

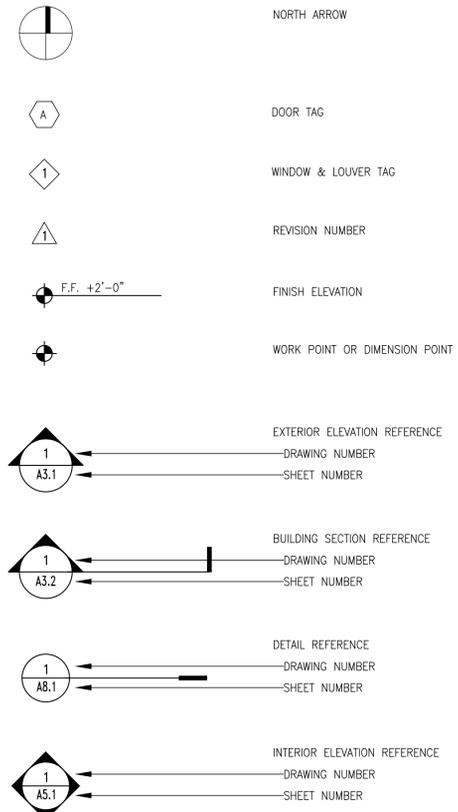
**ABBREVIATION LIST**

NOT INTENDED TO BE EXHAUSTIVE

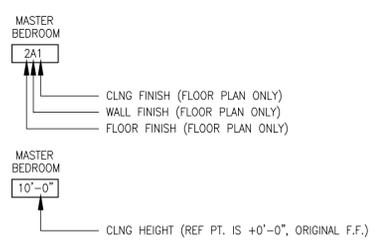
A.D. AREA DRAIN	MAX. MAXIMUM	M.E.M.B. MECHANICAL MEMBRANE
ADJ. ADJACENT OR ADJUSTABLE	MECH. MECHANICAL	M.T.L. METAL
A.F.F. ABOVE FINISH FLOOR	MTL. METAL	M.F.R. MANUFACTURER
ALT. ALTERNATE	MFR. MANUFACTURER	MIN. MINIMUM
ALUM. ALUMINUM	MIN. MINIMUM	MISC. MISCELLANEOUS
A.P. ACCESS PANEL	MISC. MISCELLANEOUS	MTD. MOUNTED
APPROX. APPROXIMATE	(N) NEW	
ARCH. ARCHITECT (URAL)	N NUMBER	
	N.O. NOMINAL	
	NOM. NOMINAL	
	N.T.S. NOT TO SCALE	
	O.C. ON CENTER	
	OPNG. OPPOSITE	
	PLAS. PLASTER	
	PL. PLATE	
	PT. POINT	
	QTY. QUANTITY	
	R.C.P. REFLECTED CEILING DRAWINGS	
	REF. REFERENCE	
	REQD. REQUIRED	
	RM. ROOM	
	R.O. ROUGH OPENING	
	S. SINK OR SOUTH	
	S.A.D. SEE ARCHITECTURAL DRAWINGS	
	SCHED. SCHEDULE	
	SHT. SHEET	
	SIM. SIMILAR	
	SPEC. SPECIFICATIONS	
	SQ. SQUARE	
	S.S. STAINLESS STEEL	
	S.S.D. SEE STRUCTURAL DRAWINGS	
	STD. STANDARD	
	STL. STEEL	
	STRUC. STRUCTURAL	
	SYM. SYMMETRICAL	
	TEMP. TEMPERED	
	T.G. TONGUE AND GROOVE	
	THK. THICK	
	THRD. THREADED	
	T.O. TOP OF	
	T.O.C. TOP OF CONCRETE	
	T.O.P. TOP OF PAVING	
	TYP. TYPICAL	
	U.N.O./U.O.N. UNLESS OTHERWISE NOTED	
	VENT. VENTILATION	
	VERT. VERTICAL	
	VGDF. VERTICAL GRAIN DOUGLAS FIR	
	V.I.F. VERIFY IN FIELD	
	W WEST OR WIDTH	
	W/ WITH	
	WD. WOOD	
	W/O WITHOUT	
	& AND	
	< ANGLE	
	@ AT	
	⊕ CENTERLINE	
	∅ DIAMETER OR ROUND	
	Ⓜ PROPERTY LINE	
	# NUMBER OR POUND	
FAR FLOOR AREA RATIO		
F.B.O. FURNISHED BY OWNER		
F.D. FLOOR DRAIN		
F.F. FINISH FACE OR FLOOR		
FIN. FINISH		
FIXT. FIXTURE		
FL. FLOOR		
FLG. FLOORING		
FLUOR. FLUORESCENT		
F.O. FACE OF		
F.O.S. FACE OF STUD		
FT. FOOT OR FEET		
FTG. FOOTING		
GA. GAUGE		
GALV. GALVANIZED		
GYP. GYPSUM		
HT. HEIGHT		
H.W. HOT WATER		
INSUL. INSULATION		
INT. INTERIOR		
JT. JOINT		
LAM. LAMINATED		
LAV. LAVATORY		
LT. LIGHT		

**GENERAL ARCHITECTURAL LEGEND**

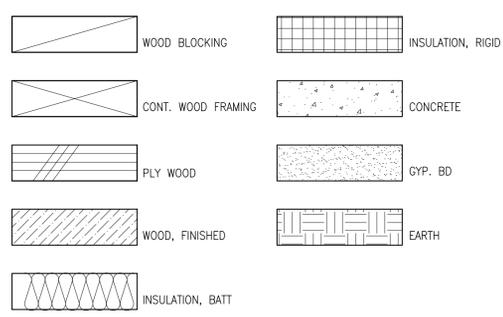
NOT INTENDED TO BE EXHAUSTIVE



**ROOM IDENTIFICATION**



**MATERIAL INDICATIONS**



**GENERAL ARCHITECTURAL LEGEND**

- VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY THE DESIGNER/OWNER IMMEDIATELY OF ANY DISCREPANCY OR VARIATION. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE VARIATION OR DISCREPANCY IS RESOLVED.
- DO NOT SCALE DRAWINGS. IF UNABLE TO LOCATE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT DESIGNER/OWNER FOR DIRECTION BEFORE PROCEEDING.
- PLAN DIMENSIONING: DIMENSIONS ARE TO:
  - FACE OF STUD
  - FACE OF INTERIOR GYPSUM BOARD
  - CENTER LINE OF COLUMN GRID
- VERTICAL DIMENSIONS ARE MEASURED FROM TOP OF FINISH FLOOR TO EITHER ONE OF:
  - TOP OF FINISH FLOOR ABOVE
  - ROOF BEARING ELEVATION AS NOTED
- HEIGHTS SHOWN OR NOTED AFF (ABOVE FINISH FLOOR) ARE TO BE MEASURED FROM TOP OF FINISH FLOOR MATERIAL.
- IF DRAWING IS LESS THAN 24"x36", IT HAS BEEN REDUCED FROM ORIGINAL.
- DETAILS SHOWN ON DRAWINGS SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY REFERENCED OR NOT.
- INSTALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS, AND OTHER SUPPORT FOR FIXTURES, EQUIPMENT, SHELVING AND CASEWORK.
- PROVIDE GYPSUM WALL BOARD OR PLASTER BEHIND ND AROUND ALL OPENINGS INCLUDING ALL CABINETS, ELECTRICAL PANELS AND ELECTRICAL BOXES WHERE REQUIRED BY CODE TO MAINTAIN FIRE RATED CONSTRUCTION SHOWN ON DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE OR AND SHALL SUPERVISE OF CUTTING AND PATCHING OF FINISHED WORK ALREADY INSTALLED IF MADE NECESSARY BY ERRORS, CHANGES, OR OTHER REASONS. ALL REPLACEMENT WORK SHALL MATCH ADJOINING SURFACES WITH NO VISIBLE MARKINGS OR REDO/ REPAIR WORK.
- IF A DISCREPANCY EXISTS BETWEEN DRAWINGS, BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN SPECIFICATIONS, SUCH DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER/OWNER PRIOR TO INSTALLATION OF SAID WORK. DO NOT PROCEED WITH AFFECTED WORK UNTIL VARIATION OR DISCREPANCY IS RESOLVED.
- THE CONTRACTOR SHALL NOT FABRICATE OR INSTALL ANY WORK WHERE THEY HAVE REASONABLE KNOWLEDGE THAT THE CONTRACT DOCUMENTS MAY BE IN CONFLICT WITH APPLICABLE CODES OR INTERPRETATION OF THE AUTHORITY HAVING JURISDICTION. ANY SUCH INFORMATION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER/OWNER WHO SHALL ISSUE A RESOLUTION OF THE CONFLICT.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES: THE 2010 CALIFORNIA RESIDENTIAL CODE (CRC), 2010 CALIFORNIA MECHANICAL CODE (CMC), 2010 CALIFORNIA PLUMBING CODE (CPC), 2010 CALIFORNIA ELECTRICAL CODE (CEC), 2010 CALIFORNIA ENERGY CODE, 2010 CALIFORNIA FIRE CODE (CFC), AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK.
- FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
- CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS AND MEASURES TO PROTECT EXISTING LANDSCAPE, PLANTING AND TREES FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE TO MAINTAIN LANDSCAPE IRRIGATION OR PROVIDE ALTERNATIVE MEANS OF IRRIGATION OF LANDSCAPE.
- CONTRACTOR SHALL KEEP JOBSITE CLEAN AND FREE OF DUST AND DEBRIS DURING NON-WORKING HOURS.
- ALL MATERIALS THAT CAN BE SALVAGED SHALL BE SALVAGED AND PROPERLY STORED. ANY MATERIALS THAT CANNOT BE SALVAGED SHALL BE RECYCLED IF POSSIBLE.

