

**ZONING COMPLIANCE**

	Existing	Proposed	Allowed/Required
<b>LOT COVERAGE:</b> <i>Land area covered by all structures that are over 6 feet in height</i>	<u>2,070.5</u> square feet ( <u>7.8</u> %)	<u>5,200.5</u> square feet ( <u>19.5</u> %)	<u>7,961.7</u> square feet ( <u>30</u> %)
<b>FLOOR AREA:</b> <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: <u>2,070.5</u> sq ft 2nd Flr: _____ sq ft <b>Total: <u>2,070.5</u> sq ft</b> ( <u>7.8</u> %)	1st Flr: <u>4,271.25</u> sq ft 2nd Flr: <u>1,007.75</u> sq ft <b>Total: <u>5,279.00</u> sq ft</b> ( <u>19.9</u> %)	<u>5,403.9</u> square feet ( <u>20.4</u> %)
<b>SETBACKS:</b>			
Front	<u>37.5</u> feet	<u>25</u> feet	<u>25</u> feet
Rear	<u>29</u> feet	<u>25</u> feet	<u>25</u> feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	<u>73</u> feet/ <u>0</u> feet	<u>43</u> feet/ <u>8</u> feet	<u>20</u> feet/ <u>0</u> feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	<u>14</u> feet/ <u>1.5</u> feet	<u>21</u> feet/ <u>3</u> feet	<u>10</u> feet/ <u>0</u> feet
<b>HEIGHT:</b>	<u>14.5</u> feet	<u>26'-1"</u> feet	<u>27</u> feet

**SQUARE FOOTAGE BREAKDOWN**

	Existing	Change in	Total Proposed
<b>HABITABLE LIVING AREA:</b> <i>Includes habitable basement areas</i>	<u>1,505.0</u> square feet	<u>3,217.75</u> square feet	<u>4,717.75</u> square feet
<b>NON- HABITABLE AREA:</b> <i>Does not include covered porches or open structures</i>	<u>565.5</u> square feet	<u>-3.25</u> square feet	<u>561.75</u> square feet

**LOT CALCULATIONS**

<b>NET LOT AREA:</b>	<u>26,539</u> square feet
<b>FRONT YARD HARDSCAPE AREA:</b> <i>Hardscape area in the front yard setback shall not exceed 50%</i>	<u>763.0</u> square feet ( <u>26.5</u> %)
<b>LANDSCAPING BREAKDOWN:</b>	Total hardscape area (existing and proposed): <u>8,054.25</u> sq ft Existing softscape (undisturbed) area: <u>15,276</u> sq ft New softscape area: <u>0</u> sq ft <i>Sum of all three should equal the site's net lot area</i>

# MORTON AVENUE RESIDENCE

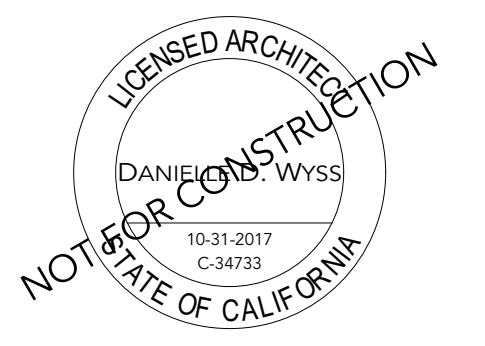
## 1716 Morton Avenue, Los Altos, CA 94024

project

MORTON AVE.  
RESIDENCE  
LOS ALTOS, CA

architect

The Shift Group, Inc.  
1059 Union Street, Ste B  
San Francisco, CA 94133  
415.260.8061  
theSHIFTgroup.co



drawing issue

MARK	DATE	DESCRIPTION
	2/8/16	DESIGN REVIEW
△	2/29/16	PLANNING REVISION

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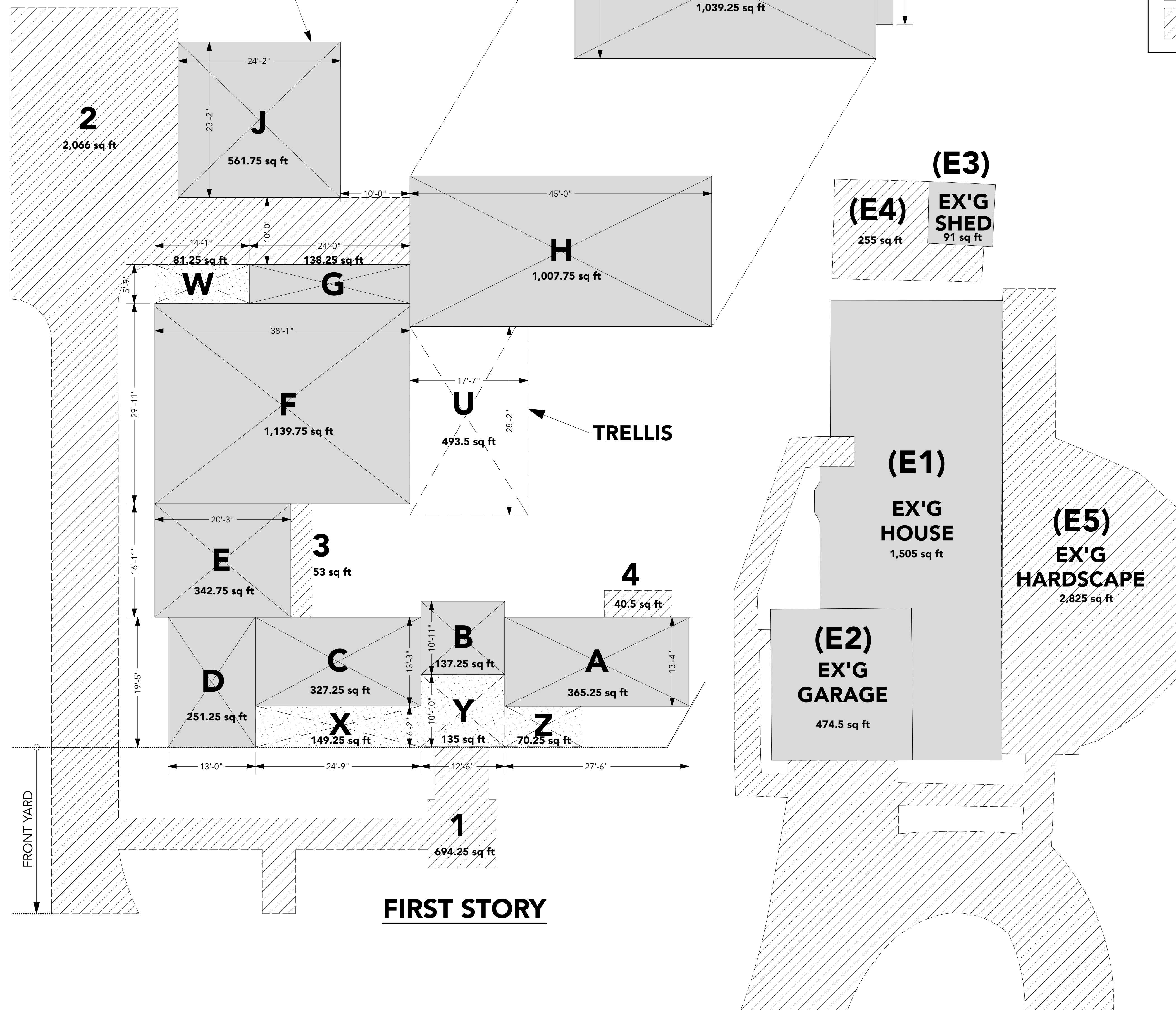
**TITLE SHEET**

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## SECOND STORY

## DETACHED GARAGE



### SYMBOL LEGEND

	FLOOR AREA
	COVERED OUTDOOR AREA / HARDSCAPE
	TRELLISED OUTDOOR AREA / HARDSCAPE
	HARDSCAPE

### AREA CALCULATIONS

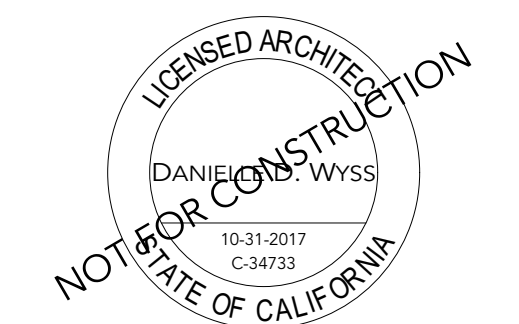
		ZONE	AREA (sq. ft.)	
STRUCTURES	FIRST FLOOR	A	365.25	
		B	137.25	
		C	327.25	
		D	251.25	
		E	342.75	
		F	1,139.75	
		G	138.25	
		H	1,007.75	
	DETACHED GARAGE	J	561.75	
	<b>FIRST STORY STRUCTURES SUBTOTAL =</b>			<b>4,271.25</b>
SECOND FLOOR	K	1,039.25		
	<b>SECOND STORY STRUCTURES SUBTOTAL =</b>			<b>1,039.25</b>
<b>TOTAL FLOOR AREA =</b>			<b>5,310.50</b>	
COVERED OUTDOOR AREA	U	493.50		
	V	0.00		
	W	81.25		
	X	149.25		
	Y	135.00		
	Z	70.25		
	<b>COVERED OUTDOOR SUBTOTAL =</b>			<b>929.25</b>
	<b>FIRST STORY RESIDENCE SUBTOTAL =</b>			<b>4,271.25</b>
<b>STRUCTURES LOT COVERAGE =</b>			<b>5,200.50</b>	
LANDSCAPING	FRONT YARD HARDSCAPE	1	694.25	
	OTHER HARDSCAPE	2	2,066.00	
		3	53.00	
		4	40.50	
	<b>HARDSCAPE SUBTOTAL =</b>			<b>2,853.75</b>
	<b>STRUCTURES SUBTOTAL =</b>			<b>5,200.50</b>
	<b>IMPERVIOUS SURFACE TOTAL =</b>			<b>8,054.25</b>
	EX'G SOFTSCAPE	N/A	15,276.25	
	NEW SOFTSCAPE	N/A	-1,992.00	
	<b>SOFTSCAPE SURFACE TOTAL =</b>			<b>13,284.25</b>
<b>NET LOT AREA =</b>			<b>26,539.00</b>	

project

**MORTON AVE. RESIDENCE**  
LOS ALTOS, CA

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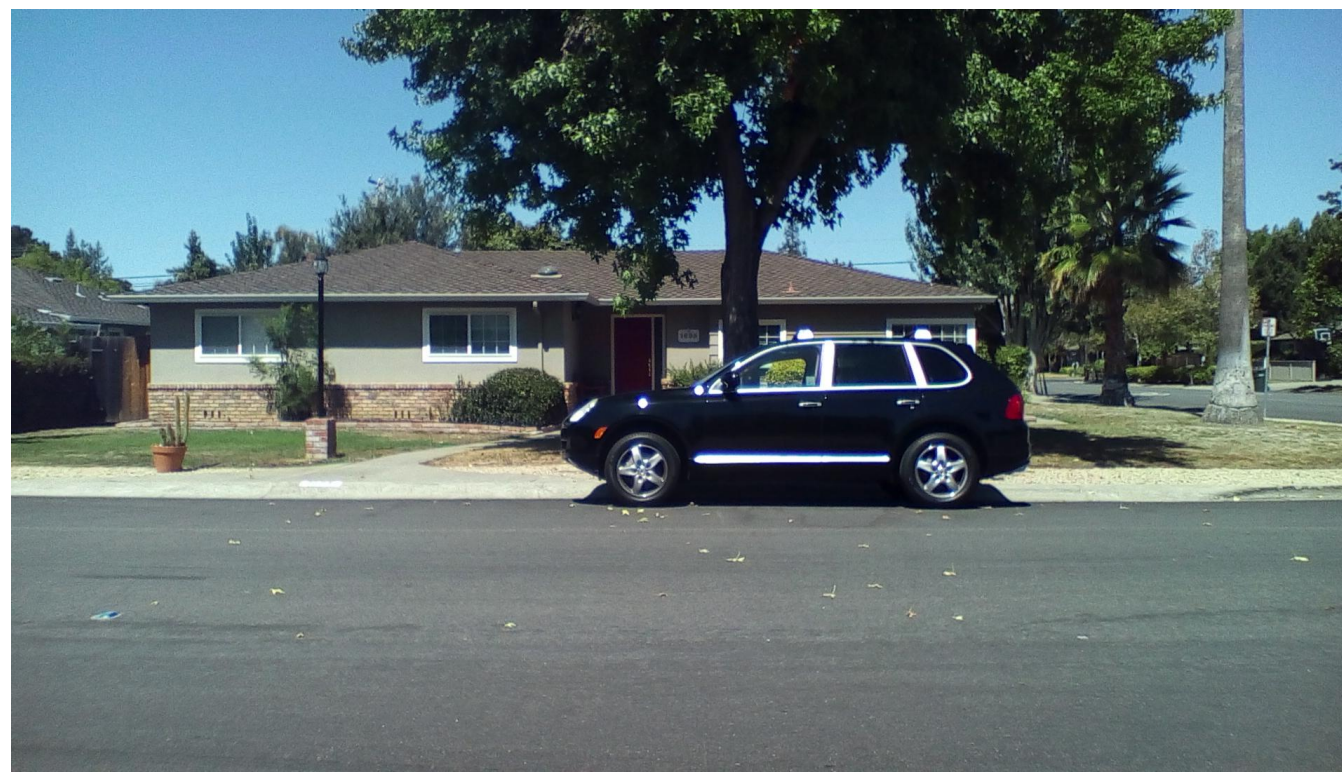
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## FLOOR AREA CALCULATIONS



1 1695 MORTON AVE



(SIDE VIEW)



2 1780 MORTON AVE



NOTE: NO SIDE VIEW POSSIBLE FROM STREET



3 1785 FALLEN LEAF LN



(SIDE VIEW)



4 1765 FALLEN LEAF LN



(SIDE VIEW)



(REAR VIEW FROM PROJECT)



5 1759 KIRCHER CT



(REAR VIEW FROM PROJECT)

