KIM RESIDENCE

691 BENVENUE AVENUE
LOS ALTOS, CALIFORNIA
94024

PROJECT TEAM

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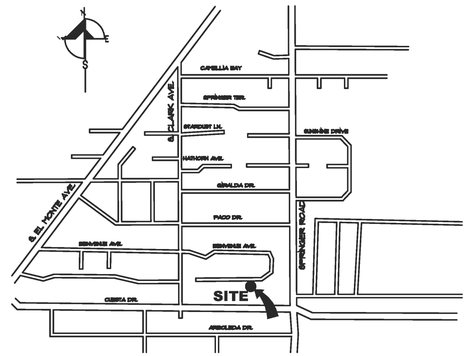
GREEN BUILDING CONSULTANT

GENERAL CONTRACTOR

VICINITY PLAN



PROJECT DATA

APN	189-38-064
PROPERTY OWNER	H.J. & TERESA KIM
PROPERTY ADDRESS	691 BENVENUE AVENUE LOS ALTOS, CA. 94024
ZONING DISTRICT	R1-10
OCCUPANCY GROUP	R-3
TYPE OF CONSTRUCTION	VB
EXISTING USE	SINGLE FAMILY RESIDENCE

PROJECT SUMMARY TABLE

	EXISTING	CHANGE IN	TOTAL PROPOSED
NET LOT AREA	10,212#	-	10,212#
% OF FRONT YARD PAVING	N/A	N/A	**#+/-
HABITABLE LIVING AREA (incl. basement)	2,042#+/-	2,952#	4,994#
NON-HABITABLE LIVING AREA (GARAGE)	384#+/-	4 #	388#

	EXISTING	PROPOSED	ALLOWED/ REQ'D
LOT COVERAGE	3,007#+/-	3061.4# 29.9%)	3,063.6 (30.0%)
FLOOR AREA (FAR)	2,042#+/- (20.0%)	3,571.0# (34.9%)	3,574.2# (35.0%)
SETBACKS			
FRONT	24'-11"	25'-0"	25'-0"
REAR	40'-0"	48'-3"	25'-0"
RIGHT SIDE (1ST/2ND)	12'-10"	18'-4"/20'-4"	7'-6"/15'-0"
LEFT SIDE (1ST/2ND)	13'-0"	8'-4"/21'-2"	7'-6"/15'-0"
BUILDING HEIGHT	N/A	23'-9" ▲	27'-0"

ABBREVIATIONS

ACOUS.	ACOUSTICAL	D.F.	DRINKING FOUNTAIN	F.O.S.	FACE OF STUDS	MEMB.	MEMBRANE	REFR.	REFRIGERATOR	THK.	THICK
AB.	ANCHOR BOLT	DET.	DETAIL	FPRF.	FIREPROOF	MET.	METAL	REINF.	REINFORCED	T.P.	TOP OF PAVEMENT
AD.	AREA DRAIN	DIA.	DIAMETER	FT.	FOOT or FEET	MFR.	MANUFACTURER	REQ.	REQUIRED	T.P.D.	TOILET PAPER DISPENSER
ADJ.	ADJUSTABLE	DIM.	DIMENSION	FTG.	FOOTING	MH.	MANHOLE	RESIL.	RESILIENT	T.V.	TELEVISION
AGGR.	AGGREGATE	DISP.	DISPENSER	FURR.	FURRING	MIN.	MINIMUM	RM.	ROOM	T.W.	TOP OF WALL
AL.	ALUMINUM	DN.	DOWN	GA.	GAUGE	MIR.	MIRROR	R.O.	ROUGH OPENING	TYP.	TYPICAL
ANOD.	ANODIZED	DR.	DOOR	GALV.	GALVANIZED	MISC.	MISCELLANEOUS	RWD.	REDWOOD	U.O.N.	UNLESS OTHERWISE NOTED
APPROX.	APPROXIMATE	DWR.	DRAWER	GI.	GALVANIZED IRON	MTD.	MOUNTED	R.W.L.	RAIN WATER LEADER		
ARCH.	ARCHITECTURAL	D.S.	DOWNSPOUT	GB.	GRAB BAR	MUL.	MULLION	S.	SOUTH	VAT.	VINYL ASBESTOS TILE
ASPH.	ASPHALT	DWG.	DRAWING	GL.	GLASS	N.	NORTH	S.B.	SOLID BLOCKING	VERT.	VERTICAL
BD.	BOARD	E	EAST	GR.	GRADE	N.I.C.	NOT IN CONTRACT	S.C.	SOLID CORE	VEST.	VESTIBULE
BLDG.	BUILDING	EA.	EACH	GSM	GALVANIZED SHEET METAL	NO. OR #	NUMBER	S.C.D.	SEAT COVER DISP.		
BLK.	BLOCK	E.J.	EXPANSION JOINT	GWB.	GYPSUM WALLBOARD	NOM.	NOMINAL	SCHED.	SCHEDULE	W	WEST
BLKG.	BLOCKING	EL.	ELEVATION	HB.	HOSE BIBB	N.T.S.	NOT TO SCALE	S.D.	SOAP DISPENSER	W/	WITH
BM.	BEAM	ELEC.	ELECTRICAL	HC.	HOLLOW CORE	O/	OVER	SECT.	SECTION	W.C.	WATER CLOSET
BOT.	BOTTOM	ELEV.	ELEVATOR	HDWD.	HARDWOOD	OBS.	OBSCURE	SHT.	SHEET	WD.	WOOD
B.P.	BUILDING PAPER	EMER.	EMERGENCY	HDR.	HEADER	O.C.	ON CENTER	SIM.	SIMILAR	WH.	WATER HEATER
CAB.	CABINET	E.P.	ELEC. PANELBOARD	HM.	HOLLOW METAL	O.D.	OUTSIDE DIAMETER	S.N.D.	SANITARY NAPKIN DISPENSER	W/O	WITHOUT
C.B.	CATCH BASIN	EQ.	EQUAL	HORIZ.	HORIZONTAL	OFF.	OFFICE	S.N.R.	SANITARY NAPKIN RECEPTACLE	WP.	WATERPROOF
CEM.	CEMENT	EQPT.	EQUIPMENT	HR.	HOUR	OPP.	OPPOSITE			WSCT.	WAINSCOT
CER.	CERAMIC	E.W.C.	ELEC. WATER HEATER	HGT.	HEIGHT	PL.	PLATE	SPEC.	SPECIFICATION	WT.	WEIGHT
C.I.	CAST IRON	EXIST./(E)	EXISTING	I.D.	INSIDE DIAMETER	P. LAM.	PLASTIC LAMINATE	SQ.	SQUARE	W.W.M.	WELDED WIRE MESH
C.J.	CONSTRUCTION JOINT	EXPO.	EXPOSED	INSUL.	INSULATION	PLAS.	PLASTER	STD.	STANDARD	&	AND
CLG.	CEILING	EXP.	EXPANSION	INT.	INTERIOR	PLY.	PLYWOOD	STL.	STEEL	L.	ANGLE
CLKG.	CAULKING	EXT.	EXTERIOR	JAN.	JANITOR	PR.	PAIR	STOR.	STORAGE	@	AT
CLR.	CLEAR	F.A.	FIRE ALARM	JT.	JOINT	PSF.	POUNDS PER SQ. FOOT	STRL.	STRUCTURAL	℄	CENTERLINE
COL.	COLUMN	F.D.	FLOOR DRAIN	KIT.	KITCHEN	P.S.I.	POUNDS PER SQ. INCH	SUSP.	SUSPENDED	Ø	DIAMETER
CONC.	CONCRETE	FDN.	FOUNDATION	LAB.	LABORATORY	PT.	POINT	T.O.	TOP OF	d	PENNY
CONN.	CONNECTION	F.E.	FIRE EXTINGUISHER	LAM.	LAMINATE	P.T.D.	PAPER TOWEL DISPENSER	T.B.	TOWEL BAR	⊥	PERPENDICULAR
CONT.	CONTINUOUS	F.E.C.	FIRE EXTING. CABINET	LAV.	LAVATORY	P.T.D./R.	PAPER TOWEL DISP. & RECEPTACLE	T.B.D.	TO BE SELECTED	▱	PLATE
CORR.	CORRIDOR	F.H.C.	FIRE HOSE CABINET	LT.	LIGHT	PTN.	PARTITION	T.B.S.	TO BE SELECTED	#	POUND OR NUMBER
C.O.	CLEAN OUT	FIN./(F)	FINISH	LT. WT.	LIGHTWEIGHT	P.T.R.	PAPER TOWEL RECEPTACLE	T.C.	TOP OF CURB	(E)	EXISTING
CTSK.	COUNTERSUNK	FL.	FLOOR	MAX.	MAXIMUM			TEL.	TELEPHONE	(N)	NEW
CNTR.	COUNTER	FLASH.	FLASHING	MB.	MACHINE BOLT	RAD.	RADIUS	T.E.N.	TYP. EDGE NAILING	▱	SQUARE FOOT
CTR.	CENTER	FLUOR.	FLUORESCENT	M.C.	MEDICINE CABINET	RD.	ROOF DRAIN	T. & G.	TONGUE & GROOVE		
DBL.	DOUBLE	F.O.C.	FACE OF CONCRETE	MECH.	MECHANICAL						
DEPT.	DEPARTMENT	F.O.F.	FACE OF FINISH								

