

	Existing	Proposed	Allowed/ Required
<b>Lot Coverage</b> <i>Land area covered by all structures over 6 feet in height</i>	<u>2649.47</u> sf ( <u>26</u> %)	<u>2803.7</u> sf ( <u>27.9</u> %)	<u>3008.32</u> sf ( <u>30</u> %)
<b>Floor Area</b> <i>Measured to the outside surface of exterior walls</i>	<u>2649.47</u> sf ( <u>26</u> %)	<u>3505.2</u> sf ( <u>34.9</u> %)	<u>3509.7</u> sf ( <u>35</u> %)
<b>Setbacks</b>			
Front	<u>24.49'</u> ft	<u>25'</u> ft	<u>25'</u> ft
Rear	<u>41.7'</u> ft	<u>56.1'</u> ft	<u>25'</u> ft
Right side (1st/ 2nd)	<u>10'</u> ft <i>N/A</i> ft	<u>10'</u> ft 19.875' ft	<u>7.4'</u> ft 14.9' ft
Left side (1st/ 2nd)	<u>9.73</u> ft <i>N/A</i> ft	<u>10.43'</u> ft 21.49' ft	<u>7.4'</u> ft 14.9' ft
<b>Height</b>	<u>15.75'</u> feet	<u>25.29'</u> feet	<u>27'</u> feet
	Existing	Change In	Total Proposed
<b>Habitable Living Area</b> <i>Includes habitable basement areas</i>	<u>2245.37</u> sf	<u>2301.23</u> sf	<u>4546.6</u> sf
<b>Non- Habitable Area</b> <i>Does not include covered porches or open structures</i>	<u>404.1</u> sf	<u>113</u> sf	<u>517.1</u> sf
<b>Net Lot Area:</b>		<u>10027.74</u> square feet	
<b>Front Yard Hardscape Area</b> <i>Hardscape area in the front yard setback shall not exceed 50%</i>		<u>645.12</u> square feet ( <u>34.8</u> %)	
<b>Landscaping Breakdown</b>	Total Hardscape Area (existing and proposed ) <u>3836.32</u> sq ft		
	Existing softscape (undisturbed) area <u>6733.15</u> sq ft		
	New softscape area <u>(-541.73)</u> sq ft		
	<i>Sum of all three should equal the site's net lot area</i>		

FLOOR AREA

1st Floor (Non Habitable)

A	22.74' x 5.17'	117.5 sf
B	24.14' x 5.95'	143.6 sf
C	22.25' x 11.51'	256 sf
Total Non Habitable		517.1 sf

1st Floor Continued (Habitable)

D	27.81' x 5.95'	165.4 sf
E	29.7' x 14.98'	444.9 sf
F	20.1' x 21.54'	432.9 sf
G	29.7' x 18.07'	536.6 sf
H	36.92' x 6.53'	241 sf
I	9.62' x 2.57'	24.7 sf

1st Floor Habitable 1845.4 sf

1st Floor Total Floor Area 2362.6 sf

Coverage

P	29.21' x 5.17'	151 sf
Q	24.34' x 11.92'	290.1 sf
Sub total		441.1 sf

TOTAL COVERAGE

2803.7 SF

2nd Floor Habitable

J	12.04' x 15.15'	182.4 sf
K	5.84' x 14.35'	83.8 sf
L	14.91' x 28.62'	426.7 sf
M	10.87' x 5.3'	57.6 sf
N	12.1' x 3.52'	42.5 sf
O	22.53' x 15.52'	349.6

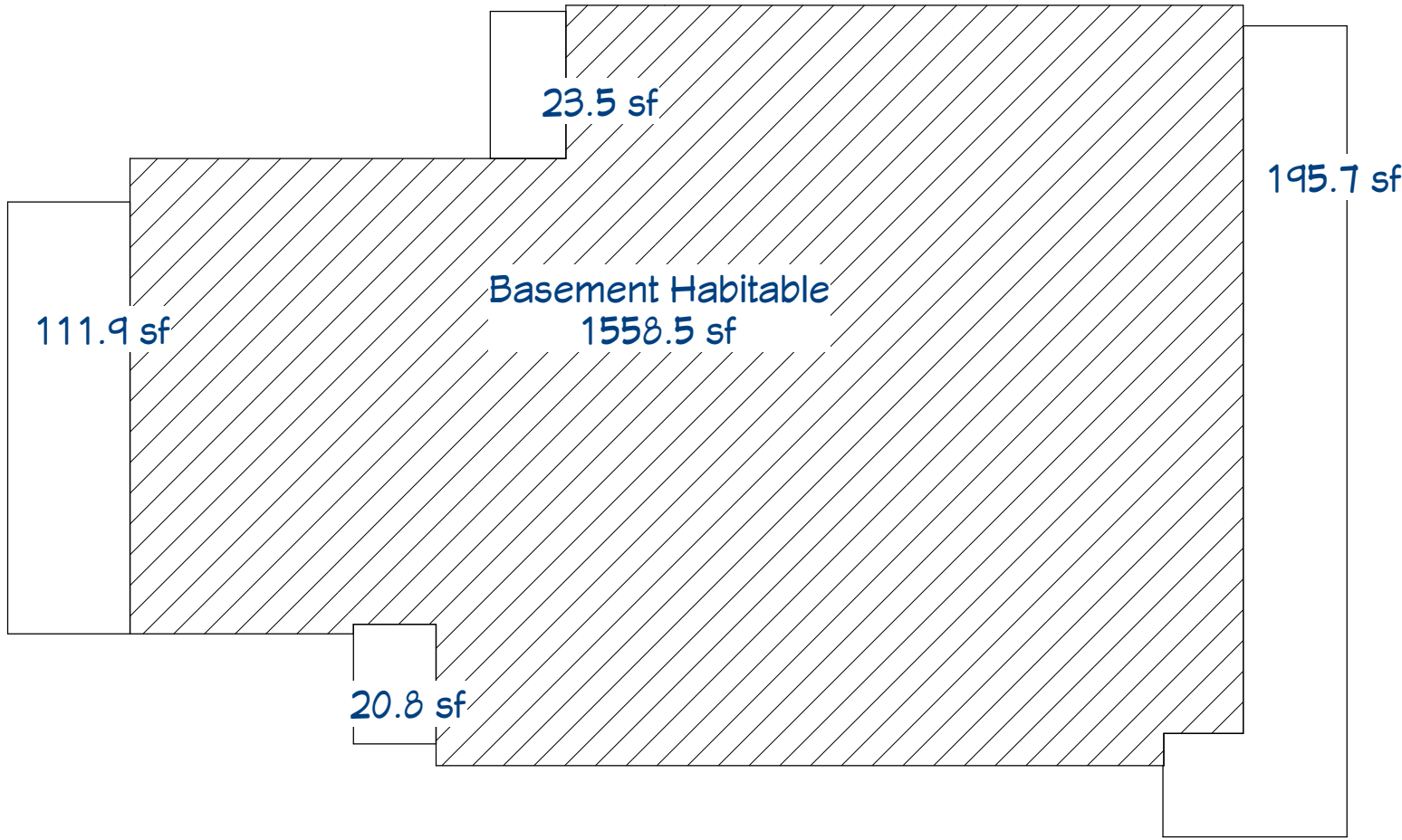
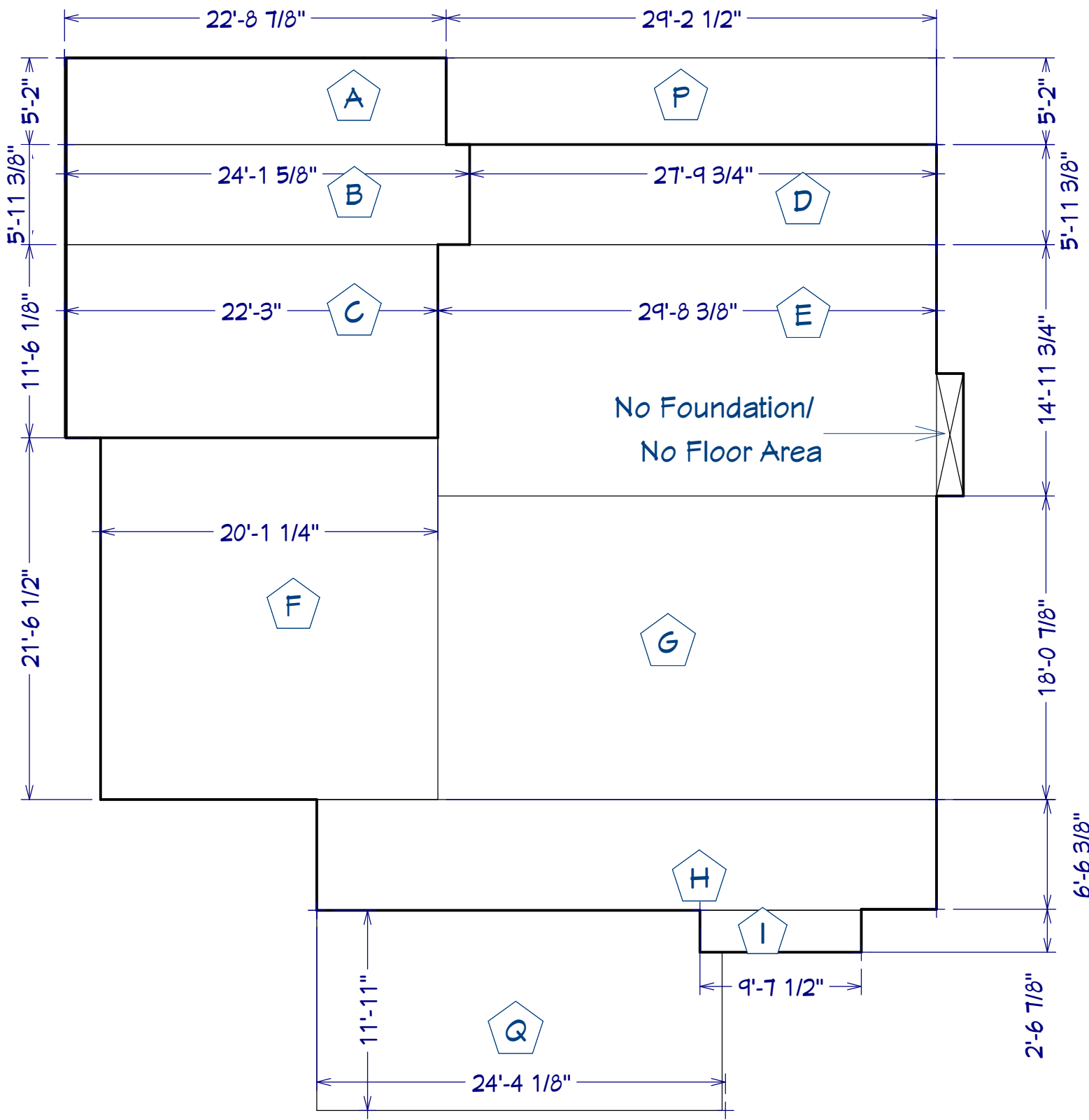
2nd Floor Total Floor Area 1142.6 sf

TOTAL FLOOR AREA (1st Flr + 2nd Floor) 3505.2 SF

TOTAL HABITABLE (All Floors - Garage) 4546.6 SF

Floor Area Calculations

New Home:  
CORSO  
RESIDENCE  
656 BENVENUE AVE  
LOS ALTOS, CA 94024



Foundation (shown for Bldg Permit Fee Calc Only)  
Lightwells shown for reference only. Not included in any calculation.