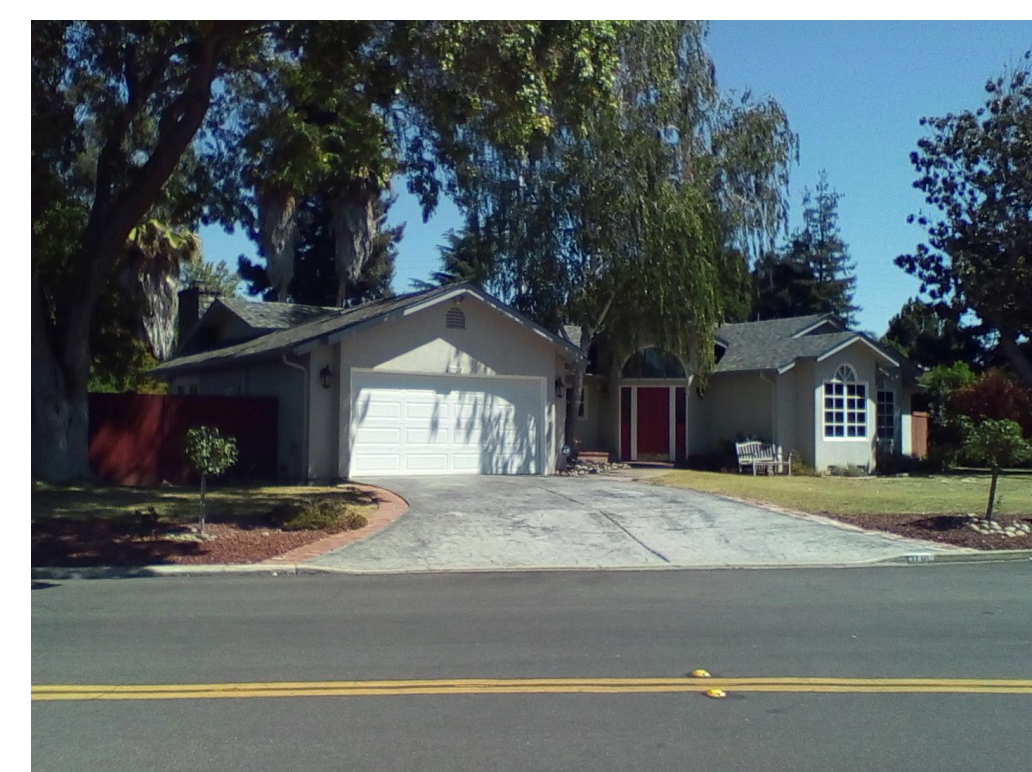
**NOTE:** THE SUBJECT PROPERTY IS AT THE END OF MORTON AVENUE ON A CUL-DE-SAC UPON WHICH ONLY ONE OTHER RESIDENCE, 1780 MORTON AVENUE, ALSO HAS ITS FRONTAGE. BOTH PROPERTIES ARE ANGLED INDIRECTLY TO THE STREET IN A MANNER THAT MAKES THEM DIFFICULT TO EVALUATE IN STRAIGHT COMPARISON TO OTHER TYPICAL RESIDENCES IN THIS AREA WHICH ALIGN PARALLEL TO THE STREET.



6 1711 LANTIS LN

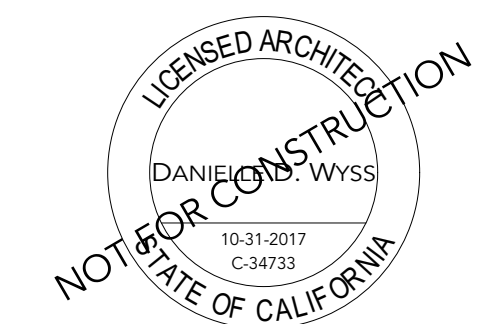


7 1701 LANTIS LN



(SIDE VIEW)

project  
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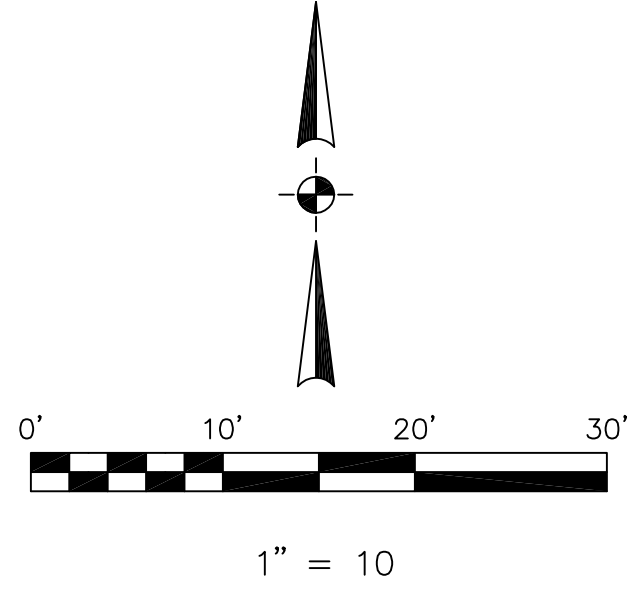
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**NEIGHBORHOOD CONTEXT**

CHRISTINA DRIVE

FOUND CITY OF LOS ALTOS  
DISK WITH PUNCH IN HANDHOLE  
AT CENTERLINE INTERSECTION



LOT 3

EXISTING RESIDENCE  
RIDGE: 243.6'

EXISTING RESIDENCE  
RIDGE: 245.8'

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON TAKEN FROM "TRACT NO. 1142 CHRISTINA ACRES," WHICH WAS FILED FOR RECORD IN BOOK 42 OF MAPS PAGE 14 ON APRIL 7, 1953, SANTA CLARA COUNTY RECORDS.



ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM.

LOT 4

**NOTES:**

BGT RELIED UPON A FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 4316-4816007, AS TITLE REFERENCE FOR ALL EASEMENTS PLOTTED HEREON.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

THE LOCATION OF THE SEWER CLEANOUT WAS NOT FOUND BY THE FIELD CREW. THEREFORE, THE CLEANOUT(S), AND THE PROBABLE LOCATION OF THE SEWER LATERAL COULD NOT BE VERIFIED. VERIFICATION TO BE DONE BY OTHERS.

THE FEMA LINE BETWEEN THE TWO ZONES SHOWN ARE APPROXIMATE BASED ON FEMA FIRM MAP PANEL 06087C0050E EFFECTIVE DATE 5/16/2012.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW. ANY TREES IN THE SANTA CLARA VALLEY WATER DISTRICT EASEMENT AREA WERE NOT LOCATED.

SURVEY PERFORMED BY: BGT LAND SURVEYING  
www.bgtsurveying.com

DATE OF FIELD SURVEY: APRIL 29, 2015  
JOB NUMBER: 15-071

TRACT NO. 1142  
CHRISTINA ACRES  
BOOK 42 MAPS 14

LOT 2

EXISTING RESIDENCE  
RIDGE: 238.4'

RIDGE: 237.2'

RIDGE: 237.2'

LOT 1  
APN: 318-21-002  
FEMA ZONE: X

APN: 318-21-001  
FEMA ZONE: X & A

PARCEL AREA  
26,539 SQ. FT. (GROSS)

**LEGEND**

- AC ASPHALT CONCRETE
- BW BACK OF WALK
- CB CATCH BASIN
- C/L CENTERLINE
- OMP CORRUGATED METAL PIPE
- CO CAST IRON PIPE
- CC CLEAN OUT BOX
- OSP SURVEY CONTROL POINT
- CSP CORRUGATED PLASTIC PIPE
- CTV CABLE TELEVISION LINE
- DI DROP INLET
- EM ELECTRIC METER
- EV ELECTRIC VAULT
- FF FINISHED FLOOR
- FL FLOWLINE
- FH FIRE HYDRANT
- GM GAS METER
- GRD GROUND
- GUY GUY ANCHOR
- GV GAS VALVE
- HCR HANDICAP RAMP
- HVE HIGH-VOLT ELECTRIC
- INV INVERT
- IP IRON PIPE
- JP JOINT POLE
- KV KILOVOLT
- LAT. LATERAL
- LG LIP OF GUTTER
- MH (TYPE UNKNOWN)
- MON-MON MONUMENT TO MONUMENT DISTANCE
- PBV FACED/SEW VAULT
- PGE POE VAULT
- PIV POST INDICATOR VALVE
- PP POWER POLE
- SDMH STORM DRAIN MANHOLE
- SL STREET LIGHT
- SLB STREET LIGHT BOX
- SLV STREET LIGHT VAULT
- SSMH SANITARY SEWER MANHOLE
- SSV SANITARY SEWER VAULT
- TBC TOP BACK OF CURB
- TBM TEMPORARY BENCHMARK
- TS TRAFFIC SIGNAL
- TSB TRAFFIC SIGNAL BOX
- UNK UNKNOWN TYPE
- VCP VITRIFIED CLAY PIPE
- WBF WATER BACK FLOW VALVE
- WM WATER METER BOX
- WV WATER VALVE
- CTV- CABLE TELEVISION LINE
- E- ELECTRICAL LINE
- G- GAS LINE
- OH- OVERHEAD LINE
- SD- STORM DRAIN LINE
- SS- SANITARY SEWER LINE
- T- TELEPHONE LINE
- W- WATER LINE

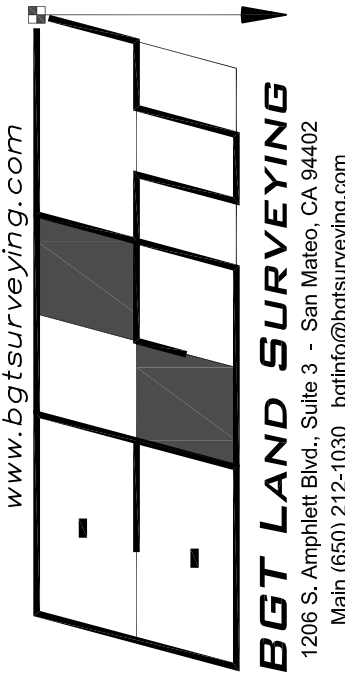
MORTON AVENUE  
[60' WIDE]

S 89°59'45" W

122.77'

FOUND CITY OF LOS ALTOS  
DISK WITH PUNCH IN HANDHOLE  
AT CENTERLINE INTERSECTION

INGRESS EGRESS EASEMENT  
APPURTENANT TO SUBJECT  
PROPERTY (PARCEL 3 PER  
TITLE REPORT)



**BOUNDARY AND TOPOGRAPHIC SURVEY**  
LOT 1, PORTION OF "A.T. LOSSE" PROPERTY - BOOK 42 MAPS 14  
**1716 MORTON AVENUE**  
LOS ALTOS, COUNTY OF SANTA CLARA, CALIFORNIA

Assessor Parcel Number:  
318-21-002  
318-21-001

Prepared For:  
ANNA WILSON  
BWS PROPERTIES  
510 BAY ROAD  
MENLO PARK, CA 94025

Date: MAY 2015

Scale: 1" = 10'

Contour Interval: 1'

Drawn by: LHL/BGT

Revisions:

**SU-1**

Job No. 15-071

project

MORTON AVE. RESIDENCE  
LOS ALTOS, CA

architect

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	Work in Progress	Not in Issue
	2/29/16	PLANNING REVISION

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SITE PLAN AND LANDSCAPE PLAN

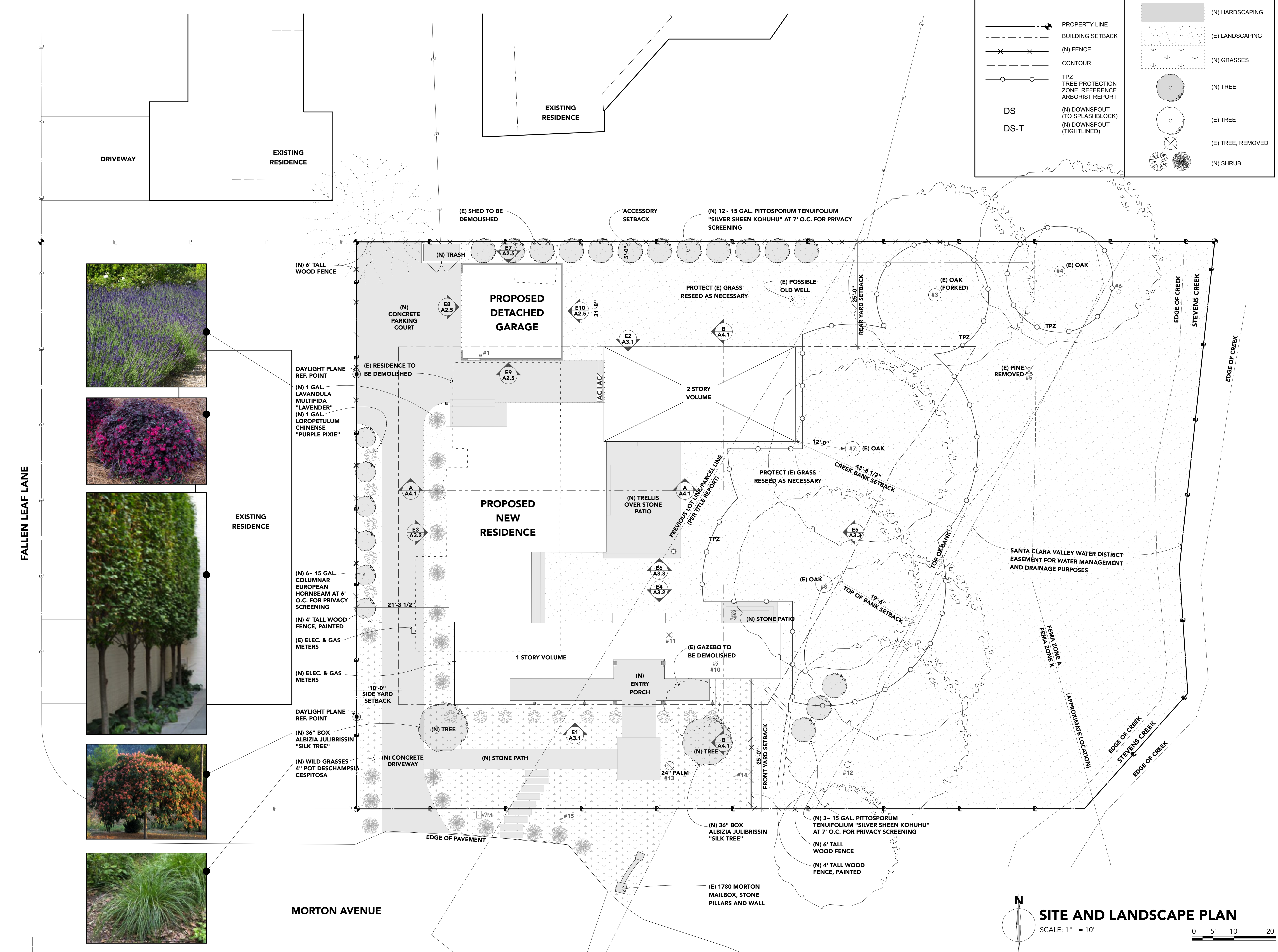
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**SITE PLAN LEGEND**

