whipplei	Our lord's candle	
	Leathernia californica	Dwarf goldfields	
	Lupinus bicolor	Butter lupine	
	Mimulus aurantiacus	Monkeyflower	
	Phacelia ciliata	Great valley phacelia	
	Salvia spinea	White sage	
	Salvia mellifera	Black sage	
	Sida pulchra	Purple needlegrass	
	Tribulus wilsonii	Toncal cover	

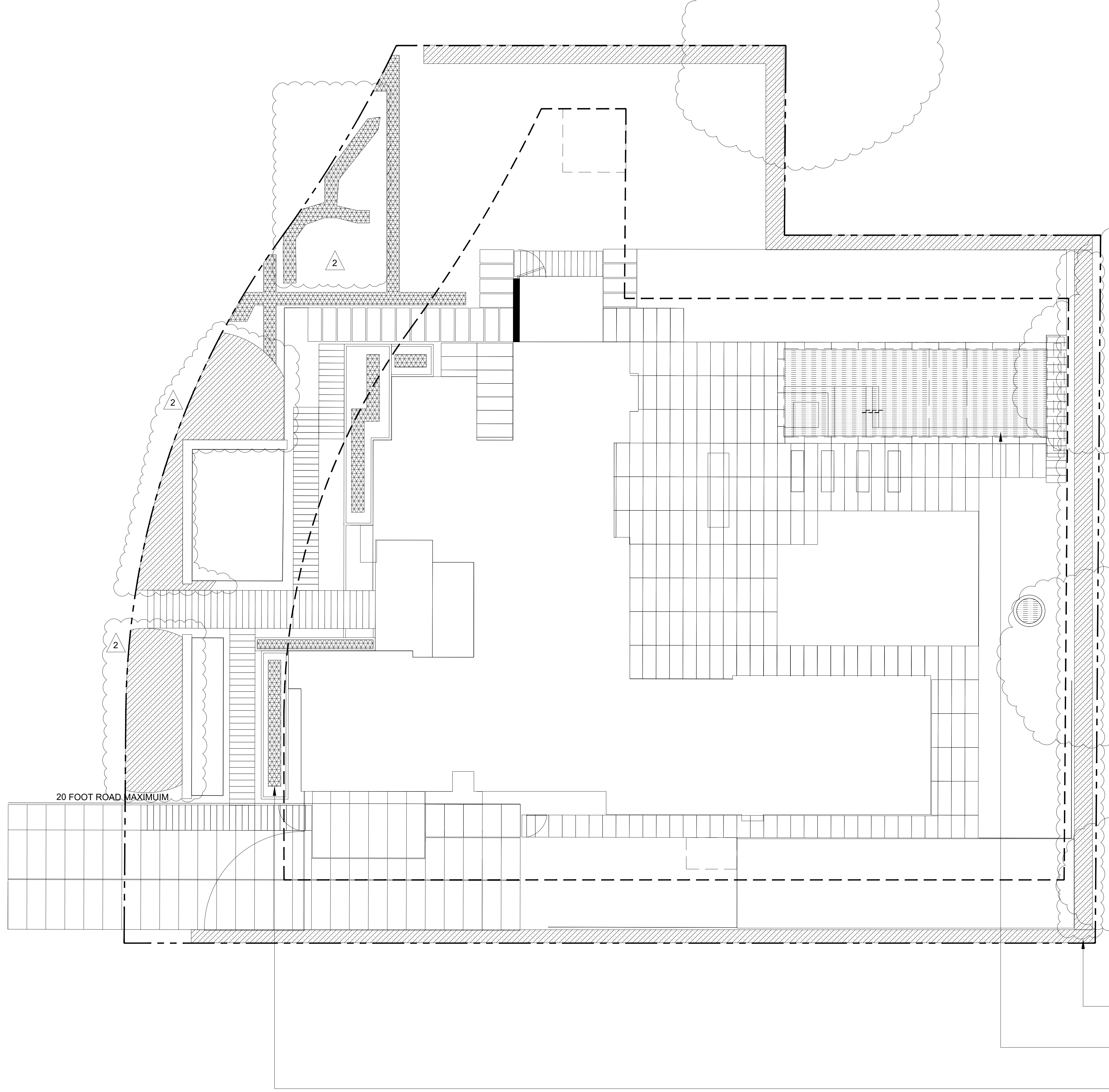
PLANTING						
PLANT/TREE NAME	COMMON NAME	QTY.	SIZE	WUCOLS	ANTICIPATED SPREAD AND HEIGHT @ MATURITY	AVG. RATE OF GROWTH
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Chondopetalum tachtorum "El Campo"	Small cape rush	42	1 Gal.	LOW	3'-4' SPREAD 2'-3' HEIGHT	fast
Muhlenbergia Rigens	Deer Grass	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, 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					
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	
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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



dhd damir hurdich design
633 quarry rd, suite a
san carlos, ca 94070
67 otsego avenue
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	1260 ^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

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HYDROZONES PLAN L4.2

SCALE
1/8" = 1'-0"

IRRIGATION SYSTEM NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. HEADS SHALL HAVE RISER ASSEMBLIES AS DETAILED.
6. 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.
7. 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.
8. AT JOB COMPLETION, SUPPLY OWNER WITH TWO (2) KEYS FOR CONTROLLER.
9. 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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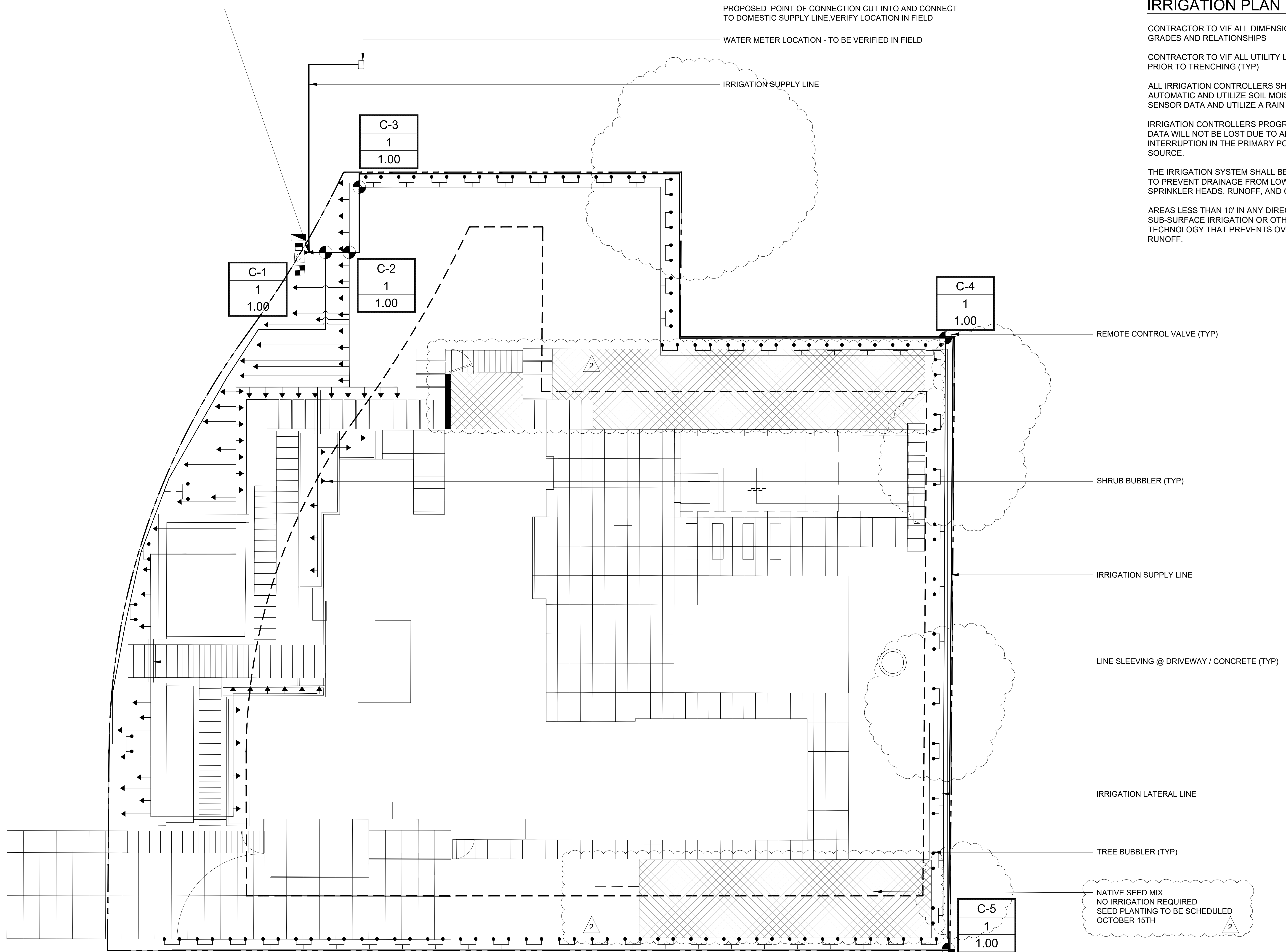
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**IRRIGATION NOTES
L5.1**

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.



dhd damir hurdich design
633 quarry rd, suite a
san carlos, ca 94070
67 otsego avenue
san francisco, ca 94112
tel.415.786.6427



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

IRRIGATION PLAN L5.2

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

C27 LICENSE #: 1028153

Residence: Kumar Mehta

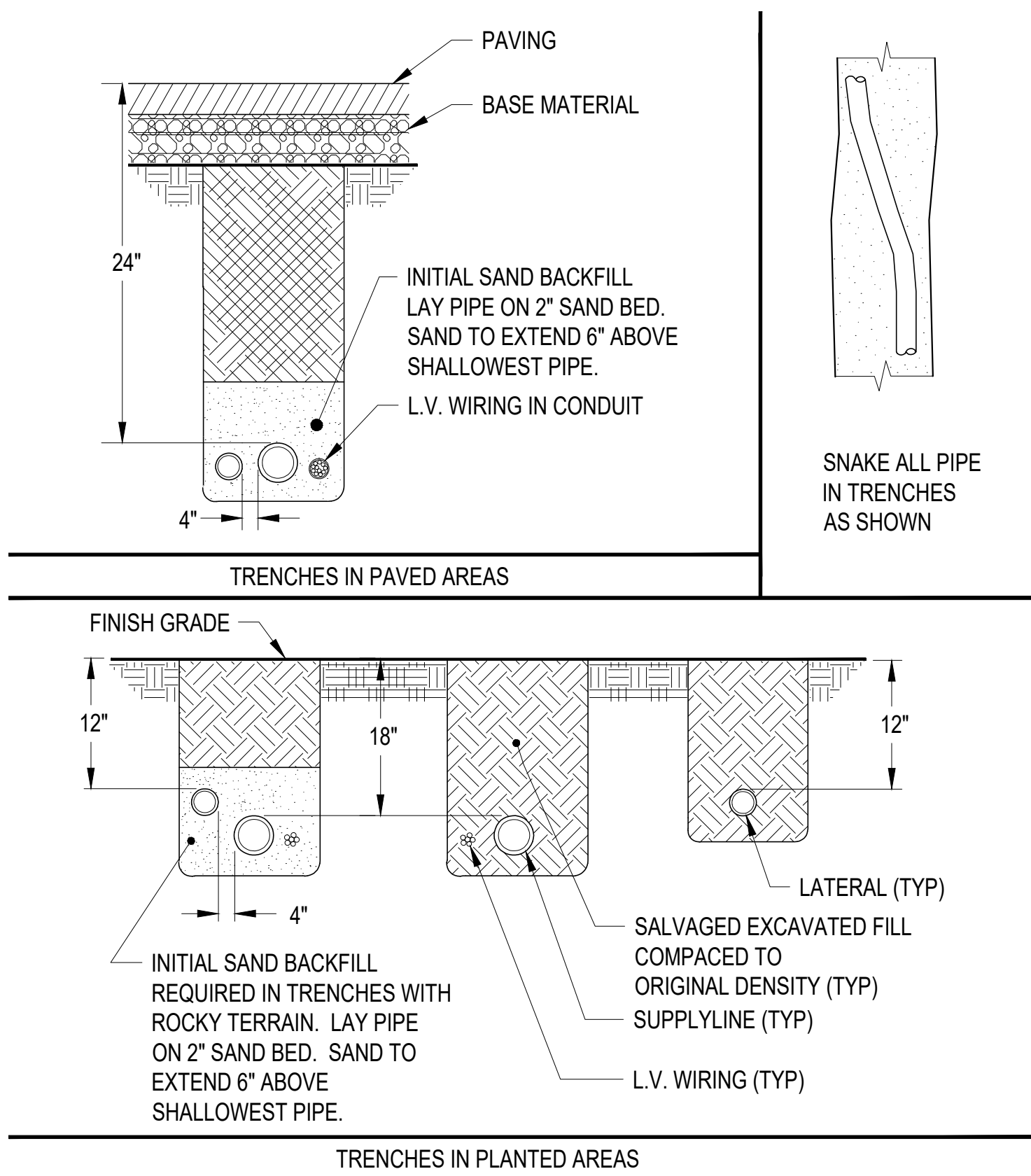
Address : 241 Sunkist Ln. Los Altos, CA 94022