SYMBOLS

EARTH
ROCK
SAND, MORTAR PLASTER
WALL w/ BATT INSULATION
METAL
WOOD, FINISH
WOOD, FRAMING
WOOD, BLOCKING
GYPSUM WALLBOARD
RIGID INSULATION
PLYWOOD
ACOUSTIC TILE
A.C. PAVING
B.U.R.
DECK
FOAM

WINDOW
DOOR
DETAIL
SECTION/ ELEVATION
INTERIOR ELEVATION
INTERIOR ELEVATION
KEYNOTE
SHEET NOTE

OTHER SYMBOLS MAY BE INCLUDED AS NOTED ON INDIVIDUAL SHEETS

PROJECT DESCRIPTION

DEMOLISH (E) SINGLE STORY RESIDENCE AND ATTACHED GARAGE, AND BUILD A (N) 2-STORY RESIDENCE.

DRAWING INDEX

UPDATED: AUGUST 19, 2013

REVISION	BY

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PROGRESS SET NOT FOR CONSTRUCTION 8/20/2013

KIM RESIDENCE
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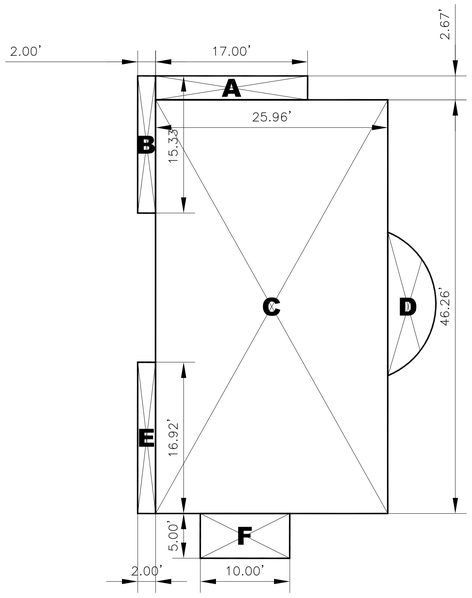
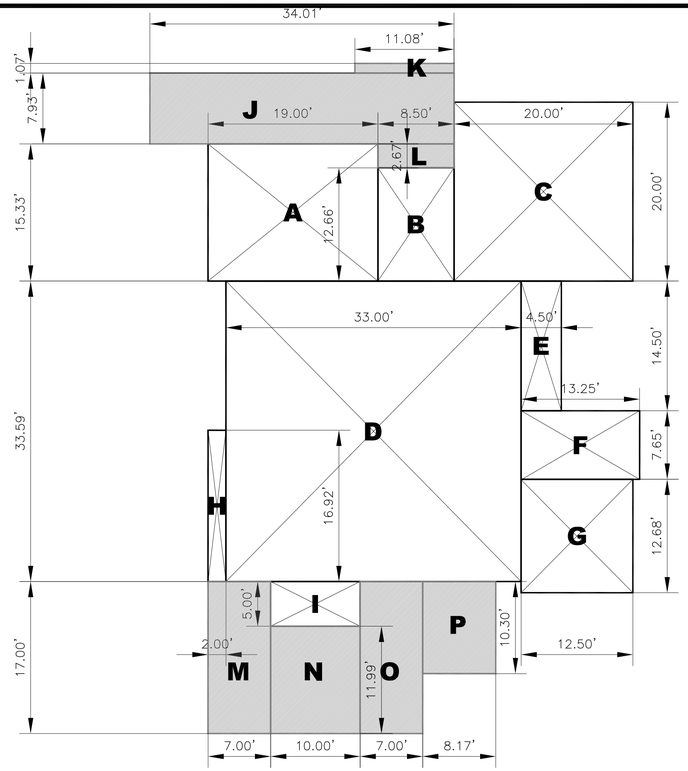
COVER INDEX PROJECT DATA AND MAP

DATE	8-20-2013
SCALE	AS NOTED
DRAWN	NK
JOB	KIM 1200 1600
SHEET	A0.01
OF	SHEETS



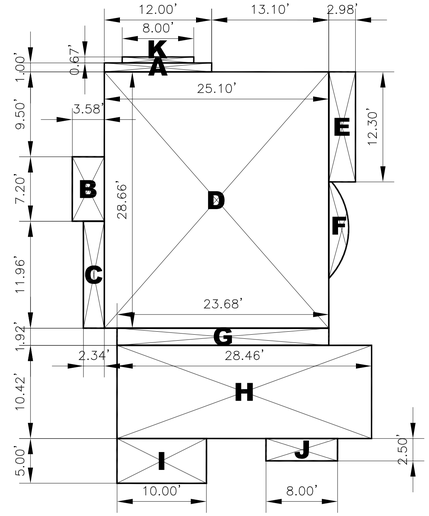
BASEMENT PLAN

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			2316.263

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
	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

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
	TOTAL AREA			1423.2

TOTAL HABITABLE LIVING AREA	2316.2	
	1255.1	
	1423.2	
		4994.5
TOTAL FLOOR AREA	2316.2	
	1255.1	
		3571.3
TOTAL LOT COVERAGE	2316.2	
	745.2	
		3061.4

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PROGRESS SET
NOT FOR CONSTRUCTION
8/20/2013

KIM RESIDENCE

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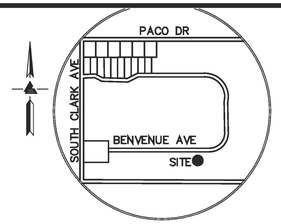
LOS ALTOS, CA 94024

FLOOR AREA & COVERAGE CALCULATION DIAGRAMM

DATE	8-20-2013
SCALE	
DRAWN	NK
JOB	KIM 1200 1600
SHEET	A0.03
OF	SHEETS



VICINITY MAP
NO SCALE

LEGEND AND NOTES

	BOUNDARY LINE
	BUILDING OVERHANG LINE
SS SS	SANITARY SEWER LINE
ETC ETC	ELECTRIC TELEPHONE CATV OVERHEAD LINE
TV/E TV/E	CATV AND ELECTRIC OVERHEAD LINE
T T T	TELEPHONE OVERHEAD LINE
X X X	FENCE LINE
	FLOW LINE
FF	FINISH FLOOR
FL	FLOW LINE
RP	ROOF PEAK
TOS	TOP OF SLAB
PG	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)