**PROJECT INFORMATION**

ADDRESS: 971 SEENA AVENUE, LOS ALTOS, CA 94024  
 APN: 189-09-049  
 ZONING: R-1  
 LOT SIZE: 9384 SQ FT.  
 OCCUPANCY: R3/U1  
 CONSTRUCTION TYPE: V-B  
 # OF STORIES: 2  
 SPRINKLER REQUIRED: YES

**SHEET INDEX**

- A0.1 COVER SHEET, INDEX, PROJECT INFO.
- A1.1 SITE PLAN, FAR., VICINITY DIAGRAM
- A1.2 GRADING AND DRAINAGE PLAN, LANDSCAPE PLAN
- A1.3 TREE PROTECTION PLAN
- A1.6 BLUEPRINT FOR CLEAN BAY
- A2.1 DEMO PLAN
- A2.2 FLOOR PLANS
- A2.3 2ND FLOOR PLAN, ROOF PLAN
- A3.1 (E) ELEVATIONS TO BE DEMO'D
- A3.2 EXTERIOR ELEVATIONS
- A3.3 EXTERIOR ELEVATION
- A3.4 LONGITUDINAL SECTION

**PROJECT SUMMARY**

DEMOLISH (E) 2 STORY HOUSE AND GARAGE.. DEMOLISH (E) DRIVEWAY & (E) HARDSCAPE. CONSTRUCT(N) 2 STORY HOUSE AND GARAGE. INSTALL NEW DRIVEWAY AND PATIOS.

**JOB DIRECTORY**

OWNERS:	HAECHANG LEE AND JAEHEE KIM 971 SEENA AVENUE LOS ALTOS, CA 94024 650-455-3821
DESIGNER:	JAEHEE KIM 971 SEENA AVENUE LOS ALTOS, CA 94024 650-455-3821
STRUCTURAL ENGINEER:	SARAH LEONG/ BILL HARRISON SARAH LEONG CONSULTING ENGINEER 226 PERSIA AVENUE SAN FRANCISCO, CA 94112 415-333-4014
CONSULTING ARCHITECT:	LYNN FISHER OGAWA FISHER ARCHITECTS 2997 WAVERLY STREET PALO ALTO, CA 94306 415-305-0052
SOILS ENGINEER:	DAVE BUCKLEY BUCKLEY ENGINEERING CONSULTANTS P.O. BOX 902 HALF MOON BAY, CA 94019-0902 408-966-6680
CONSULTING ARBORIST:	KEVIN KIELTY KIELTY ARBORIST SERVICES P.O. BOX 6187 SAN MATEO, CA 94403 650-525-1464

**LEE/KIM RESIDENCE**

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 APN: 189-09-049

Project Designer

Jaehee Kim

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Consultant

Sarah Leong / Bill Harrison  
 Sarah Leong Consulting Engineer  
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Lynn Fisher  
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Printing	Date
SCHEMATIC DESIGN	05.20.2013
DESIGN DEVELOPMENT	xx.xx
PERMIT SET	xx.xx
CONSTRUCTION DOCUMENT	xx.xx

Scale:

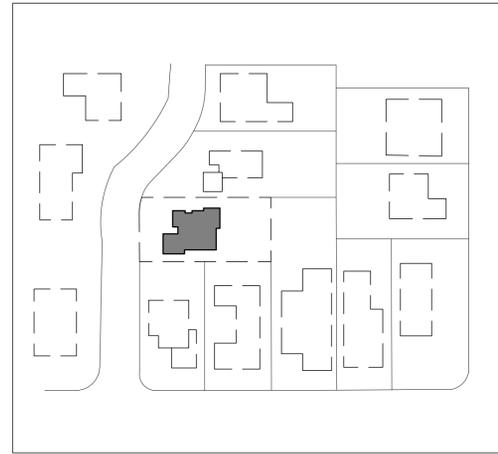
NONE

Sheet Title:

INDEX,  
 PROJECT INFO.

Sheet Number:

