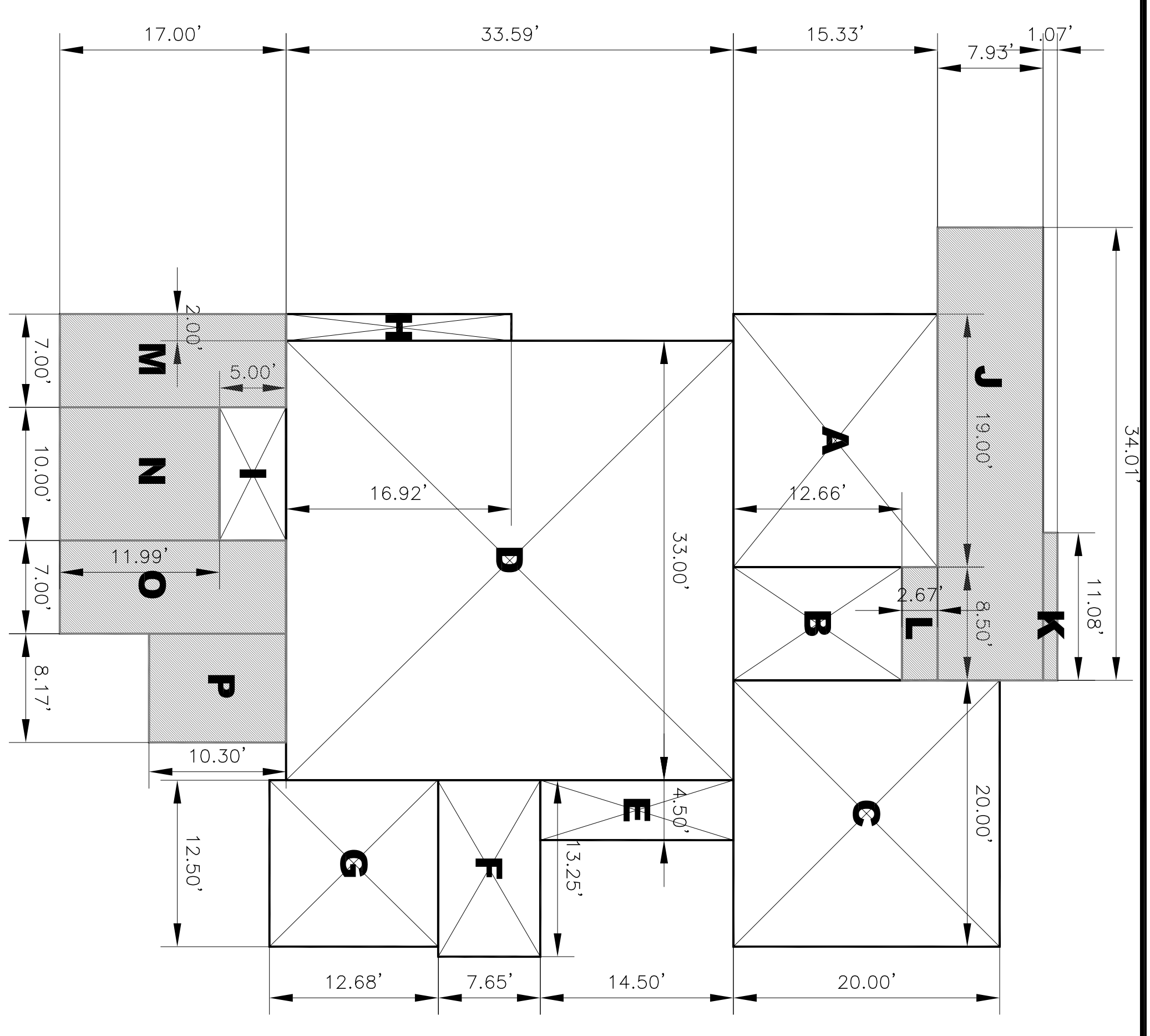
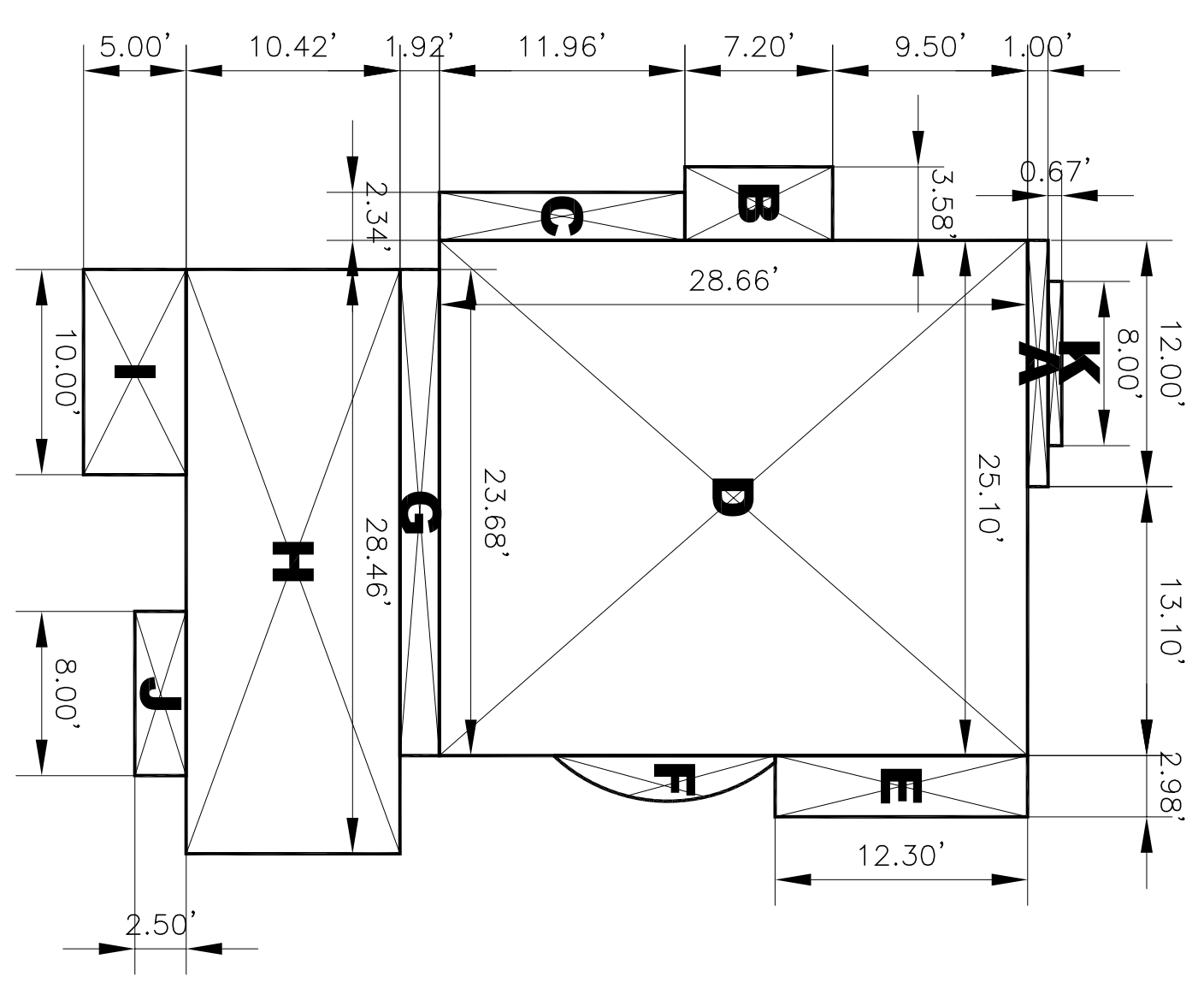


BASEMENT PLAN
SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

AREA CALCULATIONS

FIRST FLOOR PLAN

| SECTION | LENGTH | X | WIDTH | AREA |
|-------------------|--------|-------|----------|-----------------|
| A | 19 | 15.33 | 291.27 | |
| B | 12.66 | 8.5 | 107.61 | |
| C | 20 | 20 | 400 | |
| D | 33 | 33.59 | 1108.47 | |
| E | 14.5 | 4.5 | 65.25 | |
| F | 13.25 | 7.65 | 101.3625 | |
| G | 12.5 | 12.68 | 158.5 | |
| H | 16.9 | 2 | 33.8 | |
| I | 10 | 5 | 50 | |
| TOTAL AREA | | | | 2316.283 |

FIRST FLOOR PLAN LOT COVERAGE: (NOT IN F.A.R.)

| SECTION | LENGTH | X | WIDTH | AREA |
|-------------------|--------|------|----------|-----------------|
| J | 34.01 | 7.93 | 269.6993 | |
| K | 11.08 | 1.07 | 11.8556 | |
| L | 8.5 | 2.67 | 22.895 | |
| M | 17 | 7 | 119 | |
| N | 11.9 | 10 | 119 | |
| O | 17 | 7 | 119 | |
| P | 10.3 | 8.17 | 84.151 | |
| TOTAL AREA | | | | 745.4009 |

AREA CALCULATIONS

SECOND FLOOR PLAN

| SECTION | LENGTH | X | WIDTH | AREA |
|-------------------|--------|-------|----------|-----------------|
| A | 12 | 1 | 12 | |
| B | 7.2 | 3.58 | 25.776 | |
| C | 11.96 | 2.34 | 27.9864 | |
| D | 25.1 | 28.66 | 719.366 | |
| E | 12.3 | 2.98 | 36.654 | |
| F | * | * | 16 | |
| G | 23.68 | 1.92 | 45.4656 | |
| H | 28.46 | 10.42 | 296.5532 | |
| I | 10 | 5 | 50 | |
| J | 8 | 2.5 | 20 | |
| K | 8 | 0.67 | 5.36 | |
| TOTAL AREA | | | | 1255.161 |

BASEMENT FLOOR PLAN (NOT IN F.A.R.):

| SECTION | LENGTH | X | WIDTH | AREA |
|-------------------|--------|-------|---------|---------------|
| A | 17 | 2.67 | 45.39 | |
| B | 15.33 | 2 | 30.66 | |
| C | 46.26 | 25.96 | 1200.91 | |
| D | * | * | 62.4 | |
| E | 16.92 | 2 | 33.84 | |
| F | 10 | 5 | 50 | |
| TOTAL AREA | | | | 1423.2 |

TOTAL HABITABLE LIVING AREA

TOTAL FLOOR AREA

TOTAL LOT COVERAGE

| |
|--------|
| 2316.2 |
| 1255.1 |
| 1423.2 |
| 4994.5 |
| 2316.2 |
| 1255.1 |
| 3571.3 |
| 2316.2 |
| 745.2 |
| 3061.4 |

FLOOR AREA & COVERAGE CALCULATION DIAGRAMM

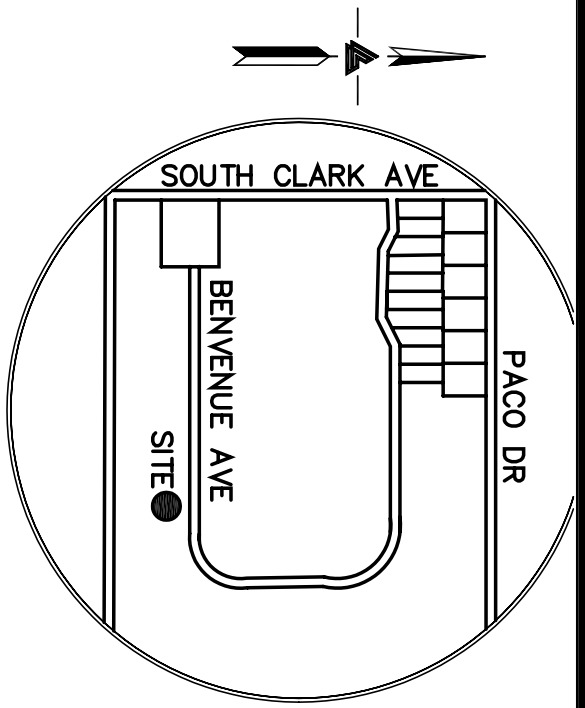
KIM RESIDENCE
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LOS ALTOS, CA 94024

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|----------|----|
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| | |
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| | |



VICINITY MAP
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- - - BUILDING OVERHANG LINE
- - - SANITARY SEWER LINE
- - - ELECTRIC TELEPHONE CATV OVERHEAD LINE
- - - CATV AND ELECTRIC OVERHEAD LINE
- - - TELEPHONE OVERHEAD LINE
- - - FENCE LINE
- - - FLOW LINE
- - - FINISH FLOOR
- - - FLOW LINE
- - - ROOF PEAK
- - - TOP OF SLAB
- - - JOINT POLE
- - - AREA DRAIN
- - - CLEANOUT
- - - ELECTRIC METER
- - - GAS METER
- - - SANITARY SEWER CLEANOUT
- - - (E) BUILDING AREA

NOTES

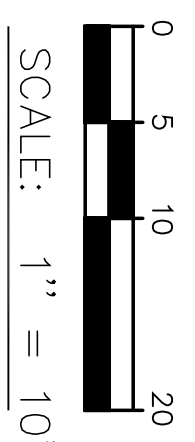
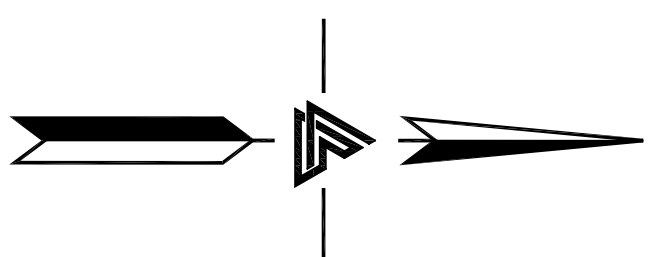
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

EASEMENT NOTE

ALL EASEMENTS SHOWN PER TITLE REPORT ISSUED BY CORNERSTONE TITLE COMPANY ORDER NUMBER PL-6301, DATED JULY 13, 2012.