- PROPERTY LINE
- BUILDING SETBACK
- (N) FENCE
- CONTOUR
- TPZ
- TREE PROTECTION ZONE, REFERENCE ARBORIST REPORT
- (N) DOWNSPOUT (TO SPLASHBLOCK)
- (N) DOWNSPOUT (TIGHTLINED)

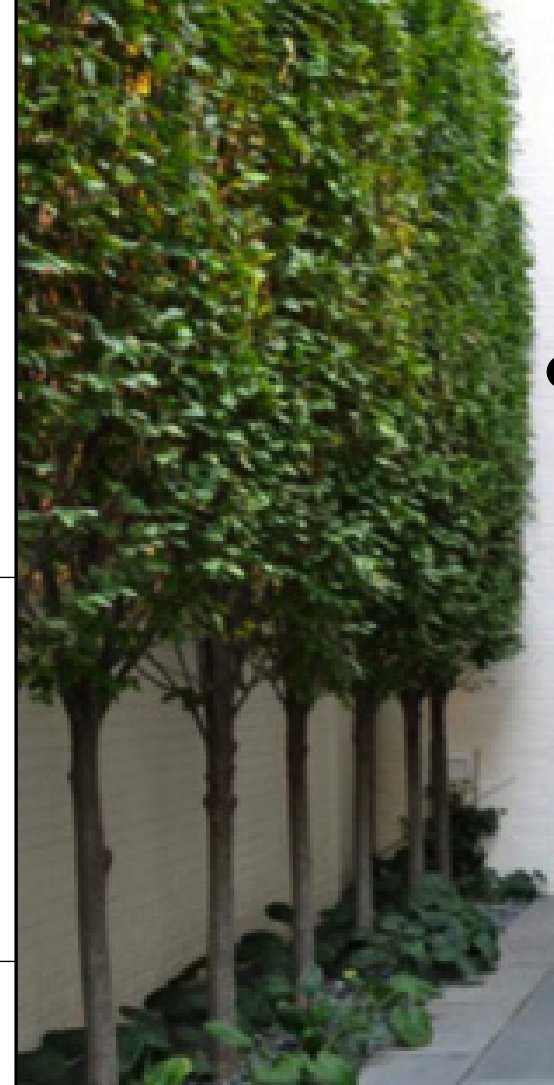
**LANDSCAPE PLAN LEGEND**

- (N) HARDSCAPING
- (E) LANDSCAPING
- (N) GRASSES
- (N) TREE
- (E) TREE
- (E) TREE, REMOVED
- (N) SHRUB



**SITE AND LANDSCAPE PLAN**

SCALE: 1" = 10'



FALLEN LEAF LANE

MORTON AVENUE



Tree Survey of  
1716 Morton Avenue,  
Los Altos, CA 94024



**Prepared by**

**Michael P. Young**

**Certified Arborist WC ISA #623**

**February 25, 2016**

the 3 small (non-protected) trees (Japanese maples # 9, 10 and 11) will require removal because of proximity or because they are inside the building, patio or walkway footprint. No trees providing creek bank stabilization are recommended for removal due to the proposed project.

**Specific Measures For Protected Trees**

The majority of tree roots are located in the top 18-24" of soil within the tree's root zone. The root zones of trees can be estimated based on canopy spread and diameter at breast height. All the protected trees on the property and those non-protected trees that are to be retained shall have tree protection fencing erected to protect root zones. This fencing is to prevent both soil compaction and the storage of materials in root zones. The tree protection area for each tree is 8XDBH from the trunk in all directions. The design calls for structural slab on an 18" deep perimeter footing. The excavation for the perimeter footing within the tree protection areas for two protected trees shall be done by hand. This is to avoid cutting or tearing roots over 2" diameter below the depth needed for excavation and along the tree side of the excavation. Structural slab shall be attached above these footings to bridge these roots. The following trees shall be protected by the measures described in this section and in the section entitled General Protection Plan.

**Tree #7** is a 42" DBH coast live oak that is 55' wide by 55" tall. It is in Fair/Good health with Fair/Poor structure. The tree protection area for this tree is 8XDBH or 28 feet from the trunk in all directions. The proposed foundations for patio and buildings will be 12' away at the closest corner of the foundation. Approximately 10-12% root loss is expected due to construction excavation near this tree.

**Tree #8** is a 40" DBH coast live oak that is 60' wide by 60" tall. It is in Fair/Good health with Fair/Poor structure. The tree protection area for this tree is 8XDBH or 27 feet from the trunk in all directions. The planned excavation will occur to one side of this tree at a distance of 12' 4". Root zone loss from construction excavation is estimated to be 10-12%.

**Procedure applying to foundations within the tree protection zones of trees #7 and 8:**

1. Concrete driveways and walkways should be left in place as long as possible to protect root zones that could be impacted by equipment access and materials storage. These hardscape areas should be used for materials storage and machinery access to avoid these practices occurring in root zones. A construction access way should be established so that heavy demolition machinery and debris removal equipment does not drive over root zones of trees to be preserved. This will most likely be from the west side of the existing building.

2. Tree protection fencing should go up before demolition to the extent possible given the existing building. The tree protection fencing must be placed at the distance described. It should be placed where possible given nearby buildings, sidewalks, utilities, etc. No staging

1716 Morton Avenue  
Los Altos, CA 94024

**Assignment**

It was our assignment to physically examine trees in the survey area based on a topographic map provided by the client.

**Summary**

This survey provides a numbered map and complete and detailed information for each tree surveyed. There are 15 trees included in this report. Seven of the trees surveyed are protected under City of Los Altos tree ordinances. The health of trees surveyed was rated from Poor to Good and their structure was rated from Fair/Poor to Fair. One protected Monterey pine was recommended for removal due to health and structure issues. One protected tree and 3 non-protected trees will be removed related to the proposed project. Impacts to two protected trees can be adequately protected by procedures recommended in this report.

**Contents**

All the trees surveyed were examined and then rated based on their individual health and structure according to the table below. For example, a tree may be rated "good" under the health column for excellent/vigorous appearance and growth, while the same tree may be rated "fair/poor" in the structure column if structural mitigation is needed. More complete descriptions of how health and structure are rated can be found under the "Methods" section of this report. The complete list of trees and all relevant information, including their health and structure ratings, their "protected/significant" status, a map and recommendations for their care can be found in the data table that accompanies this report.

areas or stockpiling of materials shall be located under the driplines of any protected trees on the property except where the surface is covered by existing pavement.

3. When the project has commenced to a point that work must be undertaken inside any tree protection zone, a Certified Arborist must supervise the temporary moving or modification of tree protection fencing, and any work in the (now unfenced) protection zone. **This includes demolition work.** There shall be no grading or excavation within the (now unprotected) tree protection zone zone at this time.
4. After demolition of the existing building in this area has occurred, excavation for the footings located within the original tree protection areas must be done by hand, under the supervision of the project arborist, in order to avoid pulling and tearing of roots between the excavation and the tree.
5. Excavations should be as close to the required 18" in depth as possible to avoid cutting and tearing of roots below this depth. No heavy equipment may be placed between excavation area and the tree to avoid compaction of soil in the root zone.
6. Roots exposed at the edge of the excavation (tree trunk side of any excavation) that are 2" in diameter or larger must be cut cleanly at the edge of the excavation. They must be covered with soil or burlap and irrigated until they can be permanently covered with soil at the end of construction.
7. Once footing excavations are completed, cover areas outside the foundation (on the tree side) with mulch and replace all tree protection fencing from the edge of foundation to the affected trees to prevent machinery transit/root compaction in those areas.
8. Build/pour the footings for the foundation once the tree protection fencing is back up. After the foundation is poured and set, the area shall be backfilled with clean soil. The fenced and mulched area behind the fence shall then be immediately irrigated and shall continue to be irrigated as stated under general tree protection section.
9. Pruning restrictions: If tree limbs on protected trees extending beyond the tree Protection fencing need to be pruned back for machinery access or other construction activities, such pruning shall be performed by a tree trimming company with a certified arborist on staff.

**Tree #13** is a 23"DBH Mexican Fan Palm that is 14' wide by 40' tall. It is in Fair/Good health with Fair structure. It will require removal for the construction of a walkway for this project.

**Non-protected trees #9, 10 and 11** are all small Japanese maples that will require removal because of proximity to the project or because they are inside the building, patio or walkway footprint.

Rating	Health	Structure
<b>Good</b>	excellent/vigorous	flawless
<b>Fair/good</b>	healthy	very stable
<b>Fair</b>	fair	routine maintenance needed such as pruning or end weight reduction as tree grows, minor structural corrections needed
<b>Fair/poor</b>	declining	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
<b>Poor</b>	dead or near dead	hazard

**Methods**

The trunks of the trees are measured using an arborist's diameter tape at 48" above soil grade. The canopy height and spread are estimated using visual references only. In cases of a very large tree, a standard measuring tape may be used.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a "full hazard assessment" is recommended. This assessment would consist of drilling or using sonar equipment to detect internal decay and may include climbing or the use of aerial equipment.

**Tree Health Ratings**

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth and the absence or presence of pests or disease.

**Tree Structure Ratings**

Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning), the presence or absence of poor limb attachments (such as co-dominant leaders), the length and weight of limbs and the extent and location of apparent decay. Very large trees that are rated Fair/Poor for structure AND that are near structures or in an area frequently traveled by cars or people, receive an additional "Consider Removal\*\*" notation under recommendations. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not

**Tree Care Before, During and after Construction**

As discussed earlier, many of the large trees on the property should be properly pruned and/or cabled to improve safety and structural stability. This helps to prevent major limb failure that can then allow decay to progress into the trunk of the tree, leading to eventual tree loss. Our recommendation is always to try to do pruning and structural mitigation **before** the project begins to avoid conflicts between trees and construction equipment or activities. Each tree has a set of recommendations on the accompanying data sheet. In general, the large oaks need end weight reduction and cabling to reduce stress on leader and limb junctions. Although end weight reduction will push some tree limbs back from the construction area, additional pruning may be needed to adequately clear the area where the structure will be located in order to avoid more destructive damage to trees by construction equipment.

If demolition/construction is to take place during the dry season, trees [to be retained] that are located close to the construction area should be watered to a depth of 18" a week or so before staging or other activities begin on site. This will fully hydrate the trees and decrease stress that may occur from construction activities in their immediate area. Recommendations on periodic irrigation during the construction process are included in the General Tree Protection Plan section later in this report.

If possible and practical, trees [to be retained] should be protected by fencing out to their drip lines in any areas where construction equipment and activities will occur. If drip line fencing is impractical, trees should be fenced to a minimum of 8XDBH from the trunk. This is needed to both avoid equipment collisions with the tree and to avoid compaction of the root zone. Recommendations for fencing type and erection are included in the General Tree Protection Plan section later in this report.

Concrete and other hardscapes should be left in place as long as possible for use as construction staging, site access etc. during site setup, demolition and construction. This will help to prevent soil compaction and tearing of roots in areas that may be just outside of tree protection fencing.

Landscaping installation: Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks" details plants compatible with California native oaks and is currently available online at: <http://www.californiaoaks.org/ExtAssets/CompatiblePlantsUnder&AroundOaks.pdf>.

Post construction care of trees: the irrigation schedule outlined above should be maintained during the first dry season following construction to give impacted trees a healthy recovery period.

choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the danger to nearby people or property is significant.

**Survey Area Observations and Recommendations**

**Observations**

The property is on a cul-de-sac in a residential area with a residence located on one side, and a creek located on the other. The creek bed is located approximately 30-40' below the grade of the lawn/home with a sometimes steep bank descending to it.

**Tree Health**

The live oaks are in Good or Fair/Good health, with thick canopies and large, dark green leaves. Some have their root collars buried in soil and debris and root collar excavations are recommended to help prevent soil-based fungi and insects from entering the trees. Monterey pine #5 exhibits signs of Pine Pitch Canker, a virulent and incurable fungal disease of pine trees caused by the fungus *Fusarium circinatum*. The fungus causes infections that girdle branches, and sometimes girdle exposed roots and the trunks of pine trees. This girdling results in obstructed water flow, causing needles to turn yellow and then brown. The needle clusters eventually fall off, leaving bare branch ends. Multiple branch infections can cause extensive dieback in the crown of the tree and eventual tree mortality. Removal is recommended before the inevitable large dead limbs become a hazard.

The large oaks heavily shade the Japanese maples in the rear yard. If the maples are to be retained, reducing end weight on the oaks will increase sunlight to the maples and improve their vigor.

**Tree Structure**

Proper and routine pruning is essential in maintaining trees that are structurally safe. This includes early structural pruning to reduce the number of poorly attached leaders before they become very large. It appears that the large oaks on site were not pruned for structure when young and have not been routinely pruned over the intervening time period. This has resulted in very large trees with multiple, poorly attached limbs that may be prone to failure. End weight reduction is recommended to reduce overall weight at these junctions. Selective cabling is recommended to reduce forces at leader junctions during wind events. The largest 4 oaks have received a "Consider Removal \*\*\*" notation on the accompanying data sheet. Reasons for this notation are described in the "Tree Structure" section earlier in this report.

