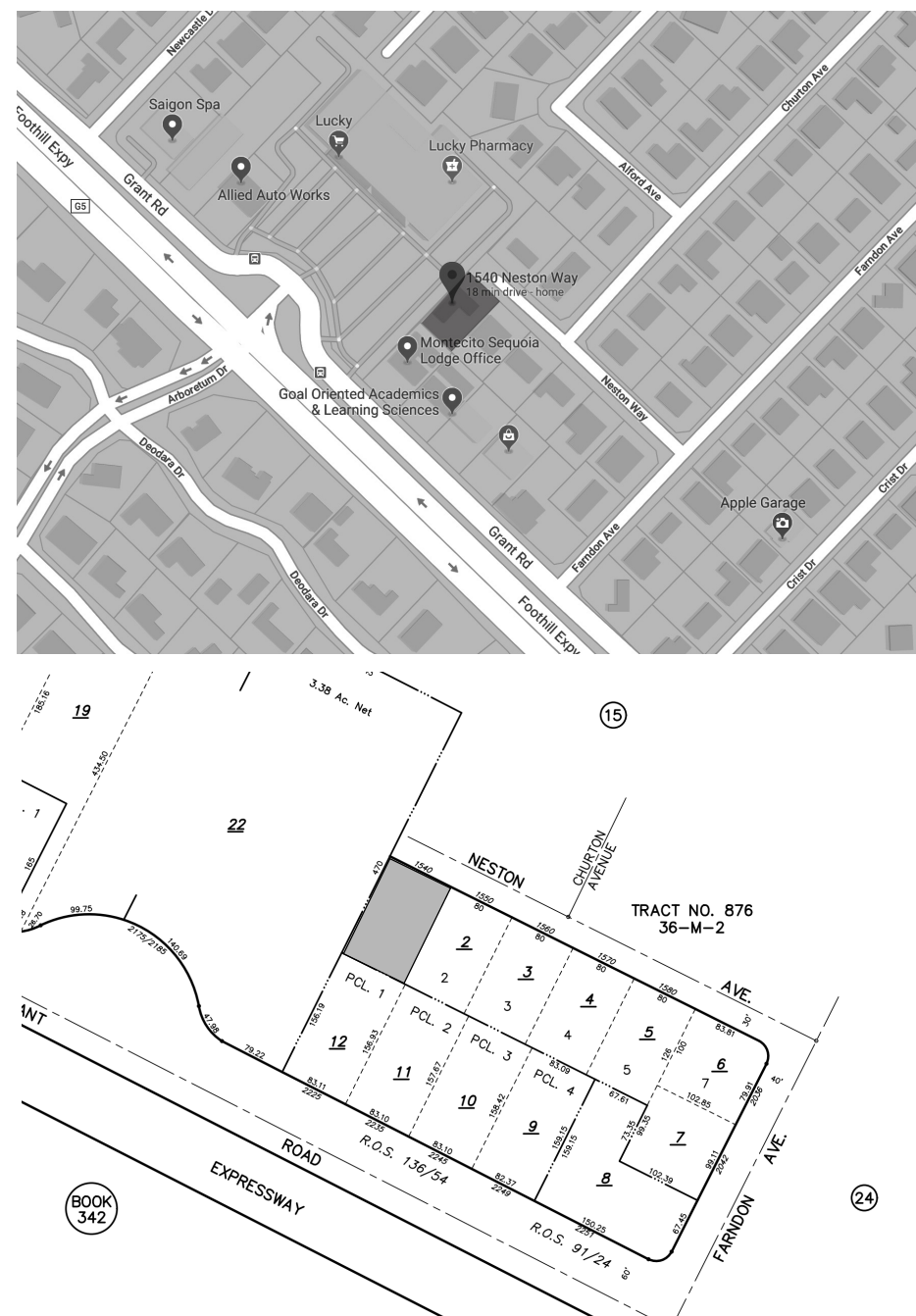


PROJECT INFORMATION

PROJECT ADDRESS: 1540 NESTON WAY - LOS ALTOS, CA 94024
APN: 318-16-001

BUILDING ZONING: R1-10
 BUILDING OCCUPANCY GROUP: R-3U
 TYPE OF CONSTRUCTION: VB
 YEAR BUILT: 1952
 NUMBER OF DWELLING UNITS: 1
 STORIES: 1
 BASEMENT: NO
 SPRINKLERS: YES
 (E) COVERED PARKING SPACES: 2
 (E) UNCOVERED PARKING SPACES: 2
 LOT SIZE: 10,080 SQ.FT.
 (E) FLOOR AREA HABITABLE (ASSESSORS' REC.): 2,017.8 SQ.FT.
 (E) FLOOR AREA HABITABLE (ON-SITE MEASUREMENTS): 2,017.8 SQ.FT.
FLOOR AREA RATIO (FAR) 35% MAX= 3,528 SQ.FT
 (E) HABITABLE SPACE = 2,017.8 SQ.FT.
 (E) GARAGE TO REMAIN = 418.8 SQ.FT.
 TOTAL EXISTING FAR = 2,436.6 SQ.FT.
 PROPOSED ADDITION = 1,088.4 SQ.FT.
 FIRST FLOOR = 485.0 SQ.FT.
 SECOND FLOOR = 603.4 SQ.FT.
TOTAL PROPOSED FAR= 3,524.9 < 3,528 = OK
 STRUCTURE COVERAGE MAX.: 35% NET= 3,528 SQ.FT.
 PROPOSED STRUCTURE COVERAGE= 3,005.7 < 3,528 = OK



PROJECT OWNER: Ravi Narasimhan
 1540 Neston Way
 Los Altos, CA 94024
 rkravi05@gmail.com

PROJECT DESIGNER: BEKOM DESIGN, INC.
 19969 Stevens Creek Blvd.
 Cupertino, CA 95014
 info@bekomdesign.com
 p. 408-203-4686
 www.bekomdesign.com

ARBORIST: KURT FOUTS
 826 Mantery Ave.
 Capitola CA, 95010
 Office: (831) 359 3607
 Kurtfouts1@outlook.com

2 PARCEL AND VICINITY MAPS NOT TO SCALE

3 PROJECT DIRECTORY

SHEET INDEX	
#	SHEET NAME
1	A-0.0 COVER SHEET
2	A-0.1 FLOOR AREA DIAGRAM
4	A-0.2 NEIGHBORHOOD CONTEXT MAP / RENDERS / MATERIAL BOARD
5	A-0.3 NEIGHBORHOOD COMPATIBILITY
6	A-0.6 BLUEPRINT GUIDE FOR A CLEAN BAY
6	A-0.4 ARBORIST REPORT
7	A-0.5 ARBORIST REPORT
8	A-1.1 EXISTING FLOOR PLAN
9	A-1.2 PROPOSED DEMO PLAN

SHEET INDEX	
#	SHEET NAME
10	A-1.3 PROPOSED FIRST & SECOND FLOOR PLANS
11	A-2.0 EXISTING ROOF PLAN
12	A-2.1 PROPOSED ROOF DEMO PLAN
13	A-2.2 PROPOSED ROOF PLAN
14	A-3.0 EXISTING & PROPOSED ELEVATIONS
15	A-3.1 EXISTING & PROPOSED ELEVATIONS
16	A-3.2 EXISTING & PROPOSED ELEVATIONS
17	A-3.3 EXISTING & PROPOSED ELEVATIONS
18	A-4.0 SECTIONS

SCOPE OF WORK:

- FIRST AND SECOND STORY ADDITION TO THE REAR.
- KITCHEN REMODEL
- ELECTRICAL AND LIGHTING UPGRADES THROUGHOUT
- NEW SKYLIGHTS AND SUN TUNNELS
- RE-ROOFING
- ELECTRICAL PANEL RELOCATION AND UPGRADE TO 200 AMP.

APPLICABLE CODES:

- ALL WORK DESCRIBED HEREIN SHALL COMPLY WITH THE LATEST BUILDING CONSTRUCTION CODES AS ADOPTED OR AMENDED BY THE STATE OF CALIFORNIA AND THE CITY OF LOS ALTOS

CALIFORNIA RESIDENTIAL CODE 2016
 CALIFORNIA BUILDING CODE 2016
 CALIFORNIA MECHANICAL CODE 2016
 CALIFORNIA PLUMBING CODE 2016
 CALIFORNIA ELECTRICAL CODE 2016
 TITLE 24 ENERGY REGULATIONS 2016
 CALIFORNIA FIRE CODE 2016 (CFC)
 CALIFORNIA GREEN BUILDING STANDARDS CODE 2016 (CGC)
 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBES)
 CITY OF LOS ALTOS MUNICIPAL CODE

ZONING COMPLIANCE

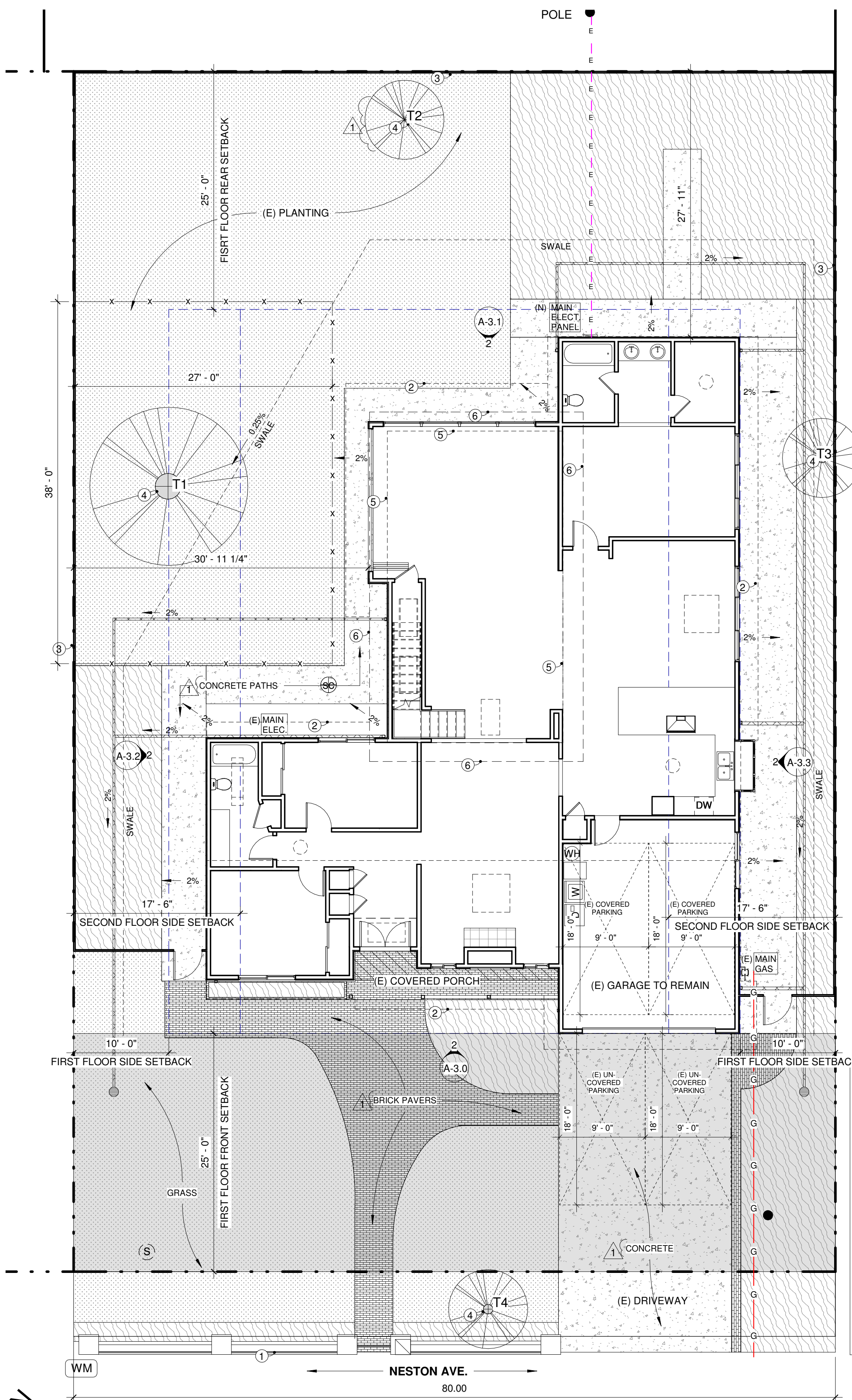
	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	2,529.7 square feet (25%)	3,005.7 square feet (30%)	3,528 square feet (35%)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 2,436.6 sq ft 2nd Flr: --- sq ft Total: 2,436.6 sq ft (24%)	1st Flr: 2,921.5 sq ft 2nd Flr: 603.4 sq ft Total: 3,524.9 sq ft (34.9%)	3,528 square feet (35%)
SETBACKS:			
Front	25'-0" feet	25'-0" feet	25'-0" feet
Rear	27'-11" feet	27'-11" feet	25'-0" feet
Right side (1st/2nd)	10'-1" feet / - feet	10'-1" feet / 8'-11" feet	10'-0" feet / 7'-6" feet
Left side (1st/2nd)	13'-11" feet / - feet	13'-11" feet / 8'-8" feet	10'-0" feet / 7'-6" feet
HEIGHT:	14'-4" feet	23'-2" feet	27' feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	2,017.8 square feet	1,088.4 square feet	3,106.1 square feet
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	418.8 square feet	--- square feet	418.8 square feet

LOT CALCULATIONS

NET LOT AREA:	10,080 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	736.11 square feet (6.8%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 3,733.3 sq ft Existing softscape (undisturbed) area: 6,346.7 sq ft New softscape (new or replaced landscaping) area: 10,080 sq ft <i>Sum of all three should equal the site's net lot area</i>



FRONT HARDSCAPE - SETBACK AREA: 2,000 SQ.

FRONT DRIVEWAY (CONCRETE): 454.17 SQ.....	22.70%	36.8%
FRONT PATHWAY (BRICK PAVERS): 281.94 SQ.....	14.10%	
FRONT LANDSCAPE AREA (GRASS AND MULCH): 1,263.89.....	63.20%	

TREE INVENTORY

#	TYPE	TYPE	SIZE	CONDITION	STATUS
PROTECTED:					
T1	VALLEY OAK	QUERCUS LOBATA	31" DIAM / 98" CIRM.	GOOD	TO REMAIN
NON PROTECTED:					
T2	AVOCADO	PERSEA SP.	7" DIAM.	GOOD	TO REMAIN
T3	PITTOSPORUM	PITTOSPORUM SP.	14" DIAM.	GOOD	TO REMAIN
T4	CHAMPACA	MICHELIA CHAMPACA	8" DIAM.	GOOD	TO REMAIN

- KEYNOTES**
- (E) 4' H FENCE
 - (N) ROOF OVERHANG
 - (E) FENCE
 - (E) TREES TO REMAIN
 - (N) SECOND FLOOR FOOTPRINT
 - (N) SECOND FLOOR OVERHANG

- DRAINAGE**
- BUBBLE DRAIN UP
 - STORM DRAIN PIPE
 - SWALE
 - 1% FLOW DIRECTION

- UTILITIES LEGEND**
- (E) MAIN ELECT. PANEL: EXISTING ELECTRICAL PANEL
 - (N) MAIN ELECT. PANEL: PROPOSED ELECTRICAL PANEL
 - E-E-E-E: ELECTRIC LINE - OVERHEAD
 - (E) MAIN GAS: GAS METER
 - G-G-G: GAS LINE
 - (S): SEWER CLEAN OUT
 - WM: WATER METER
 - X-X-X: TPZ FENCE
 - : POLE

1540 NESTON WAY - LOS ALTOS, CA 94024

INTERIOR REMODEL & ADDITION
 NARASIMHAM RESIDENCE



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 Tel: 408.203.4686 / 408.726.0017