A0.1

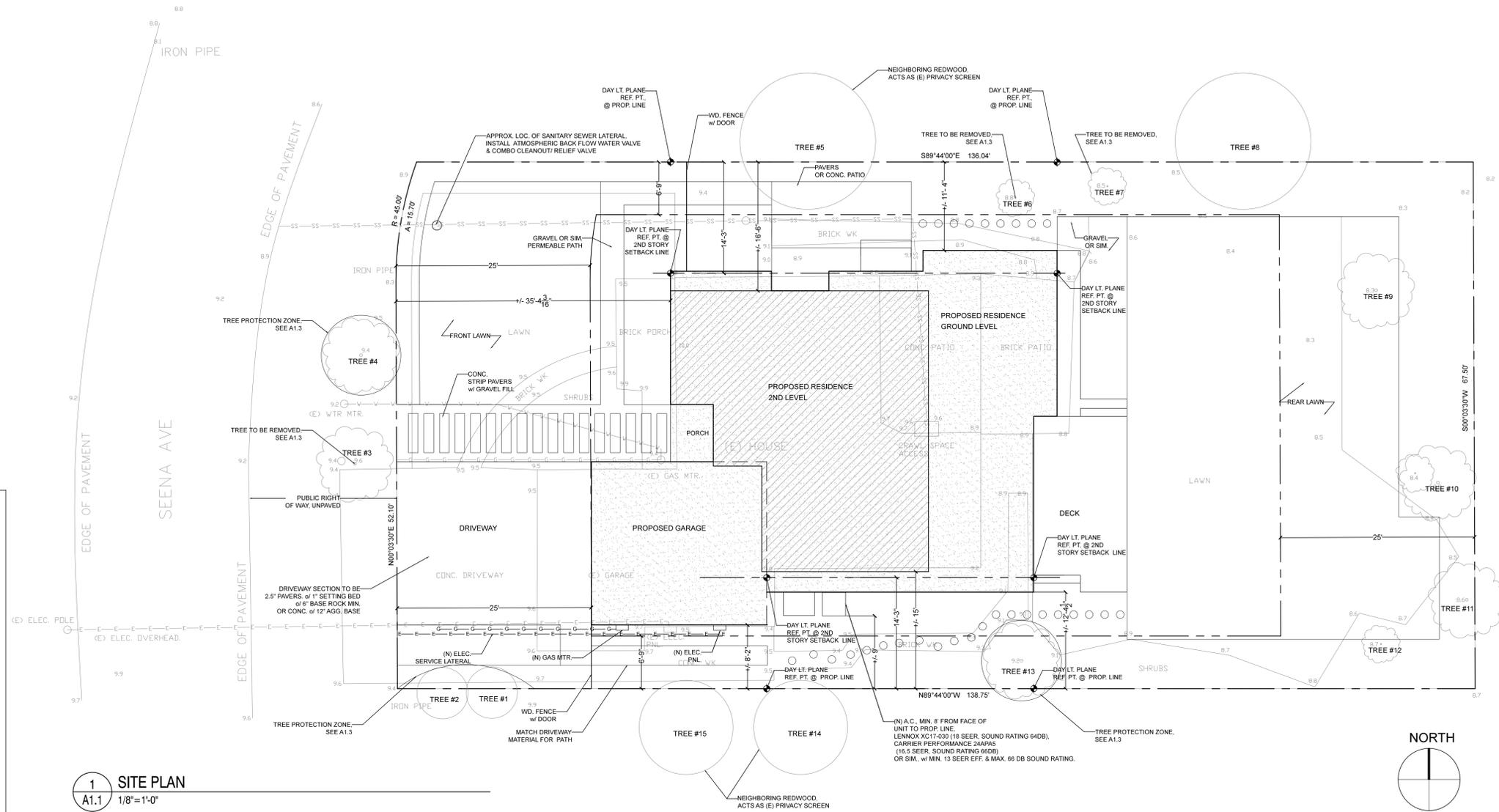


3 VICINITY PLAN  
A1.1 N.T.S., ADJACENT PROPERTIES NOTED IN APPROX. LOCATIONS

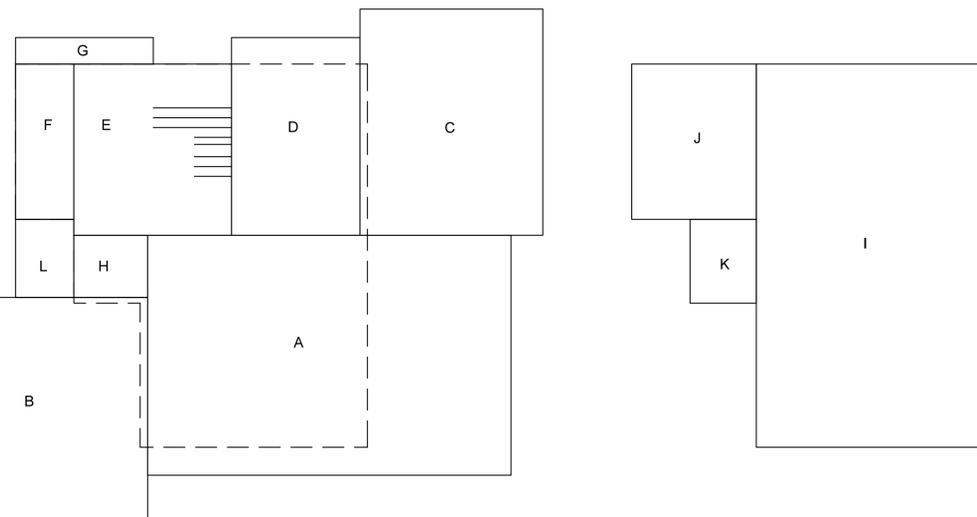
SHEET LEGEND & GEN. NOTES:

- (E) NEW
- PROPERTY LINE
- REQUIRED SETBACK
- FLOOR AREAS INDICATED IS GROUND FLOOR + GARAGE BUILDING AREA INCLUDED IN FAR CALCS
- FLOOR AREAS INDICATED IS 2ND FLOOR AREA INCLUDED IN FAR CALCS

1. VICINITY MAP IS N.T.S. THE ADJACENT PROPERTIES RE SHOWN IN APPROX. LOCATIONS.
2. FOR SIZE, TYPE, DRILINE OF ALL EXISTING TREES, SEE TREE PROTECTION PLAN IN A1.3



1 SITE PLAN  
A1.1 1/8"=1'-0"



FLOOR AREA AND COVERAGE CALCS.

SECTION	DIMENSIONS	AREA
A	34'-3 1/2" X 22'-6 1/2"	773.0 SQ.FT.
B	22'-7 5/8" X 20'-11"	473.8 SQ.FT.
C	17'-3" X 2'-3"	366.6 SQ.FT.
D	12'-1 1/2" X 18'-7"	225.3 SQ.FT.
E	14'-10 1/2" X 16'-1"	239.2 SQ.FT.
F	5'-6" X 14'-7"	80.2 SQ.FT.
G	13' X 2'-6"	32.5 SQ.FT.
H	6'-11 1/2" X 5'-10"	40.6 SQ.FT.
I	21'-5 1/2" X 36"	772.5 SQ.FT.
J	11'-9" X 14'-7"	171.4 SQ.FT.
K	6'-3" X 7'-10 1/2"	49.2 SQ.FT.
L	5'-6" X 7'-4"	40.3 SQ.FT.
<b>FIRST STORY SUBTOTAL</b>		<b>2,231.2 SQ.FT.</b>
<b>2ND STORY SUBTOTAL</b>		<b>993.1 SQ.FT.</b>
<b>TOTAL FLOOR AREA:</b>		<b>3,224.3 SQ.FT.</b>
<b>COVERED PORCH(L):</b>		<b>40.3 SQ.FT.</b>
<b>TOTAL COVERAGE (INCLUDING 2ND STORY SUBTOTAL)</b>		<b>3,264.6 SQ.FT.</b>

CALCULATED AREAS:

GROUND FLOOR AREA	1757.4 SQ.FT.
FRONT PORCH AREA	41.6 SQ.FT.
2ND FL. AREA	993.1 SQ.FT.
GARAGE	464.6 SQ.FT.

PROJECT SUMMARY TABLE

HABITABLE LIVING AREA : GROUND FLOOR AREA + 2ND FL. AREA  
 NON-HABITABLE AREA: GARAGE AREA  
 LOT COVERAGE: GROUND FLOOR AREA + GARAGE + FRONT PORCH AREA  
 FLOOR AREA (1ST FLOOR) : GROUND FLOOR AREA + GARAGE + FRONT PORCH AREA

NET LOT AREA:	EXISTING	CHANGE IN	TOTAL PROPOSED
	9,384 SQ.FT.		2,815.2 SQ.FT. (30.0%)
% OF FRONT YARD PAVING	N/A	N/A	619.8 SQ.FT. (36.7%)
HABITABLE LIVING AREA	1856.6 SQ.FT.	893.9 SQ.FT.	2750.5 SQ.FT.
NON-HABITABLE AREA:	400.5 SQ.FT.	73.3 SQ.FT.	473.8 SQ. FT.

LOT COVERAGE:	EXISTING	PROPOSED	ALLOWED/ REQUIRED
	2,116.0 SQ.FT. (22.5%)	2,271.5 SQ.FT. (24.2%)	2,815.2 SQ.FT. (30.0%)
FLOOR AREA:	1ST FL.: 2,116SQ.FT. 2ND FL.: 549.1 SQ.FT. TOTAL: 2,665.1 SQ.FT. (28.4%)	1ST FL.: 2,231.2 SQ.FT. 2ND FL.: 993.1 SQ.FT. TOTAL: 3,224.3 SQ.FT. (34.4%)	3,284.4 SQ.FT. (35%)
SETBACKS:			
FRONT	18 FEET	+7 FEET	25 FEET
REAR	63.6 FEET	-9.9 FEET	53.7 FEET
RIGHTSIDE (1ST/2ND)	4.8 FEET/ 15.5 FEET	+3.4 FEET/-0.5 FEET	8.2 FEET/ 15 FEET
LEFTSIDE (1ST/ 2ND)	14.6 FEET/ 33 FEET	-3.3 FEET/-16.5 FEET	11.3 FEET/ 16.5 FEET
HEIGHT:	21 FEET	+3.5 FEET	24.5 FEET

2 FLOOR AREA/ COVERAGE CALC. DIAGRAM  
A1.1 1/8"=1'-0"

Printing	Date
SCHEMATIC DESIGN	05.20.2013
DESIGN DEVELOPMENT	xx.xx
PERMIT SET	xx.xx
CONSTRUCTION DOCUMENT	xx.xx

Scale:

Sheet Title:

SITE PLAN  
VICINITY PLAN  
PROJECT  
SUMMARY

Sheet Number:

