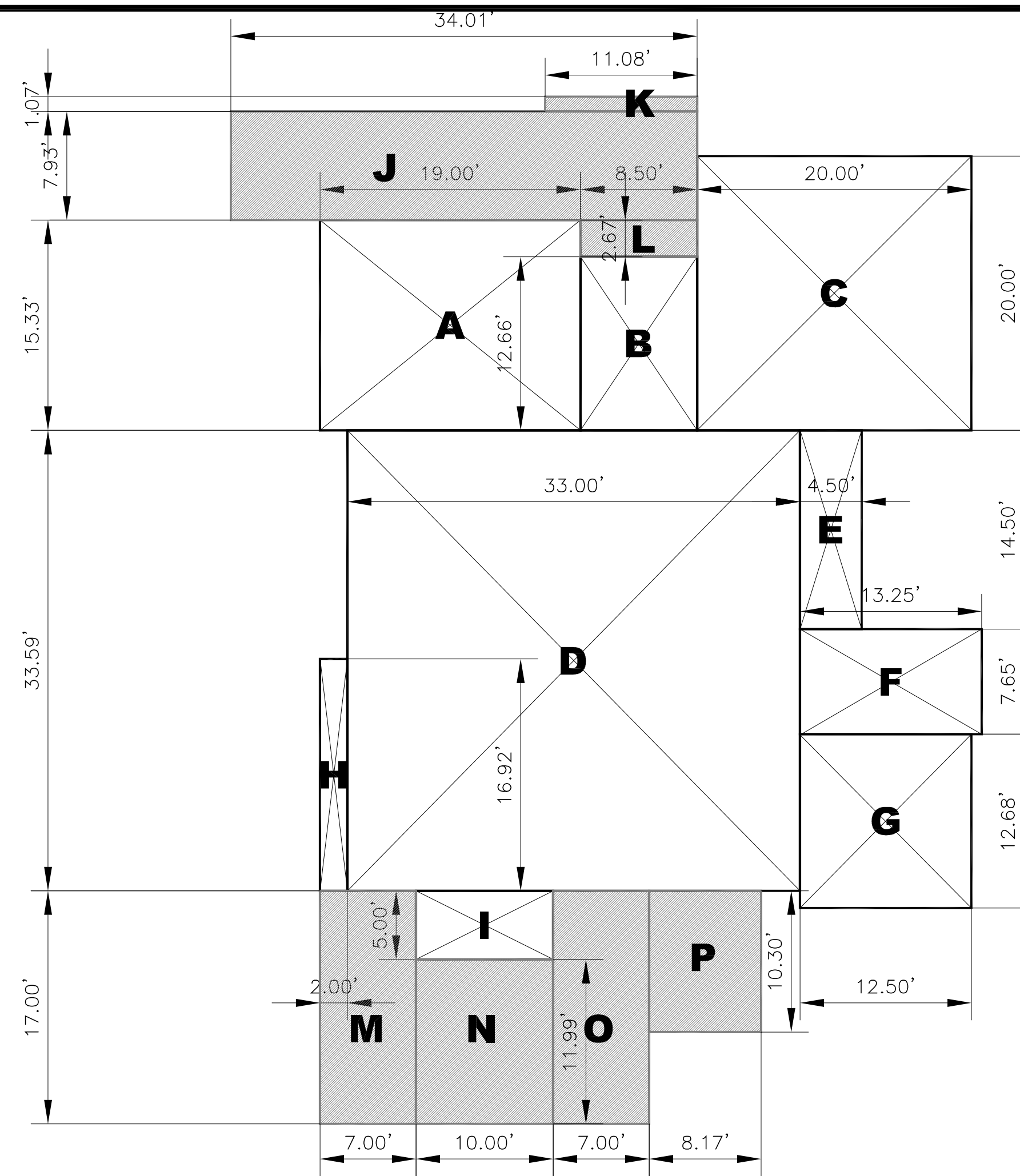


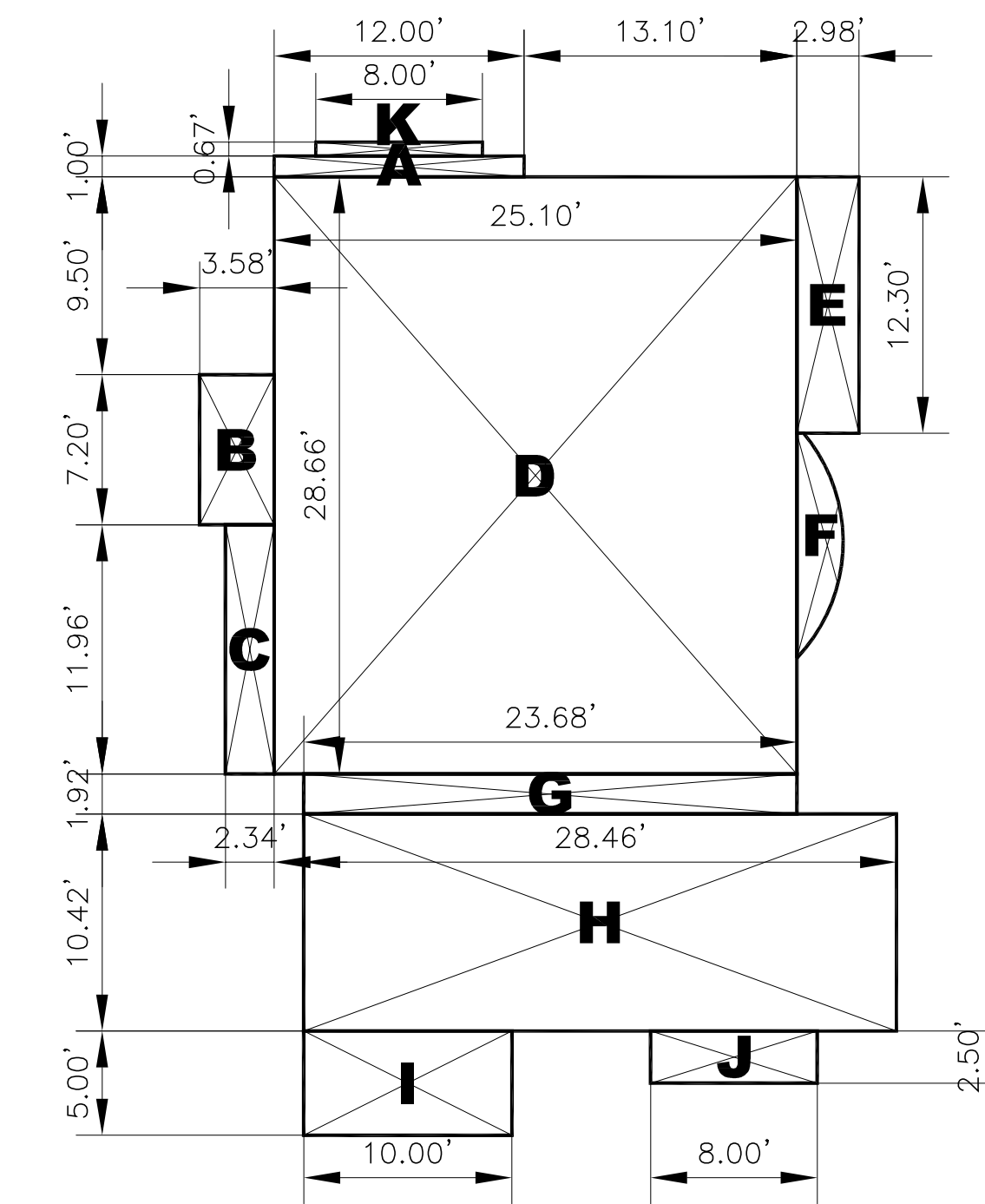
**BASEMENT PLAN**

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
<b>TOTAL AREA</b>				<b>2316.263</b>

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	22.695
M	17		7	119
N	11.9		10	119
O	17		7	119
P	10.3		8.17	84.151
<b>TOTAL AREA</b>				<b>745.4009</b>

**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
<b>TOTAL AREA</b>				<b>1255.161</b>