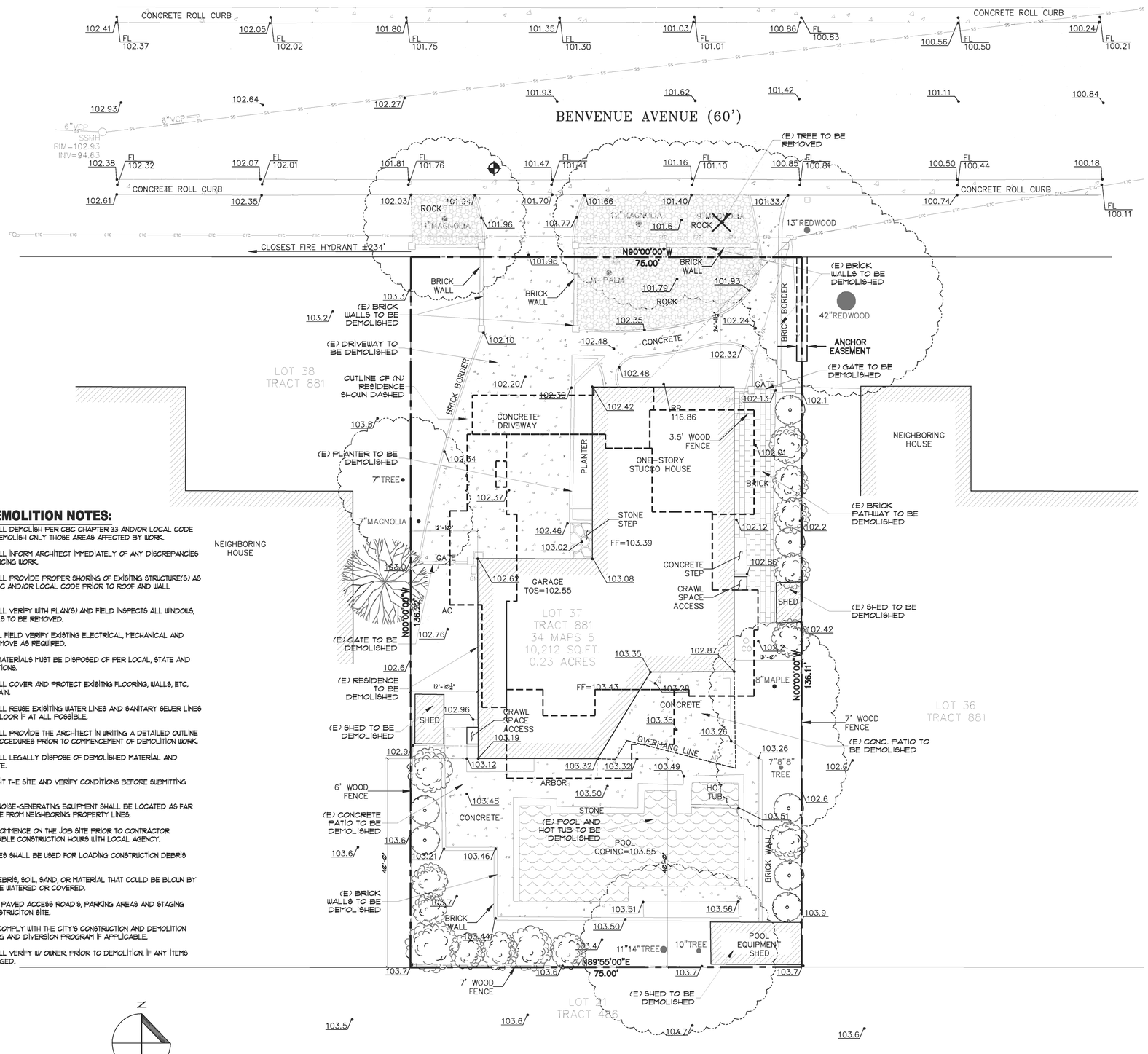
EASEMENT NOTE
ALL EASEMENTS SHOWN PER TITLE REPORT ISSUED BY CORNERSTONE TITLE COMPANY ORDER NUMBER PL-6301, DATED JULY 13, 2012.

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

0 5 10 20

SCALE: 1'' = 10'

GENERAL DEMOLITION NOTES:
1. CONTRACTOR SHALL DEMOLISH PER CBC CHAPTER 33 AND/OR LOCAL CODE REQUIREMENTS. DEMOLISH ONLY THOSE AREAS AFFECTED BY WORK.
2. CONTRACTOR SHALL INFORM ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL PROVIDE PROPER SHORING OF EXISITNG STRUCTURE(S) AS REQUIRED FOR CBC AND/OR LOCAL CODE PRIOR TO ROOF AND WALL REMOVAL.
4. CONTRACTOR SHALL VERIFY WITH PLAN(S) AND FIELD INSPECTS ALL WINDOWS, FLOORS AND WALLS TO BE REMOVED.
5. CONTACTOR SHALL FIELD VERIFY EXISTING ELECTRICAL, MECHANICAL AND PLUMBING AND REMOVE AS REQUIRED.
6. ALL HAZARDOUS MATERIALS MUST BE DISPOSED OF PER LOCAL, STATE AND FEDERAL REGULATIONS.
7. CONTRACTOR SHALL COVER AND PROTECT EXISITNG FLOORING, WALLS, ETC. THAT ARE TO REMAIN.
8. CONTRACTOR SHALL REUSE EXISITNG WATER LINES AND SANITARY SEWER LINES UNDER EXISITNG FLOOR IF AT ALL POSSIBLE.
9. CONTRACTOR SHALL PROVIDE THE ARCHITECT IN WRITING A DETAILED OUTLINE OF DEMOLITON PROCEDURES PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
10. CONTRACTOR SHALL LEGALLY DISPOSE OF DEMOLISHED MATERIAL AND EQUIPMENT OFF-SITE.
11. BIDDERS MUST VISIT THE SITE AND VERIFY CONDITIONS BEFORE SUBMITTING BIDS.
12. ALL STATIONARY NOISE-GENERATING EQUIPMENT SHALL BE LOCATED AS FAR AWAY AS POSSIBLE FROM NEIGHBORING PROPERTY LINES.
13. NO WORK SHALL COMMENCE ON THE JOB SITE PRIOR TO CONTRACTOR VERIFYING ALLOWABLE CONSTRUCTION HOURS WITH LOCAL AGENCY.
14. DUST PROOF CHUTES SHALL BE USED FOR LOADING CONSTRUCTION DEBRIS ONTO TRUCKS.
15. STOCKPILES OF DEBRIS, SOIL, SAND, OR MATERIAL THAT COULD BE BLOWN BY THE WIND SHALL BE WATERED OR COVERED.
16. SWEEP DAILY ALL PAVED ACCESS ROAD'S, PARKING AREAS AND STAGING AREA AT THE CONSTRUCITON SITE.
17. CONTRACTOR TO COMPLY WITH THE CITY'S CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING AND DIVERSION PROGRAM IF APPLICABLE.
18. CONTRACTOR SHALL VERIFY W/ OWNER, PRIOR TO DEMOLITION, IF ANY ITEMS ARE TO BE SALVAGED.



N

TRUE NORTH

EXISTING/ DEMOLITION SITE PLAN
SCALE: 1/10'=1'-0'

SURVEY PROVIDED BY:

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS

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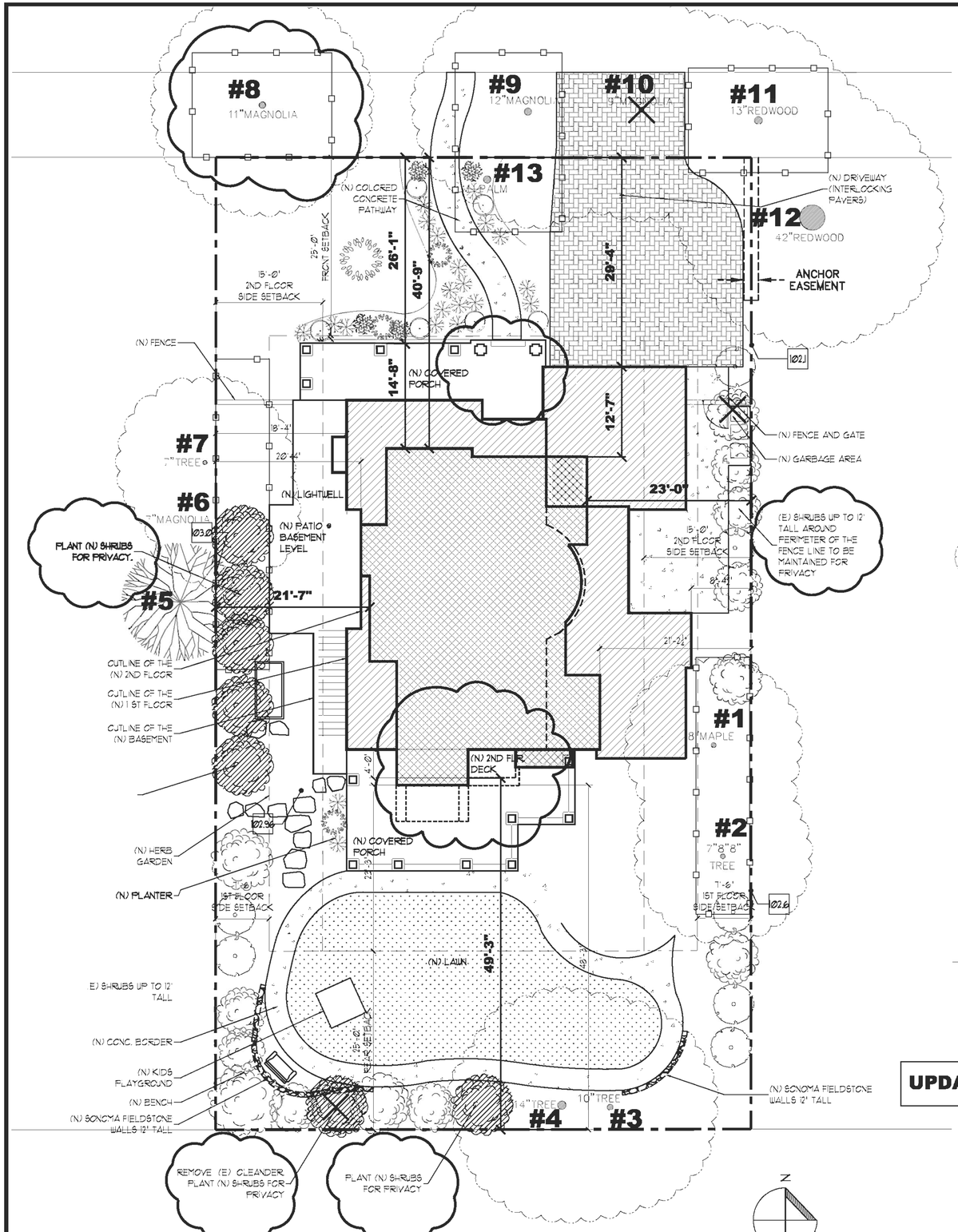
EXISTING AND DEMOLITION SITE PLAN

DATE	8-20-2013
SCALE	1/8"=1'-0"
DRAWN	NK
JOB	KIM 1200 1600
SHEET	A1.01
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
- Ø2J DAYLIGHT REERENCE 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) TPF PER ARBORIST REPORT

SHEET NOTES

1. SITE PLAN INFORMATION IS PROVIDED BY LEA AND BRAZE ENGINEERS
2. SEE EXISTING SURVEY FOR MORE INFORMATION
3. 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 AREA = % OF COVERAGE
892# / 2131# = 42%

DRIVEWAY	754#
FRONT WALKWAY	138#
TOTAL FRONT HARDSCAPE	892#
FRONT PORCH	326#
HOUSE FOOTPRINT	2346#
BASEMENT PATIO AND STAIRS	430#
REAR PORCH	422#
LAWN BOARDER	442#
PATIO/FIRE PIT	373#
EAST PATIO	398#
TOTAL SITE IMPERVIOUS SURFACE	5593#

UPDATED: AUGUST 19, 2013

SURVEY PROVIDED BY:

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS

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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	Condition	Keepable	Remove/ Retain	Brief Comments
1	Maple, J.	japonica	8.9"	Good	Poor	Poor	Low	X	Dieback. Verticillium Wilt fungus. Crowded
2	Laurel, Eng	laurocerasus	3 X	70%	85%	Fair	Mod	X	Three ~8-inch trunks from ground level. Crowded
3	Victorian Box	undulatum	10.3"	55%	50%	Fair	Mod	X	Crowded, lop-sided
4	Victorian Box	undulatum	19.2"	50%	40%	Poor	Mod	X	Two trunks (weak attachment); crowded, lop-sided
5	Oak, Holly	ilex	~10"	68%	70%	Fair	High	X	Just across neighbor's sw of fence
6	Magnolia, So.	grandiflora	7.2"	50%	40%	Poor	Low	X	Crowded, lop-sided against #5, existing driveway at 1-ft
7	Persimmon	kaki	8.8"	50%	40%	Poor	High	X	Neighbor's tree, crowded, lop-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%	80%	Fair	Mod	X	Under utility lines, severely pruned (topped), very thin
10	Magnolia, So.	grandiflora	9.2"	50%	85%	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 ont 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 8/20/2013

KIM RESIDENCE
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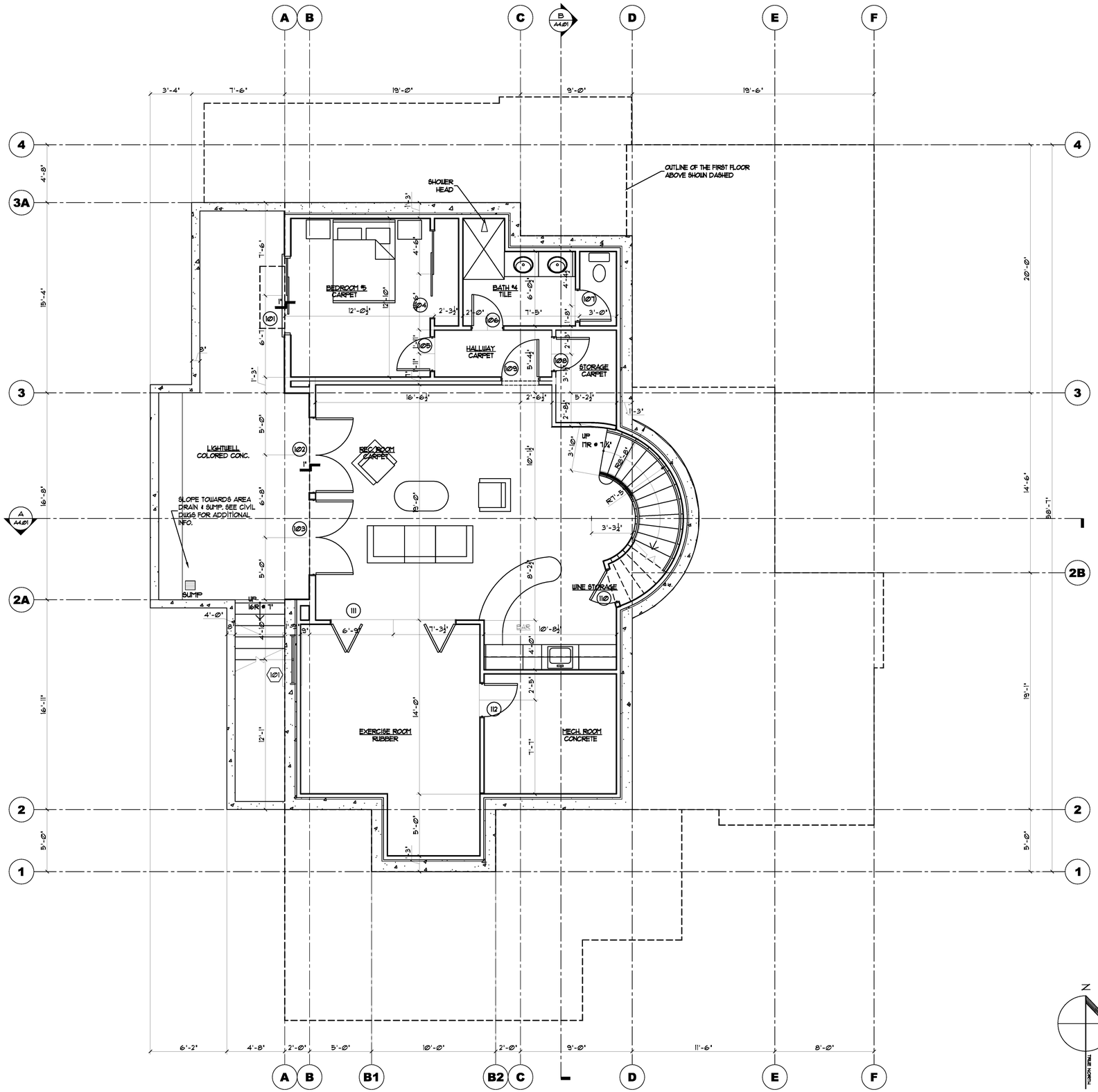
NEW SITE AND LANDSCAPE SCREENING PLAN