A1.1

**LEE/KIM  
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Project Designer

**Jaehee Kim**

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T: (650) 455-3821

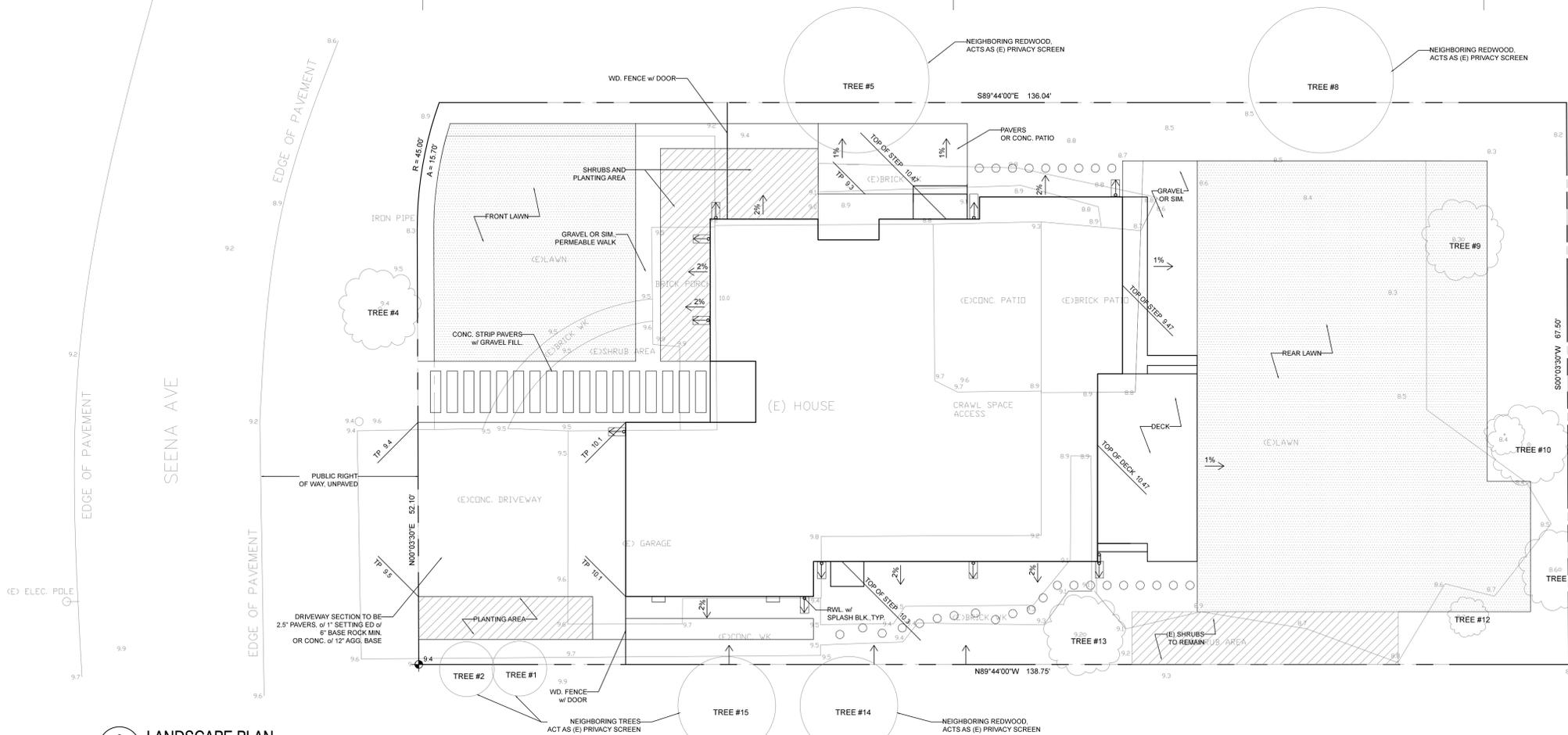
Consultant

**Sarah Leong Consulting Engineer**

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Ogawa Fisher Architects**

2997 Waverly Street  
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T: (415) 305-0052



**NOTE FOR LANDSCAPE PLAN:**

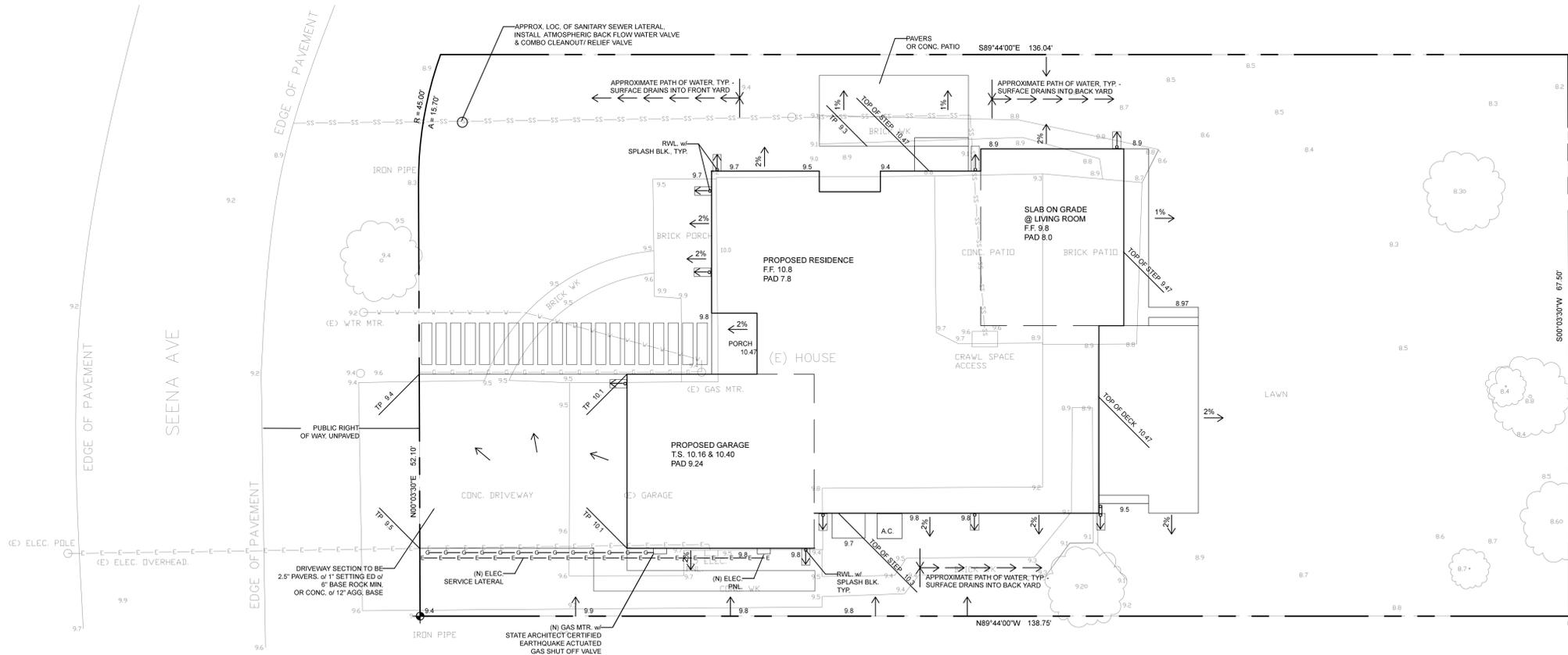
- \* % OF FRONT YARD PAVING IS NOTED UNDER PROJECT SUMMARY TABLE IN A1.1
- \* ALL TREES SHOWN ARE (E) TO REMAIN.

**LEGEND FOR LANDSCAPE PLAN:**

- (E) LANDSCAPING
- PROPOSED LANDSCAPING
- LAWN AREA
- SOFTSCAPE (SHRUBS/ PLANTING)

	EXISTING	PROPOSED
TOTAL HARDSCAPE AREA	3,323.3 SQ.FT.	3,528.6 SQ.FT.
TOTAL SOFTSCAPE AREA	6,060.7 SQ.FT.	5,855.4 SQ.FT.

**2 LANDSCAPE PLAN**  
A1.2 1/8"=1'-0"



**NOTE FOR GRADING & DRAINAGE PLAN:**

1. RELATIVE ELEVATIONS SHOWN HEREON ARE ASSUMED AT THE (E) ENTRY FINISH FLOOR AT ELEVATION = 10.00'.
2. BASED ON THE ABOVE, SECONDARY BENCHMARK ELEVATION IS (E) SOUTH WEST CORNER OF PROPERTY = 9.40'
3. BASIS OF BEARINGS ARE MONUMENT LINE OF SEENA AVE PER TRACT NO. 343 BOOK 11 OF MAPS, PAGE 29, SANTA CLARA COUNTY OF RECORDS.
4. CONTRACTOR SHALL CONTACT U.S.A. AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800) 642-2444.
5. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES.