Palm #13 has many poorly attached dead fronds. These can come off and fall at any time. Removal of these is recommended to improve safety of people in the rear yard.

**General Tree Protection Plan**

Besides the above-mentioned issues stated earlier in this report, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect's drawings. In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

Protective fencing must protect a sufficient portion of the root zone to be effective. In most cases, it would be essential to locate the fencing a minimum radius distance of 6 times the trunk diameter in all directions from the trunk. There are areas where we will amend this distance based upon proposed construction. In my experience, the protective fencing must:

- a. Consist of chain link fencing and having a minimum height of 6 feet.
- b. Be mounted on steel posts driven approximately 2 feet into the soil.
- c. Fencing posts must be located a maximum of 10 feet on center.
- d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
- e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved by a certified arborist.
- f. Tree Protection Signage shall be mounted to all individual tree protection fences.

Based on the existing development and the condition and location of trees present on site, the following is recommended:

1. A Certified Arborist should supervise any excavation activities within the tree protection zone of these trees.
2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
3. The area under the drip line of trees should be thoroughly irrigated to a soil depth of 18" every 3-4 weeks during the dry months.
4. Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Course wood chips are preferred because they are organic and degrade naturally over time.
5. Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.

**Local Regulations Governing Trees**

According to the Los Altos Municipal Code sections 11.08.040 and 9.20.020, a protected tree is any of the following:  
 A. Any tree that is forty-eight (48) inches in circumference (15.27" diameter) measured at forty-eight (48) inches above grade;  
 B. Any tree designated by the historical commission as a heritage tree or any tree under official consideration by the historical commission for heritage tree designation;  
 C. Any tree which was required by the city to be either saved or planted in conjunction with a development review application.  
 D. Street Trees

Under these regulations, seven of the surveyed trees are protected. These include 4 coast live oaks, a Mexican Fan Palm, a poplar and a Monterey pine.

**Tree Impacts and Protection/Mitigation Recommendations**

**Observations**

As stated earlier in this report, there are 7 protected trees on the property, including 4 coast live oaks, a Monterey pine, a poplar and a Mexican fan palm. All of these large trees and 6 smaller (non-protected) trees are located in the backyard between the existing home/proposed project and the adjacent creek. The oaks have extensive canopies that connect and overlap to shade the majority of the yard. Just beyond these large trees is a thick mass of native trees and bushes growing along the elevated creek bank and down along the edge of the creek bed.

**Project Description and Potential Impacts**

The existing home/adjacent patio, and rear concrete pad with shed will be demolished and a home and detached garage be constructed. Based on the project description and the location and size of the protected trees, the issues affecting protected trees will be

- 1) Root tearing and removal during demolition/removal of existing building near portions of the root zone of coast live oaks #7 and 8
- 2) Grading and site preparation for the new building.
- 3) Excavation and construction of foundations for the new building near coast live oaks #7 and 8.
- 4) Equipment access and soil compaction in the construction area.

**Trees Impacted by the Proposed Project**

Three protected trees and 3 small (non-protected) trees are located nearest the demolition and construction area. Two protected trees (oak 3 #7 and 8) can be adequately protected via the mitigation measures recommended in this report. Protected tree Mexican Fan Palm #13) and

6. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:

- a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.
- b. Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.

7. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.

8. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.

9. Landscape materials (cobble, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.

10. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially oak trees.

11. Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.

I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,

Michael P. Young & Allie Strand

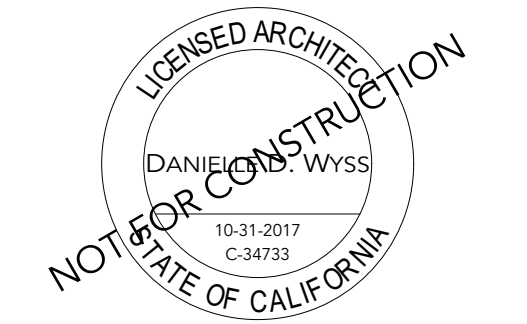
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project

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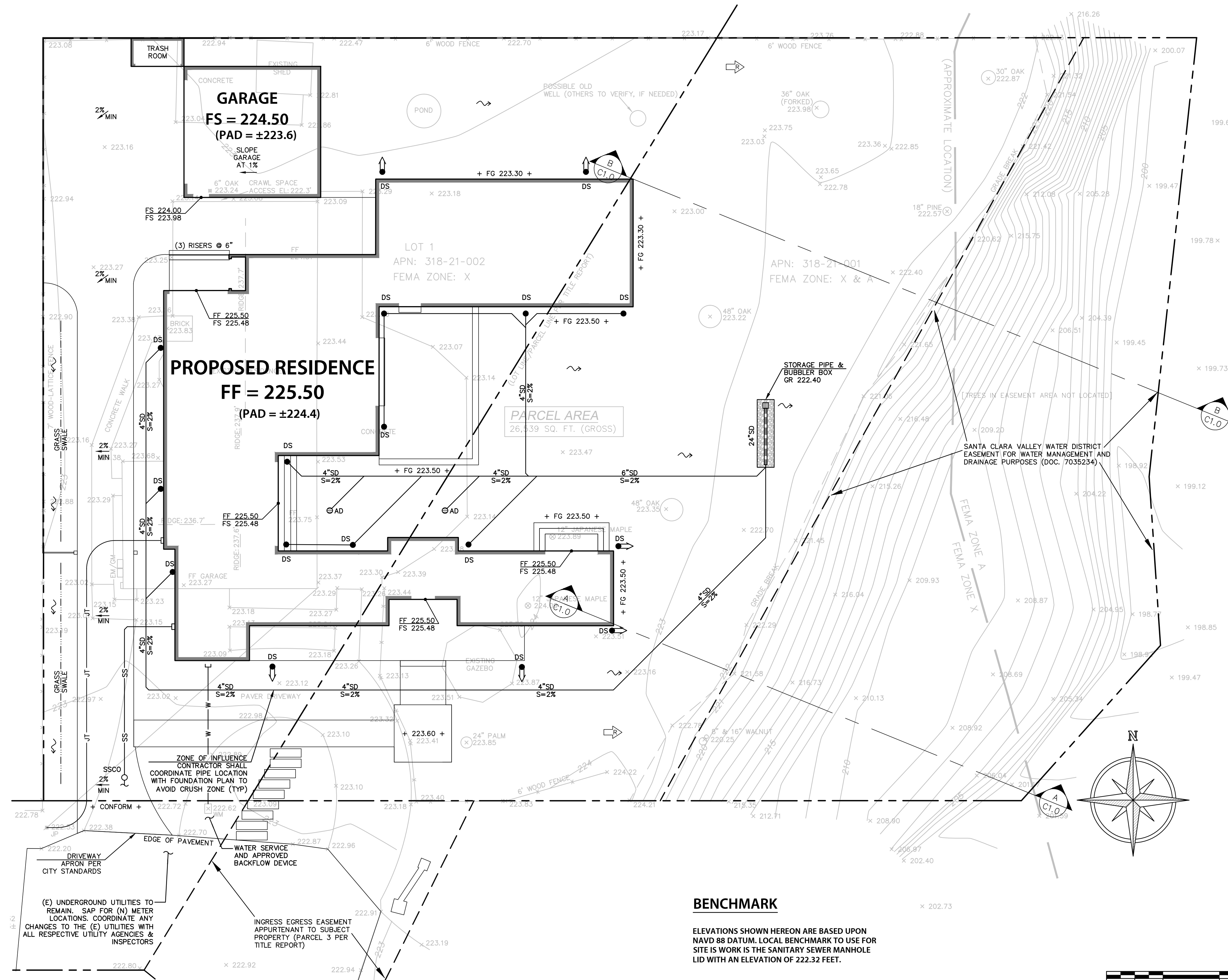
sheet title

**ARBORIST  
REPORT**

**A1.2**







**HATCH LEGEND:**

	ASPHALTIC CONCRETE PAVEMENT	PER GEOTECHNICAL REPORT RECOMMENDATIONS.
	SITE CONCRETE	PER GEOTECHNICAL REPORT RECOMMENDATIONS.
	GRAVEL PATH	PER LANDSCAPE PLANS
	NEW LANDSCAPE	PER LANDSCAPE PLANS
	TREE REMOVAL	REMOVAL OPERATIONS REQUIRE A PERMIT AND MAY ONLY BEGIN UPON RECEIVING WRITTEN CONFIRMATION FROM THE PROJECT ARCHITECT.

**PRELIMINARY EARTHWORK QUANTITIES (GROSS NUMBERS)**  
10 C.Y. CUT  
145 C.Y. FILL  
BALANCE: 135 C.Y. IMPORT  
TOTAL TO BE MOVED: 155 C.Y. DISTURBANCE

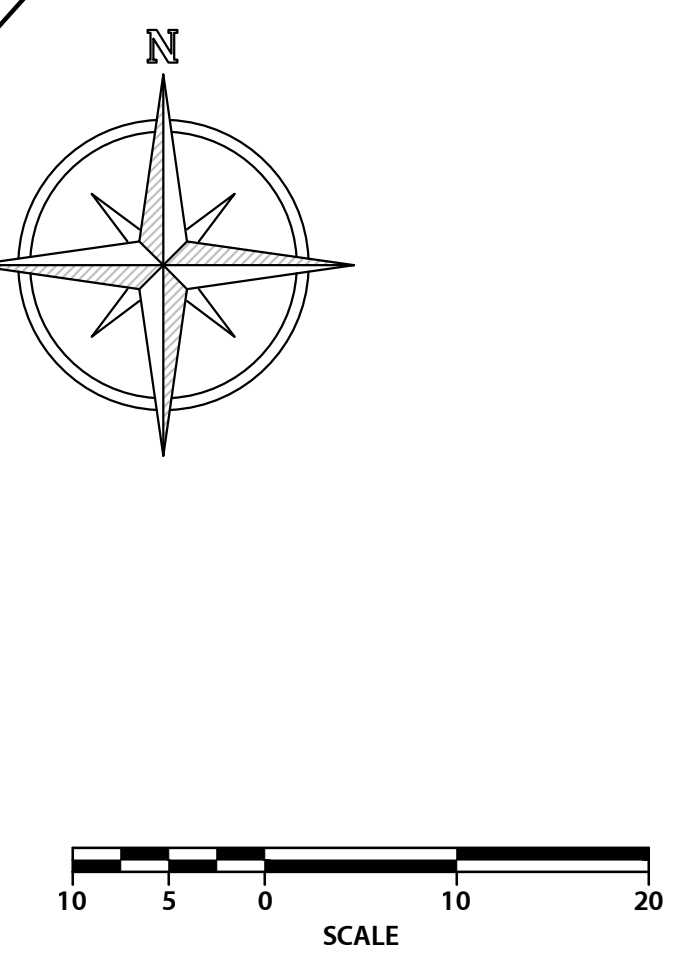
CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

EARTHWORK QUANTITIES SHOWN ARE PRELIMINARY AND FOR PLANNING PURPOSES ONLY, THEREFORE EXCLUDING EARTHWORK UNDERNEATH THE FOOTPRINT OF THE BUILDING STRUCTURES.

- NOTES:**
- CONTRACTOR SHALL VERTICALLY LOCATE THE EXISTING SEWER LATERAL WITHIN THE SCOPE OF WORK. BRING DISCREPANCIES TO THE CIVIL ENGINEER VIA FORMAL RFI PRIOR TO COMMENCING ACTIVITIES (PARTICULARLY GRADING OPERATIONS) WITHIN THE AREAS WHERE THE SYSTEM COULD BE IMPACTED. THE EXISTING SEWER LATERAL WAS NOT FOUND BY THE PROJECT SURVEYOR. FIELD LOCATE DURING CONSTRUCTION.
  - AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
  - ALL TREE REMOVAL SHALL BE PERFORMED AS SHOWN ON ARCHITECTURAL SHEETS AND FOLLOWING THE ARBORIST REPORT FOR THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO GRADING OPERATIONS ADJACENT TO EXISTING TREES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE THE INTEGRITY OF TREES TO REMAIN WHICH SHALL NOT BE AFFECTED BY CONSTRUCTION ACTIVITIES.
  - CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL IMPROVEMENTS DAMAGED DURING CONSTRUCTION.
  - PROTECT BUILDING SYSTEMS FROM FLOOD DAMAGE (UTILITIES, HVAC, WATER AND SEWER)

