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Project Summary

Demolish (E) Single Story Home, driveway & landscape
Construct (N) Two Story Home with Basement, driveway and patios

452 Paco Dr, Los Altos
District: R1-10
Property Size: 11,557 sf
Occupancy Type: R3
Type of construction: V-B

CONTACT INFORMATION:

Homeowner
Hartenstine
452 Paco Dr
Los Altos, CA 94022

Soils Engineer
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Los Altos, CA 94022
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San Jose, CA 95129
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Structural Engineer
TBD

Arborist
Ray Morneau
550 S. Shoreline
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Applicable Codes

2013 California Residential Code
2013 California Building Code
2013 California Electrical Code
2010 California Energy Code
2013 California Mechanical Code
2013 California Plumbing Code
2013 California Green Building Standards
2013 California Fire Code



REVISION TABLE	NUMBER	DATE	DESCRIPTION

Hartenstine Residence
452 Paco Dr
Los Altos, CA 94022

Project Overview

DRAWINGS PROVIDED BY:
Via Builders Inc.
4600 El Camino Real #209
Los Altos, CA 94022
650-948-1077
www.viabuildersinc.com LIC#717805

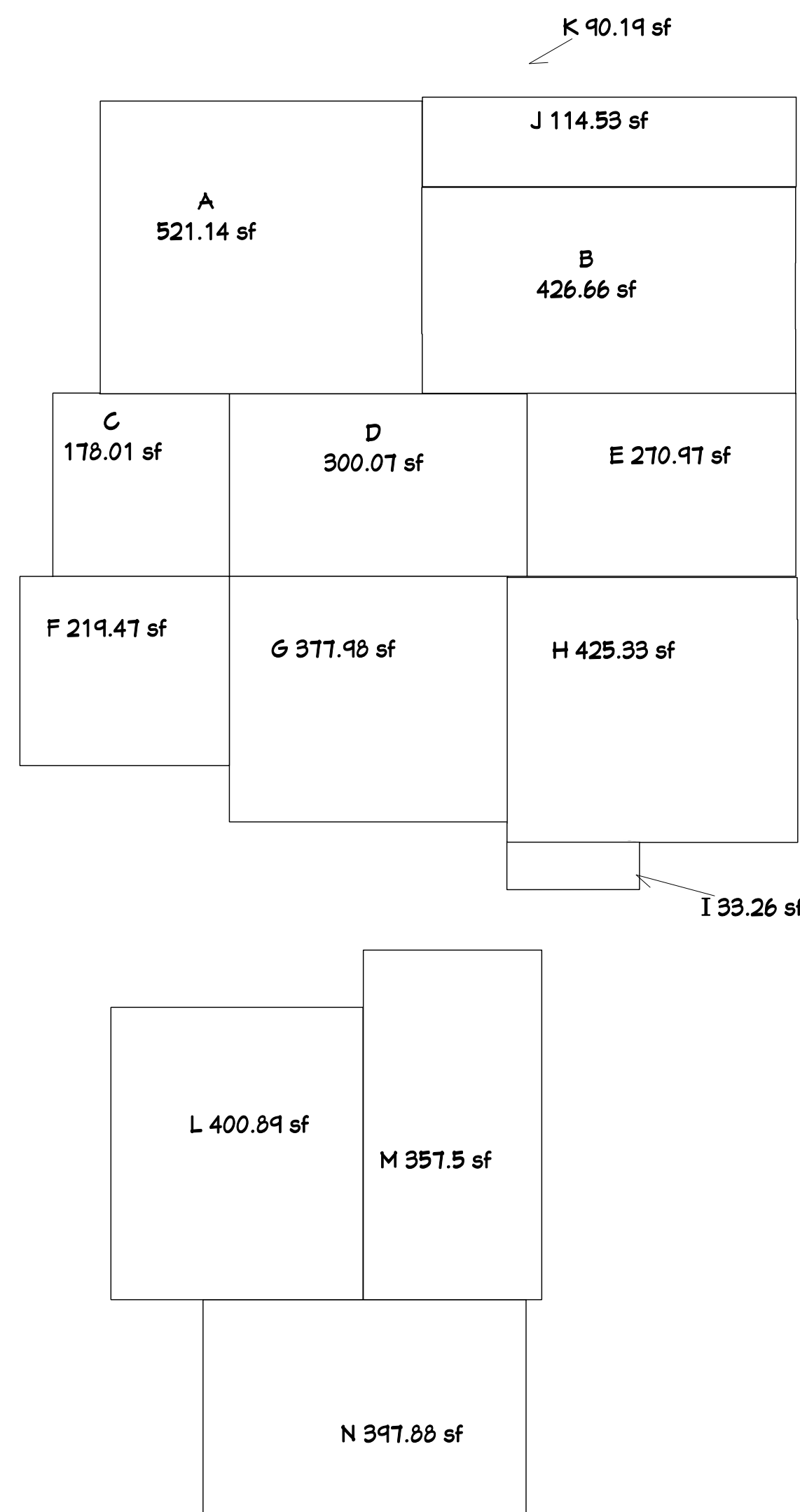
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5/22/2014

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SECTION	DIMENSIONS	AREA
A	23-11.25 X 21-9.25	521.14 SF
B	27-9 X 15-4.5	426.66 SF
C	13-1.5 X 13-6.75	178.01 SF
D	22-1.5 X 13-6.75	300.07 SF
E	19-11.75 X 13-6.75	270.97 SF
F	15-7 X 14-1	219.47 SF
G	20-8.25 X 18-3.25	377.98 SF
H	21-7.25 X 19-8.25	425.33 SF
I	9-10.25 X 3-4.5	33.26 SF
1ST FLOOR AREA		2752.89 SF
J	27-9.5 X 6-7.75	184.70 SF (Porch)
K	8-3.5 X 2-7.5	21.77 SF (Porch)
TOTAL COVERAGE		2959.36 SF
L	18-9 X 21-9	407.81 SF
M	26 X 13-3	344.50 SF
N	24-.25 X 16-6.25	396.84 SF
2ND FLOOR AREA		1149.15 SF
TOTAL FLOOR AREA		3902.04 SF

	Existing	Proposed	Allowed/ Required
Lot Coverage <i>Land area covered by all structures that are over 6 feet in height</i>	2102 square feet (18 %)	2959 square feet (25 %)	3467 square feet (30 %)
Floor Area <i>Measured to the outside surface of exterior walls</i>	1862 1st Flr SF 0000 2nd Flr SF 1862 Total SF (16 %)	2752 1st Floor SF 1149 2nd Floor SF 3901 Total (33 %)	3905 square feet (33 %)
Setbacks			
Front	30' 3" feet	25' feet	25' feet
Rear	56' 5" feet	46' 1" feet	25' feet
Right side (1st/ 2nd)	8' 10" feet _____ feet	10' 10" feet 21' 8" feet	10' feet 17' 6" feet
Left side (1st/ 2nd)	9' 8" feet _____ feet	10' feet 20' 11" feet	10' feet 17' 6" feet
Height	16' feet	24' 11" feet	27' feet

	Existing	Change In	Total Proposed
Habitable Living Area <i>Includes habitable basement areas</i>	1862 square feet	3679 square feet	5541 square feet
Non- Habitable Area <i>Does not include covered porches or open structures</i>	240 square feet	286 square feet	526 square feet
Gross Lot Area:	11557 square feet		
Net Lot Area:	11557 square feet		
Front Yard Hardscape Area <i>Hardscape area in the front yard setback shall not exceed 50%</i>	839 square feet (49 %)		

Landscaping Breakdown	Total Hardscape Area (existing and proposed) 5224 sq ft
	Existing softscape (undisturbed) area 6946 sq ft
	New softscape area <1120> sq ft <i>Sum of all three should equal the site's net lot area</i>

Certified Arborist's Tree Inventory & Pre-Construction Report

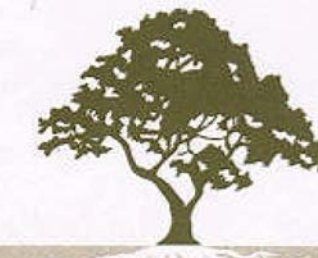
Harstenstine 11/07/13
 Ralph November 07, 2013

Prepared for: Site:
 Audrey Hartenstine Residence
 Via Builders 452 Paco Drive
 4600 El Camino Real, Suite 209 Los Altos, CA 94024
 Los Altos, CA 94022

Prepared by:
Ray Morneau
 ISA Certified Arborist #WE-0132A
 PNWISA Certified Tree Risk Assessor #1188

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Tree #	Common Name	dbh (Diameter at Breast Height)	Crown Radius	Height	Crown Class	% Vigor	% Structure	% Overall	Suitability to Present	Additional Comments
1	Magnolia, Southern (Magnolia grandiflora)	2.3"	2'	9'	Dom.	5%	5%	05%	Low	Poor establishment. Not well-rooted. Likely root zone defect(s).
2	Apricot (Prunus armeniaca)	19.8" @ 6"	7'	12'	Dom.	20%	10%	15%	Low	Two 12-inch stems from 1-foot. Mostly epicormic shoots. Very stressed. Major deadwood to 6-inch diameter.
3	Birch (Betula alba)	6.2"	8'	27'	Co-dom.	40%	40%	40%	Mod.	Property line appears to be at 2-feet.
4	Plum, Bireiana Purple (Prunus bireiana)	5.8"	9'	22'	Co-dom.	60%	50%	55%	Fair	Side fence at 5-feet. Multi-trunked at 5-foot height.
5	Yew, English (Taxus baccata)	6.3" @ 0"	4'	30'	Supp.	40%	45%	42%	Mod.	Side fence at 3-feet. Branches to ground level.
6	Cedar, Deodar (Cedrus deodara)	35.2"	29'	65'	Dom.	60%	50%	55%	Mod.	Side fence at 3-feet. Somewhat thin foliage. Line clearance pruned. Deadwood to 4-inch diameter.
7	Cedar, Deodar (Cedrus deodara)	27.9"	30'	70'	Dom.	45%	60%	52%	Mod.	Extensive deadwood to 2-inch diameter. Even more stressed/thin than #6.
8	Oak, Coast Live (Quercus agrifolia)	~20"-14"	30'	38'	Dom.	65%	35%	50%	High	Just across fence on neighbor's side) under power lines ... thus line clearance pruned ... extensive deadwood to 3-inch diameter, some stub cuts.
9	Strawberry Tree (Arbutus unedo)	5.8" @ 0"	8'	19'	Supp.	30%	20%	25%	Low	Multi-stemmed from ground level. Poor structure. Declining.
10	Plum, Common (Prunus communis)	22.8" @ 0"	18'	25'	Co-dom.	30%	20%	25%	Low	Three trunks from ground level. Interior stubs and deadwood.
11	Oak, Coast Live (Quercus agrifolia)	16.7" @ 2"	17'	40'	Co-dom.	65%	55%	60%	Mod.	Co-dominant trunks with embedded bark at -feet (poor attachment).

1.0 Assignment & Introduction

I have been retained by Audrey (Via Builders) as the Project Arborist to provide the pre-construction tree inventory and Arborist's Report for her client's major remodel project at 452 Paco Drive in Los Altos.

A current topographical survey dated September 25, 2013, has been provided for my reference – to which I have added my tree numbers and included in this report.

2.0 Discussion with leading summary

2.1 Summary

Twenty-three (23) trees are associated with this property, looking like fifteen (15) on site and eight (8) overhanging from neighbors. As plans solidify, I can provide more project-specific tree protection measures (TPMs). Meanwhile, general TPMs are included herein.

Tree Summary Chart

#	Name	Diam.	Vigor	Form	Con-dition	Keep-able?	Brief Comments
1	Magnolia, So.	2"	V. Pr.	V. Pr.	V. Pr.	Low	Not well-rooted.
2	Apricot	20"	V. Pr.	V. Pr.	V. Pr.	Low	Stressed.
3	Birch	6"	Poor	Poor	Poor	Mod.	Near property line.
4	Plum, Flowering	6"	Fair	Fair	Fair	Mod.	Multi-trunked.
5	Yew	6"	Poor	Poor	Poor	Mod.	Branched to ground level.
6	Cedar, Deodar	35"	Fair	Fair	Fair	Mod.	Thin, stressed, line clearance pruned.
7	Cedar, Deodar	28"	Poor	Fair	Fair	Mod.	Thin, stressed.
8	Oak, Coast Live	20"/14"	Fair	Poor	Fair	High	Neighbor's just across back fence; under wires.
9	Strawberry tree	6"	V. Pr.	V. Pr.	V. Pr.	Low	Very stressed.
10	Plum, Common	23"	Poor	V. Pr.	V. Pr.	Low	Very stressed.
11	Oak, Coast Live	17"	Fair	Fair	Fair	Mod.	Co-dominant trunks.
12	Redwood	3"	Fair	Fair	Fair	Low	Suppressed; struggling.
13	Karo Pittosporum	19"	Poor	Poor	Poor	Low	Multi-trunked; stressed.
14	Victorian Box	7"	Poor	Poor	Poor	Low	Crosses fence from neighbor's side; stressed.
15	Oak, Coast Live	4"	Fair	V. Pr.	Poor	Low	Suppressed; misshapen; crowded.
16	Oak, Coast Live	5"	Fair	V. Pr.	Poor	Low	Suppressed; misshapen; crowded.
17	Maple, Japanese	9"	V. Pr.	V. Pr.	V. Pr.	Low	Neighbor's tree with substantial dieback from fungus.
18	Italian Cypress	14"	Fair	Fair	Fair	Mod.	Typical, narrowly upright neighbor's Italian cypress.
19	Italian Cypress	18"	Poor	Fair	Fair	Mod.	Typical, narrowly upright neighbor's Italian cypress.
20	Italian Cypress	15"	45%	Fair	Fair	Mod.	Typical, narrowly upright neighbor's Italian cypress.
21	Italian Cypress	20"	45%	Fair	Fair	Mod.	Typical, narrowly upright neighbor's Italian cypress.
22	Italian Cypress	28"	50%	Fair	Fair	Mod.	Typical, narrowly upright neighbor's Italian cypress.
23	Apricot	14"	1%	V. Pr.	V. Pr.	V Low	Very decayed stump ... interesting, but virtually dead.

Tree #	Common Name	dbh (Diameter at Breast Height)	Crown Radius	Height	Crown Class	% Vigor	% Structure	% Overall	Suitability to Present	Additional Comments
12	Redwood, Coast (Sequoia sempervirens)	3.1"	4'	15'	Supp.	60%	60%	60%	Low	Side fence at 3-feet. Lanky. Suppressed under #11 oak.
13	Pittosporum, Karo (Pittosporum crassifolium)	19.4" @ 0"	16'	27'	Co-dom.	30%	30%	30%	Low	Side fence at 3-feet; 11-feet to (e) gate. Extensive deadwood to 2-inch diameter. Multi-stemmed from ground level with six trunks 4- to 6-inch diameter.
14	Victorian Box (Pittosporum undulatum)	6.8"	9'	28'	Co-dom.	45%	35%	40%	Low	Originates on neighbor's side of fence; trunk crosses fence line; part of neighbor's hedge. Overhangs this direction by 10-feet. Co-dominant stems at 10-feet.
15	Oak, Coast Live (Quercus agrifolia)	4.0"	6'	25'	Supp.	55%	20%	37%	Low	Trunk jogs 90-degrees at 4.5-feet ... very misshapen.
16	Oak, Coast Live (Quercus agrifolia)	5.1"	7'	25'	Supp.	60%	25%	37%	Low	Crowded, lop-sided, misshapen.
17	Maple, Japanese (Acer palmatum)	9.0" @ 0"	12'	18'	Co-dom.	20%	20%	20%	Low	Neighbor's tree, 3-feet to property line. Four trunks from ground level. Substantial dieback from Verticillium Wilt fungus.
18	Cypress, Italian (Cupressus sempervirens)	~14"	3'	25'	Co-dom.	40%	60%	50%	Mod.	Typical, narrowly upright Italian cypress - somewhat shaggy - appears to originate on neighbor's side of property line.
19	Cypress, Italian (Cupressus sempervirens)	~18"	4'	30'	Int.	40%	60%	50%	Mod.	Typical, narrowly upright Italian cypress - somewhat shaggy - appears to originate on neighbor's side of property line.
20	Cypress, Italian (Cupressus sempervirens)	~15"	4'	35'	Int.	45%	60%	52%	Mod.	Typical, narrowly upright Italian cypress - somewhat shaggy - appears to originate on neighbor's side of property line.
21	Cypress, Italian (Cupressus sempervirens)	~20"	4'	37'	Int.	45%	60%	52%	Mod.	Typical, narrowly upright Italian cypress - somewhat shaggy - appears to originate on neighbor's side of property line.
22	Cypress, Italian (Cupressus sempervirens)	~28"	5'	40'	Co-dom.	50%	60%	55%	Mod.	Typical, narrowly upright Italian cypress - somewhat shaggy - appears to originate on neighbor's side of property line.
23	Apricot (Prunus armeniaca)	14.4" @ 0"	3'	8'	Dom.	1%	0%	01%	Very Low	One 2-inch diameter trunk remains on this decayed, see-through stump ... interesting, but virtually dead.