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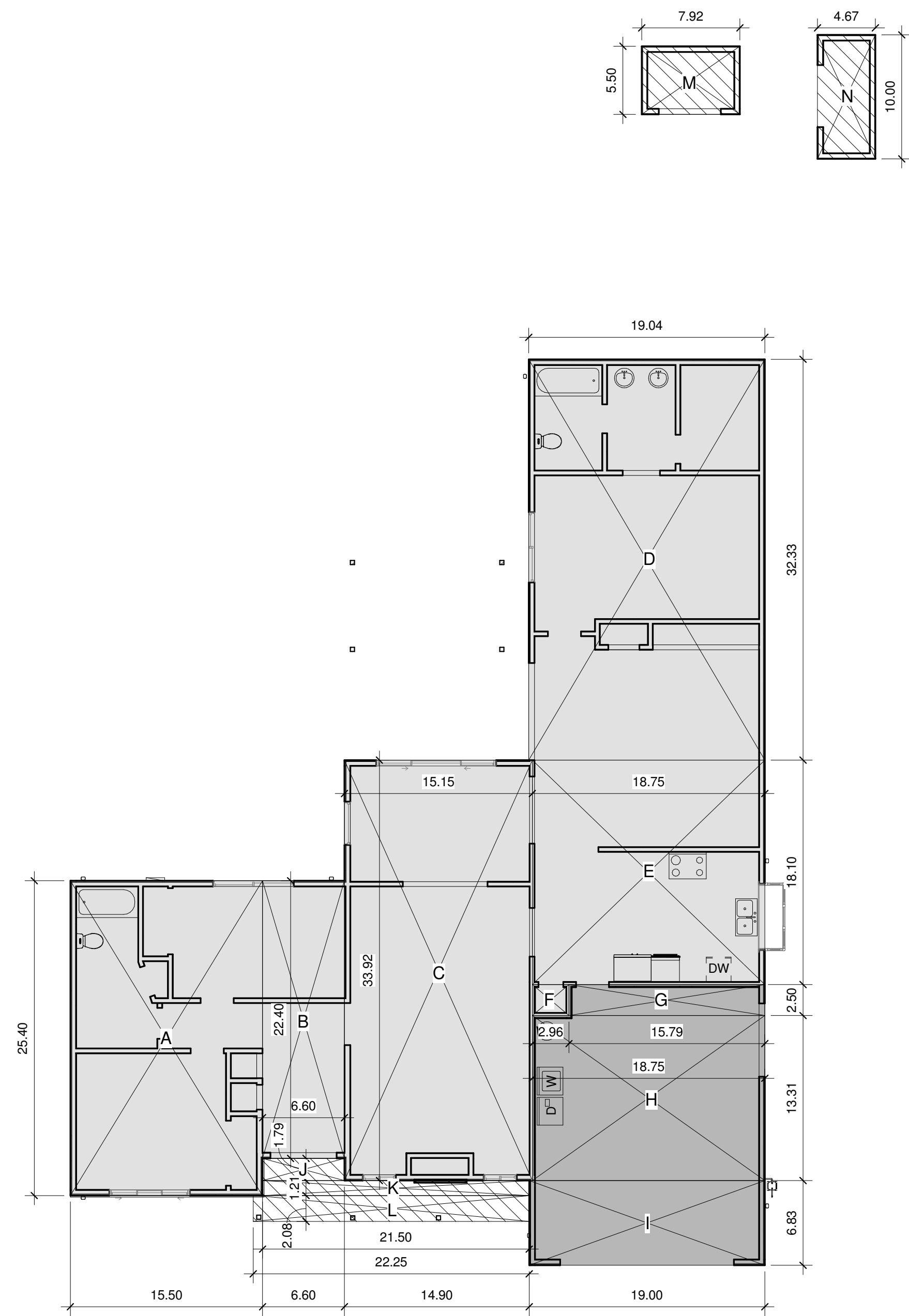
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1	PLANNING COMMENTS 1	04.11.2019

Checked By: _____ Checker: _____

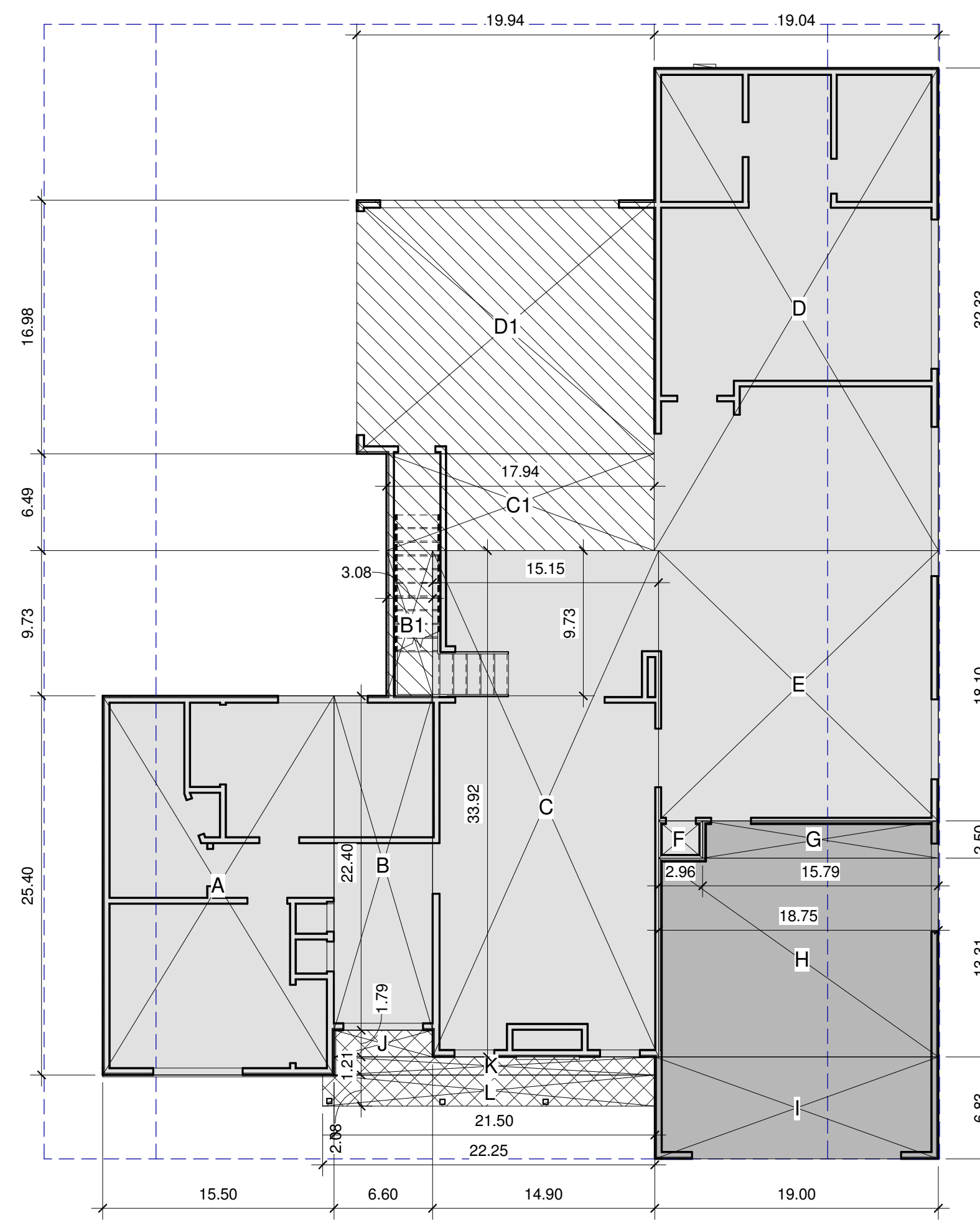
COVER SHEET

Drawing Scale: As indicated
 Job No. SCHEMATIC DESIGN

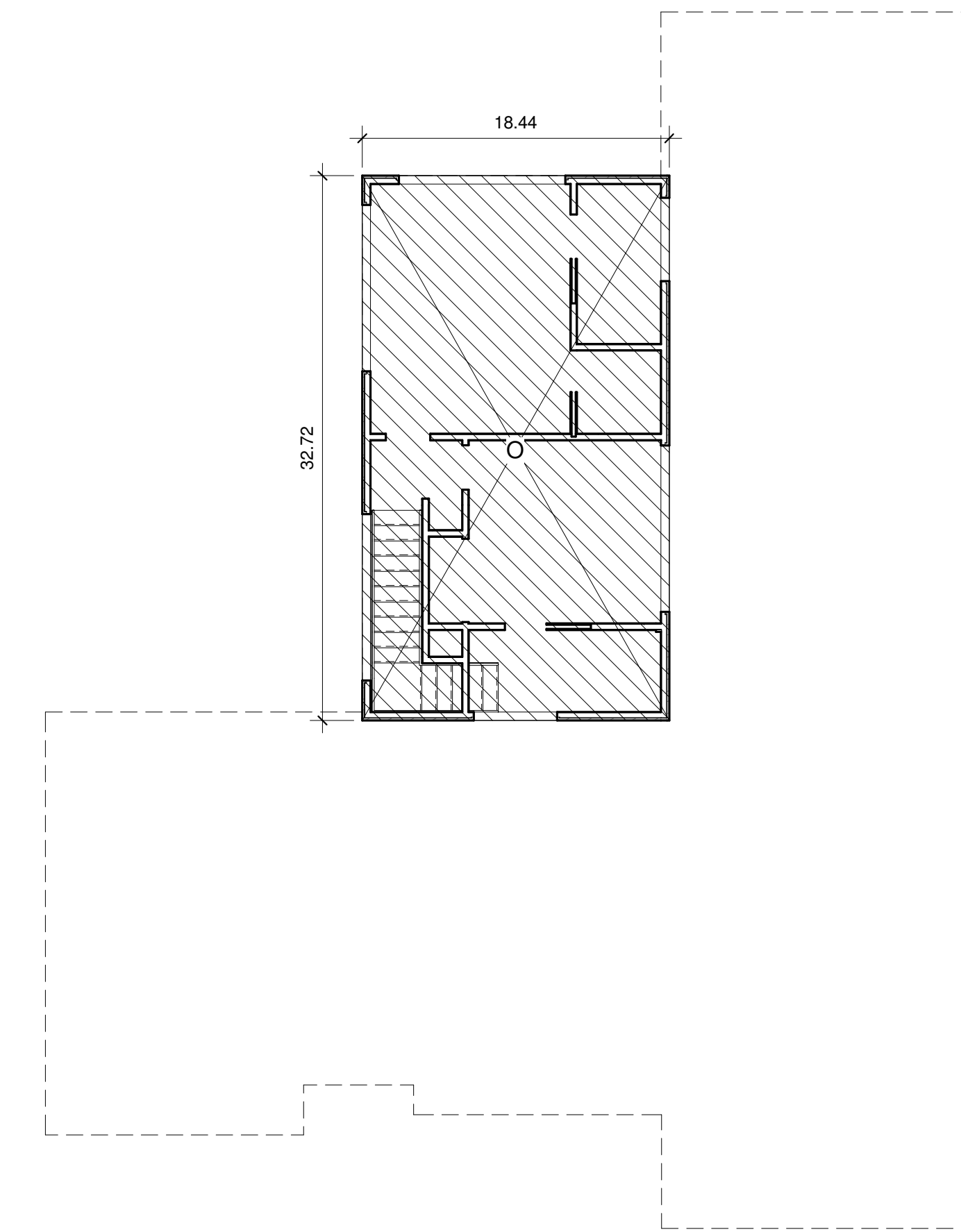
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BUILDING AREA SQUARE FOOTAGE BREAKDOWN			
EXISTING			
	H	V	TOTAL SF
A	15.50	25.40	393.7 SF
B	6.60	22.40	147.8 SF
C	15.15	33.92	513.9 SF
D	19.04	32.33	615.6 SF
E	18.75	18.10	339.4 SF
F	2.96	2.50	7.4 SF
TOTAL EXISTING HABITABLE SPACE			2017.8 SF
	H	V	TOTAL SF
G	15.79	2.50	39.5 SF
H	18.75	13.31	249.6 SF
I	19.00	6.83	129.8 SF
TOTAL EXISTING GARAGE			418.8 SF
TOTAL EXISTING FLOOR AREA			2436.6 SF
	H	V	TOTAL SF
J	6.60	1.79	11.8 SF
K	21.50	1.21	13.0 SF
L	22.25	2.08	23.1 SF
M	7.92	5.50	21.8 SF
N	4.67	10.00	23.4 SF
TOTAL EXISTING COVERED PORCH			93.1 SF
TOTAL BUILDING COVERAGE			2529.7 SF



BUILDING AREA SQUARE FOOTAGE BREAKDOWN			
PROPOSED			
	H	V	TOTAL SF
FIRST FLOOR			
A	15.50	25.40	393.7 SF
B	6.60	22.40	147.8 SF
C	15.15	33.92	513.9 SF
D	19.04	32.33	615.6 SF
E	18.75	18.10	339.4 SF
F	2.96	2.50	7.4 SF
B1	3.08	9.73	30.0 SF
C1	17.94	6.49	116.4 SF
D1	19.94	16.98	338.6 SF
TOTAL PROPOSED HABITABLE SPACE			2502.7 SF
SECOND FLOOR			
O	18.44	32.72	603.4 SF
TOTAL PROPOSED HABITABLE SPACE			3106.1 SF
	H	V	TOTAL SF
G	15.79	2.50	39.5 SF
H	18.75	13.31	249.6 SF
I	19.00	6.83	129.8 SF
TOTAL PROPOSED GARAGE			418.8 SF
TOTAL PROPOSED FLOOR AREA			3524.9 SF
	H	V	TOTAL SF
J	6.60	1.79	11.8 SF
K	21.50	1.21	26.0 SF
L	22.25	2.08	46.3 SF
TOTAL PROPOSED COVERED PORCH			84.1 SF
TOTAL PROPOSED BUILDING COVERAGE			3005.7 SF



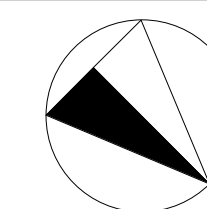
1 EXISTING FLOOR AREA DIAGRAM
1/8" = 1'-0"

2 PROPOSED FIRST FLOOR AREA DIAGRAM
1/8" = 1'-0"

3 PROPOSED SECOND FLOOR AREA DIAGRAM
1/8" = 1'-0"

1540 NESTON WAY - LOS ALTOS, CA 94024

INTERIOR REMODEL & ADDITION
NARASIMHAM RESIDENCE



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No.	Description	Date
1	PLANNING SUBMITTAL	03.04.2019
2	PLANNING COMMENTS 1	04.11.2019

Checked By: _____ Checker

FLOOR AREA
DIAGRAM

Drawing Scale: 1/8" = 1'-0"

Job No. SCHEMATIC DESIGN

A-0.1



4 FRONT RENDER
1/4" = 1'-0"



2 REAR YARD RENDER
NOT TO SCALE



(N) FASCIA:
PAINTED REDWOOD
BLACK



(N) GUTTERS:
5-1/4" IN GALV.
BLACK



(N) WINDOWS AND
PATIO DOORS:
WHITE VINYL



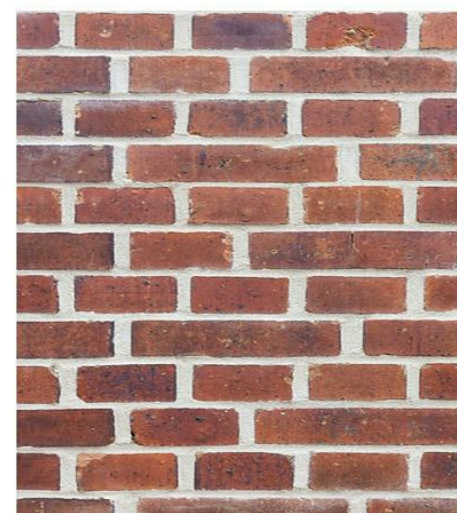
(N) EXT. LIGHT:
AVILLA 1-LIGHT FLUSH
MOUNTED WALL SCONCE
BLACK



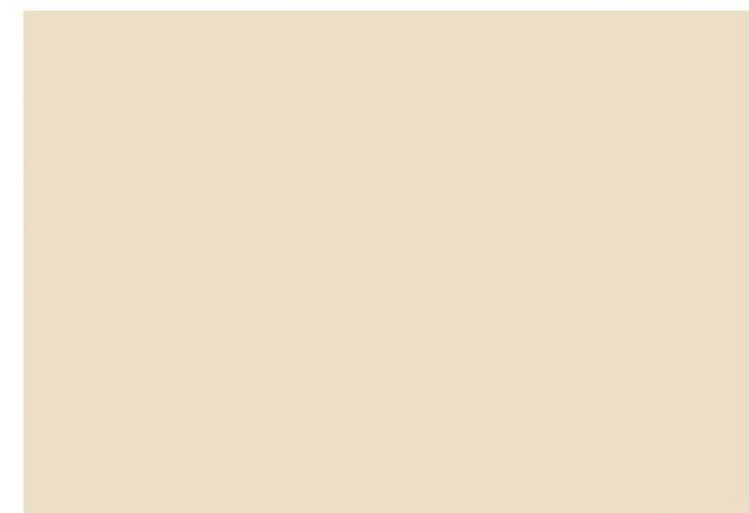
(N) GARAGE DOOR: CLOAPY CLASSIC
1 LAYER, 25 GAUGE, STEEL FRAME
COLOR: KM4918 SPLIT ROCK