**1 GRADING AND DRAINAGE PLAN**  
A1.2 1/8"=1'-0"



Printing	Date
SCHEMATIC DESIGN	04.26.2013
DESIGN DEVELOPMENT	xxx.xx
PERMIT SET	xxx.xx
CONSTRUCTION DOCUMENT	xxx.xx

Scale:

1/8" = 1'-0"

Sheet Title:

**GRADING AND  
DRAINAGE  
PLAN  
LDSCAPE PLAN**

Sheet Number:

**A1.2**

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Kiely Arborist Services  
Certified Arborist WE#0476A  
P.O. Box 6187  
San Mateo, CA 94403  
650-525-1464

April 29, 2013

Ms. Rachel Kim  
971 Seena Avenue  
Los Altos, CA 94024

Site: 971 Seena Avenue, Los Altos, CA

Dear Ms. Kim,

As requested on Monday, April 22, 2013, I visited the above site to inspect and comment on the trees. A new home addition is planned for this site and your concern as to the health and safety of the trees has prompted this visit.

**Method:**

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees' condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1 - 29	Very Poor
30 - 49	Poor
50 - 69	Fair
70 - 89	Good
90 - 100	Excellent

The heights of the trees were measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments, recommendations and a tree protection plan will be included.

**Survey:**

Tree#	Species	DBH	CON	HT/SP	Comments	TO BE REMOVED
1*	Eugenia ( <i>Eugenia myrsinifolia</i> )	7.4-9.0	60	40/20	Good vigor, poor-fair form, multi leader.	
2*	Eugenia ( <i>Eugenia myrsinifolia</i> )	4x5*	60	40/20	Good vigor, poor-fair form, multi leader.	
3	Coast live oak ( <i>Quercus agrifolia</i> )	9.4	45	25/15	Fair vigor, poor form, suppressed by #4.	YES

971 Seena/4/29/13

(2)

Tree#	Species	DBH	CON	HT/SP	Comments	TO BE REMOVED
4	Coast live oak ( <i>Quercus agrifolia</i> )	16.6-11.1	55	35/30	Good vigor, fair form, codominant at base.	
5*	Redwood ( <i>Sequoia sempervirens</i> )	22-16-14	55	70/40	Good vigor, poor form, codominant at base (clump).	
6	Hollywood juniper ( <i>Juniperus chinensis</i> ) @base	14.5	55	35/15	Good vigor, poor form, multi leader at 1	YES
7	Italian buckthorn ( <i>Rhamnus alaternus</i> ) @base	8est	20	15/10	Poor vigor, poor form.	YES
8*	Douglas fir ( <i>Pseudotsuga menziesii</i> )	36est	55	65/40	Good vigor, poor form, codominant at 8 feet	
9	Privet ( <i>Ligustrum japonicum</i> )	18.1	50	35/20	Good vigor, poor form, multi leader.	
10	Coast live oak ( <i>Quercus agrifolia</i> )	18.8	70	45/35	Good vigor, fair form.	
11	Coast live oak ( <i>Quercus agrifolia</i> )	14.5	65	40/30	Good vigor, fair form.	
12	Almond ( <i>Prunus amygdalus</i> )	16.4	50	25/20	Poor-fair vigor, poor form, suppressed.	
13	Apple ( <i>Malus spp</i> )	9.3	65	15/15	Good vigor, fair form.	
14*	Redwood ( <i>Sequoia sempervirens</i> )	10est	90	35/10	Good vigor, good form.	
15*	Redwood ( <i>Sequoia sempervirens</i> )	12est	90	35/10	Good vigor, good form.	

\*denotes neighbors tree

971 Seena/4/29/13

(3)

**Summary:**

The trees on site consist of a mix of native oaks and imported trees. The neighbors redwoods and fir tree are native to California but not this location in Los Altos. The oaks are in fair condition and with the exception of oak #3 will be retained during construction.

The imported trees are in poor to fair condition with no exceptional trees. The buckthorn is barely dead, the fruit trees are quite mature but in fair condition. The Hollywood juniper will be removed to facilitate construction.

The neighbors trees will not be affected by the proposed construction and the existing wooden fence will suffice for tree protection. The trees to be retained if properly protected should have little or no negative effect on their root zones.

**Tree Protection Plan:**

**Tree Protection Zones**

Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones should be 6" tall, metal chain link material supported by metal 2" diameter poles, pounded into the ground to a depth of no less than 2'. The location for the protective fencing should be as close to the dripline of desired trees as possible, still allowing room for construction to safely continue.

No equipment or materials shall be stored or cleaned inside the protection zones. Areas outside protection zones, but still beneath the tree's driplines, where foot traffic is expected to be heavy, should be mulched with 4-6" of chipper chips and covered with 3/4 inch plywood. The spreading of chips will help to reduce compaction and improve soil structure.

**Root Cutting and Grading**

Any roots to be cut 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 over dig for the foundation should be reduced as much as possible when roots are encountered.

**Trenching and Excavation**

Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. 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. 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.

971 Seena/4/29/13

(4)

**Irrigation**

Normal irrigation shall be maintained on this site at all times. The oaks under normal conditions will not require irrigation during the summer months unless their root zones are traumatized. On a construction site, I recommend irrigation during winter months, 1 time per month. 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. 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 information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kiely  
Certified Arborist WE#0476A



1  
A1.3 TREE PROTECTION PLAN  
N/A

**NOTE:**

1. FOR INFORMATION ON TREE LOCATIONS AND REQUIRED PROTECTION ZONES, SEE SITE PLAN A1.1

Printing	Date
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CONSTRUCTION DOCUMENT	xx.xx

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Sheet Title:

TREE PROTECTION PLAN

Sheet Number:

A1.3

## Heavy Equipment Operation

Best Management Practices for the Construction Industry



### Doing The Job Right

#### Site Planning and Preventive Vehicle Maintenance

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

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

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

- Best Management Practices for the
- Vehicle and equipment operators
  - Site supervisors
  - General contractors
  - Home builders
  - Developers

## Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



### Doing The Right Job

#### General Business Practices

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

#### Landscaping/Garden Maintenance

- Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that composts yard waste. No curbside pickup of yard waste is available for commercial properties.

### Best Management Practices for the

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

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

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

### Spill Cleanup

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

## Roadwork and Paving

Best Management Practices for the Construction Industry



### Best Management Practices for the

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

### Doing The Job Right

#### General Business Practices

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

#### During Construction

- Avoid paving and seal coating in wet weather, or when rain is forecast. To prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

### Storm Drain Pollution from Roadwork

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

### Doing The Job Right

#### General Business Practices

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

#### Asphalt/Concrete Removal

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

## Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



### Best Management Practices for the

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

### Doing The Job Right

#### General Business Practices

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

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

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

## Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



### Best Management Practices for the

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

### Doing The Job Right

#### Handling Paint Products

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

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

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

### Painting Cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.
- For water-based paints, paint out curbside. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

#### Paint Removal

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

#### Recycle/Reuse Leftover Paints Whenever Possible

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



### Los Altos Municipal Code Requirements

#### Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

- Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets, sinks, industrial processes, cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.
- Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

#### Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

- A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines it is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.
- No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-6.43)

Criminal and judicial penalties can be assessed for non-compliance.

## General Construction And Site Supervision

Best Management Practices For Construction



### Best Management Practices for the

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

### Storm Drain Pollution from Construction Activities

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

### Doing The Job Right

#### General Principles

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure dust control water doesn't leave site or discharge to storm drains.
- Advance Planning To Prevent Pollution Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.
- Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- Train your employees and subcontractors. Make sure best management practices are available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

#### Good Housekeeping Practices

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, berms if necessary. Make major repairs off site.
- In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Storm Water Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board.

### Doing The Job Right

#### General Business Practices

- Schedule excavation and grading work during dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment parts, or clean equipment.

#### Practices During Construction

- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual for proper erosion and sediment control measures.

## Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



### Best Management Practices for the

- Bulldozer, back hoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

### Doing The Job Right

#### General Business Practices

- Schedule excavation and grading work during dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment parts, or clean equipment.

#### Practices During Construction

- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual for proper erosion and sediment control measures.

#### Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control can help reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

### Doing The Job Right

#### General Business Practices

- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

#### Dewatering Operations

- Check for Toxic Pollutants**
  - Check for odors, discoloration, or an oily sheen on groundwater.
  - Call your local wastewater treatment agency and ask whether the groundwater must be tested.
  - If contamination is suspected, have the water tested by a certified laboratory.
  - Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.
- Check for Sediment Levels**
  - If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
  - If the pumping time is more than 24 hours and the flow rate is greater than 20 gpm, call your local wastewater treatment plant for guidance.
  - If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
    - Pumping through a perforated pipe sunk part way into a small pit filled with gravel.
    - Pumping from a bucket placed below water level using a submersible pump;
    - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
  - When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with clean rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

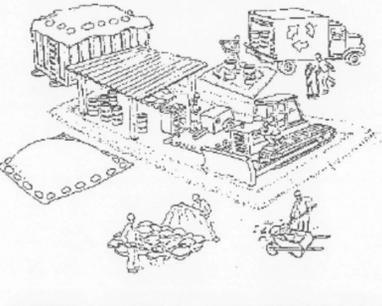
# Blueprint for a Clean Bay

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

## Best Management Practices for the Construction Industry



### Santa Clara Urban Runoff Pollution Prevention Program



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

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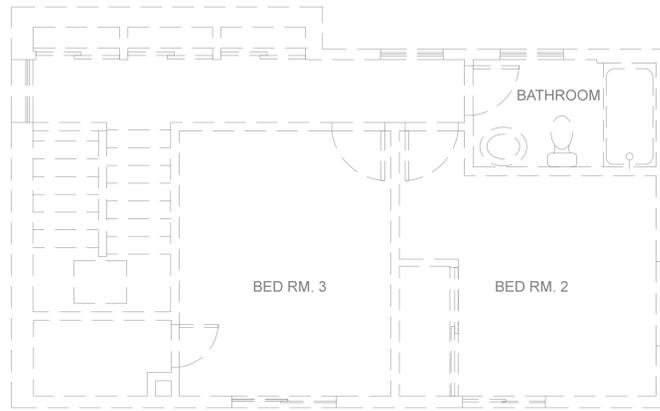
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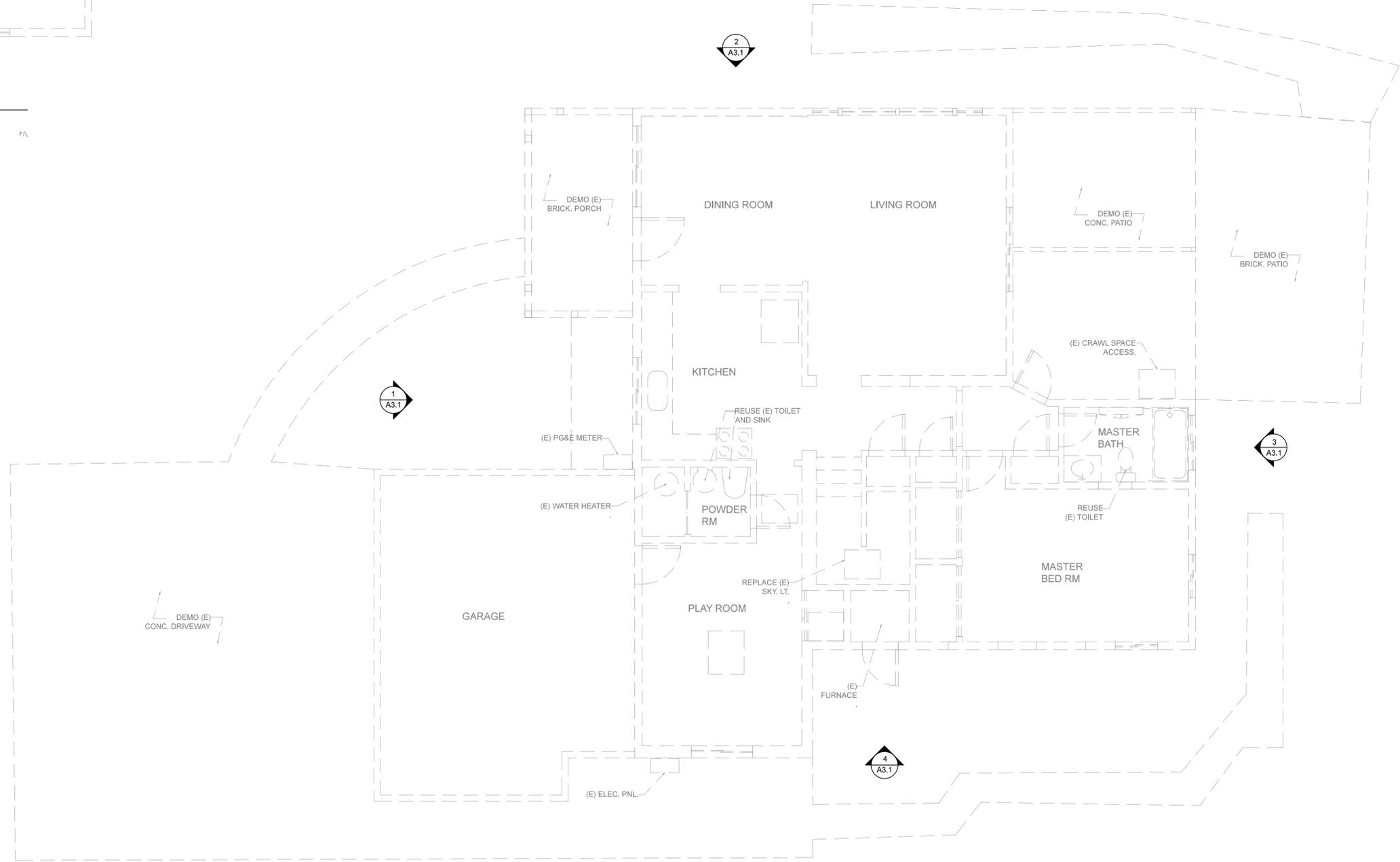
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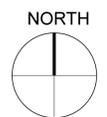
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**2** 2ND FLOOR DEMO PLAN  
A2.1 1/4"=1'-0"



**1** FIRST FLOOR DEMO PLAN  
A2.1 1/4"=1'-0"



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**DEMO  
PLAN**

Sheet Number:

**A2.1**

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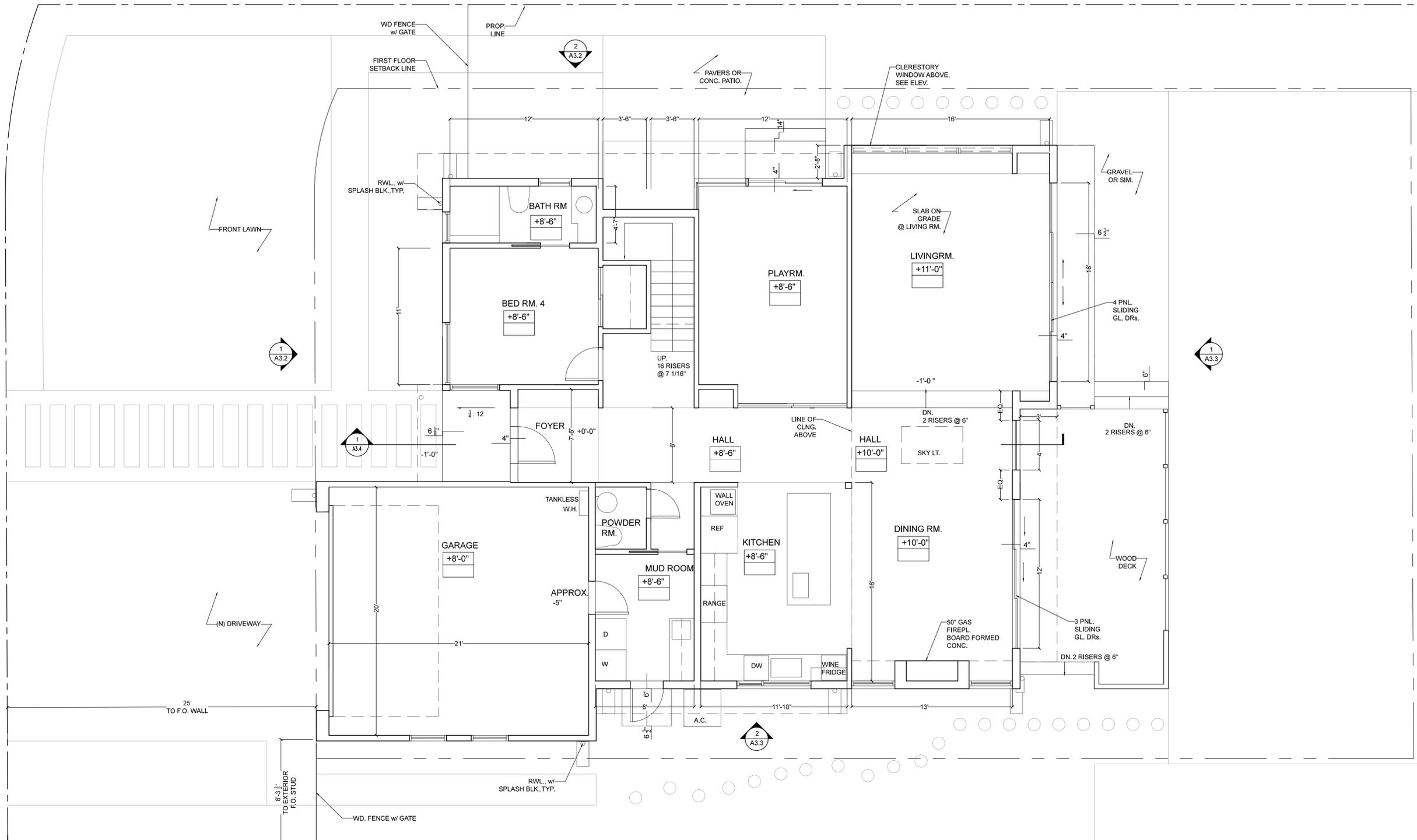
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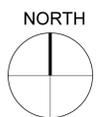
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FLOOR  
PLAN**