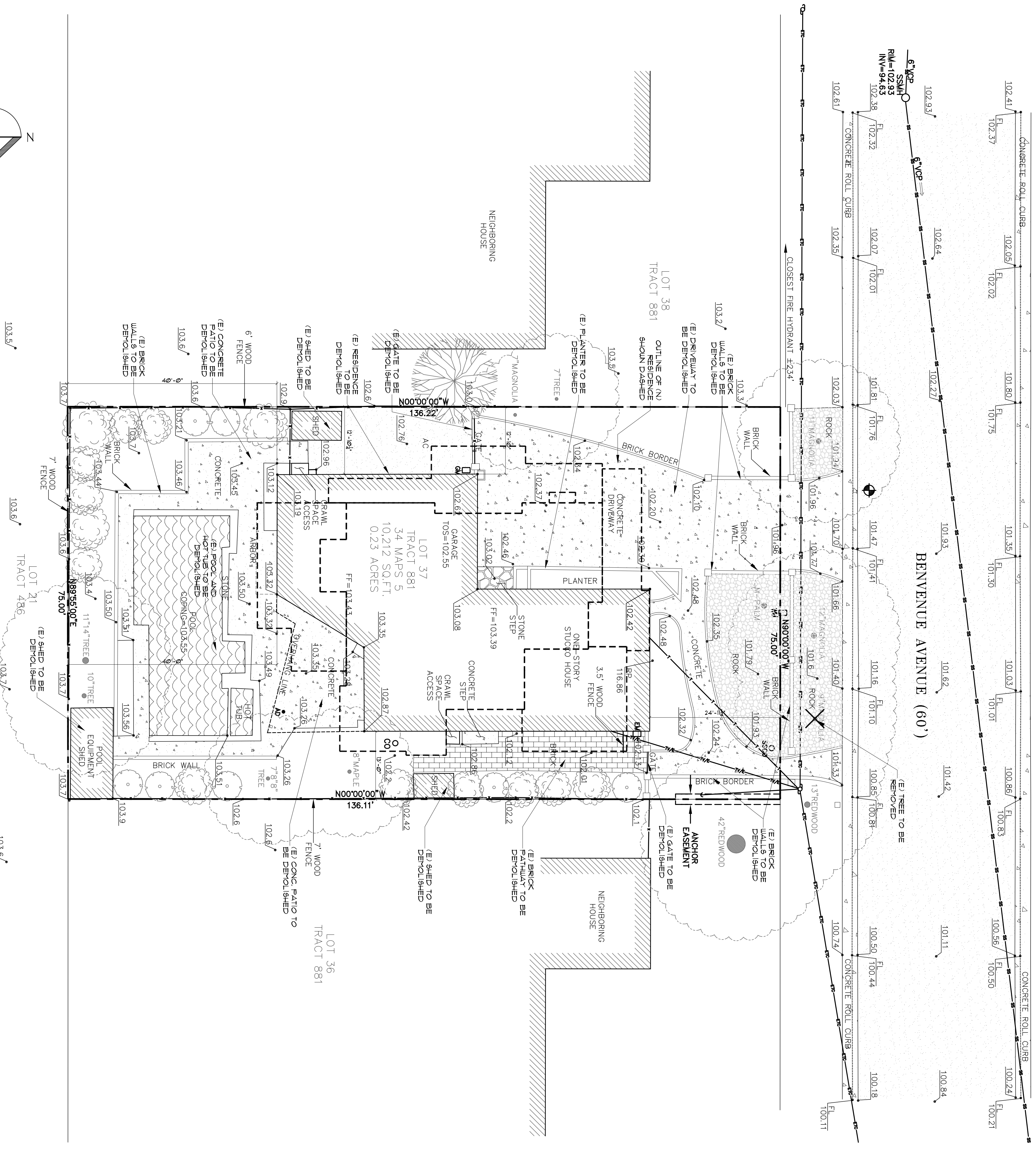
SITE-BENCHMARK

SURVEY CONTROL
SET MAG NAIL AND SHINER
ELEVATION = 101.73' (ASSUMED)



EXISTING/ DEMOLITION SITE PLAN

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



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LOS ALTOS, CA 94024

**EXISTING AND
DEMOLITION SITE PLAN**

| | |
|-------|---------------|
| DATE | 7-3-2009 |
| SCALE | 1/8" = 1'-0" |
| DRAWN | NK |
| JOB | KR1 1000 8000 |
| SHEET | A1.01 |
| OF | SHEETS |

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 LOS ALTOS, CA 94024

NEW SITE AND LANDSCAPE SCREENING PLAN

Roy Morneau, Arborist ISA Cert #WC-0132 650.944.7644

Tree Summary Chart

*Per comment letter, three columns have been added for species, remove, retain.

| # | Name | Species | Diam. | Vigor | Form | Con- dition | Keep/ Remove | Notes/Comments |
|----|-------------|------------------|---------|-------|-------|-------------|--------------|--|
| 1 | Magnolia | Speciosa | 8" DBH | Good | Favor | Fair | Retain | X Insect: Verticillium Wilt/Fungal: Conical |
| 2 | Large Elm | Hydrocotylifolia | 3" X | 70% | 60% | Fair | Retain | X Fungal: Shot-hole from ground level. Conical |
| 3 | Western Elm | Ulmus | 10" DBH | 50% | 40% | Fair | Retain | X Fungal: Shot-hole |
| 4 | Western Elm | Ulmus | 19" DBH | 50% | 40% | Fair | Retain | X Two trunks over 40' diameter; crown dead |
| 5 | Magnolia | Speciosa | 12" DBH | 50% | 40% | Fair | Retain | X Fungal: Shot-hole |
| 6 | Magnolia | Speciosa | 7" DBH | 50% | 40% | Fair | Retain | X Fungal: Shot-hole |
| 7 | Panama | Speciosa | 6" DBH | 50% | 40% | Fair | Retain | X Insect: Bark beetle; crown dead |
| 8 | Magnolia | Speciosa | 11" DBH | 50% | 40% | Fair | Retain | X Insect: Bark beetle; crown dead |
| 9 | Magnolia | Speciosa | 11" DBH | 45% | 30% | Fair | Retain | X Insect: Bark beetle; crown dead |
| 10 | Magnolia | Speciosa | 9" DBH | 50% | 40% | Fair | Retain | X Insect: Bark beetle; crown dead |
| 11 | Magnolia | Speciosa | 12" DBH | 50% | 40% | Fair | Retain | X Insect: Bark beetle; crown dead |
| 12 | Magnolia | Speciosa | 12" DBH | 50% | 40% | Fair | Retain | X Insect: Bark beetle; crown dead |
| 13 | Magnolia | Speciosa | 13" DBH | 50% | 40% | Fair | Retain | X Insect: Bark beetle; crown dead |

My tree inventory in my May 2 report calls out both the genus and species, but I have included a species-only column in the table above at the request of the City Planner.

4A. Tree Protection Plan

The Protection Measures are synergistic, work together – realistically, no one stands alone.

My May 2 report itemizes Tree Preservation Guidelines. However, some cities prefer a focused list without explanatory annotations. So, I have reduced it to a running-number list below with my philosophical commentary removed.

4.1 Rectangular (Type D) tree protection fencing (TPF) must be installed for the remaining street trees and for other perimeter trees to be preserved.

Fence material will be 6-foot high chain link attached to 6-foot galvanized 2-inch diameter posts inserted 2-feet into the ground (or on concrete or pipe bases pegged to the ground so far as is unavoidable).

Position it as far as possible from the trees' trunks – as close as possible to the edge of the new excavation and/or landscape.

One 24- to 36-inch opening or gate should be left for inspection access to each area. This protection is also to be maintained until the final landscaping phase of the project after the trees and their root zones are no longer in jeopardy of injury.

4.2 Where no plant material root zone buffer is growing (e.g. ivy), spread a wood chip buffer over the remaining root zones 3- to 4-inches deep, tapering to ground level where the tree trunk meets the soil.

The chips shall be the sort of mulch generated by a tree care contractor running his brush through a chipper.

This buffer-protection is also to be maintained until the final landscaping phase of the project after the trees and their root zones are no longer in jeopardy of injury.

The 4-inch layer of wood chips is the thickness required for root and/or watershed-rain. Mechanized equipment requires additionally thickened buffer. Depending on the machines to be used, contractor or owners' rep must consult the Project Arborist to determine specifics.

4.3 Supplemental watering shall be provided for trees to remain. A rule of thumb for construction site stressed trees is 10-20 gallons per trunk diameter inch per month, particularly critical during hot weather. This is modified by the Project Arborist on site with root zone inspections and monitoring as water demands will obviously be lower during cool, damp weather. Inspection should find soil between 3" and 18" below grade moist enough for roots to thrive.

4.4 All pruning must be to written pruning specifications drafted by an ISA-Certified Arborist (or equivalent) to conform to published ISA BMPs. Keyed to ANSI A-300 Standards.

Root prune prior to excavating for the foundation and driveway. Avoid excessive root damage (rips, tears, shaker, breakage). This is commonly performed with a trencher until 1-inch diameter roots are encountered, at which time the crew continues with exposing larger roots for hand pruning with a sharp saw (hand saw, Sawz-All®, or equivalent). This can be done by careful hand-digging or air/hydraulic excavation to avoid damaging tree roots.

All project tree work performed before, during, or after construction is to be done by WCA-Certified Tree Workers under the supervision of an ISA-Certified Arborist (or equivalent), if they possess sufficient skill for approval by Project Arborist. This includes all pruning, removals (including stump removals) within dripline of trees to be preserved, root pruning, and repair or removal measures.

4.5 No parking or vehicle traffic over any root zones, unless using buffers approved by Project Arborist or City Arborist.

4.6 Monitor root zone moisture and maintain as per above.

4.7 Have an ISA-Certified Arborist repair any damage promptly.

4.8 No pouring or storage of fuel, oil, chemicals, or hazardous materials under any trees' foliage canopies or future plant materials' root zone areas.

4.9 No grade changes (cuts, fills, etc.) under these foliage canopies without prior Project Arborist approval. For instance, hand excavation and tanner base prep may be required in some root zone areas.

4.10 Any additional pruning required must be performed under arborist supervision – including root pruning – clean, smooth cuts with no breaking, scarring, shading, or tearing of wood tissue and/or bark.

4.11 No storage of construction materials under any foliage canopy without prior Project Arborist or City Arborist approval.

4.12 No trenching within the critical root zone area. Consult Project Arborist before any trenching or root cutting beneath any tree's foliage canopy. It is best to route all trenching out from under trees' driplines. Often trenches in root zones must be hand excavated to leave roots intact.

Light Wall Area excavation shall be hand dug upon encountering one-inch-diameter roots (or larger). Hand root pruning is required at this point. Use a sharp saw (e.g., fresh blade on a Sawz-All® or equivalent) to make a smooth, clean cut as far from the tree as possible with no ripping, shredding, tearing, crushing, bruising. This will particularly affect trees #5, #6, and #7.

4.13 No clean out of trucks, tools, or other equipment over any essential root zone. Keep this debris outside of any existing or future root zone.

4.14 No attachment of signs or other construction apparatus to these trees.

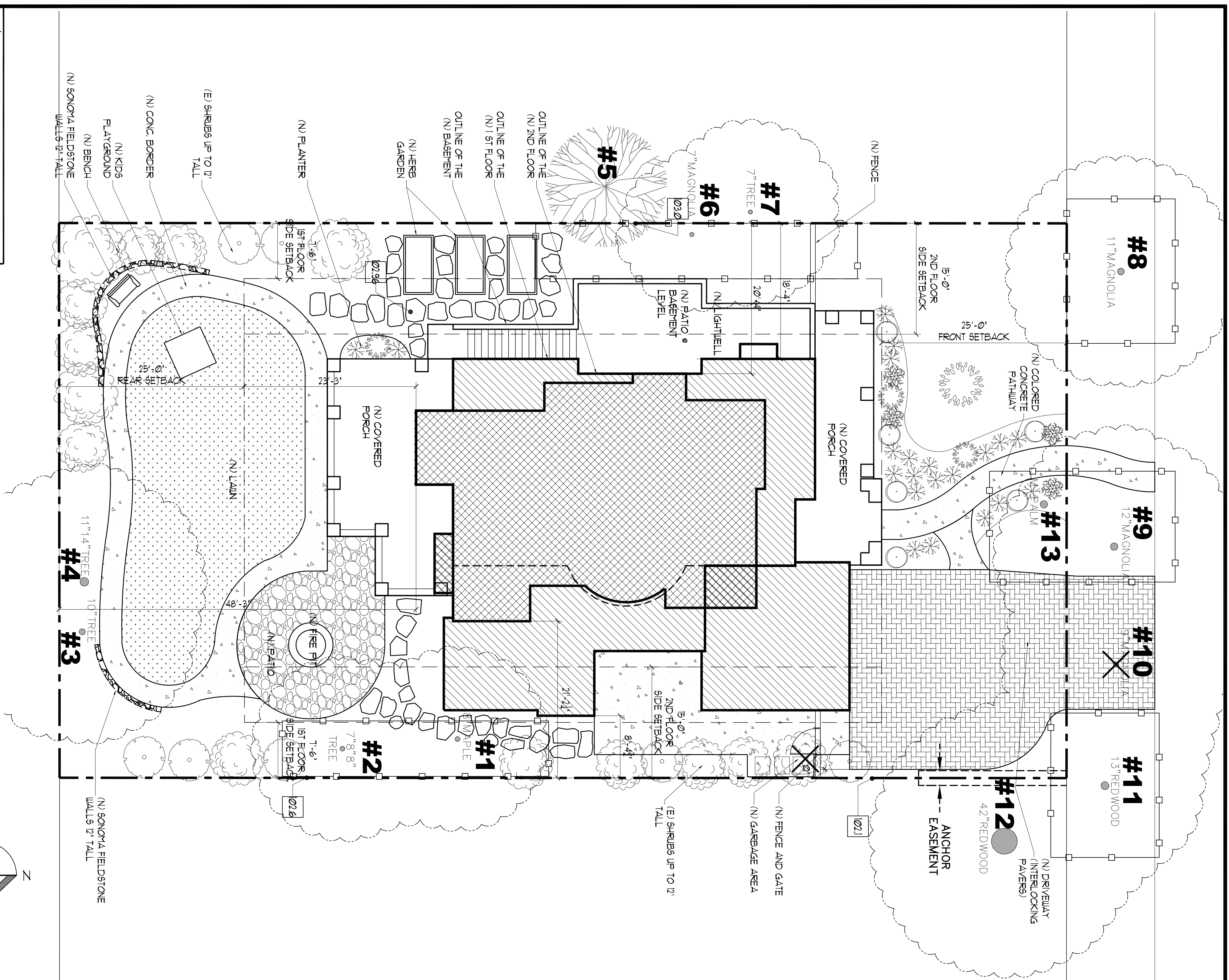
4.15 Monitor for insect pests and diseases, especially insects with sucking/chewing mouthparts or boring insects (bark beetles).

4.16 Inspect for structural safety before storm season and after severe weather events.

4.17 Follow California Oak Foundation guidelines as to not irrigating and/or planting water-loving plant material within 10-feet of the projects of mature trees.

4.18 Develop the plan for follow-up care, so as the project closes, the care of the trees can be handed over for continuing management by the owner and/or landscape contractor.

4.19 Site yard plant material (sway). The Planner calls out a possible problem with the existing site yard plant material as potentially too big. That correctly identifies a condition which will need attention as the trees continue to grow, but pruning can mitigate any real problems with size-control pruning to maintain clearance to the building. This would really be better than eliminating established trees. It would also be highly unusual for a city to require neighbors to remove their trees (#3 and #7).