DATE	8-20-2013
SCALE	1/8"=1'-0"
DRAWN	NK
JOB	KIM 1206 16-06
SHEET	A1.02
OF	SHEETS



PROPOSED BASEMENT PLAN

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

PROGRESS SET
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8/20/2013

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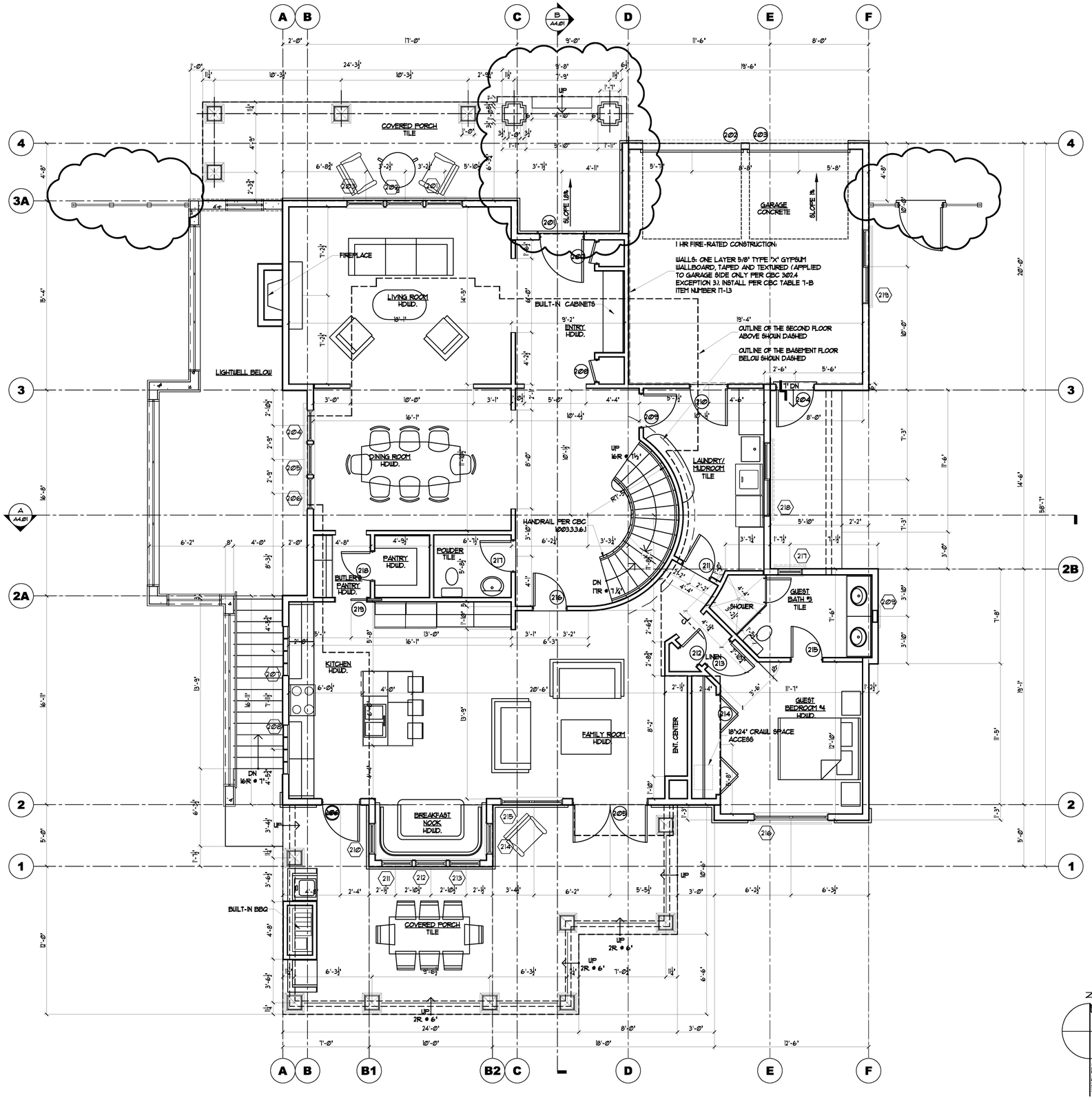
BASEMENT FLOOR PLAN

DATE	8-20-2013
SCALE	1/4"=1'-0"
DRAWN	NK
JOB	KIM 1200 1600
SHEET	A2.01
OF	SHEETS



UPDATED: AUGUST 19, 2013

PROPOSED FIRST FLOOR PLAN

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

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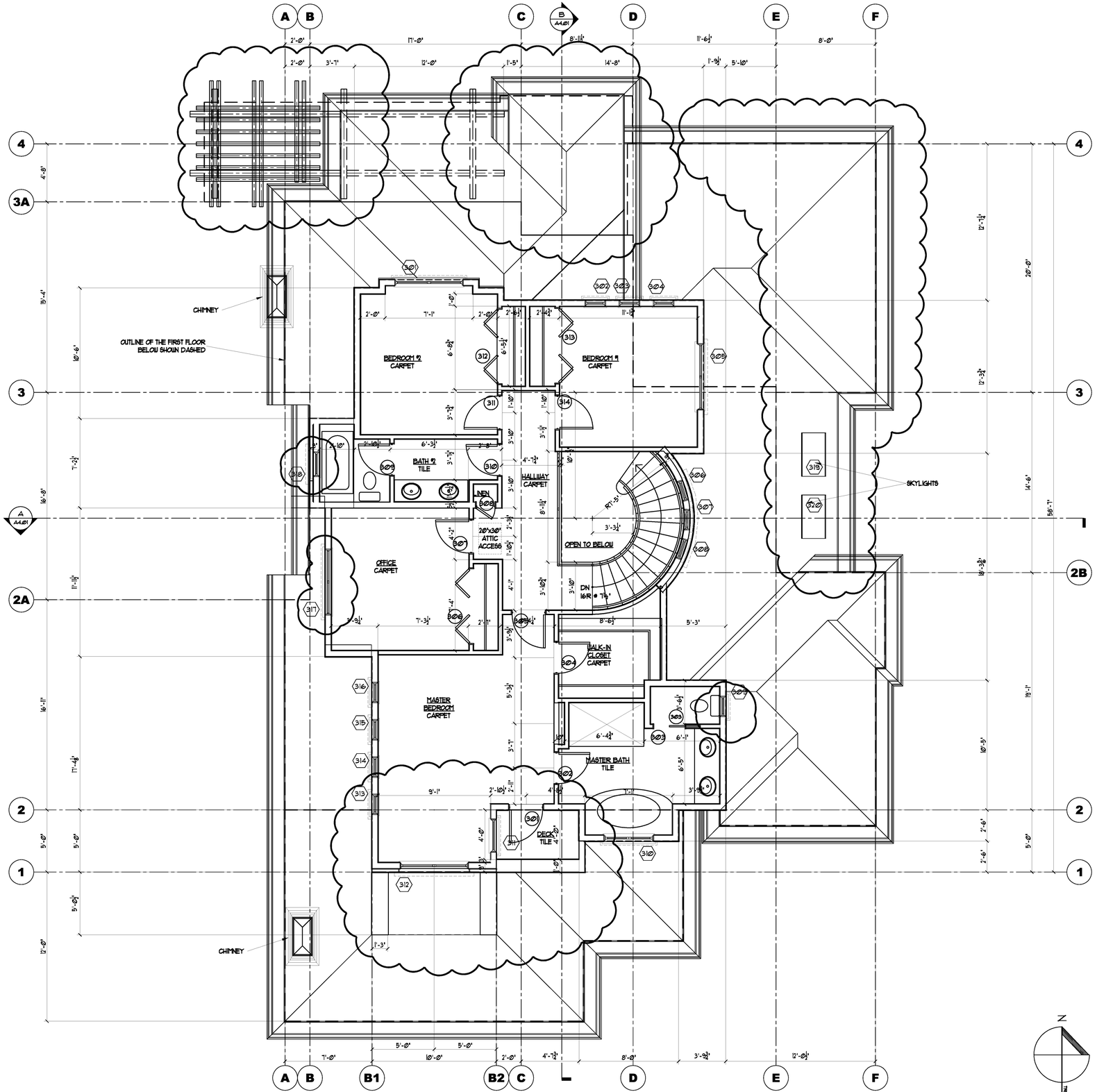
FIRST FLOOR PLAN