(E) ENTRY DOOR: DOUBLE
WOOD, PAINTED
COLOR: KM4918 SPLIT ROCK



(E) FRONT FENCE FINISH:
RED BRICK VENEER



(E) STUCCO: TO BE PAINTED:
KM HLS4254 MAYBECK MUSLIN



EXISTING AND NEW SIDING:
COLOR: KM4559 MINK

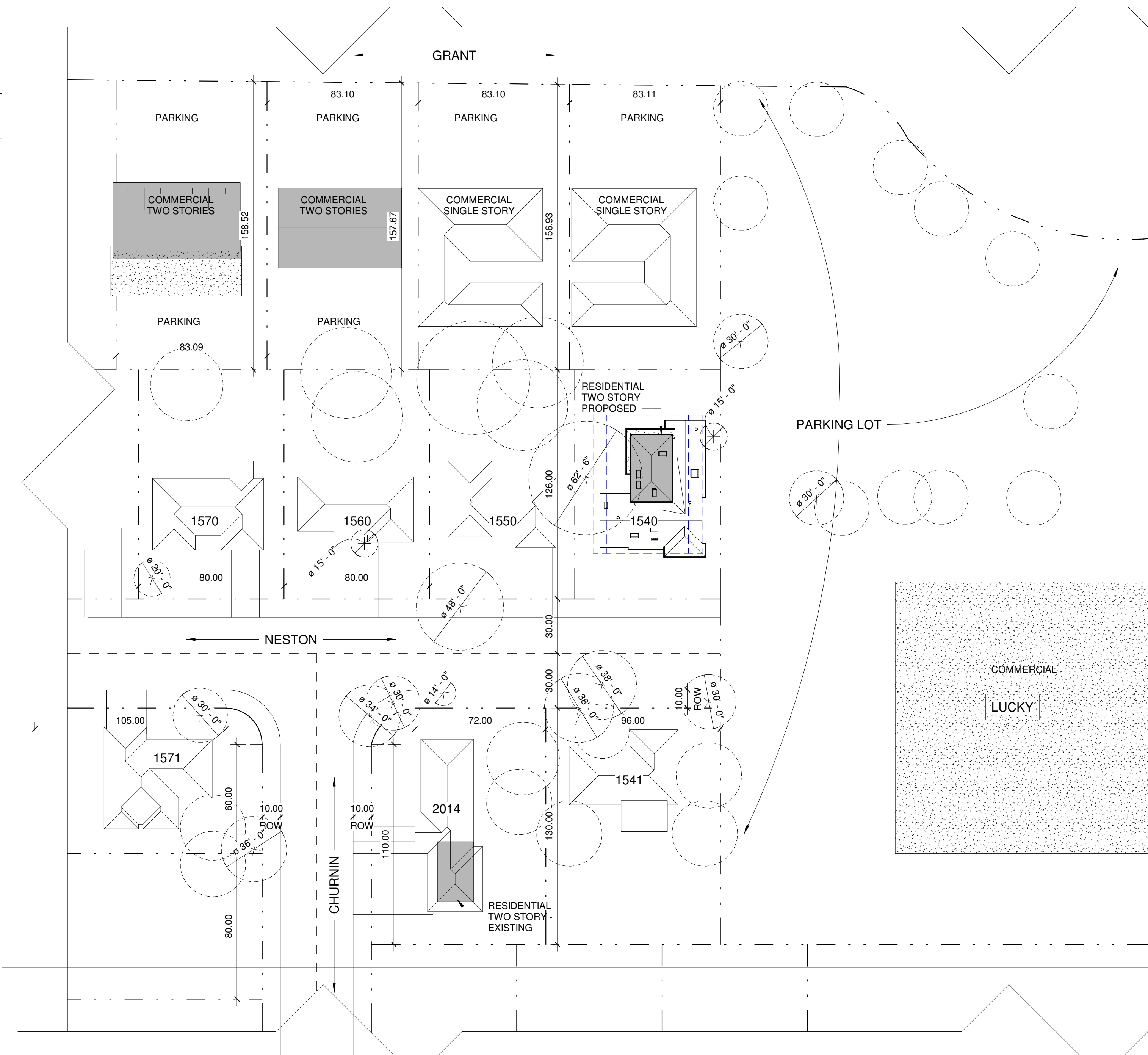


ROOF: (N) ASPHALT SHINGLES:
Timberline® American Harvest®
Appalachian Sky

1540 NESTON WAY - LOS ALTOS - EXTERIOR MATERIAL BOARD



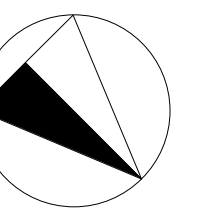
3 MATERIAL BOARD
3/64" = 1'-0"



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

1540 NESTON WAY - LOS ALTOS, CA 94024

INTERIOR REMODEL & ADDITION
NARASIMHAM RESIDENCE



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No.	Description	Date
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	PLANNING COMMENTS 1	04.11.2019

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NEIGHBORHOOD
CONTEXT MAP /
RENDERS /
MATERIAL
BOARD

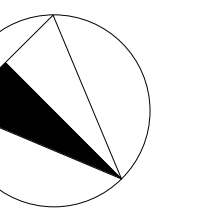
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1540 NESTON WAY - LOS ALTOS, CA 94024

INTERIOR REMODEL & ADDITION
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No.	Description	Date
1	PLANNING SUBMITTAL	03.04.2019
2	PLANNING COMMENTS 1	04.11.2019

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**NEIGHBORHOOD
COMPATIBILITY**

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

Job No. SCHEMATIC DESIGN

A-0.3



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ARBORIST REPORT-
Tree Resource Analysis, Construction Impact Assessment &
Tree Protection Plan for:

Proposed site improvements at:
1540 Neston Way, Los Altos APN 318-16-001

Prepared by:
Kurt Fouts
ISA Certified Arborist WE-0681A

August 8, 2018



Prepared for: Dr. K. Y. Narasimhan
1540 Neston Way
Los Altos, Ca, 94024

SUMMARY

- Plans were submitted to the City of Los Altos for a two – story addition to an existing one – story home.
- Four trees are located on the property. Only one of the four trees meet “protected” size criteria.
- The three trees that are not protected, are all located outside of the project limits.
- The one “protected” tree, a valley oak, is located within the project limits. The tree is in good condition.
- The construction impacts to the “protected” tree, will be low and the tree can be retained.
- To minimize the impacts to the tree, tree protection measures are specified.
- Recommendations to minimize root loss and help ensure long term health and longevity, are included in this report with specifications detailed in the accompanying Tree Protection Plan sheet T1.

Note: Appendix C – Tree Protection Plan sheet & Appendix F – Tree Protection Guidelines & Restrictions, are to be copied onto plan sheets and will become an element of the final plan set. Once copied the information will serve as the Tree Protection Plan.

The owner, contractor and architect are all responsible for knowledge of the information included in this arborist report and adhering to the conditions provided.

Background

Plans will be submitted to the City of Los Altos Planning Department, to build a new single-story residence at 1540 Neston Way, Los Altos. The plans include a two -story addition to an existing one-story home, and removal of an existing patio and awning structure.

Dr. K. Y. Narasimhan has requested my services, to assess the condition of a tree on this site and the impacts that may affect it. Further, to provide a report with my findings and recommendations to meet City of Los Altos planning requirements.

Assignment

To complete this assignment, the following services were performed:

- Tree Resource Evaluation:** Inventory, evaluate and assign suitability for preservation ratings for subject trees.
- Plan Review:** Reviewed provided plans including Architectural Plan set by Suping Shi dated 8/7/2018
- Construction Impact Assessment:** Combine tree resource data with anticipated construction impacts, to provide recommendations for removal or retention of trees.
- Mapping:** Tree canopies were plotted onto, Site Plan, dated 8/7/2018.

Limits of the Assignment

The information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection on August 7th, 2018. The inspection is limited to visual examination of accessible items without climbing, dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees in questions may not arise in the future.

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the developer, their agents, and the City of Los Altos as a reference for existing tree conditions and to help satisfy the City of Los Altos planning requirements.

Resources

All information within this report is based on site plans as of the date of this report.

- Resources are as follows:
- Architectural Plan set by Suping Shi, dated 8/7/2018.
 - Site Visit, Tree Inventory & Condition Evaluation at, 1540 Neston Way, on 8/7/2018.
 - City of Los Altos Municipal Code – Chapter 11.08 *Tree Protection Regulations* (applicable sections).

OBSERVATIONS

One tree will be affected by the proposed project at 1540 Neston Way, Los Altos. The tree a mature valley oak (*Quercus lobata*), is located in the rear yard, 5 feet from the southeast fence line (Image #1). The tree is in good condition and has been well maintained. A mature coast redwood growing on the adjacent property competes with the oak for growing space and a few of the oak tree limbs grow into the redwood canopy (Image #2).



Image #1 – Tree T1 – valley oak



Image #2 – Tree T1, note some limbs growing into canopy of adjacent coast redwood.

DISCUSSION

Species List

TOTAL SUBJECT TREES: 4

Protected:		
1	Valley Oak	(<i>Quercus lobata</i>)
Not Protected:		
1	Avocado	(<i>Persea sp.</i>)
1	Pittosporum	(<i>Pittosporum sp.</i>)
1	Champaca	(<i>Michelia champaca</i>)

Condition Rating

A tree’s condition is determined by assessing both the **health** and **structure**, then combining the two factors to reach a *condition rating*. Tree condition is rated as poor, fair or good. The quantity of trees assigned for each category (good, fair or poor), is indicated below:

Tree Condition Rating

- Good - 4
- Fair - 0
- Poor - 0

Suitability for Preservation

A tree’s suitability for preservation is determined based on its health, structure, age, species characteristics and longevity using a scale of good, fair or poor. The quantity of trees assigned to each category (good, fair or poor), is listed below.

Suitability Rating

- Good - 4
- Fair - 0
- Poor - 0

Tree Inventory, Assessment & Protection Plan
Parcel Improvements

1540 Neston Way
Page 6

Impact Level

Impact level rates the degree a tree may be impacted by construction activity and is primarily determined by how close the construction procedures occur to the tree. Construction impacts are rated as low, moderate or high. The quantity of trees assigned for each category (low, moderate, high), is indicated below:

Impact Rating

- Low - 4
- Moderate - 0
- High - 0

Condition of Valley Oak- Tree T1

The condition of tree T1 is summarized in the Tree Assessment Chart, Appendix A. The tree is a mature specimen in good condition, that has been well maintained. The main scaffolds (limbs) appear well attached. The canopy density is slightly less than typical for the species. A few of the main scaffolds grow into the canopy of a coast redwood located on the adjacent property. These limbs lack normal canopy growth and density, due to competition for light with the redwood. There are no pests or disease present on the tree.

It is recommended that irrigation sprinklers currently directed towards the tree trunk be adjusted or relocated to maintain a dry soil area around the tree trunk for a minimum of 4 feet from the trunk. Moist soil around the trunk base area creates an environment (constantly moist soil), for harmful fungal pathogens. The trunk base area is a vulnerable entry point for these pathogens.

Tree Evaluation and Recording Methods

Site evaluations were made on 8/7/2018. *The inventory included all trees within the project limits.* The health and structural **condition** of each tree was assessed and recorded. Based on the trees health and structural condition, each trees **suitability for preservation** was rated and recorded.

The recorded data is included in the *Tree Assessment Chart, Appendix A*, of this report. Tree numbers were plotted on the attached *Tree Protection Plan sheets*. **To correlate the data in the Tree Assessment Chart to the tree’s location on the site, refer to the Tree Protection Plan sheet - Appendix C.**

Tree Protection Zone

The tree protection zone (TPZ), is a defined area within which certain activities are prohibited or restricted to minimize potential injury to designated trees during construction.

The size of the optimal TPZ can be determined by a formula based on: 1) trunk diameter 2) species tolerance to construction impacts, and 3) tree age (Matheny, N. and Clark, J 1998). In some instances, tree drip line is used as the TPZ. Development constraints can also influence the final size of the tree protection zone.

Fencing is installed to delineate the (TPZ), and to protect tree roots, trunk, and scaffold branches from construction equipment. *The fenced protection area may be smaller than the optimal or designated TPZ area in some circumstances.* Tree protection may also involve the arming of the tree trunk and/or scaffold limbs with barriers to prevent mechanical damage from construction equipment. *See Tree Protection Guidelines & Restrictions – Appendix E.*

Once the TPZ is delineated and fenced (prior to any site work, equipment and materials move in), construction activities are only to be permitted within the TPZ if allowed for and specified by the project arborist.

Where tree protection fencing cannot be used, or as an additional protection from heavy equipment, tree wrap may be used. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the City arborist or Project arborist. Straw wattle may also be used as a trunk wrap and secured with orange plastic fencing.

Data has been entered in the *Tree Assessment Chart – Appendix A*, which indicates the optimal Tree Protection Zone for each tree.

Additional general tree protection guidelines are included in *Tree Protection Guidelines & Restrictions – Appendix G.*

Critical Root Zone

Critical Root Zone (CRZ) is the area of soil around the trunk of a tree where roots are located that provide critical stability, uptake of water and nutrients required for a tree’s survival. The CRZ is the minimum distance from the trunk that trenching that requires root cutting should occur and can be calculated as three to the five times the trunk Diameter at Breast Height (DBH). For example, if a tree is one foot in trunk diameter than the CRZ is three to five feet from the trunk location. We will often average this as four times the trunk diameter or 1ft. DBH = 4ft. CRZ (Smiley, E.T., Fraedrich, B. and Hendrickson, N. 2007).

Tree Inventory, Assessment & Protection Plan
Parcel Improvements

1540 Neston Way
Page 9

TREE PROTECTION PROCEDURES & RECOMMENDED SEQUENCE:

Required Procedures and Recommended Sequence:

- INSTALL TREE PROTECTION FENCING
 - As indicated on Tree Protection Plan Sheet
 - Install a 3-4-inch layer of coarse mulch or wood chip beneath the dripline of all protected trees. Mulch is to be kept 12” from the trunk.
- DEMOLISH EXISTING STRUCTURES
 - Demolish existing concrete patio and awning structure. Demolition shall be done by hand, no heavy equipment (backhoe etc.).
 - Concrete shall be demolished with a jack hammer and concrete pieces shall be hand loaded.
- STAKE FOR HOME ADDITION BOUNDARIES & BEGIN CONSTRUCTION
- HOME ADDITION FOUNDATION
 - A trench shall be dug by hand in areas as indicated on the Tree Protection Plan sheet for the new foundation.
 - The depth of the trench shall be equal to the depth of excavation required for the new foundation. Any roots encountered 1” in diameter or greater shall be cut cleanly with a sharp tool.
 - Cut roots so that they are outside of the form boards and the cuts are on the tree side of the form.
 - The project arborist should supervise this work.

CONCLUSION

- Plans were submitted to the City of Los Altos for a two – story addition to an existing one – story home.
- Four trees are located on the property. Only one of the four trees meet “protected” size criteria.
- The three trees that are not protected, are all located outside of the project limits.
- The one “protected” tree, a valley oak, is located within the project limits. The tree is in good condition.
- The construction impacts to the “protected” tree, will be low and the tree can be retained.
- The primary impact to the valley oak is a minimal amount of root loss that will occur, from the excavation for the new foundation installation.
- To minimize the impacts to the tree, tree protection measures are specified.
- Excavation for the foundation will occur by hand and any roots 1” in diameter or larger encountered will be cleanly cut to promote proper “callus over” of the root.
- No (or minimal), clearance pruning will be required between tree branches and the new second story roof.
- Recommendations to minimize root loss and help ensure long term health and longevity, are included in this report with specifications detailed in the accompanying Tree Protection Plan sheet T1.

1540 NESTON WAY - LOS ALTOS, CA 94024

INTERIOR REMODEL & ADDITION
NARASIMHAM RESIDENCE



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S. Shivan

ISSUANCES

No.	Description	Date
1	PLANNING SUBMITTAL	03.04.2019
2	PLANNING COMMENTS 1	04.11.2019

Checked By: _____ Checker

ARBORIST REPORT

Drawing Scale: NOT TO SCALE

Job No. SCHEMATIC DESIGN

A-0.4

RECOMMENDATIONS

1. Obtain all necessary permits prior to removing or significantly altering any trees on site.
2. Perform root pruning on tree T1 as necessary during excavation for the new foundation.
3. Ensure that all tree protection requirements for retained trees are executed. Mitigation details are included on the Tree Protection Plan.
4. This report is based on available plan sets. Alterations to the site plan may change the evaluations and recommendations contained in this report.

Respectfully submitted,

Kurt Fouts

Kurt Fouts - ISA Certified Arborist WE0681A



Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 48 inches	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T1	valley oak (Quercus agrifolia)	31" (38" circumference)	Yes	65'x65'	Good	Good	Good	23'	Low (Root loss, foundation excavation)	RT	Excavation for new foundation ranges from 24" (closest) to 30" (furthest) from trunk base point. Major scaffolds appear well attached. Canopy density is slightly less than typical for species. No pests or disease present.
T2	avocado (Persea sp.)	7"	No	12'x11'	Good	Good	Good	7'	None (Outside of project area)	RT	
T3	pitosporum (Pittosporum sp.)	14"	No	15'x15'	Good	Good	Good	12'	None (Outside of project area)	RT	
T4	chamapa (Michelia chamapa)	8"	No	22'x13'	Good	Good	Good	10'	None (Outside of project area)	RT	

APPENDIX B - CRITERIA FOR TREE ASSESSMENT CHART

Following is an explanation of the data used in the tree evaluations. The data is incorporated in the Tree Assessment Chart, Appendix A.

Trunk Diameter and Number of Trunks:

Trunk diameter as measured at 4 feet above grade. The number of trunks refers to a single or multiple trunked tree. Multiple trunks are measured at 4 feet above grade.

Health Ratings:

Good: A healthy, vigorous tree, reasonably free of signs and symptoms of disease

Fair: Moderate vigor, moderate twig and small branch dieback, crown may be thinning and leaf color may be poor

Poor: Tree in severe decline, dieback of scaffold branches and/or trunk, most of foliage from epicormics

Structure Ratings:

Good: No significant structural defects. Growth habit and form typical of the species

Fair: Moderate structural defects that might be mitigated with regular care

Poor: Extensive structural defects that cannot be abated.