LEGEND

- ELECTRICAL METER
- CABLE TV WALL
- GAS METER
- WATER VALVE
- WATER METER
- SANITARY SINKER HANOLE
- PROPERTY LINE
- ANCHOR EASEMENT
- (N) BASEMENT
- (N) FIRST FLOOR
- (N) SECOND FLOOR
- LANDSCAPING
- DAYLIGHT REFERENCE POINT
- (E) TREE TO BE REMOVED
- (E) TREE TO REMAIN
- (E) SHRUBS TO REMAIN
- (N) PER PER ARBORIST REPORT

SHEET NOTES

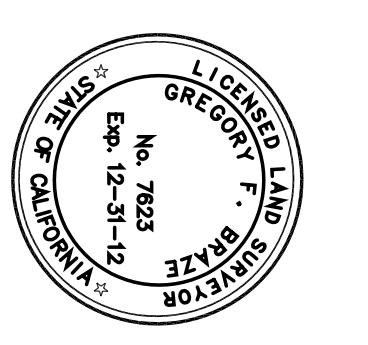
- 1 SITE PLAN INFORMATION IS PROVIDED BY LEA AND PROJECT ENGINEER.
- 2 SEE EXAMINER'S REPORT SHEET C-1 FOR MORE INFORMATION.
- 3 NO ADDITIONAL LANDSCAPE SCREENING IS ANTICIPATED DUE TO THE HEAVY (E) SCREENING BETWEEN PROPERTIES.
- 4 THIS RESPONSE WILL BE INSTALLED, COOLING SYSTEM.

IMPERVIOUS SURFACE CALCULATIONS

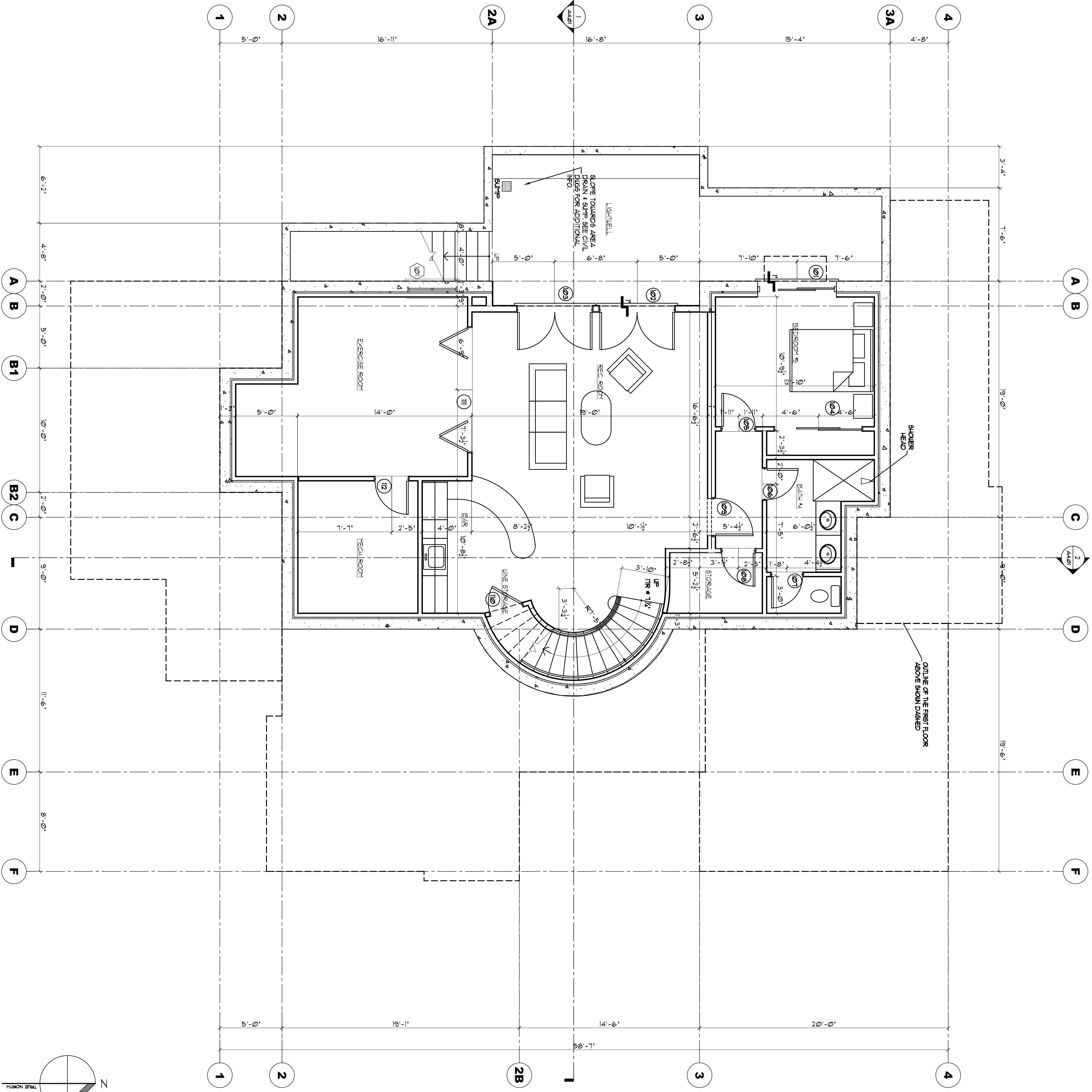
FRONT YARD LANDSCAPE PERCENTAGE: 82% / 219' x 42'

| PERCENTAGE | FRONT YARD LANDSCAPE | FRONT YARD SITE * % OF COVERAGE |
|------------|---------------------------|---------------------------------|
| 15.44 | FRONT PORCH | 36.64 |
| 18.91 | BASEMENT PATIO AND STAIRS | 23.69 |
| 89.34 | REAR PORCH | 4.29 |
| | LANDSCAPE | 44.24 |
| | PAVING | 31.94 |
| | DRIVEWAY | 1.99 |
| | TOTAL IMPERVIOUS SURFACE | 1.99 |

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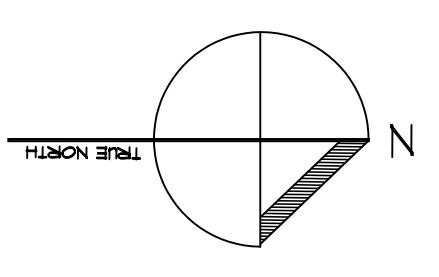


NEW SITE/ LANDSCAPE SCREENING PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

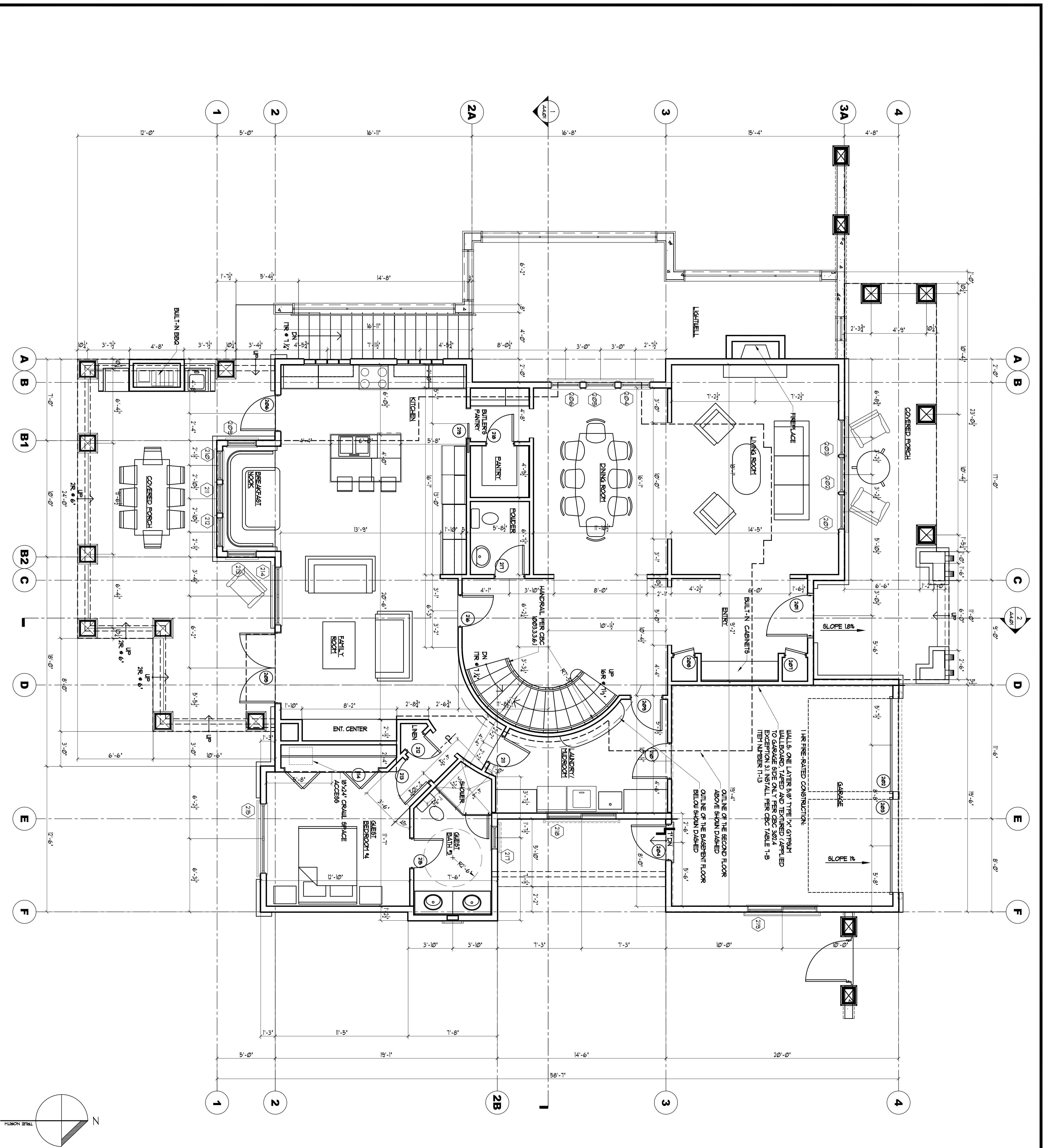


PROPOSED BASEMENT PLAN

SCALE: 1/4" = 1'-0"



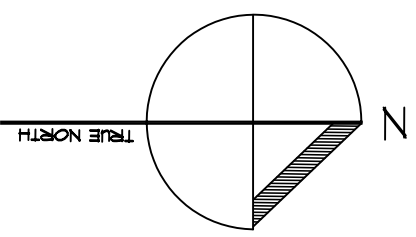
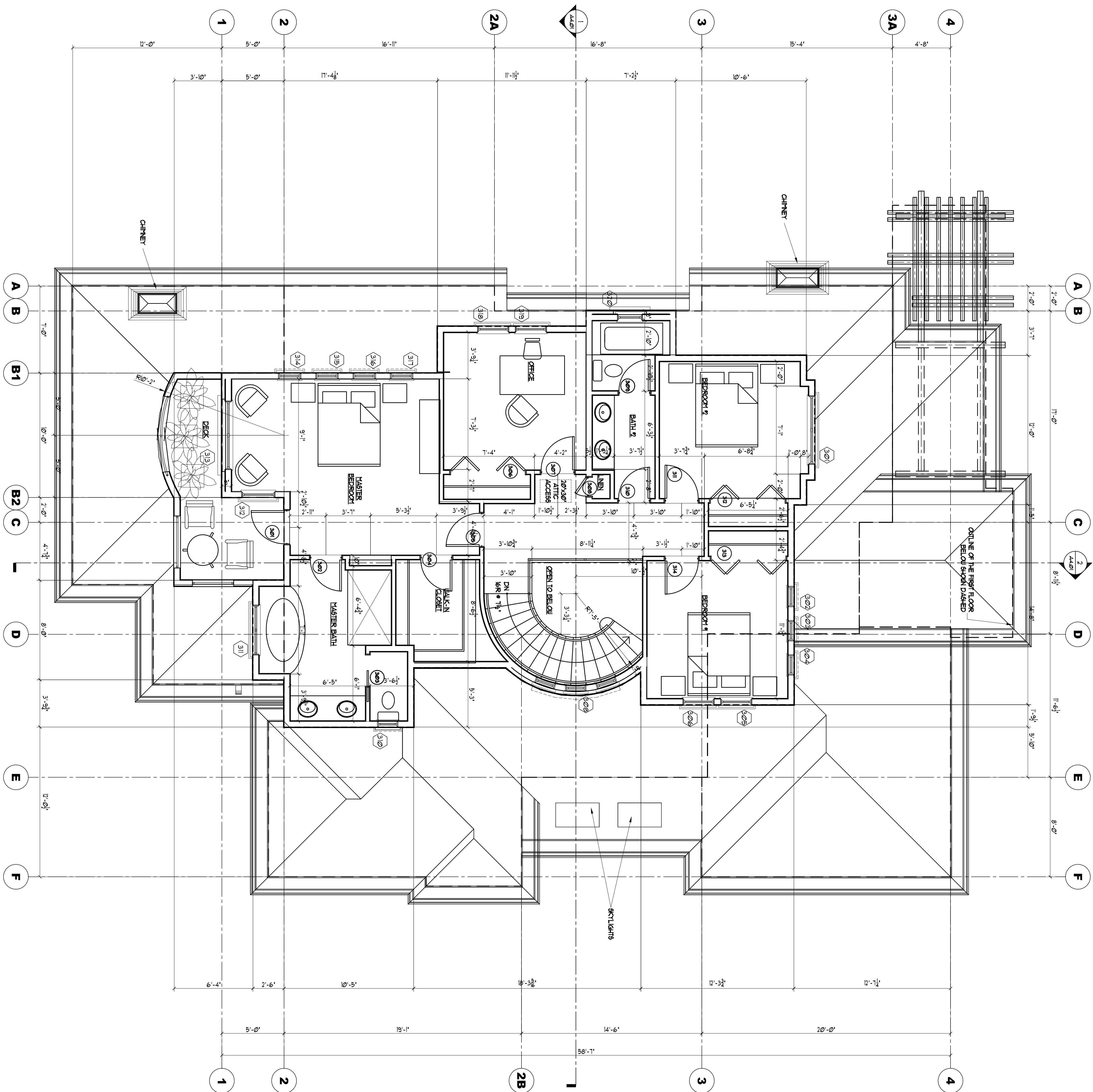
| | | | | | | | | |
|---------------------------------------|---------------------|-------------|------------------|----------------------------|--|--|--|--|
| SHEET A2.01 OF SHEETS | JOB K14 1000 600 | DRAWN NK | DATE 1-3-2013 | BASEMENT FLOOR PLAN | KIM RESIDENCE 691 BENVENUE AVENUE LOS ALTOS, CA 94024 | © 2013 ALL RIGHTS RESERVED THIS DOCUMENT AND THE IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF MASTON ARCHITECT & ASSOCIATES AND IS NOT TO BE USED IN PART FOR ANY PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF MASTON ARCHITECT & ASSOCIATES | William Maston ARCHITECT & ASSOCIATES 384 Castro Street Mountain View CA, 94041 (510) 966-7900 www.mastonarchitect.com | REVISION BY |
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PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