DATE	8-20-2013
SCALE	1/4"=1'-0"
DRAWN	NK
JOB	KIM 1200 1600
SHEET	A2.02
OF	SHEETS



UPDATED: AUGUST 19, 2013

PROPOSED SECOND FLOOR PLAN

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

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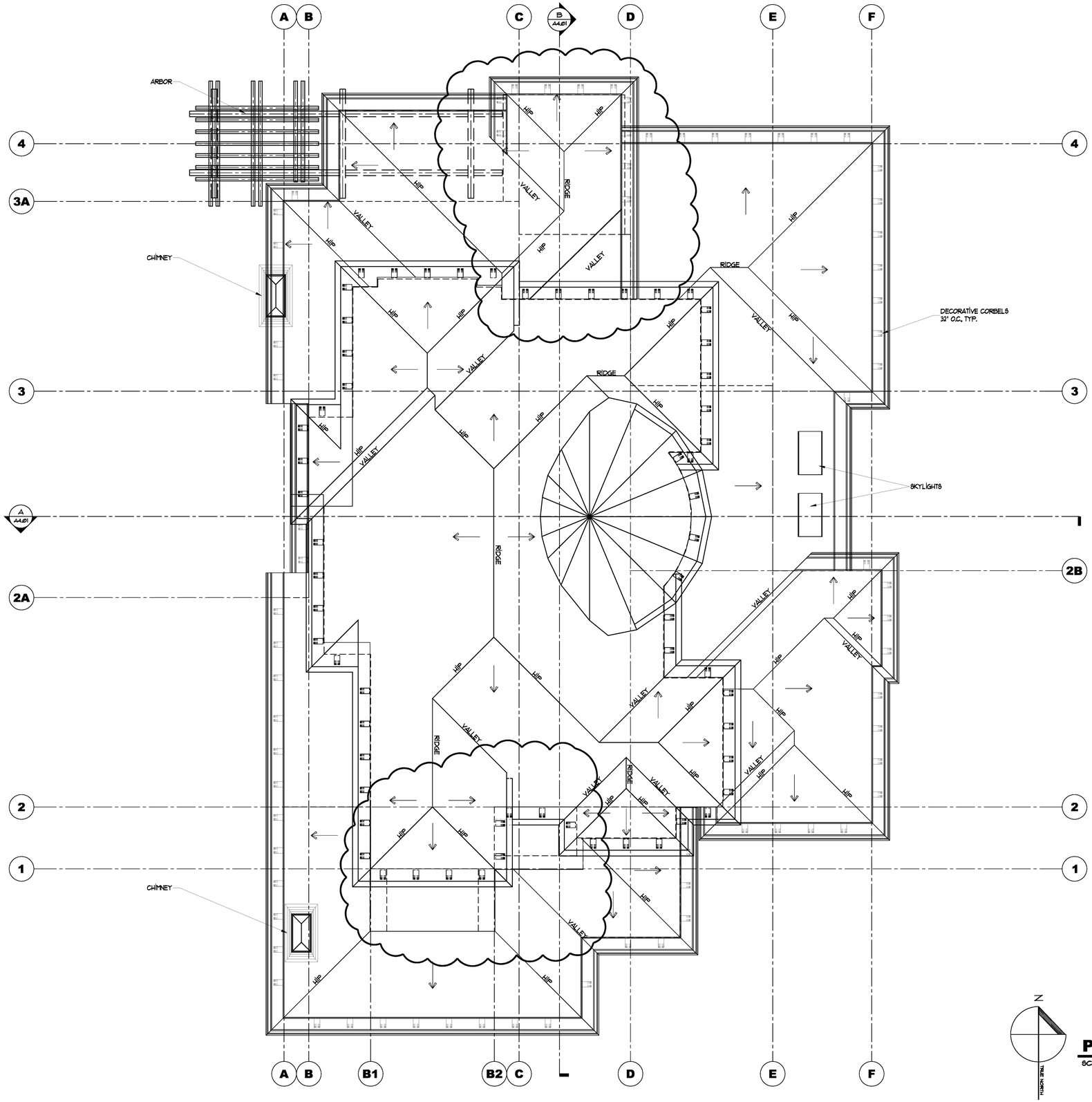
SECOND FLOOR PLAN

DATE	8-20-2013
SCALE	¼"=1'-0"
DRAWN	NK
JOB	KIM 1200 1600
SHEET	A2.03
OF	SHEETS



SHEET NOTES

1. ALL ROOF AREAS TO BE SLOPED 4 IN 12 UNLESS OTHERWISE NOTED.
2. ROOF OVERHANG IS 12" UNLESS OTHERWISE NOTED.
3. ARROWS INDICATE DOWN SLOPE DIRECTION
4. ROOFING TO BE CLASS "A" FIRE RATED COMPOSITION SHINGLES