Overall Condition Chart

Percentage Range	Text Description	Quantity
0%	DEAD	0
1% to 25%	Very Poor	6
26% to 49%	Poor	6
50% to 70%	Fair	11
71% to 90%	Good	0
91% to 100%	Excellent	0
		23

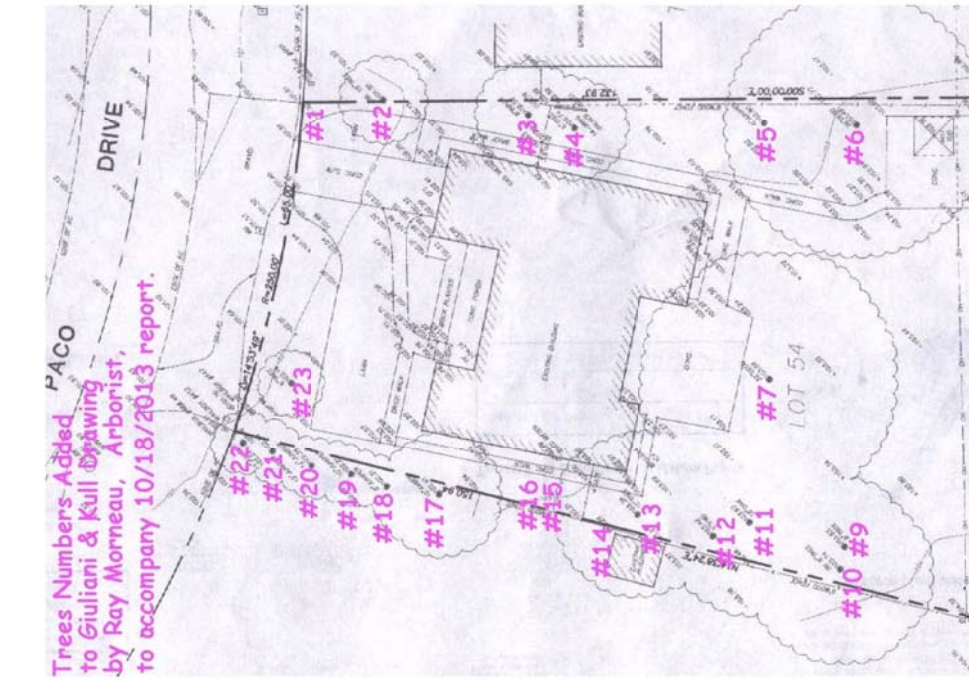
2.2 Discussion

Depending on how the chosen project design will stress these trees, I expect most of them can be preserved since they are mostly around the perimeter. However, owner input will be required since those in poorest condition could be a challenge to work around and this could be an opportunity to improve the overall plant palette on this site.

Tree protection fencing (TPF) can be installed for the trees to be preserved, excluding traffic to minimize root zone compaction and overhead breakage. A wood chip buffer over the remaining root zones can help preserve root systems.

3.0 Site Plan, Tree Data, & Data Legend

3.1 Plan, with tree numbers added



3.3 Legend - Tree Inventory Headers

Observations were made and data gathered during my on-site inspection October 18, 2013. Further conclusions and protection measures were refined from office research, seminar information, and past experience based on those observations and data.

Unless otherwise defined as a limited inventory, all site trees larger than a minimum diameter (usually ≥4-inch) were numbered and inspected. The gathered data was entered into a Microsoft® Excel database. The data is encapsulated into the accompanying "Tree Inventory Data" section. The categories are typically self-descriptive with only the following notes.

Tree Number: I sequentially assigned tree numbers from 1 to 23. A 1" by 3" aluminum tag is stapled to each tree at about eye level. I add a prefix "13" to identify each as linked with this inventory, thus differentiating it from any other numbering system.

Names: We employ the initial common names from McMinn, if listed, otherwise from Sunset. Scientific/botanical names are included to minimize confusion. As applicable, we used McMinn's key and/or Sunset's descriptions.

DSH: Diameter at Standard Height: This measurement is the trunk diameter measured at the standard height defined by the jurisdiction in which the tree trunk grows. The industry standard is 54 inches above ground level, taken with a standard surveyor's diameter tape, recorded in inches. Multi-trunked tree's diameters are measured below the lowest branch swelling and/or individual stems at 54 inches, or an average, depending on which height measurement is deemed to produce the best representative figure.

Trunk Circumference: City of Mountain View Planning Department has preferred that I convert the standard diameter measurements to circumference. This column shows my arithmetic results of multiplying the diameters by pi (3.141592).

Crown Radius: (CR): The averaged radii's measurement is shown in feet ... (N+S+E+W) / 4 = CR.

Canopy Cover: Estimated averaged radii of foliage canopy cover (crown's shadow at noon on the ground below). [This column is omitted when not project-relevant.]

Ht (Height): Estimated distance foliage crown extends above grade, recorded in feet.

Vigor: Rating for tree's growth and vitality as a blend of elements like leaf or bud size and color, twig growth (elongation), accumulation of deadwood, cavities, woundwood development, trunk expansion (growth "cracks"), etc.

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Hartenstine Residence
 452 Paco Dr
 Los Altos, CA 94022

Arborists Report

DRAWINGS PROVIDED BY:
Via Builders Inc.
 4600 El Camino Real #209
 Los Altos, CA 94022
 650.948.1077
 www.viabuildersinc.com LIC#717805


DATE:

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SCALE:

SHEET:

A1.1

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Form: Structure rating for tree's architecture as a composite of factors like branch attachment, lean and balance, effects of prior breakage, crossing-tangled-twisted limbs, codominant trunks and/or branches, decay and cavities, anchorage (roots), etc.

Overall Condition: Percentage rating assessing the tree's overall vigor, recent growth, insects/diseases, and structural defects. Relative text rating included in the same cell as: Excellent, Good, Fair, Poor, Very Poor.
This corresponds to the "Condition Percentage" factor in tree valuations per the Council of Tree and Landscape Appraisers (CTLA) system used by the International Society of Arboriculture. (CTLA, 1992.)
This combines foliage, branches, limbs, trunk, and root ratings into a composite condition score. This rating is used calculating these trees' appraised values required by some jurisdictions like Palo Alto.


Overall Suitability / Keepable?: Considers the species' tolerance to construction impacts and the tree's condition (vigor & structure), longevity/age, adaptability, and aesthetics.
This rating takes into account most announced intentions of changes in area/lot use.
Degrees: High, Moderate, Low, Very Low, In footprint.
• High: Tree in great condition and any existing defects or stresses are minor or can be easily mitigated.
• Moderate: Notable vigor and/or stability problems but which can be moderated with treatment &/or increased tree protection zone.
• Low: Significant problems, including shorter life expectancy. Difficult to retain but potential with much larger tree protection zone.
• Very Low: Substantial existing problems, defects, stresses. Unlikely to survive impact of any project.
• In footprint: So close to the proposed construction impacts that it is rated as being within the new footprint.

Age / Longevity: Rates tree's relative age: Young (Long) / Semi-Mature / Mature / Over-Mature (Short).

Comments: Notes most obvious defects, insects, diseases or unique characteristics.

4.0 Tree Preservation Guidelines: Pre-Construction Maintenance notes


4.1 Identify a TPZ (Tree Protection Zone) for each tree to remain after the project closes. A TPZ is defined by the jurisdiction in which the project is located to provide above-ground- and root-zone-protection for trees. In the absence of a specific local definition, the TPZ shall be a circle with a radius of 10-feet for every 1-foot of trunk diameter. Within the TPZ shall be identified a CRZ (Critical Root Zone) – a no man's land within which no activity may occur without Project Arborist or City Arborist monitoring and/or sign-off. Unless otherwise specified, the CRZ shall be the larger of 3-foot-radius-circle or a circle with a radius of 2-feet for every 1-foot of trunk diameter.

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On the other hand, now is an opportune time to modify this property's design, plant palette, and configuration ... a time to make improvements to the owners' liking. Ultimately, as plans develop, a project-specific Tree Preservation Plan (TPP) can be drawn up to help protect the trees to be saved.
The TPP must be established and its procedures in place before demolition or any other project site work begins.
Though generally expected to extend to the dripline, here the TPF can be installed as close to that as possible.
One 24- to 36-inch opening or gate should be left for inspection access to each area. Fence material is to be 6-foot-high chain link fence supported by 8-foot long, 2-inch diameter galvanized fence posts driven 2-feet into the soil.
Where no plant material root zone buffer is growing (e.g. ivy), a wood chip mulch is to be spread evenly to a 4-inch depth from the dripline to 6-inches from the base of the trunk. Taper to existing ground level at the base of the trunk with a slope of about 2:1.
Additional root zone areas requiring protection can be buffered as Project Arborist requires, e.g., if project scope changes. Commonly acceptable buffer materials often include wood chips, crushed rock, plywood, steel trench plates, and/or a combination of such materials. Consult Project Arborist for depth specifications (which vary depending on use of area and/or specific traffic).
Root zone areas to be protected may be modified by the Municipal Arborist or Project Arborist as plans develop.

5.2 Prohibited Acts & Admonishments/Requirements

5.2.1 No parking or vehicle traffic over any root zones, unless using buffers approved by Project Arborist or City Arborist.
5.2.2 Monitor root zone moisture and maintain as per above.
5.2.3 Have an ISA Certified Arborist repair any damage promptly.
5.2.4 No pouring or storage of fuel, oil, chemicals, or hazardous materials under any trees' foliage canopies or future plant materials' root zone areas.
5.2.5 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.
5.2.6 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.
5.2.7 No storage of construction materials under any foliage canopy without prior Project Arborist or City Arborist approval.
5.2.8 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.
5.2.9 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.

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4.2 Supplemental watering should 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.


4.3 No pruning is absolutely needed at this time, though pruning to reduce foliage branch endweights could usually make for better-structured trees. Typically, crown raising for clearance over some areas of a site is useful (7-feet over bike lanes, 14-feet for vehicle access, 1- to 3-feet over roofs [species-dependant]). Nevertheless, deadwood removal and endweight reduction is commonly performed to improve existing site and neighboring trees. And, usually project trees benefit from "Crown Cleaning" for deadwood removal and "Crown Thinning" to lighten branch endweights) at sometime before the close of the project. Then the owner has a benchmark against which to compare future status of the trees. All work must conform to published ISA BMPs keyed to ANSI A-300 Standards as the basis for written pruning specifications drafted by an ISA Certified Arborist (or equivalent).

4.4 Approaching project commencement, when the foundations, driveways, and other hardscape features (including trenches) have been staked/located, then some pruning may likely be needed. Raising/clearance can be minimized for space to work. Root pruning along the lines within 15-feet on either side of mature trees' trunks can sever roots cleanly, reducing shock to these trees' systems.
Root pruning prior to excavating for the foundation and driveway must be done to 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.

4.5 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.

5.0 Tree Preservation Guidelines: Tree Protection Measures

5.1 Fencing and other root zone protection is usually specified as a drip-line installation of 6-foot high chain link fence on galvanized drive posts, plus root zone wood chip mulch. However, due to the inevitable myriad project variables, alternatives are frequently allowed – but require careful strategies arranged with and signed off by the Project Arborist or City Arborist.
For this project, it is highly likely that almost all site trees could be retained/preserved, since an owner/designer might decide that sufficient buildable space is available.

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

5.3 Construction-time Maintenance

5.3.1 Monitor root zone moisture and maintain as per above (§4.1).
5.3.2 Maintain/repair tree protection fences and/or root zone mulch/buffer material.
5.3.3 Have a certified arborist promptly repair any damage to trees.
5.3.4 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.

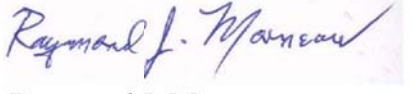
5.4 Post-Construction Follow-Up

5.4.1 Monitor root zone moisture, especially during/following drought/dry seasons. [A dry season is any time more than 60 days elapse since significant rainfall (2-inches or less).]
5.4.2 Monitor root zone mulch (if used), maintain depth, and scarify (approximately once or twice annually) to break up compaction/matting.
5.4.3 Monitor for insect pests and diseases, especially insects with sucking/chewing mouthparts or boring insects (bark beetles).
5.4.4 Inspect for structural safety before storm season and after severe weather events.
5.4.5 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.

6.0 Certification

I certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge, ability, and belief, and are made in good faith.

Thank you for the opportunity to apply my knowledge and expertise working with your trees. Good luck with the construction project and tree care decisions ahead of you. If I can answer any further questions for you, the City staff, tree care contractors, or anyone with concerns about your trees, please call or e-mail to inform me.

Respectfully submitted,

Raymond J. Morneau
ISA Certified Arborist #WIE-0132A
PNW-ISA Certified Tree Risk Assessor #1188



NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

Hartenstine Residence
452 Paco Dr
Los Altos, CA 94022

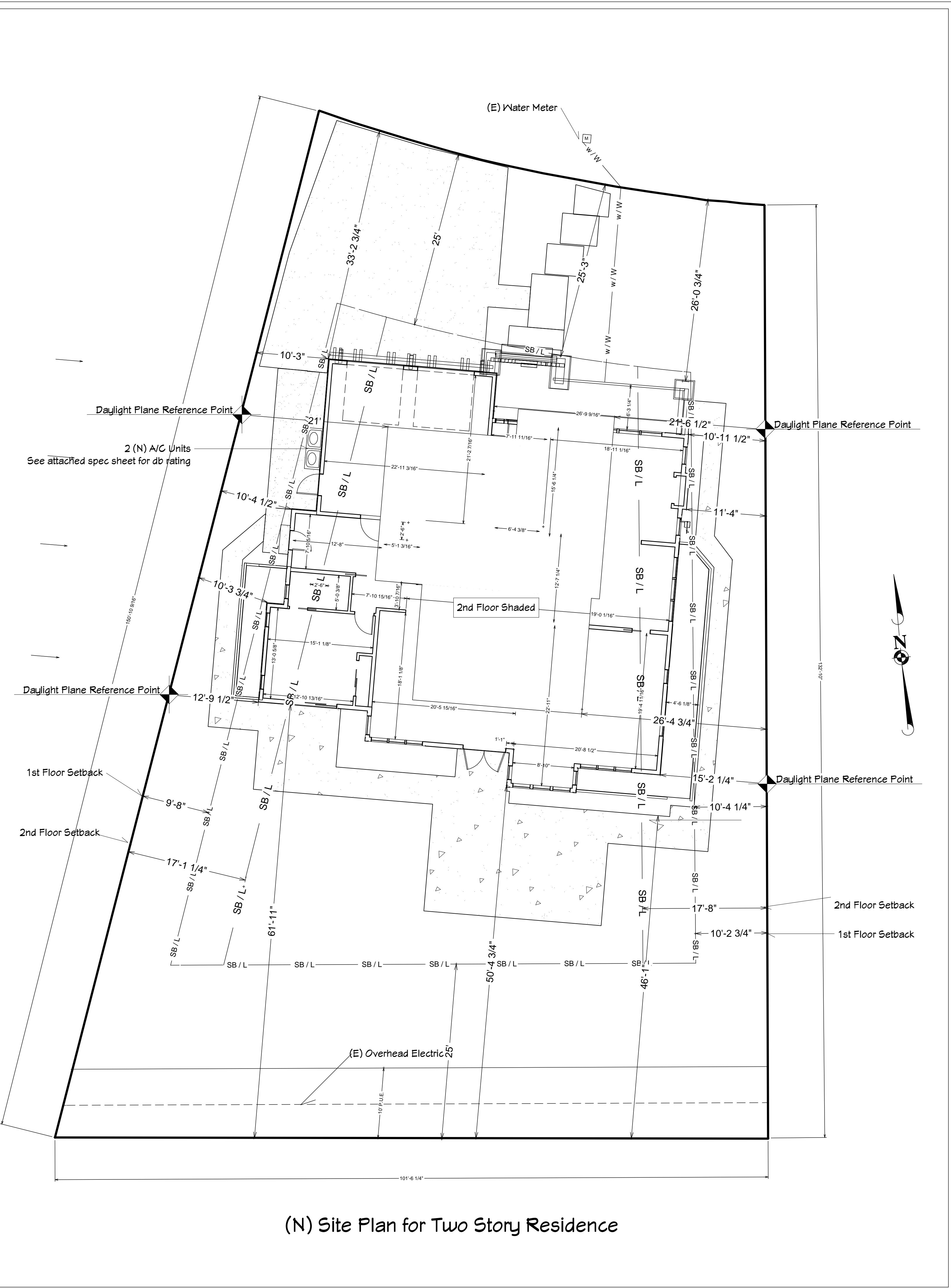
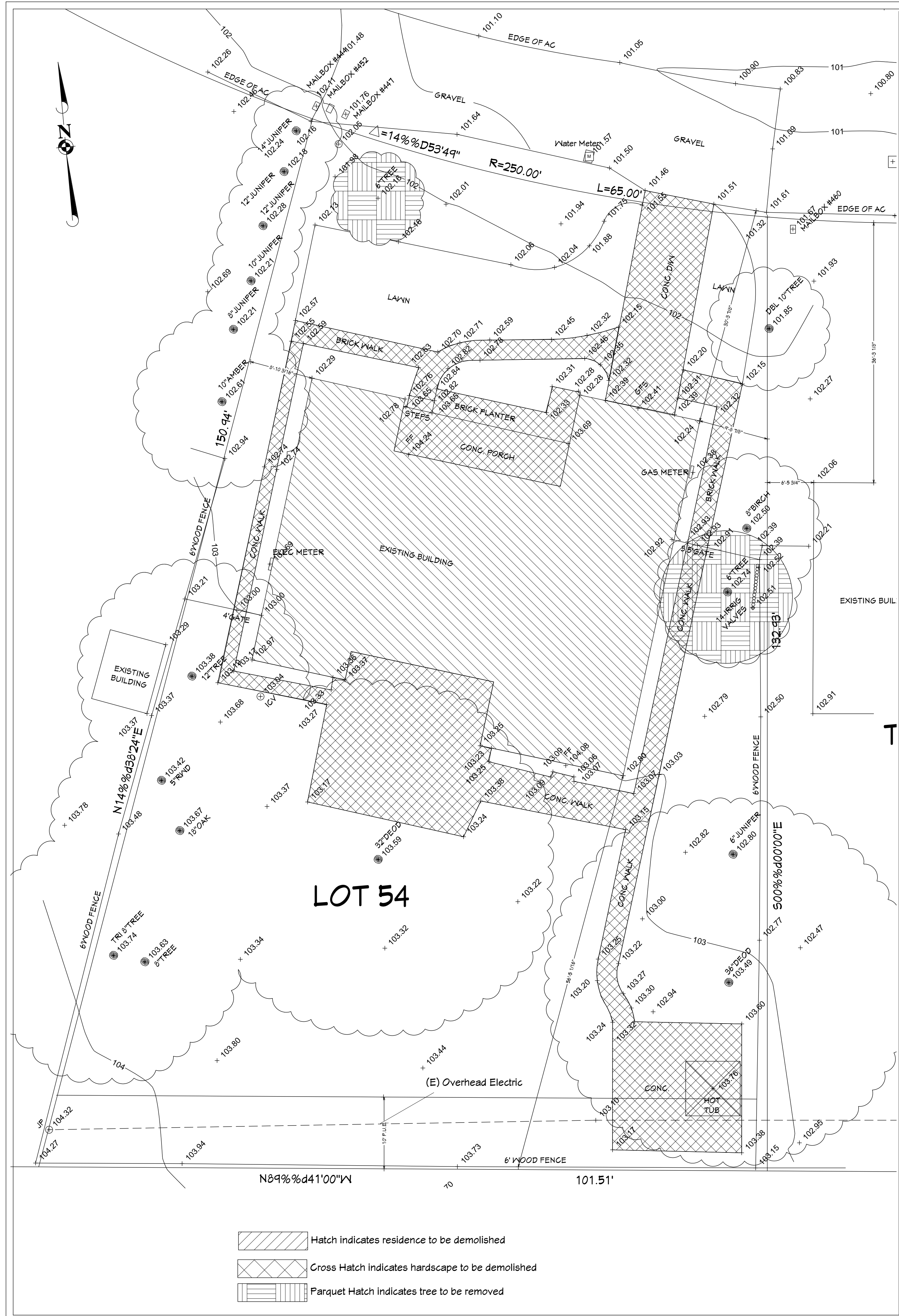
Arborists Report