Project Summary

- Demolition of existing 2245 sf (4BD/3BA)
- Build 3155 sf Two-Story w/ Basement (6BD/ 6.5 BA)

656 Benvenue Ave, Los Altos  
APN: 189-38-043  
District: R1-10  
Property Size: 10027.74 sf  
Occupancy Type: R3  
Type of construction: V-B

**Lot Coverage:** Allowed lot coverage is 35% x property size:  
.30 x 10027.74sf= 3008.3 sf  
(E) Lot Coverage: 2649 sf  
(N) Lot Coverage: 2803.7 sf

**Floor Area:** Allowed Floor Area is 35% x Net Lot Area:  
.35 x 10000 sf= 3509.7 sf  
(E) Floor Area: 2649 sf  
(N) Floor Area: 3505.2 sf

Setbacks	Allowed	Proposed
Front	25'	25'
1st Floor R Side	10'	10'
2nd Floor R Side	17.5'	19'- 10.5"
1st Floor L Side	10'	10'- 5.25"
2nd Floor L Side	17.5'	21'- 5.875"
Rear	25'	56'- 1.25"

Height from Grade 27' 25' 3.5"  
- Coverage less than 30%

OWNER

Michael Corso  
656 Benvenue Ave  
Los Altos, CA 94022

CONTRACTOR

Via Builders Inc  
4600 El Camino Real #209  
Los Altos, CA 94022  
650-948-1077  
LIC#717805

ENGINEER

Advanced Engineering  
3361 Walnut Blvd #400  
Brentwood, CA 94513  
925-516-3502

CIVIL ENGINEER

Giuliani & Kull  
4880 Stevens Creek Blvd  
#205  
San Jose, CA 95129  
408-615-4000

Applicable Codes

2016 California Residential Code  
2016 California Building Code  
2016 California Electrical Code  
2016 California Energy Code  
2016 California Mechanical Code  
2016 California Plumbing Code  
2016 California Green Building Standards  
2016 California Fire Code

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REVISION TABLE	DESCRIPTION	DATE	REVISION
1	VIA	9/6/2017	

CORSO RESIDENCE  
656 Benvenue Ave  
LOS ALTOS, CA 94024

Project Information

DRAWINGS PROVIDED BY: LIC #117805  
Via Builders, Inc.  
4600 El Camino Real, Suite 209  
Los Altos, CA 94022-1328

DATE:

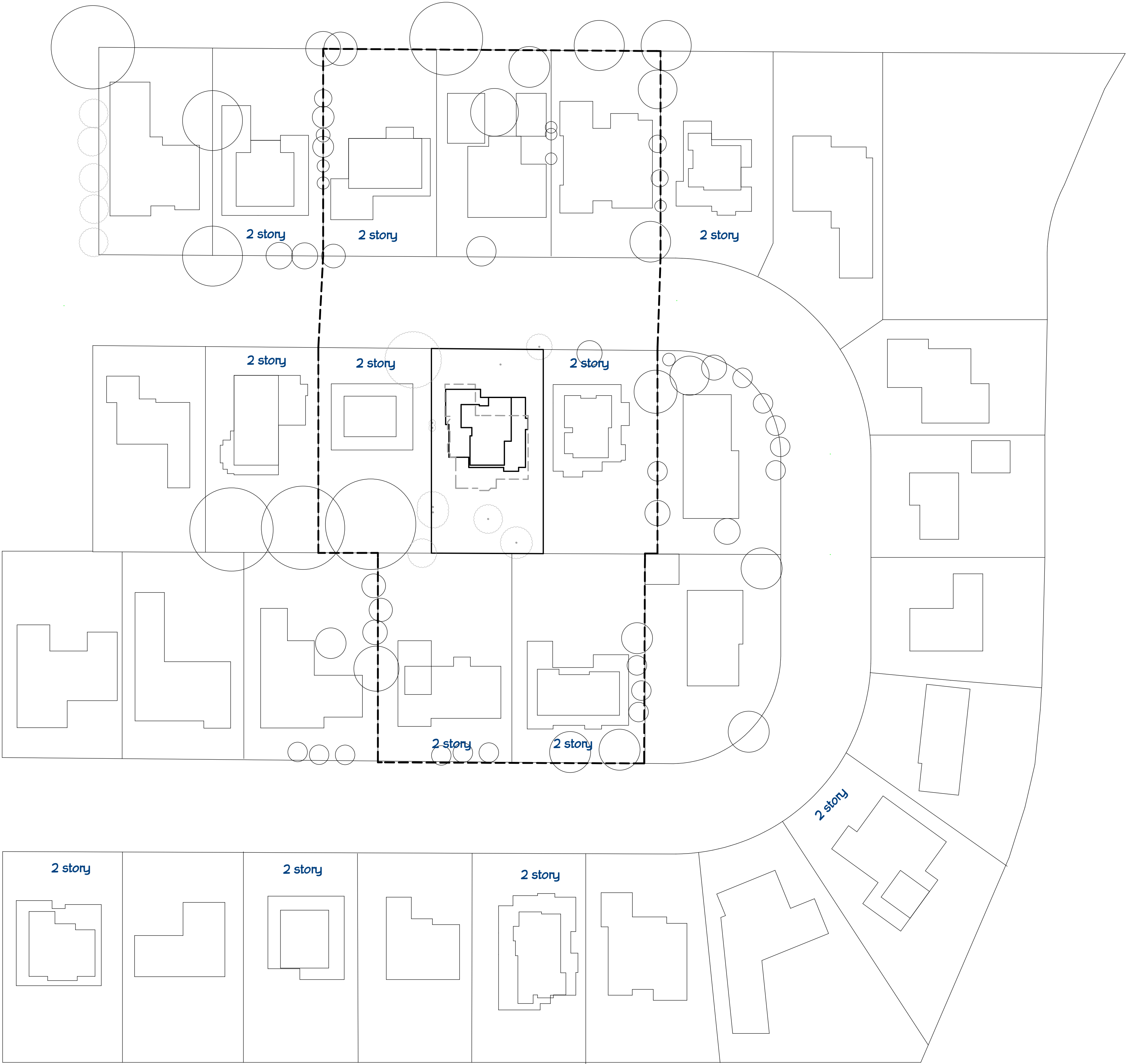
10/10/2017

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A-1

- 5 of the 7 house that encircle the subject property are 2 story and the 2 that are single story are directly across the street.
- Of the 30 total houses immediate to the subject property 12 (40%) of them are 2 story



1  
Neighboring Homes adjusted to more closely match existing conditions as requested by Planning Staff. Since no specific addresses could be provided for the basis of the request for the "sites and houses shall be revised to be consistent with the actual houses". Via Builders Inc has made a good faith effort at representing the neighborhood as it currently exists based on public information readily available.



NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION
1	9/6/2017	VIA		REDLINE COMMENTS

**CORSO RESIDENCE**  
656 Benvenue Ave  
LOS ALTOS, CA 94024

Neighborhood Context  
Map

DRAWINGS PROVIDED BY: LIC #111605  
**Via Builders, Inc.**  
4600 El Camino Real, Suite 209  
Los Altos, CA 94022-1328



DATE:

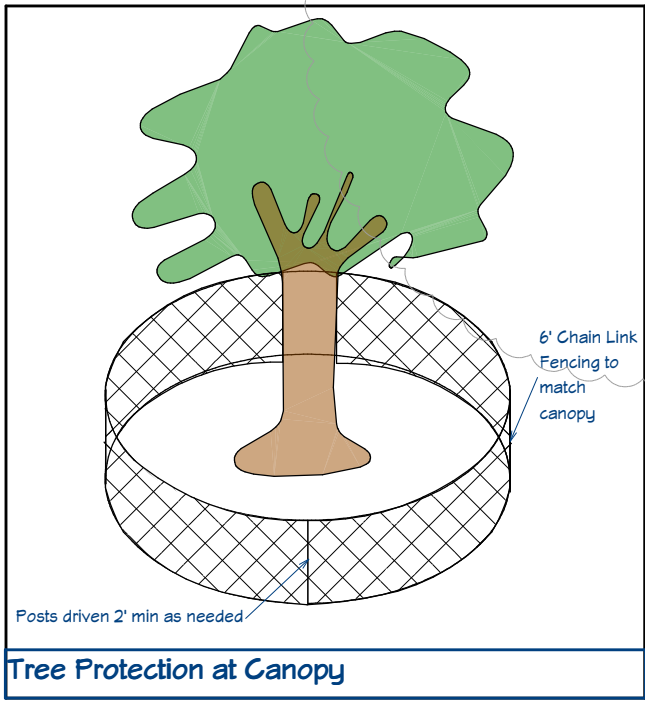
10/10/2017

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1" = 40'

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A-2



- Via**

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION
1	9/6/2017	VIA	REDLINE COMMENTS

**CORSO RESIDENCE**  
656 Benvenue Ave  
LOS ALTOS, CA 94024

## Site Plan

DRAWINGS PROVIDED BY: LIC #717805

**Via Builders, Inc.**  
4600 El Camino Real, Suite 209  
Los Altos, CA 94022-1328



DRAWINGS PROVIDED BY

DATE:

10/10/2017

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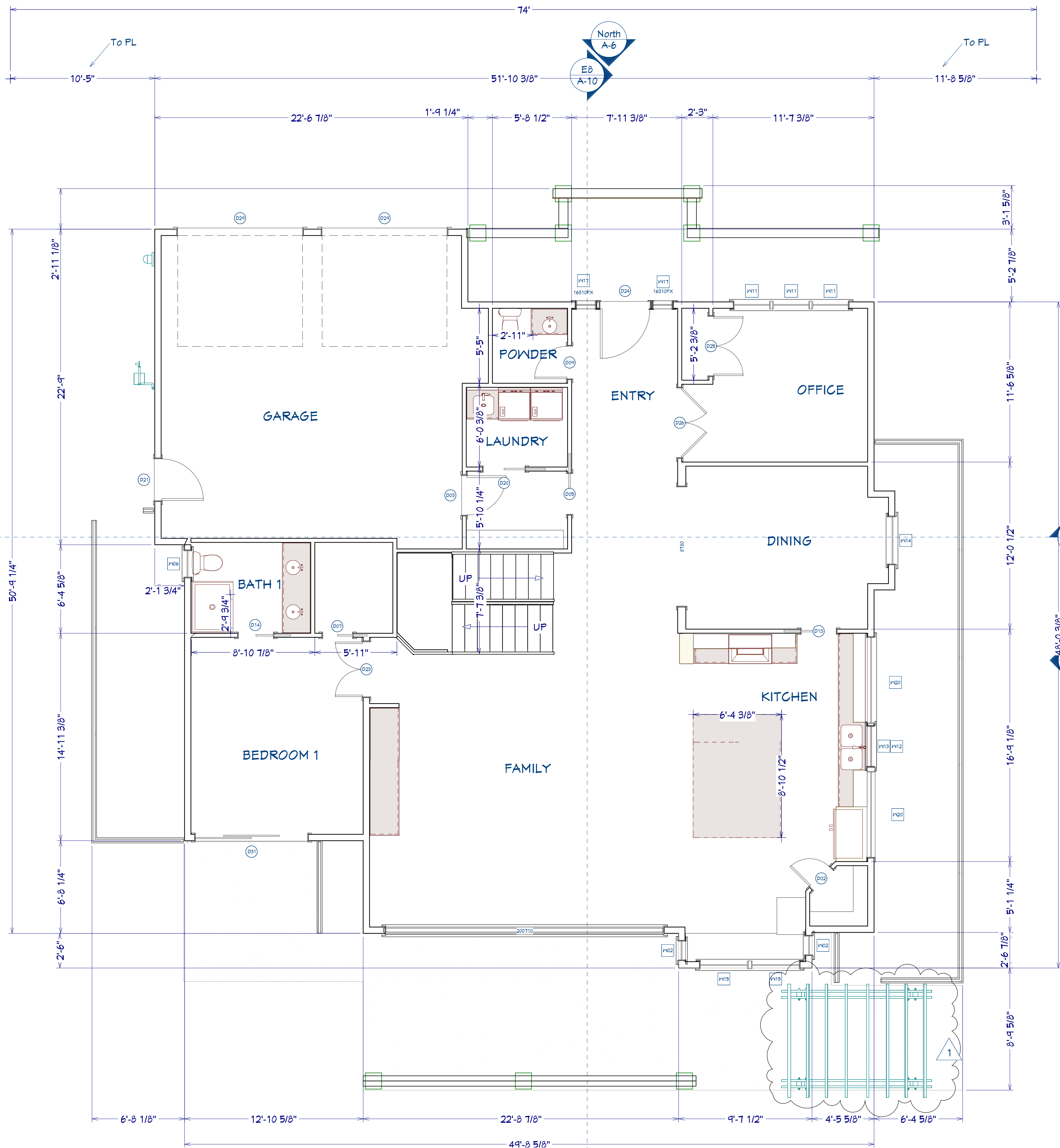
$$1/10'' = 1'$$