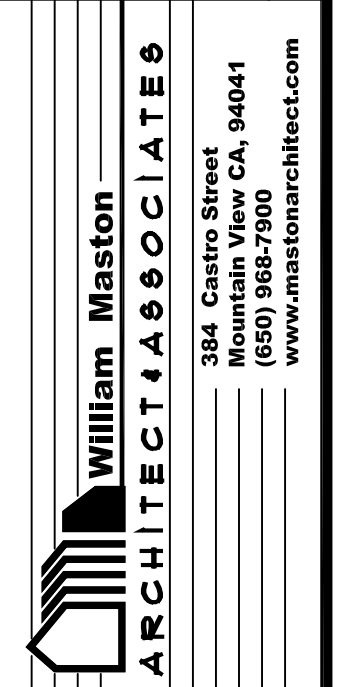
**AREA CALCULATIONS**

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
<b>TOTAL AREA</b>				<b>1423.2</b>

<b>TOTAL HABITABLE LIVING AREA</b>	2316.2
	1255.1
	1423.2
	<b>4994.5</b>
<b>TOTAL FLOOR AREA</b>	2316.2
	1255.1
	<b>3571.3</b>
<b>TOTAL LOT COVERAGE</b>	2316.2
	745.2
	<b>3061.4</b>

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PROGRESS SET  
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 7/26/2013