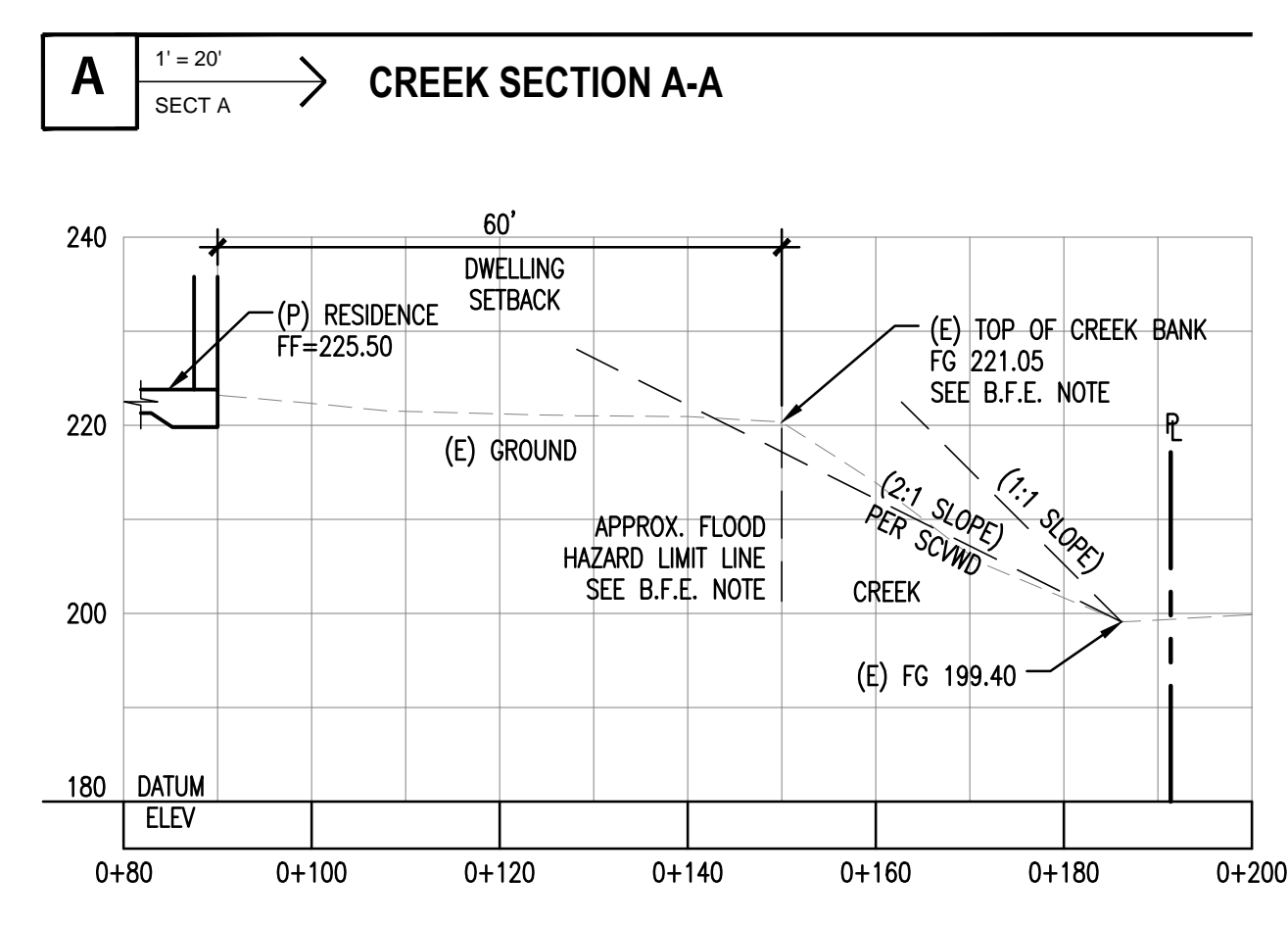
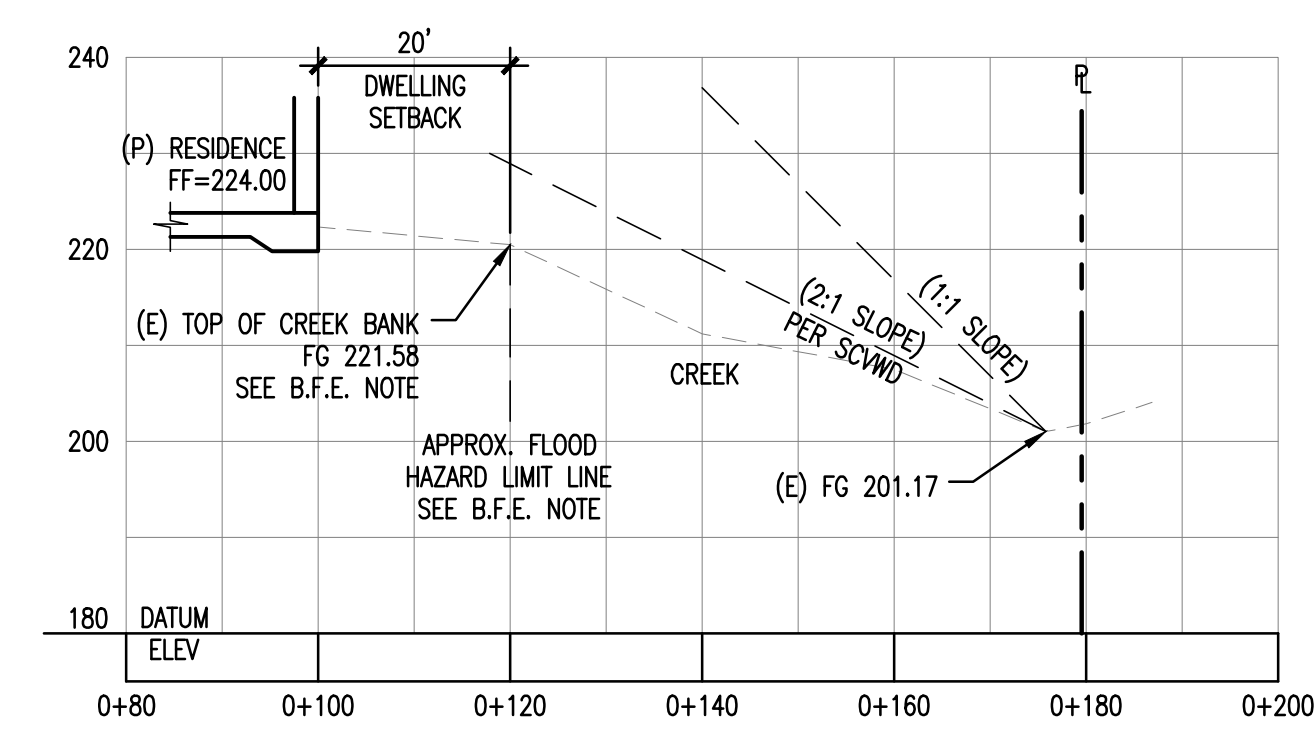
**BENCHMARK**

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. LOCAL BENCHMARK TO USE FOR SITE IS WORK IS THE SANITARY SEWER MANHOLE LID WITH AN ELEVATION OF 222.32 FEET.



**GRADING REQUIREMENTS:**

- PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5%, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
- CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
- CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
- ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENT'S TESTING AGENCY TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
- IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
- COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
- DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
- SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
- ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05'; HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
- THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
- TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
- STRUCTURE WALLS: PER CBC 2304.11.2.2 (WOOD SUPPORTED BY FOUNDATION) PROVIDE 8" MINIMUM CLEAR TO EXTERIOR GRADE.



- B.F.E. NOTE:**
- THE 100YR BASE FLOOD ELEVATION (B.F.E.) WAS NOT PROVIDED BY FEMA MAP No.06085C0202H. FLOOD HAZARD ZONE IS ASSUMED TO BE WITHIN THE TOP OF BANK.
  - PER THE SANTA CLARA COUNTY FLOOD INSURANCE STUDY, THE 1-PERCENT ANNUAL CHANCE FLOOD IS CONTAINED WELL WITHIN THE BANKS OF THE CHANNEL (STEVENS CREEK). THE HIGHEST TOP OF BANK ELEVATION AT THE PROPERTY IS APPROXIMATELY ±224.20'.
  - PER THE CITY OF LOS ALTOS REQUIREMENTS, WHEN NO B.F.E. IS DETERMINED, THE LOWEST FLOOR SHALL BE 24" ABOVE THE HIGHEST ADJACENT GRADE AROUND THE STRUCTURE. THIS HIGHEST EXISTING GRADE IS ±223.50'.
  - THE LOWEST FLOOR IS SET AT 225.50', WHICH IS AT LEAST 24" HIGHER THAN 223.50'.

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DATE:	10/23/2015
DESIGN REVIEW:	02/09/2016
DESIGN REVIEW:	02/29/2016

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1716 MORTON AVENUE  
LOS ALTOS, CA 94024

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DATE:	10/23/2015
SCALE:	1" = 10'
DESIGN/DRAWN:	MK
CHECKED:	IK

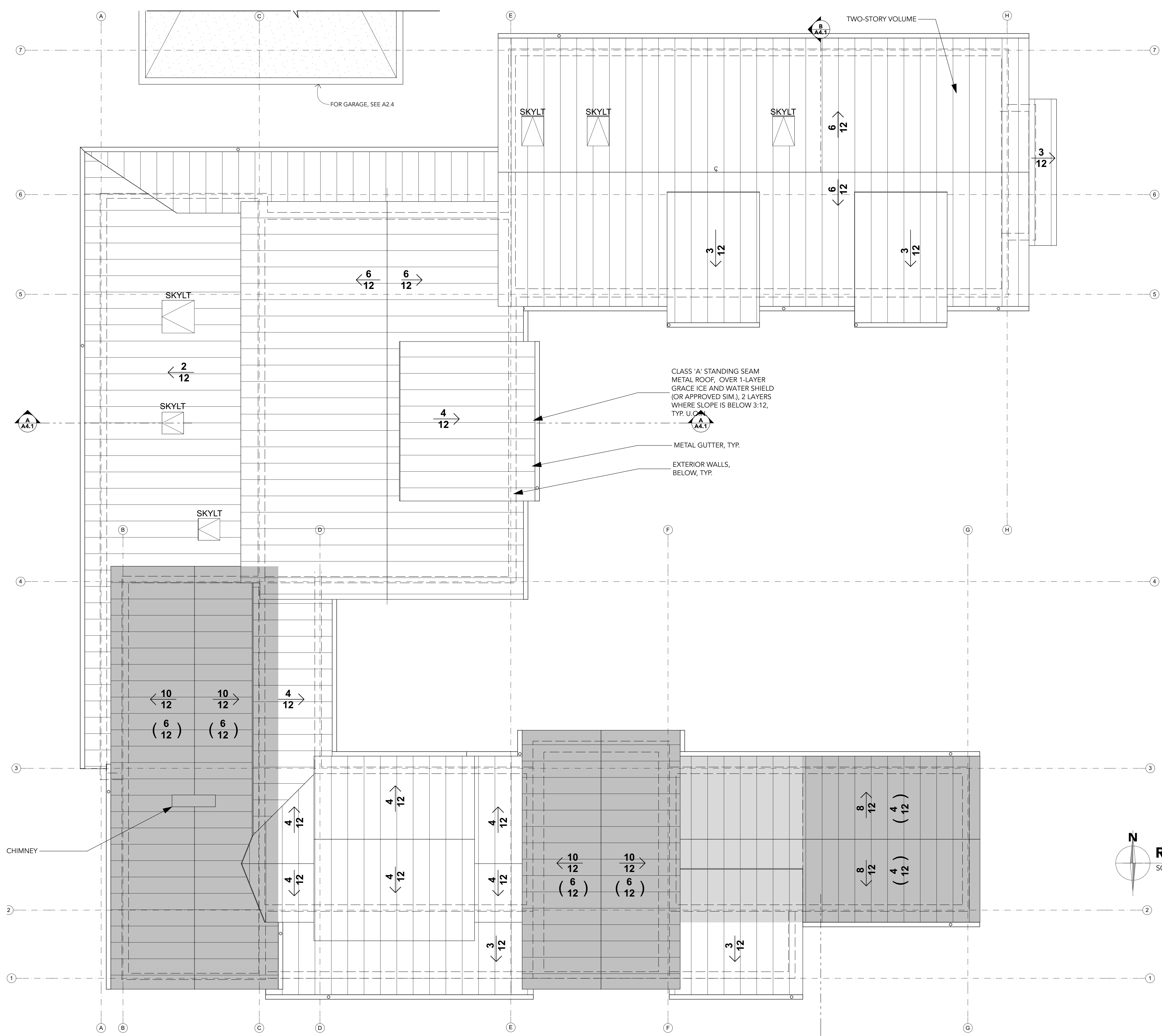
SHEET TITLE  
**PRELIMINARY GRADING & DRAINAGE PLAN**  
**C1.0**

SEE SHEETS C0.0 AND C0.1 FOR ADDITIONAL NOTES AND LEGENDS

Call before you Dig.  
1-800-227-2600







**ROOF PLAN NOTES**

- SEE ADDITIONAL NOTES ON SHEET A0.2 GENERAL NOTES
- ALL ROOFS ARE UNVENTED
- REFERENCE ELEVATIONS, SECTIONS, AND DETAILS FOR ADDITIONAL INFORMATION
- SEAL ALL PENETRATIONS AND CONNECTIONS AT THE STRUCTURAL PLYWOOD LEVEL WITH EITHER THE APPROPRIATE TYPE OF SIGA BRAND TAPE, OR BITUTHENE
- PROVIDE A MINIMUM R-30 INSULATION IN ALL ROOFS OVER CONDITIONED SPACE
- INSTALL A WATERPROOF MEMBRANE TO OVERLAP ALL CONNECTIONS WHERE ROOFS OF DIFFERENT PITCHES MEET
- PROVIDE ATTIC ACCESS TO ALL SPACES WITH 30" OR MORE VERTICAL CLEARANCE FROM UNDERSIDE OF RAFTER TO TOP OF CEILING JOIST
- PROVIDE A SWITCHED LIGHT AND POWER OUTLET TO ALL ACCESSIBLE ATTIC SPACES

NOTE: ATTIC SPACE IS AN UNVENTED ASSEMBLY PER 2013 CRC R806.5 ITEM 5.1: "AIR-IMPERMEABLE INSULATION ONLY. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING."

OPEN CELL SPRAY FOAM INSULATION SHALL, ICC-ES REPORT 3759, MAY BE USED AS AIR-IMPERMEABLE INSULATION WHEN INSTALLED PER MANUFACTURER INSTRUCTIONS.