SHEET:

A-3

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED
W01	2030SH	1	2	2030SH	24"	36"	25"X3T"		YES
W02	1550FX	2	1	1550FX	17 7/16"	60"	18 7/16"X61"		
W03	2840DH	1	2	2840DH	32"	48"	33"X49"	YES	
W04	3340DH	1	2	3340DH	34"	48"	40"X49"		YES
W05	2026SC	2	2	2026SC	24"	30"	25"X31"		YES
W06	2040DH	1	1	2040DH	24"	48"	25"X49"		YES
W07	3226SC	2	2	3226SC	38"	30"	39"X31"		YES
W10	2850DH	2	0	2850DH	32"	60"	33"X61"	YES	
W11	2856DH	3	1	2856DH	32"	66"	33"X61"	YES	
W12	3014FX	1	1	3014FX	36"	16"	37"X17"		
W13	3046DH	1	1	3046DH	36"	54 5/16"	37"X55 5/16"		YES
W14	3650DH	1	1	3650DH	42"	60"	43"X61"		
W15	3650DH	2	1	3650DH	42 1/16"	60"	43 1/16"X61"		
W16	5040DH	1	0	5040DH	60"	48"	61"X49"	YES	
W17	1639FX	2	1	1639FX	18"	45"	19"X46"		YES
W18	2826SC	1	2	2826SC	32"	30"	33"X31"		YES
W19	3240DH	1	2	3240DH	38 3/8"	48"	39 3/8"X49"		YES
W20	6314FX	2	1	6314FX	75"	16"	76"X17"		
W21	2826SC	1	2	2826SC	32"	30"	33"X31"	YES	

DOOR SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	FIRE	TEMPERED
D01	16180	1	0	16180 L/R EX	193"	96"	195"X99"		
D02	2076	1	1	2076 L IN	24"	90"	26"X92 1/2"		
D03	21068	1	1	21068 L EX	94"	80"	36"X83"	YES	
D04	21068	1	2	21068 R IN	94"	80"	36"X82 1/2"		
D05	21168	1	1	21168 R	95"	80"	72"X82 1/2"		
D06	2168	1	2	2168 R IN	24 15/16"	80"	26 15/16"X82 1/2"		
D07	2268	1	1	2268 R	25 9/16"	80"	53 1/16"X82 1/2"		
D08	2368	1	2	2368 L	26 7/8"	80"	55 13/16"X82 1/2"		
D09	2468	1	1	2468 L IN	28"	80"	30"X82 1/2"		
D10	2668	1	0	2668 L IN	30"	80"	32"X82 1/2"		
D11	2668	1	0	2668 R	30"	80"	62"X82 1/2"		
D12	2668	3	0	2668 R IN	30"	80"	32"X82 1/2"		
D13	2668	1	1	2668 L	30"	80"	62"X82 1/2"		
D14	2668	1	1	2668 R	30"	80"	62"X82 1/2"		
D15	2668	1	2	2668 L IN	30"	80"	32"X82 1/2"		
D16	2668	3	2	2668 R	30"	80"	62"X82 1/2"		
D17	2868	1	2	2868 L IN	32 3/16"	80"	34 3/16"X82 1/2"		
D18	3068	1	0	3068 L IN	36"	80"	38"X82 1/2"		
D19	3068	1	0	3068 R IN	36"	80"	38"X82 1/2"		
D20	3068	1	1	3068 R	35 13/16"	80"	73 5/8"X82 1/2"		
D21	3068	1	1	3068 R EX	36"	80"	38"X83"		
D22	31168	1	0	31168 R IN	46 7/8"	80"	48 7/8"X82 1/2"		
D23	31168	1	1	31168 L/R IN	47 5/16"	80"	49 5/16"X82 1/2"		
D24	3780	1	1	3780 R EX	43"	96"	45"X99"		
D25	4368	1	1	4368 L/R IN	51 1/8"	80"	53 1/8"X82 1/2"		
D26	5068	1	1	5068 L/R IN	60"	80"	62"X82 1/2"		
D27	5068	1	2	5068 R IN	60"	80"	62"X82 1/2"		
D28	5668	1	2	5668 R IN	66"	80"	68"X82 1/2"		
D29	9080	2	1	9080	108"	96"	110"X99"		
D30	8168	1	0	8168 R EX	97"	80"	99"X83"		
D31	8180	1	1	8180 L EX	96 13/16"	96"	98 13/16"X99"		YES
D32	9080	1	0	9080 R EX	108"	96"	110"X99"		
D34	2368	1	2	2368 R IN	27 3/8"	80"	29 3/8"X82 1/2"		
D35	2668	1	2	2668 R IN	30"	80"	32"X82 1/2"		



1st Floor



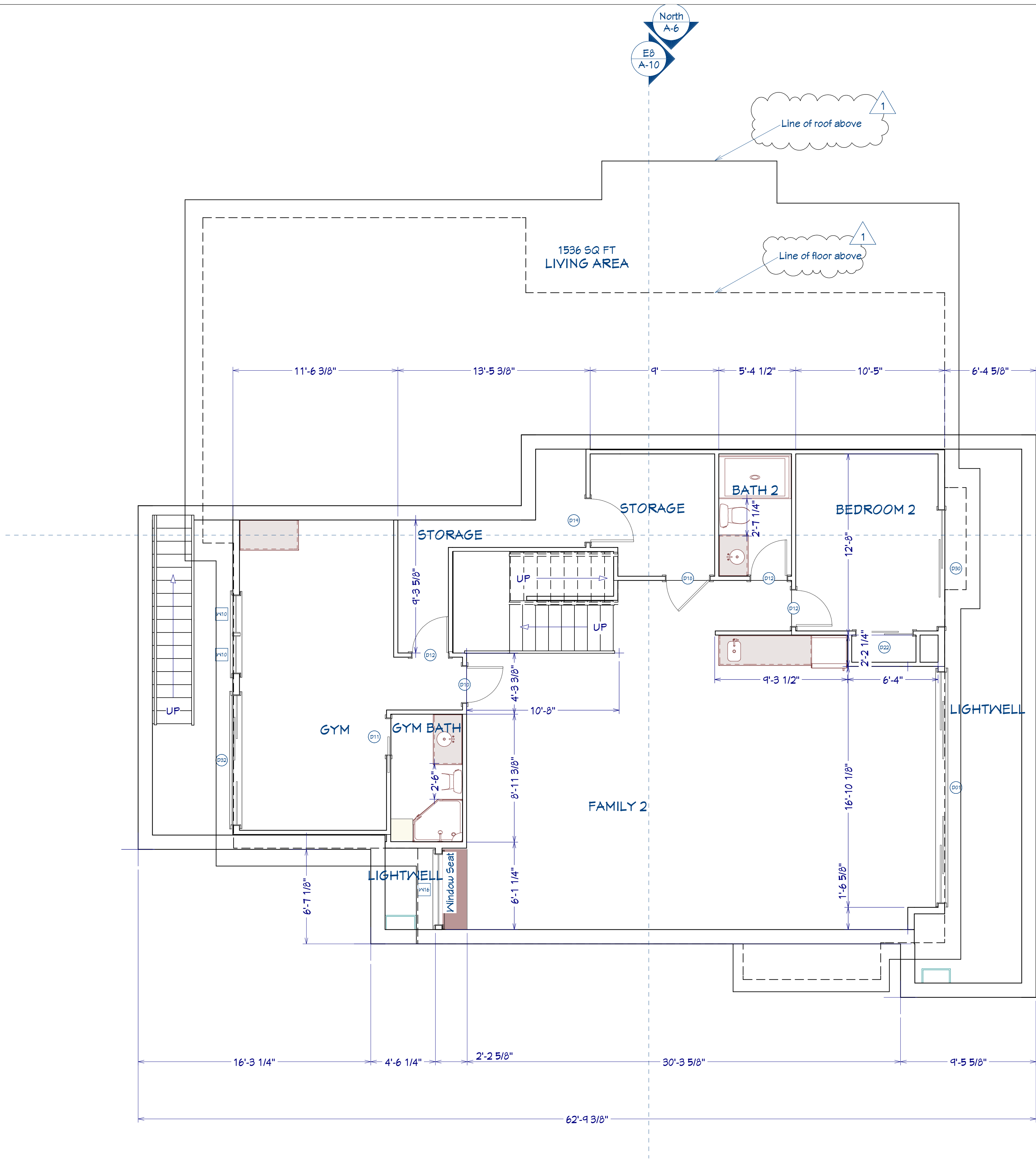
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**CORSO RESIDENCE**  
656 Benvenue Ave  
LOS ALTOS, CA 94024