**KIM RESIDENCE**  
 691 BENVENUE AVENUE  
 LOS ALTOS, CA 94024

**FLOOR AREA & COVERAGE CALCULATION DIAGRAM**

DATE 1-26-2013

SCALE

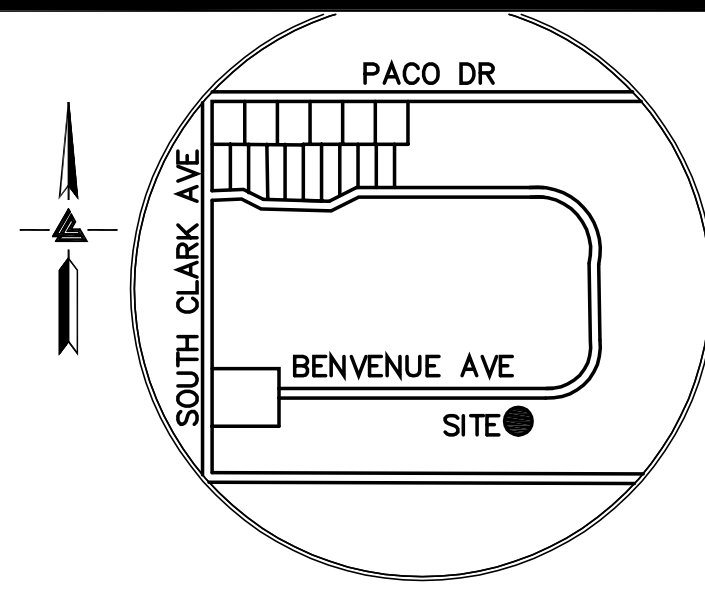
DRAWN NK

JOB KIM 1200 600

SHEET

**A0.03**

OF SHEETS



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
- FF FINISH FLOOR
- FL FLOW LINE
- RP ROOF PEAK
- TOS TOP OF SLAB
- ⊙ JOINT POLE
- AD• AREA DRAIN
- COO CLEANOUT
- EM ELECTRIC METER
- GM GAS METER
- SSMH○ 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.

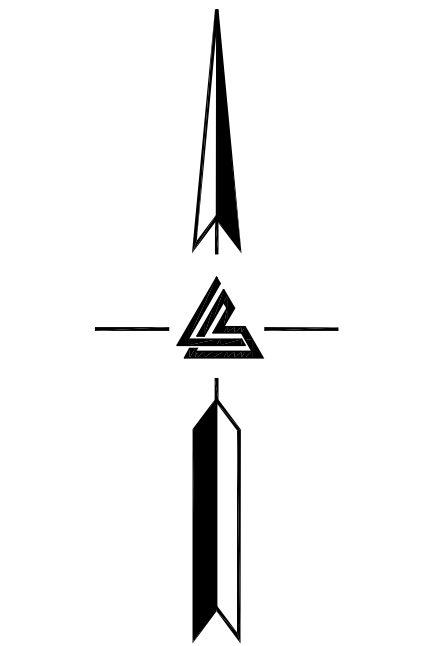
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

EASEMENT NOTE

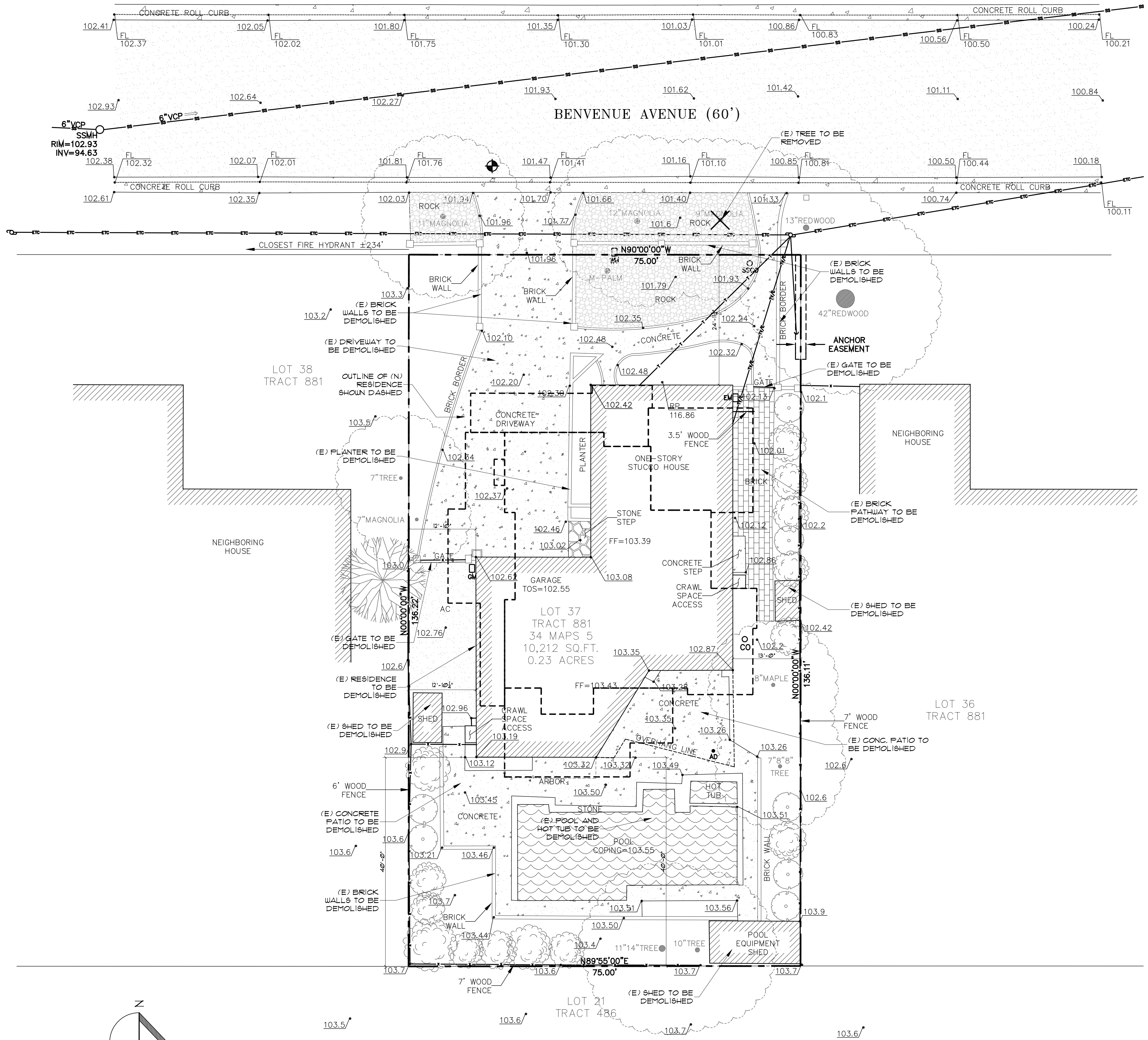
ALL EASEMENTS SHOWN PER TITLE REPORT ISSUED BY CORNERSTONE TITLE COMPANY ORDER NUMBER PL-6301, DATED JULY 13, 2012.