Sheet Number:

**A2.2**



**1** FIRST FLOOR PLAN  
A2.2 1/4"=1'-0"





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**(E) EXTERIOR  
ELEVATIONS  
TO BE DEMO'D**

Sheet Number:

**A3.1**



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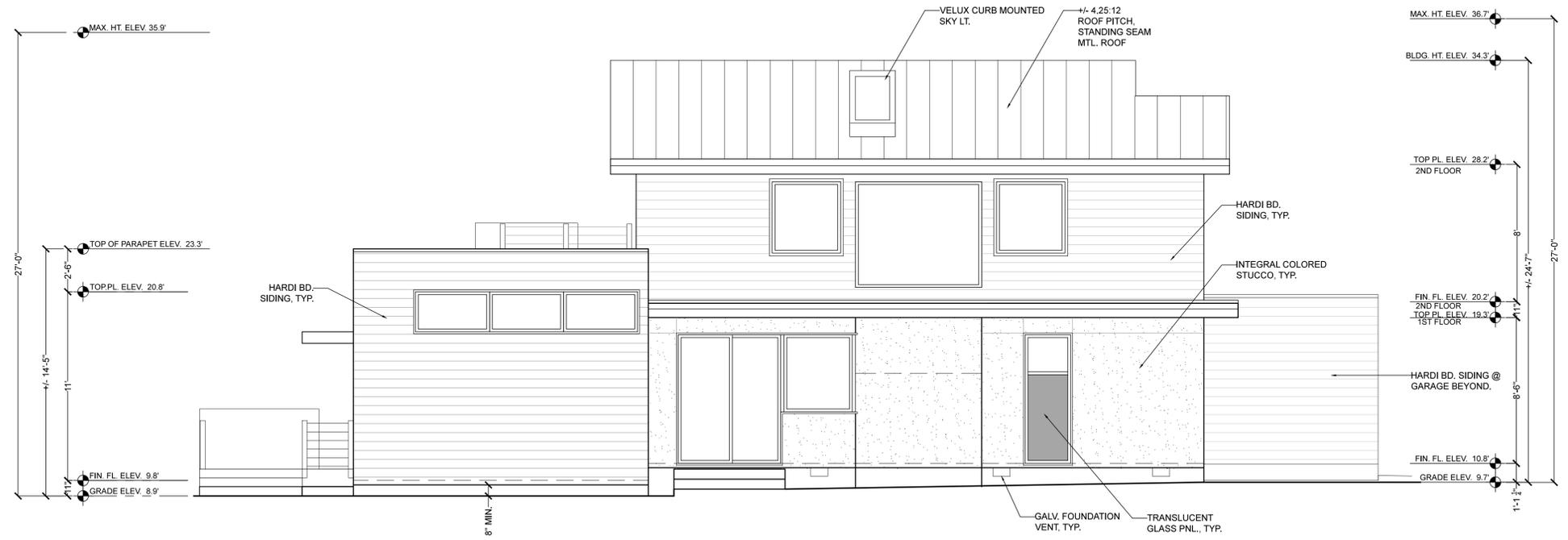
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**2 NORTH ELEVATION**  
A3.2 1/4"=1'-0"

**NOTE FOR ELEVATION**

\* STUCCO SPEC.  
: 3/8" 3-COAT CEMENT PLASTER SYSTEM.  
LATH ACCESSORIES ZINC ALLOY OR GALV. STL.  
INTEGRAL COLOR, CEMENT-LIME PLASTER FINISH COAT (LA HABRA OR EQ.)  
FINE SAND FLOAT FINISH TEXTURE

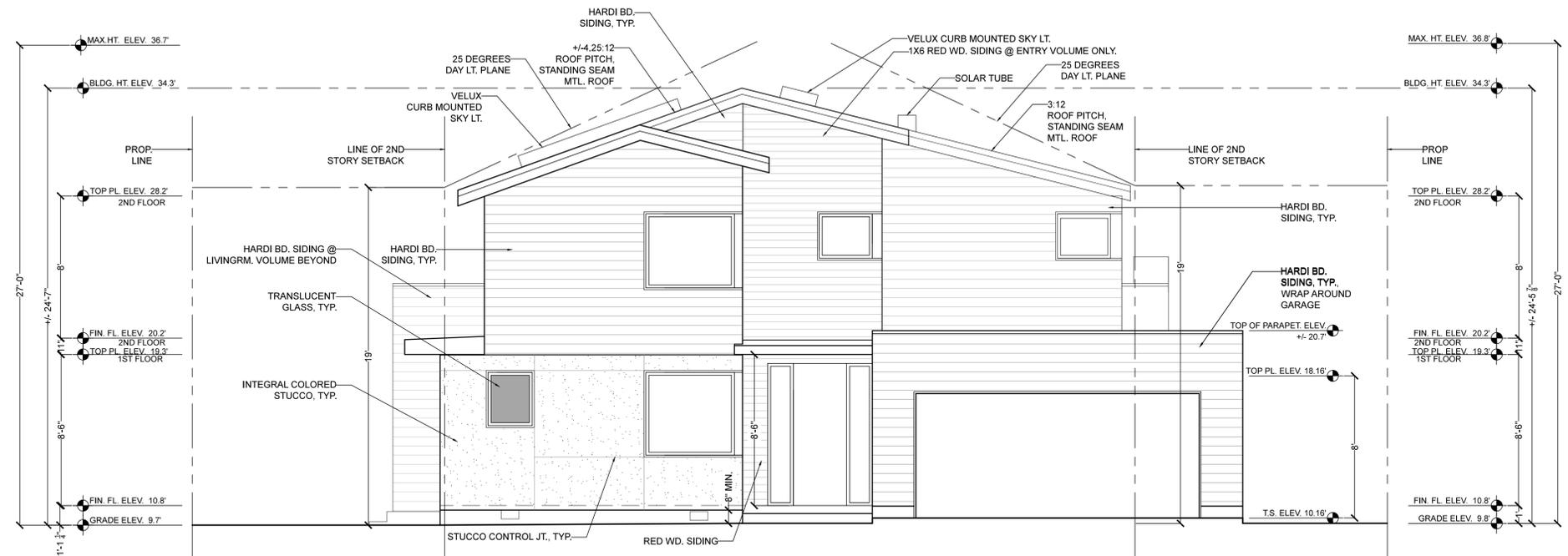
\* HARDI BD. SPEC.  
: JAMES HARDIE "ARTISAN LAP" OR APPROVED EQUIVALENT  
12" LONG BOARDS, SMOOTH TEXTURE (7" EXPOSED FACE)  
MITERED CORNERS