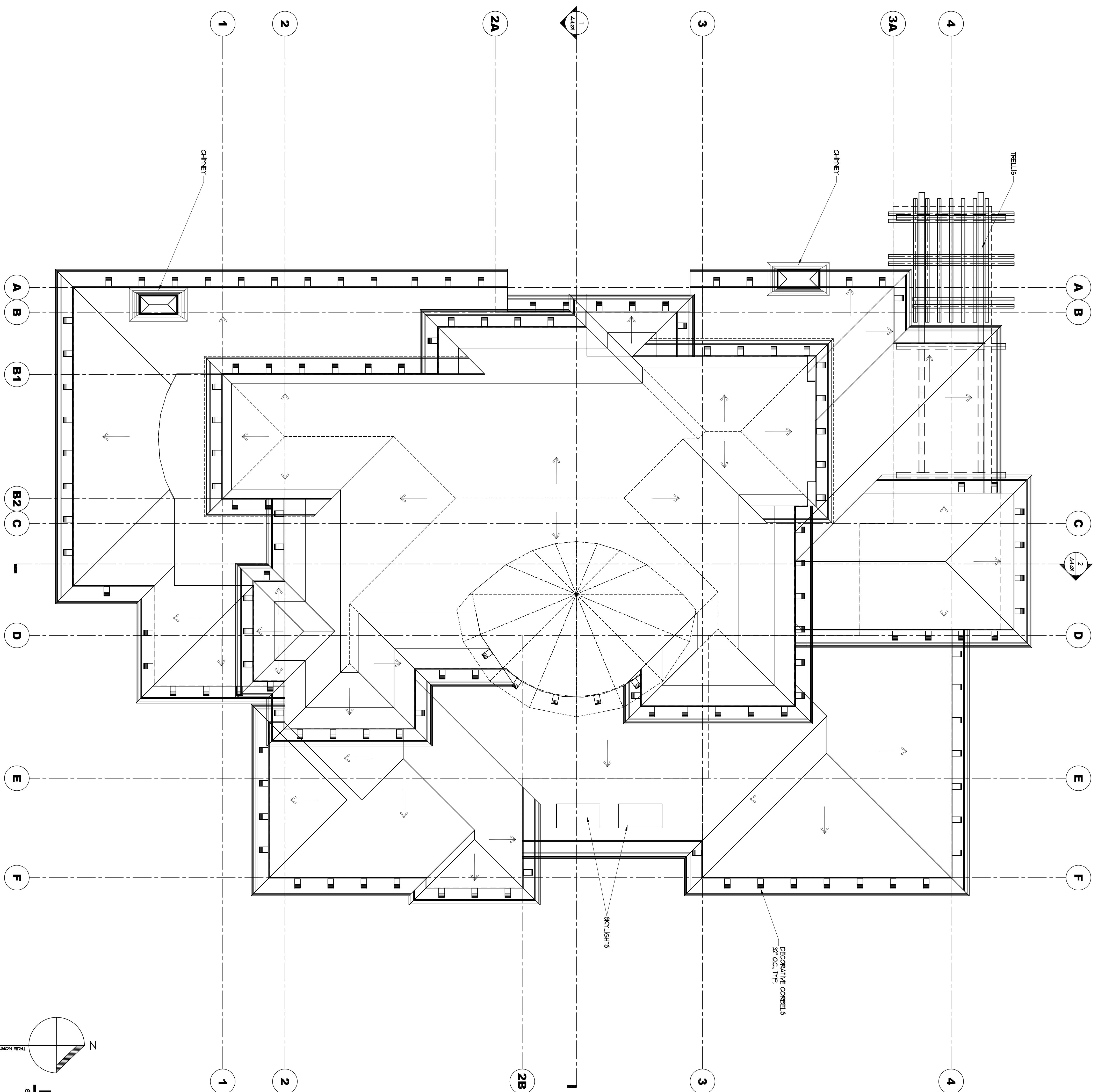
| | | | | |
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| DATE: 1-3-2013 | SCALE: 1/4" = 1'-0" | | | REVISION: BY |
| DRAWN: NK | | | | |
| JOB: KIM RESIDENCE | | | | |
| SHEET: A2.02 | | | | |
| OF: 08 SHEETS | | | | |



PROPOSED SECOND FLOOR PLAN

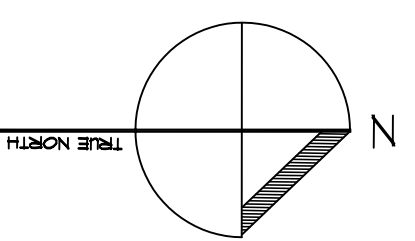
SCALE: 1/4"=1'-0"

| | | | | | | | | |
|---------------------------------------|---------------------|--------------------------|--|--|--|---|-------------|----------------------|
| SHEET A2.03 OF SHEETS | DATE 7-3-2008 | SECOND FLOOR PLAN | KIM RESIDENCE 691 BENVENUE AVENUE LOS ALTOS, CA 94024 | © 2013 ALL RIGHTS RESERVED THIS DOCUMENT AND THE IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF MASTON ARCHITECT & ASSOCIATES AND IS NOT TO BE USED IN PART FOR ANY PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF MASTON ARCHITECT & ASSOCIATES | | 384 Castro Street Mountain View CA, 94041 (550) 968-7900 www.mastonarchitect.com | REVISION | BY |
| | SCALE 1/4"=1'-0" | | | | | | DRAWN NK | JOB KIM 1200 6/00 |



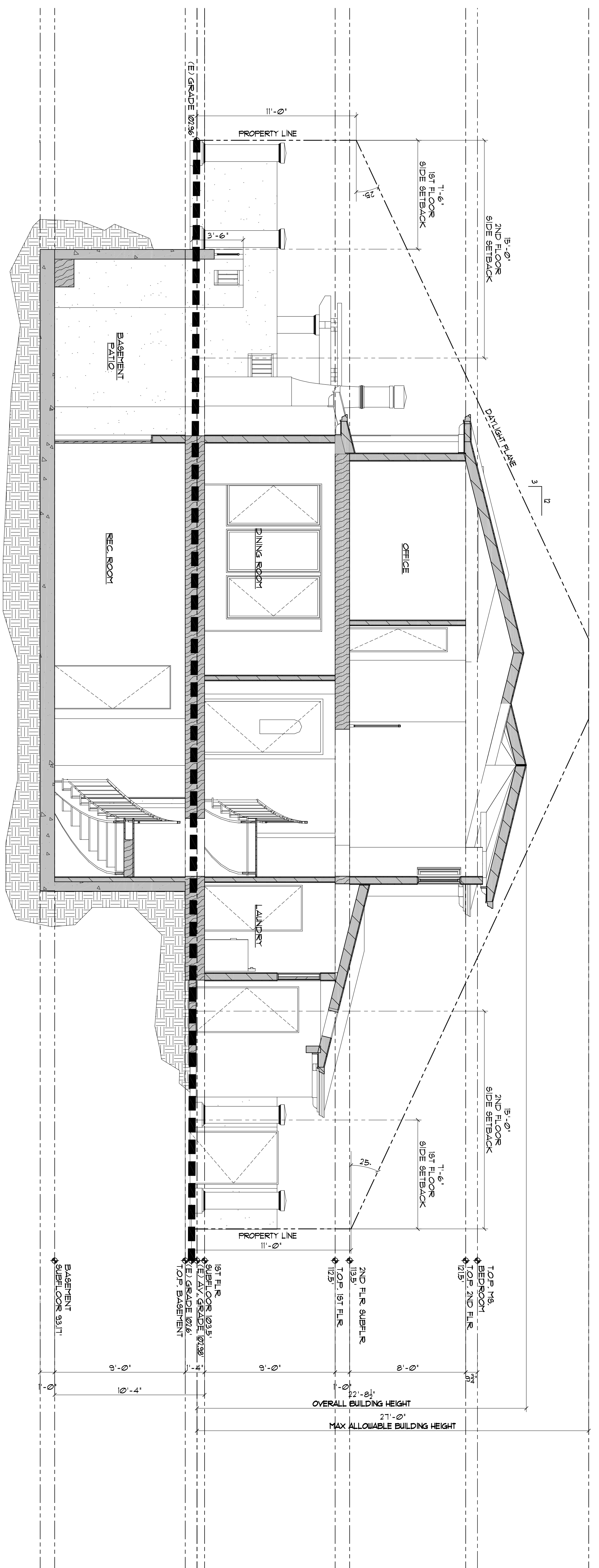
SHEET NOTES

1. ALL ROOF AREAS TO BE SLOPED 3 IN 12 UNLESS OTHERWISE NOTED.
2. ROOF OVERHANGS 18" UNLESS OTHERWISE NOTED.
- 3.

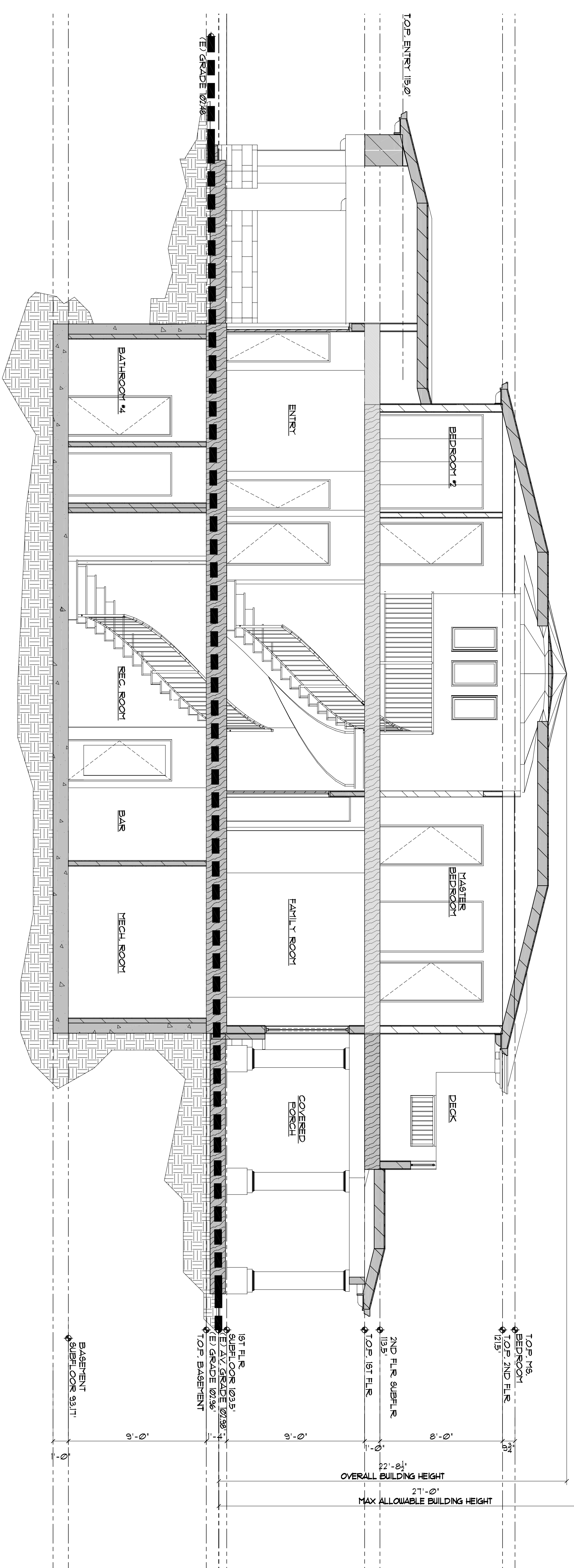


PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

| | | | | | |
|---|---|---|--|----------|----|
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| | | | | | |
| <p>DATE: 7-3-2009</p> <p>SCALE: 1/4"=1'-0"</p> <p>DRAWN: NK</p> <p>JOB: KIM RESIDENCE</p> <p>SHEET: A2.04</p> <p>OF SHEETS</p> | <p>PROGRESS SET NOT FOR CONSTRUCTION 5/17/2013</p> | | | | |