◆ SITE-BENCHMARK

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



SCALE: 1" = 10'



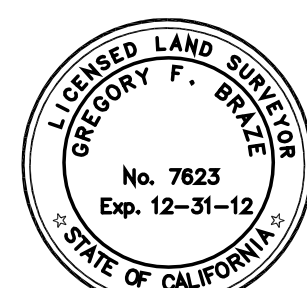
EXISTING/ DEMOLITION SITE PLAN

SCALE: 1/16" = 1'-0"

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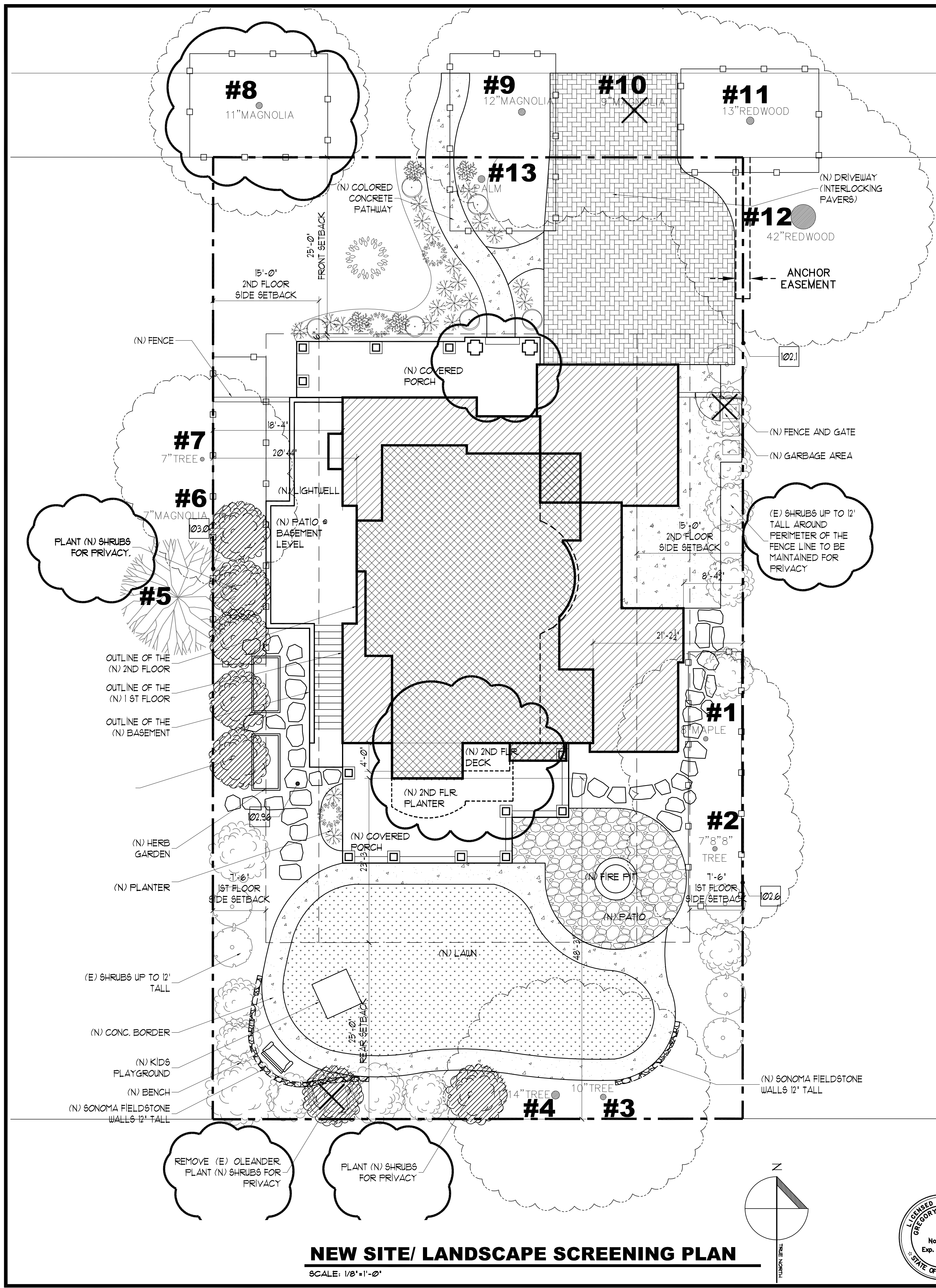
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7/26/2013

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691 BENVENUE AVENUE  
LOS ALTOS, CA 94024