UPDATED: AUGUST 19, 2013

N

TRUE NORTH

PROPOSED ROOF PLAN

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

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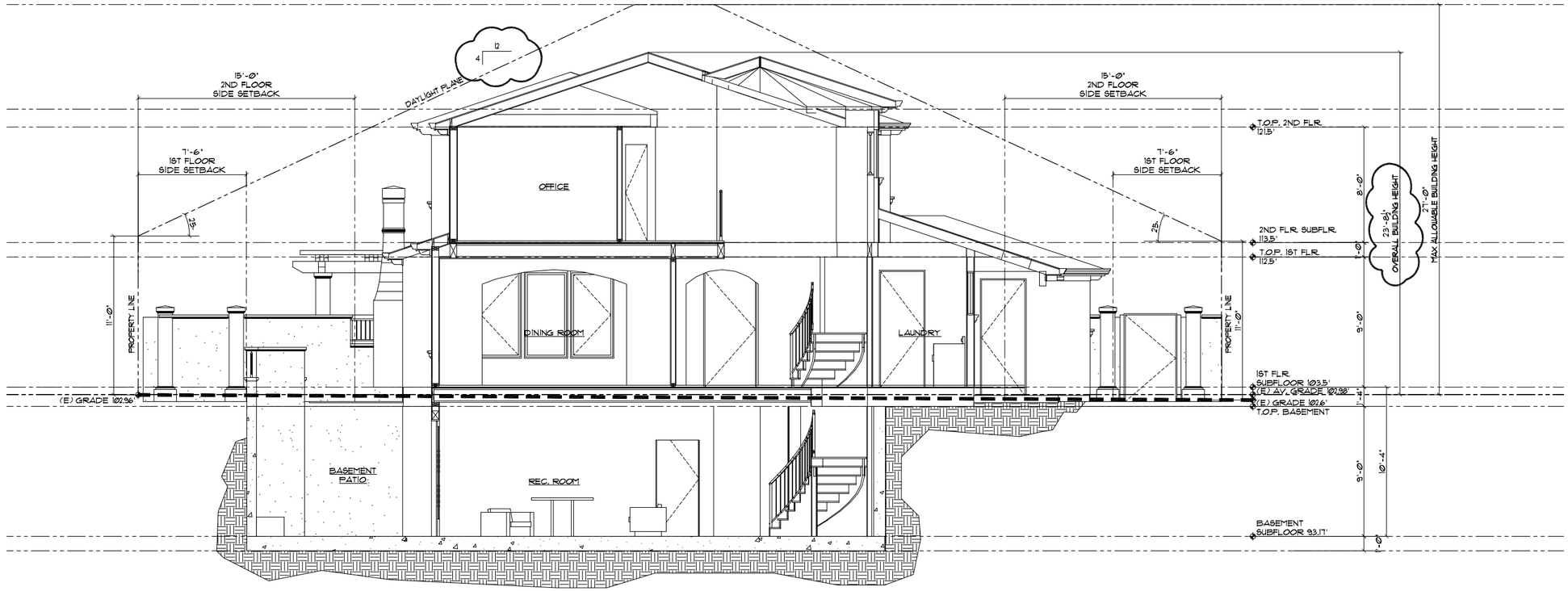
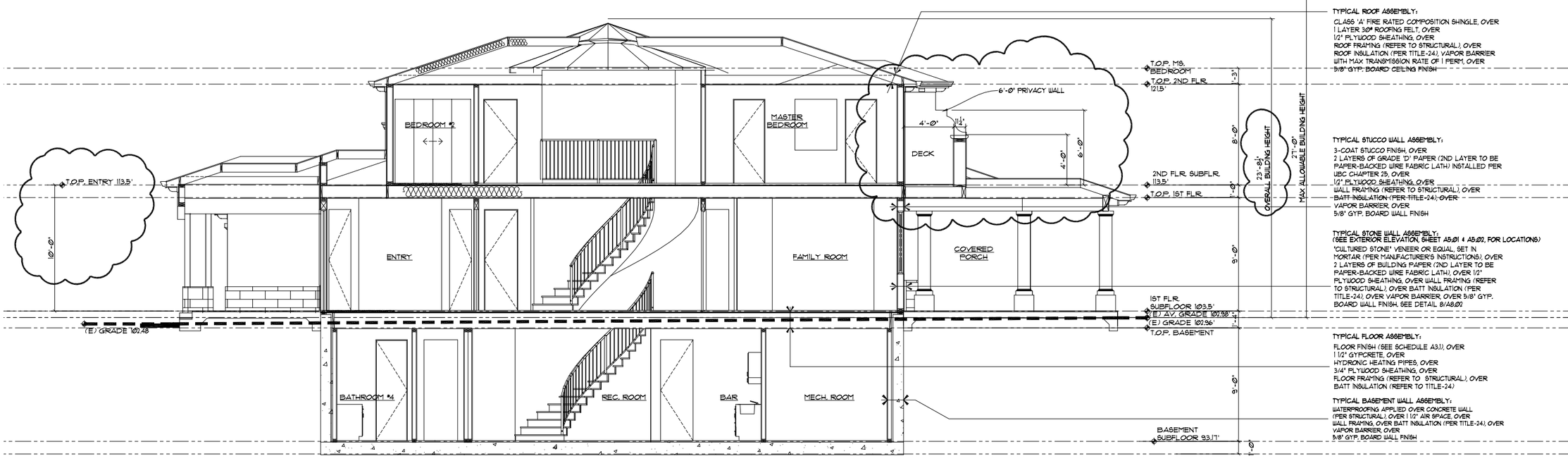
ROOF PLAN

DATE	8-20-2013
SCALE	1/4"=1'-0"
DRAWN	NK
JOB	KIM 1200 1600
SHEET	A2.04
OF	SHEETS



SECTION A

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



SECTION B

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

UPDATED: AUGUST 19, 2013

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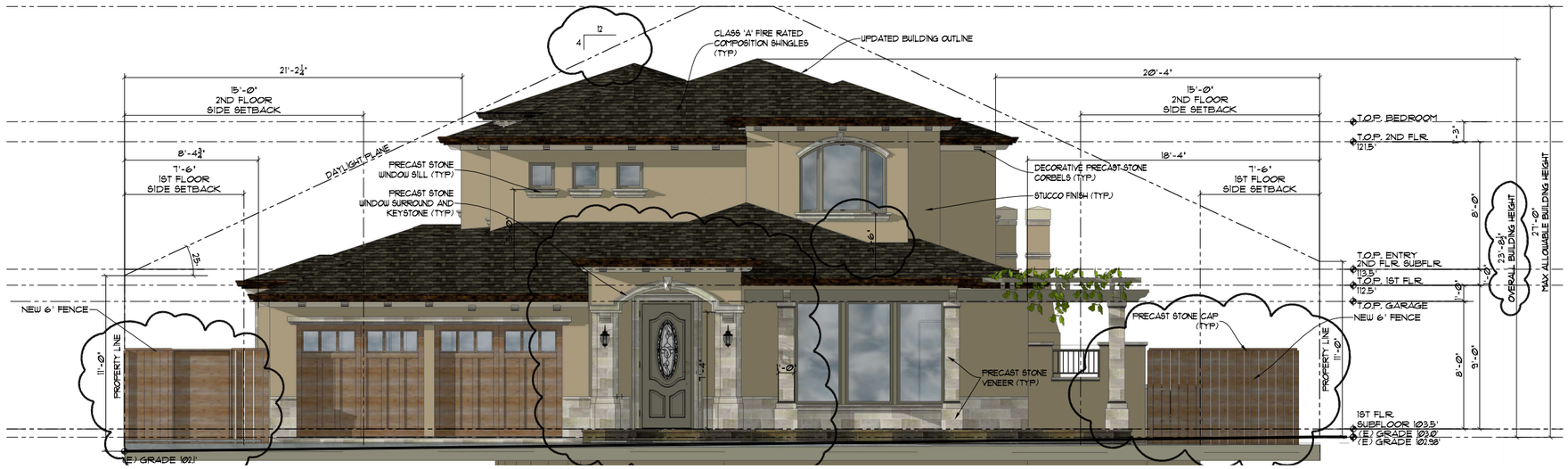
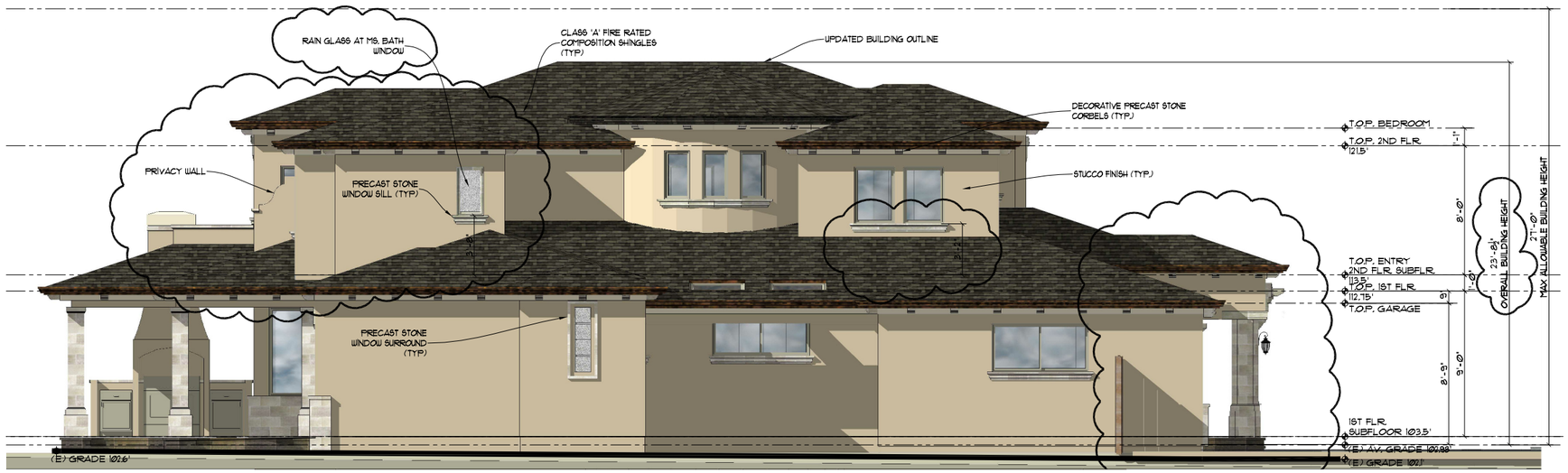
BUILDING SECTIONS