DRAWINGS PROVIDED BY:
Via Builders Inc.
4600 El Camino Real #209
Los Altos CA 94022
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SHEET:
A1.2





REVISION TABLE
NUMBER DATE
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Hartenstine Residence
 452 Paco Dr
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Site and Demo Plan

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A-2

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

Hartenstine Residence
 452 Paco Dr
 Los Altos, CA 94022

Basement Plan

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DATE:

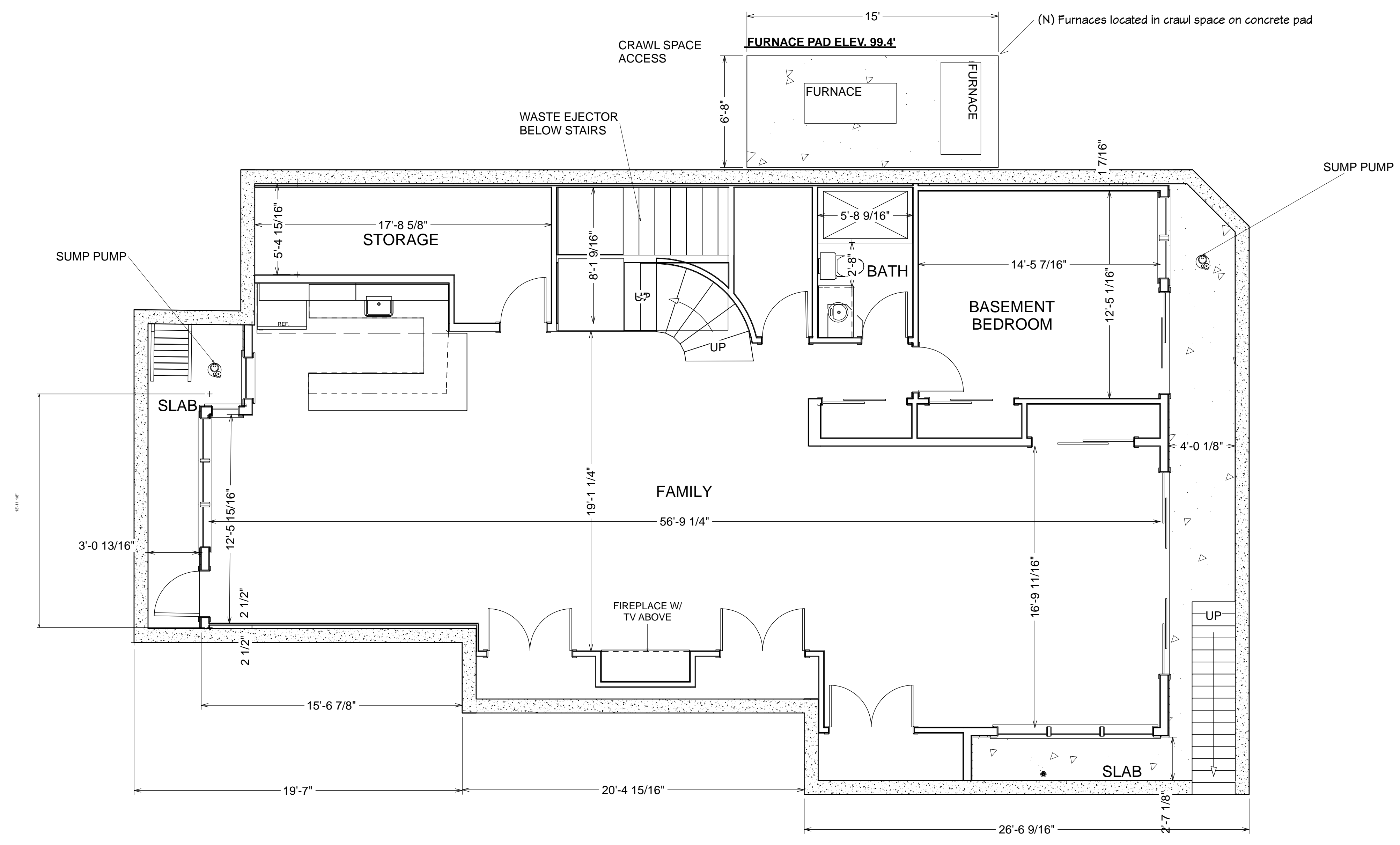
5/22/2014

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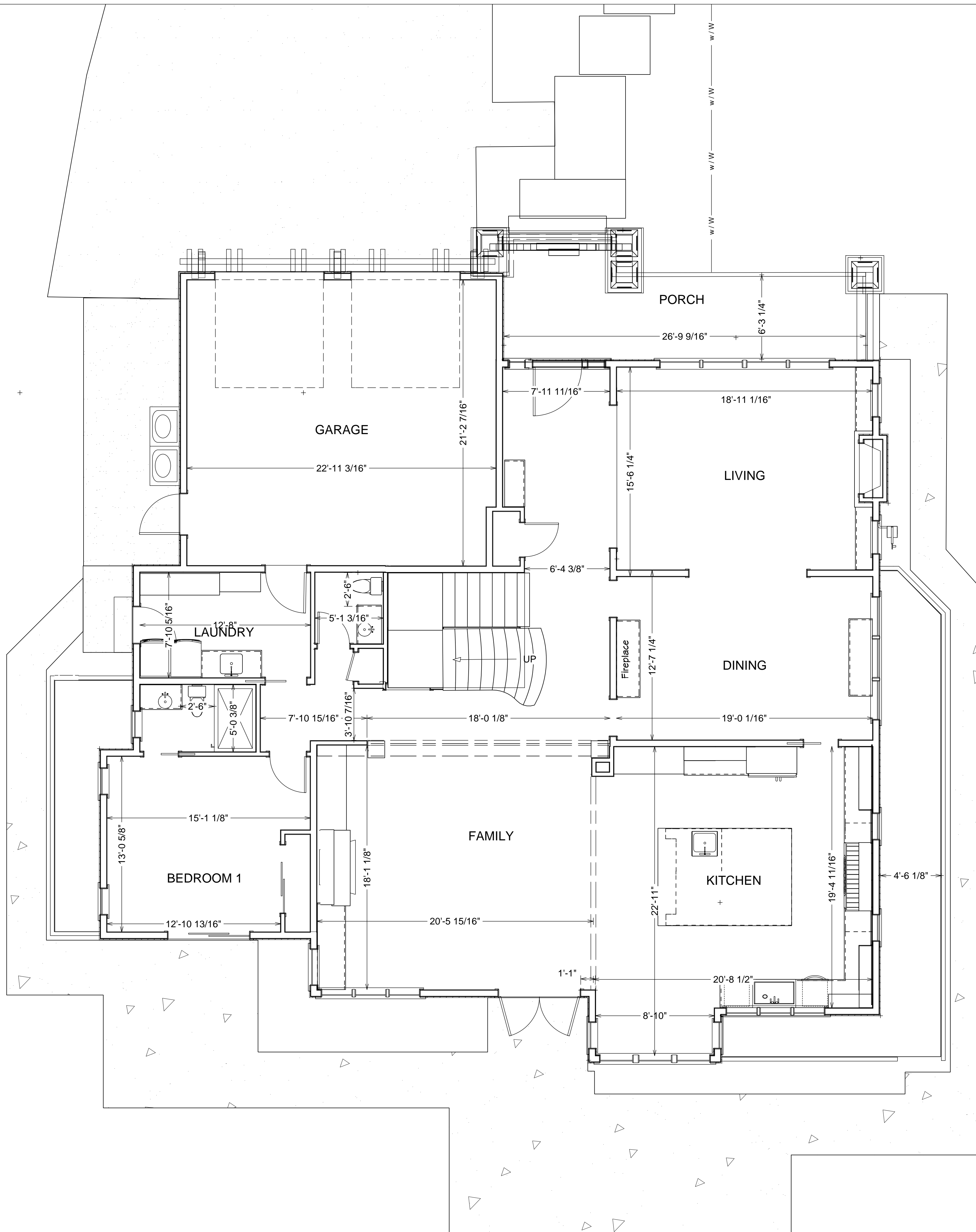
1/4" = 1'

SHEET:

A-3



Basement Plan



NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

Hartenstine Residence
 452 Paco Dr
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1st Floor Plan

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SCALE:
 1/4" = 1'

SHEET:
A-4

REVISION TABLE	NUMBER	DATE	DESCRIPTION

Hartensine Residence
452 Paco Dr
Los Altos, CA 94022

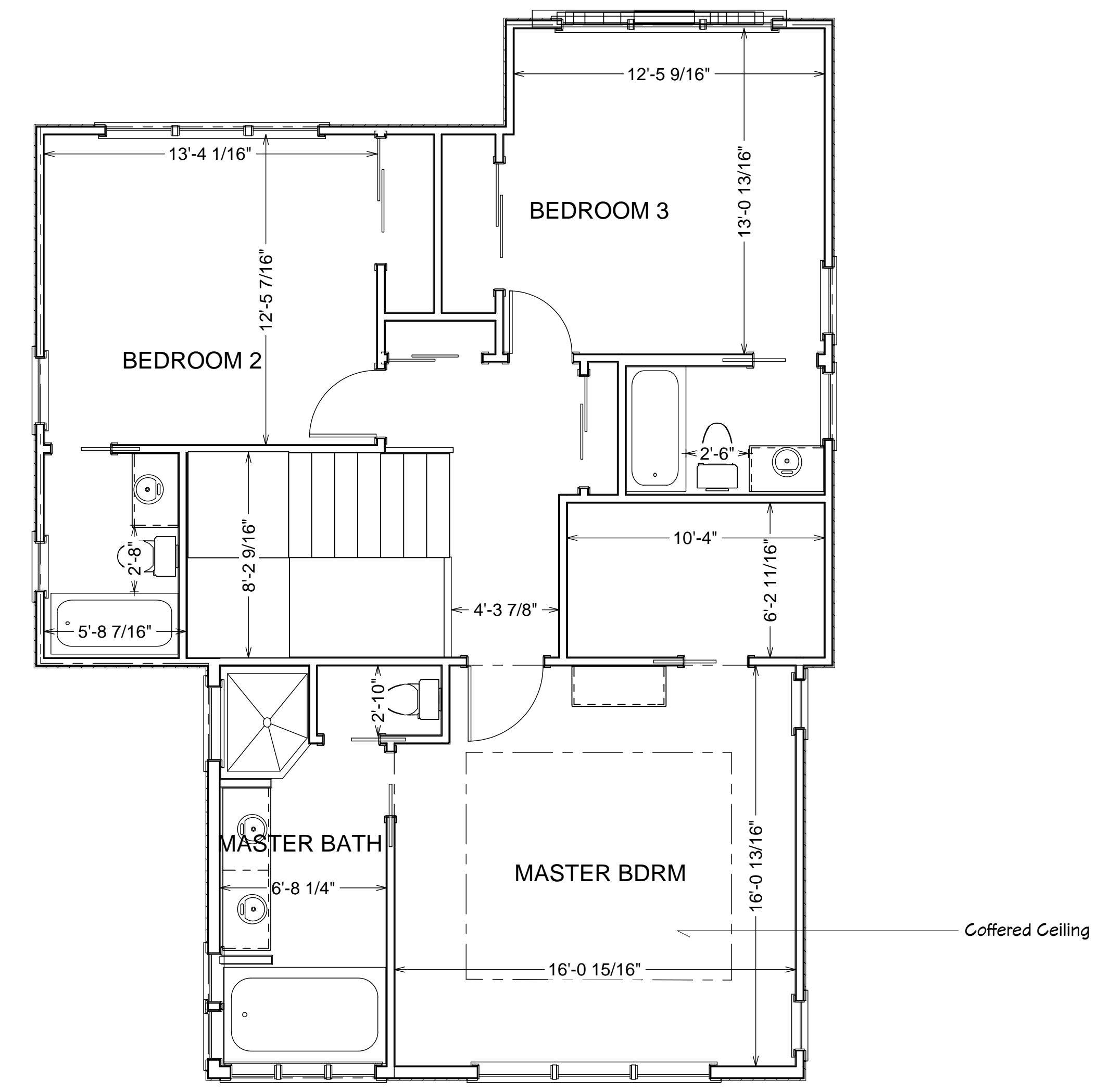
2nd Floor Plan

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DATE:	5/22/2014
SCALE:	1/4" = 1'
SHEET:	A-5

DOOR SCHEDULE													
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	CODE	MANUFACTURER	COMMENTS
D01	12080	1	1	12080 L/R EX	144"	96"	146"X99"	EXT. QUAD SLIDER-GLASS	2X13X152" (2)	1 3/8"			
D02	2168	1	2	2168 R IN	25"	80"	27"X82 1/2"	HINGED-DOOR P04	2X6X30" (2)	1 3/8"			
D03	2268	1	3	2268 R	26"	80"	28"X82 1/2"	POCKET-DOOR P04	2X6X31" (2)	1 3/8"			
D04	2468	1	2	2468 L IN	28 3/16"	80"	30 3/16"X82 1/2"	HINGED-PANEL	2X6X33 3/16" (2)	1 3/8"			
D05	2468	1	3	2468 R	28"	80"	30"X82 1/2"	POCKET-DOOR P04	2X6X33" (2)	1 3/8"			
D06	2668	1	2	2668 R	30"	80"	32"X82 1/2"	POCKET-DOOR P04	2X6X35" (2)	1 3/8"			
D07	2668	1	2	2668 R	30"	80"	32"X82 1/2"	POCKET-PANEL	2X6X35" (2)	1 3/8"			
D08	2668	2	3	2668 L	30"	80"	32"X82 1/2"	POCKET-DOOR P04	2X6X35" (2)	1 3/8"			
D09	2668	1	3	2668 L IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	1 3/8"			
D10	2668	1	3	2668 R	30"	80"	32"X82 1/2"	POCKET-DOOR P04	2X6X35" (2)	1 3/8"			
D11	2670	1	2	2670 L IN	30"	84"	32"X86 1/2"	HINGED-DOOR P04	2X6X35" (2)	1 3/8"			
D12	2868	1	1	2868 R IN	32"	80"	34"X82 1/2"	HINGED-PANEL	2X6X37" (2)	1 3/8"			
D13	2868	1	2	2868 R EX	32"	80"	34"X83"	EXT. HINGED-PANEL	2X6X37" (2)	1 3/4"			
D14	2868	1	2	2868 L IN	32"	80"	34"X82 1/2"	HINGED-PANEL	2X6X37" (2)	1 3/8"			
D15	2868	1	3	2868 L IN	32"	80"	34"X82 1/2"	HINGED-PANEL	2X6X37" (2)	1 3/8"			
D16	2968	2	1	2968 R IN	32 1/2"	80"	34 1/2"X82 1/2"	HINGED-GLASS	2X6X37 1/2" (2)	1 3/8"			
D17	2968	1	1	2968 R IN	32 13/16"	80"	34 13/16"X82 1/2"	HINGED-PANEL	2X6X37 3/4" (2)	1 3/8"			
D18	2980	1	1	2980 L EX	32 1/2"	96"	34 1/2"X99"	EXT. HINGED-GLASS	2X6X37 1/2" (2)	2 1/4"			
D20	3068	2	2	3068 L EX	36"	80"	38"X83"	EXT. HINGED-PANEL	2X6X41" (2)	1 3/4"			
D21	3068	1	2	3068 R	36"	80"	38"X82 1/2"	POCKET-PANEL	2X6X41" (2)	1 3/8"			
D22	3068	1	3	3068 R IN	36"	80"	38"X82 1/2"	HINGED-DOOR P04	2X6X41" (2)	1 3/8"			
D24	3780	1	2	3780 R EX	43"	96"	45"X99"	EXT. HINGED-DOOR E21	2X6X48" (2)	1 3/4"			
D25	3868	1	3	3868 L IN	44 7/16"	80"	46 7/16"X82 1/2"	SLIDER-DOOR P04	2X6X49 7/16" (2)	1 3/8"			
D26	4568	1	3	4568 R IN	52 15/16"	80"	54 15/16"X82 1/2"	SLIDER-DOOR P04	2X8X57 15/16" (2)	1 3/8"			
D27	5068	2	1	5068 L IN	60"	80"	62"X82 1/2"	SLIDER-PANEL	2X8X65" (2)	1 3/8"			
D28	5068	3	1	5068 L/R IN	60"	80"	62"X82 1/2"	DOUBLE HINGED-DOOR P04	2X8X65" (2)	1 3/8"			
D29	5068	1	2	5068 L IN	60"	80"	62"X82 1/2"	SLIDER-DOOR P04	2X8X65" (2)	1 3/8"			
D30	5068	2	3	5068 L IN	60"	80"	62"X82 1/2"	SLIDER-DOOR P04	2X8X65" (2)	1 3/8"			
D31	6068	1	1	6068 L IN	72 7/16"	80"	74 7/16"X82 1/2"	SLIDER-PANEL	2X10X77 1/2" (2)	1 3/8"			
D32	6080	1	1	6080 R EX	72"	96"	74"X99"	EXT. SLIDER-GLASS	2X10X77" (2)	1 3/8"			
D33	6080	1	2	6080 R EX	72"	96"	74"X99"	EXT. SLIDER-GLASS	2X10X77" (2)	1 3/4"			
D34	6081	1	2	6081 L/R EX	72"	96 11/16"	74"X99 11/16"	EXT. DOUBLE HINGED-GLASS	2X10X77" (2)	1 3/4"			
D35	8080	2	2	8080	96"	96"	98"X99"	GARAGE-GARAGE DOOR CHD05	2X12X104" (2)	1 3/4"			