REVISIONS

07.18.2023 DESIGN REVIEW

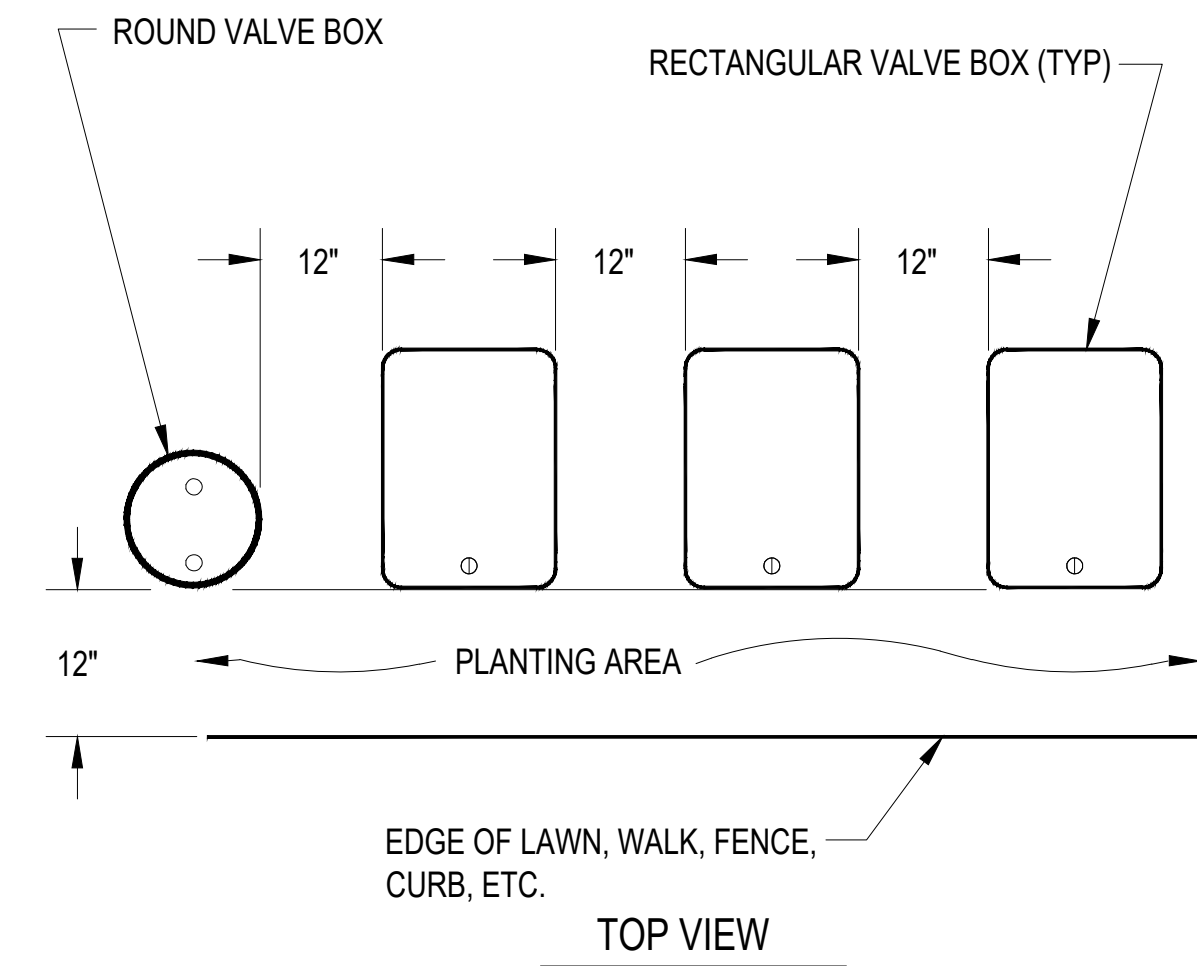
1 09.06.2023 1ST REVISIONS

2 10.06.2023 2ND REVISIONS

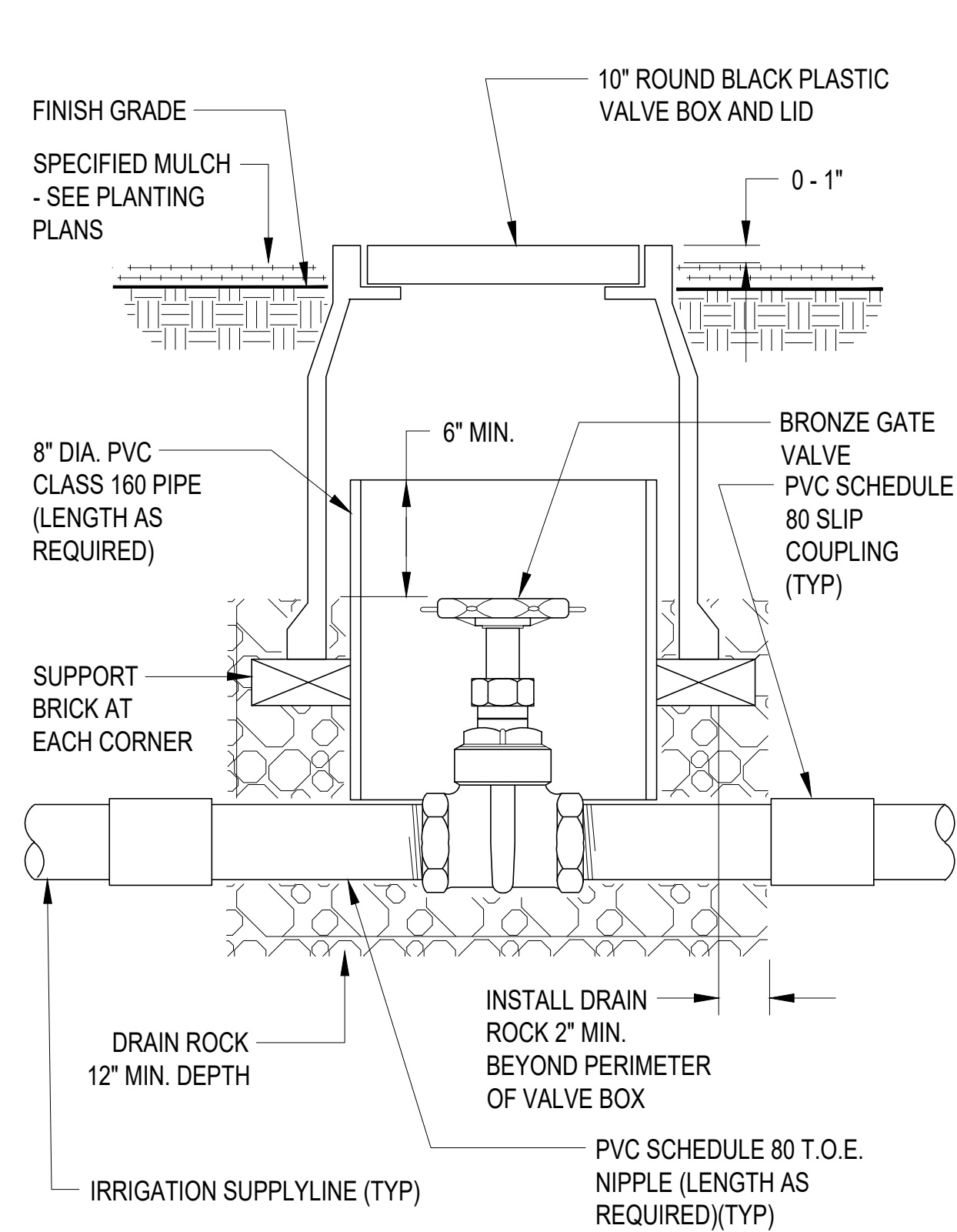


A TRENCHING DETAILS
N.T.S.

- 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.

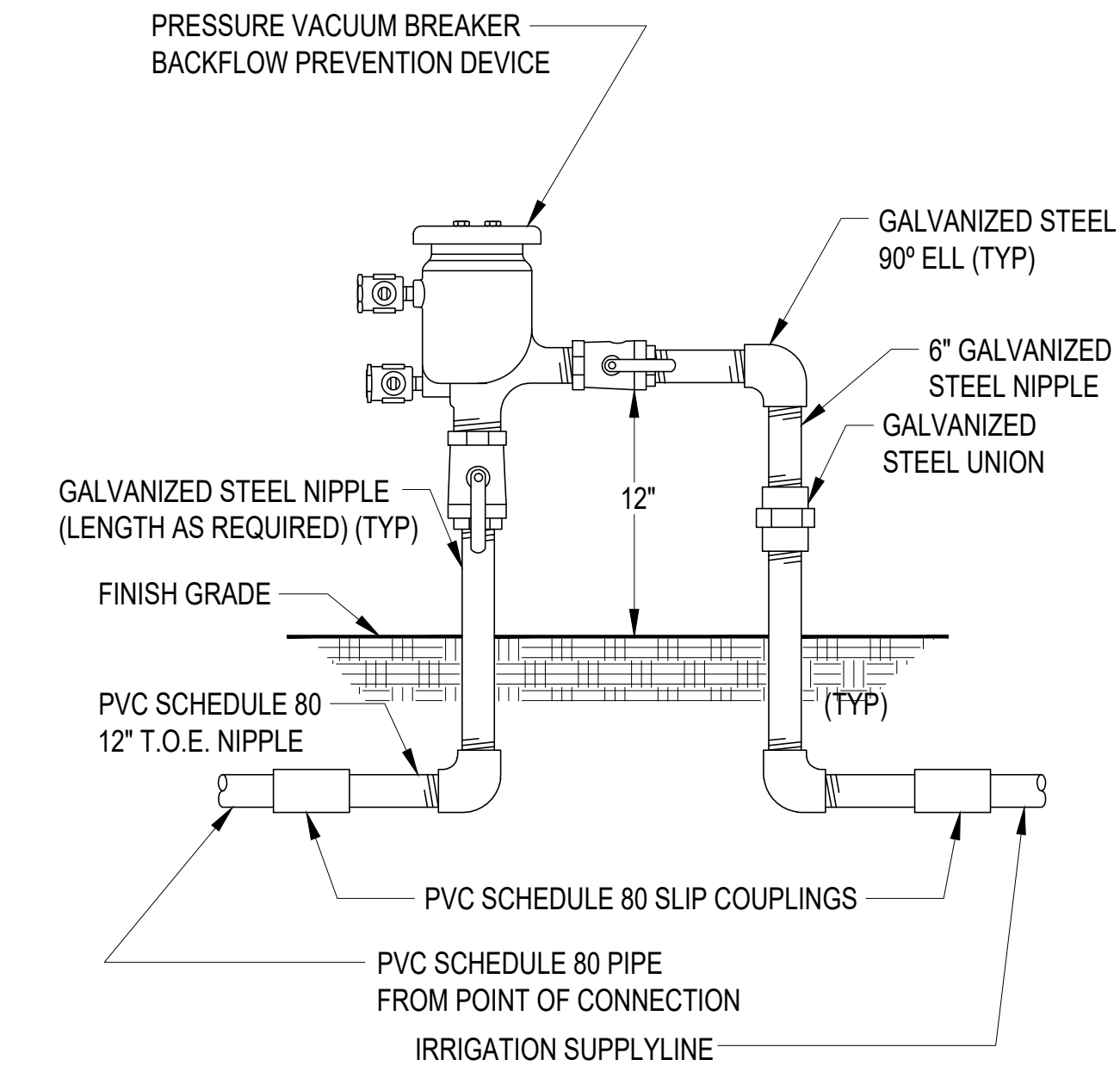


B VALVE BOX INSTALLATION DETAIL
N.T.S.