ALL OF THE CONDITIONS ARE MET FOR PERMITTING AN UNVENTED ATTIC ASSEMBLY PER CRC R806.4:

- THE UNVENTED ATTIC SPACE IS COMPLETELY CONTAINED WITHIN THE BUILDING THERMAL ENVELOPE
- NO INTERIOR VAPOR RETARDERS SHALL BE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ASSEMBLY
- NO WOOD SHINGLES OR SHAKES SHALL BE USED
- THE PROJECT IS NOT IN CAL. CLIMATE ZONE 14 OR 16
- AIR-IMPERMEABLE INSULATION IS IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING

**ROOF PLAN LEGEND**

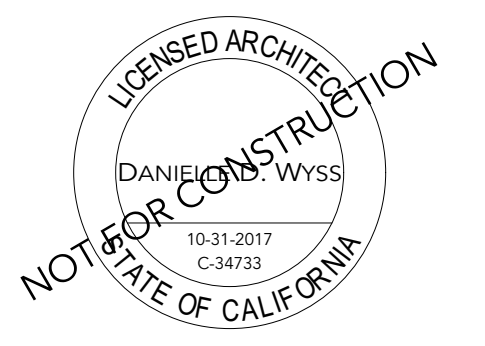
- STANDING SEAM METAL ROOF OVER TRADITIONAL 2X FRAMING. INTERIOR VAULTED CEILING TO MATCH ROOF PITCH.
- STANDING SEAM METAL ROOF OVER TRUSS FRAMING. FLAT CEILING BELOW.
- STANDING SEAM METAL ROOF OVER SCISSOR TRUSS, INTERIOR PITCH SHOWN IN ( ).
- CLASS 'A' MEMBRANE ROOFING BY "B ROOFING" - 50-MIL, SINGLE-PLY TYPE 3 THERMOPLASTIC MEMBRANE (ASTM D 4434-04 & ICC REPORT NUMBER ESR-2852); COLOR: GREY

project

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drawing issue

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	2/8/16	DESIGN REVIEW
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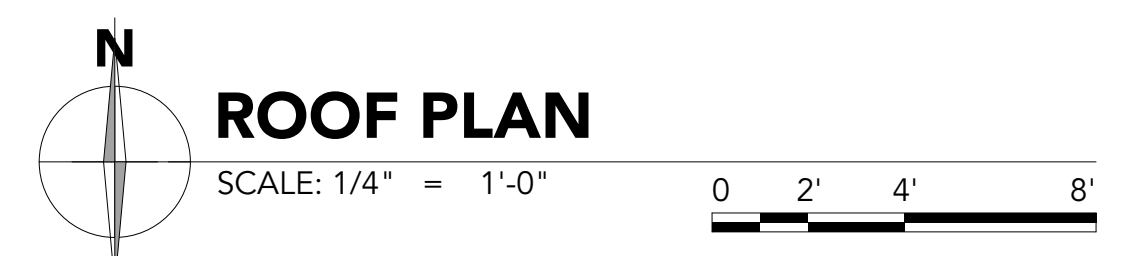
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date: **2/29/16**

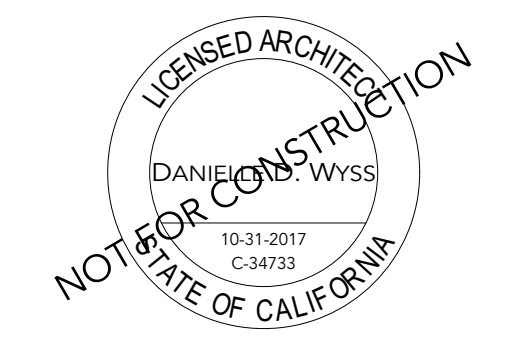
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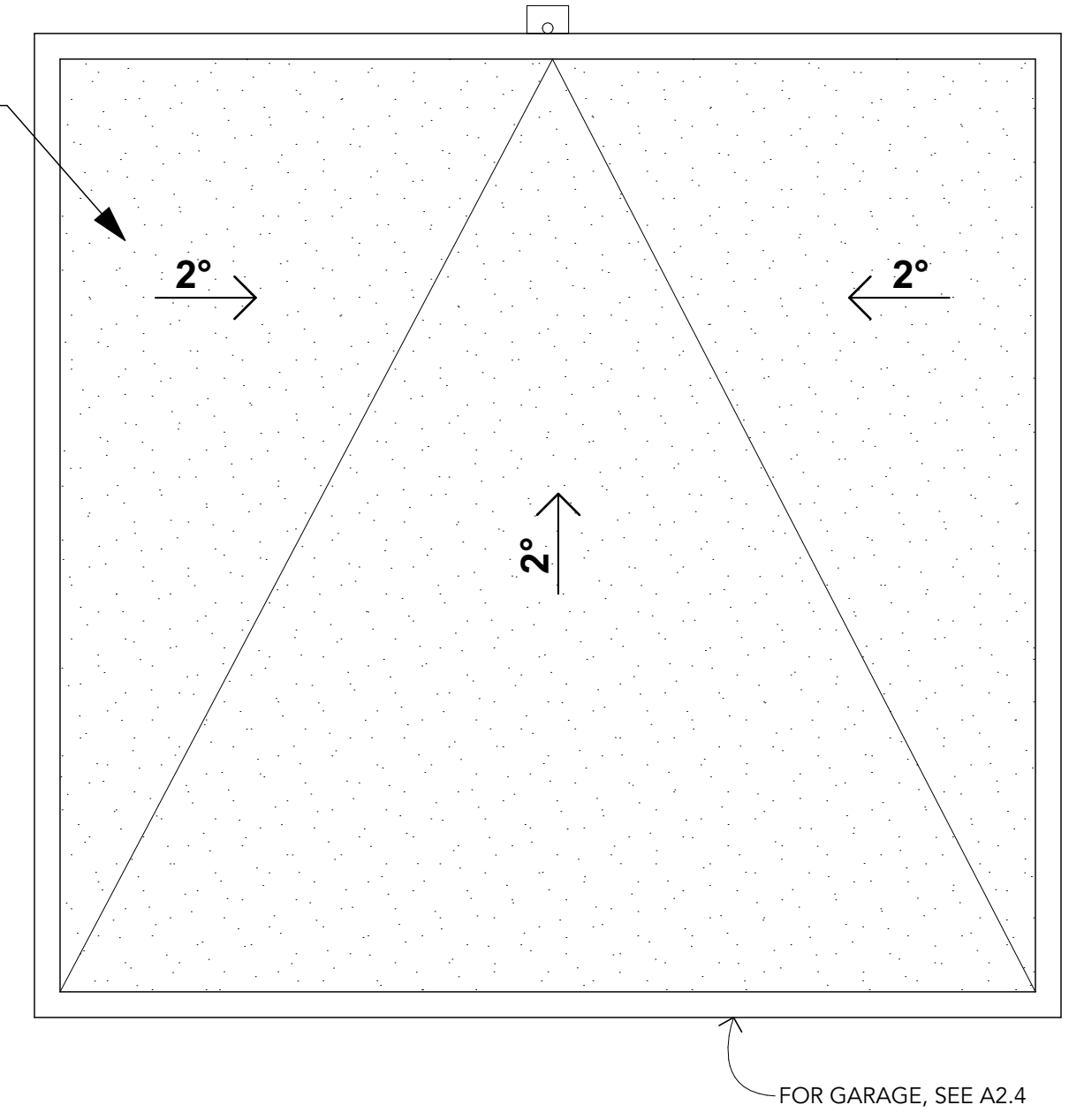
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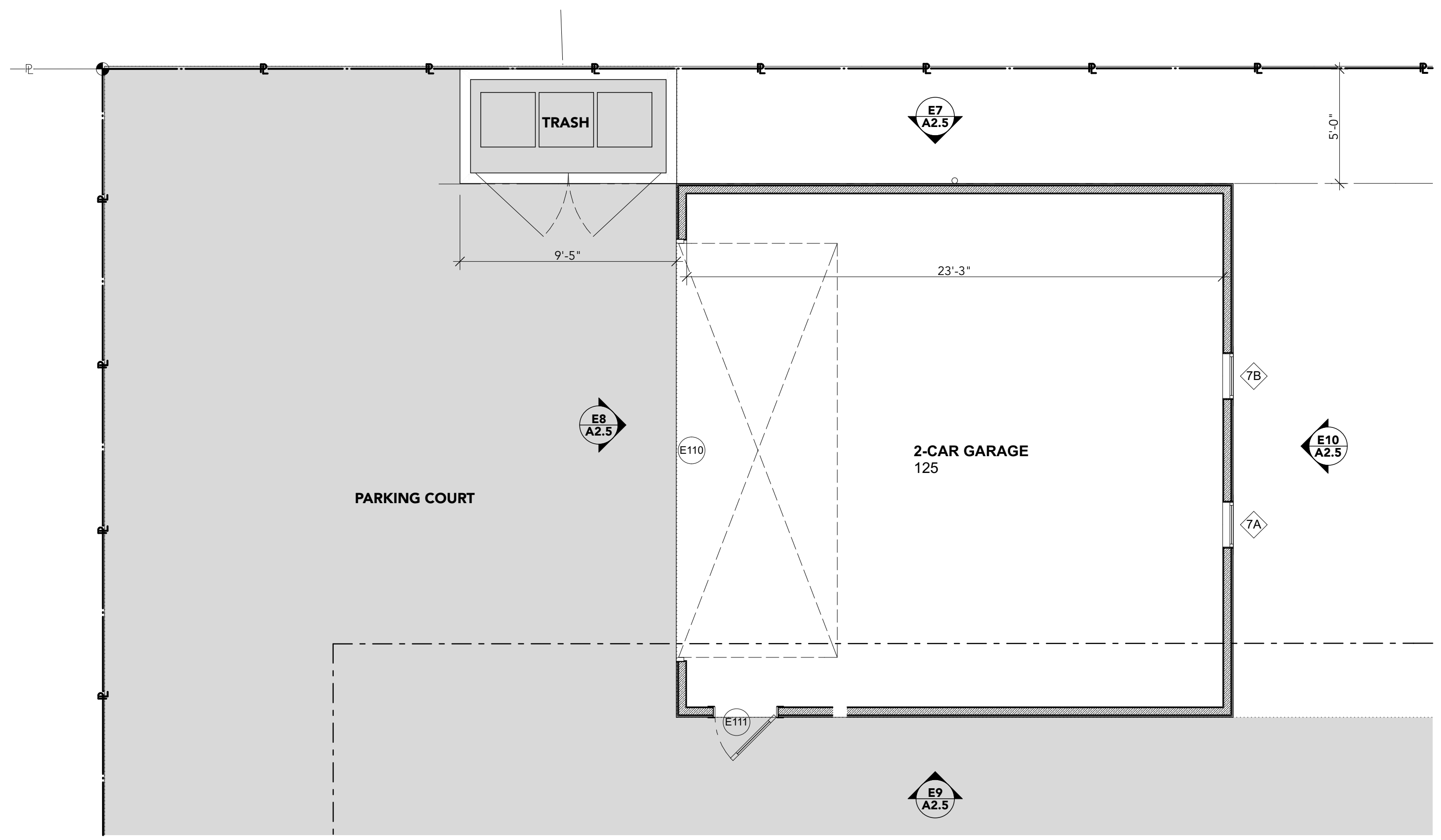
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**GARAGE PLAN & ELEVATIONS**

**A2.5**

CLASS 'A' MEMBRANE ROOFING BY "IB ROOFING": 50-MIL, SINGLE-PLY TYPE 3 THERMOPLASTIC MEMBRANE (ASTM D 4434-04 & ICC REPORT NUMBER ESR-2852); COLOR: GREY



**GARAGE ROOF PLAN**

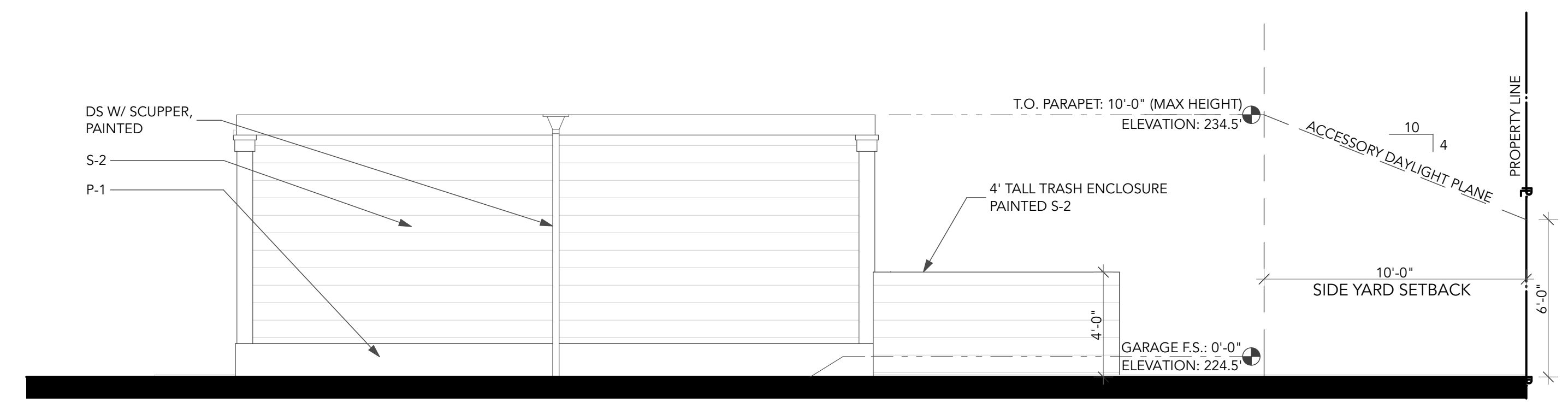


**GARAGE FLOOR PLAN**

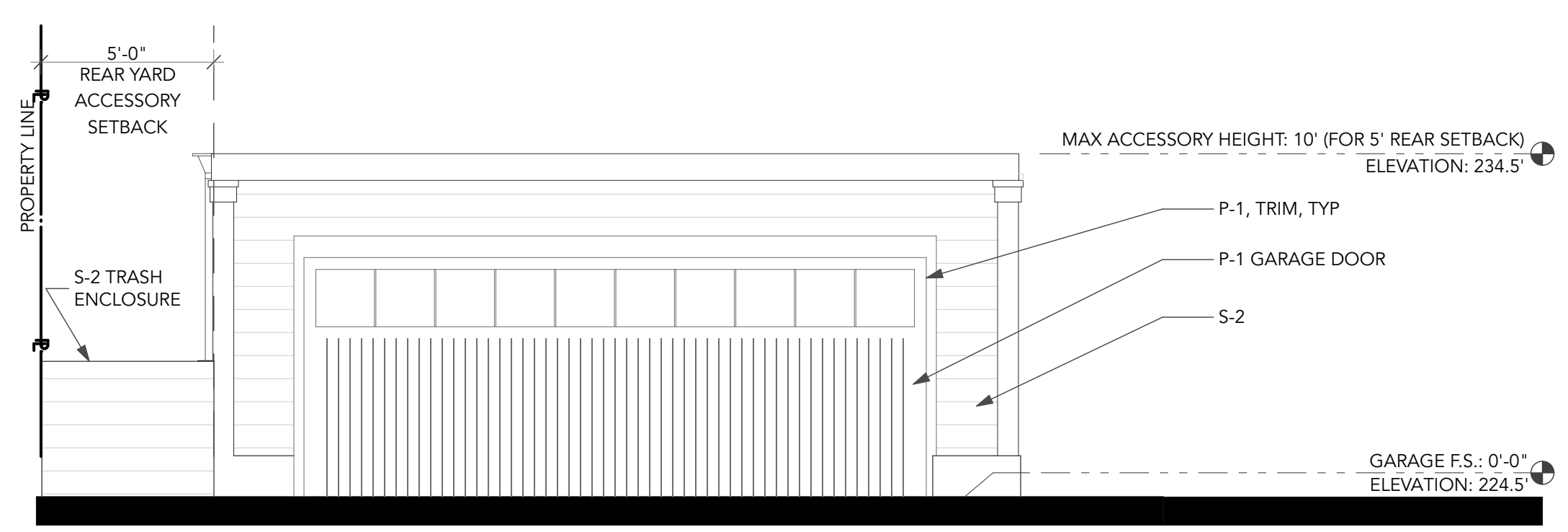
SCALE: 1/4" = 1'-0"  
 0 2' 4' 8'