WINDOW SCHEDULE													
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
W01	13711FX	2	2	13711FX	15 7/16"	95"	17 7/16"X97"		FIXED GLASS	2X6X20 7/16" (2)			
W02	1856DH	1	1	1856DH	19 3/4"	66"	21 3/4"X68"		DOUBLE HUNG	2X6X24 3/4" (2)			
W03	2040SC	2	2	2040SC	24"	48"	26"X50"		SNGL CASEMENT-HR	2X6X29" (2)			
W04	2030SC	3	3	2030SC	24"	36"	26"X38"		SNGL CASEMENT-HR	2X6X29" (2)			
W05	2444SC	3	2	2444SC	28"	52"	30"X54"		SNGL CASEMENT-HR	2X6X33" (2)			
W06	2450SC	3	2	2450SC	28"	60"	30"X62"		SNGL CASEMENT-HR	2X6X33" (2)			
W07	2050SC	3	2	2050SC	24"	60"	26"X62"		SNGL CASEMENT-HR	2X6X29" (2)			
W08	2840SC	1	3	2840SC	32 7/16"	48"	34 7/16"X50"		SNGL CASEMENT-HR	2X6X37 1/2" (2)			
W09	21150SC	2	2	21150SC	35 1/4"	60"	37 1/4"X62"		SNGL CASEMENT-HR	2X6X40 1/4" (2)			
W10	21150SC	1	2	21150SC	35 1/4"	60"	37 1/4"X62"		SNGL CASEMENT-HR	2X6X40 3/16" (2)			
W11	24411DH	1	1	24411DH	28"	59"	30"X61"		DOUBLE HUNG	2X6X33" (2)			
W12	2448DH	1	1	2448DH	28"	56"	30"X58"		DOUBLE HUNG	2X6X33" (2)			
W13	2636SC	2	2	2636SC	30"	42"	32"X44"		SNGL CASEMENT-HR	2X6X35" (2)			
W14	11040SC	3	3	11040SC	22"	48"	24"X50"		SNGL CASEMENT-HR	2X6X27" (2)			
W15	2656DH	4	1	2656DH	30"	66"	32"X68"		DOUBLE HUNG	2X6X35" (2)			
W16	2656SC	3	2	2656SC	30"	66"	32"X68"		SNGL CASEMENT-HR	2X6X35" (2)			
W17	2834SC	2	3	2834SC	32 7/16"	40"	34 7/16"X42"		SNGL CASEMENT-HR	2X6X37 7/16" (2)			
W19	2950SC	1	2	2950SC	32 9/16"	60"	34 9/16"X62"		SNGL CASEMENT-HR	2X6X37 9/16" (2)			
W20	3020FX	1	3	3020FX	36"	24"	38"X26"		FIXED GLASS	2X6X41" (2)			
W21	3040SC	3	3	3040SC	36"	48"	38"X50"		SNGL CASEMENT-HR	2X6X41" (2)			
W22	3051DH	3	1	3051DH	36"	61"	38"X63"		DOUBLE HUNG	2X6X41" (2)			
W23	3056SC	4	2	3056SC	36"	66"	38"X68"		SNGL CASEMENT-HR	2X6X41" (2)			
W24	3434FX	1	2	3434FX	40"	40"	42"X42"		FIXED GLASS	2X6X45" (2)			
W25	7214FX	1	2	7214FX	86"	16"	88"X18"		FIXED GLASS	2X10X91" (2)			
W26	2040SC	2	3	2040SC	24"	48"	26"X50"		SNGL CASEMENT-HR	2X6X29" (2)			
W27	2840SC	6	3	2840SC	32 7/16"	48"	34 7/16"X50"		SNGL CASEMENT-HR	2X6X37 7/16" (2)			
W28	2056SC	2	2	2056SC	24"	66"	26"X68"		SNGL CASEMENT-HR	2X6X29" (2)			



LIVING AREA
1136 sq ft

2nd Floor

REVISION TABLE	
NUMBER	DATE

Hartenstine Residence
 452 Paco Dr
 Los Altos, CA 94022

Electrical Plan

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 Los Altos, CA 94022
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 www.viabuildersinc.com LIC#717805

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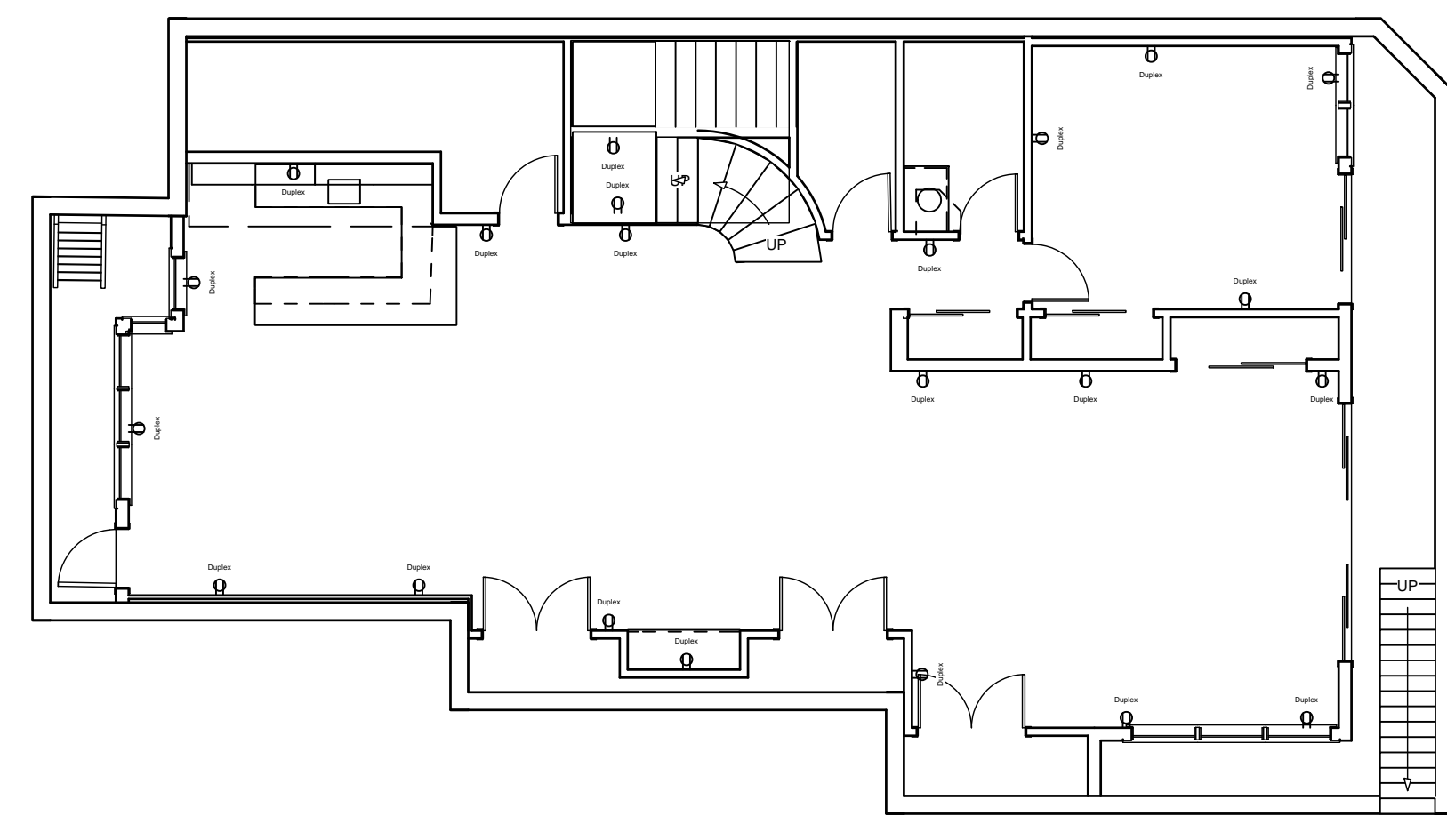
5/22/2014

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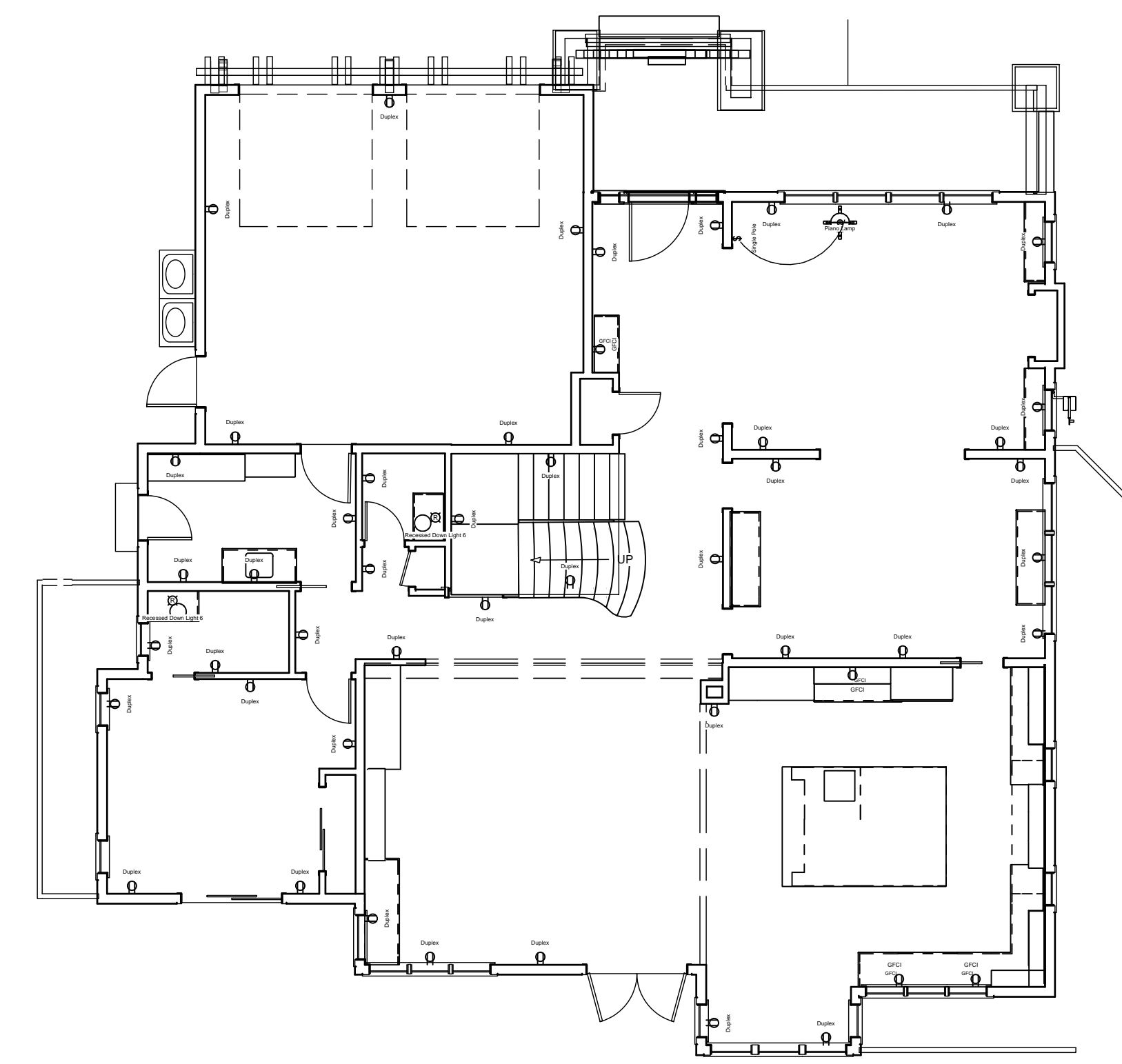
SHEET:

A-6

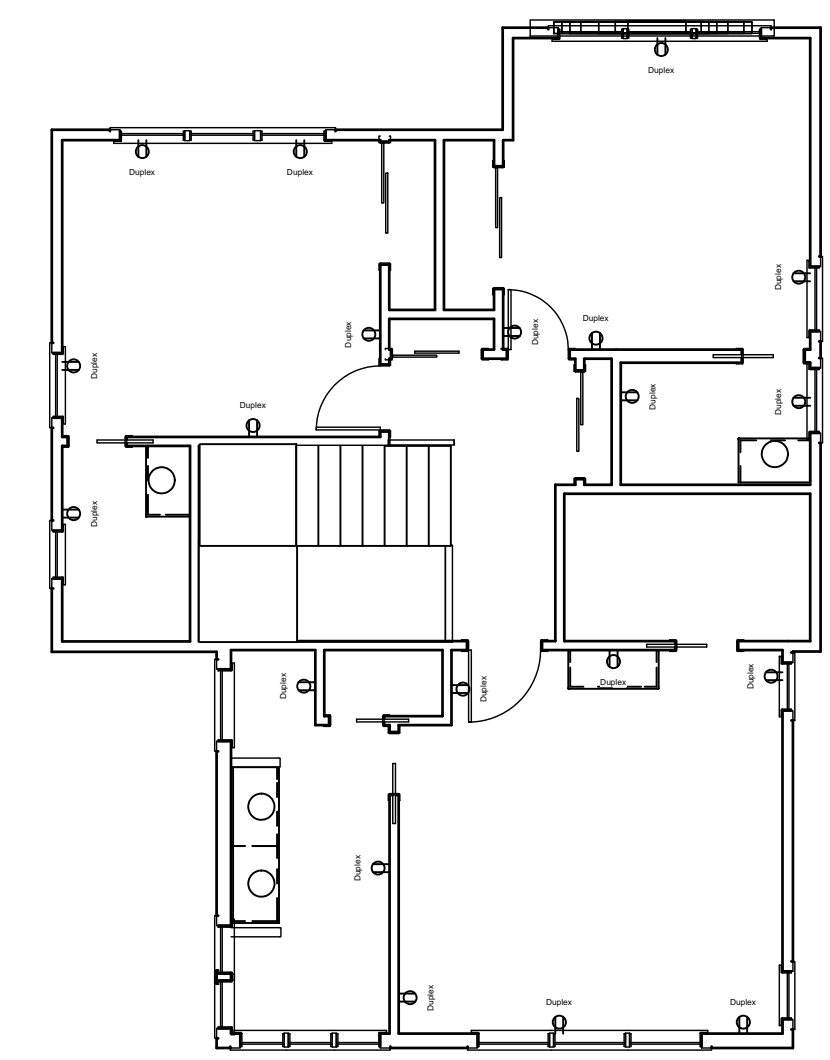
IN PROGRESS



Basement



1st Floor



2nd Floor

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Carbon/Smoke Combo, Standard
	Electrical Breaker Panel