Suitability for Preservation Ratings:

Rating factors:

Tree Health: Healthy vigorous trees are more tolerant of construction impacts such as root loss, grading and soil compaction, then are less vigorous specimens.

Structural integrity: Preserved trees should be structurally sound and absent of defects or have defects that can be effectively reduced, especially near structures or high use areas.

Tree Age: Over mature trees have a reduced ability to tolerate construction impacts, generate new tissue and adjust to an altered environment. Young to maturing specimens are better able to respond to change.

Species response: There is a wide variation in the tolerance of individual tree species to construction impacts.

Rating Scale:

Good: Trees in good health and structural condition with potential for longevity on the site

Fair: Trees in fair health and/or with structural defects that may be reduced with treatment procedures.

Poor: Trees in poor health and/or with poor structure that cannot be effectively abated with treatment. Trees can be expected to decline or fail regardless of construction impacts or management. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

Construction Impacts:

Rating Scale:

High: Development elements proposed that are located within the Tree Protection Zone that would severely impact the health and/or stability of the tree. The tree impacts cannot be mitigated without design changes. The tree may be located within the building footprint.

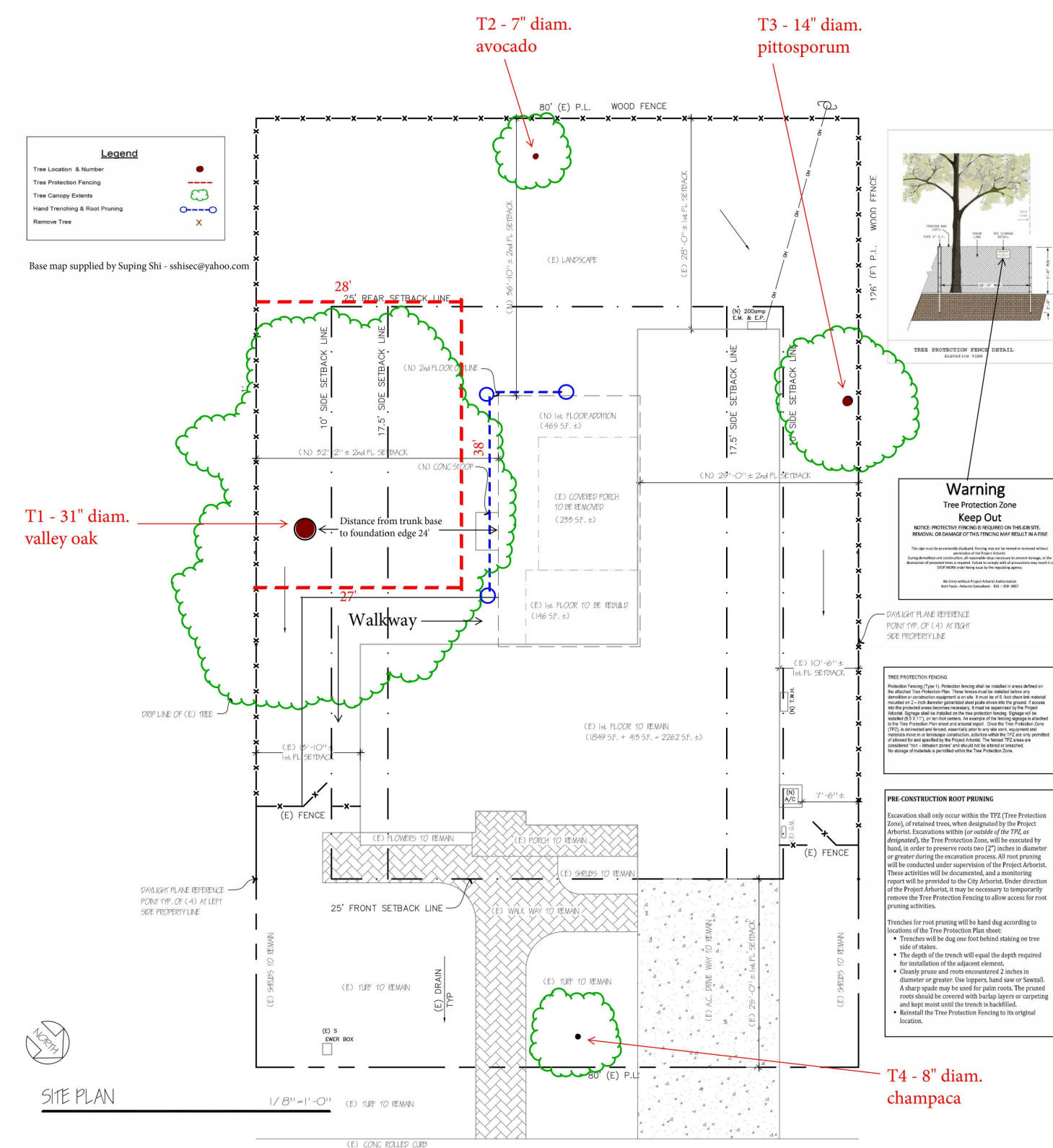
Moderate: Development elements proposed that are located within the Tree Protection Zone that will impact the health and/or stability of the tree and can be mitigated with tree protection treatments.

Low: Development elements proposed that are located within or near the Tree Protection Zone that will have a minor impact on the health of the tree and can be mitigated with tree protection treatments.

None: Development elements will have no impact on the health and stability of the Tree.

Tree Protection Zone (TPZ):

Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, particularly during construction or development.



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Appendix F - TREE PROTECTION GUIDELINES AND RESTRICTIONS

Protecting Trees During Construction:

- 1) Before the start of site work, equipment or materials move in, clearing, excavation, construction, or other work on the site, every tree to be retained shall be securely fenced-off as delineated in approved plans. Such fences shall remain continuously in place for the duration of the work undertaken in connection with the development.
- 2) If the proposed development, including any site work, will encroach upon the tree protection zone, special measures shall be utilized, as approved by the project arborist, to allow the roots to obtain necessary oxygen, water, and nutrients.
- 3) Underground trenching shall avoid the major support and absorbing tree roots of protected trees. If avoidance is impractical, hand excavation undertaken under the supervision of the project arborist may be required. Trenches shall be consolidated to service as many units as possible. Boring/tunneling under roots should be considered as an alternative to trenching.
- 4) Concrete or asphalt paving shall not be placed over the root zones of protected trees, unless otherwise permitted by the project arborist.
- 5) Artificial irrigation shall not occur within the root zone of native oaks, unless deemed appropriate on a temporary basis by the project arborist to improve tree vigor or mitigate root loss.
- 6) Compaction of the soil within the tree protection zone shall be avoided.
- 7) Any excavation, cutting, or filling of the existing ground surface within the tree protection zone shall be minimized and subject to such conditions as the project arborist may impose. Retaining walls shall likewise be designed, sited, and constructed to minimize their impact on protected trees.
- 8) Burning or use of equipment with an open flame near or within the tree protection zone shall be avoided. All brush, earth, and other debris shall be removed in a manner that prevents injury to the tree.
- 9) Oil, gas, chemicals, paints, cement, stucco or other substances that may be harmful to trees shall not be stored or dumped within the tree protection zone of any protected tree, or at any other location on the site from which such substances might enter the tree protection zone of a protected tree.
- 10) Construction materials shall not be stored within the tree protection zone of a protected tree.



Image #3 - Tree T2 - valley oak. Approximate location of new foundation (red line) and minimum distance to base of valley oak trunk.

Project Arborist Duties and Inspection Schedule:

The project arborist is the person(s) responsible for carrying out technical tree inspections, assessment of tree health, structure and risk, arborist report preparation, consultation with designers and municipal planners, specifying tree protection measures, monitoring, progress reports and final inspection.

A qualified project arborist (or firm) should be designated and assigned to facilitate and insure tree preservation practices. He/she/they should perform the following inspections:

Inspection of site: Prior to equipment and materials move in, site work, demolition, landscape construction and tree removal: The project arborist will meet with the general contractor, architect / engineer, and owner or their representative to review tree preservation measures, designate tree removals, delineate the location of tree protection fencing, specify equipment access routes and materials storage areas, review the existing condition of trees and provide any necessary recommendations.

Inspection of site: During excavation or any activities that could affect trees: Inspect site during any activity within the Tree Protection Zones of preserved trees and any recommendations implemented. Assess any changes in the health of trees since last inspection.

Final Inspection of Site: Inspection of site following completion of construction. Inspect for tree health and make any necessary recommendations.

Kurt Fouts shall be the Project Arborist for this project. All scheduled inspections shall include a brief Tree Monitoring report, documenting activities and provided to the City Arborist.

Tree Protection Fencing

Tree Protection fencing shall be installed prior to the arrival of construction equipment or materials. Fence shall be comprised of six-foot chain link fence mounted on eight-foot tall, 1 and 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced on a minimum of 10-foot centers. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

A final inspection by the City Arborist at the end of the project will be required prior to removing any tree protection fencing.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Tree Work Standards and Qualifications

All tree work, removal, pruning, planting, shall be performed using industry standards of workmanship as established in the Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute series, *Safety Requirements in Arboriculture Operations* ANSI Z133-2017,

Contractor licensing and insurance coverage shall be verified.

During tree removal and clearance, sections of the Tree Protection Fencing may need to be temporarily dismantled to complete removal and pruning specifications. After each section is completed, the fencing is to be re-installed.

Trees to be removed shall be cut into smaller manageable pieces consistent with safe arboricultural practices, and carefully removed so as not to damage any surrounding trees or structures. The trees shall be cut down as close to grade as possible. Tree removal is to be performed by a qualified contractor with valid City Business/ State Licenses and General Liability and Workman's Compensation insurance.

As outlined in the City of Los Altos Tree Protection Ordinance (LAMC Chapter 11.08), all trees, regardless of species, that are 48-inches or larger in circumference (approx. 15-inches in diameter) are protected and require a Tree Removal Permit before they can be removed. The purpose of the Tree Protection Ordinance is to preserve and maintain the City's urban forest and rural character by retaining and/or replacing large mature trees when possible and where appropriate.

PROTECTED TREES

1. Any tree that is 48-inches (four feet) or greater in circumference when measured at 48-inches above the ground.
2. Any tree designated by the Historical Commission as a Heritage Tree or any tree under official consideration by the Historical Commission for a Heritage Tree designation. a. All Canary Island Palm trees on Rinconada Court are designated as Heritage Trees.
3. Any tree which was required to be either saved or planted in conjunction with a development review approval (i.e. new two-story house).
4. Any tree located within a public right-of-way.
5. Any tree located on property zoned other than single-family residential.

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided by the appraiser/consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as the quality of any title.
2. The appraiser/consultant can neither guarantee nor be responsible for accuracy of information provided by others.
3. This appraisal/consultant shall not be required to give testimony or to attend court by reason of this appraisal unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire appraisal/evaluation.
5. 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(s) to whom it is addressed without written consent of this appraiser/consultant.
6. This report and the values expressed herein represent the opinion of the appraiser/consultant, and the appraiser/consultant's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches, Diagrams, Graphs, Photos, Etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. We cannot take responsibility for any root defects which could only have been discovered by such an inspection.

CONSULTING 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 risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fall 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 medicine, cannot be guaranteed.

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



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S. G. Grew

ISSUANCES

No.	Description	Date
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Checked By: _____ Checker

ARBORIST REPORT

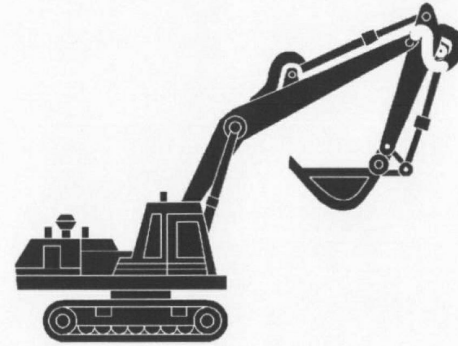
Drawing Scale: NOT TO SCALE

Job No. SCHEMATIC DESIGN

A-0.5

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 hitches and other oily or greasy equipment during rain events.

- Spill Cleanup**
- Clean up spills immediately when they happen.
 - Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, 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 to the State Office of Emergency Services.

Storm water Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, 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 or in a shed or storage cabinet.
 - Schedule grading and excavation projects during dry weather.
 - Use temporary check dams or ditches to divert runoff away from storm drains.
 - Protect storm drains with sandbags or other sediment controls.
 - Re-vegetation is an excellent form of erosion control for any site.
- Landscaping/Garden Maintenance**
- Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. 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.

- Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are piling them for recycling (allowed by San Jose and unconcerned County only). Sweep up any leaves, litter or residue in gutters or on street.
 - In San Jose, leave yard waste for curbside recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.
- Pool/Fountain/Spa Maintenance**
- Draining Pools Or Spas**
- When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute.
- Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
 - If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recirculate water by draining it gradually onto a landscaped area.
 - Do not use copper-based algicides. Control algae with chlorine or other alternatives, such as sodium bromide.
- Filter Cleaning**
- Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
 - If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

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

- Best Management Practices for the**
- Landscapers
 - Gardeners
 - Swimming pool/spa service and repair workers
 - General contractors
 - Home builders
 - Developers
 - Homeowners

General Construction And Site Supervision

Best Management Practices For Construction



- Doing The Job Right**
- General Principals**
- Keep an orderly site and ensure good housekeeping practices are used.
 - Maintain equipment properly.
 - Cover materials when they are not in use.
 - Keep materials away from streets, storm drains and drainage channels.
 - Ensure dust control water doesn't leave site or discharge to storm drains.
- Advance Planning To Prevent Pollution**
- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.
 - Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by installing temporary check dams or berms where appropriate.
 - Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.
- Good Housekeeping Practices**
- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, berms if necessary. Make major repairs off site or near a creek or stream bed.
- Permits**
- 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.
 - Keep materials out of the rain - prevent runoff contamination at the source. Cover exposed earth or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
 - Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.

- Best Management Practices for the**
- General contractors
 - Site supervisors
 - Inspectors
 - Home builders
 - Developers

Storm Drain Pollution from Construction Activities

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

Roadwork and Paving

Best Management Practices for the Construction Industry



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

- Doing The Job Right**
- General Business Practices**
- Develop and implement erosion/sediment control plans for roadway embankments.
 - Schedule excavation and grading work during dry weather.
 - Check for and repair leaking equipment.
 - Perform major equipment repairs at designated areas (your maintenance yard, lot, or other clean) whenever possible and properly dispose of repair materials.
 - 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 asphalt, sawcut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

- 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 settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixer 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 fuels as a lubricant on concrete forms, tools, or trailers.
- Asphalt/Concrete Removal**
- Avoid creating excess dust when breaking asphalt or concrete.
 - After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
 - When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
 - Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump 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 mixer 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 fuels 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 wildlife. 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, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.
 - Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
 - If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sewer, or if you must send it offsite for disposal as 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, Fresh drain, or stream.
 - For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
 - For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
 - Paint 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 assist the wastewater treatment authority in making its decision.
- Recycle/Reuse Leftover Paints Whenever Possible**
- Recycle or donate excess water-based (latex) paints, or return to supplier.
 - Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwhitened 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 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 exempt 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.