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



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

| REVISION | BY |
|----------|----|
| | |
| | |
| | |

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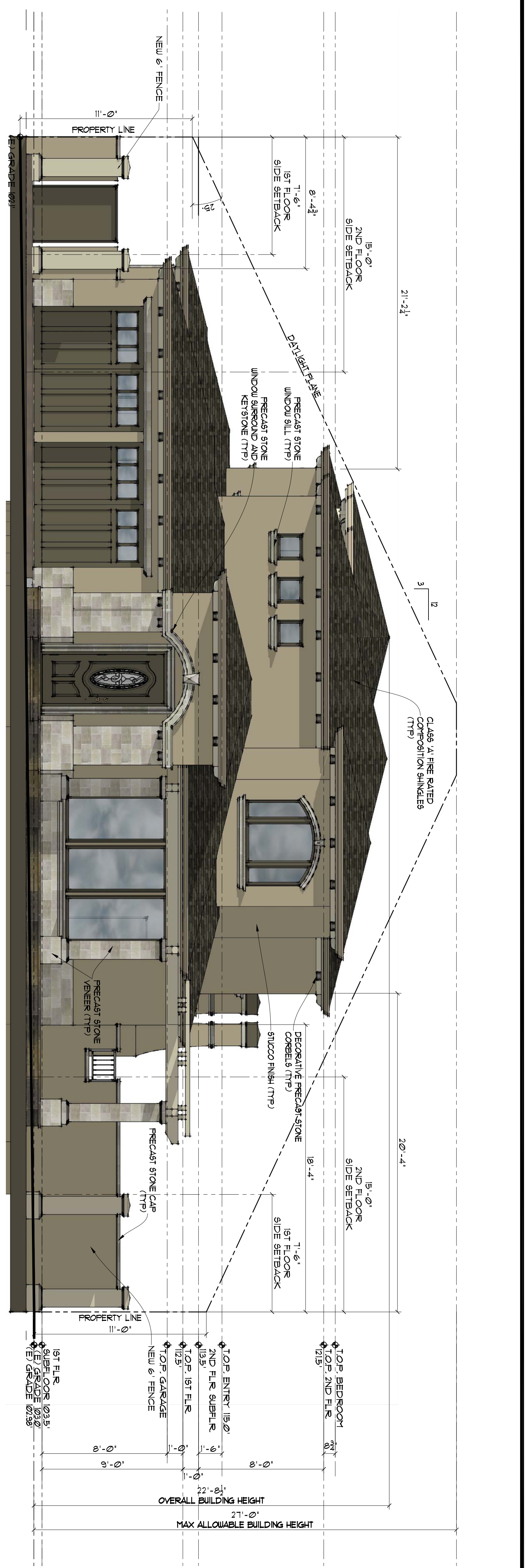
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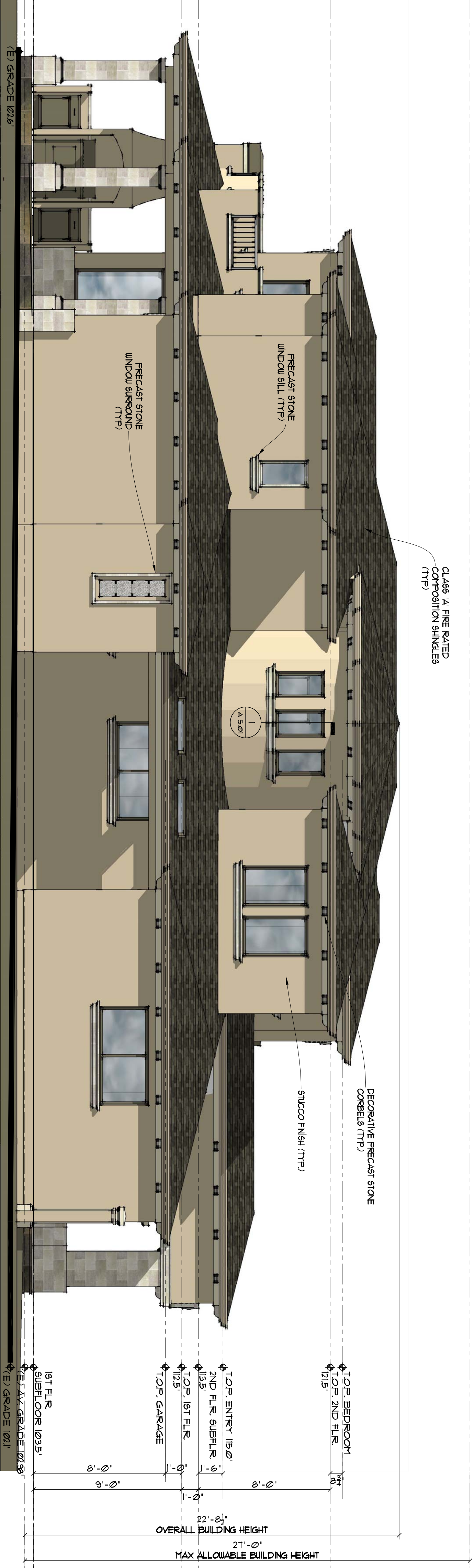
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LOS ALTOS, CA 94024

BUILDING SECTIONS

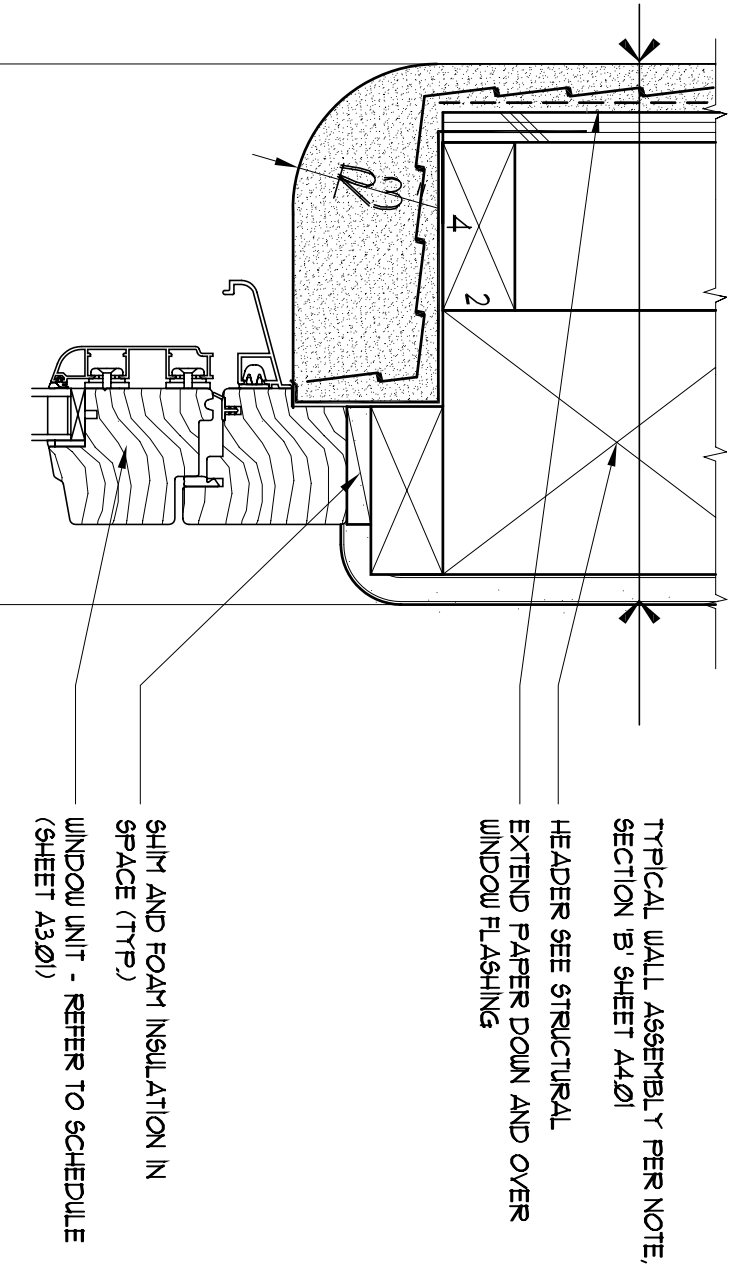
| | |
|-------|---------------|
| DATE | 1-3-2009 |
| SCALE | 1/4"=1'-0" |
| DRAWN | NK |
| JOB | KIM RESIDENCE |
| SHEET | A4.01 |
| OF | 4 SHEETS |



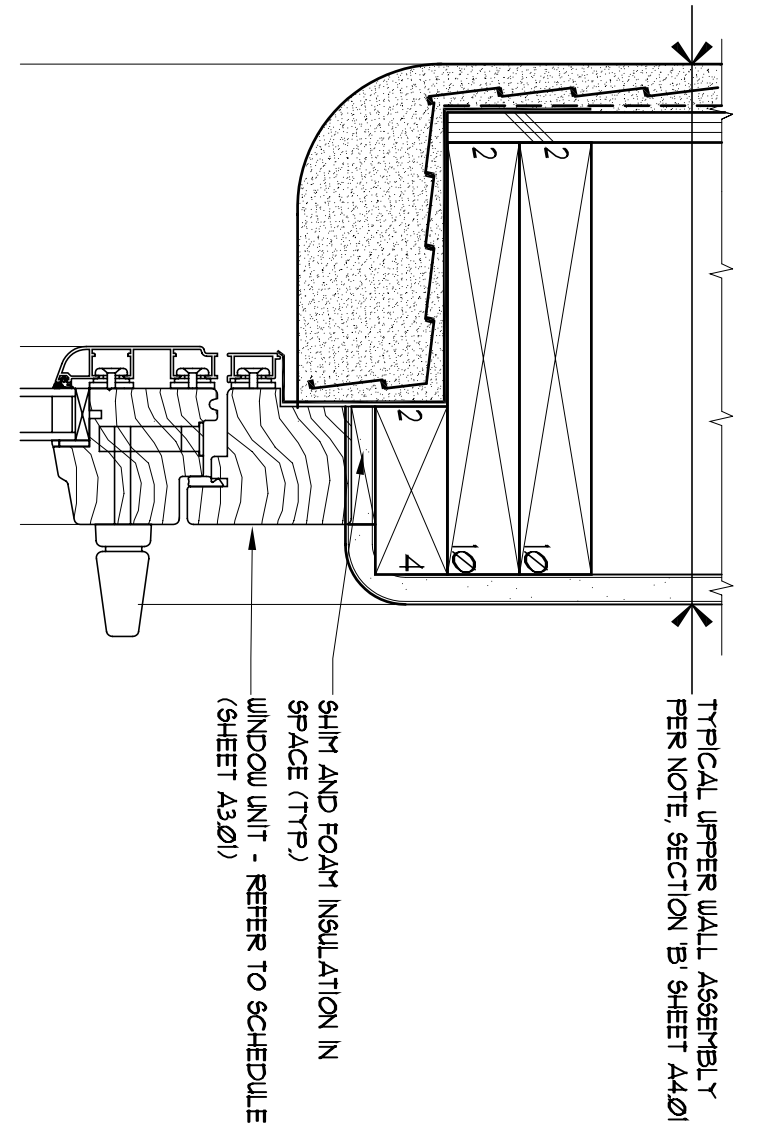
NORTH ELEVATION
SCALE: 1/4"=1'-0"



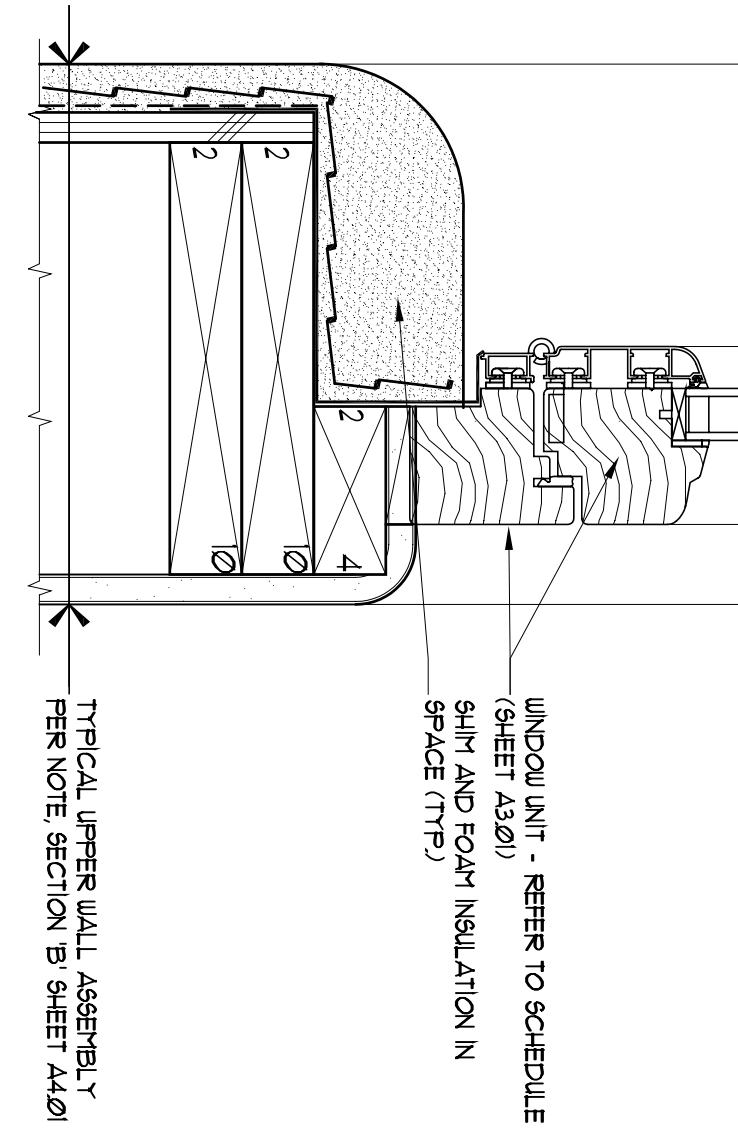
EAST ELEVATION
SCALE: 1/4"=1'-0"



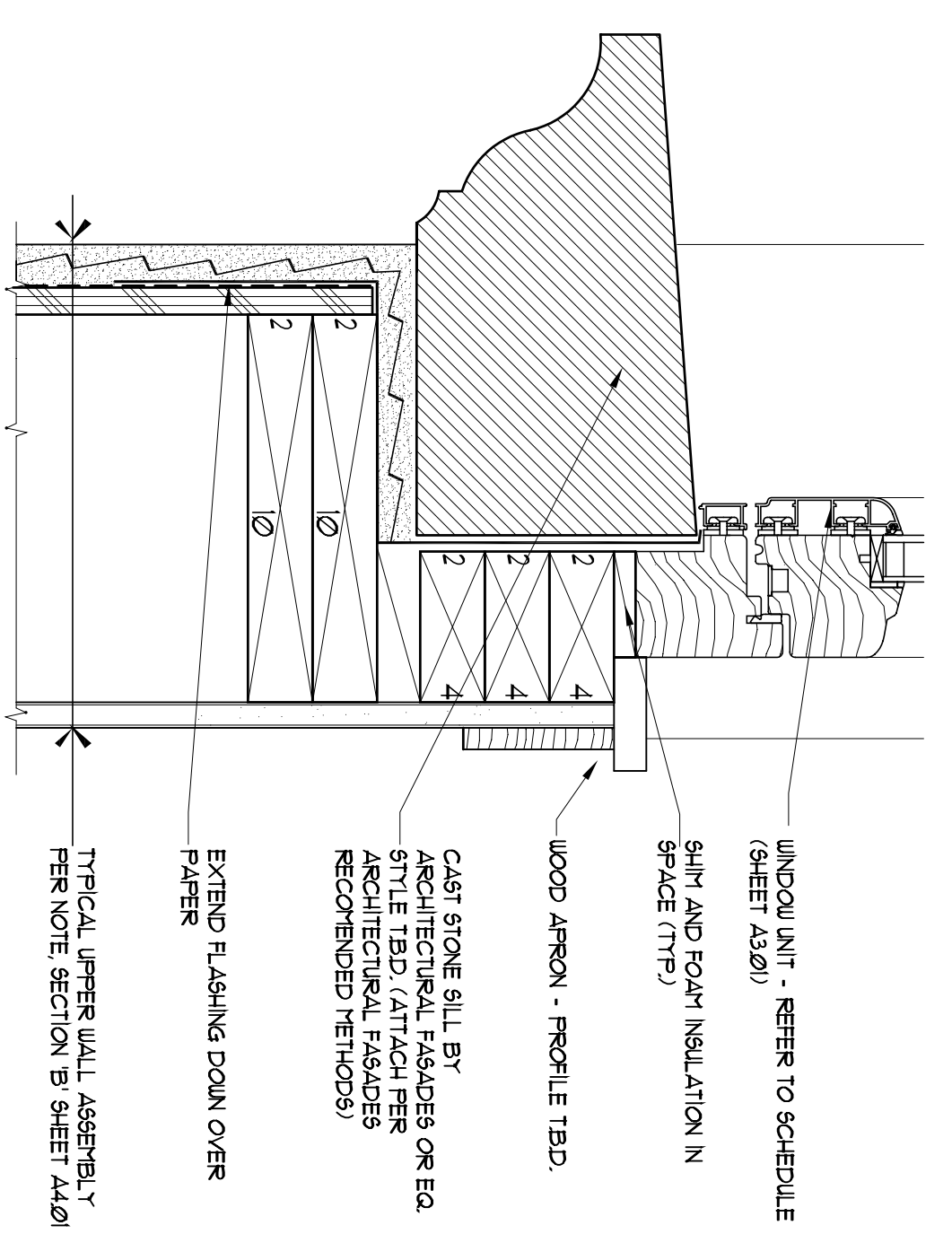
WIN. HEAD @ STUCCO 2X10WALL



WIN. JAMB @ STUCCO 2X10WALL



WIN. JAMB @ STUCCO 2X10WALL



WIN. SILL @ STUCCO 2X10WALL

WINDOW @ RECESSED STUCCO 2X10WALL

1
A 5.01
3" = 1'-0"

| REVISION | BY |
|----------|----|
| | |
| | |
| | |

William Maston
ARCHITECT & ASSOCIATES
384 Castro Street
Mountain View CA, 94041
950.958.7850
www.mastonarchitect.com