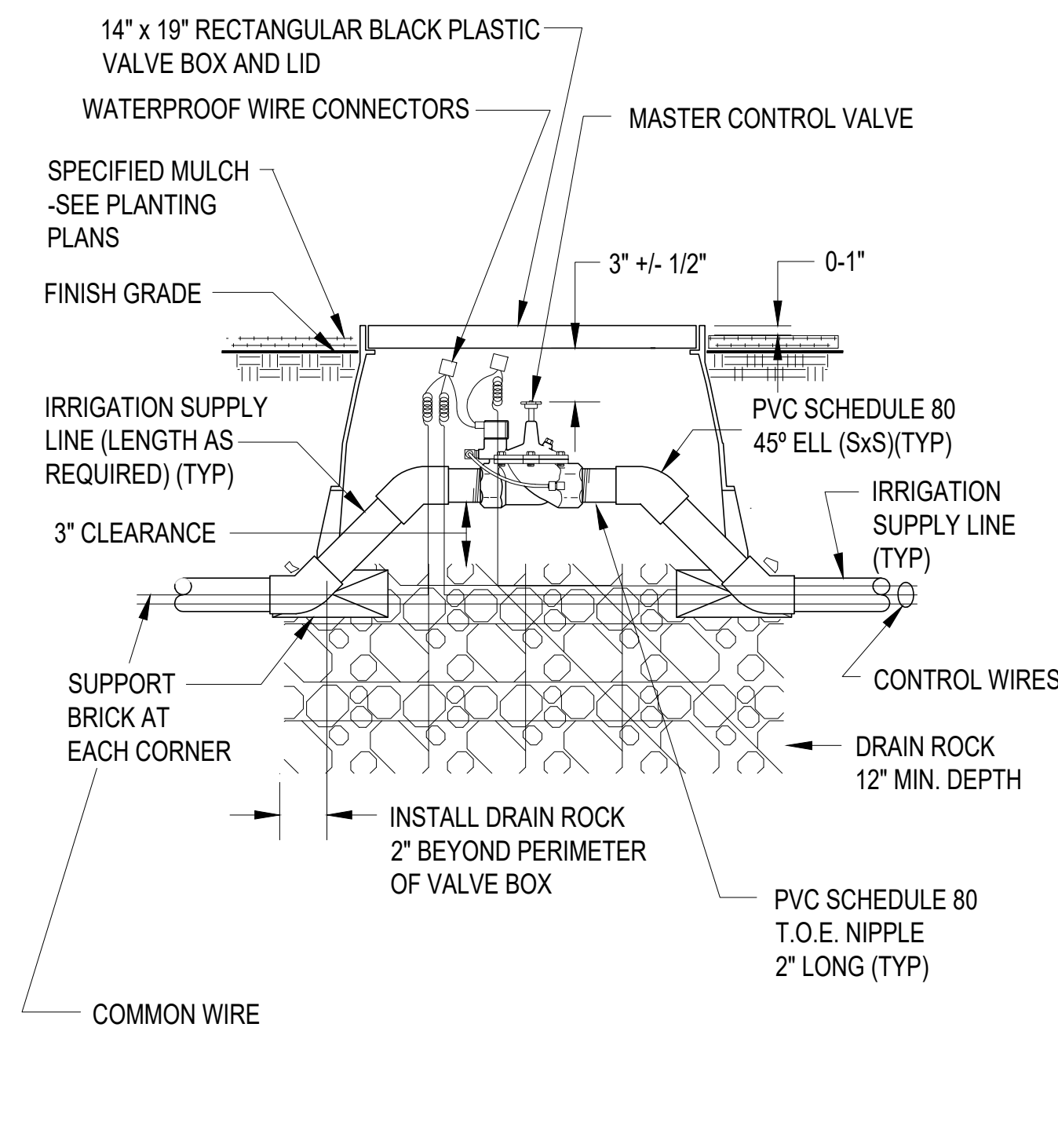
C GATE VALVE INSTALLATION DETAIL
N.T.S.

- NOTES: PRIME AND WRAP WITH 50% OVERLAP ALL GALVANIZED STEEL PIPE AND FITTINGS BELOW GRADE WITH 10 MIL CORROSION PROTECTION TAPE (SCOTCHRAP OR EQUAL).

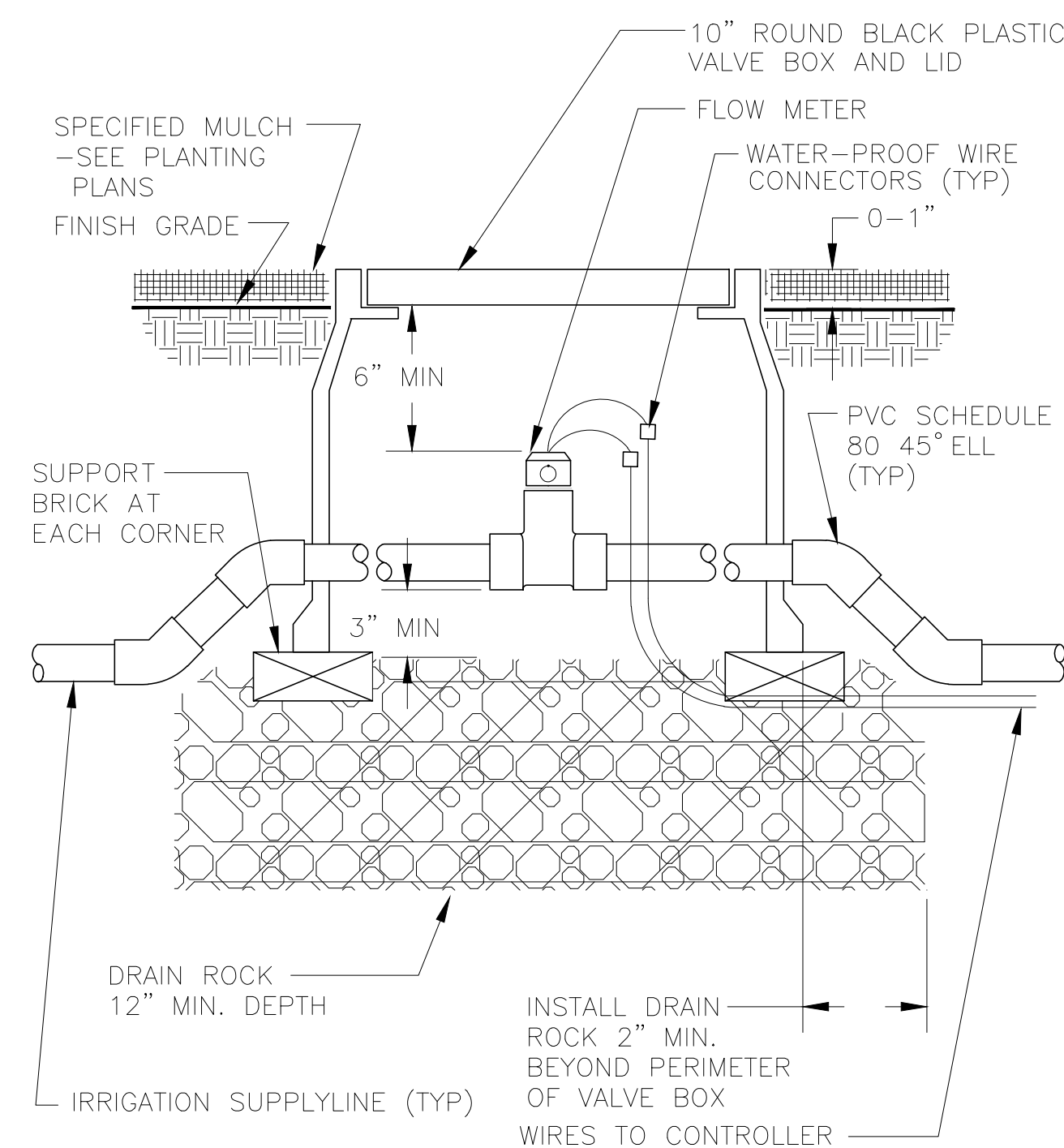


D BACKFLOW PREVENTION ASSEMBLY DETAIL
N.T.S.