**EXISTING AND  
DEMOLITION SITE PLAN**

DATE	1-26-2013
SCALE	1/16" = 1'-0"
DRAWN	NK
JOB	KIM 1200 600
SHEET	<b>A1.01</b>
OF SHEETS	



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

**LEGEND**

- ELECTRICAL METER
- CABLE TV VAULT
- GAS METER
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- PROPERTY LINE
- (N) BASEMENT
- (N) FIRST FLOOR
- (N) SECOND FLOOR
- LANDSCAPING
- DAYLIGHT REFERENCE POINT
- (E) TREE TO REMAIN
- (E) TREE/ SHRUB TO BE REMOVED
- (E) SHRUBS TO REMAIN
- (N) EVERGREEN SHRUBS W/ GROWTH TO 14' IN HEIGHT
- (N) TFF PER ARBORIST REPORT

**SHEET NOTES**

1. SITE PLAN INFORMATION IS PROVIDED BY LEA AND BRAZE ENGINEERS
2. SEE EXISTING TOPO SHEET C-1 FOR MORE INFORMATION
3. 4. NO A/C EQUIPMENT IS PLANNED TO BE INSTALLED. THIS RESIDENCE WILL HAVE RADIANT HEATING/ COOLING SYSTEM
4. SEE ATTACHED RESPONSE LETTER FOR A COMPLETE LIST OF UPDATES SINCE DR 05-22-13 SUBMITTAL

**IMPERVIOUS SURFACE CALCULATIONS**

FRONT YARD HARDSCAPE PERCENTAGE:  
FRONT HARDSCAPE / FRONT YARD SIZE = % OF COVERAGE  
892# / 219# = 42%

DRIVEWAY	154#
FRONT WALKWAY	138#
TOTAL FRONT HARDSCAPE	292#
FRONT PORCH	306#
HOUSE FOOTPRINT	2346#
BASEMENT PATIO AND STAIRS	422#
REAR PORCH	422#
LAWN BOARDER	442#
PATIO/FIRE PIT	373#
EAST PATIO	398#
TOTAL SITE IMPERVIOUS SURFACE	5593#

Ray Morneau, Arborist ISA Certif. #WC-0132 650.964.7664

Tree Summary Chart

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

#	Name	Species*	Diam.	Vigor	Form	Con-dition	Keep-able	Remove/Retain*	Brief Comments
1	Maple, J	Japonica	8.9"	Good	Poor	Poor	Low	X	Dieback, Verticillium Wilt fungus, Crowded
2	Laurel, Eng	laurocassus	3 X	70%	65%	Fair	Mod	X	Three ~8-inch trunks from ground level, Crowded
3	Victorian Box	undulatum	10.3"	55%	55%	Fair	Mod	X	Crowded, top-sided
4	Victorian Box	undulatum	19.2"	50%	40%	Poor	Mod	X	Two trunks (weak attachment), crowded, top-sided
5	Oak, Holly	Law	4.0"	65%	70%	Fair	High	X	Just across neighbor's site of fence
6	Magnolia, So.	grandiflora	7.2"	50%	40%	Poor	Low	X	Crowded, top-sided against #5, nesting driveway at 1-ft.
7	Persimmon	kaki	8.8"	50%	40%	Poor	High	X	Neighbor's tree, crowded, top-sided, lanky
8	Magnolia, So.	grandiflora	11.5"	62%	70%	Fair	Mod	X	Under utility lines, line clearance pruned, thin
9	Magnolia, So.	grandiflora	11.8"	45%	60%	Fair	Mod	X	Under utility lines, severely pruned (topped), very thin
10	Magnolia, So.	grandiflora	9.2"	50%	65%	Fair	Mod	X	Under utility lines, in driveway footprint = REMOVE
11	Redwood	sempervirens	13.5"	45%	50%	Poor	Mod	X	Under utility lines, very severely pruned (topped)
12	Redwood	sempervirens	44.1"	65%	70%	Fair	High	X	Neighbor's front tree, side pruned by utility
13	Yucca	glauca	multi	50%	50%	Fair	Mod	X	Shrub form of yucca - not a tree-form

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**

Tree 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 II) 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 8-foot galvanized 2-inch-diameter posts inserted 2-feet into the ground (or on concrete or pipe bases pegged to the ground so as to be unmovable). Position it as far as possible from the trees' trunks – as close as possible to the edge of the new excavation and/or hardscape. 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 foot- and/or wheelbarrow-traffic. 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, shatter, 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 WCISA Certified Tree Workers under the supervision of an ISA Certified Arborist (or equivalents, if they possess sufficient skill for approval by Project Arborist). This includes all pruning, removals (including stump removals) within driplines of trees to be preserved, root pruning, and repair or remedial 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 crowns without prior Project Arborist approval. For instance, hand excavation and thinner 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, scraping, shattering, 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 Well 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-shattering-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 trunks 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 Side yard plant material (west): The Planner calls out a possible problem with the existing side 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 (#5 and #7).