**MATERIALS LEGEND**

- S-1 SIDING TYPE 1: PAINTED WOOD VERTICAL BOARD & BATTEN
- S-2 SIDING TYPE 2: PAINTED WOOD HORIZONTAL LAP SIDING
- R-1 ROOFING: STANDING SEAM METAL ROOF
- P-1 PAINTED ARCHITECTURAL WOODWORK: COLUMNS, BEAMS, RAFTER TAILS, RAILINGS, BALUSTERS, DOOR AND WINDOW TRIM
- MTL-1 PAINTED ALUMINUM AND GLASS WINDOWS AND DOORS
- C-1 CHIMNEY: BOARD FORMED CONCRETE



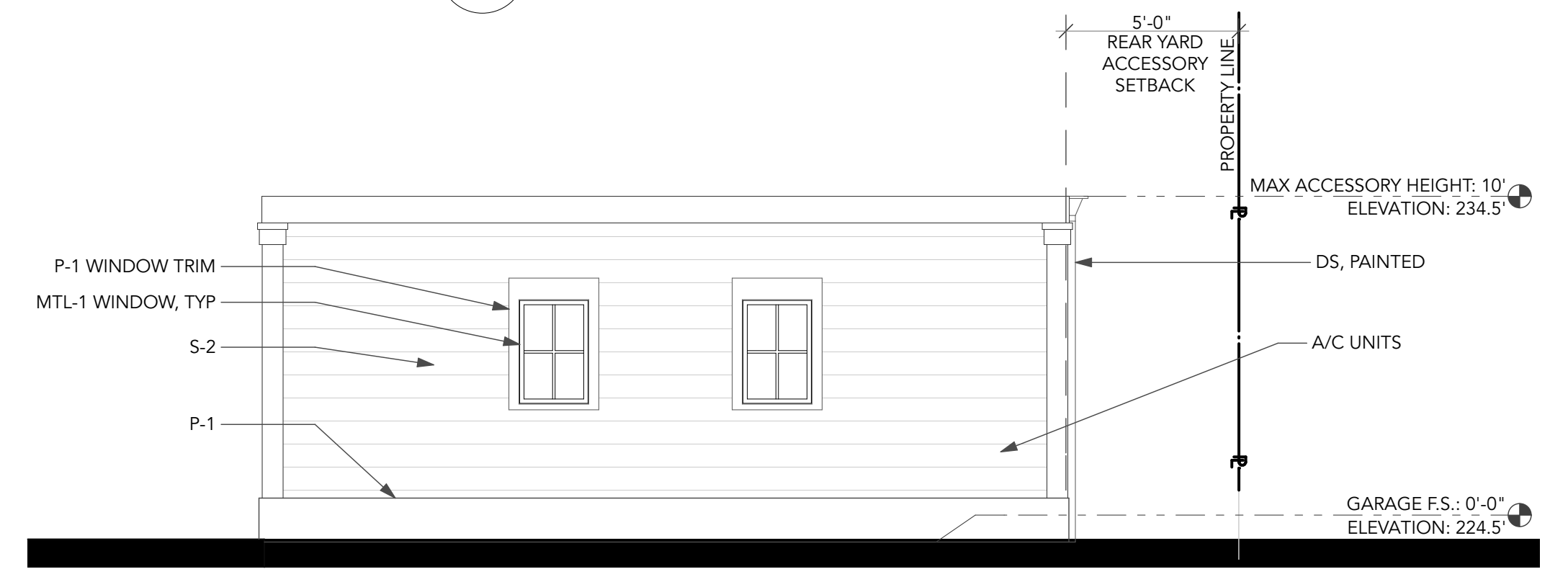
**E7 NORTH GARAGE ELEVATION**



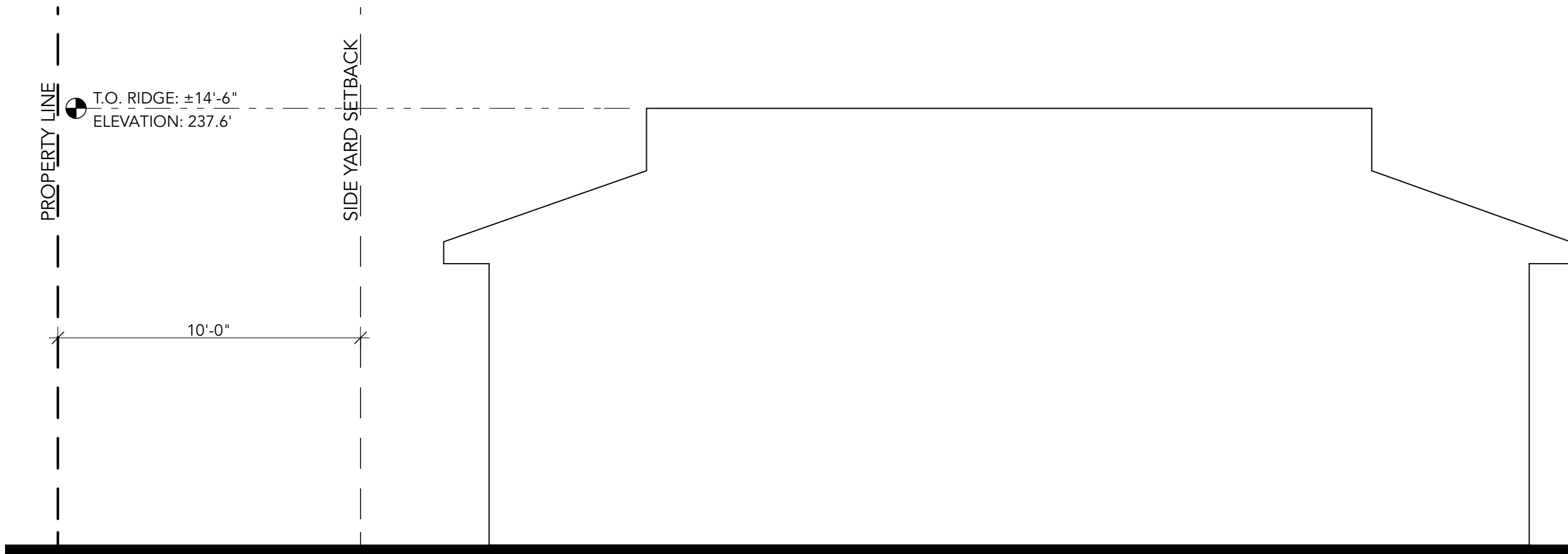
**E8 WEST GARAGE ELEVATION**



**E9 SOUTH GARAGE ELEVATION**



**E10 EAST GARAGE ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 0 2' 4' 8'

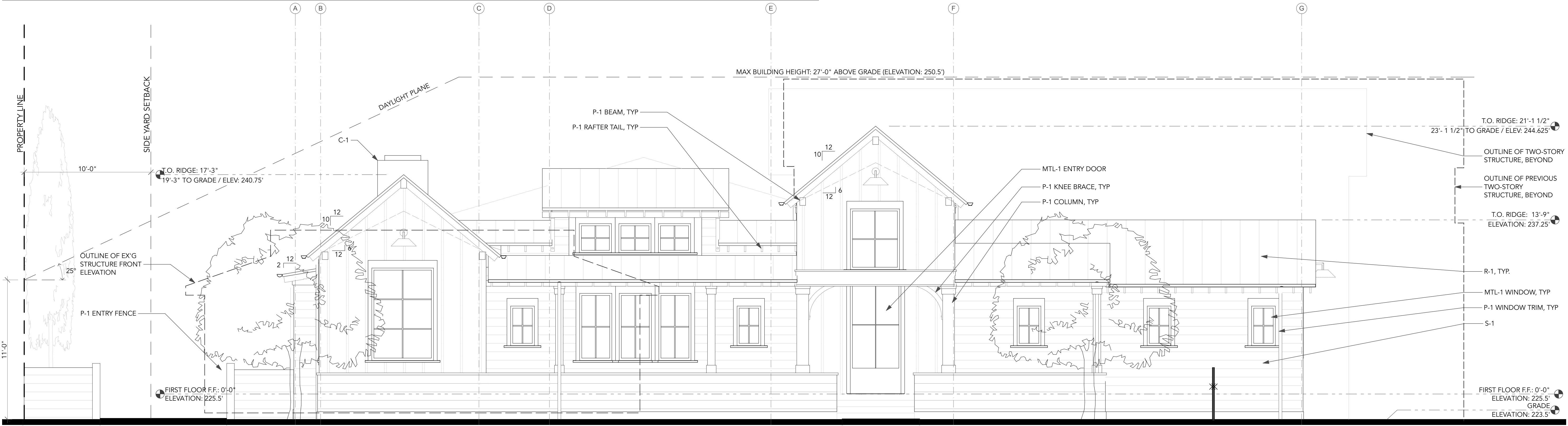


**E0 EXISTING FRONT ELEVATION**  
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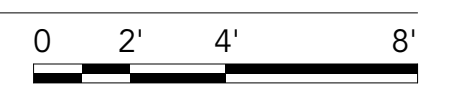
**NOTE:** PROPOSED GRADE AND NATURAL GRADE ARE VIRTUALLY IDENTICAL. PROPOSED STRUCTURE'S MAXIMUM HEIGHT IS BELOW THE TOLERANCE OF VARIATION BETWEEN THE NATURAL AND PROPOSED GRADE AT ALL POINTS.

**MATERIALS LEGEND**

S-1	SIDING TYPE 1: PAINTED WOOD VERTICAL BOARD & BATTEN
S-2	SIDING TYPE 2: PAINTED WOOD HORIZONTAL LAP SIDING
R-1	ROOFING: STANDING SEAM METAL ROOF
P-1	PAINTED ARCHITECTURAL WOODWORK: COLUMNS, BEAMS, RAFTER TAILS, RAILINGS, BALUSTERS, DOOR AND WINDOW TRIM
MTL-1	PAINTED ALUMINUM AND GLASS WINDOWS AND DOORS
C-1	CHIMNEY: BOARD FORMED CONCRETE



**E1 SOUTH (FRONT) ELEVATION**  
SCALE: 1/4" = 1'-0"



**E2 NORTH (REAR) ELEVATION**

project

**MORTON AVE. RESIDENCE**  
LOS ALTOS, CA

architect

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San Francisco, CA 94133  
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drawing issue

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	2/8/16	DESIGN REVIEW
▲	2/29/16	PLANNING REVISION

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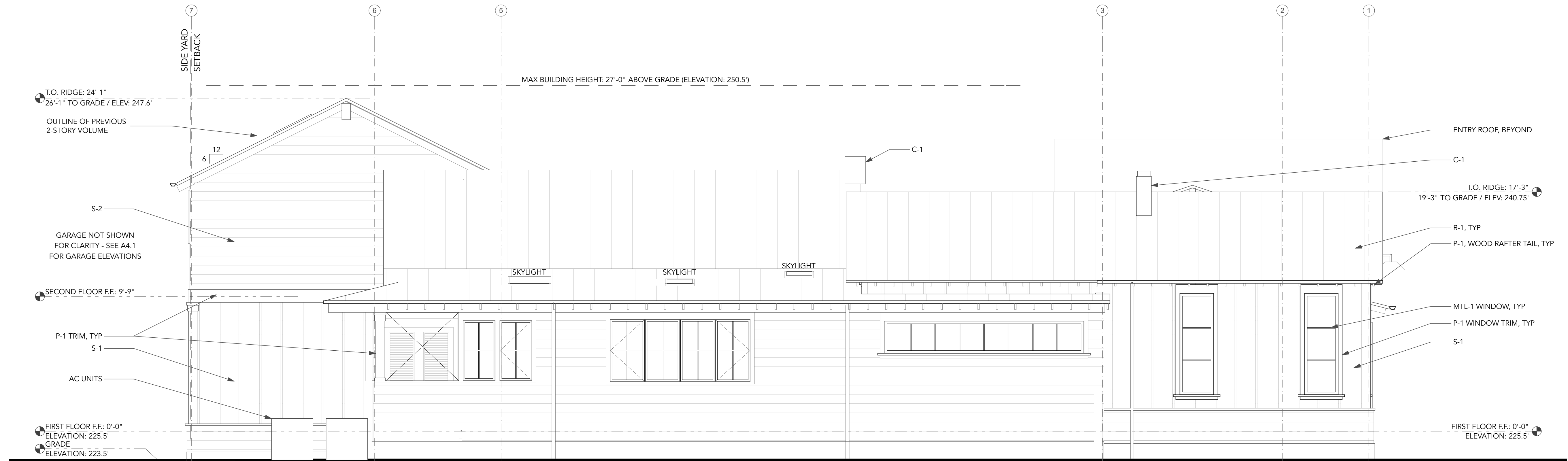
sheet title