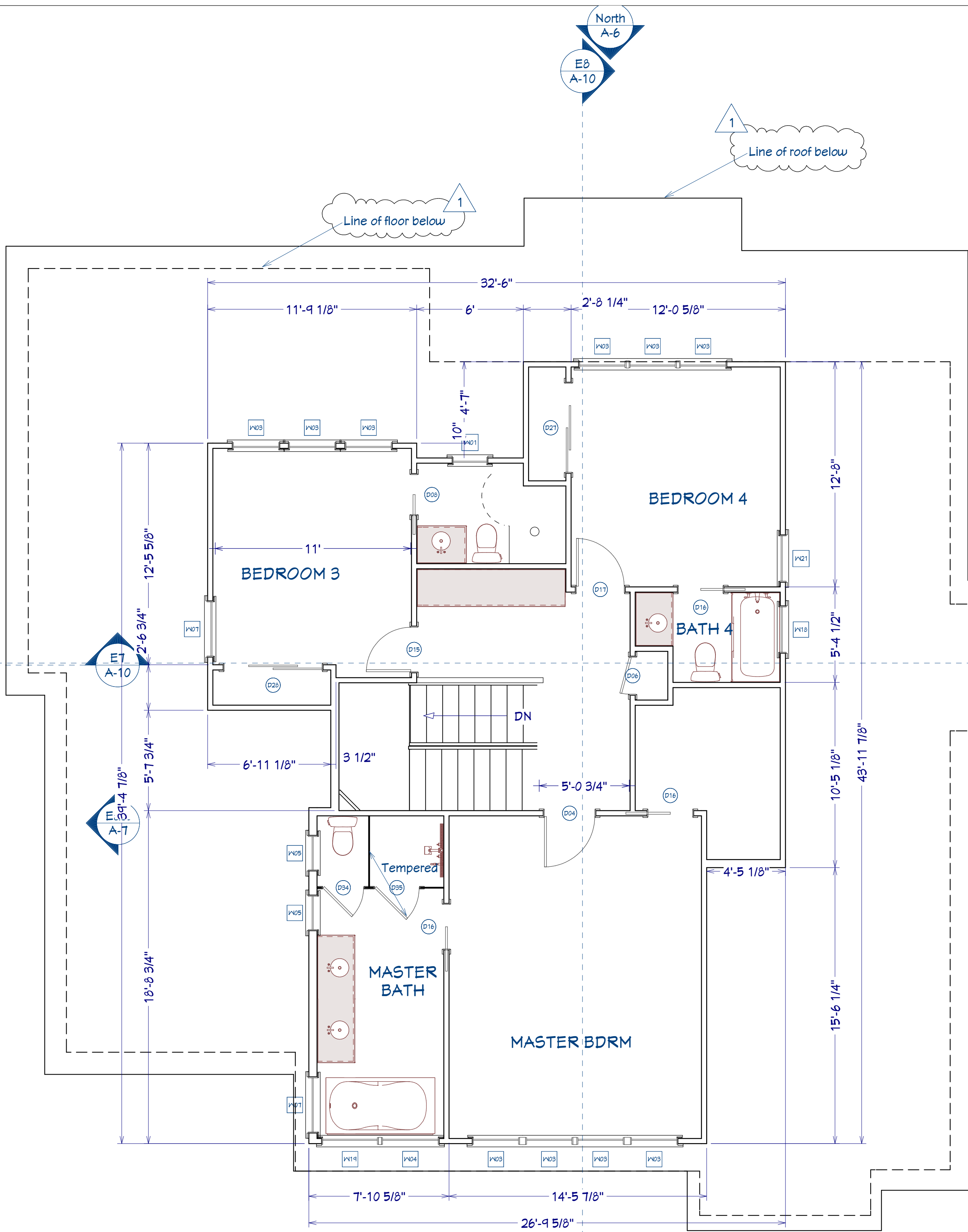
**Floor Plan**

DRAWINGS PROVIDED BY: LIC #111805  
**Via Builders, Inc.**  
4600 El Camino Real, Suite 209  
Los Altos, CA 94022-1328

DATE:
10/10/2017
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A-4



Foundation



2nd Floor



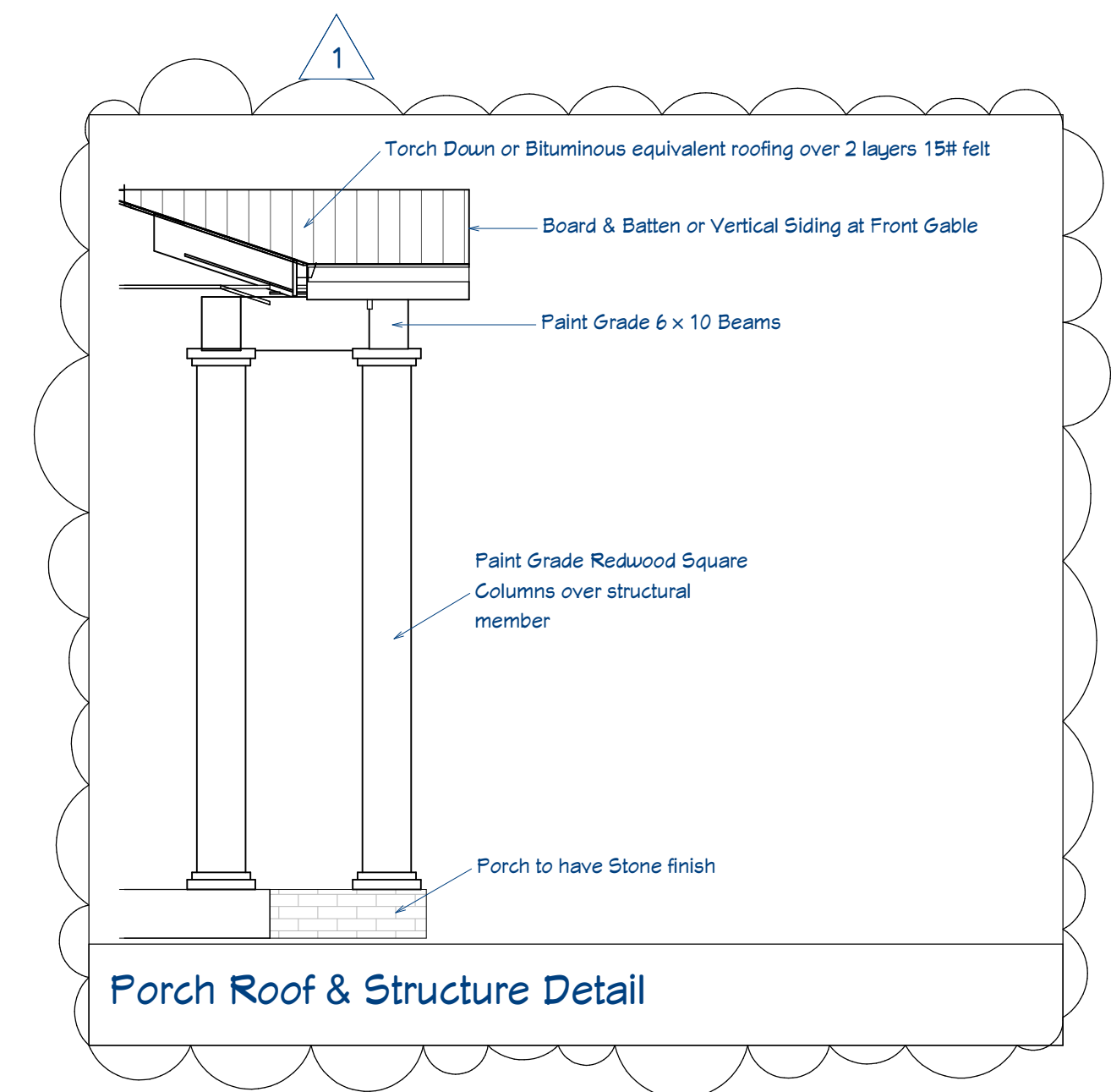
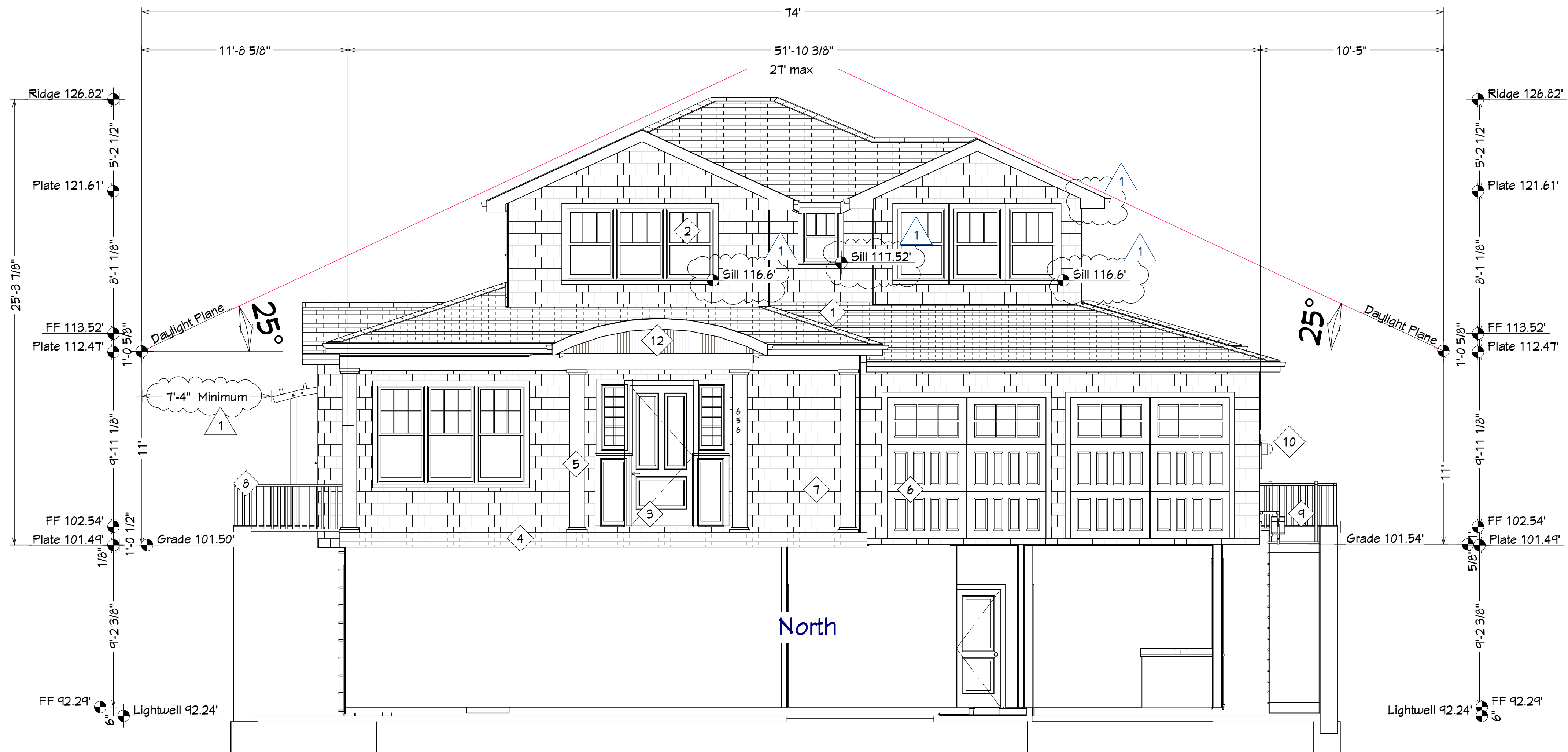
REVISION TABLE	REVISION TABLE	REVISION TABLE
NUMBER	DATE	REVISION
1	9/6/2017	VIA