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PROGRESS SET NOT FOR CONSTRUCTION 7/26/2013

KIM RESIDENCE  
691 BENVENUE AVENUE  
LOS ALTOS, CA 94024

NEW SITE AND LANDSCAPE SCREENING PLAN

DATE 1-26-2013  
SCALE 1/8"=1'-0"  
DRAW NK  
JOB KM 1200 1600  
SHEET A1.02  
OF SHEETS

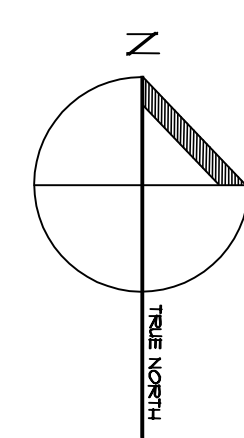
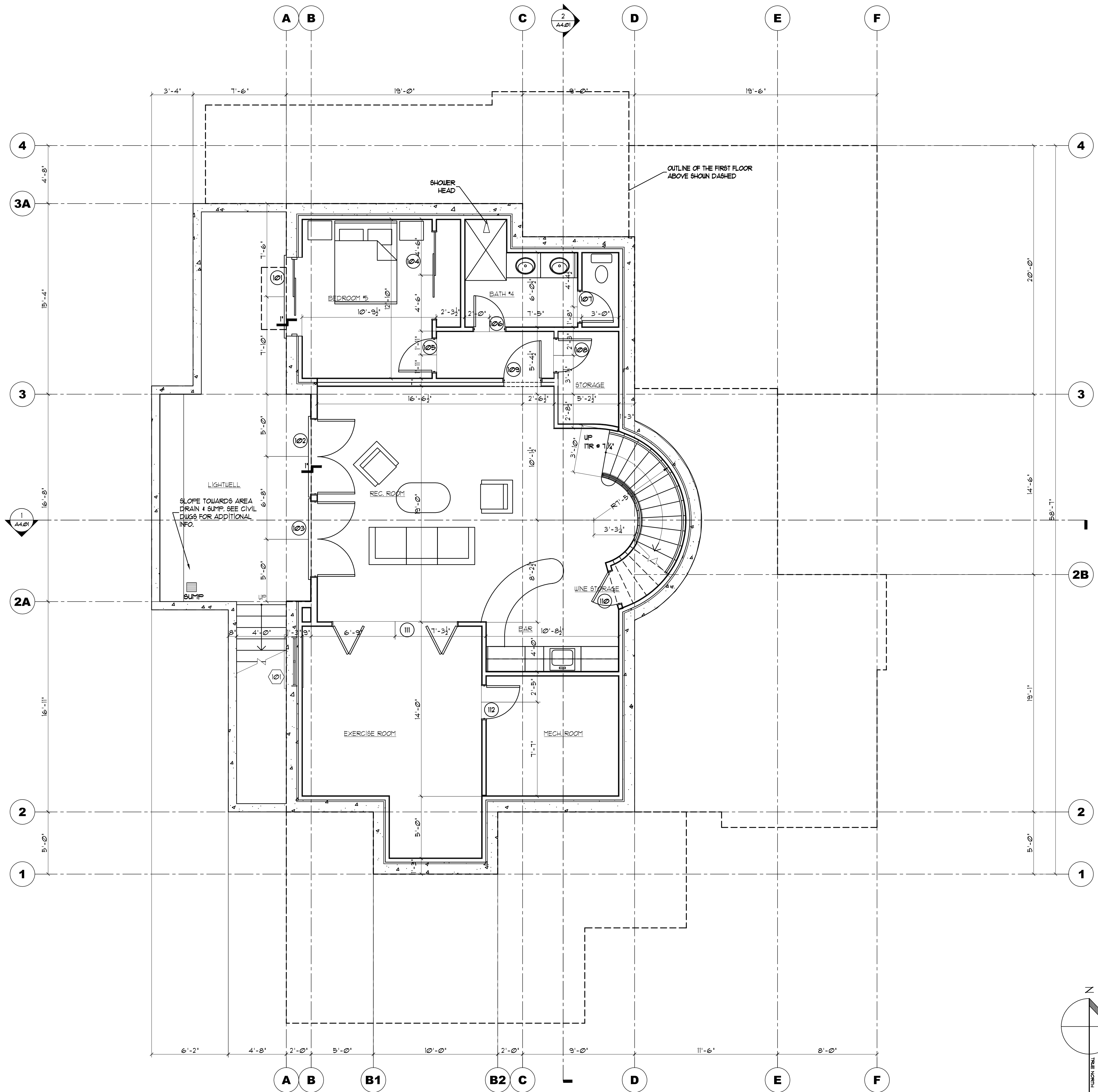
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**PROPOSED BASEMENT PLAN**  
SCALE: 1/4"=1'-0"