DATE	8-20-2013
SCALE	1/4"=1'-0"
DRAWN	NK
JOB	KIM 1200 1600
SHEET	A4.01
OF	SHEETS



NORTH ELEVATION

SCALE: 1/4"=1'-Ø"



EAST ELEVATION

SCALE: 1/4"=1'-Ø"

UPDATED: AUGUST 19, 2013

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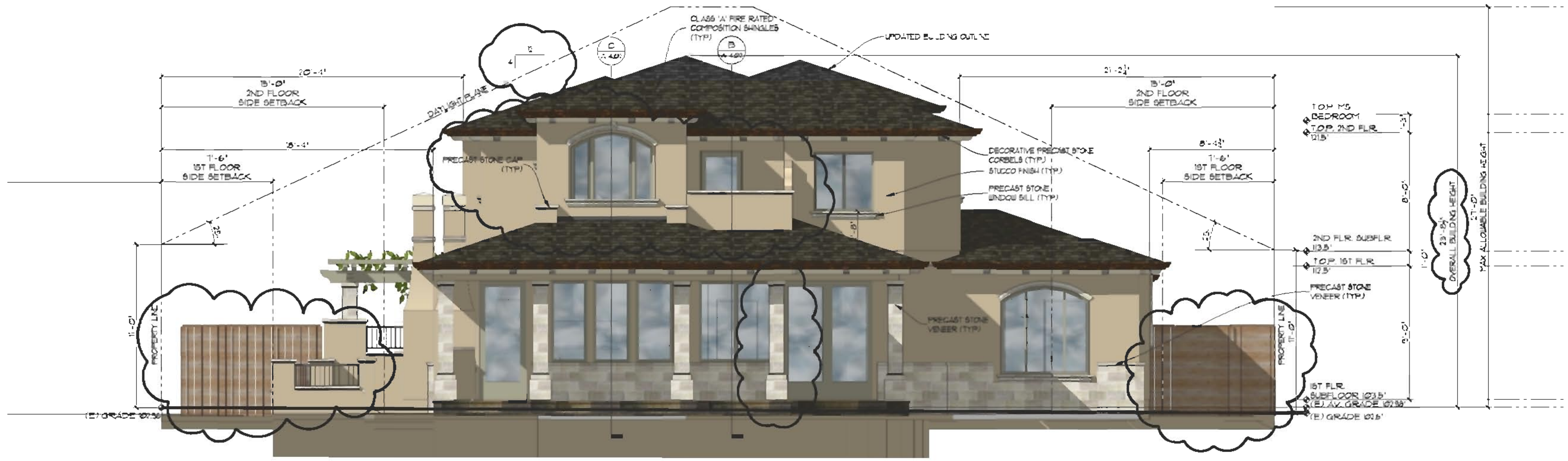
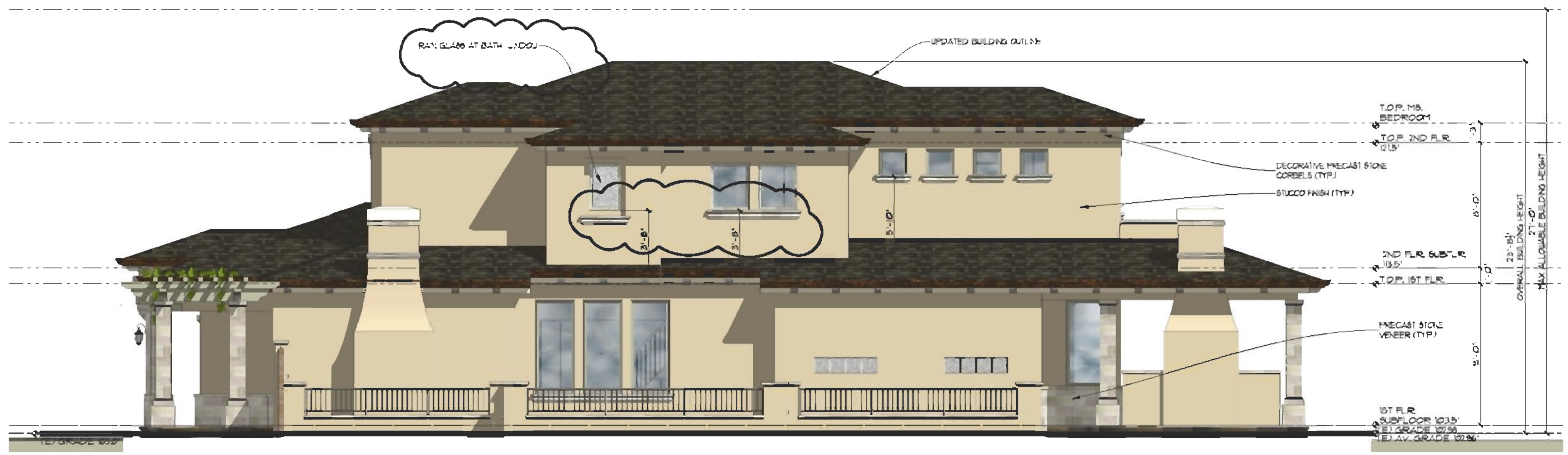
PROPOSED EXTERIOR ELEVATIONS

DATE	8-20-2013
SCALE	¼"=1'-Ø"
DRAWN	NK
JOB	KIM 1200 1600
SHEET	A5.01
OF	SHEETS



SOUTH ELEVATION

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



WEST ELEVATION

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

UPDATED: AUGUST 19, 2013

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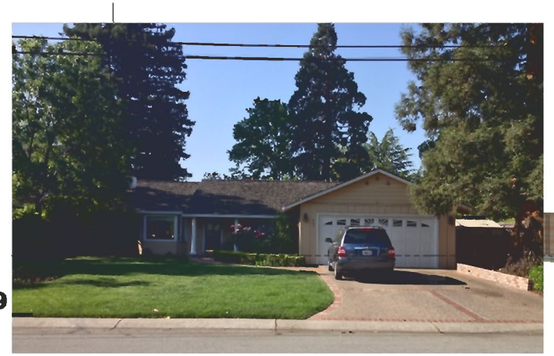
PROPOSED EXTERIOR ELEVATIONS

DATE	8-20-2013
SCALE	1/4"=1'-0"
DRAWN	NK
JOB	
SHEET	A5.02
OF	SHEETS

#689



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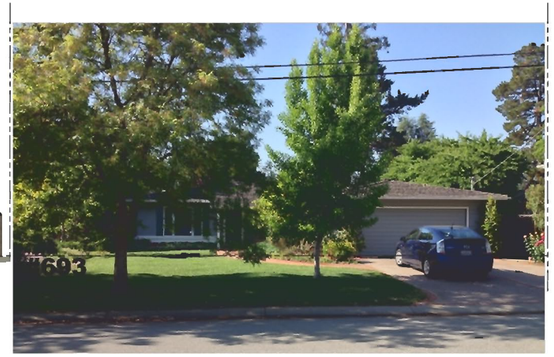

#693

STREET SCAPE

SCALE: N.T.S.

#696

#694

OPPOSITE STREET SCAPE

SCALE: N.T.S.

#694

#692

#690

#680

OPPOSITE STREET SCAPE (CONTINUED)

SCALE: N.T.S.

UPDATED: AUGUST 19, 2013

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NEIGHBORHOOD COMPATIBILITY

DATE	8-20-2013
SCALE	1/4"=1'-0"
DRAWN	NK
JOB	KIM 1320 1620
SHEET	A5.03
OF	SHEETS