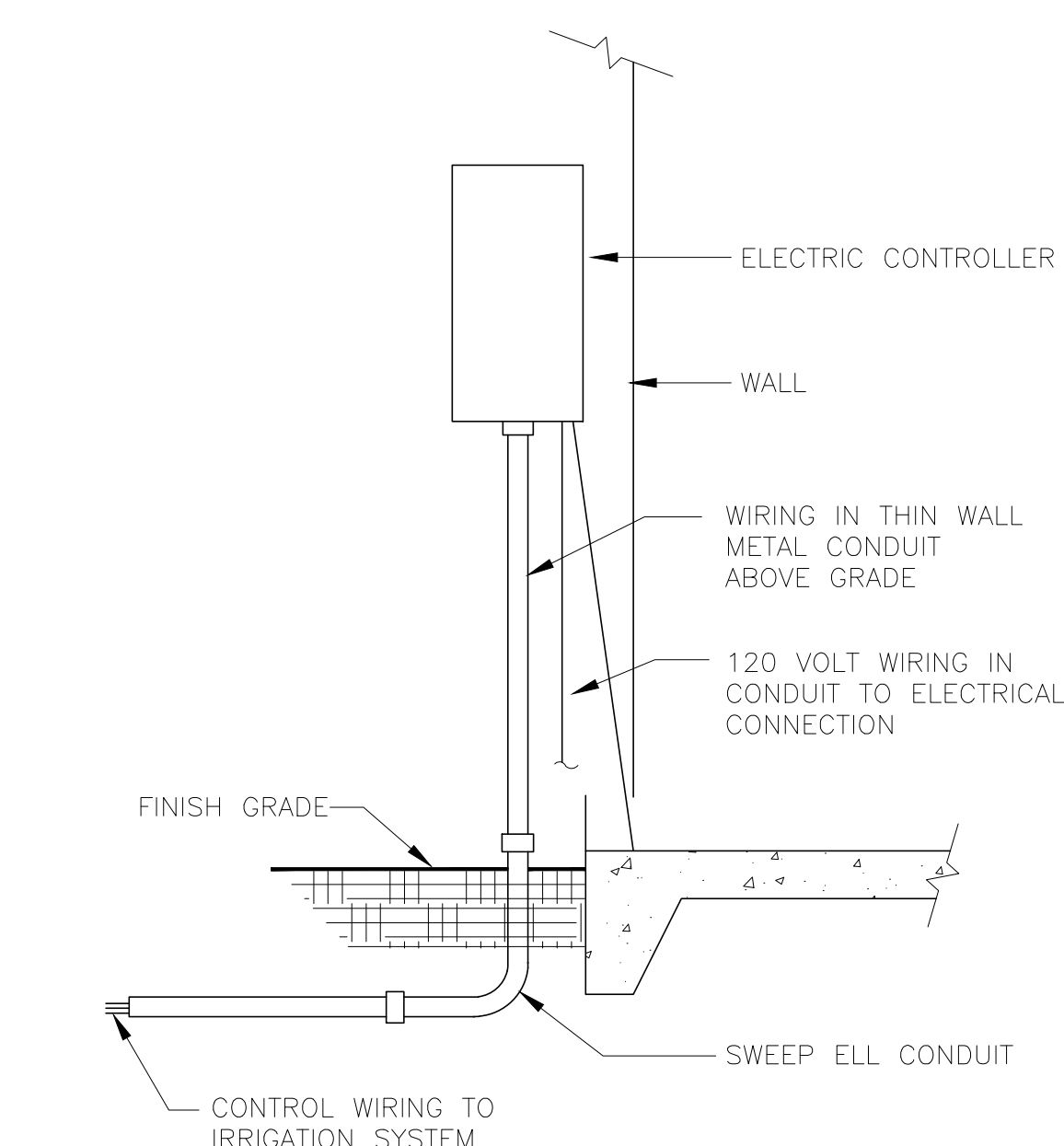
- NOTE: ALLOW 10 PIPE DIAMETERS UPSTREAM AND 5 PIPE DIAMETERS DOWNSTREAM FROM SENSOR OF STRAIGHT UNOBSTRUCTED PIPE TO ENSURE PROPER FLOW READING.



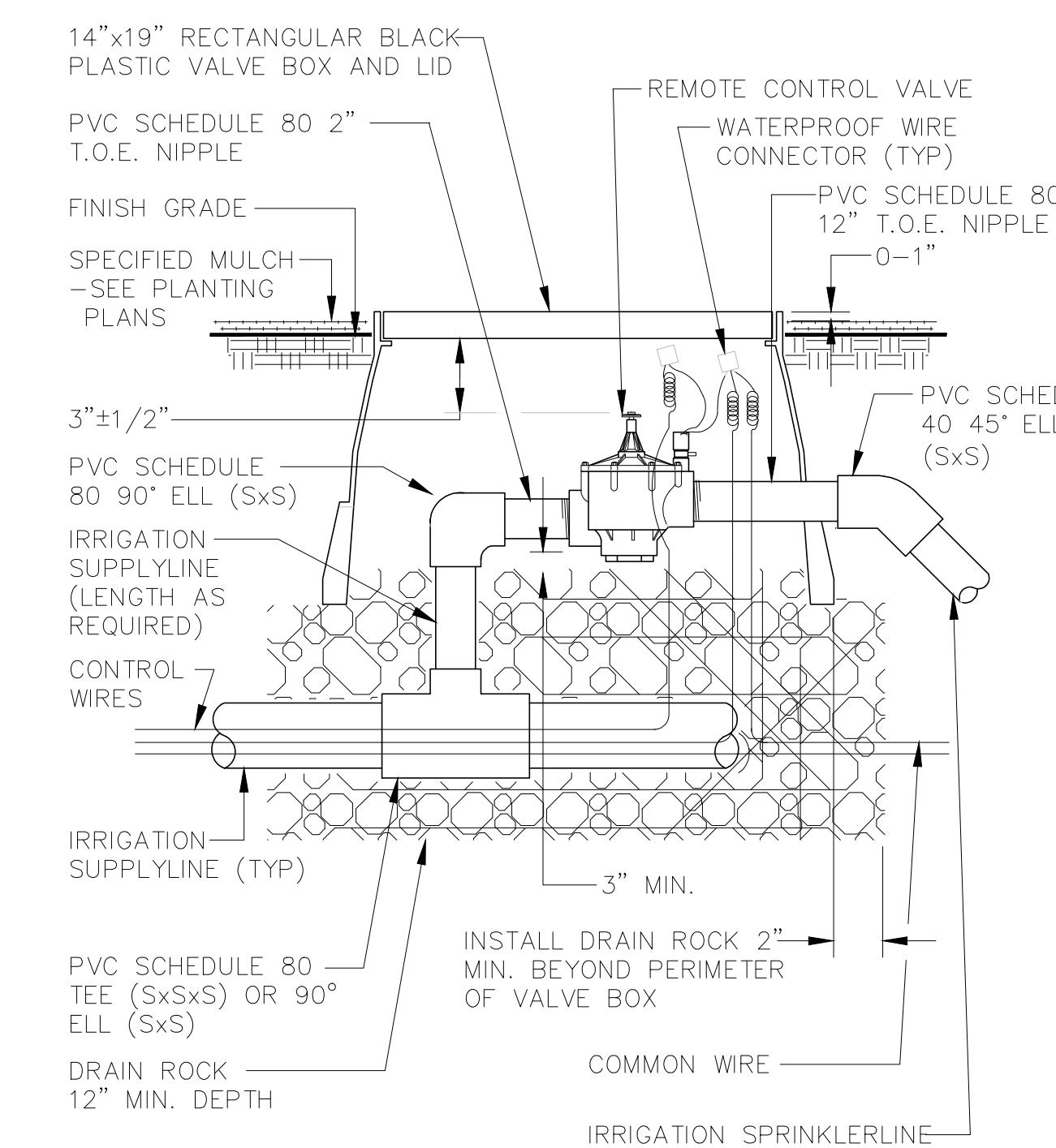
E MASTER CONTROL VALVE INSTALLATION DETAILS
N.T.S.



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.

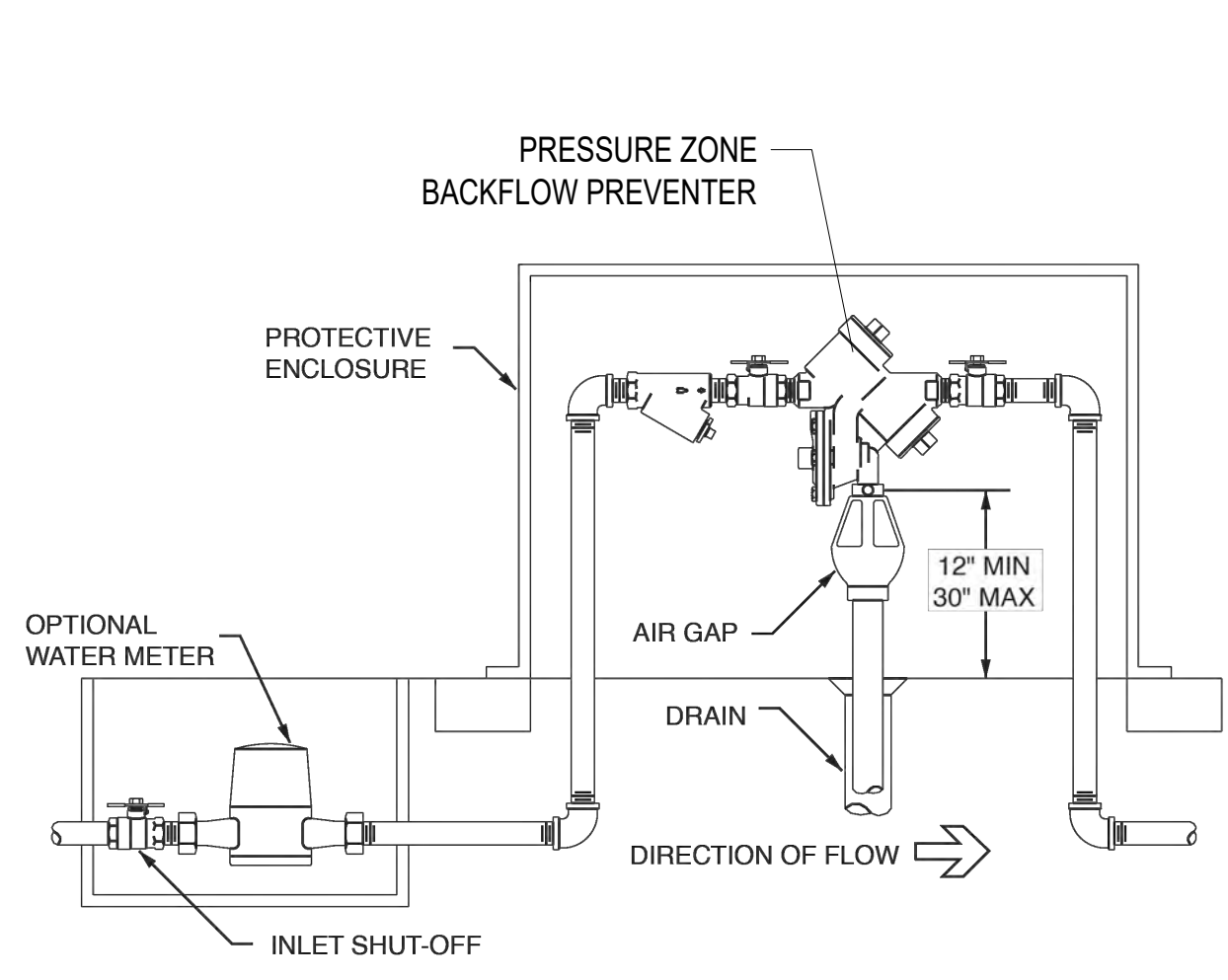


C27 LICENSE #: 1028153

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Address : 241 Sunkist Ln. Los Altos, CA 94022