**CORSO RESIDENCE**  
656 Benvenue Ave  
LOS ALTOS, CA 94024

**Basement & 2nd Floor Plan**

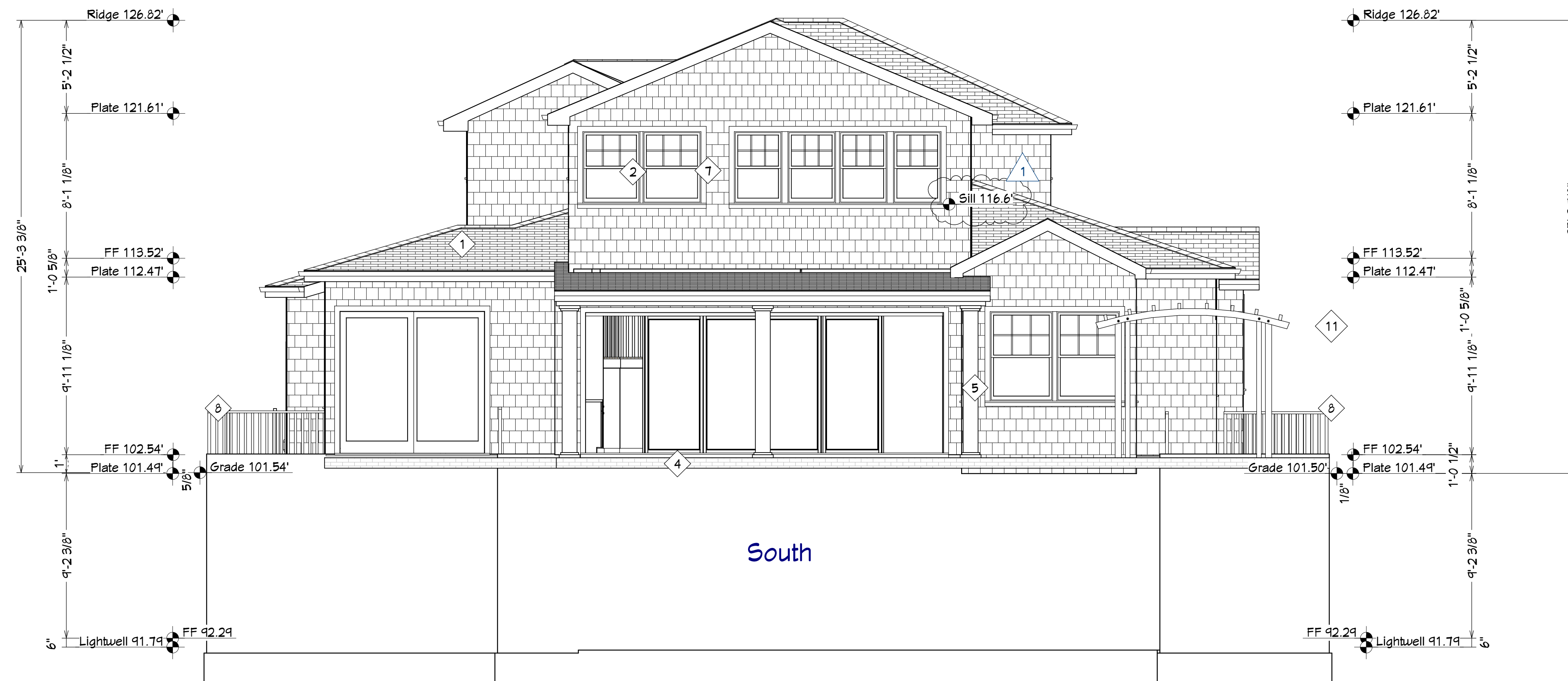
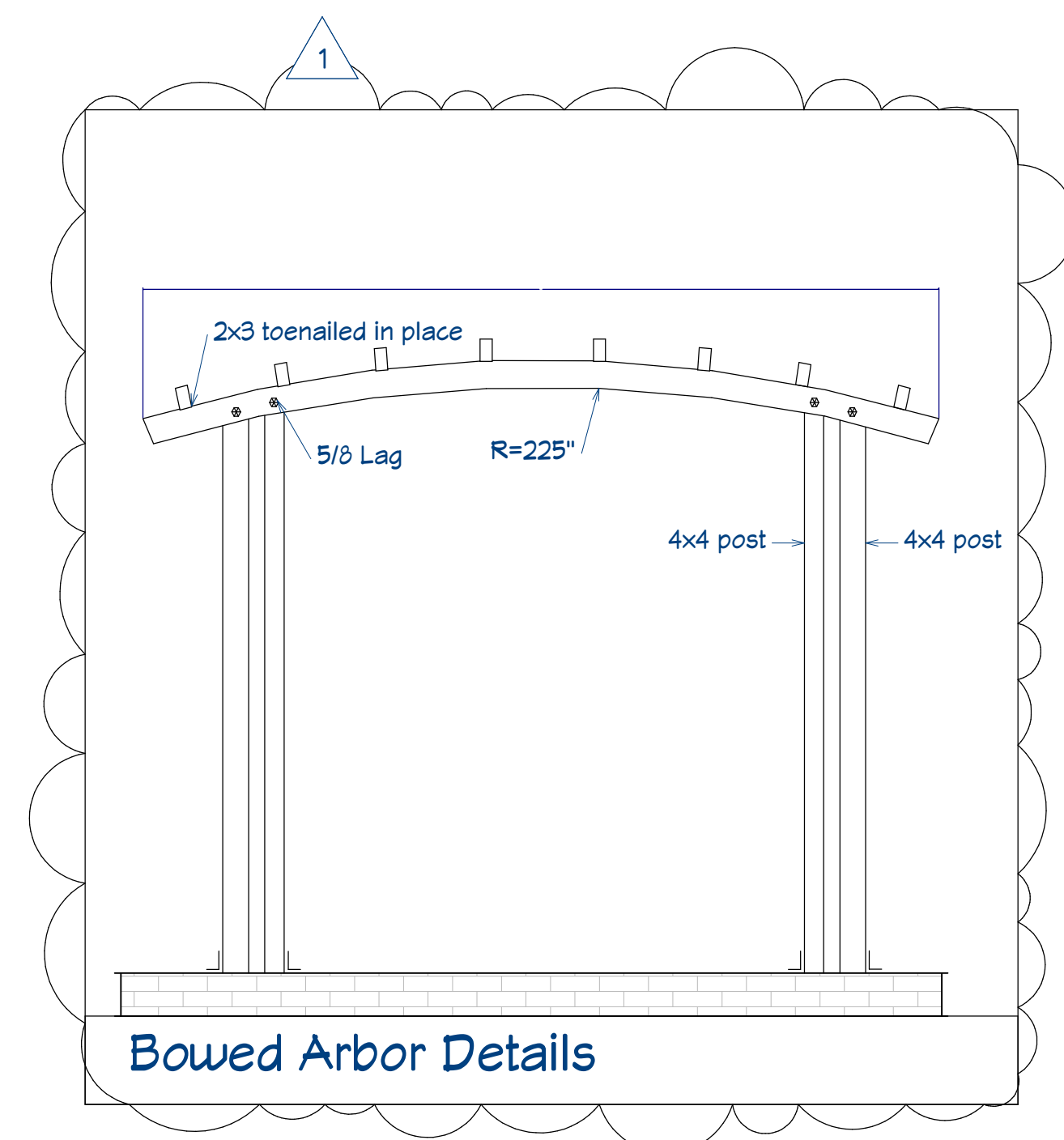
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**A-5**