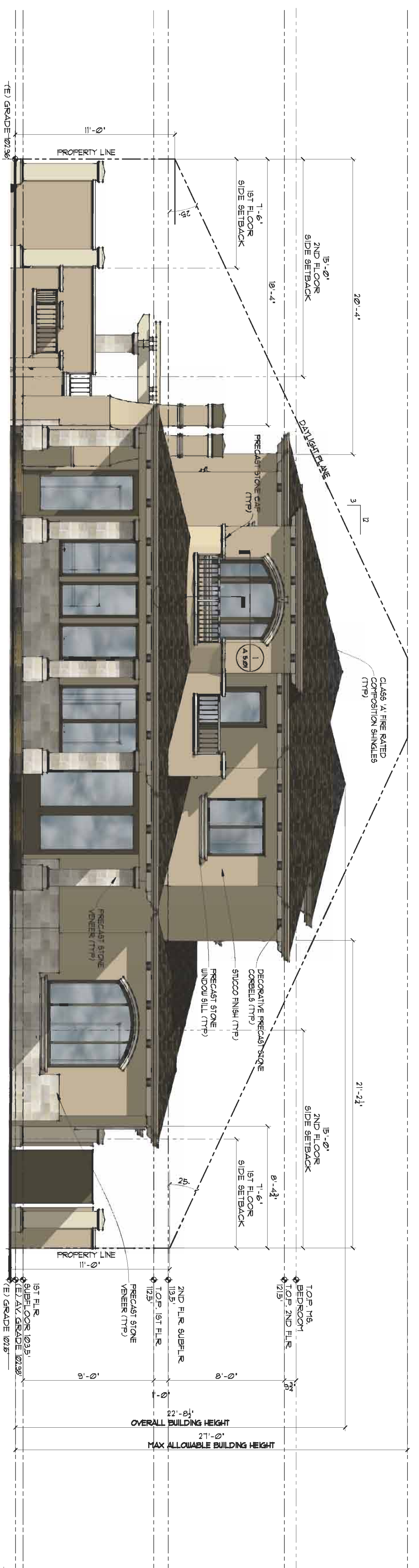
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PROGRESS SET NOT FOR CONSTRUCTION
5/17/2013

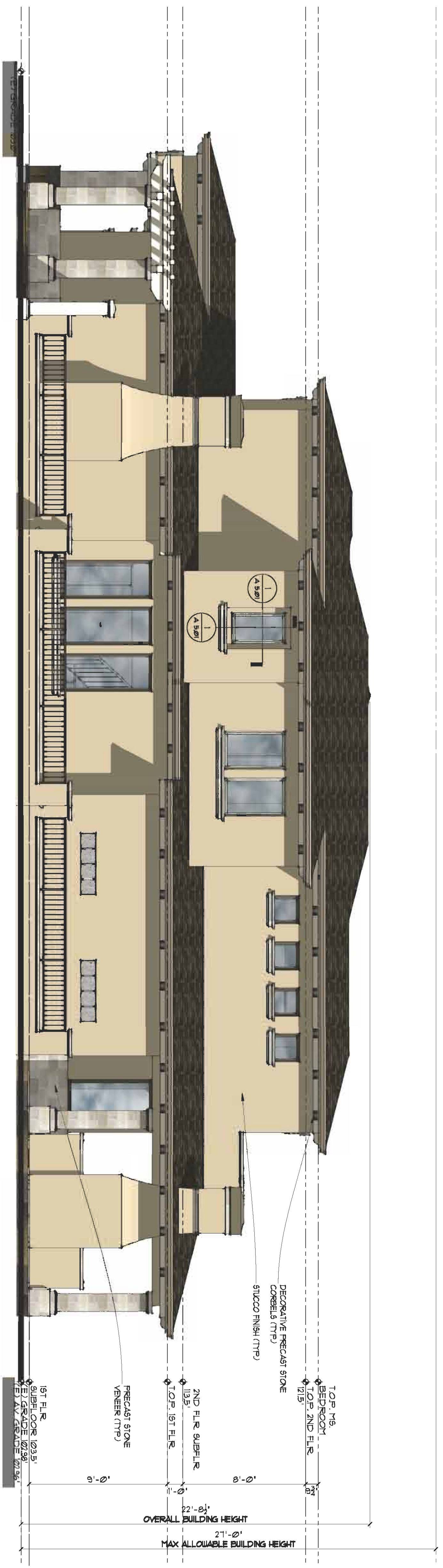
KIM RESIDENCE
691 BENVENUE AVENUE
LOS ALTOS, CA 94024

PROPOSED EXTERIOR ELEVATIONS

| | |
|-------|---------------|
| DATE | 1-3-2008 |
| SCALE | 1/4"=1'-0" |
| DRAWN | NK |
| JOB | KC# 1000 8000 |
| SHEET | A5.01 |
| OF | SHEETS |



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"

| REVISION | BY |
|----------|----|
| | |
| | |
| | |
| | |

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384 Castro Street
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**PROGRESS SET
NOT FOR
CONSTRUCTION**
5/17/2013

KIM RESIDENCE
691 BENVENUE AVENUE
LOS ALTOS, CA 94024

**PROPOSED EXTERIOR
ELEVATIONS**

| | |
|-------|--------------|
| DATE | 1-2-2013 |
| SCALE | 1/4"=1'-0" |
| DRAWN | NK |
| JOB | KC11200/600 |
| SHEET | A5.02 |
| OF | 5 SHEETS |



#689



#691 (PROPOSED)



#690

STREET SCOPE

SCALE: NTA



#694



#694

OPPOSITE STREET SCOPE

SCALE: NTA



#688



#689



#690



#680

OPPOSITE STREET SCOPE (CONTINUED)

SCALE: NTA

| REVISION | BY |
|----------|----|
| | |
| | |
| | |

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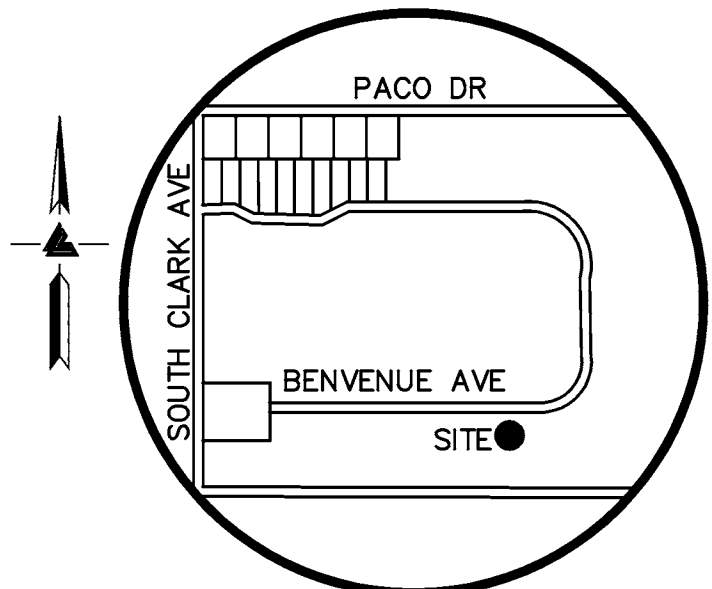
**PROGRESS SET
 NOT FOR
 CONSTRUCTION
 7/9/2013**

KIM RESIDENCE
 691 BENVENUE AVENUE
 LOS ALTOS, CA 94024

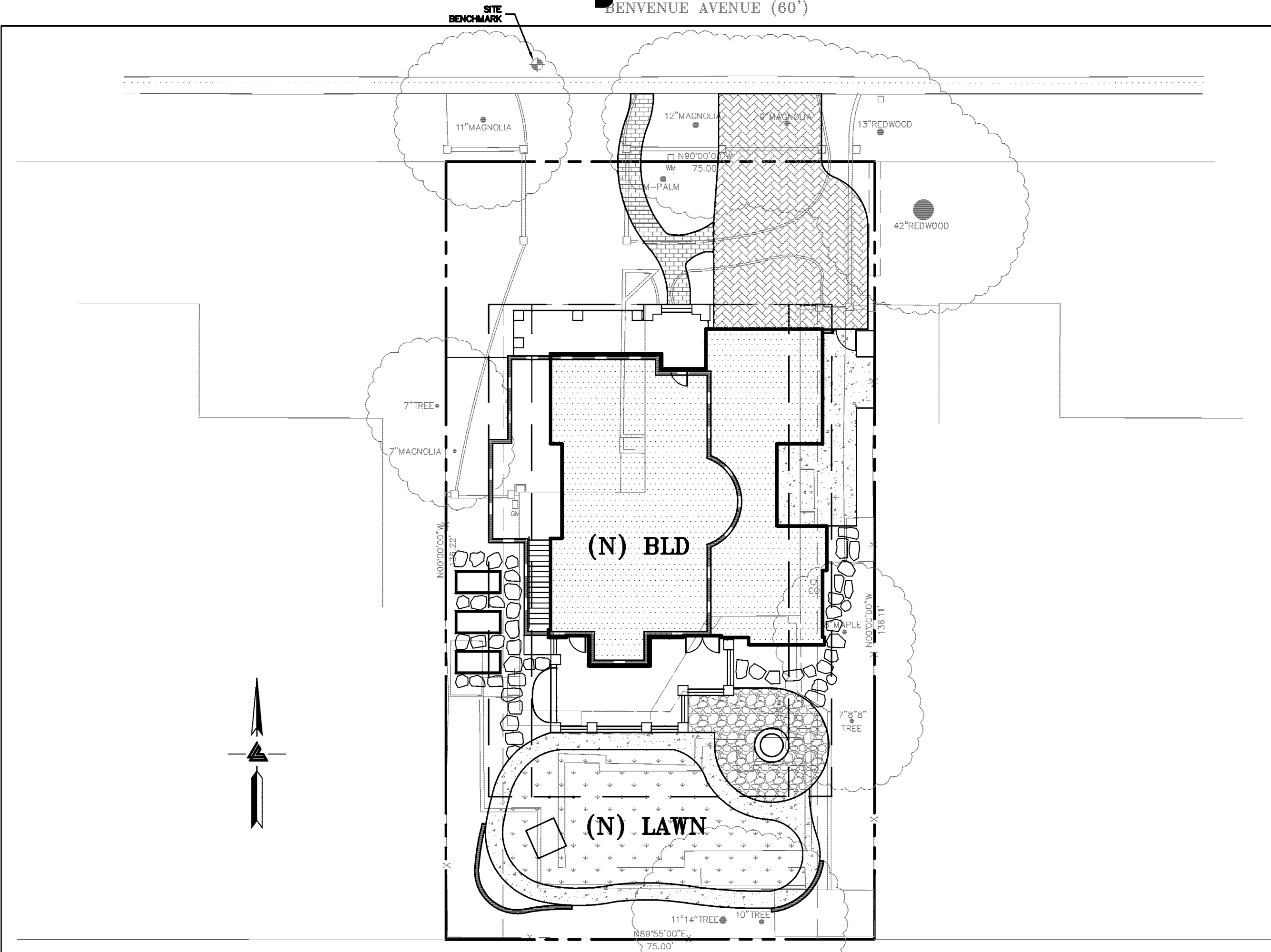
**NEIGHBORHOOD
 COMPATIBILITY**

DATE: 1-3-2013
 SCALE: 1/2" = 1'-0"
 DRAWN: NK
 JOB: KCH 1000 6/00
 SHEET: **A5.03**
 OF 8 SHEETS

KIM RESIDENCE 691 BENVENUE AVENUE LOS ALTOS, CALIFORNIA



VICINITY MAP
NO SCALE



KEY MAP
1" = 16'