REVISION	BY

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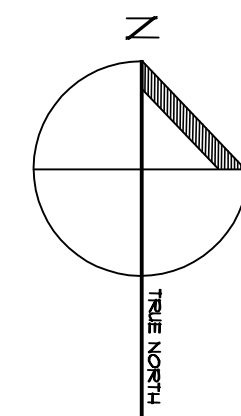
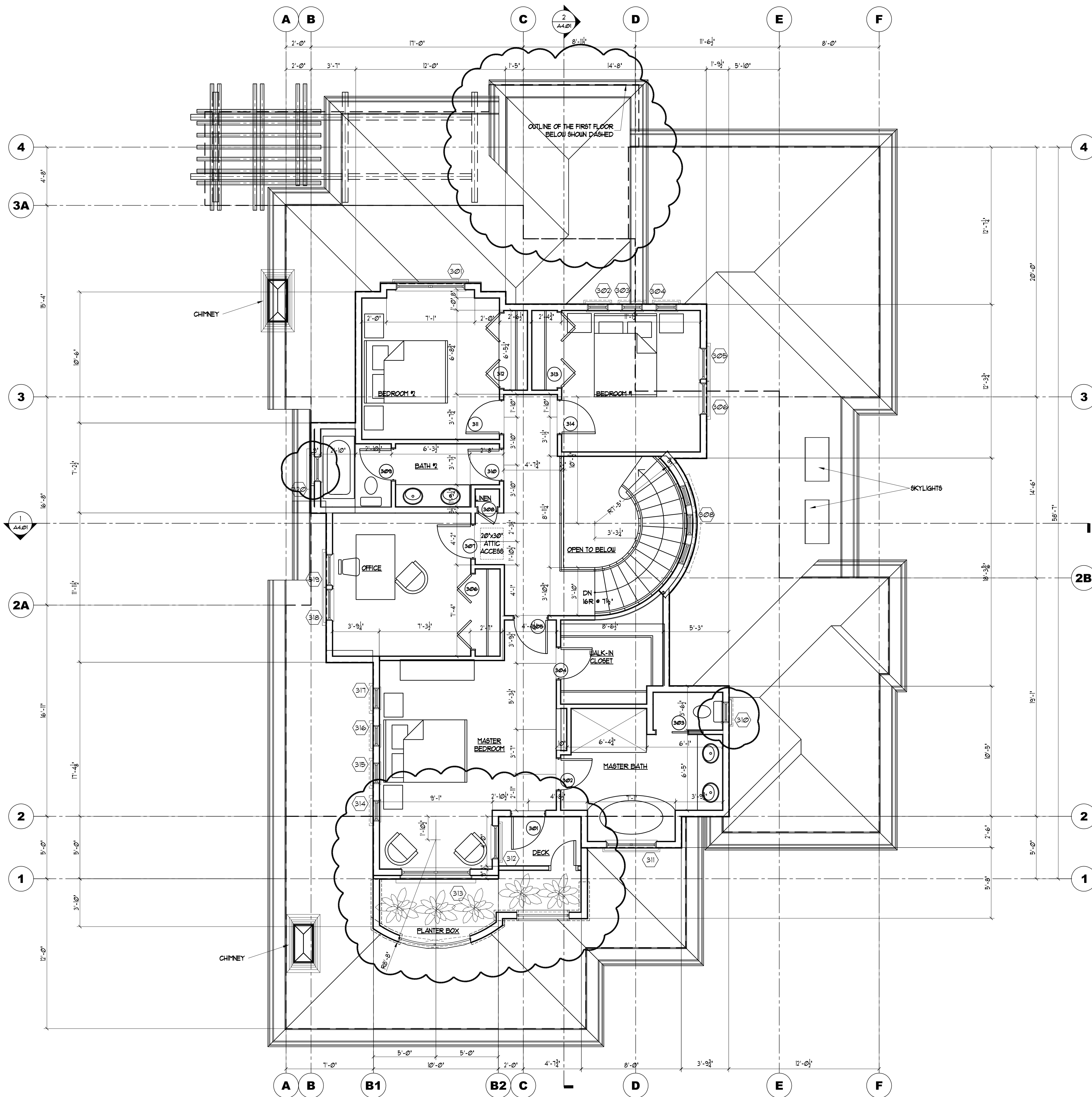
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7/26/2013

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LOS ALTOS, CA 94024

**BASEMENT FLOOR PLAN**

DATE	7-26-2013
SCALE	1/4"=1'-0"
DRAWN	NK
JOB	KIM 1200 1600
SHEET	<b>A2.01</b>
OF	SHEETS





**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

REVISION	BY

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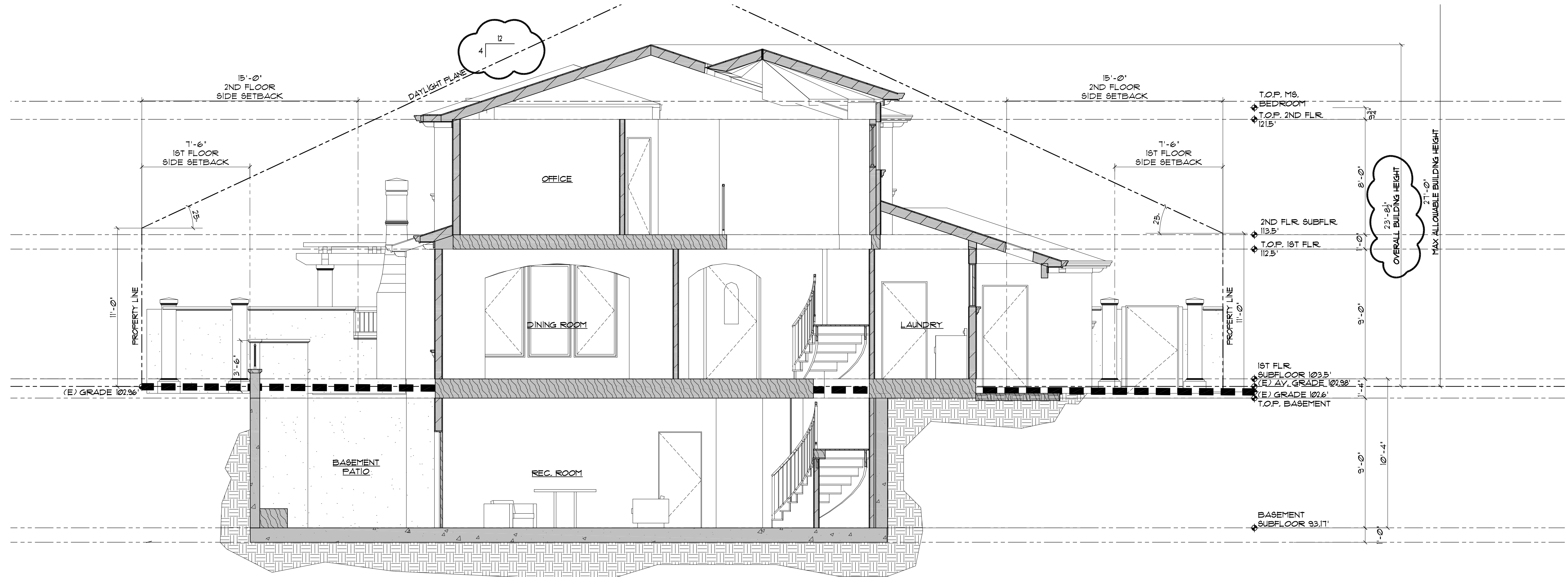
**KIM RESIDENCE**  
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LOS ALTOS, CA 94024