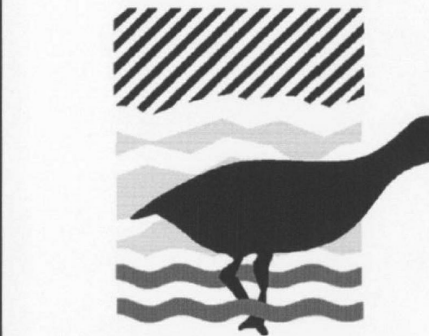
Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

- 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 § 5-5.643)

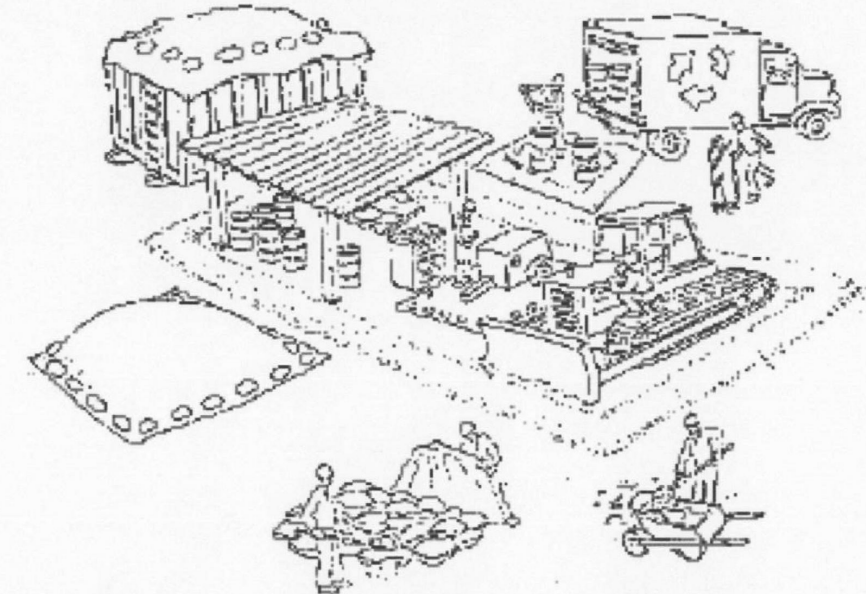
Blueprint for a Clean Bay

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: <i>[Signature]</i> CITY ENGINEER	CITY OF LOS ALTOS	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	CITY ENGINEER	48056	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET	OF SHEETS	DRAWING NO.:

ISSUANCES

No.	Description	Date
1	PLANNING SUBMITTAL	03.04.2019
1	PLANNING COMMENTS 1	04.11.2019

Checked By: Checker

BLUEPRINT GUIDE FOR A CLEAN BAY

Drawing Scale: NOT TO SCALE

Job No. SCHEMATIC DESIGN

ISSUANCES

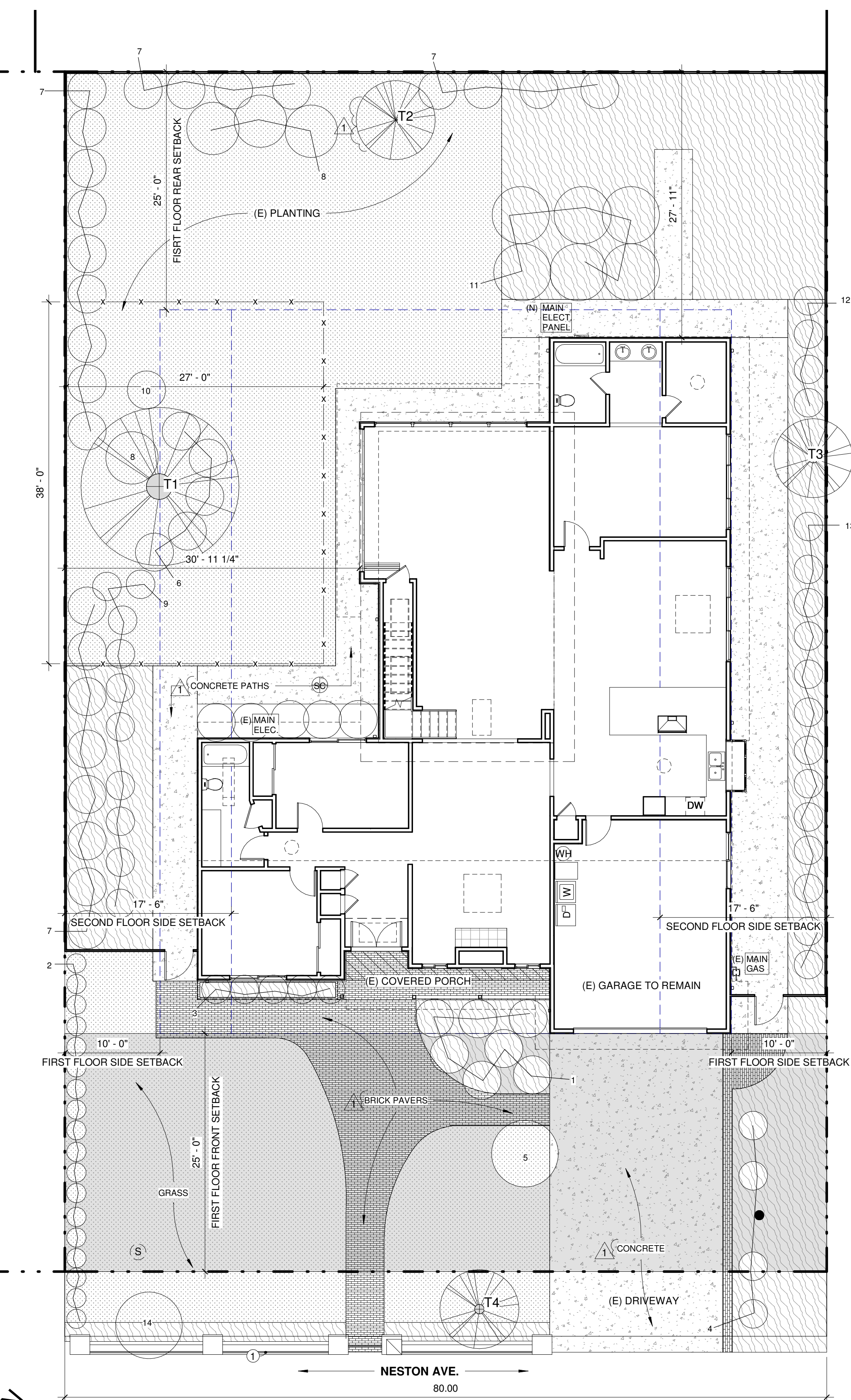
No.	Description	Date
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2	PLANNING COMMENTS 1	04.11.2019

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EXISTING SITE PLAN

Drawing Scale: 1/8" = 1'-0"

Job No. SCHEMATIC DESIGN



FRONT HARDSCAPE - SETBACK AREA: 2,000 SQ.

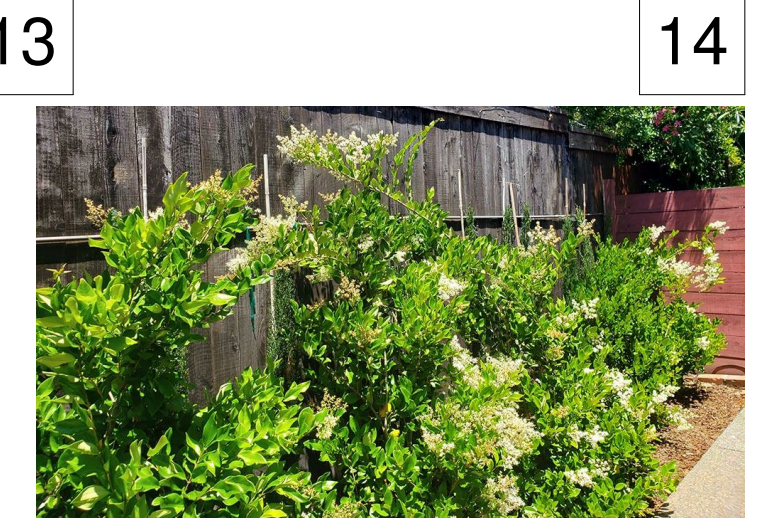
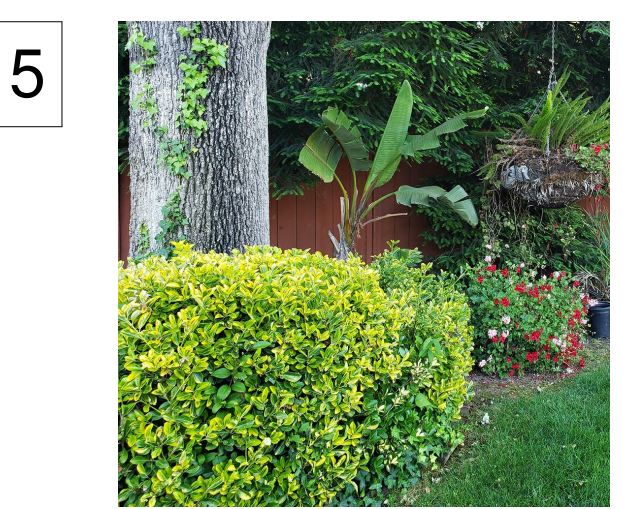
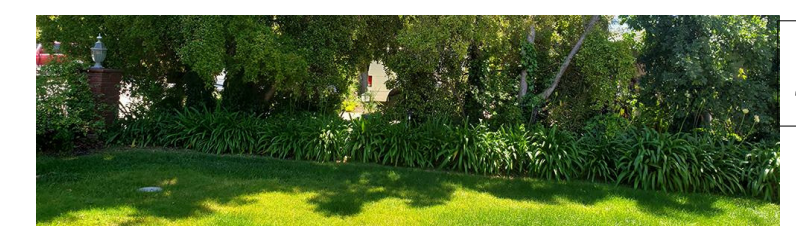
FRONT DRIVEWAY (CONCRETE): 454.17 SQ.	22.70%	36.8%
FRONT PATHWAY (BRICK PAVERS): 281.94 SQ.	14.10%	
FRONT LANDSCAPE AREA (GRASS AND MULCH): 1,263.89	63.20%	

TREE INVENTORY

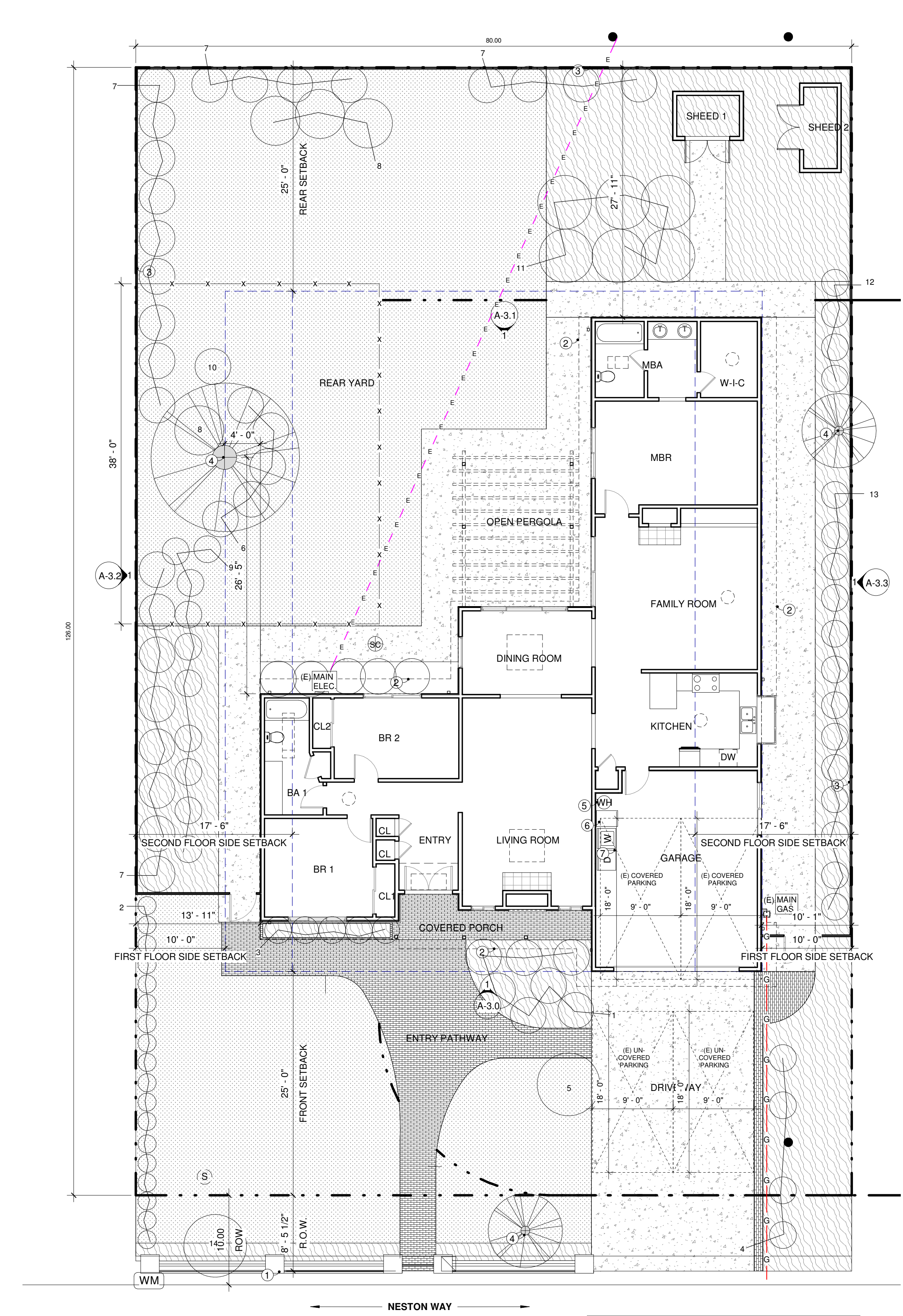
#	TYPE	TYPE	SIZE	CONDITION	STATUS
PROTECTED:					
T1	VALLEY OAK	QUERCUS LOBATA	31" DIAM / 98" CIRM.	GOOD	TO REMAIN
NON PROTECTED					
T2	AVOCADO	PERSEO SP.	7" DIAM.	GOOD	TO REMAIN
T3	PITTIOSPORUM	PITTIOSPORUM SP.	14" DIAM.	GOOD	TO REMAIN
T4	CHAMPACA	MICHELIA CHAMPACA	8" DIAM.	GOOD	TO REMAIN

2 PROPOSED SITE PLAN / LANDSCAPE
1/8" = 1'-0"

- PLANTING SCHEDULE (EXISTING)
- BEARS BREECH *Acanthus mollis*
 - BLUE LILY *Agapanthus*
 - ROSE *Rosa floribunda 'Cherish'*
 - RED AZALEA *Azalea*
 - WEeping FIG *Ficus Benjaminia*
 - CHINESE FIRETHORN *Pyracantha fortuneana*
 - CYPRESS
 - JAPANESE BANANA *Musa basjoo*
 - BEACH SPIDER LILY *Hymenocallis littoralis*
 - GENIUS STORKBILLS - *Zonal geranium*
 - CHEESEWOOD *Japanese Pittosporum*
 - BIOTA *Platycladus Orientalis*
 - JAPANESE PRIVET *Ligustrum Japonicum*
 - CAMPHOR TREE *Cinnamomum Camphora*



15
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13
14

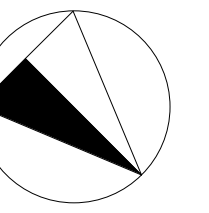


- KEYNOTES**
- (E) 4' H FENCE
 - (E) ROOF OVERHANG
 - (E) FENCE
 - (E) TREES TO REMAIN
 - (E) WAE R HEATER
 - (E) FURNACE
 - (E) LAUNDRY

(E) UTILITIES LEGEND

(E) MAIN ELEC. PANEL	EXISTING ELECTRICAL PANEL
- E - E - E - E -	ELECTRIC LINE - OVERHEAD
(E) MAIN GAS	GAS METER
- G - G - G - G -	GAS LINE
(S)	SEWER CLEAN OUT
WM	WATER METER
●	POLE

1 EXISTING SITE PLAN
1/8" = 1'-0"



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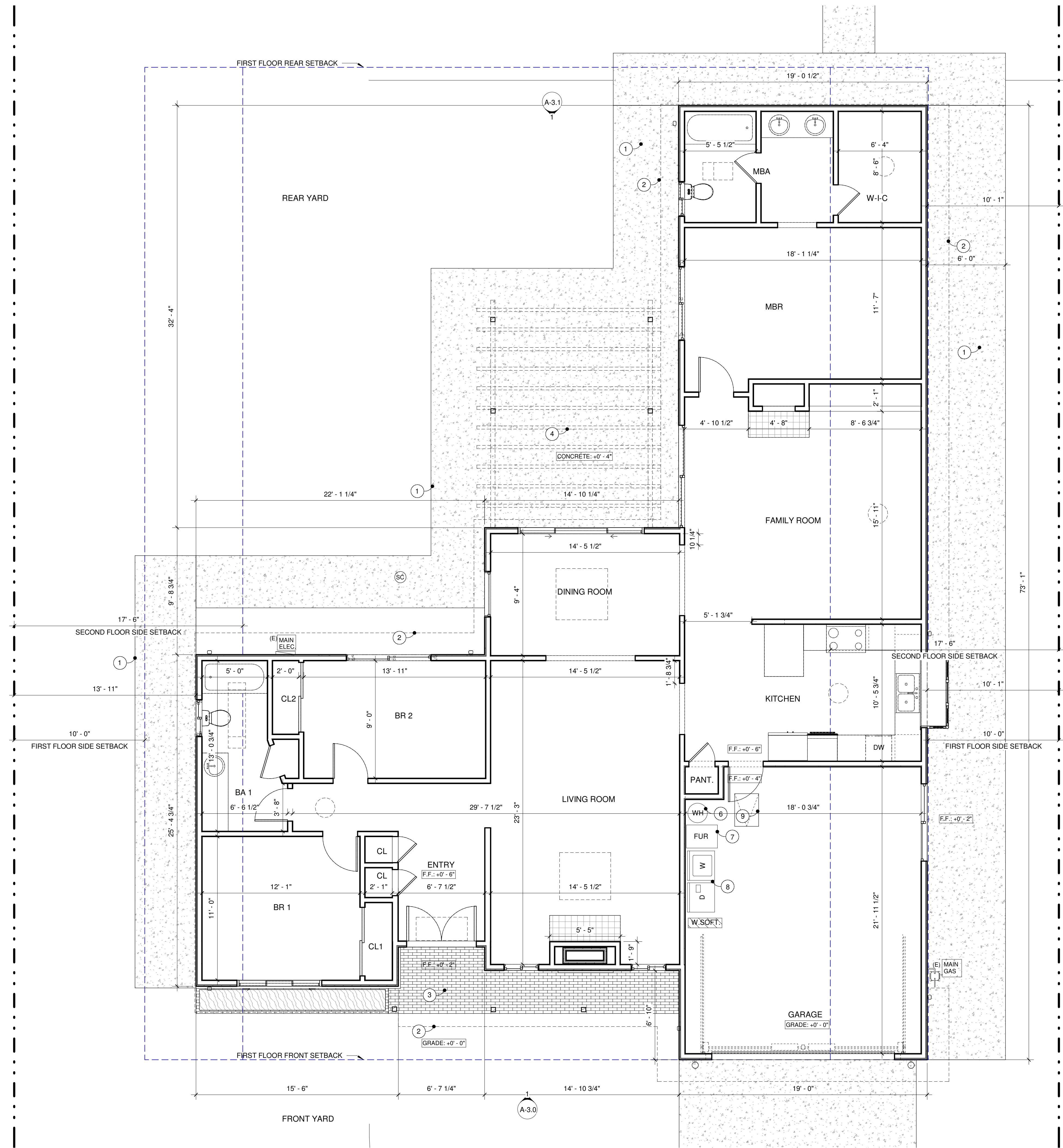
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EXISTING FLOOR PLAN