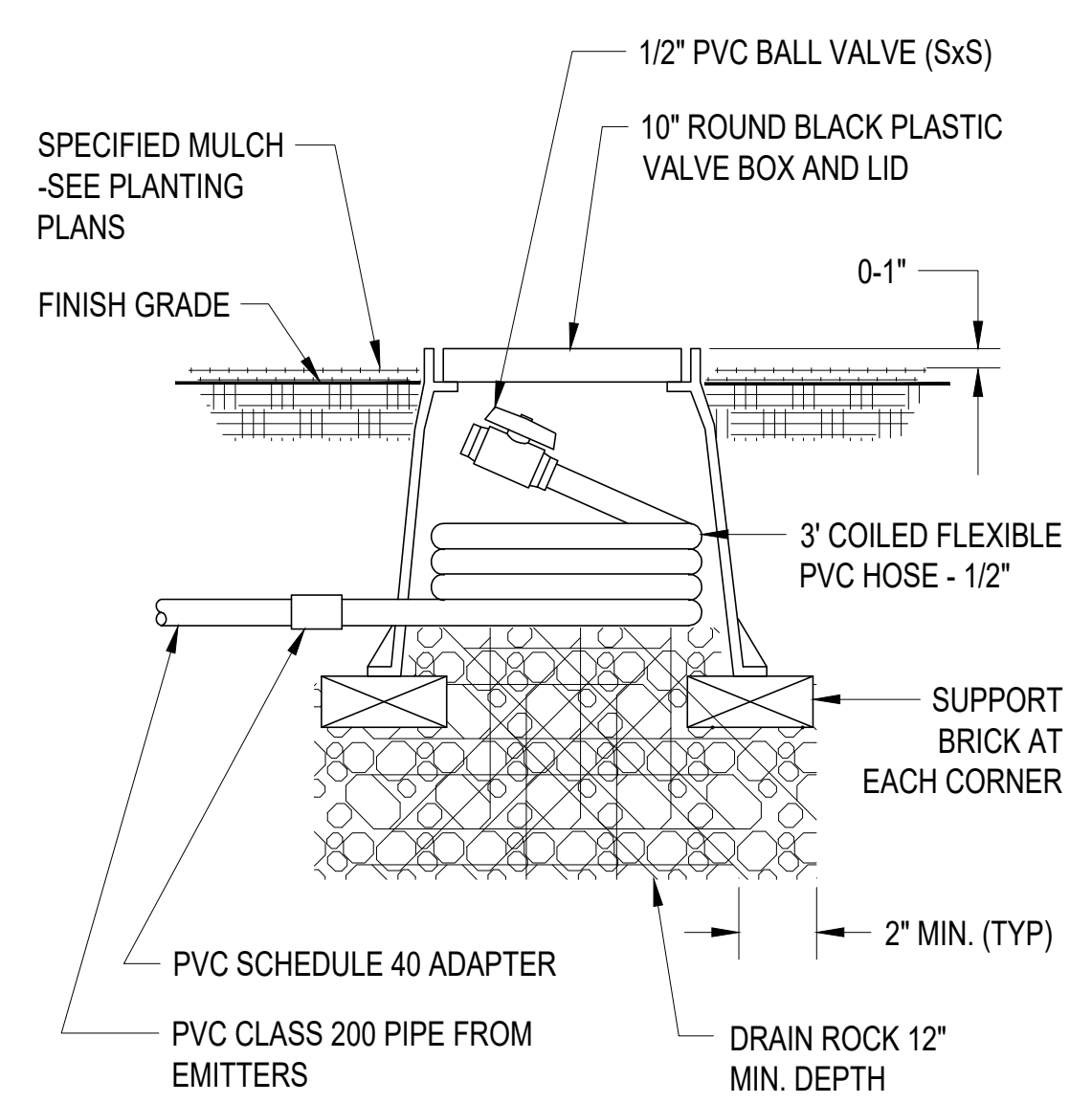
REVISIONS

- 07.18.2023 DESIGN REVIEW
- 1 09.06.2023 1ST REVISIONS
- 2 10.06.2023 2ND REVISIONS

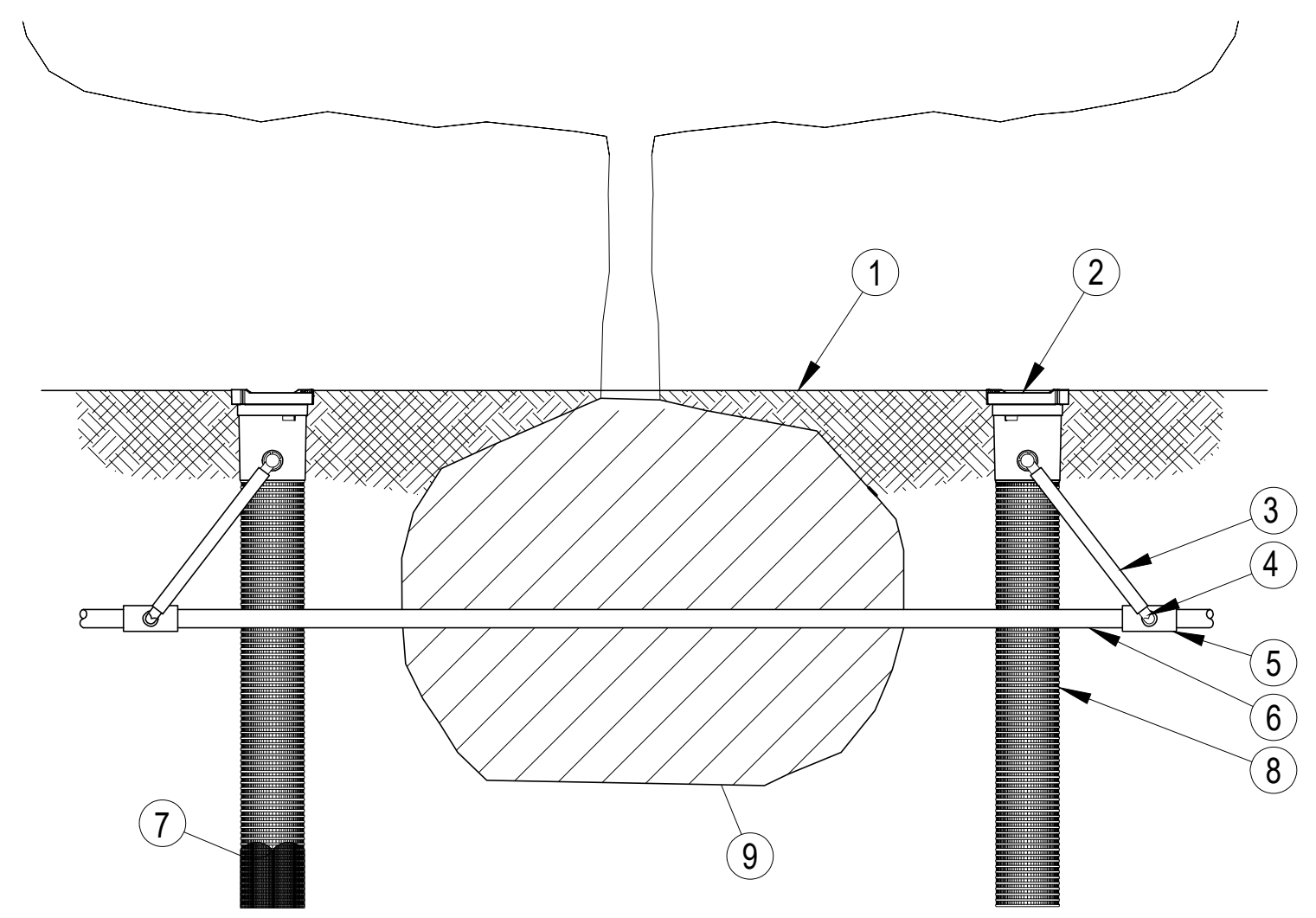


OUTDOOR INSTALLATION

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: 0.5 GPM (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.



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 REGIONAL OFFICES:
 DUBLIN, CALIFORNIA 94568
 SAN JOSE (COMING SOON)
 WWW.LEABRAZE.COM

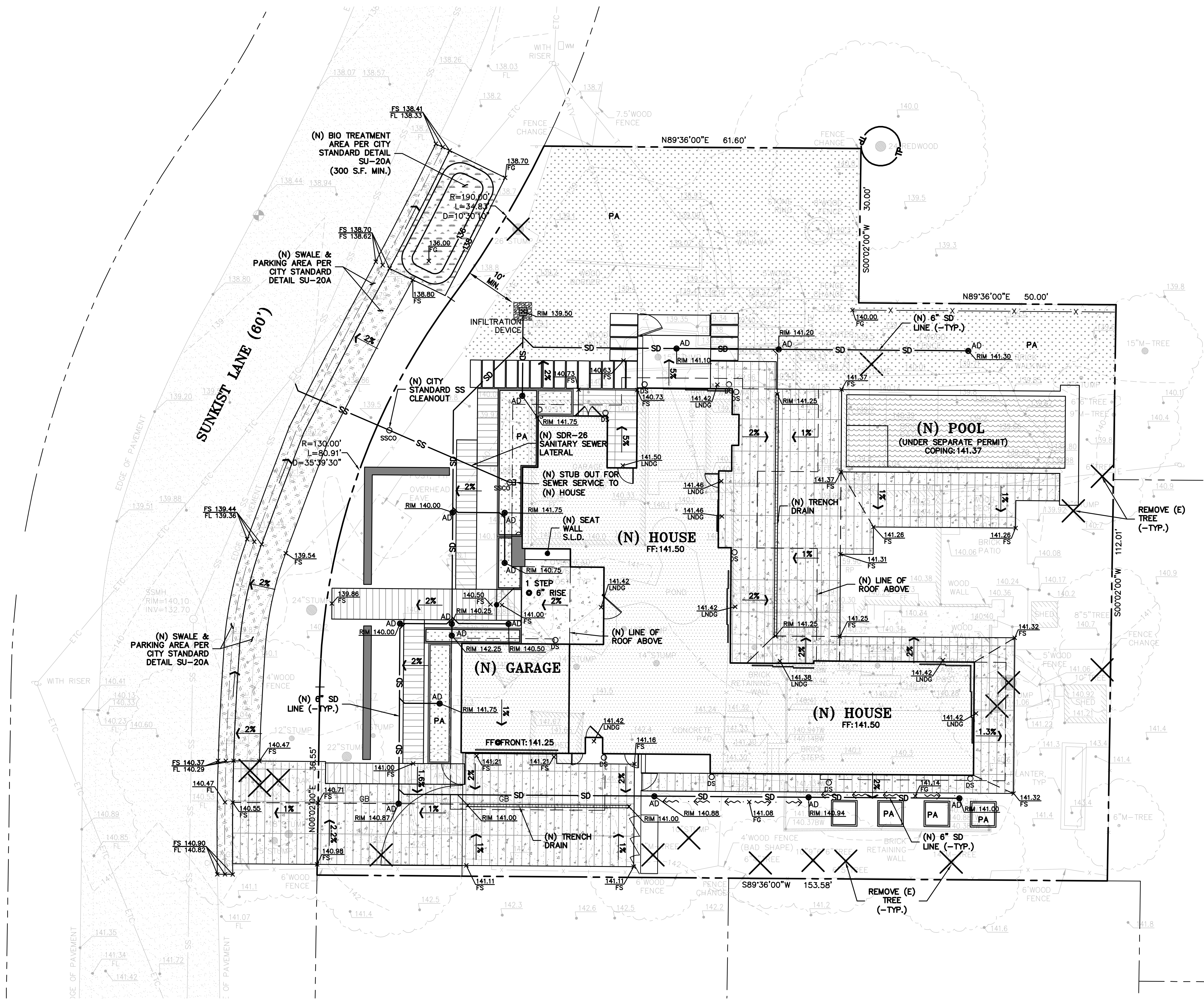
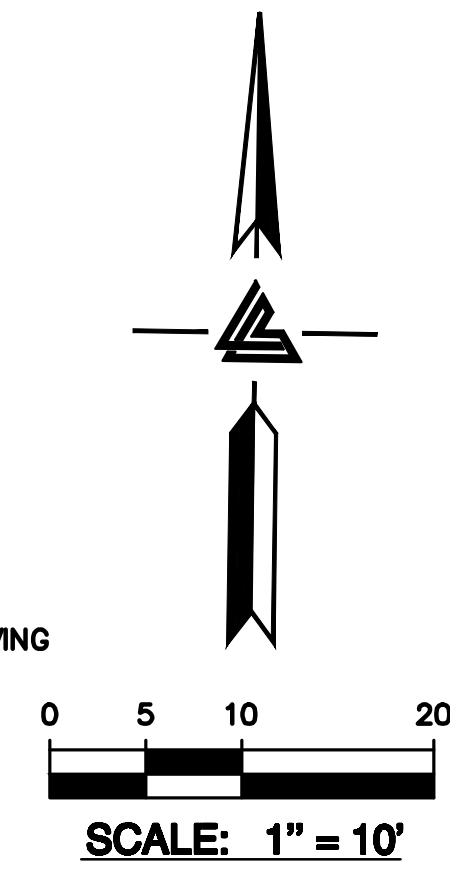
MEHTA & KUMAR RESIDENCE
241 SUNKIST LANE
LOS ALTOS, CALIFORNIA
 SANTA CLARA COUNTY APN: 170-22-020