NUMBER	DATE	REVISION	DESCRIPTION

Hartenstine Residence
 452 Paco Dr
 Los Altos, CA 94022

Roof Plan

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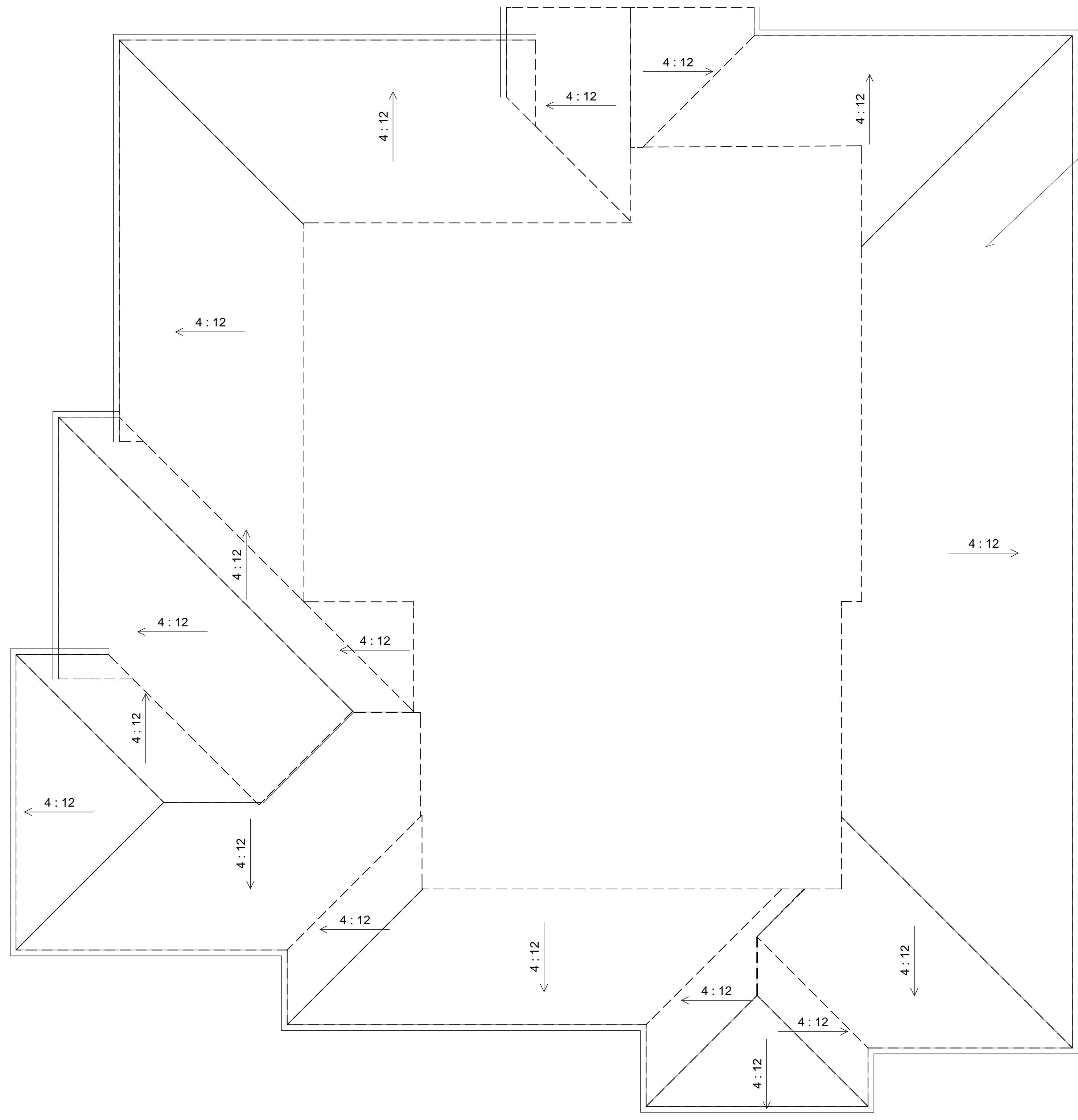
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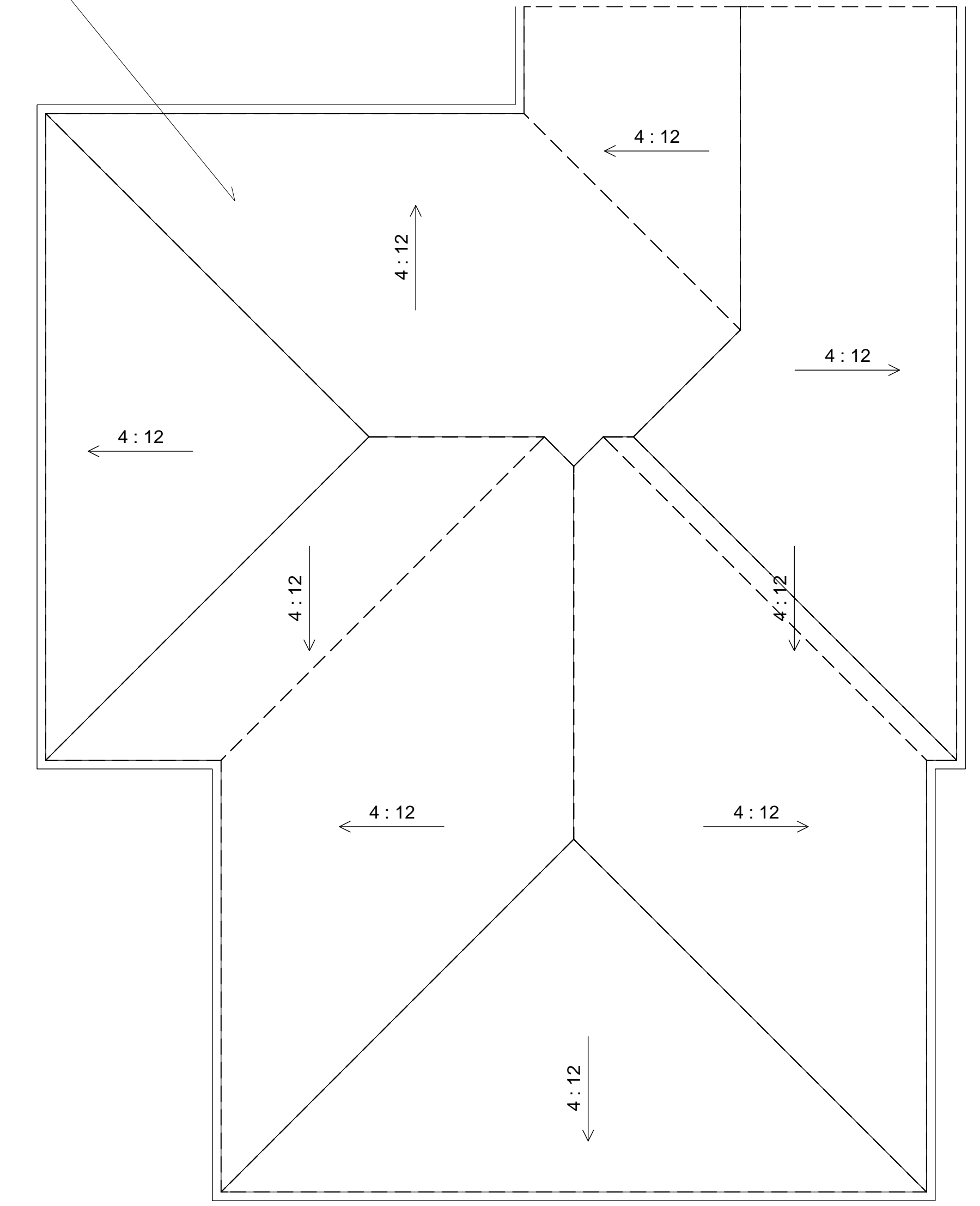
SHEET:

A-7

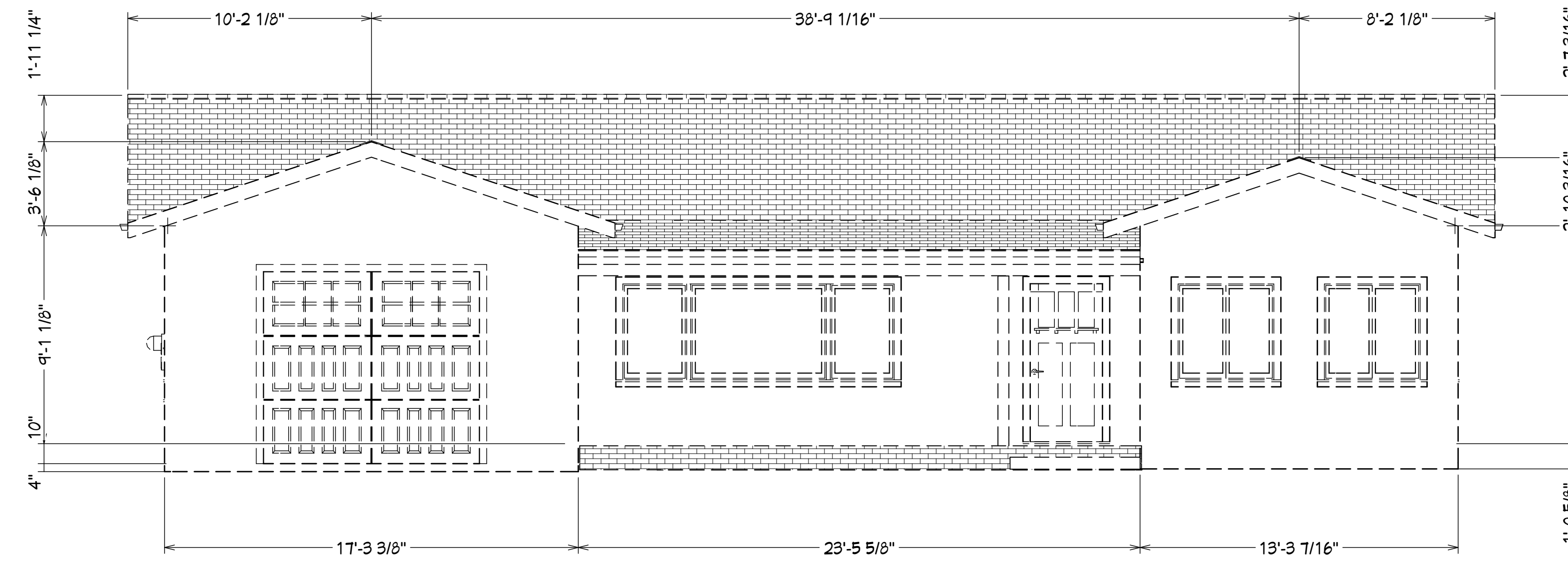
Comp Shingle roofing over 2 layers of #15 felt for entire roof



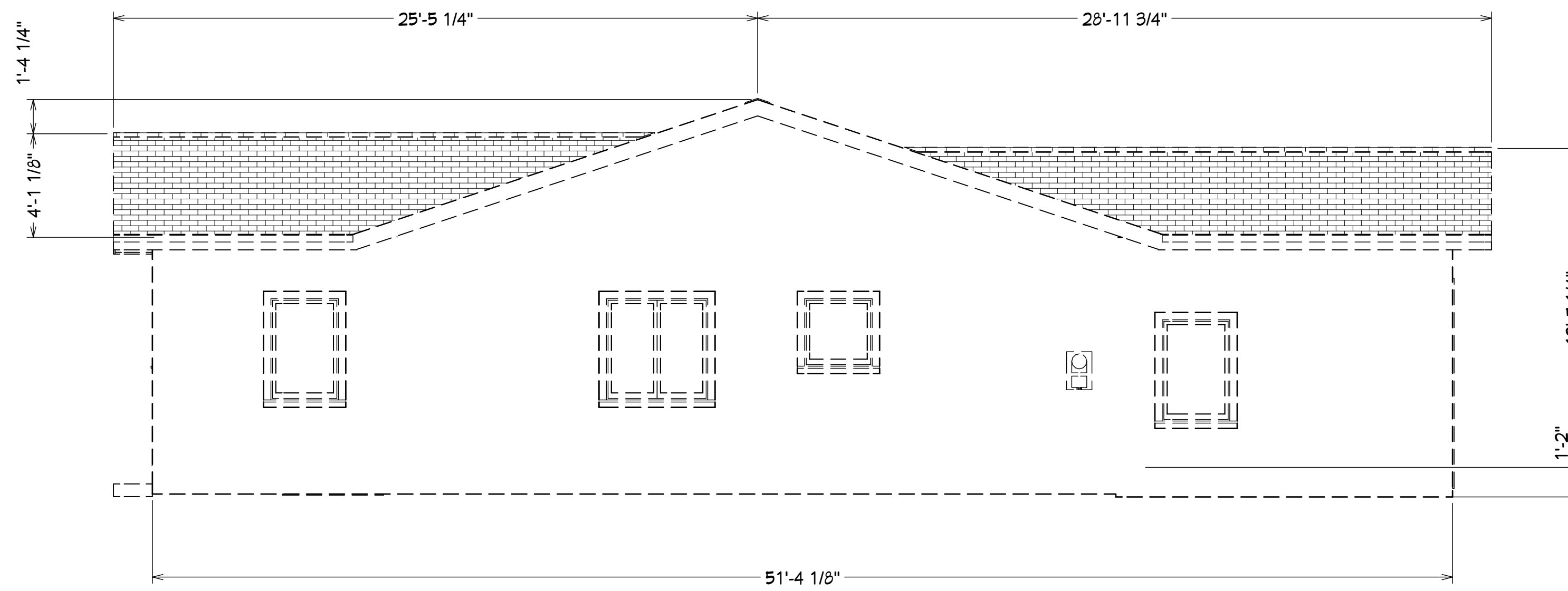
1st Floor



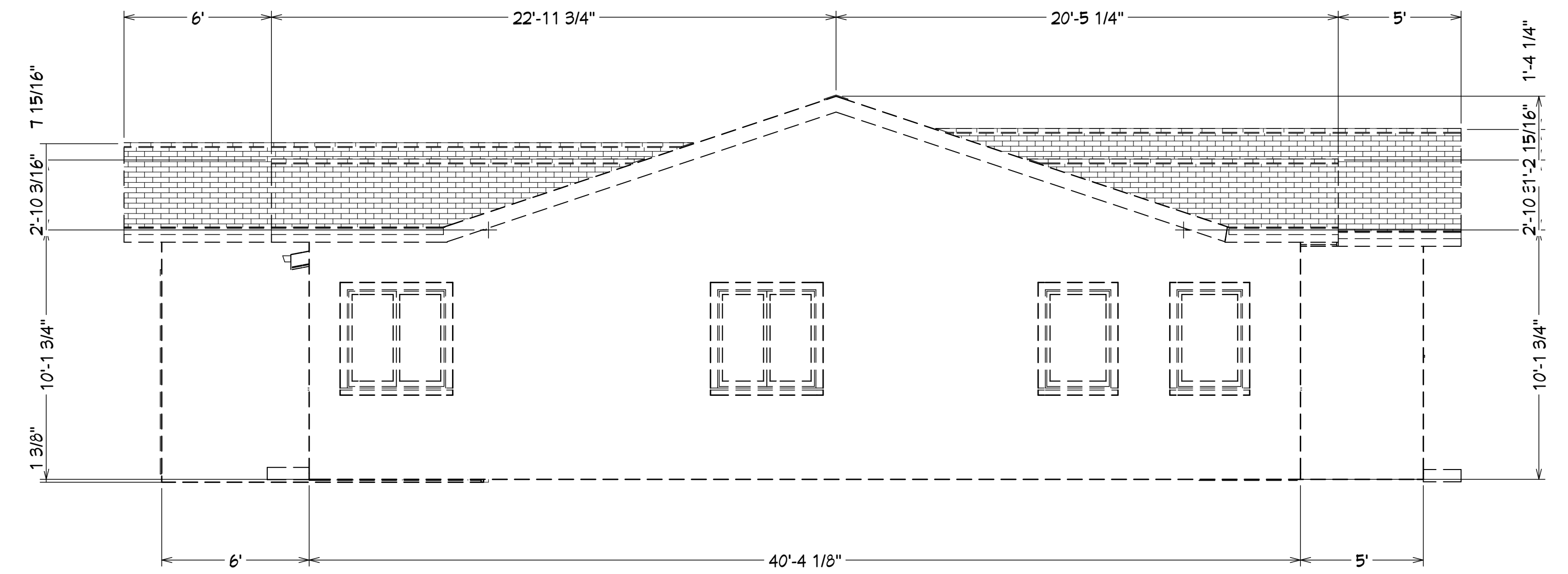
2nd Floor



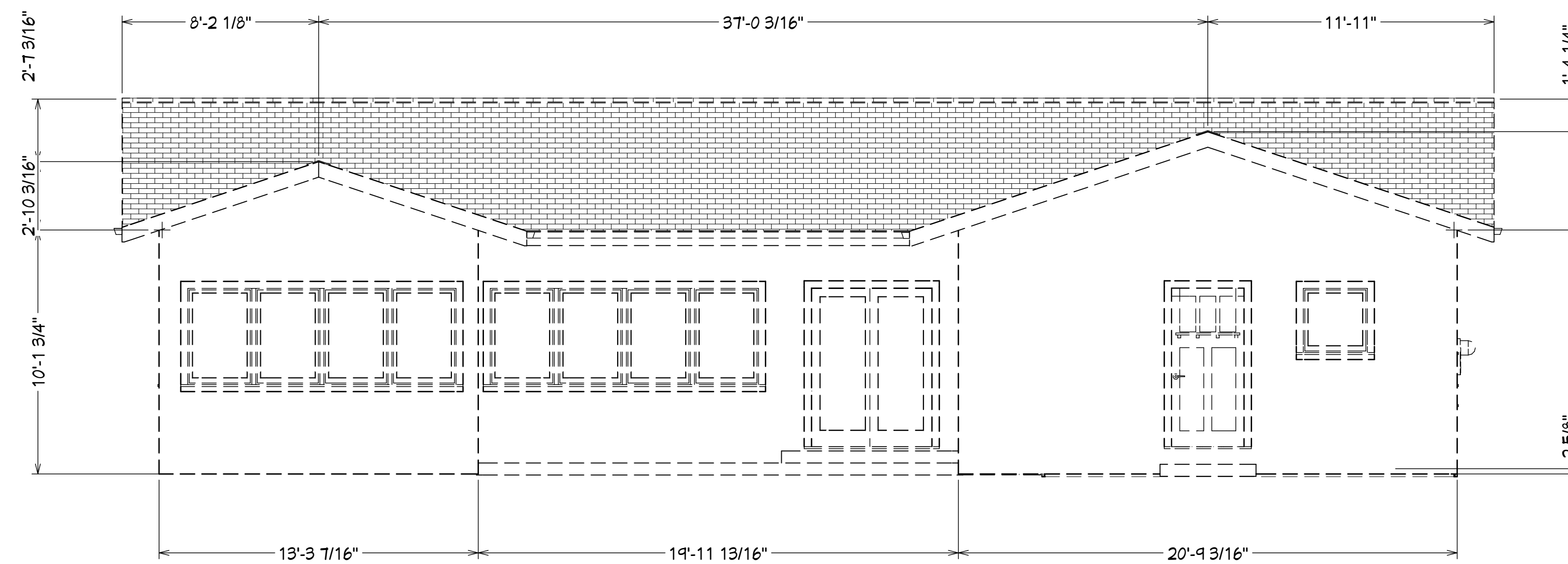
(E) Exterior Elevation Front



(E) Exterior Elevation Left



(E) Exterior Elevation Right



(E) Exterior Elevation Back



REVISION TABLE	
NUMBER	DATE

Hartenstine Residence
452 Paco Dr
Los Altos, CA 94022

Existing Elevations
(To be demolished)