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

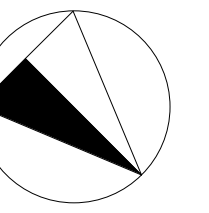
Job No. SCHEMATIC DESIGN

A-1.1



KEYNOTES

- 1 (E) CONCRETE PATHWAYS
- 2 (E) ROOF OVERHANG
- 3 COVERED PORCH: BRICK PAVERS
- 4 (E) OPEN PERGOLA: WOOD OVER CONCRETE FLOOR
- 5 (E) FINISH FLOOR: CARPET OVER CONCRETE SLAB
- 6 (E) WATER HEATER
- 7 (E) FURNACE
- 8 (E) LAUNDRY HOOK-UP AND WATER SOFTENER / FILTER
- 9 (E) ATTIC ACCESS TO REMAIN



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PROPOSED DEMO PLAN

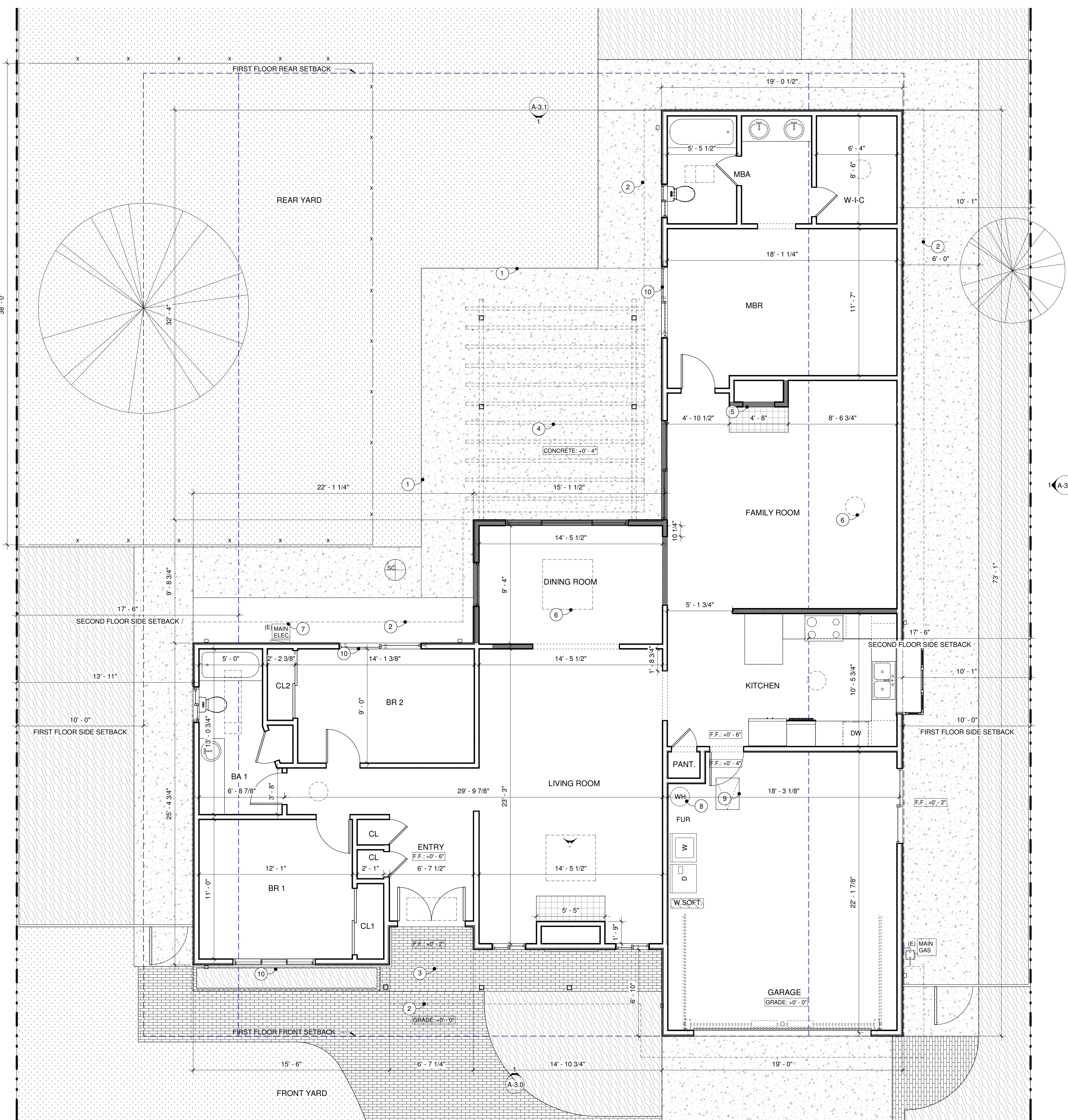
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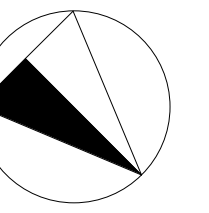
Job No. SCHEMATIC DESIGN

WALL LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED

- KEYNOTES**
- 1 (E) CONCRETE PATHWAYS TO B E REMOVED
 - 2 (E) ROOF OVERHANG
 - 3 COVERED PORCH: BRICK PAVERS TO REMAIN
 - 4 (E) OPEN PERGOLA TO BE REMOVED
 - 5 (E) FIREPLACE TO BE REMOVED
 - 6 (E) SUN TUNEL / SKYLIGHTS TO BE REMOVED
 - 7 (E) ELECTRIC PANEL TO BE RE-LOCATED
 - 8 (E) WATER HEATER
 - 9 (E) ATTIC ACCESS TO REMAIN
 - 10 WINDOWS TO BE REMOVED AND/OR REPLACED





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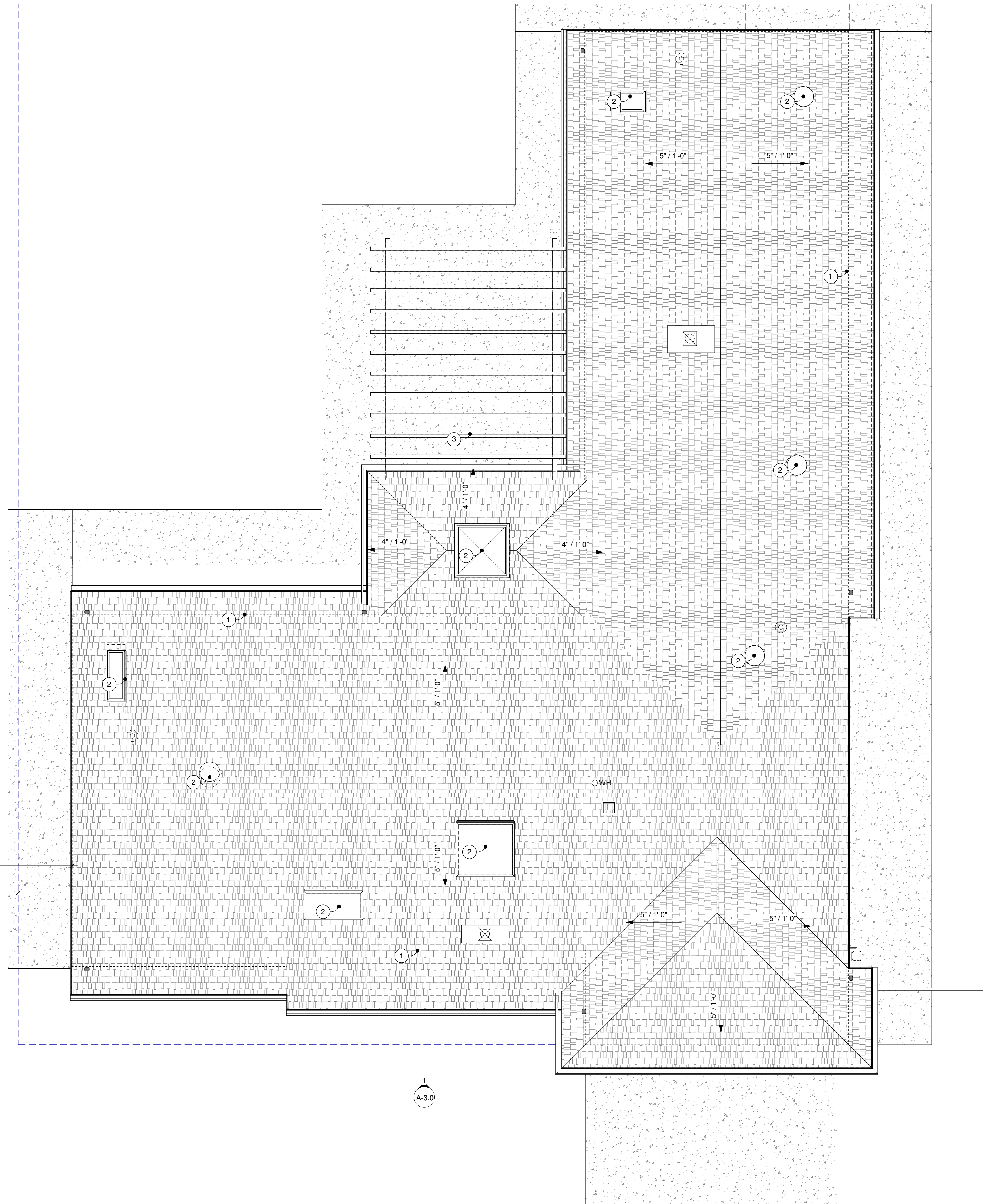
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EXISTING ROOF PLAN

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

Job No. SCHEMATIC DESIGN

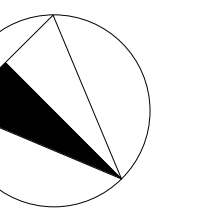
A-2.0



- ROOF LEGEND**
- (E) BATHROOM FAN TERMINATION CAP
 - (E) WHOLE HOUSE FAN TERMINATION CAP
 - PLUMBING VENT
 - FIREPLACE VENT CAP
 - DOWNSPOUT
 - FURNACE VENT

(N) ROOF MATERIAL TO BE CLASS A FIRE RATED ASPHALT SHINGLES

- KEYNOTES**
- HOUSE FOOTPRINT
 - (E) SKYLIGHTS & SUN TUNNELS
 - (E) OPEN PERGOLA



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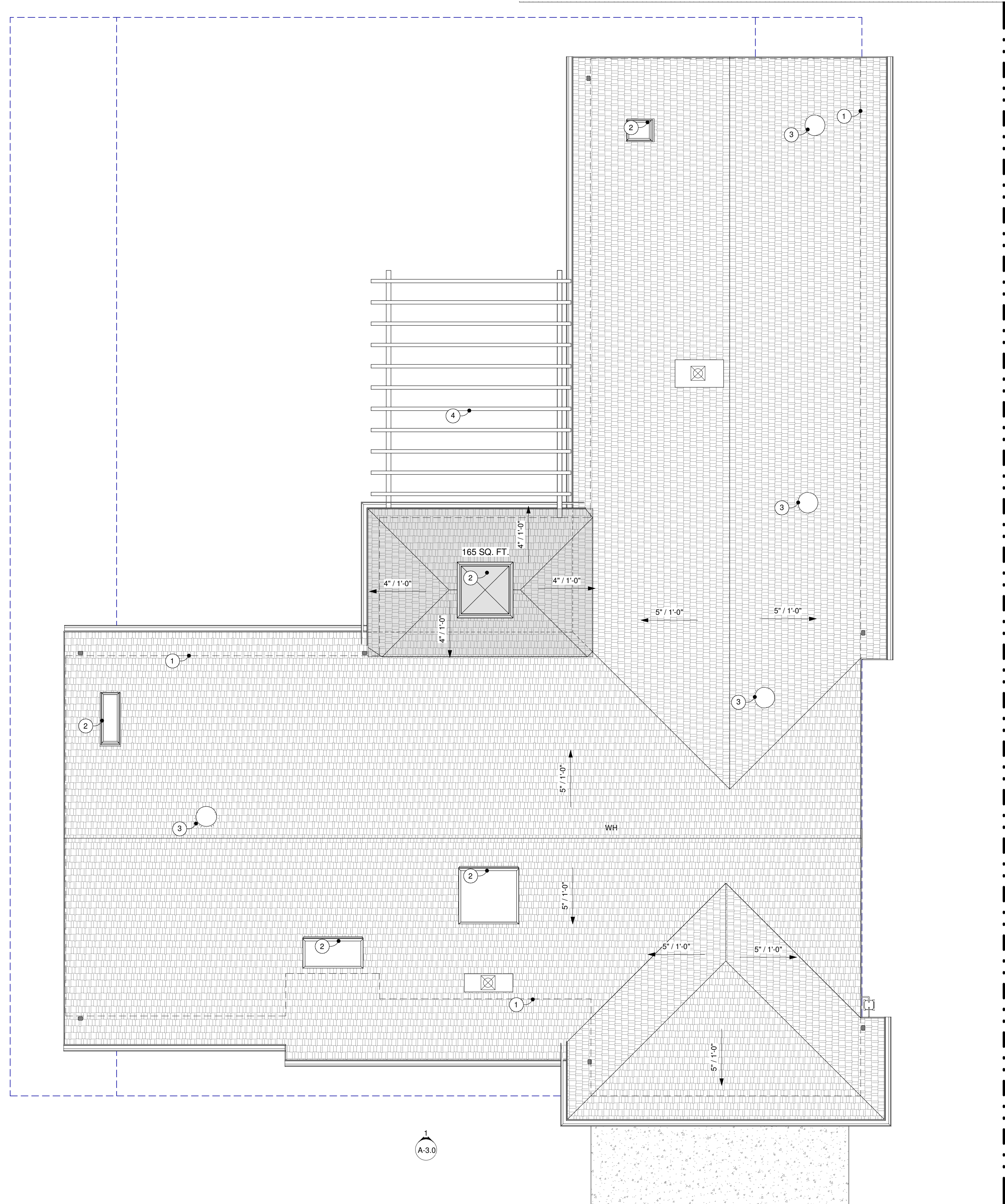
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PROPOSED
ROOF DEMO
PLAN

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

Job No. SCHEMATIC DESIGN

A-2.1



A-3.2

A-3.3

ROOF LEGEND

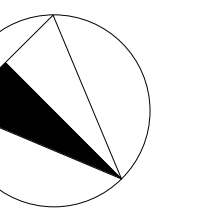
	(E) BATHROOM FAN TERMINATION CAP
	(E) WHOLE HOUSE FAN TERMINATION CAP
	PLUMBING VENT
	FIREPLACE VENT CAP
	DOWNSPOUT
	FURNACE VENT

ROOF DEMOLITION CALCULATION

TOTAL ROOF AREA (INCLUDING OVERHANG): 2,795 SQ. FT.	
	TOTAL ROOF TO REMAIN 2,630 SQ. FT.
	TOTAL ROOF TO BE REMOVED: 165 SQ. FT.
TOTAL % OF ROOF TO BE REMOVED: 5.9%	