**EXTERIOR ELEVATIONS**

**A3.1**

**MATERIALS LEGEND**

- S-1 SIDING TYPE 1: PAINTED WOOD VERTICAL BOARD & BATTEN
- S-2 SIDING TYPE 2: PAINTED WOOD HORIZONTAL LAP SIDING
- R-1 ROOFING: STANDING SEAM METAL ROOF
- P-1 PAINTED ARCHITECTURAL WOODWORK: COLUMNS, BEAMS, RAFTER TAILS, RAILINGS, BALUSTERS, DOOR AND WINDOW TRIM
- MTL-1 PAINTED ALUMINUM AND GLASS WINDOWS AND DOORS
- C-1 CHIMNEY: BOARD FORMED CONCRETE



**E3 WEST (SIDE) ELEVATION**  
 0 2' 4' 8'



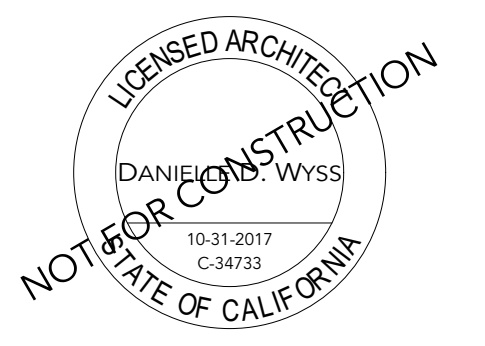
**E4 SOUTH (COURTYARD) ELEVATION**  
 SCALE: 1/4" = 1'-0"

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**EXTERIOR ELEVATIONS**

**A3.2**

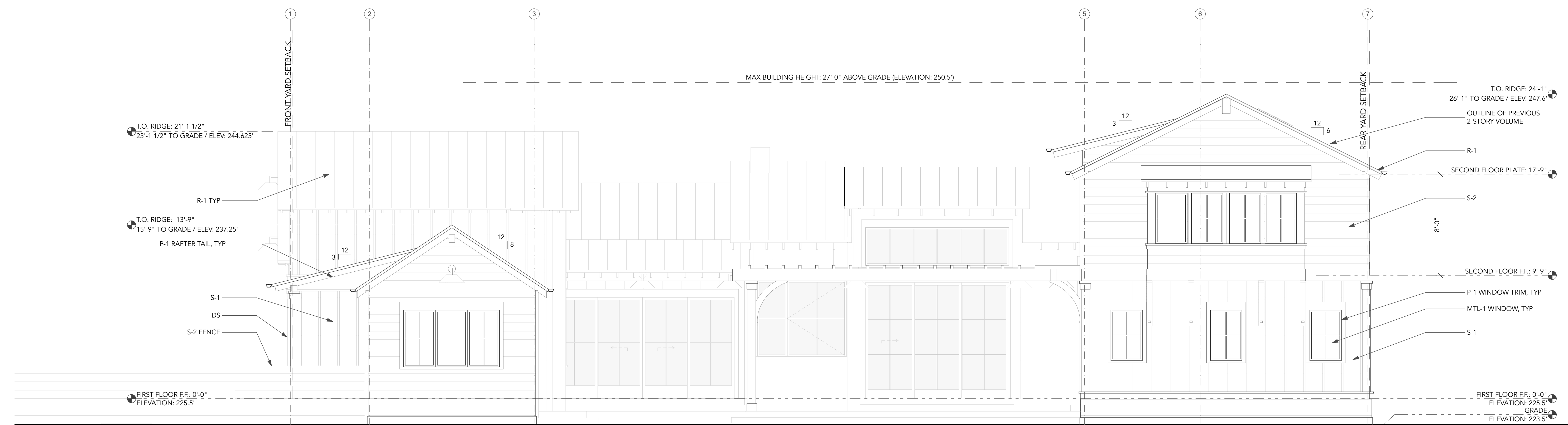
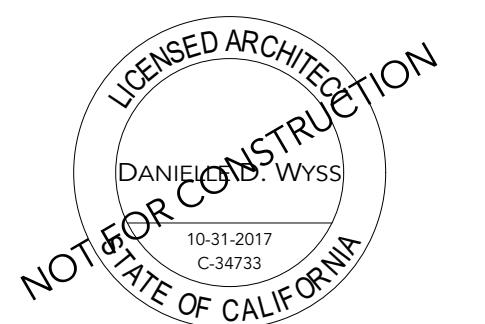
MATERIALS LEGEND	
S-1	SIDING TYPE 1: PAINTED WOOD VERTICAL BOARD & BATTEN
S-2	SIDING TYPE 2: PAINTED WOOD HORIZONTAL LAP SIDING
R-1	ROOFING: STANDING SEAM METAL ROOF
P-1	PAINTED ARCHITECTURAL WOODWORK: COLUMNS, BEAMS, RAFTER TAILS, RAILINGS, BALUSTERS, DOOR AND WINDOW TRIM
MTL-1	PAINTED ALUMINUM AND GLASS WINDOWS AND DOORS
C-1	CHIMNEY: BOARD FORMED CONCRETE

project

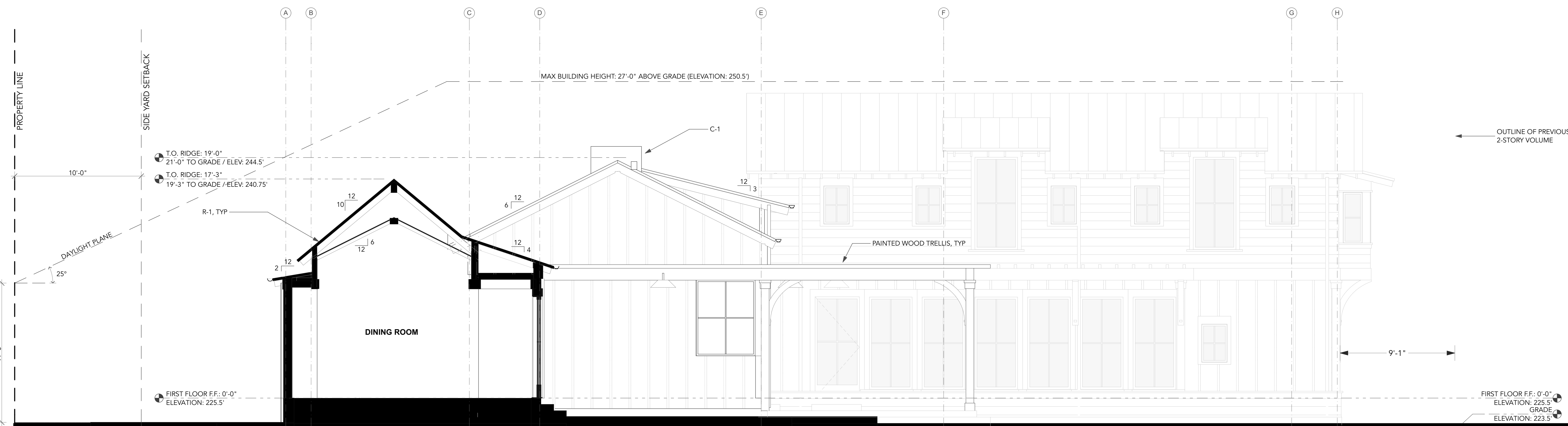
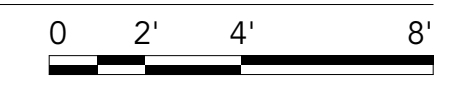
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**E5 EAST (SIDE) ELEVATION**  
SCALE: 1/4" = 1'-0"



**E6 NORTH (COURTYARD) ELEVATION**

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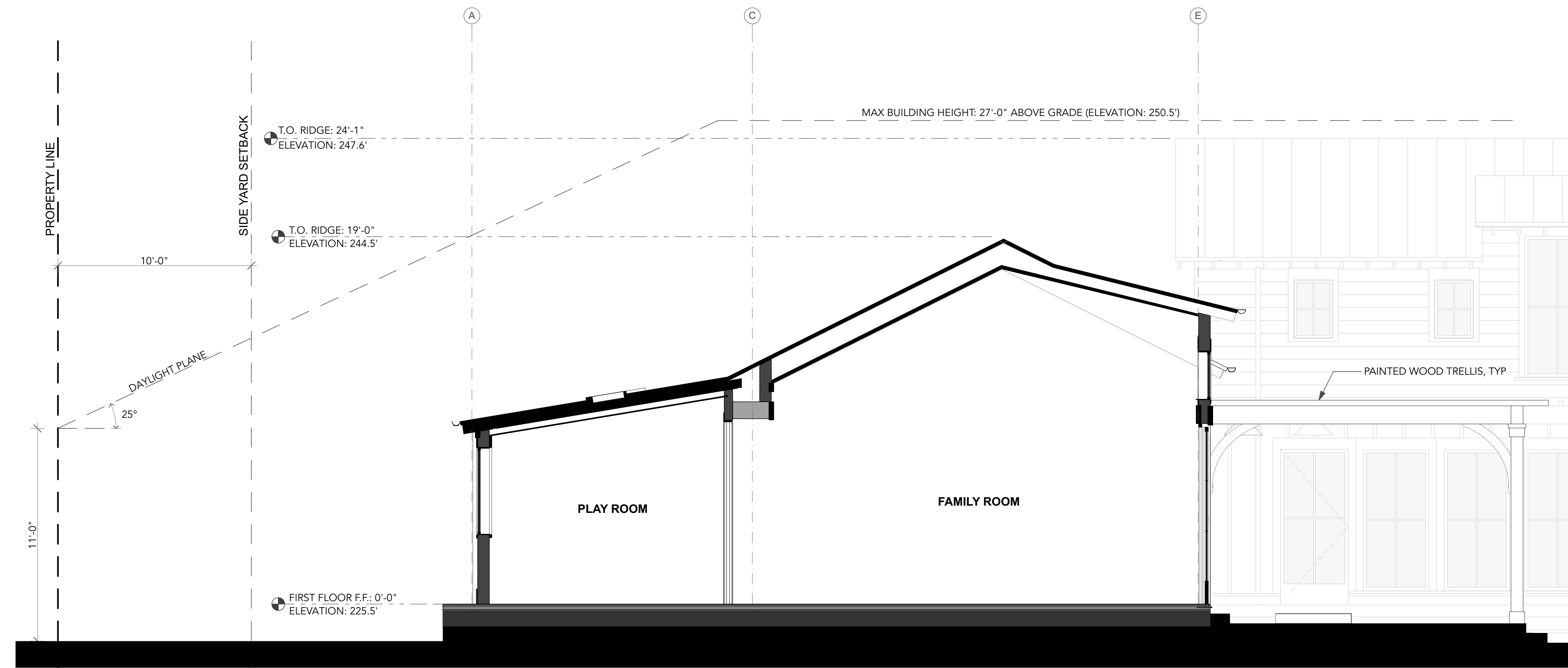
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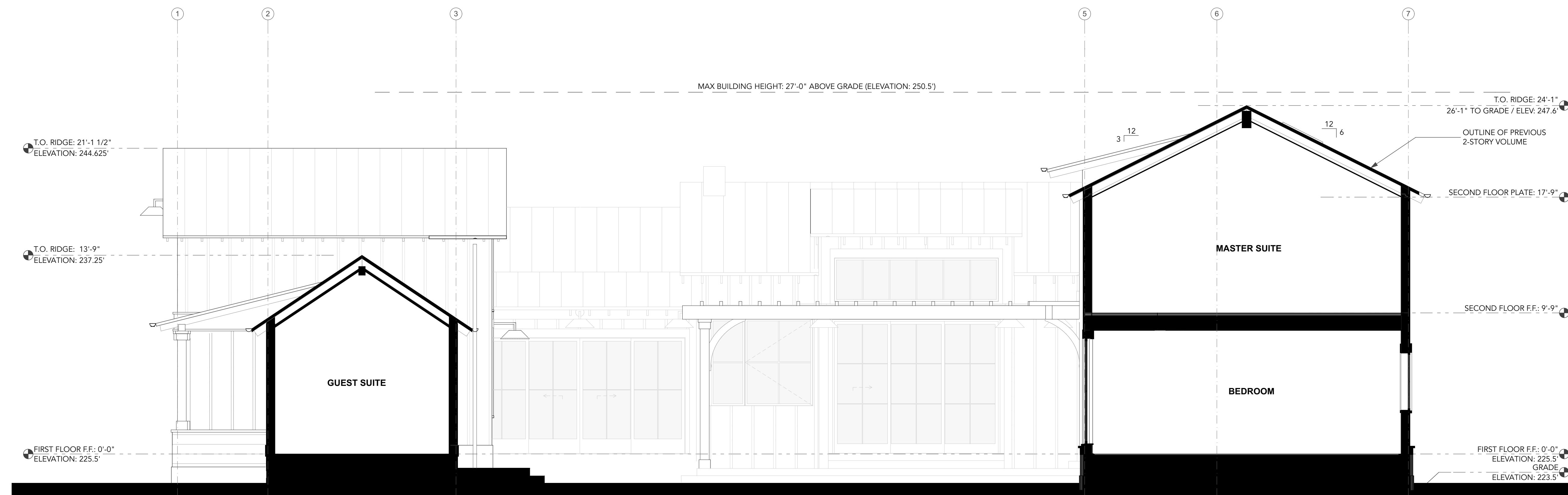
**EXTERIOR ELEVATIONS**

**A3.3**





**A BUILDING SECTION A**



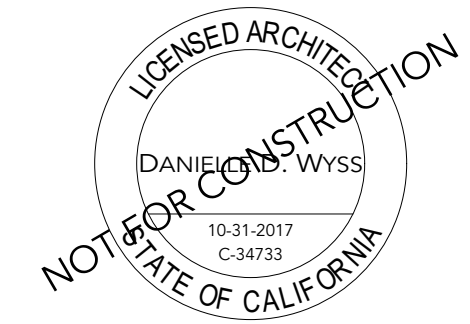
**B BUILDING SECTION B**

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**BUILDING  
SECTIONS**

**A4.1**