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A-8

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

Hartenstine Residence
 452 Paco Dr
 Los Altos, CA 94022

Elevations

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DATE:

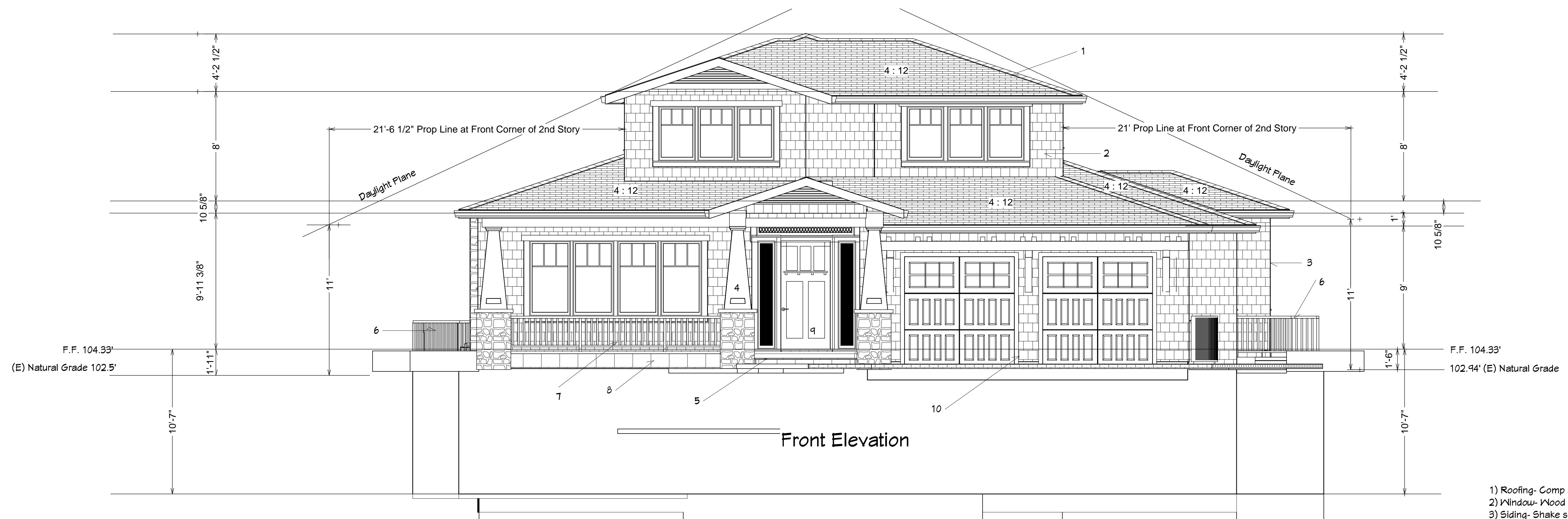
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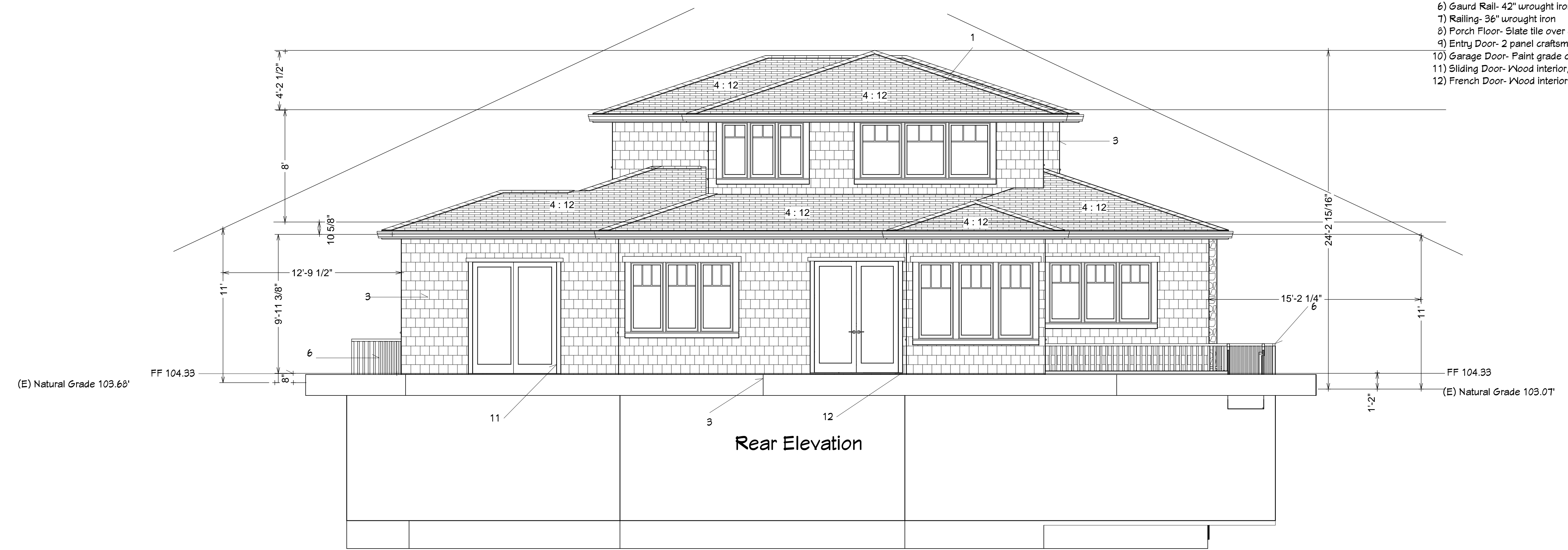
1/4" = 1'

SHEET:

A-9



- 1) Roofing- Comp shingles over 2 layers 15# felt
- 2) Window- Wood interior, clad exterior with craftsmen grid
- 3) Siding- Shake siding over grade D paper
- 4) Column- Paint grade wood over structural member
- 5) Column Base- Stone veneer applied to block base
- 6) Gaurd Rail- 42" wrought iron
- 7) Railing- 36" wrought iron
- 8) Porch Floor- Slate tile over concrete base
- 9) Entry Door- 2 panel craftsmen style w/ side lites and transom
- 10) Garage Door- Paint grade craftsmen style
- 11) Sliding Door- Wood interior, clad exterior dual pane
- 12) French Door- Wood interior, clad exterior dual pane



REVISION TABLE	
NUMBER	DATE

Hartenstine Residence
 452 Paco Dr
 Los Altos, CA 94022

Elevations

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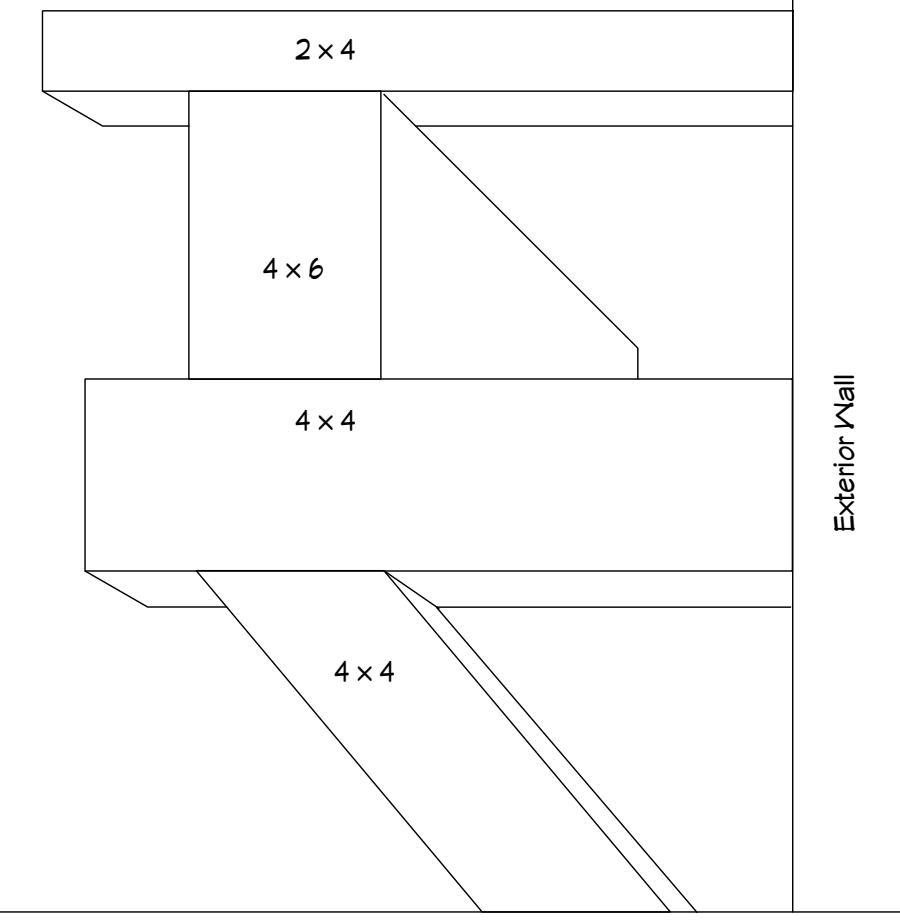
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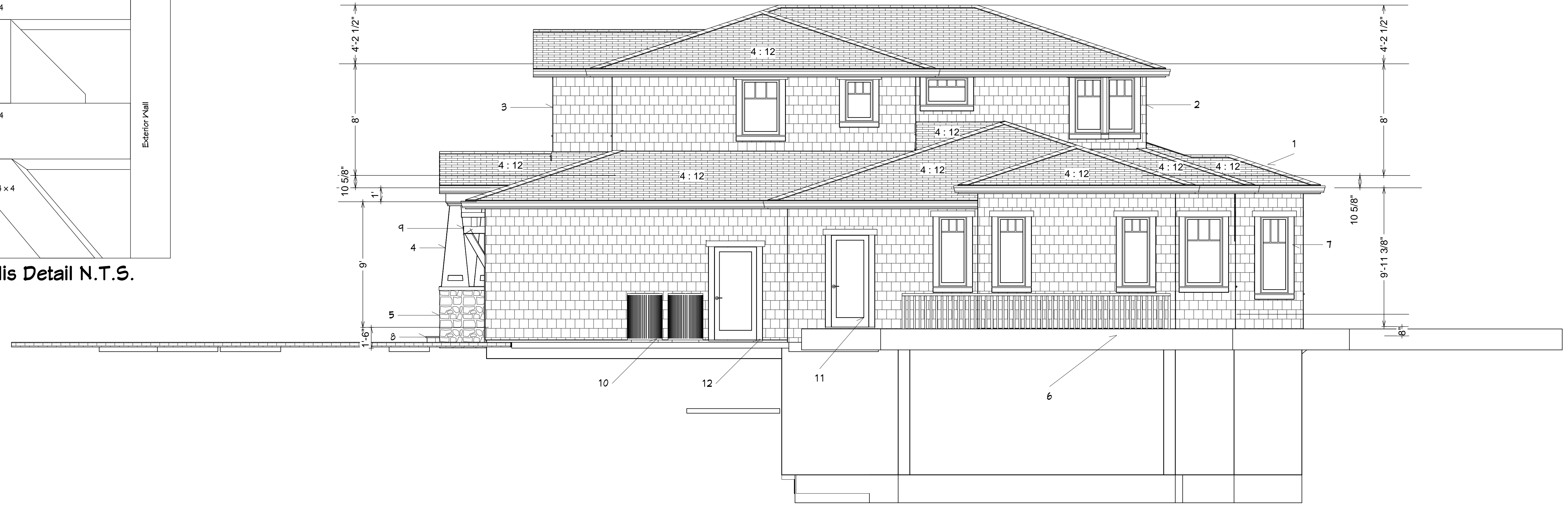
1/4" = 1'

SHEET:

A-10



Wood Trellis Detail N.T.S.



Right Elevation

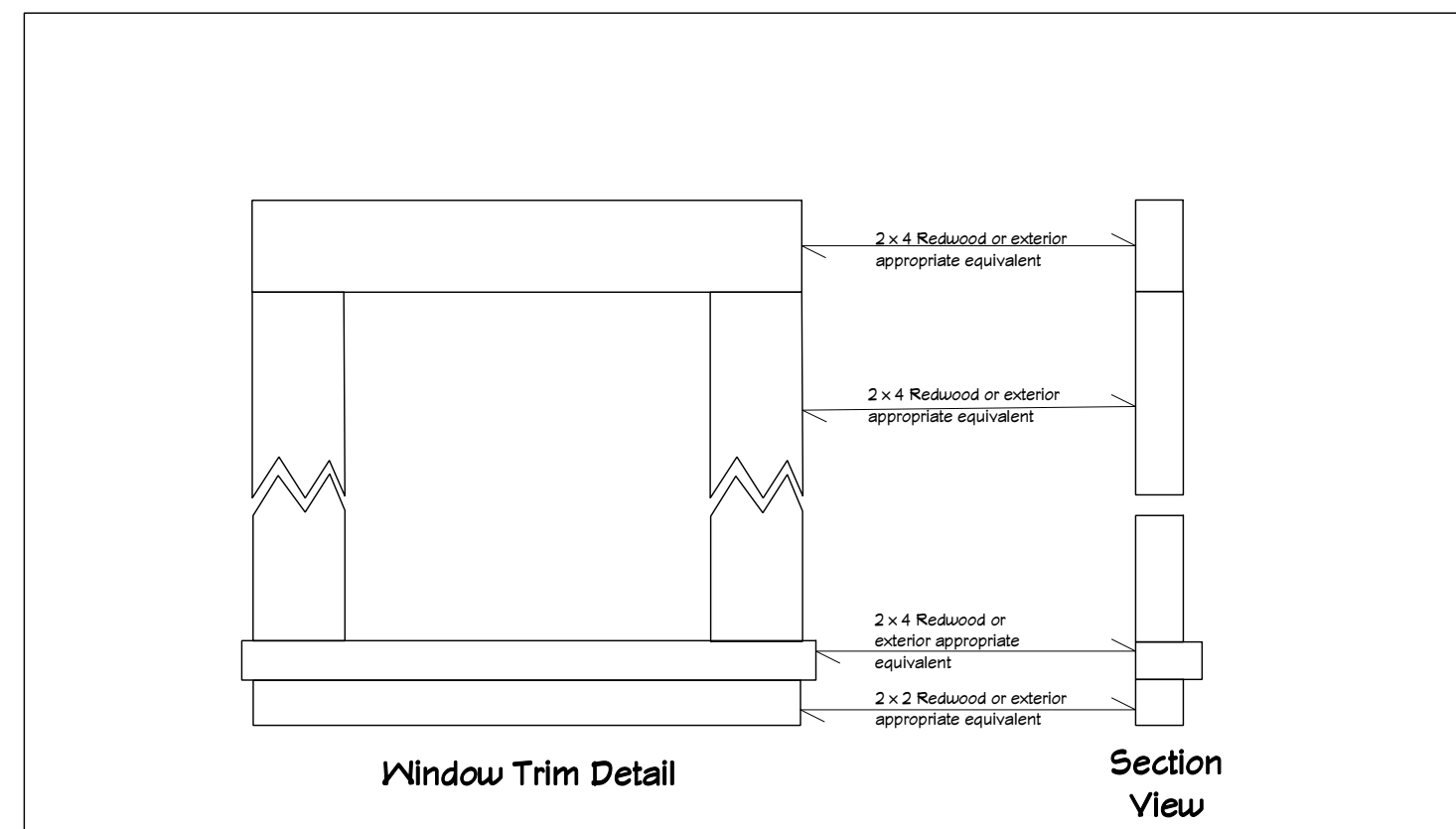
- 1) Roofing- Comp shingles over 2 layers 15# felt
- 2) Window- Wood interior, clad exterior with craftsmen grid
- 3) Siding- Shake siding over grade D paper
- 4) Column- Paint grade wood over structural member
- 5) Column Base- Stone veneer applied to block base
- 6) Guard Rail- 42" wrought iron
- 7) Window Trim- Paint Grade Wood (See A-11 for details)
- 8) Porch Step- Slate tile over concrete base
- 9) Wood Trellis- Paint Grade Wood (see Inset)
- 10) Air Conditioners- Carrier Brand @ 66db (see attachment)
- 11) Exterior Door- Wood interior, clad exterior dual pane
- 12) Garage Man Door- Metal Door