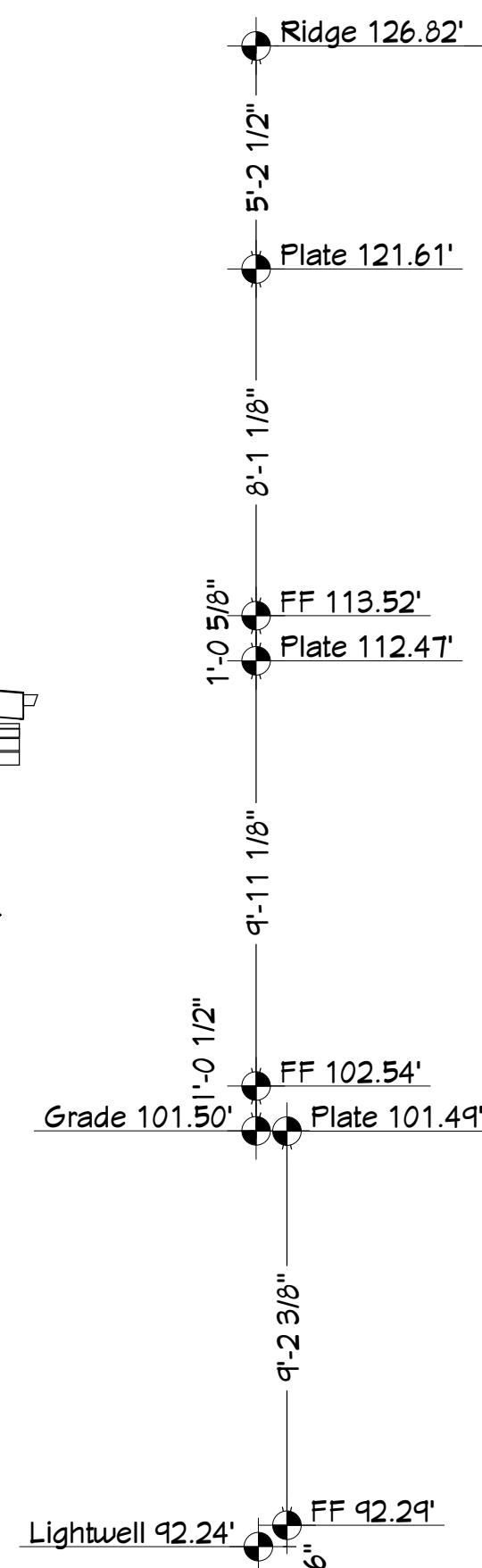
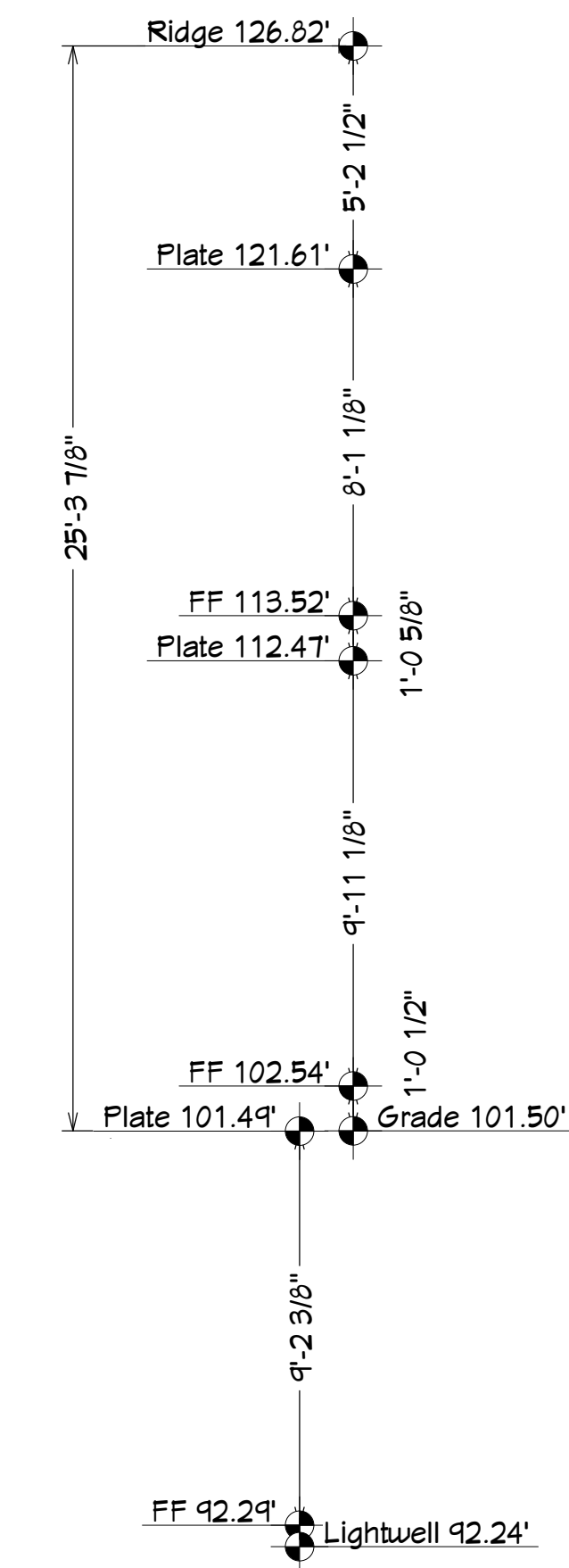
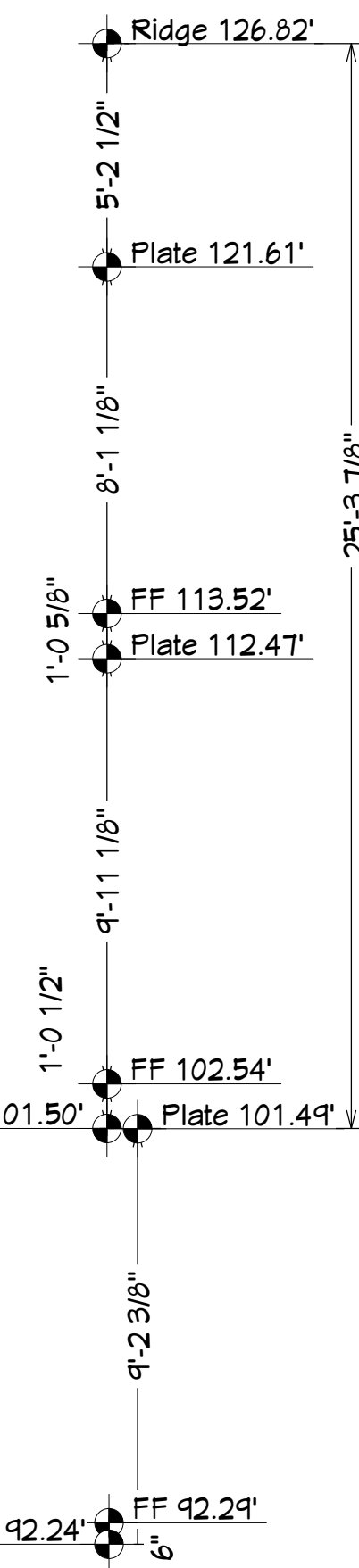
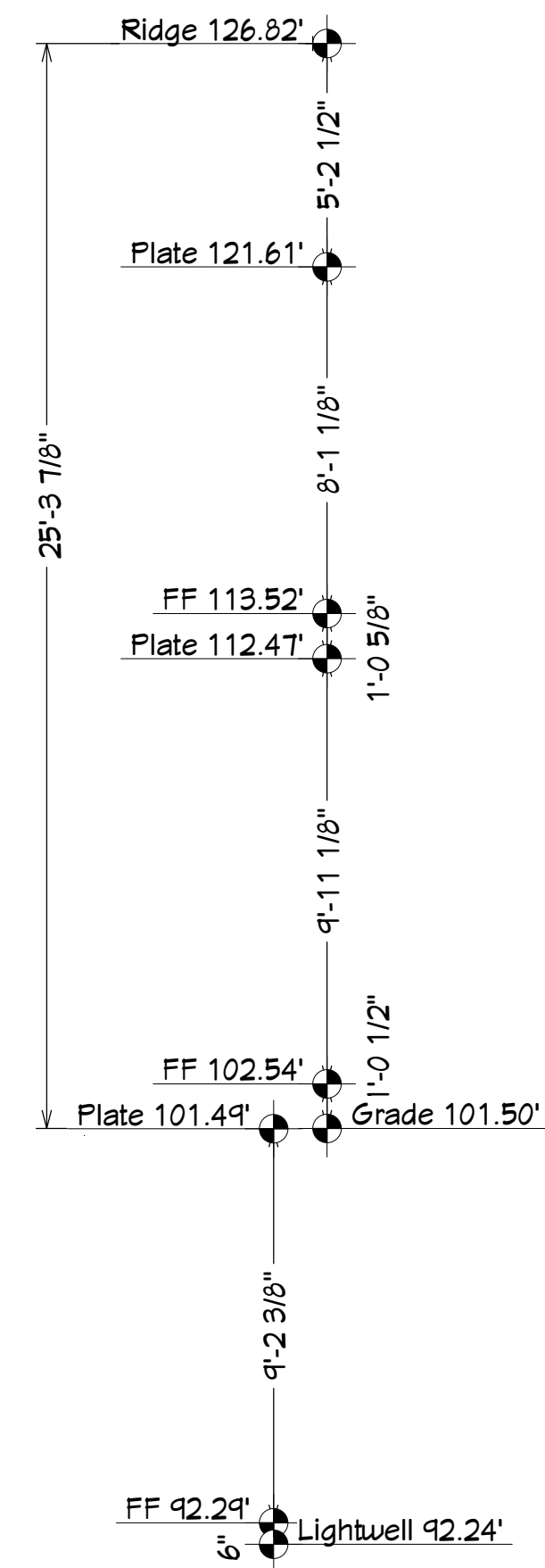


#### Exterior Materials

- 1) Straight Edge Fiber Cement Shingles over 2 layers #15 felt typ.
- 2) Wood/ Glad windows with upper divided lites only
- 3) Entry Door with half side lites
- 4) Gray Flagstone porch & patio covering
- 5) Paint Grade Square Redwood Columns
- 6) Raised Panel Style Garage Door
- 7) Hardie Plank Shingle Siding over two layers grade D paper typ.
- 8) 42" Wrought Iron Guard Rail
- 9) Gas Meter
- 10) Electrical Meter
- 11) Redwood Gazebo
- 12) Board & Batten siding over two layers grade D paper typ.



NUMBER	DATE	REVISION	DESCRIPTION	REDLINE COMMENTS
1	9/6/2017	VIA		



- Exterior Materials**
- 1) Straight Edge Fiber Cement Shingles over 2 layers #15 felt typ
  - 2) Wood/ Clad windows with upper divided lites only
  - 3) Entry Door with half side lites
  - 4) Gray Flagstone porch & patio covering
  - 5) Paint Grade Square Redwood Columns
  - 6) Raised Panel Style Garage Door
  - 7) Hardie Plank Shingle Siding over two layers grade D paper typ.
  - 8) 42" Wrought Iron Guard Rail
  - 9) Gas Meter
  - 10) Electrical Meter
  - 11) Redwood Gazebo
  - 12) Board & Batten siding over two layers grade D paper typ.

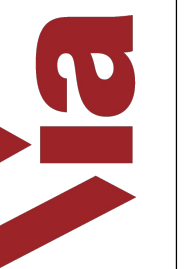


NUMBER	DATE	REVISION	DESCRIPTION
1	9/6/2017	VIA	REDLINE COMMENTS

**CORSO RESIDENCE**  
656 Benvenue Ave  
LOS ALTOS, CA 94024

## Elevations

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**Via Builders, Inc.**  
4600 El Camino Real, Suite 209  
Los Altos, CA 94022-1328



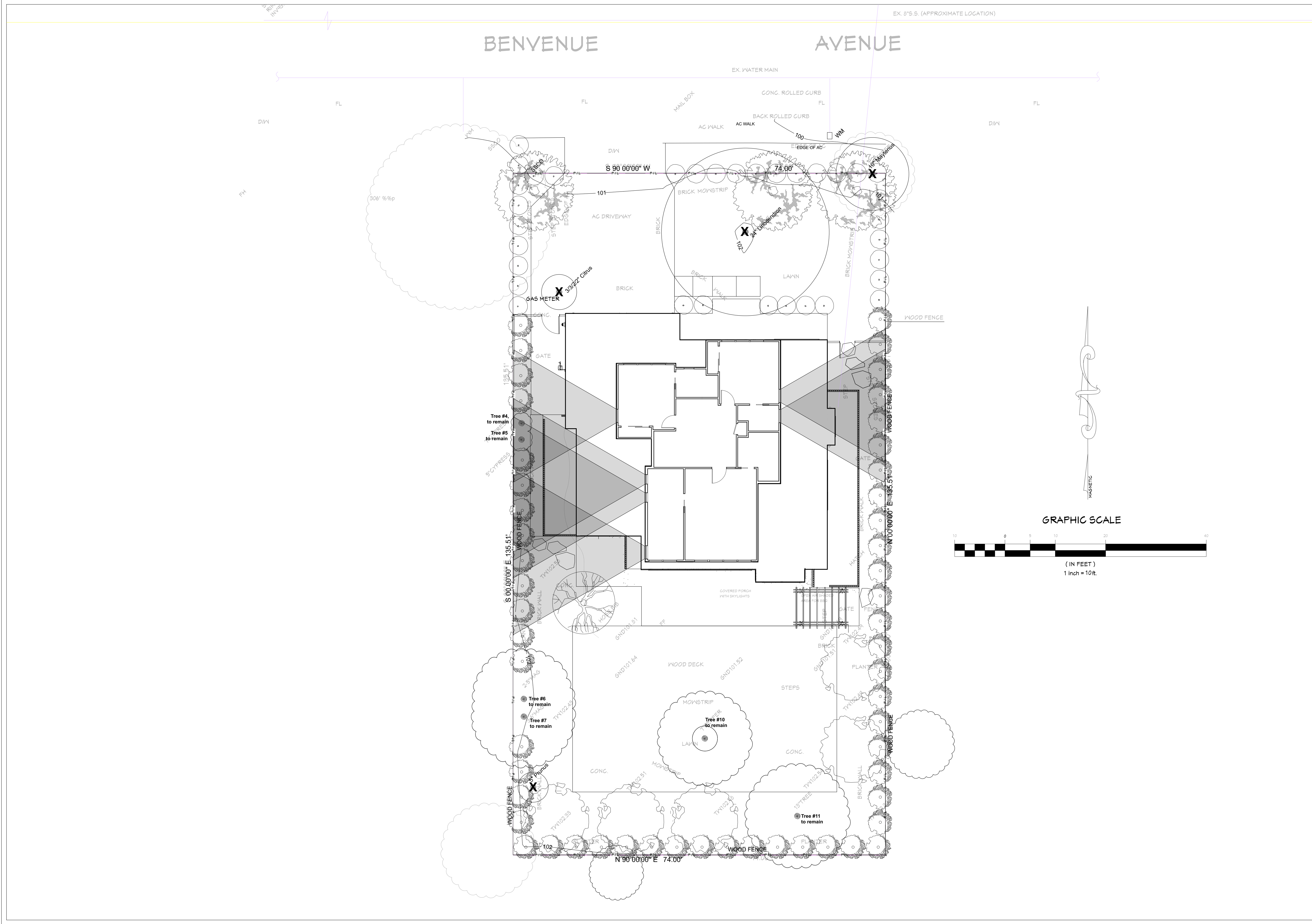
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A-7