**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 |



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

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

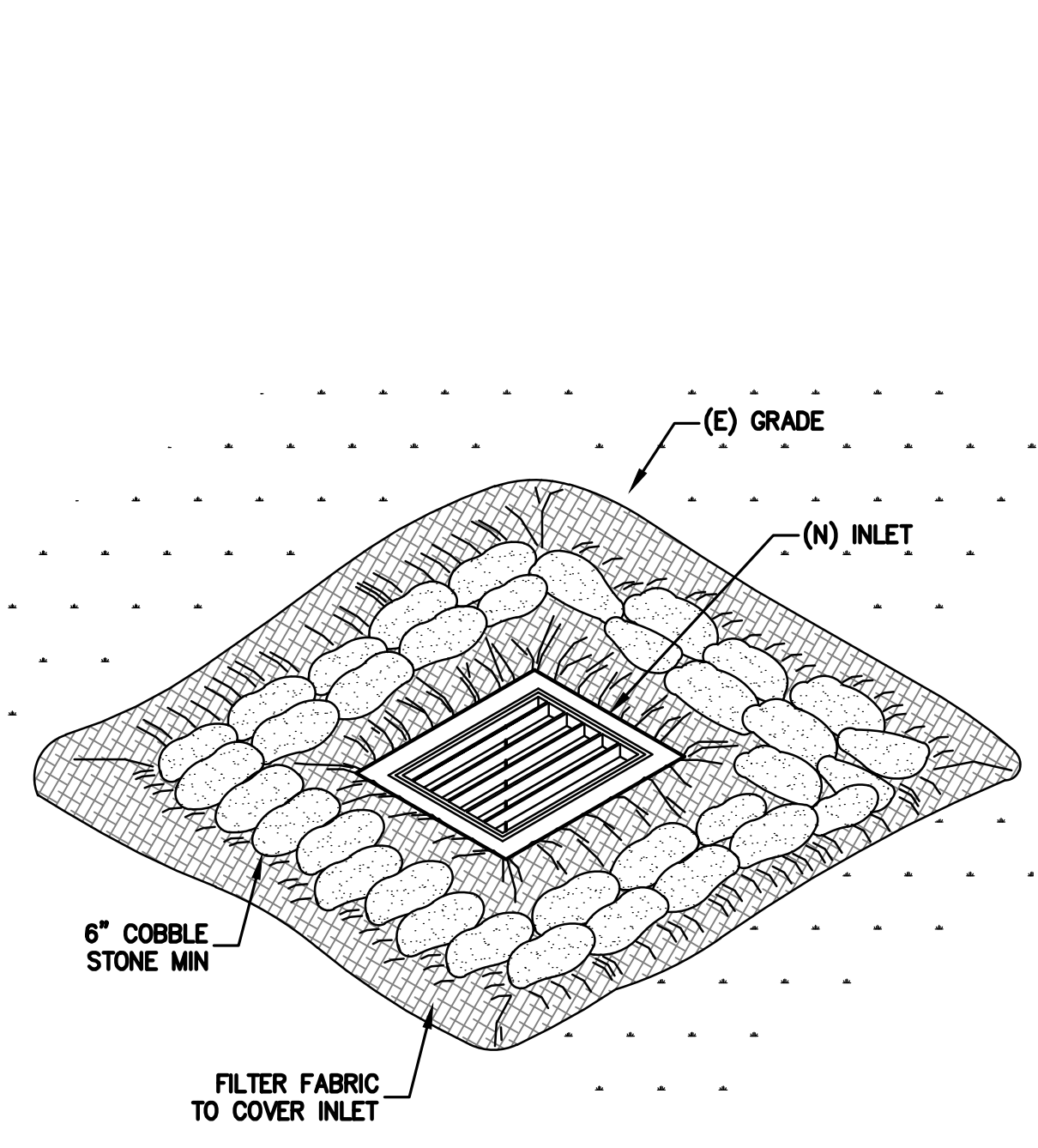


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 WWW.LEABRAZE.COM

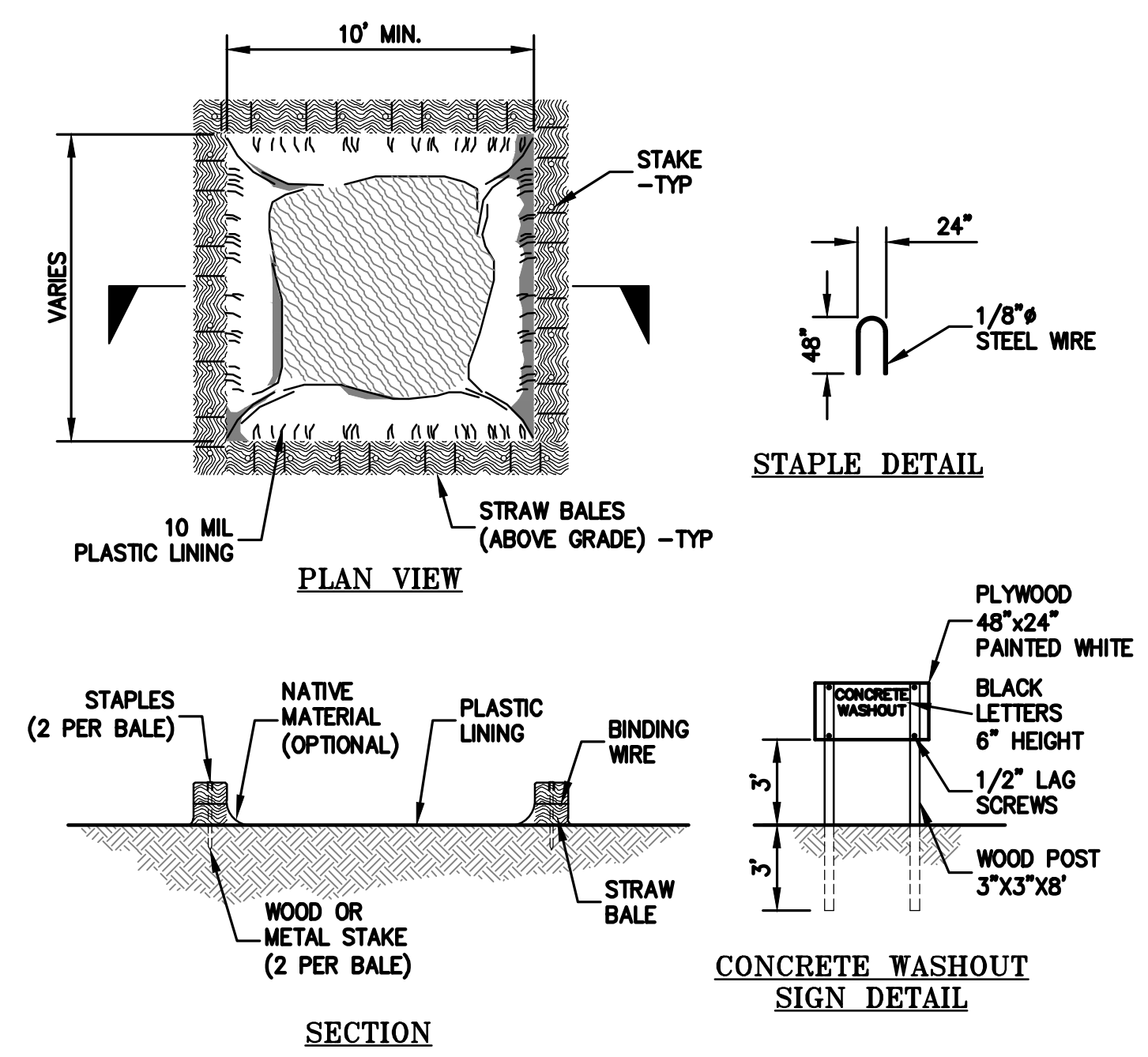
MEHTA & KUMAR RESIDENCE
241 SUNKIST LANE
LOS ALTOS, CALIFORNIA
 SANTA CLARA COUNTY
 APN: 170-22-020

EROSION CONTROL DETAILS

1	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:			