LEGEND

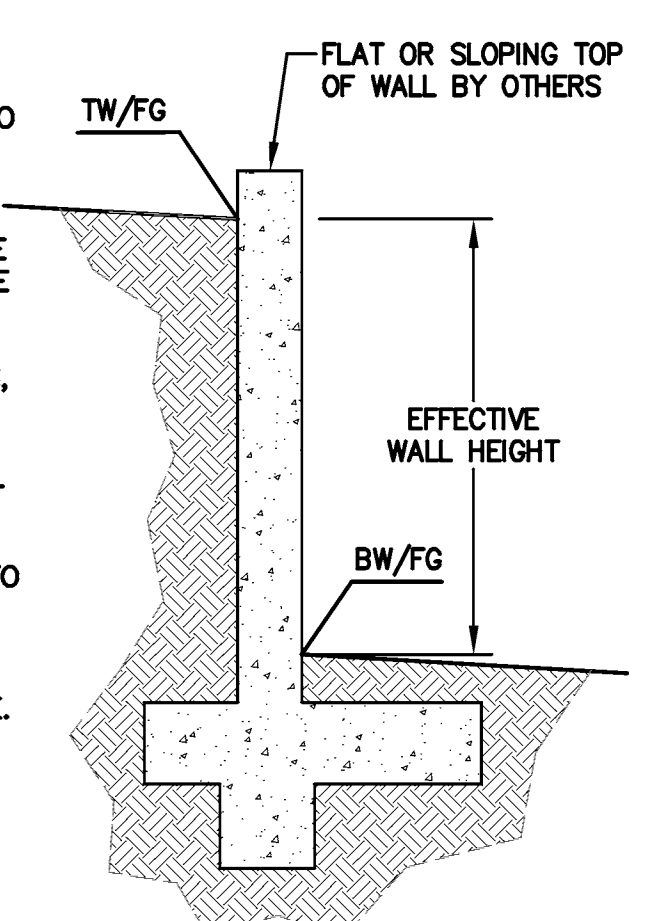
| EXISTING | PROPOSED | DESCRIPTION |
|---------------|----------|--------------------------|
| --- | --- | BOUNDARY |
| --- | --- | PROPERTY LINE |
| --- | --- | RETAINING WALL |
| --- | --- | LANDSCAPE RETAINING WALL |
| ---RW---RW--- | --- | RAINWATER TIGHTLINE |
| --- | --- | SUBDRAIN LINE |
| --- | --- | TIGHTLINE |
| --- | --- | STORM DRAIN LINE |
| --- | --- | SANITARY SEWER LINE |
| --- | --- | WATER LINE |
| --- | --- | GAS LINE |
| --- | --- | PRESSURE LINE |
| --- | --- | JOINT TRENCH |
| --- | --- | SET BACK LINE |
| --- | --- | CONCRETE VALLEY GUTTER |
| --- | --- | EARTHEN SWALE |
| --- | --- | CATCH BASIN |
| --- | --- | JUNCTION BOX |
| --- | --- | AREA DRAIN |
| --- | --- | CURB INLET |
| --- | --- | STORM DRAIN MANHOLE |
| --- | --- | FIRE HYDRANT |
| --- | --- | SANITARY SEWER MANHOLE |
| --- | --- | STREET SIGN |
| --- | --- | SPOT ELEVATION |
| --- | --- | FLOW DIRECTION |
| --- | --- | DEMOLISH/REMOVE |
| --- | --- | BENCHMARK |
| --- | --- | CONTOURS |
| --- | --- | TREE TO BE REMOVED |

ABBREVIATIONS

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

RETAINING WALL NOTES

- TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
- DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
- REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
- ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
- SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
- PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



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

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT GREG BRAZE AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 103. gbraze@leabraze.com

NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
- UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
- BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
- FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

EASEMENT NOTE

ALL EASEMENTS SHOWN PER TITLE REPORT ISSUED BY CORNERSTONE TITLE COMPANY ORDER NUMBER PL-6301, DATED JULY 13, 2012.

SITE-BENCHMARK

SURVEY CONTROL
SET MAG NAIL AND SHINER
ELEVATION = 101.73' (ASSUMED)



GEOTECHNICAL NOTE:

EARTHWORK, SLAB SUBGRADE PREPARATION, NON-EXPANSIVE FILL PLACEMENT, FOUNDATION AND SLAB CONSTRUCTION, UTILITY BACKFILLING, PAVEMENTS, SWIMMING POOL CONSTRUCTION, AND SITE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ROMIG ENGINEERS, INC., DATED MAY 6, 2013. ROMIG ENGINEERS SHOULD BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY EARTHWORK OR FOUNDATION CONSTRUCTION AND SHOULD OBSERVE AND TEST DURING THE EARTHWORK AND FOUNDATION CONSTRUCTION PHASES OF THE PROJECT AS RECOMMENDED IN THE GEOTECHNICAL REPORT.

OWNER'S INFORMATION

OWNER:
TERESA SU
1035 LASSEN TERRACE
SUNNYVALE, CA 94086

APN: 189-38-064

REFERENCES

- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
- TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING INC, ENTITLED: "TOPOGRAPHIC SURVEY" 691 BENVENUE AVENUE LOS ALTOS, CA 94024 DATED: 10-8-12 JOB# 2120781
 - SITE & LANDSCAPE PLANS BY WILLIAM MASTON ARCHITECT & ASSOCIATES ENTITLED: "SITE PLAN" KIM RESIDENCE 691 BENVENUE AVENUE LOS ALTOS, CA 94024 DATED: 5-9-13
 - SOILS REPORT BY ROMIG ENGINEERS, INC. ENTITLED: "GEOTECHNICAL INVESTIGATION" KIM RESIDENCE 691 BENVENUE AVE LOS ALTOS, CA 94024 DATED: MAY 6, 2013 JOB # 2943-1
 - ARBORIST REPORT BY RAY MORNEAU ARBORIST, ENTITLED: "CERTIFIED ARBORIST'S TREE INVENTORY AND PRE-CONSTRUCTION REPORT" KIM RESIDENCE 691 BENVENUE AVE LOS ALTOS, CA 94024 DATED: MAY 2, 2013

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

SHEET INDEX

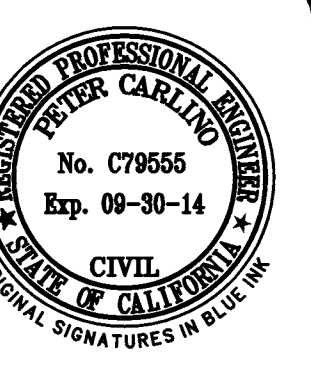
- C-1 TITLE SHEET
- C-2 GRADING & DRAINAGE PLAN
- C-3 SPECIFICATIONS

NOTES

- CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.
- A SEPARATE PERMIT IS REQUIRED FOR ANY & ALL WORK WITHIN THE CITY RIGHT-OF-WAY. THE CONTRACTOR(S) SHALL OBTAIN AN APPROVED STREET WORK (ENCROACHMENT PERMIT) PERMIT FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO THE COMMENCEMENT OF THIS WORK WITHIN THE CITY RIGHT-OF-WAY.
- ALL GRADED SLOPES SHALL BE PLANTED WITH FAST GROWING, DEEP ROOTED GROUND COVER TO REDUCE THE EROSION DURING HEAVY RAINS.
- REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.
- FINISHED GRADE ELEVATIONS NOTED AS [FG (MAX)] ARE THE MAXIMUM ALLOWABLE GRADE AT THE BUILDING PERIMETER TO PROVIDE 6" MIN. CLEAR TO GRADE PER U.B.C. SECTION 2317.8. THESE GRADES MAY BE LOWER PROVIDED PROPER FLOW AWAY FROM THE FOUNDATION IS ACHIEVED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR SPECIAL DETAILS AS REQUIRED.
- CONTRACTOR SHALL NOTIFY THE OWNER AND/OR MAINTENANCE STAFF IN WRITING OF THE NEED OF PERIODIC MAINTENANCE OF THE DRAINAGE SYSTEM AND STRUCTURES.

INSPECTIONS REQUIRED
LEA & BRAZE ENGINEERING, INC. TO INSPECT ALL STORM DRAINAGE AS IT IS INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT LEA & BRAZE ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION TO SET UP A PRE-CONSTRUCTION MEETING, AND TO CALL AT LEAST 48 HOURS IN ADVANCE OF ANY INSPECTIONS. PIPES ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION OCCURS.

POINT OF CONTACT:
PETER CARLINO
LEA & BRAZE ENGINEERING, INC.
(510)887-4086 pcarlino@leabraze.com

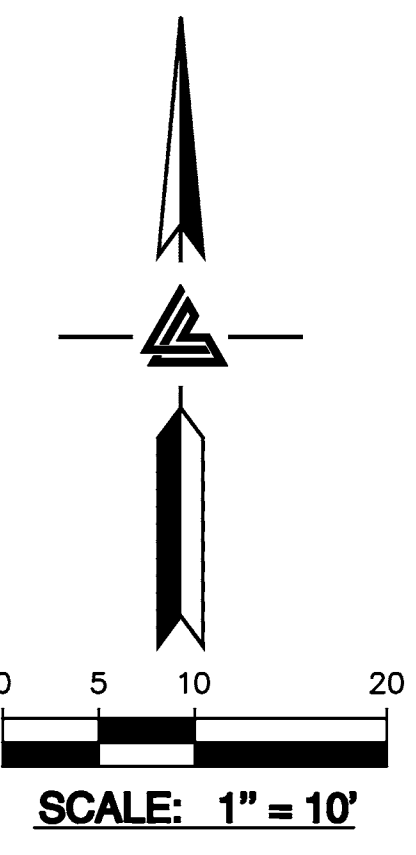
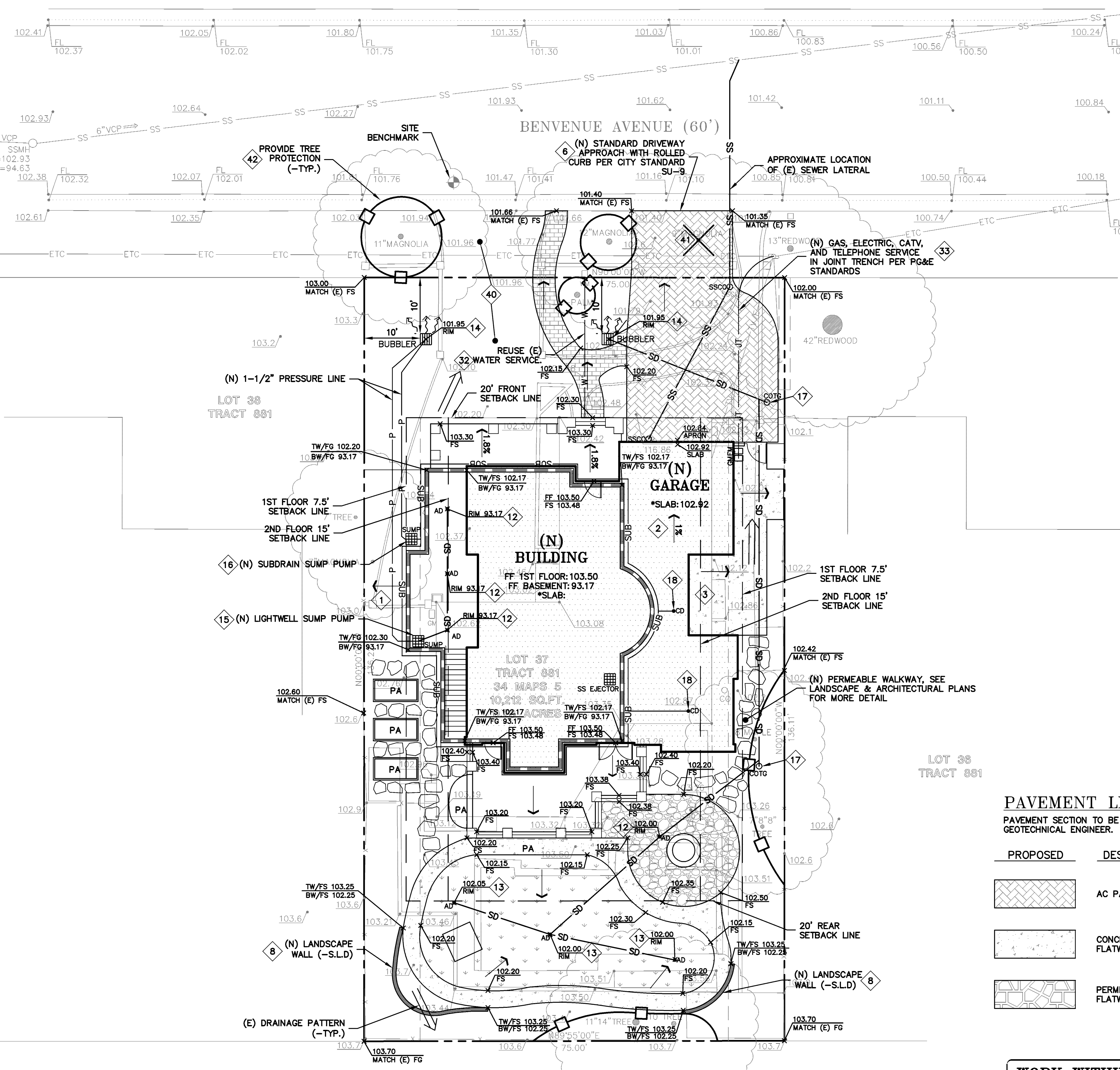


LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
SACRAMENTO REGION
BAY AREA REGION
LOS ANGELES REGION
HAWAII REGION
1315 COLUMBIA AVE, SUITE 200
ROSELAND, CA 95068
(P) (916) 887-4086
(F) (916) 987-7363
WWW.LEABRAZE.COM

KIM RESIDENCE
691 BENVENUE AVENUE
LOS ALTOS, CALIFORNIA
 APN: 189-38-064
 SANTA CLARA COUNTY

TITLE SHEET

| | |
|------------|----------|
| REVISIONS | BY |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| JOB NO: | 2130272 |
| DATE: | 5-17-13 |
| SCALE: | AS NOTED |
| DESIGN BY: | TT |
| DRAWN BY: | NT |
| SHEET NO: | C-1 |



- FLATWORK 1 TO 7**
FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
- 1 SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP
 - 2 PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
 - 3 (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL X SHEET C-X.
 - 4 (N) AC PAVEMENT. SEE DETAIL X SHEET C-X.
 - 5 (N) STANDARD DRIVEWAY APPROACH WITH ROLLED CURB PER CITY STANDARD SU-9.
 - 6 (N) PERMEABLE WALKWAY, SEE ARCHITECTURAL & LANDSCAPING PLANS FOR MORE DETAILS.
 - 7 (N) LANDSCAPE WALL, SEE ARCHITECTURAL AND LANDSCAPING PLANS FOR MORE DETAILS.

- STORM DRAIN 10 TO 19**
INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
- 10 CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. CONNECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLAN. SEE DETAIL X ON SHEET C-X.
 - 11 INSTALL (N) "CHRISTY V-1" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM. SEE DETAIL X ON C-X.
 - 12 INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS OR BRASS ATRIUM GRATE (NDS PART 70C) IN LANDSCAPE OR PLANTER AREAS DO NOT USE PLASTIC GRATES. SEE DETAIL X ON SHEET C-X.
 - 13 INSTALL (N) BUBBLER SYSTEM. SEE DETAIL X ON SHEET C-X.
 - 14 (N) LIGHTWELL DRAIN SUMP PUMP PER DETAIL X ON SHEET C-X.
 - 15 (N) SUBDRAIN SUMP PUMP PER DETAIL X ON SHEET C-X.
 - 16 (N) CLEANOUT TO GRADE (COTG) PER DETAIL X ON SHEET C-X.
 - 17 (N) CRAWL SPACE DRAIN (CD) PER DETAIL X ON SHEET C-X.
 - 18 (N) SEWER EJECTOR PER DETAIL X ON SHEET C-X.