REVISION TABLE		
NUMBER	DATE	DESCRIPTION
1	9/6/2017	VIA

**CORSO RESIDENCE**  
 656 Benvenue Ave  
 LOS ALTOS, CA 94024

Privacy Impact Plan

DRAWINGS PROVIDED BY: LIC #111805

**Via Builders, Inc.**  
 4600 El Camino Real, Suite 209  
 Los Altos, CA 94022-1328

DATE:

10/10/2017

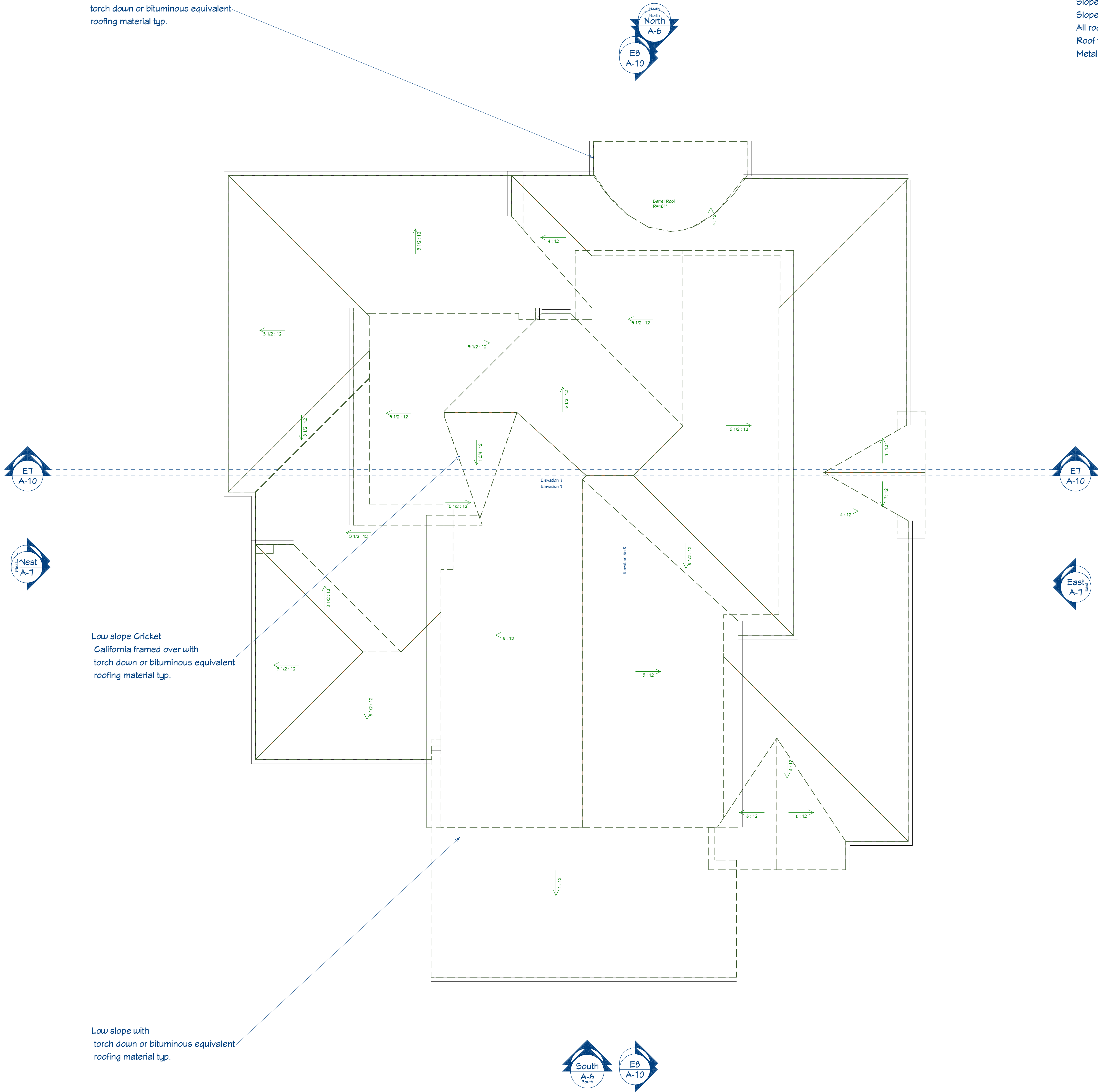
SCALE:

SHEET:

A-8

Low slope with  
torch down or bituminous equivalent  
roofing material typ.

**Notes:**  
Slopes > 2.5:12 to be Dark Gray Straight Edge Fiber Cement Shingles  
Slopes < 2.5:12 to be Dark Gray Torch Down or Bituminous equivalent  
All roofing to have 2 layers #15 felt underlayment where applicable  
Roof to Wall flashing required where applicable  
Metal in all valleys where applicable



REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION
1	9/6/2017	VIA	REDLINE COMMENTS

**CORSO RESIDENCE**  
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LOS ALTOS, CA 94024

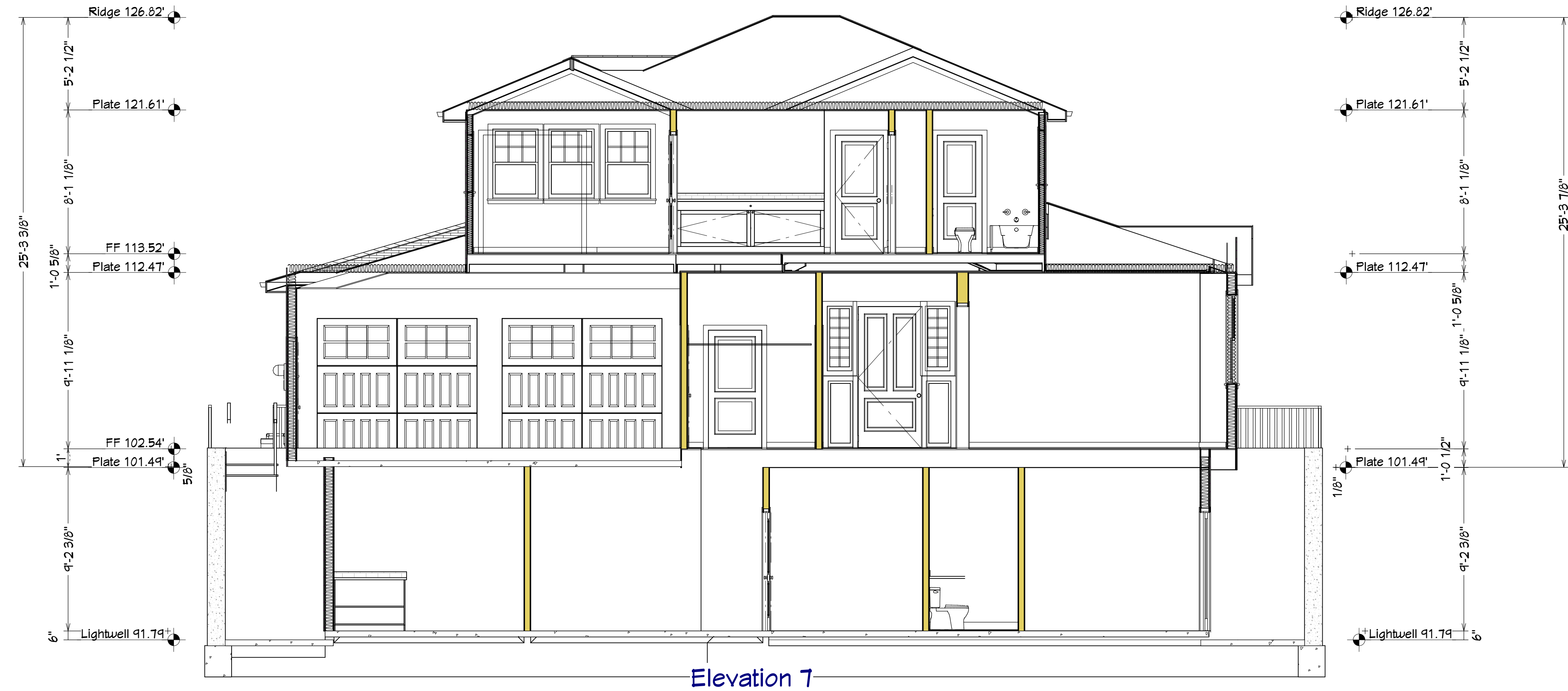
Roof Plan

DRAWINGS PROVIDED BY: LIC #T11805  
**Via Builders, Inc.**  
4600 El Camino Real, Suite 209  
Los Altos, CA 94022-1328

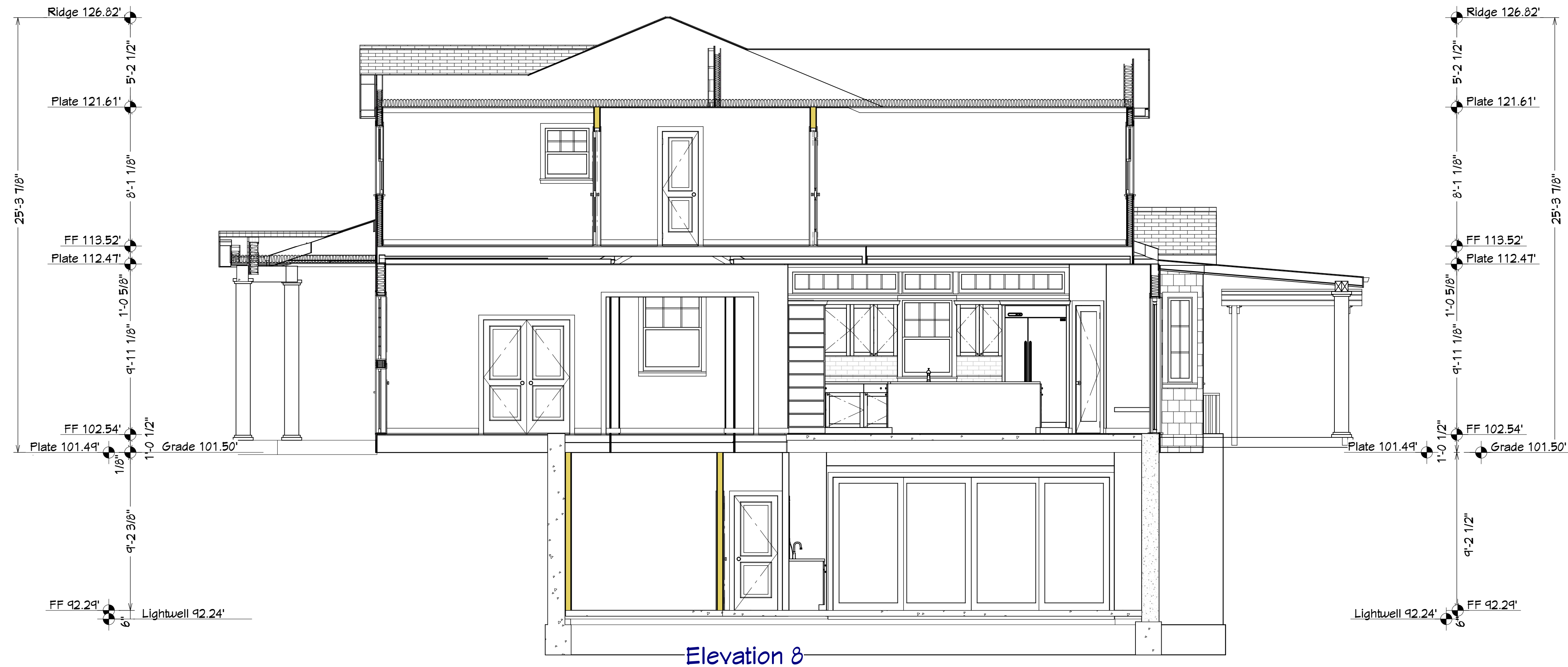
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Elevation 7