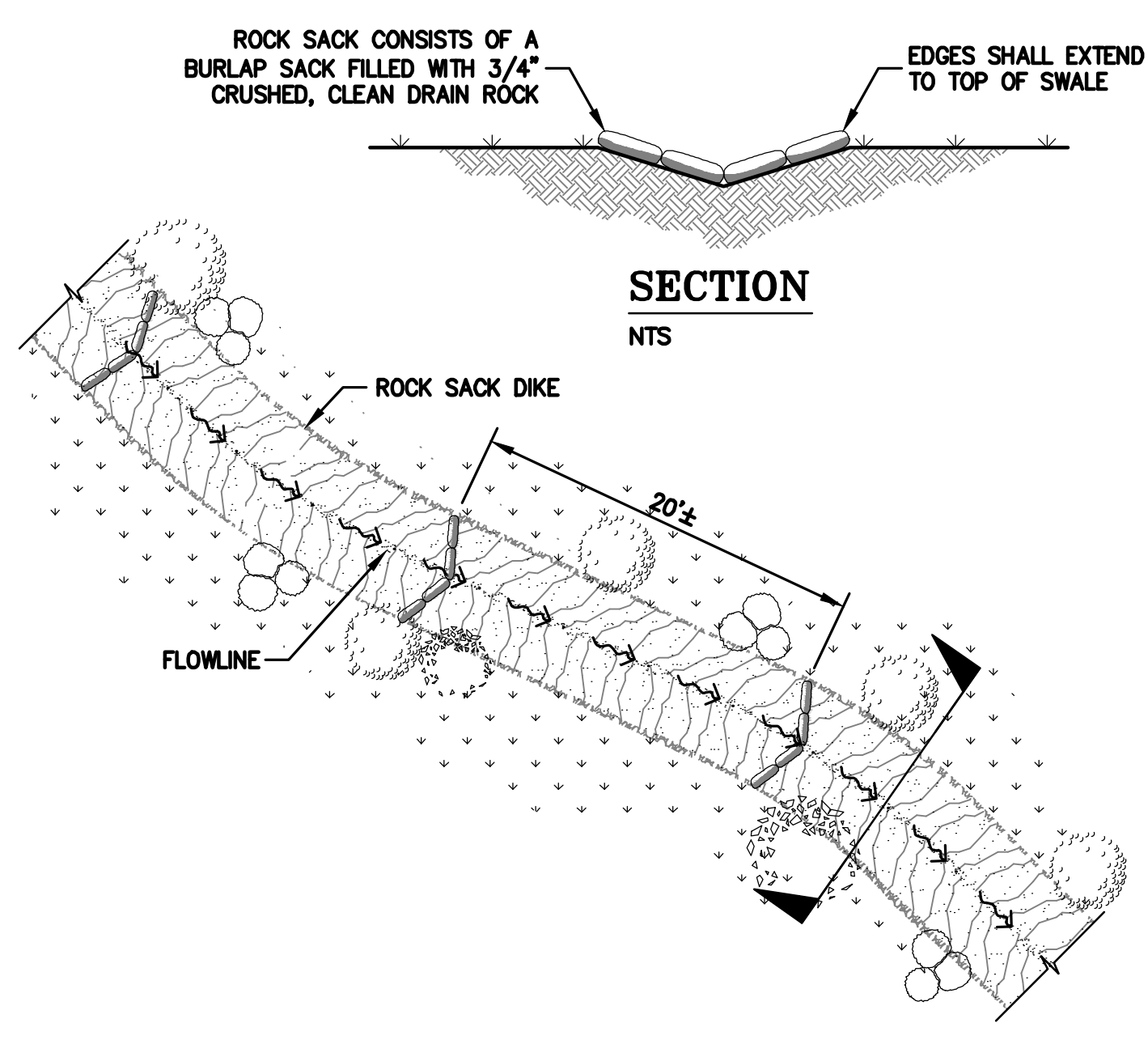


1 INLET PROTECTION
ER-2 NTS

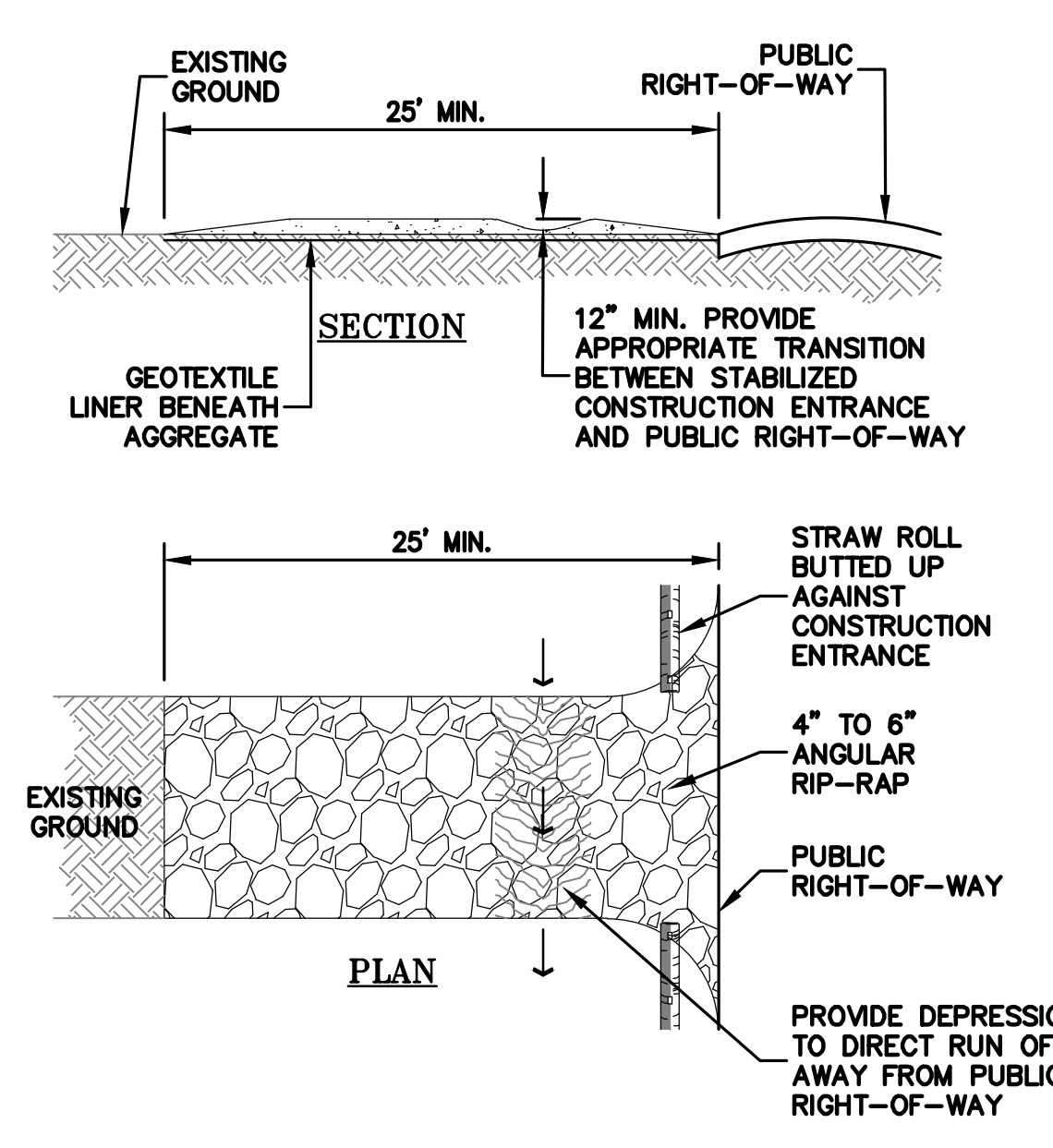


2 CONCRETE WASHOUT
ER-2 NTS

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

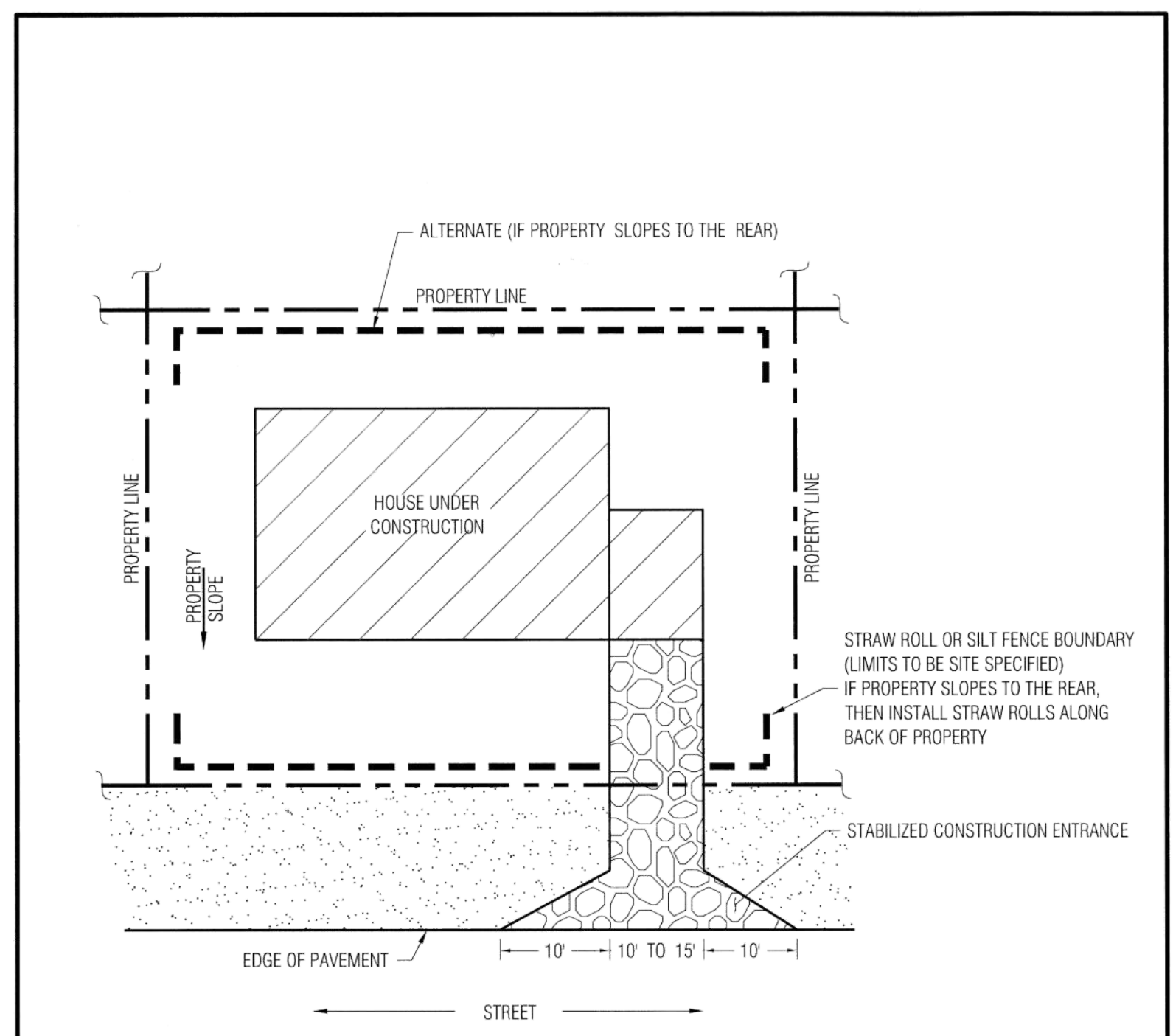


3 ROCK SACK DIKE IN SWALE
ER-2 NTS



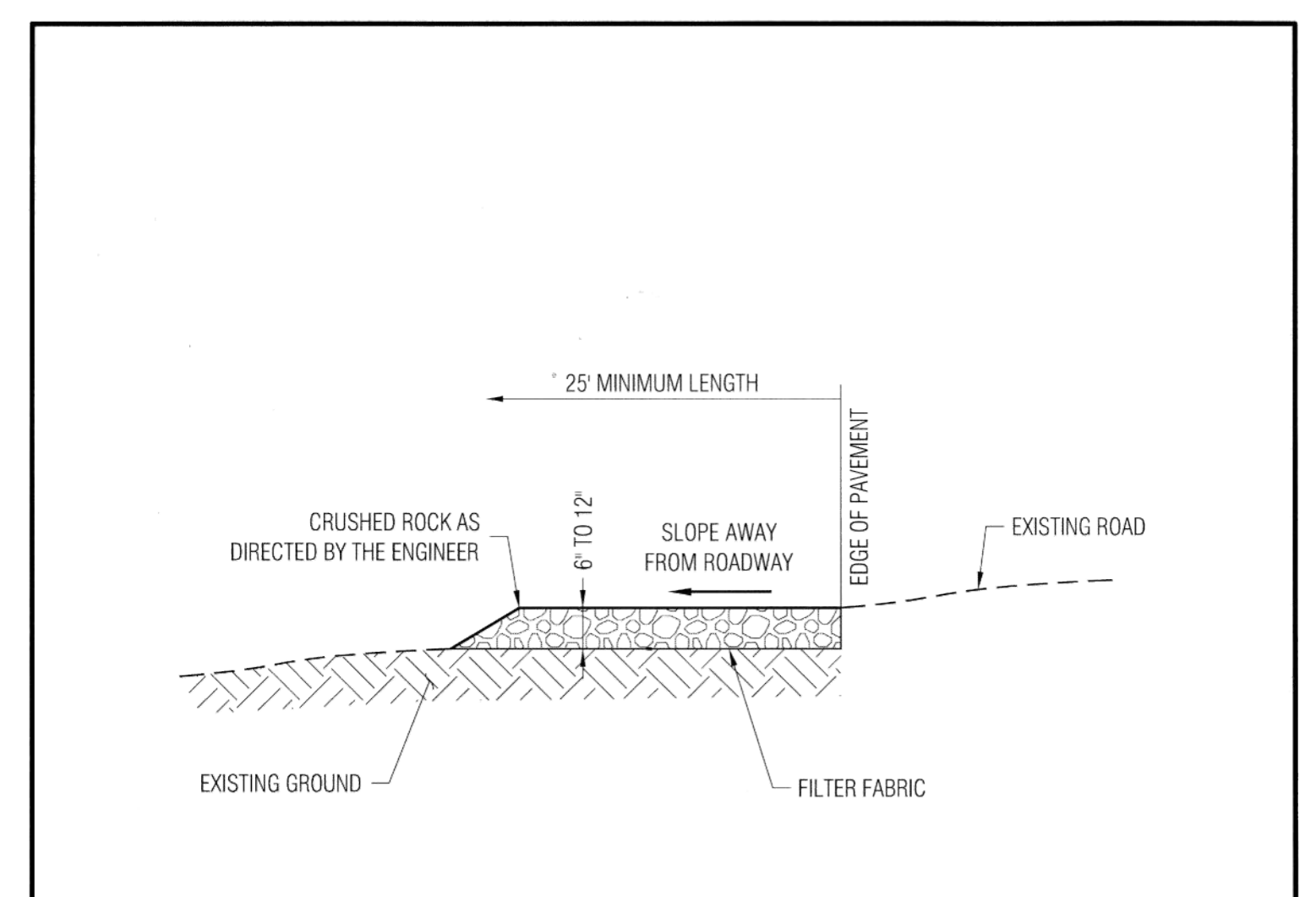
4 CONSTRUCTION ENTRANCE
ER-2 NTS

NOTES:
 STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.
 MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 35'.
 WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.
 THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.
 ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.
 PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.