Left Elevation



Ridge View
from right side



Front View
from rear

REVISION TABLE	
NUMBER	DATE

Hartenstine Residence
452 Paco Dr
Los Altos, CA 94022

Cross Sections

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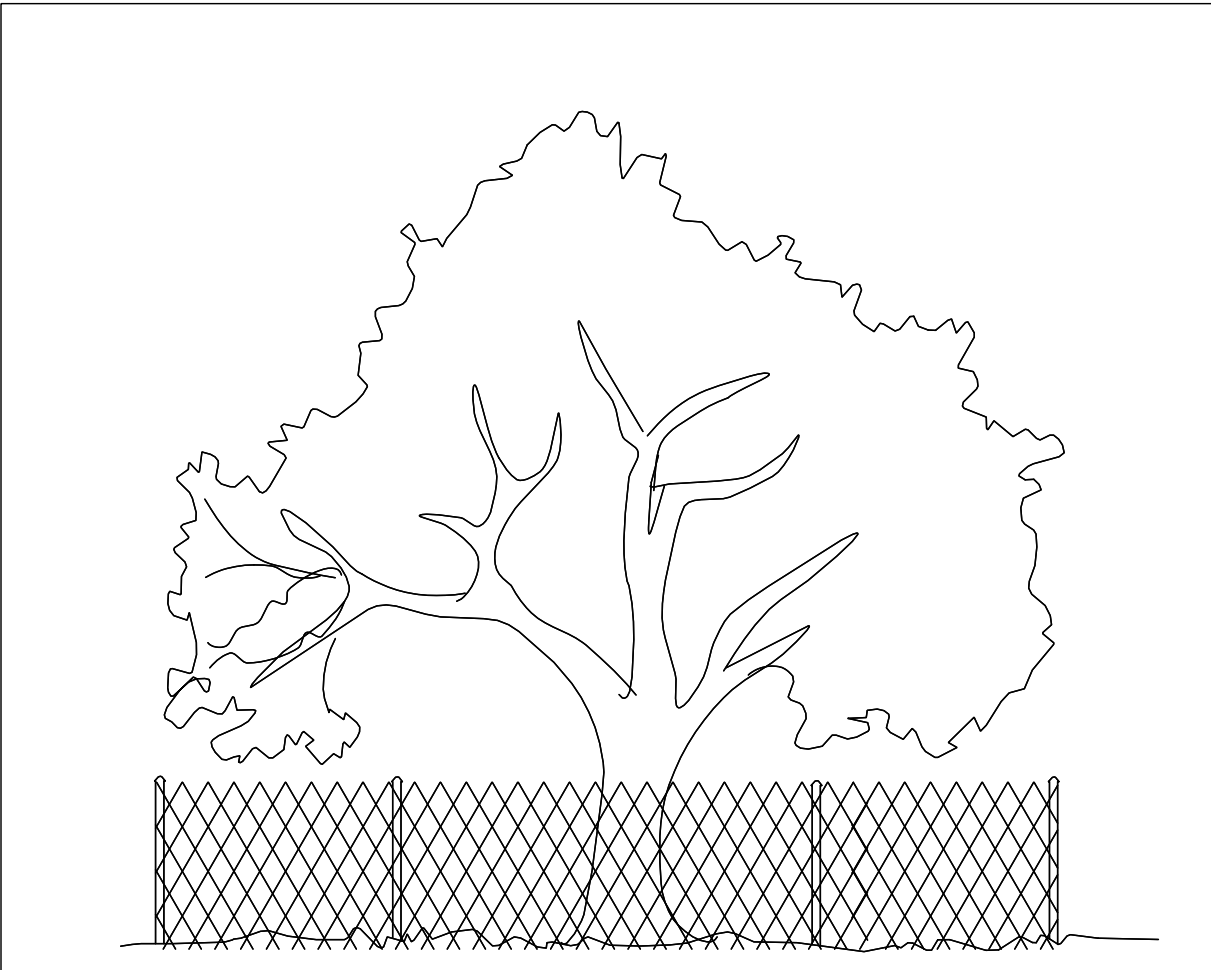
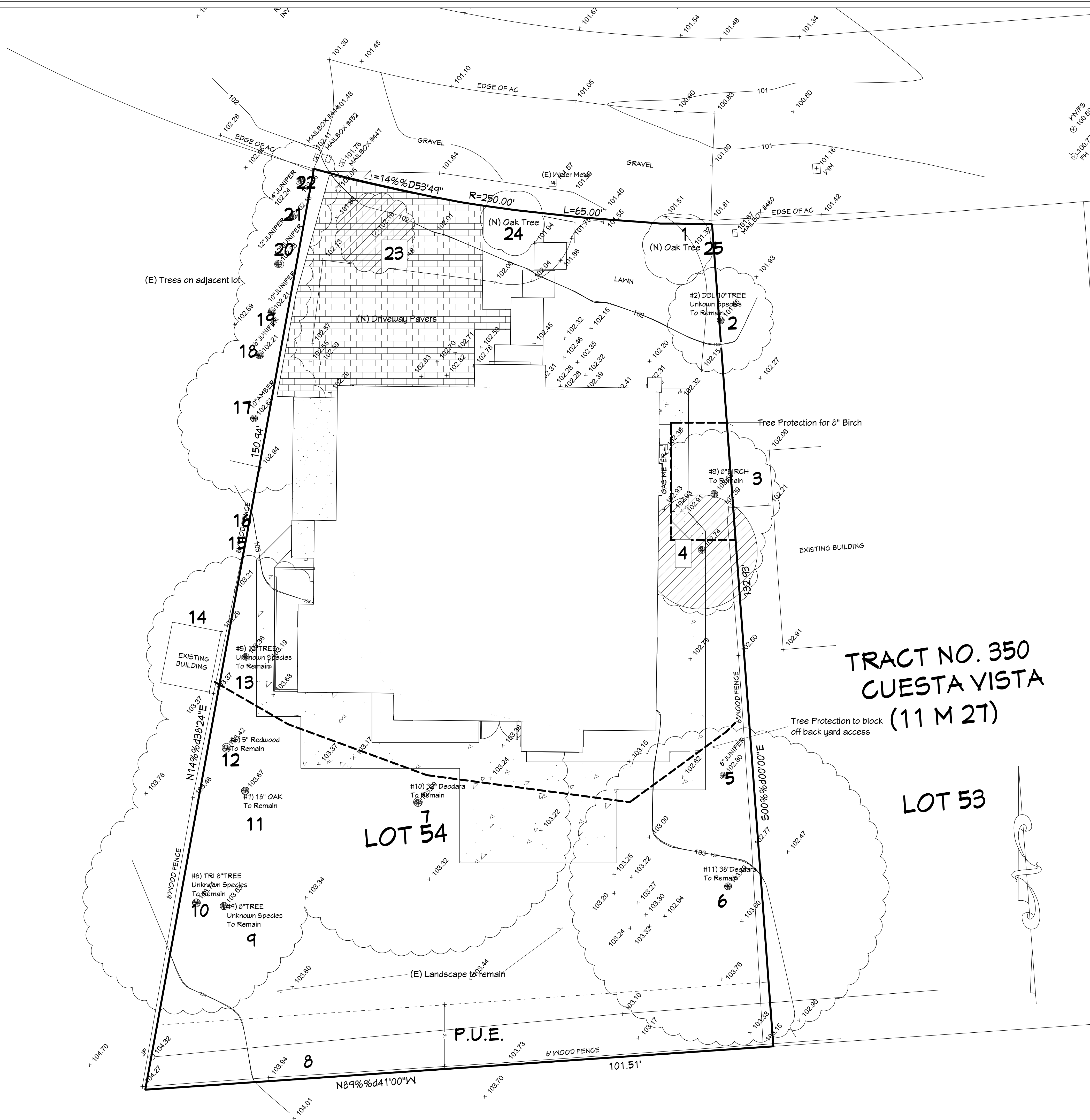
5/22/2014

SCALE:

1/4" = 1'

SHEET:

A-11



Tree Protection N.T.S.

Chain Link to be 5' tall min
Chain link to follow the dripline of the tree
Posts to be 4' on center
Posts to be driven 2' into the ground

Tree List- See arborists report for condition details

Name	Size	Disposition
1) Magnolia, So	2"	To Remain
2) Apricot	20"	To Remain
3) Birch	6"	To Remain
4) Plum, Flowering	6"	Removed
5) Yew	6"	To Remain
6) Cedar, Deodar	35"	To Remain
7) Cedar, Deodar	28"	To Remain
8) Oak, Coast Live	20 1/4"	To Remain
9) Strawberry Tree	6"	To Remain
10) Plum, Common	23"	To Remain
11) Oak, Coast Live	17"	To Remain
12) Redwood	3"	To Remain
13) Karo Pittosporum	14"	To Remain
14) Victorian Box	7"	To Remain
15) Oak, Coast Live	4"	To Remain
16) Oak, Coast Live	5"	To Remain
17) Maple, Japanese	9"	To Remain
18) Italian Cypress	14"	To Remain
19) Italian Cypress	18"	To Remain
20) Italian Cypress	15"	To Remain
21) Italian Cypress	20"	To Remain
22) Italian Cypress	28"	To Remain
23) Apricot	14"	Removed
24) Oak, Coast Live	5gal	New
25) Oak, Coast Live	5gal	New

**TRACT NO. 350
CUESTA VISTA
(11 M 27)**

LOT 53

LOT 54



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Hartenstine Residence
452 Paco Dr
Los Altos, CA 94022

Landscape & Tree Protection

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DATE:

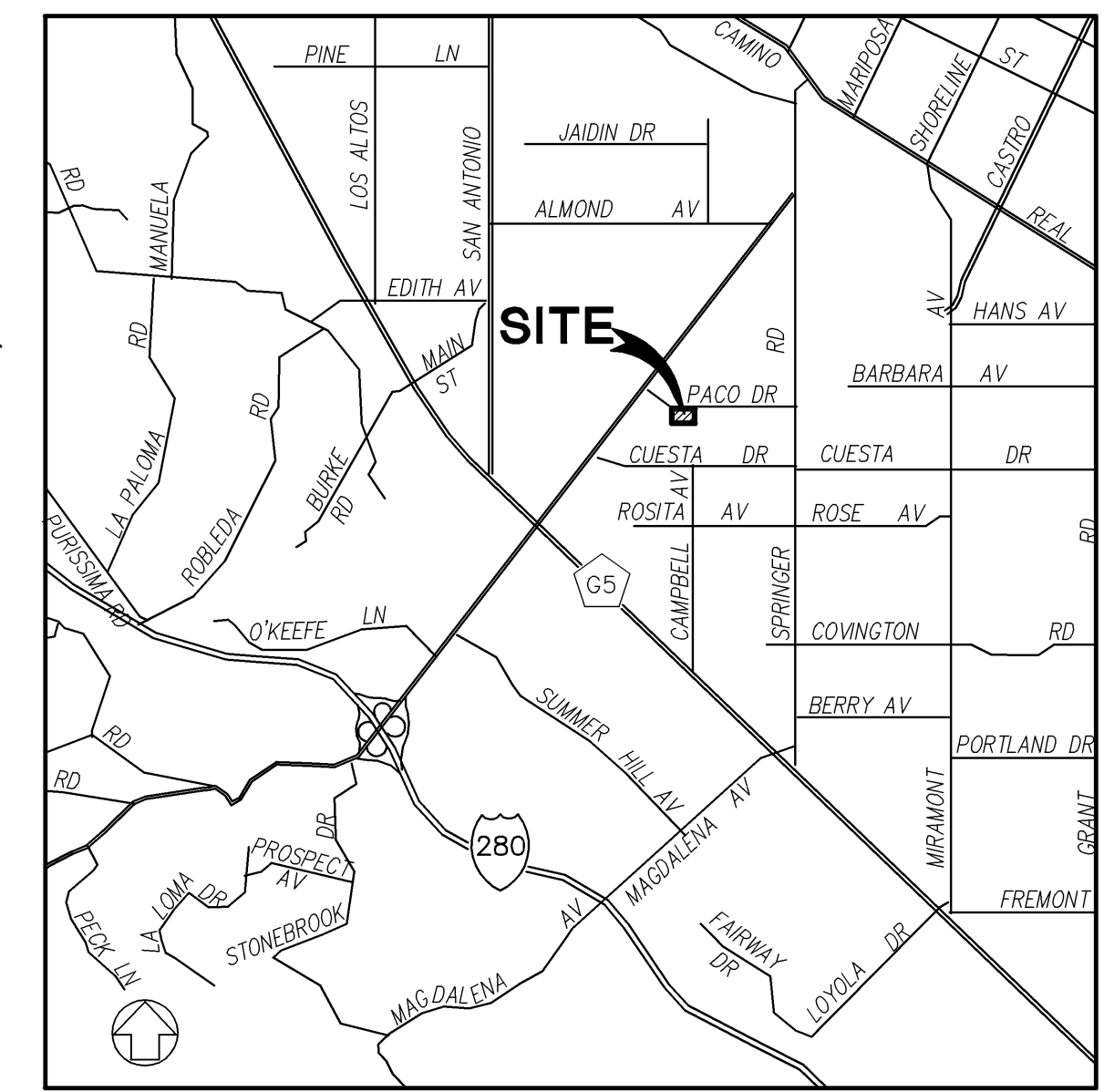
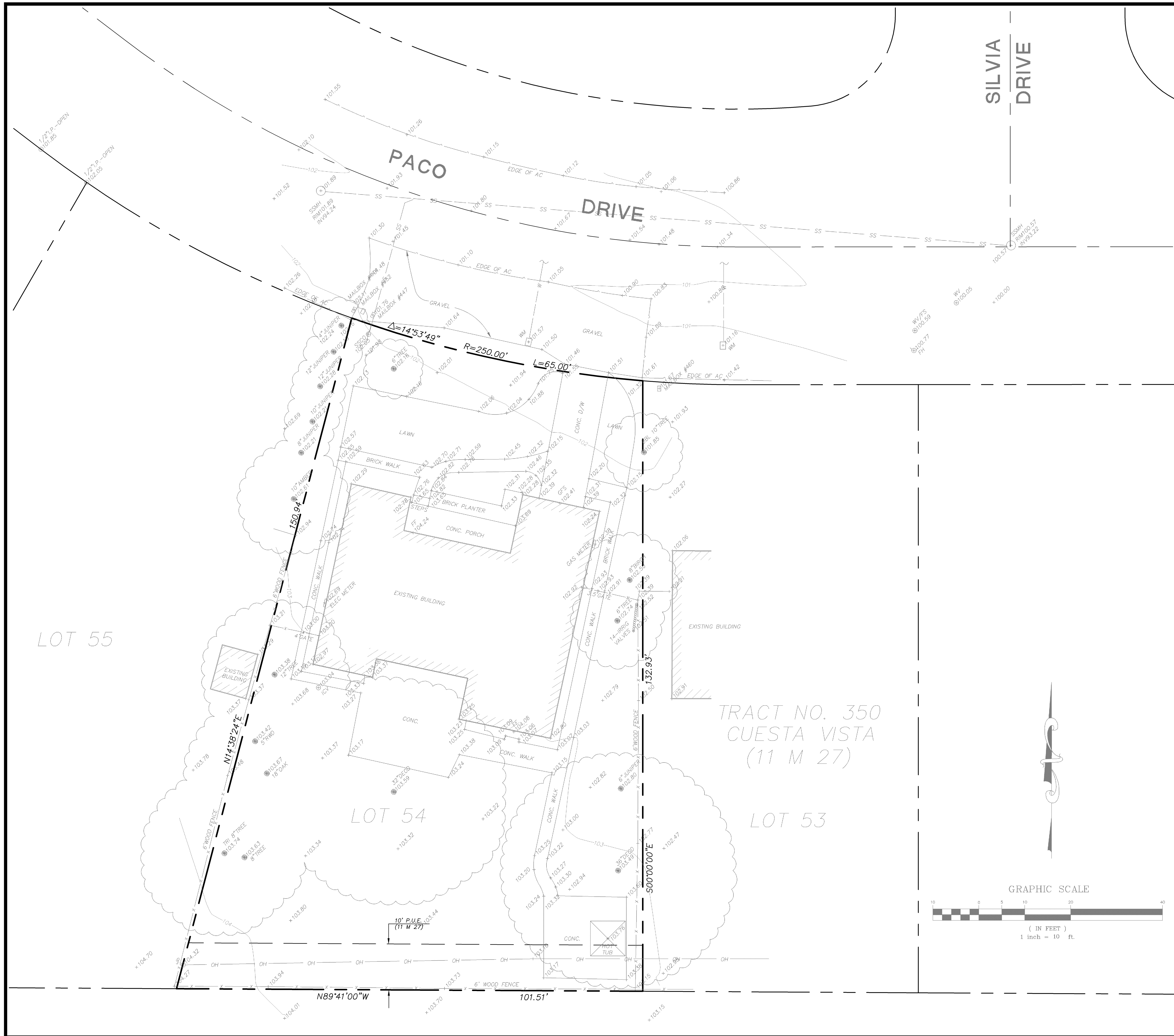
5/22/2014

SCALE:

1/8" = 1'

SHEET:

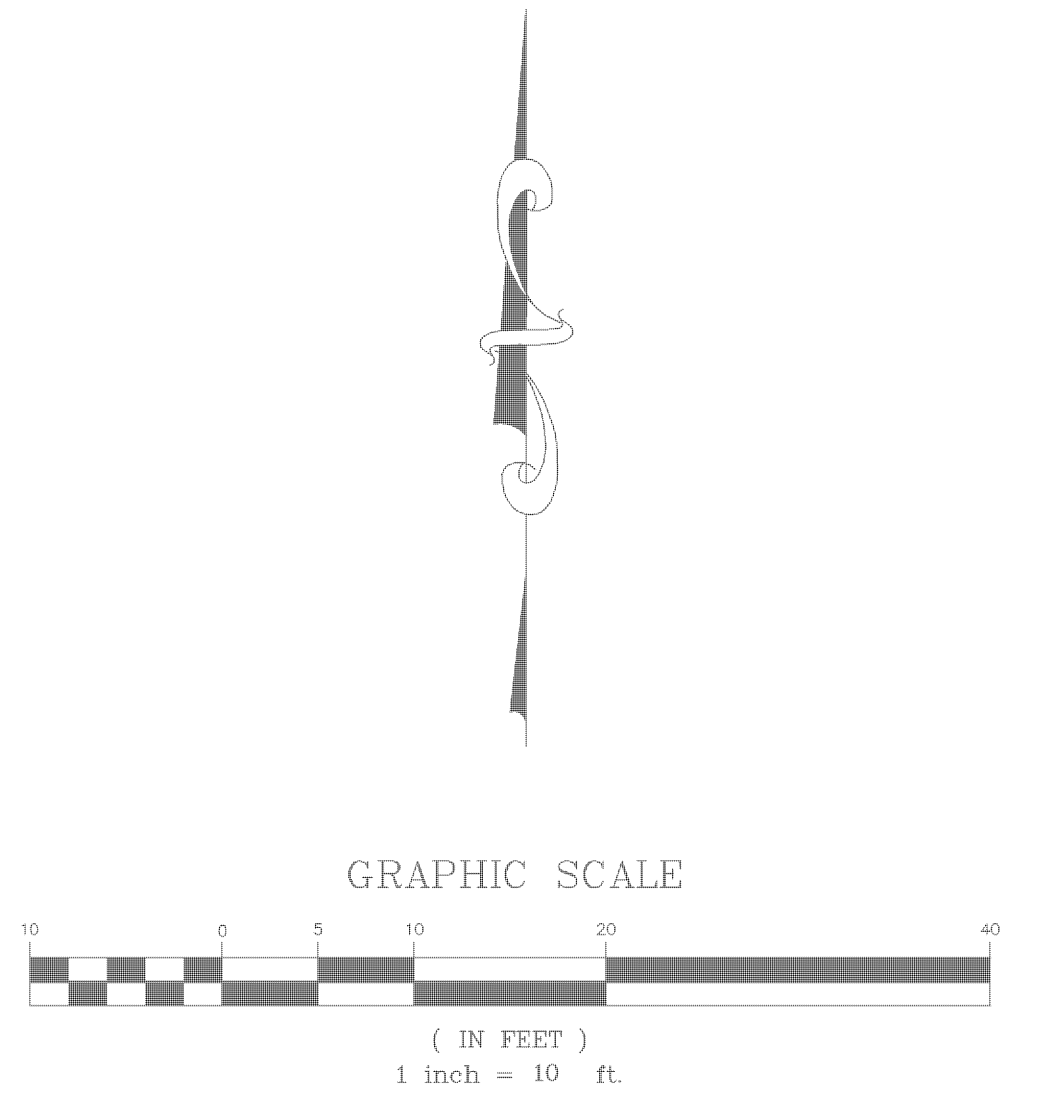
A-12



VICINITY MAP
N.T.S.