(E) ROOF MATERIAL IS CLASS A FIRE RATED ASPHALT SHINGLES

- HOUSE FOOTPRINT
- SKYLITHGS
- SUN TUNELS
- OPEN PERGOLA



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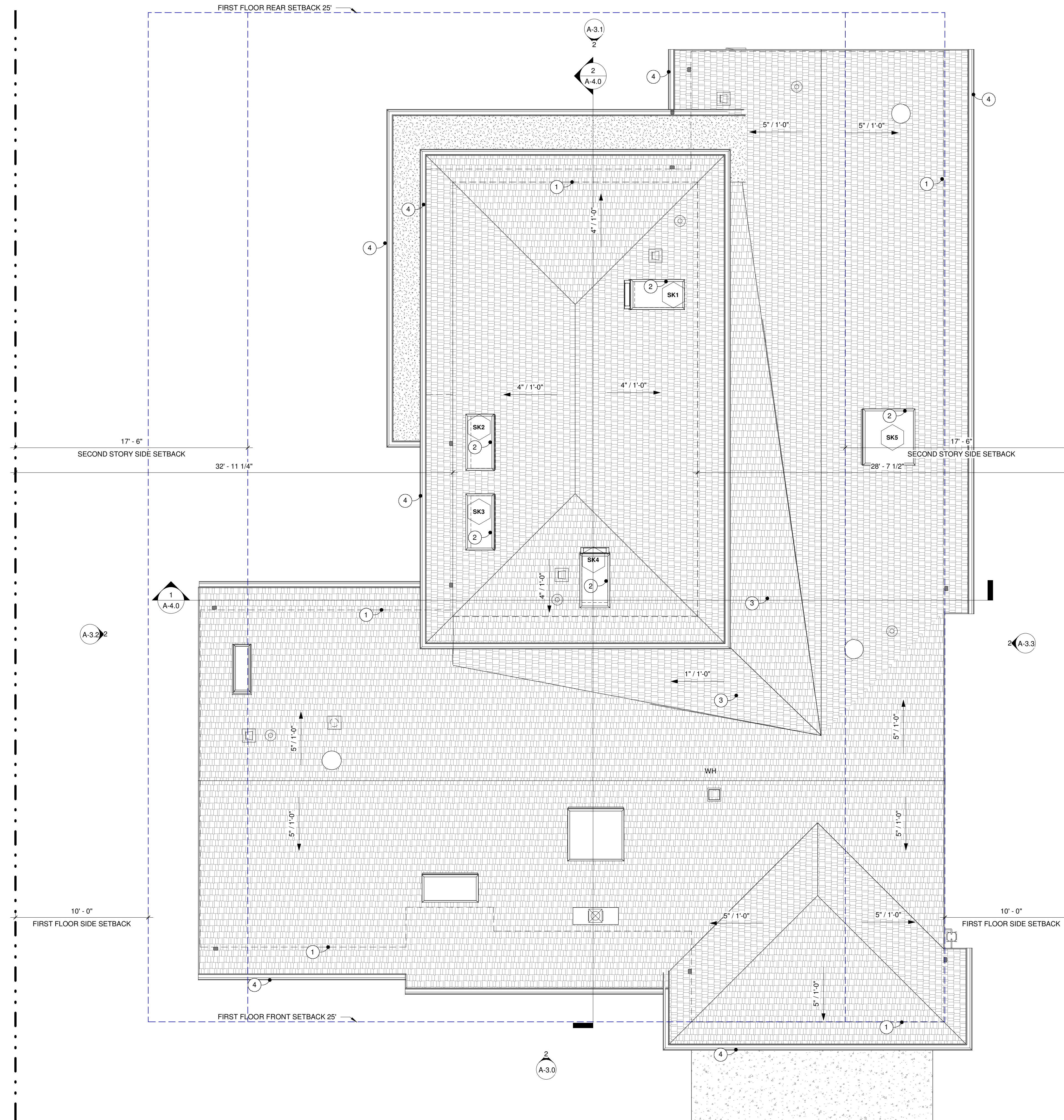
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PROPOSED
ROOF PLAN

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

Job No. SCHEMATIC DESIGN

A-2.2

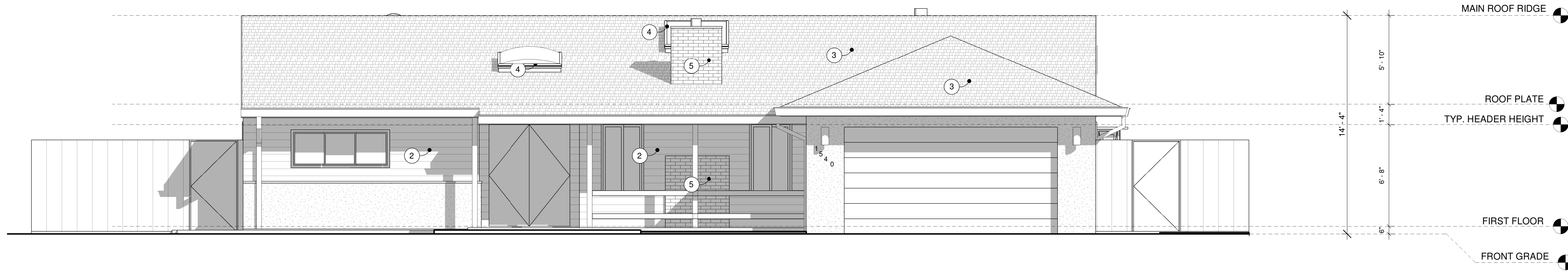


ROOF LEGEND

	(E) BATHROOM FAN TERMINATION CAP
	(E) WHOLE HOUSE FAN TERMINATION CAP
	PLUMBING VENT
	FIREPLACE VENT CAP
	DOWNSPOUT
	FURNACE VENT

(N) ROOF MATERIAL TO BE CLASS A FIRE RATED ASPHALT SHINGLES

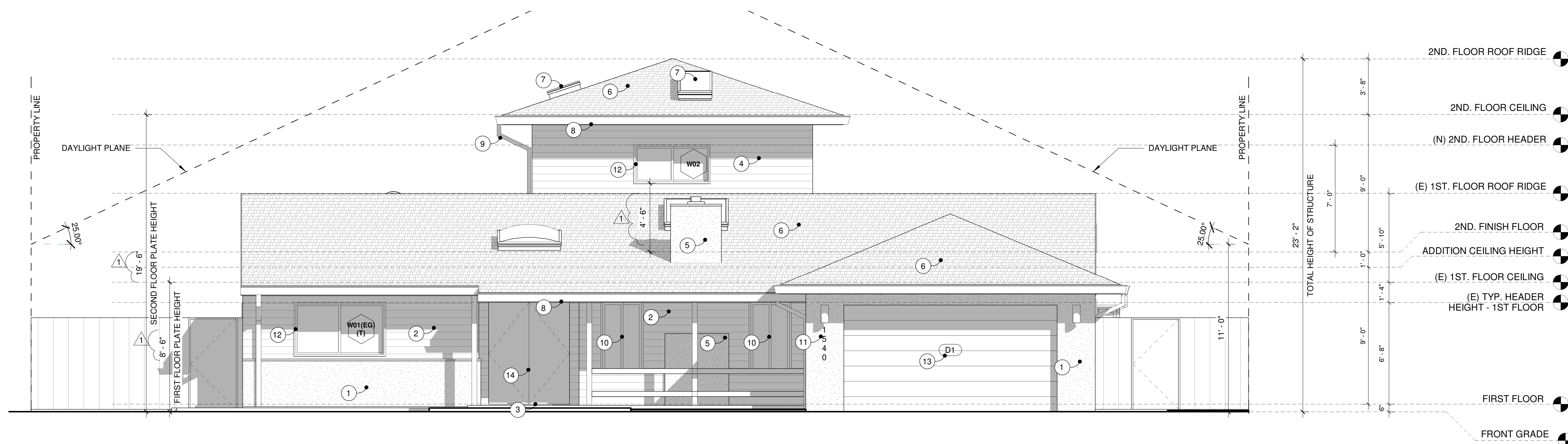
- ① HOUSE FOOTPRINT
- ② NEW SKYLIGHTS
- ③ NEW CALIFORNIA ROOF FRAMING. SEE STRUCTURAL DRAWINGS FOR DETAILS.
- ④ NEW GUTTERS: 5" ALUMINUM SQUARE PROFILE
- ⑤



KEYNOTES

- 1 (E) STUCCO FINISH
- 2 (E) SIDING
- 3 (E) ROOF MATERIAL: ASPHALT SHINGLES
- 4 (N) SKYLIGHTS
- 5 (E) BRICK FINISH AT FIREPLACE CHIMNEY

1 EXISTING NORTH-WEST ELEVATION
1/4" = 1'-0"



KEYNOTES

- 1 (E) STUCCO TO REMAIN, PAINTED KM HLS4254 'MAYBECK MUSLIN'
- 2 (E) SIDING TO BE PAINTED: KM 4559 'MINK'
- 3 EXTERIOR LANDINGS AT EXTERIOR DOORS SHALL NOT BE MORE THAN 7.75" BELOW THE TOP OF THE DOOR THRESHOLD. 2016 CRC R311.3.2
- 4 (N) SIDING AT SECOND FLOOR ADDITION: PAINTED KM 4559 'MINK' TO MATCH EXISTING
- 5 (N) STUCCO FINISH AT FIREPLACE CHIMNEY TO MATCH EXISTING
- 6 (N) ROOF MATERIAL: ASPHALT SHINGLES. MODEL: GAF - TIMBERLINE 'AMERICAN HARVEST' COLOR APPALACHIAN SKY
- 7 (N) SKYLIGHTS
- 8 (N) GUTTERS
- 9 (N) DOWNSPOUTS
- 10 (E) WINDOWS AND DOORS TO REMAIN
- 11 BUILDING ADDRESS NUMBER, LOCATED ON FRONT / STREET FACING EXTERIOR GARAGE WALL. NUMBERS SHALL BE METAL, BLACK FINISH CONTRASTING AGAINST HOUSE COLOR AND SHALL BE MINIMUM 4" HIGH WITH A MIN. STROKE WIDTH OF .5" CFC SECTION 505.1
- 12 (N) WINDOWS EXTERIOR FINISH: WHITE VINYL - TO MATCH EXISTING
- 13 (N) GARAGE DOOR: CLOPAY CLASSIC 1 LAYER 25 GAUGE, STEEL FRAME. PAINTED: KM4918 SPLIT ROCK
- 14 (E) ENTRY DOOR TO BE PAINTED: KM4918 SPLIT ROCK

2 PROPOSED NORTH-WEST ELEVATION
1/4" = 1'-0"



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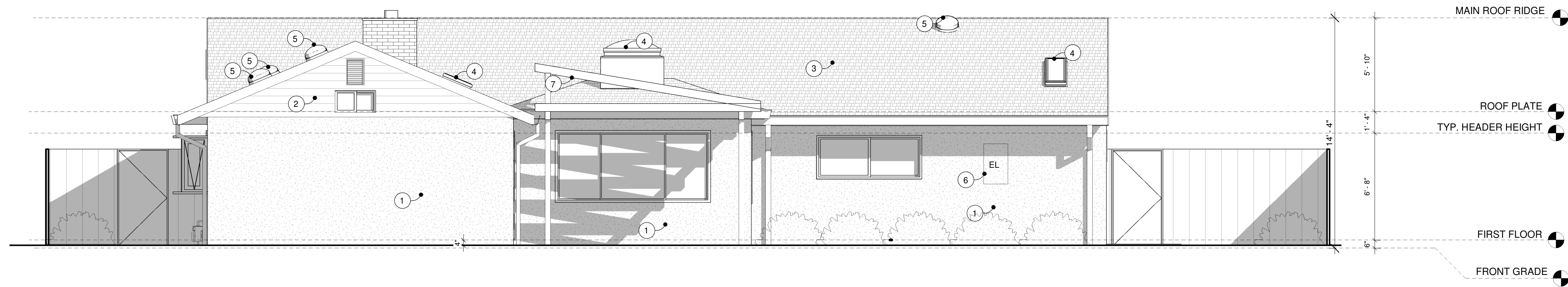
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EXISTING & PROPOSED ELEVATIONS

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

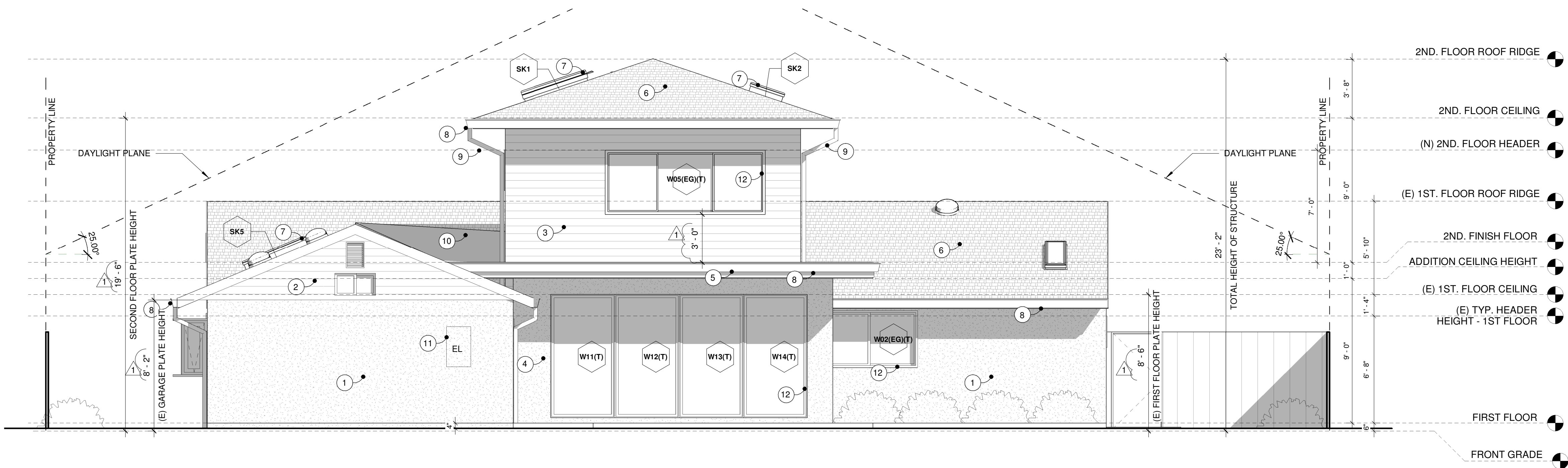
Job No. SCHEMATIC DESIGN



KEYNOTES

- 1 (E) STUCCO FINISH
- 2 (E) SIDING
- 3 (E) ROOF MATERIAL: ASPHALT SHINGLES
- 4 (E) SKYLIGHTS
- 5 (E) SUNTUNELS
- 6 (E) ELECTRIC METER TO BE RELOCATED
- 7 (E) OPEN PERGOLA TO BE REMOVED

1 EXISTING SOUTH-EAST ELEVATION
1/4" = 1'-0"



KEYNOTES

- 1 (E) STUCCO TO REMAIN, PAINTED KM HLS4254 'MAYBECK MUSLIN'
- 2 (E) SIDING TO PAINTED: KM 4559 'MINK'
- 3 (N) SIDING AT SECOND FLOOR ADDITION: PAINTED KM 4559 'MINK'. TO MATCH EXISTING
- 4 (N) FLAT ROOF
- 5 (N) ROOF MATERIAL: ASPHALT SHINGLES, MODEL: GAF - 'TIMBERLINE' 'AMERICAN HARVEST' COLOR 'APPALACHIAN SKY'
- 6 (N) SKYLIGHTS
- 7 (N) GUTTERS
- 8 (N) DOWNSPOUTS
- 9 CALIFORNIA ROOF FRAMING
- 10 (N) ELECTRIC PANEL (RELOCATED)
- 11 (N) WINDOWS EXTERIOR FINISH: WHITE VINYL - TO MATCH EXISTING
- 12 (N) WINDOWS EXTERIOR FINISH: WHITE VINYL - TO MATCH EXISTING

2 PROPOSED SOUTH-EAST ELEVATION
1/4" = 1'-0"



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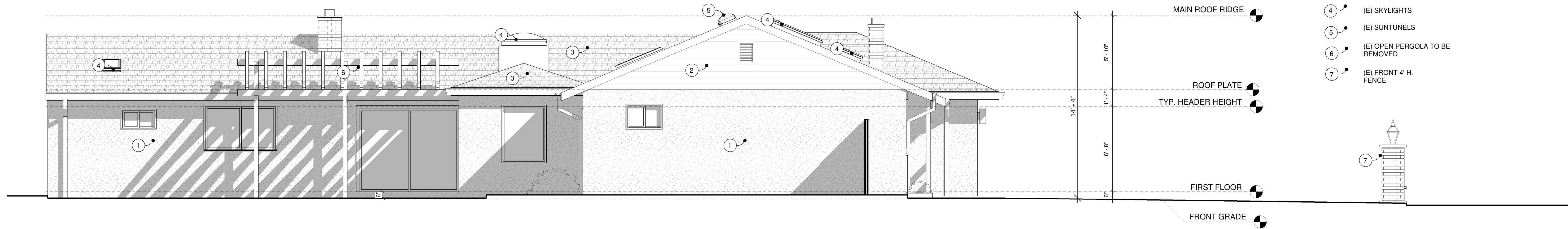
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EXISTING & PROPOSED ELEVATIONS

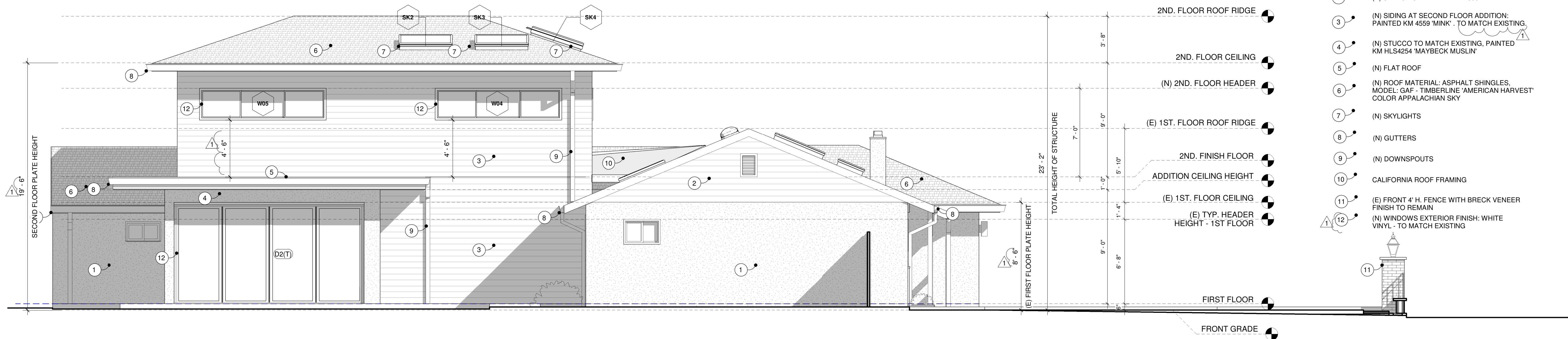
Drawing Scale: 1/4" = 1'-0"