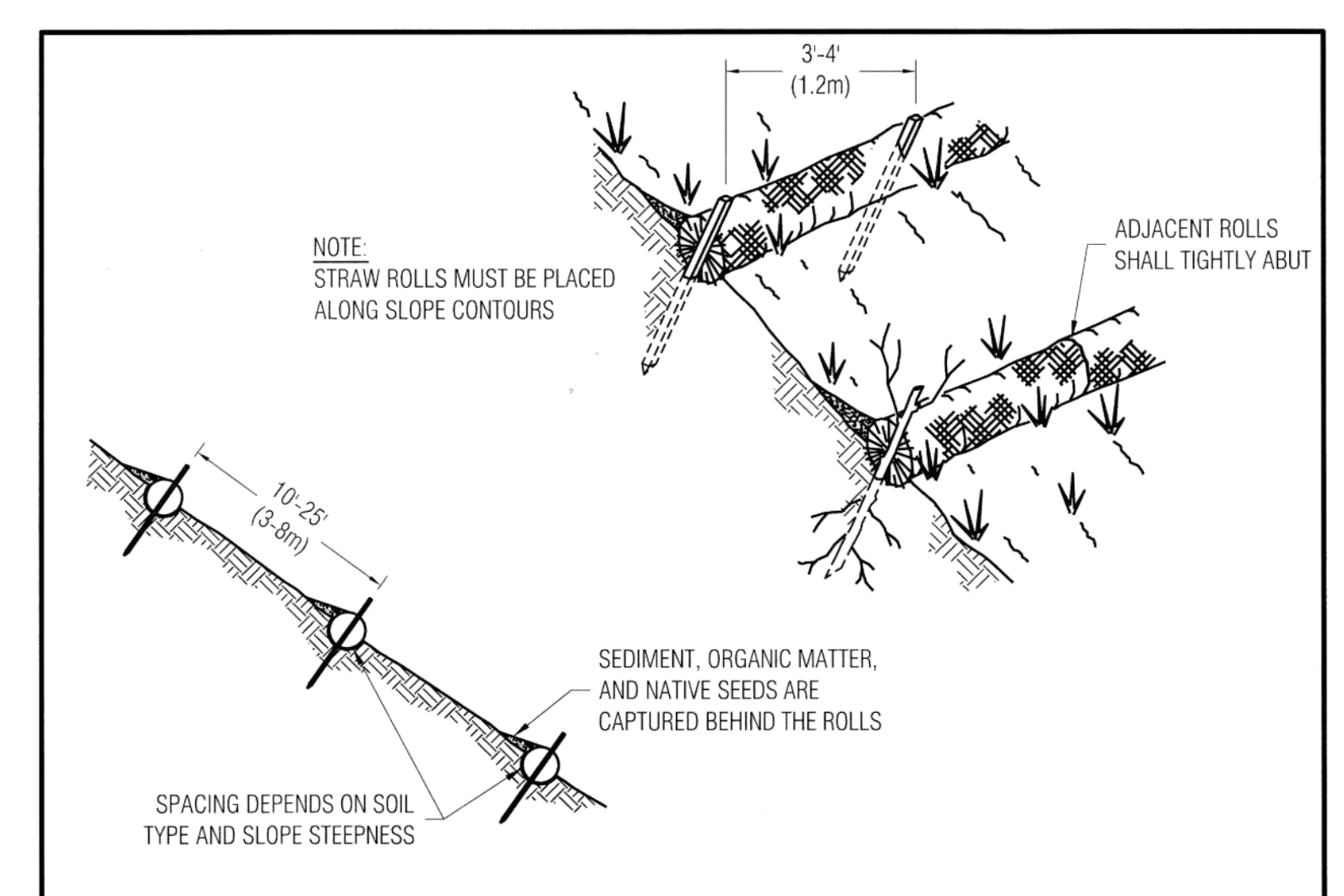
GENERIC CONSTRUCTION SITE PLAN

Approved: [Signature]	Date: 1/4/10	ENGINEERING DIVISION	
REVISION		TYPICAL EROSION AND SEDIMENT CONTROL AT SINGLE FAMILY CONSTRUCTION SITE	
Description	Date	EC-1	
		STANDARD DETAILS MAY 2010	



NOTES:
 1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

Approved: [Signature]	Date: 1/4/10	ENGINEERING DIVISION	
REVISION		STABILIZED CONSTRUCTION SITE ENTRANCE	
Description	Date	EC-2	
		STANDARD DETAILS MAY 2010	



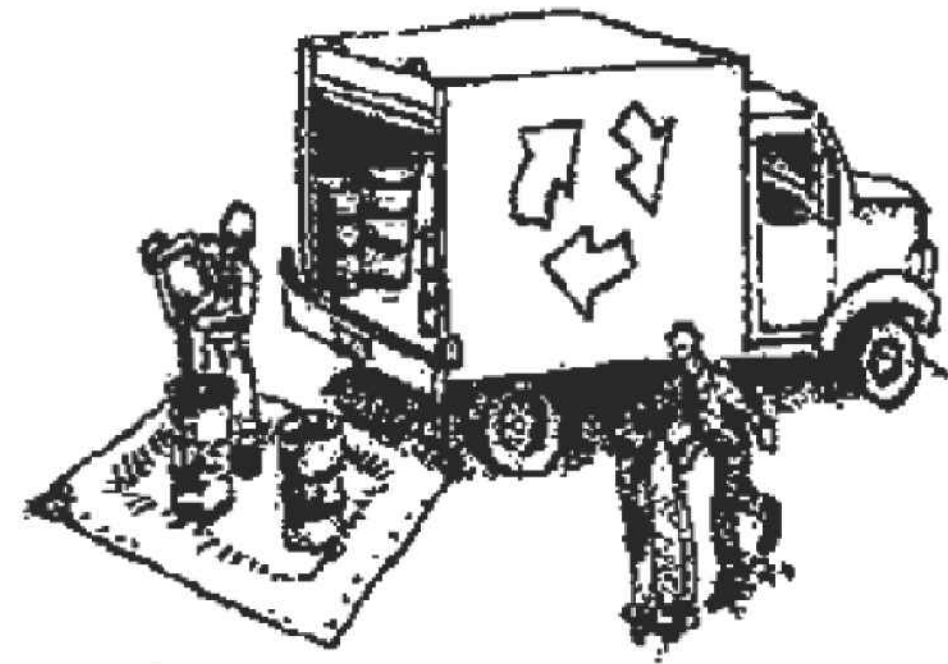
NOTES:
 1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3'-5" (75-125mm) DEEP, DIG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
 2. VERTICAL SPACING FOR SLOPE INSTALLATIONS:
 1:1 SLOPES = 10 FEET APART
 2:1 SLOPES = 20 FEET APART
 3:1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

Approved: [Signature]	Date: 1/4/10	ENGINEERING DIVISION	
REVISION		STRAW ROLLS	
Description	Date	EC-4	
		STANDARD DETAILS MAY 2010	

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



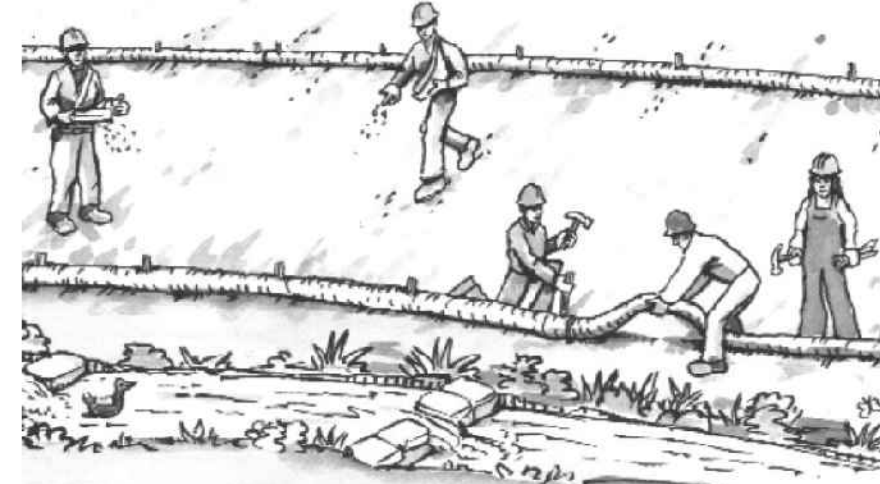
Maintenance and Parking

- 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.

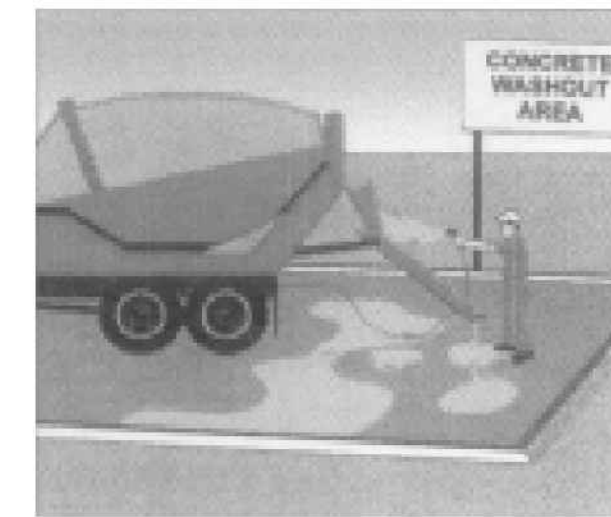
Contaminated Soils

- 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



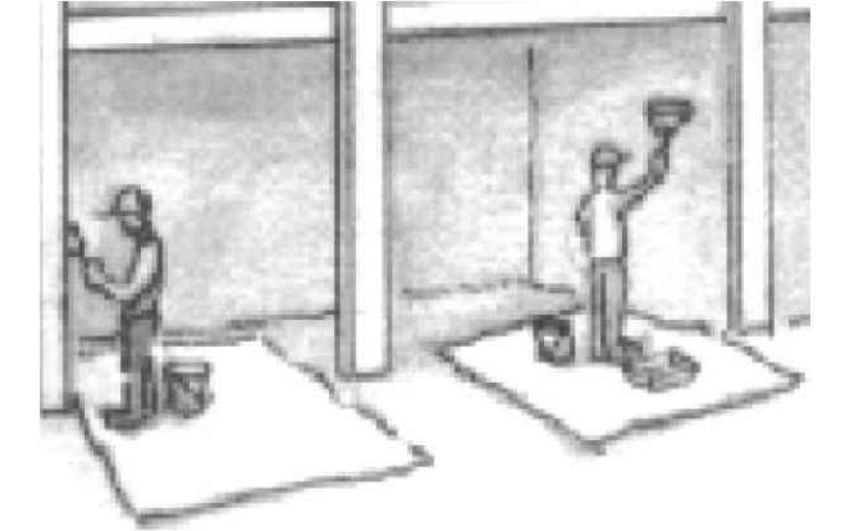
Paving

- 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!