- LEGEND**
- PROPERTY LINE
 - BUILDING FOOTPRINT
 - TREE
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - JOINT POLE
 - SANITARY MANHOLE
 - SANITARY CLEANOUT
 - CONTOUR LINE
 - CONC. CURB & GUTTER
 - CATCH BASIN
 - WATER LINE (APPROX. LOCATION)
 - STORM DRAIN LINE (APPROX. LOCATION)
 - SANITARY SEWER LINE (APPROX. LOCATION)
 - RETAINING WALL
 - FENCE LINE
 - EDGE OF PAVEMENT

THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.



NO.	DATE	REVISIONS

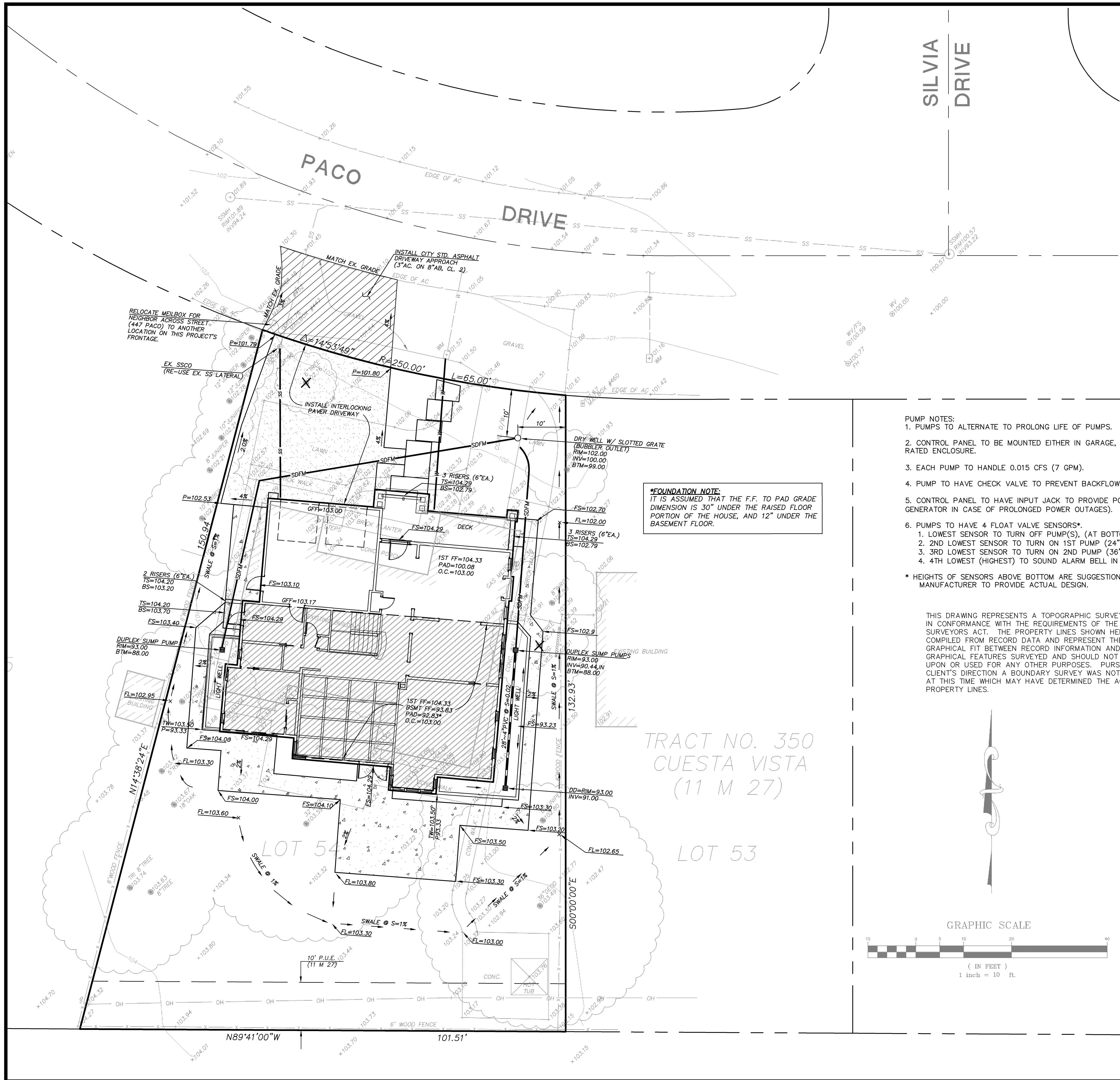
GK Giuliani & Kull, Inc.
 Engineers • Planners • Surveyors
 4880 Stevens Creek Blvd., Suite 205 San Jose, CA 95129
 (408) 615-4000 Fax (408) 615-4004
 Auburn • San Jose • Oakdale

452 PACO DRIVE
 LOS ALTOS, CALIFORNIA

TOPOGRAPHIC
 SURVEY

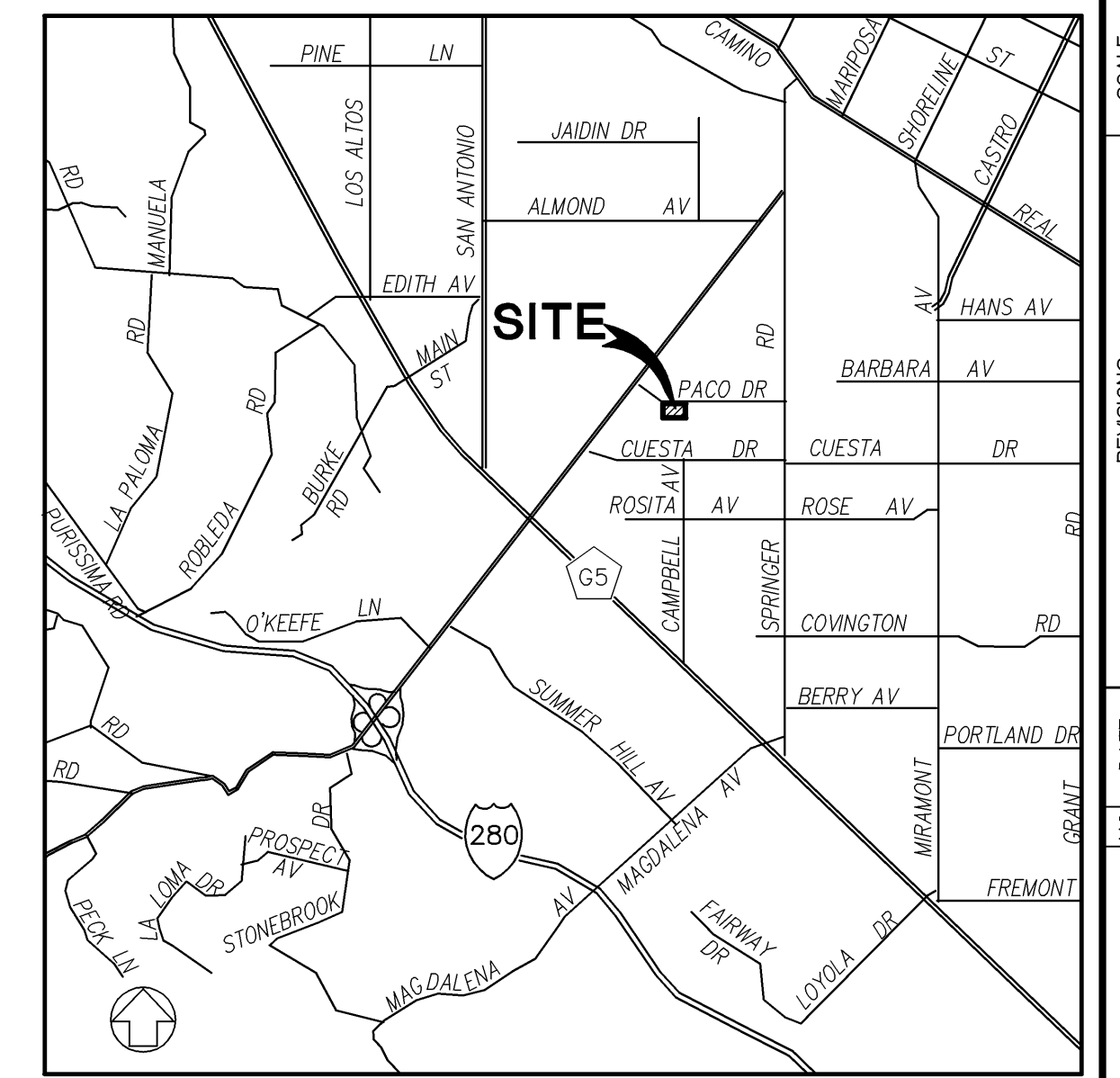
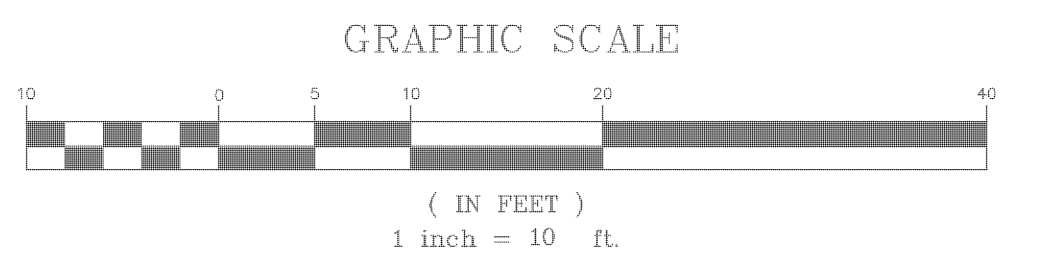
SHEET	1
OF	1
DATE	5/16/14
JOB NO.	13200

PLANS 13200.dwg 13200.dwg 9/25/2013 10:05 AM P1



- PUMP NOTES:**
- PUMPS TO ALTERNATE TO PROLONG LIFE OF PUMPS.
 - CONTROL PANEL TO BE MOUNTED EITHER IN GARAGE, OR OUTSIDE IN NEMA 3 RATED ENCLOSURE.
 - EACH PUMP TO HANDLE 0.015 CFS (7 GPM).
 - PUMP TO HAVE CHECK VALVE TO PREVENT BACKFLOW.
 - CONTROL PANEL TO HAVE INPUT JACK TO PROVIDE POWER, (VIA EXTERNAL AC GENERATOR IN CASE OF PROLONGED POWER OUTAGES).
 - PUMPS TO HAVE 4 FLOAT VALVE SENSORS*:
 - LOWEST SENSOR TO TURN OFF PUMP(S), (AT BOTTOM).
 - 2ND LOWEST SENSOR TO TURN ON 1ST PUMP (24" ABOVE BOTTOM).
 - 3RD LOWEST SENSOR TO TURN ON 2ND PUMP (36" ABOVE BOTTOM).
 - 4TH LOWEST (HIGHEST) TO SOUND ALARM BELL IN CONTROL PANEL.
- * HEIGHTS OF SENSORS ABOVE BOTTOM ARE SUGGESTIONS ONLY, PUMP MANUFACTURER TO PROVIDE ACTUAL DESIGN.

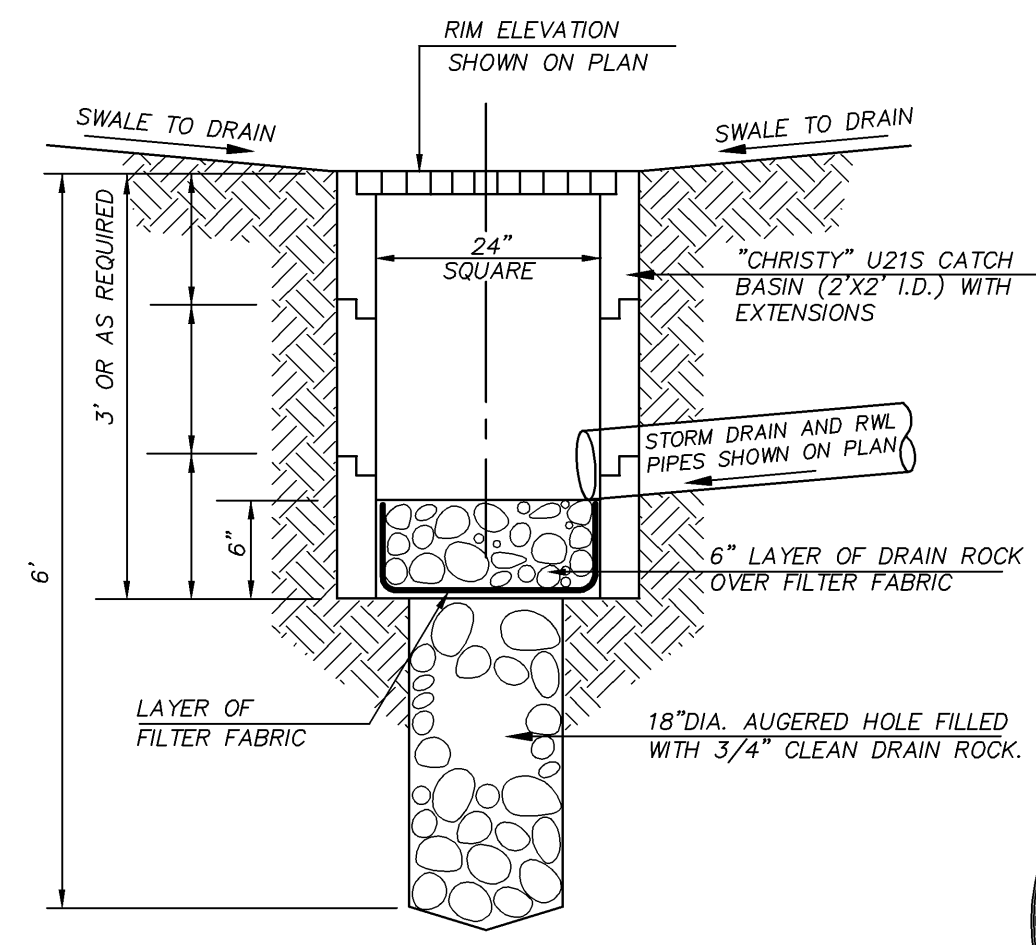
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VICINITY MAP
N.T.S.

LEGEND

PROPOSED	EXISTING	PROPERTY LINE
[Symbol]	[Symbol]	BUILDING FOOTPRINT
[Symbol]	[Symbol]	P.C.C. PAVEMENT
[Symbol]	[Symbol]	AC PAVEMENT
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	WATER METER
[Symbol]	[Symbol]	JOINT POLE
[Symbol]	[Symbol]	SANITARY MANHOLE
[Symbol]	[Symbol]	STORM DRAIN MANHOLE
[Symbol]	[Symbol]	SANITARY CLEANOUT
[Symbol]	[Symbol]	TREE
[Symbol]	[Symbol]	EX. TREE TO BE REMOVED
[Symbol]	[Symbol]	CONTOUR LINE
[Symbol]	[Symbol]	DECK DRAIN
[Symbol]	[Symbol]	AREA DRAIN
[Symbol]	[Symbol]	EASEMENT LINE
[Symbol]	[Symbol]	BUILDING SETBACK LINE
[Symbol]	[Symbol]	DRAINAGE FLOW
[Symbol]	[Symbol]	RETAINING WALL
[Symbol]	[Symbol]	FENCE LINE
[Symbol]	[Symbol]	STORM DRAIN LINE
[Symbol]	[Symbol]	SANITARY SEWER LINE
[Symbol]	[Symbol]	WATER LINE



DRYWELL SECTION DETAIL
N.T.S.
NOTE: CONTRACTOR TO TAKE EVERY PRECAUTION NECESSARY SO DRAIN ROCK IS NOT CONTAMINATED WITH SOIL OR SILT.



SCALE 1"=10'

NO.	DATE	REVISIONS

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452 PACO DRIVE
LOS ALTOS, CALIFORNIA

GRADING AND
DRAINAGE PLAN

SHEET	1
OF	1
DATE	5/16/14
JOB NO.	13200

Mark A. Helton