- UTILITIES 30 TO 33**
INSTALL (N) SANITARY SEWER LATERAL USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER LATERAL AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL CONNECT PER DISTRICT STANDARDS.
- 30 CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 1.5" MINIMUM SERVICE LINE TO (N) RESIDENCE PER ARCHITECT'S CALCULATIONS OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.
 - 31 (N) GAS & ELECTRICAL CATV & TELEPHONE SERVICE. INSTALL PER PG&E STANDARDS. OBTAIN PROPER ENCROACHMENT PERMITS.

- DEMOLITION 40 TO 42**
DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
- 40 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
 - 41 PROVIDE TREE PROTECTION AROUND TREES TO REMAIN PER ARBORIST REPORT BY RAY MORNEAU ARBORIST, DATED MAY 2, 2013 AND DETAIL X ON SHEET C-X.

PAVEMENT LEGEND

PAVEMENT SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER.

| PROPOSED | DESCRIPTION |
|----------|---|
| | AC PAVING 3" AC OVER 8" CALTRANS CLASS II BASE OVER 6" COMPACTED NATIVE SOIL (95% RELATIVE COMPACTION) |
| | CONCRETE FLATWORK SEE ARCHITECTURAL AND LANDSCAPING PLANS FOR DETAILS. |
| | PERMEABLE FLATWORK SEE ARCHITECTURAL AND LANDSCAPING PLANS FOR DETAILS. |

WORK WITHIN THE CITY ROW NOTES:

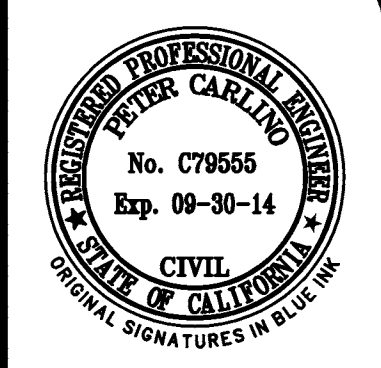
ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL COMPLY WITH THE CITY SHOULDER PAVING DETAIL SU-20.
ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE DONE FROM PROPERTY LINE TO PROPERTY LINE.
PRIOR TO ANY WORK DONE IN THE PUBLIC RIGHT OF WAY, AN ENCROACHMENT PERMIT OR PERMIT TO OPEN STREETS IS REQUIRED.

GEOTECHNICAL NOTE:

EARTHWORK, SLAB SUBGRADE PREPARATION, NON-EXPANSIVE FILL PLACEMENT, FOUNDATION AND SLAB CONSTRUCTION, UTILITY BACKFILLING, PAVEMENTS SWIMMING POOL CONSTRUCTION, AND SITE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ROMIG ENGINEERS, INC., DATED MAY 6, 2013. ROMIG ENGINEERS SHOULD BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY EARTHWORK OR FOUNDATION CONSTRUCTION AND SHOULD OBSERVE AND TEST DURING THE EARTHWORK AND FOUNDATION CONSTRUCTION PHASES OF THE PROJECT AS RECOMMENDED IN THE GEOTECHNICAL REPORT.

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

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT GREG BRAZE AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 103. gbraze@leabraze.com



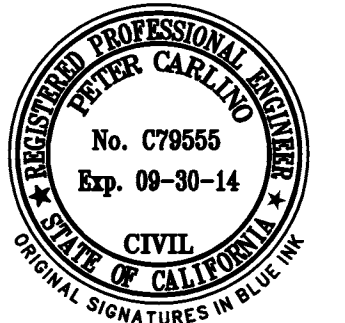
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
SACRAMENTO REGION
BAY AREA REGION
300 RIVERVIEW
ROSELIE, CA 95661
(P) (916) 966-1338
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WWW.LEABRAZE.COM

KIM RESIDENCE
691 BENVENUE AVENUE
LOS ALTOS, CALIFORNIA
APN: 189-38-064
SANTA CLARA COUNTY

GRADING & DRAINAGE PLAN

| REVISIONS | BY |
|------------|----------|
| | |
| | |
| | |
| | |
| JOB NO: | 2130272 |
| DATE: | 5-17-13 |
| SCALE: | AS NOTED |
| DESIGN BY: | TT |
| DRAWN BY: | NT |
| SHEET NO: | |



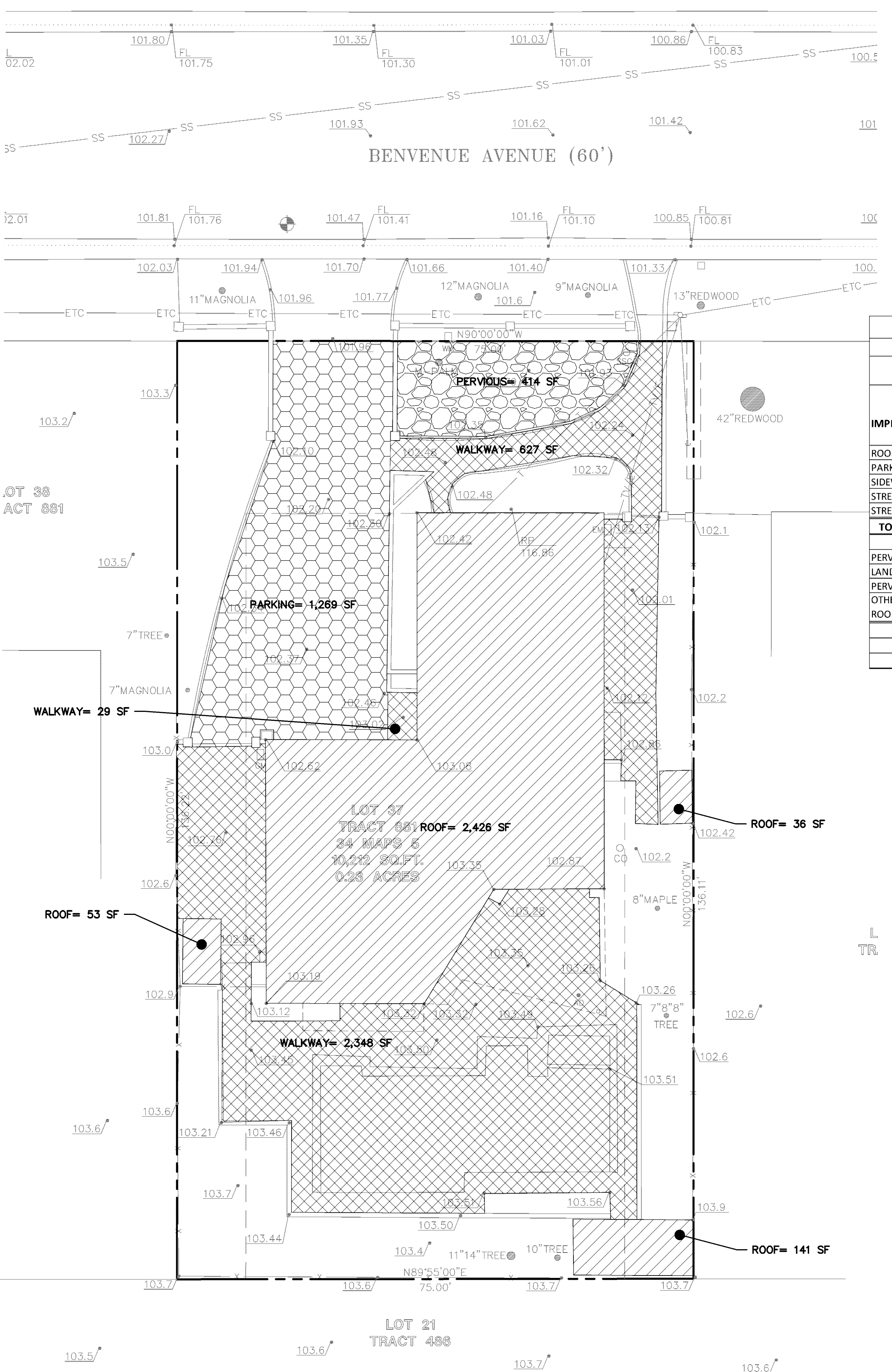


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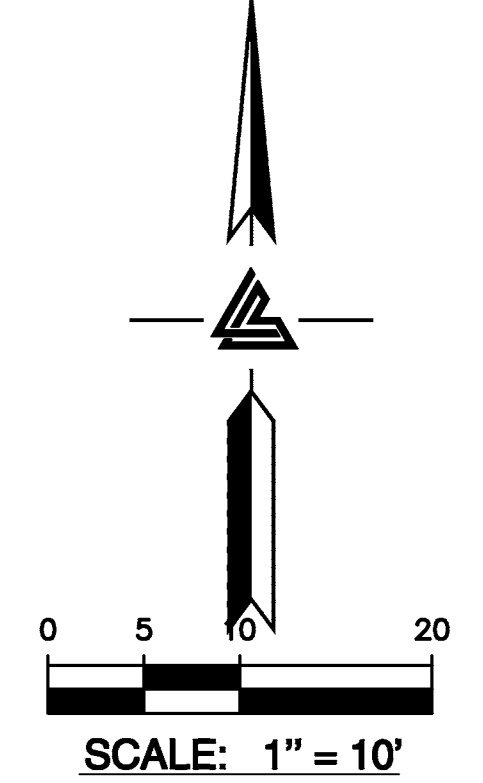
KIM RESIDENCE
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LOS ALTOS, CALIFORNIA
 SANTA CLARA COUNTY
 APN: 189-38-064

PRE AND POST CONSTRUCTION IMPERVIOUS EXHIBIT

| REVISIONS | BY |
|------------|----------|
| | |
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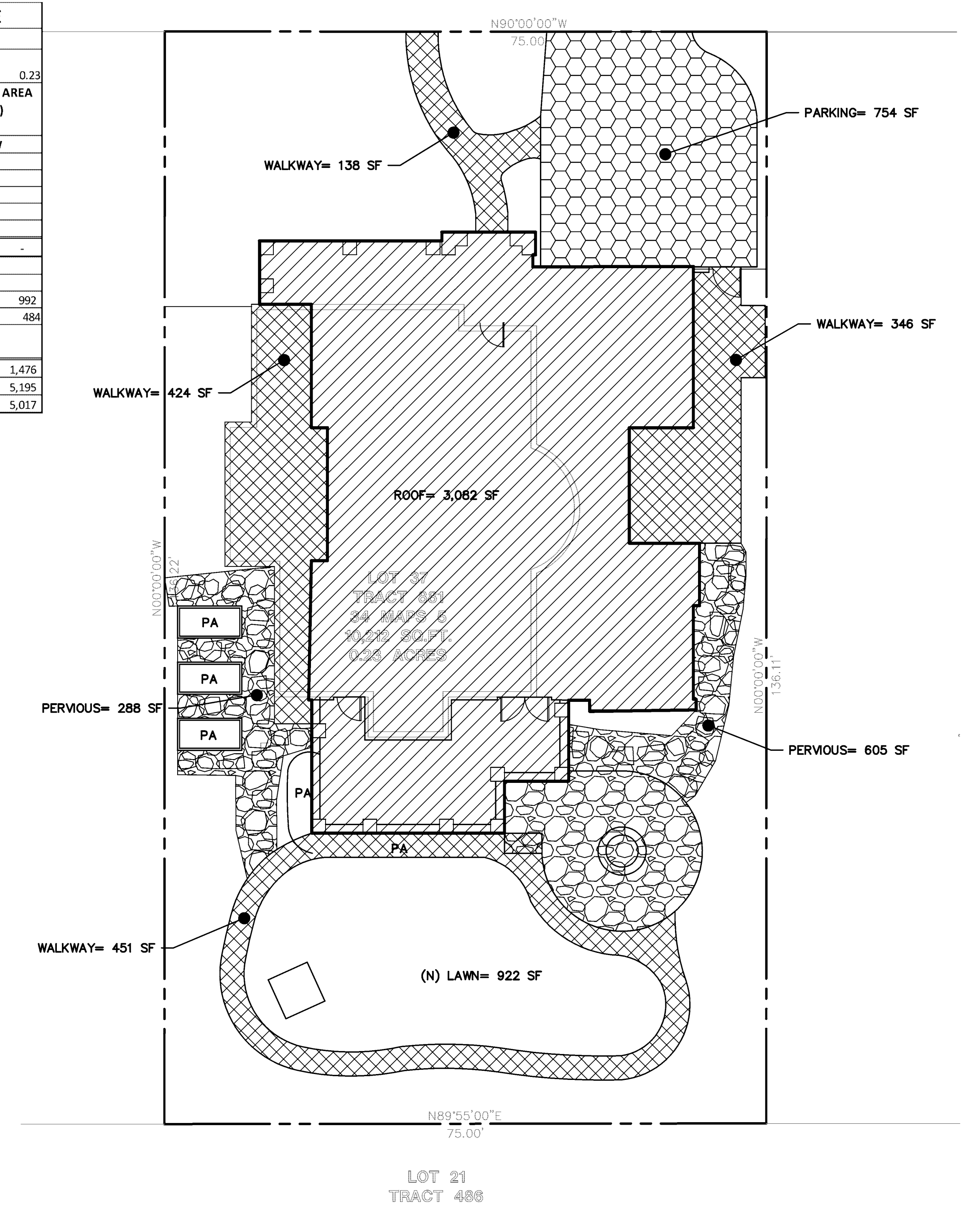
PRE-CONSTRUCTION



| PROJECT PHASE NUMBER: (N/A, 1, 2, 3, ETC.) | | | |
|---|---|---|--------------|
| TOTAL SITE (ACRES) | | TOTAL AREA OF SITE DISTURBED (ACRES) | |
| 0.23 | | 0.23 | |
| IMPERVIOUS SURFACES | EXISTING CONDITION OF SITE AREA DISTURBED (SQUARE FEET) | PROPOSED CONDITION OF SITE AREA DISTURBED (SQUARE FEET) | |
| | | REPLACED | NEW |
| ROOF AREA(S) | 2,656 | 3,082 | |
| PARKING | 1,269 | 754 | |
| SIDEWALKS, PATIOS, PATHS, ETC. | 3,004 | 1,359 | |
| STREETS (PUBLIC) | | | |
| STREETS (PRIVATE) | | | |
| TOTAL IMPERVIOUS SURFACES: | 6,929 | 5,195 | |
| PERVIOUS SURFACES | | | |
| LANDSCAPED AREAS | | | 992 |
| PERVIOUS PAVING | 414 | 414 | 484 |
| OTHER PERVIOUS SURFACES (GREEN ROOF, ETC.) | 3,283 | 3,127 | |
| TOTAL PERVIOUS SURFACES: | 3,697 | 3541 | 1,476 |
| TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES: | | 5,195 | |
| TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES: | | 5,017 | |

LEGEND

| PROPOSED | DESCRIPTION |
|----------|--------------------------|
| | ROOF AREAS |
| | PARKING AREAS |
| | WALKWAYS, PATIOS, ETC |
| | PERVIOUS PAVING (GRAVEL) |



POST-CONSTRUCTION