Job No. SCHEMATIC DESIGN



- KEYNOTES**
- ① (E) STUCCO FINISH
 - ② (E) SIDING
 - ③ (E) ROOF MATERIAL: ASPHALT SHINGLES
 - ④ (E) SKYLIGHTS
 - ⑤ (E) SUNTUNELS
 - ⑥ (E) OPEN PERGOLA TO BE REMOVED
 - ⑦ (E) FRONT 4' H. FENCE

1 EXISTING NORTH EAST ELEVATION
1/4" = 1'-0"



- KEYNOTES**
- ① (E) STUCCO TO REMAIN, PAINTED KM HLS4254 'MAYBECK MUSLIN'
 - ② (E) SIDING TO PAINTED: KM 4559 'MINK'
 - ③ (N) SIDING AT SECOND FLOOR ADDITION: PAINTED KM 4559 'MINK' . TO MATCH EXISTING.
 - ④ (N) STUCCO TO MATCH EXISTING, PAINTED KM HLS4254 'MAYBECK MUSLIN'
 - ⑤ (N) FLAT ROOF
 - ⑥ (N) ROOF MATERIAL: ASPHALT SHINGLES, MODEL: GAF - TIMBERLINE 'AMERICAN HARVEST' COLOR APPALACHIAN SKY
 - ⑦ (N) SKYLIGHTS
 - ⑧ (N) GUTTERS
 - ⑨ (N) DOWNSPOUTS
 - ⑩ CALIFORNIA ROOF FRAMING
 - ⑪ (E) FRONT 4' H. FENCE WITH BRECK VENEER FINISH TO REMAIN
 - ⑫ (N) WINDOWS EXTERIOR FINISH: WHITE VINYL - TO MATCH EXISTING

2 PROPOSED NORTH-EAST ELEVATION
1/4" = 1'-0"



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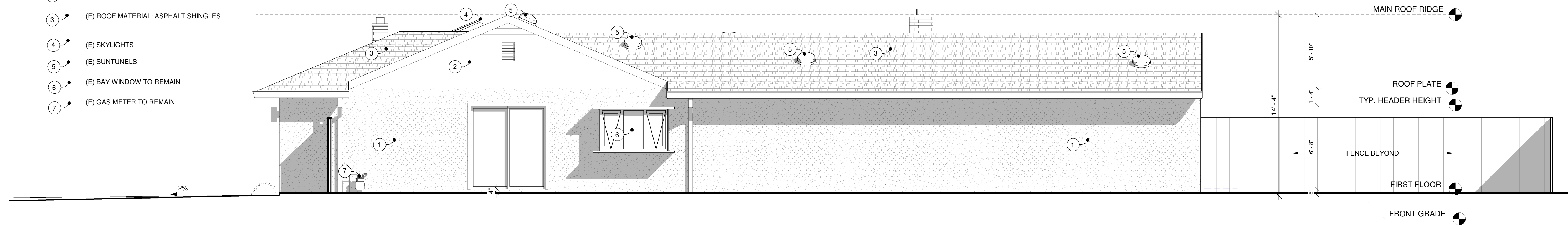
EXISTING & PROPOSED ELEVATIONS

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

Job No. SCHEMATIC DESIGN

KEYNOTES

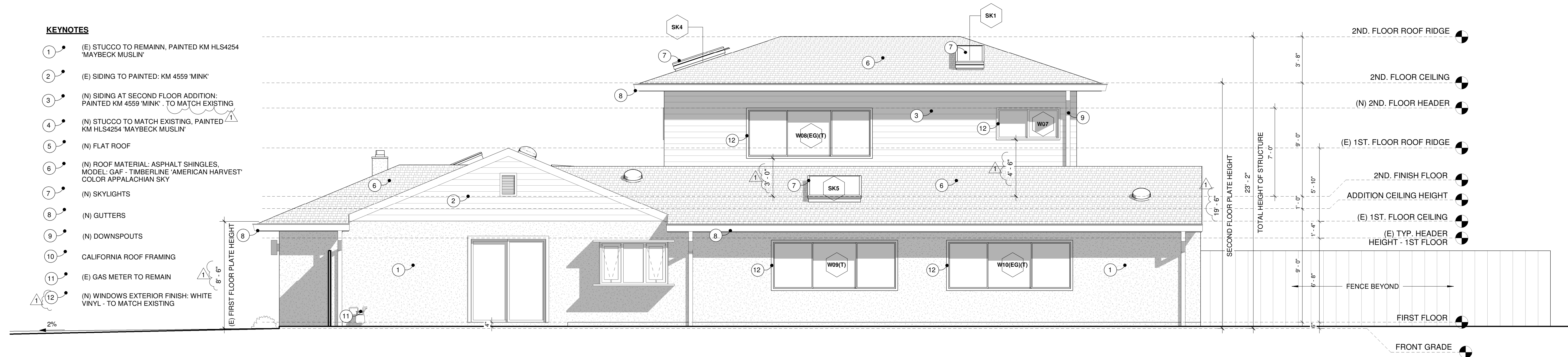
- 1 (E) STUCCO FINISH
- 2 (E) SIDING
- 3 (E) ROOF MATERIAL: ASPHALT SHINGLES
- 4 (E) SKYLIGHTS
- 5 (E) SUNTUNNELS
- 6 (E) BAY WINDOW TO REMAIN
- 7 (E) GAS METER TO REMAIN



1 EXISTIN SOUTH-WEST ELEVATION
1/4" = 1'-0"

KEYNOTES

- 1 (E) STUCCO TO REMAIN, PAINTED KM HLS4254 'MAYBECK MUSLIN'
- 2 (E) SIDING TO PAINTED: KM 4559 'MINK'
- 3 (N) SIDING AT SECOND FLOOR ADDITION: PAINTED KM 4559 'MINK' TO MATCH EXISTING
- 4 (N) STUCCO TO MATCH EXISTING, PAINTED KM HLS4254 'MAYBECK MUSLIN'
- 5 (N) FLAT ROOF
- 6 (N) ROOF MATERIAL: ASPHALT SHINGLES, MODEL: GAF - TIMBERLINE 'AMERICAN HARVEST' COLOR APPALACHIAN SKY
- 7 (N) SKYLIGHTS
- 8 (N) GUTTERS
- 9 (N) DOWNSPOUTS
- 10 CALIFORNIA ROOF FRAMING
- 11 (E) GAS METER TO REMAIN
- 12 (N) WINDOWS EXTERIOR FINISH: WHITE VINYL - TO MATCH EXISTING



2 PROPOSED SOUTH-WEST ELEVATION
1/4" = 1'-0"



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1	PLANNING SUBMITTAL	03.04.2019
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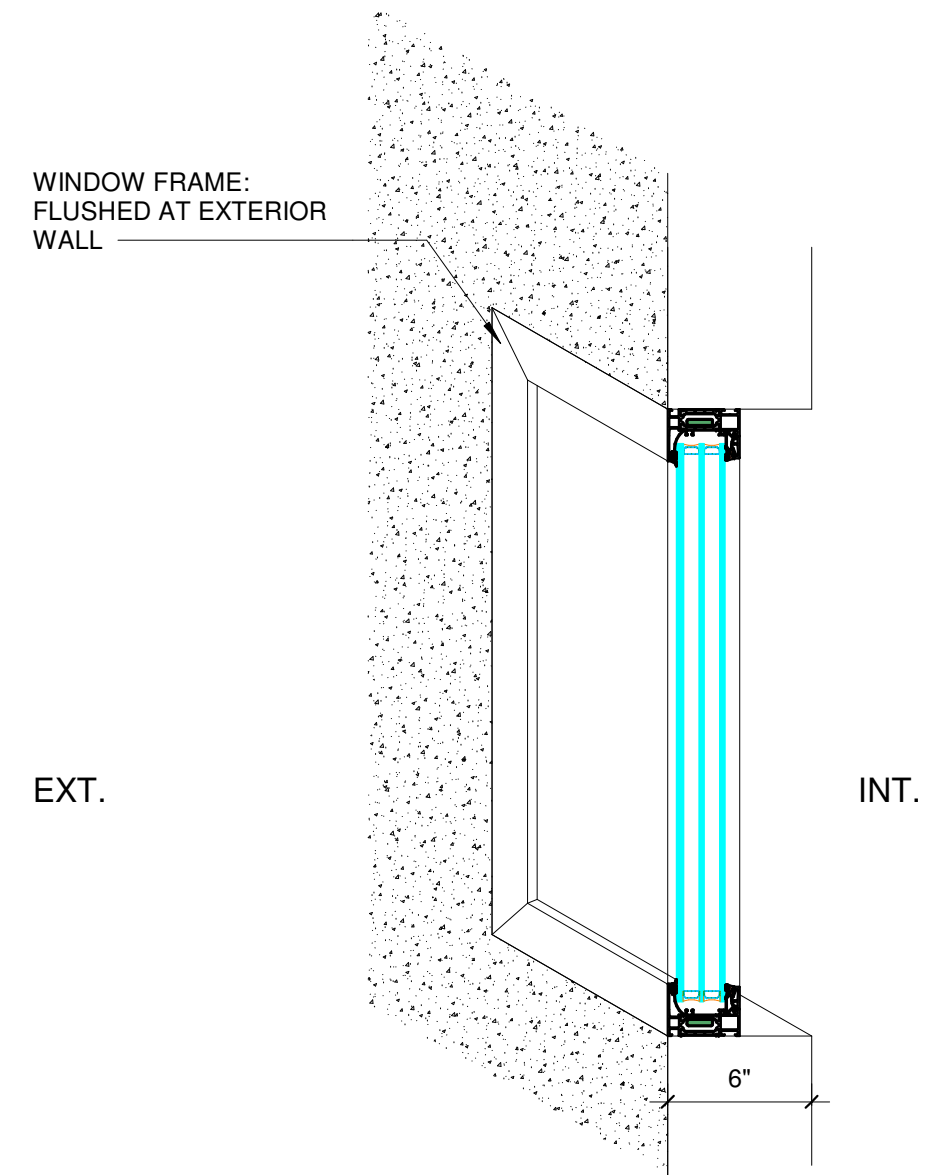
Checked By: _____ Checker

EXISTING &
PROPOSED
ELEVATIONS

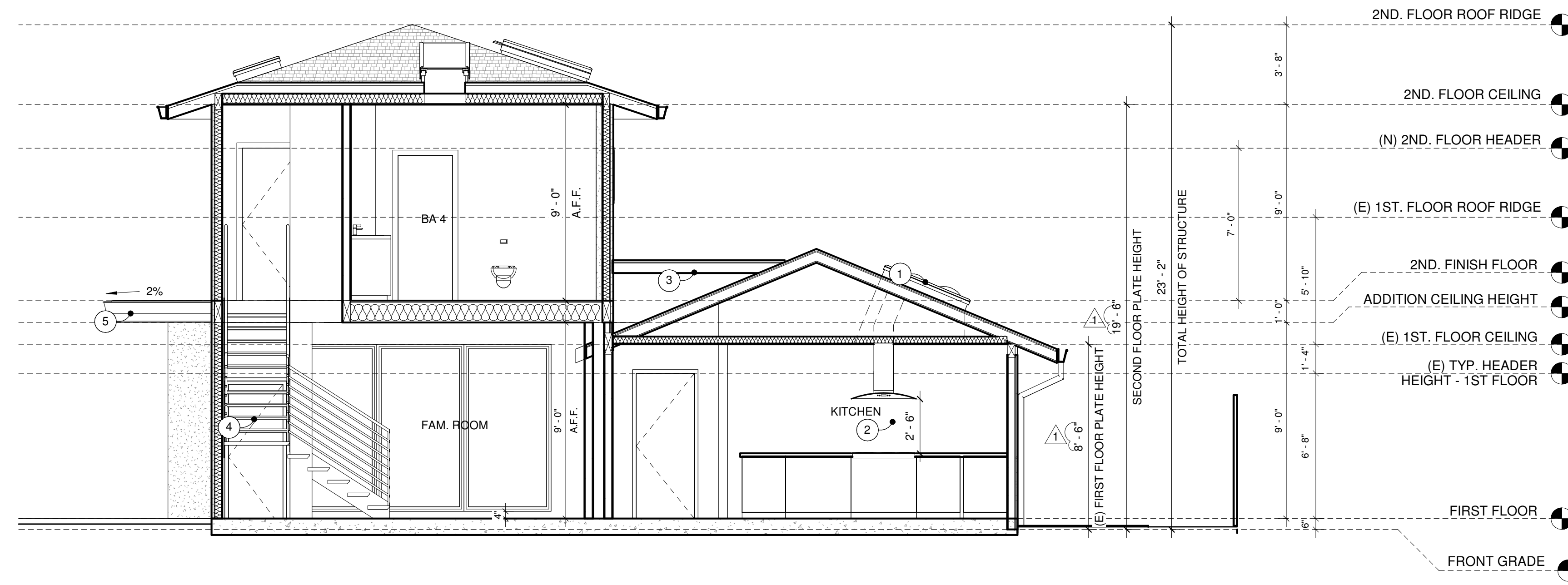
Drawing Scale: 1/4" = 1'-0"

Job No. SCHEMATIC DESIGN

A-3.3



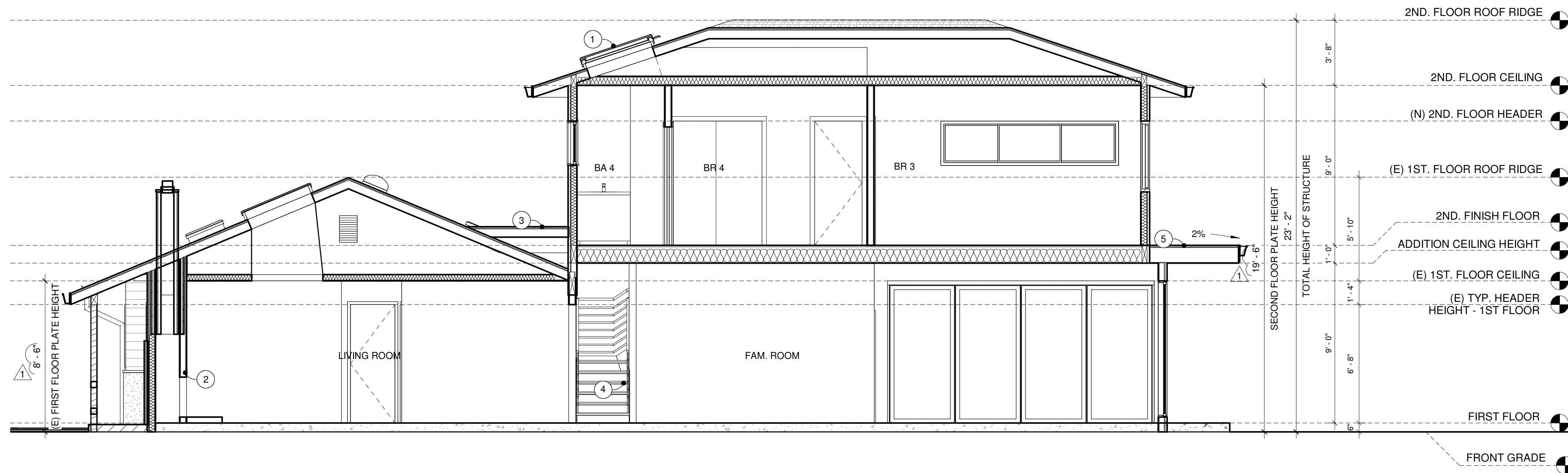
3 TYP. WINDOW SILL 3D
1 1/2" = 1'-0"



1 SECTION A-A
1/4" = 1'-0"

KEYNOTES

- 1 (N) SKYLIGHT
- 2 (N) KITCHEN HOOD
- 3 CALIFORNIA ROOF FRAMING
- 4 STAIRCASE: WOOD FRAMING: SEE STRUCTURAL DRAWINGS
- 5 (N) FLAT ROOF



2 SECTION B-B
1/4" = 1'-0"

KEYNOTES

- 1 (N) SKYLIGHT
- 2 (E) FIREPLACE TO REMAIN
- 3 CALIFORNIA ROOF FRAMING
- 4 STAIRCASE: WOOD FRAMING: SEE STRUCTURAL DRAWINGS
- 5 (N) FLAT ROOF

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INTERIOR REMODEL & ADDITION
NARASIMHAM RESIDENCE



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/ 408.726.0017

S. Swamy

ISSUANCES

No.	Description	Date
1	PLANNING SUBMITTAL	03.04.2019
2	PLANNING COMMENTS 1	04.11.2019

Checked By: _____ Checker

SECTIONS

Drawing Scale: As indicated

Job No. SCHEMATIC DESIGN

A-4.0