\* RED WD. SIDING SPEC.:  
: ONLY TO OCCUR @ ENTRY VOLUME  
1X6 LAPPED SIDING  
MITERED CORNERS

\* EXTERIOR DOORS AND WINDOWS  
: ALUMINUM CLAD WOOD, EXTERIOR TO BE FACTORY FINISHED IN COLOR TO BE SELECTED BY DESIGNER

**LEGEND FOR ELEVATION**

-  STUCCO
-  HARDI BD. SIDING
-  RED WD. SIDING
-  BOARD FORMED CONCRETE (@ FIRE PLACE CHIMNEY ONLY)



**1 WEST ELEVATION**  
A3.2 1/4"=1'-0"

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ELEVATIONS**

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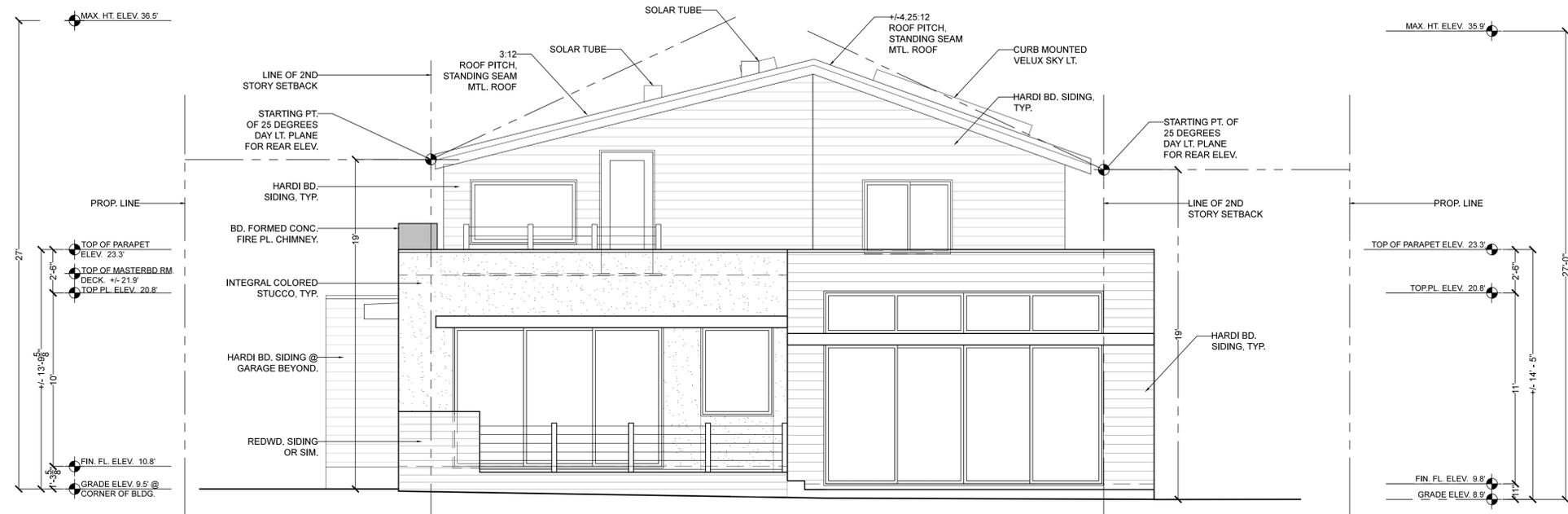
**2 SOUTH ELEVATION**  
A3.3 1/4"=1'-0"

**NOTE FOR ELEVATION**

- \* STUCCO SPEC.  
: 3-COAT CEMENT PLASTER SYSTEM.  
LATH ACCESSORIES ZINC ALLOY OR GALV. STL.  
INTEGRAL COLOR, CEMENT-LIME PLASTER FINISH COAT (LA HABRA OR EQ.)  
FINE SAND FLOAT FINISH TEXTURE
- \* HARDI BD. SPEC.  
: JAMES HARDIE "ARTISAN LAP" OR APPROVED EQUIVALENT  
12' LONG BOARDS, SMOOTH TEXTURE (7" EXPOSED FACE)  
MITERED CORNERS
- \* RED WD. SIDING SPEC.:  
: ONLY TO OCCUR @ ENTRY VOLUME  
1X6 LAPPED SIDING  
MITERED CORNERS
- \* EXTERIOR DOORS AND WINDOWS  
: ALUMINUM CLAD WOOD, EXTERIOR TO BE FACTORY FINISHED IN COLOR TO BE SELECTED BY DESIGNER

**LEGEND FOR ELEVATION**

-  STUCCO
-  HARDI BD. SIDING
-  RED WD. SIDING
-  BOARD FORMED CONCRETE (@ FIRE PLACE CHIMNEY ONLY)



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

Printing	Date
SCHEMATIC DESIGN	05.20.2013
DESIGN DEVELOPMENT	xx.xx
PERMIT SET	xx.xx
CONSTRUCTION DOCUMENT	xx.xx

Scale:

1/4" = 1'-0"

Sheet Title:

**EXTERIOR  
ELEVATION &**

Sheet Number:

**A3.3**

**LEE/KIM  
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Project Designer

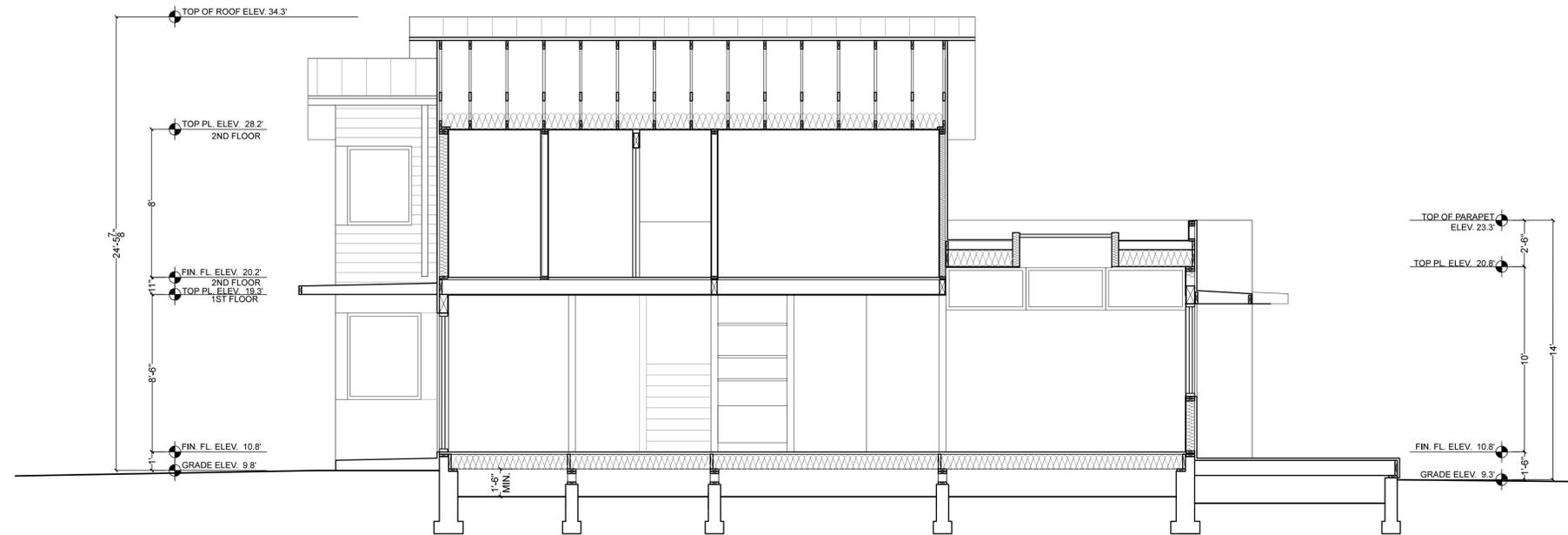
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**1** LONGITUDINAL SECTION  
A3.4 1/4"=1'-0"

Printing	Date
SCHEMATIC DESIGN	05.20.2013
DESIGN DEVELOPMENT	xx.xx
PERMIT SET	xx.xx
CONSTRUCTION DOCUMENT	xx.xx

Scale:

1/4" = 1'-0"

Sheet Title:

**LONGITUDINAL  
SECTION**

Sheet Number:

**A3.4**