**SECOND FLOOR PLAN**

DATE	1-26-2013
SCALE	1/4"=1'-0"
DRAWN	NK
JOB	KIM 1200 600
SHEET	<b>A2.03</b>
OF	SHEETS

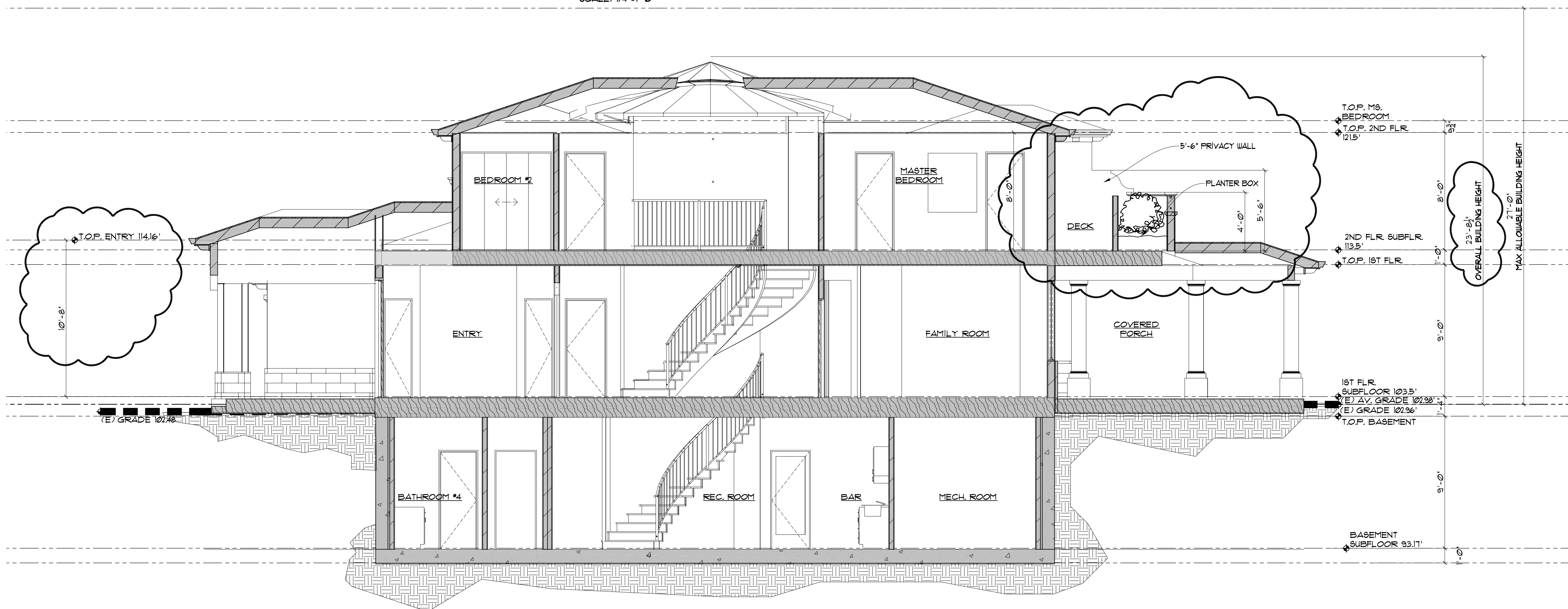






**SECTION 1**

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



**SECTION 2**

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

REVISION	BY

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7/26/2013

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LOS ALTOS, CA 94024

**BUILDING SECTIONS**

DATE	1-26-2013
SCALE	1/4"=1'-0"
DRAWN	NK
JOB	KIM 1200 600
SHEET	<b>A4.01</b>
OF	SHEETS





#689



#691 (PROPOSED)



**STREET SCAPE**

SCALE: N.T.S.

#693



#694



**OPPOSITE STREET SCAPE**

SCALE: N.T.S.



#692



#690



#680



**OPPOSITE STREET SCAPE (CONTINUED)**

SCALE: N.T.S.

REVISION	BY

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**PROGRESS SET  
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7/30/2013**

**KIM RESIDENCE**  
691 BENVENUE AVENUE  
LOS ALTOS, CA 94024

**NEIGHBORHOOD  
COMPATIBILITY**

DATE	7-26-2013
SCALE	1/4" = 1'-0"
DRAWN	NK
JOB	KM 000 600
SHEET	<b>A5.03</b>
OF	SHEETS