Elevation 8



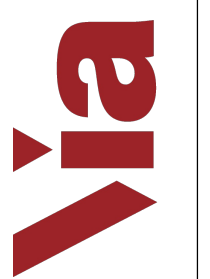
NUMBER	DATE	REVISION	DESCRIPTION
1	9/6/2017	VIA	REDLINE COMMENTS

**CORSO RESIDENCE**  
656 Benvenue Ave  
LOS ALTOS, CA 94024

Cross Sections

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Los Altos, CA 94022-1328



DATE:

10/10/2017

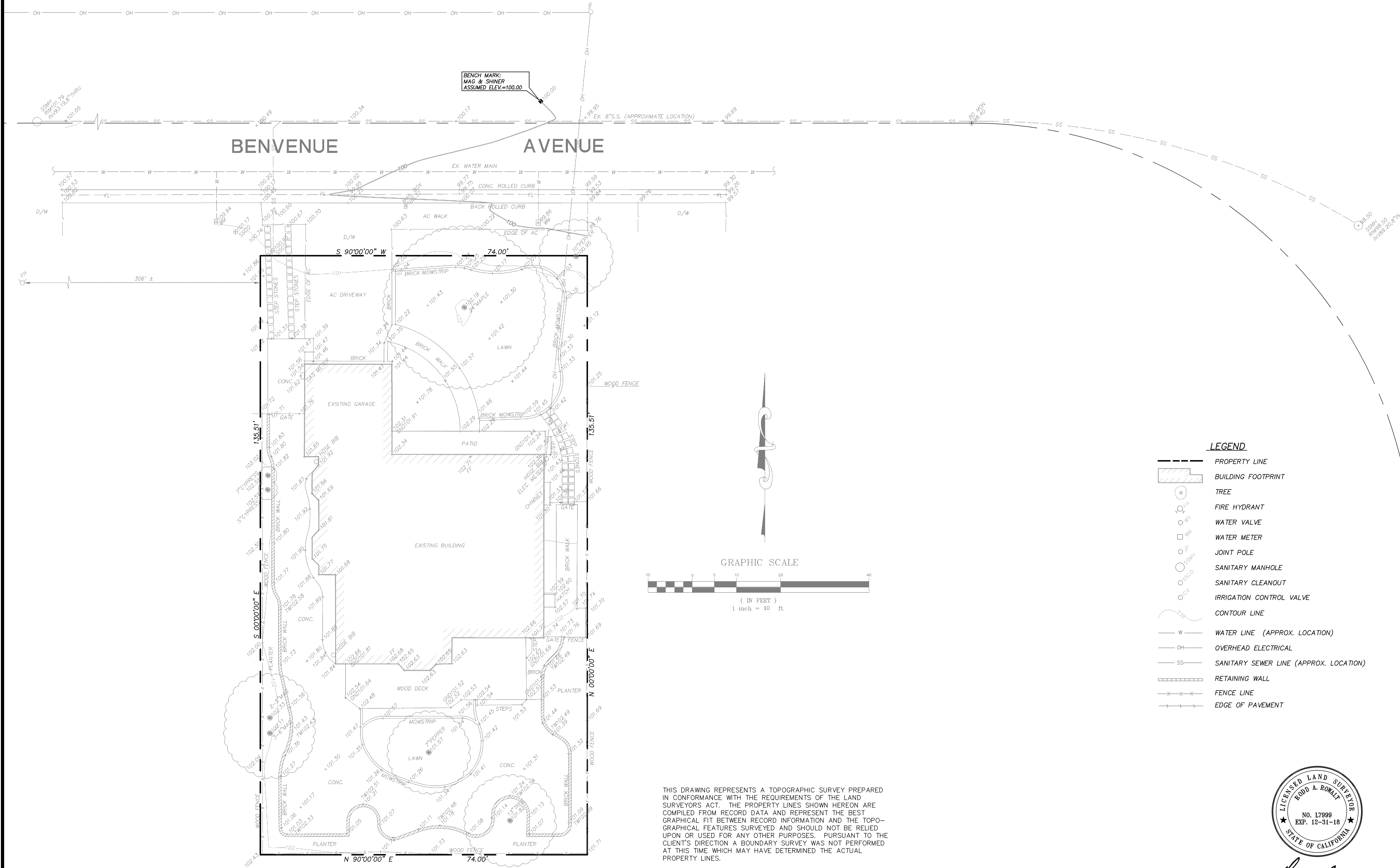
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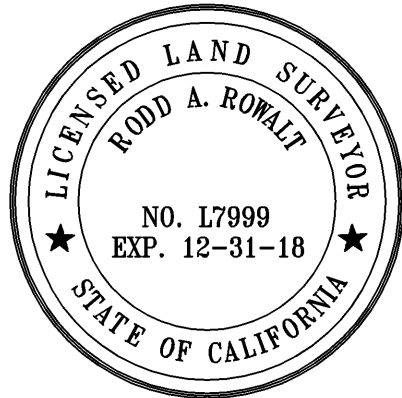
A-10



THESE IMPROVEMENT PLANS HAVE BEEN PREPARED WITH THE INTENT THAT THE FIRM OF GIULIANI & KULL, INC. WILL BE PERFORMING THE CONSTRUCTION STAKING FOR THE COMPLETED PROJECT. IF, HOWEVER ANOTHER ENGINEERING AND/OR SURVEYING FIRM SHOULD BE EMPLOYED TO USED THESE PLANS FOR THE PURPOSE OF CONSTRUCTION STAKING, NOTICE IS HEREBY GIVEN THAT THE FIRM OF GIULIANI & KULL, INC. WILL NOT ASSUME ANY RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED OR MITIGATED IF GIULIANI & KULL, INC. HAD PERFORMED THE STAKING WORK.



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.



*Rod A. Romalt*

REVISIONS		NO.	DATE	SCALE	1"=10'
BY	DATE				
DR					
BY					
E. T.					
DESIGNED BY					
M.H.					
CHECKED BY					
M.H.					

**CK** **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

656 BENVENUE AVENUE

LOS ALTOS, CALIFORNIA

TOPOGRAPHIC

SUEVEY

SHEET

C-2

OF

4

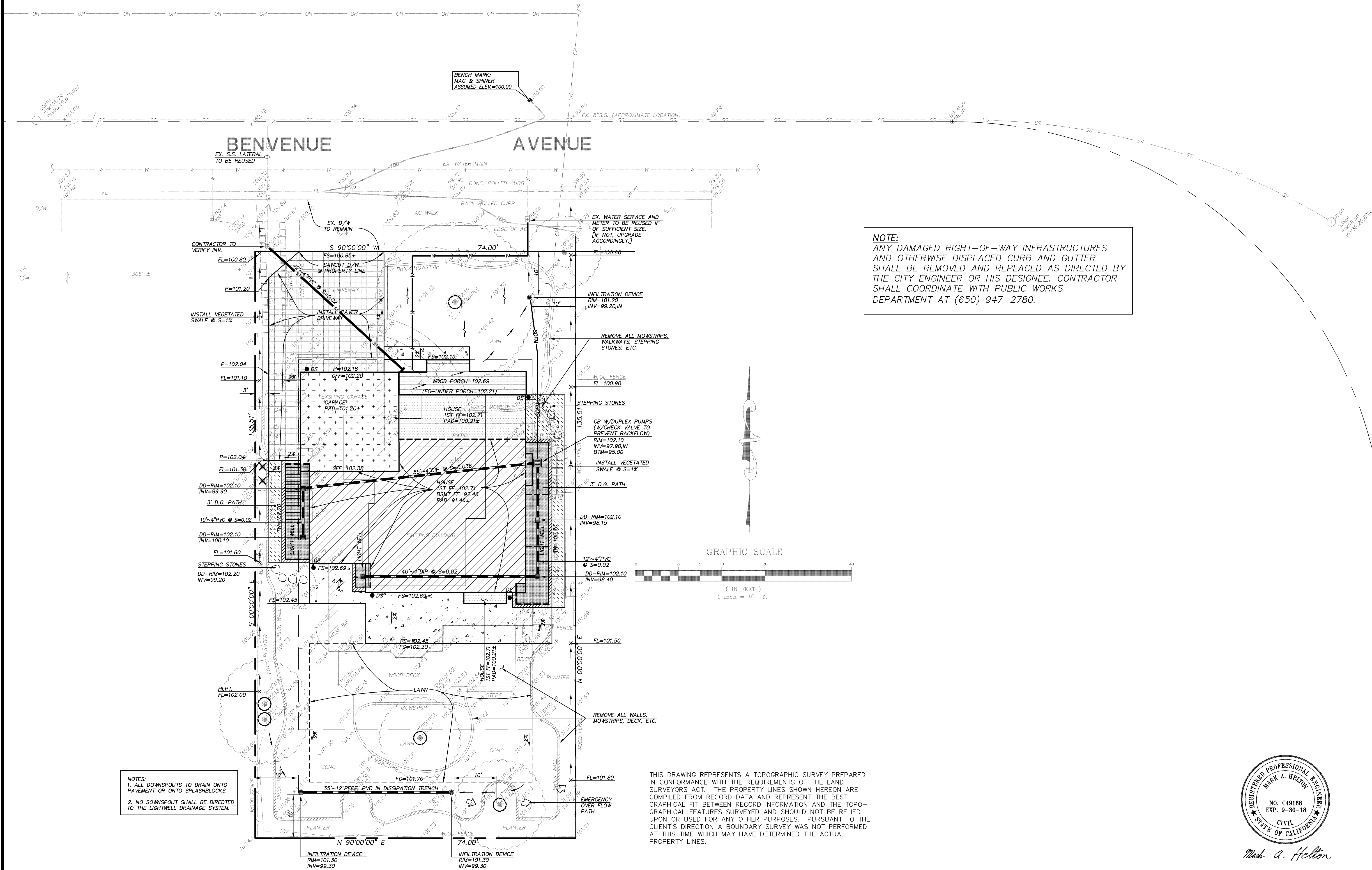
DATE

9/7/17

JOB NO.

17142

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED WITH THE INTENT THAT THE FIRM OF GIULIANI & KULL, INC. WILL BE PERFORMING THE CONSTRUCTION STAKING FOR THE COMPLETED PROJECT. IF, HOWEVER ANOTHER ENGINEERING AND/OR SURVEYING FIRM SHOULD BE EMPLOYED TO USED THESE PLANS FOR THE PURPOSE OF CONSTRUCTION STAKING, NOTICE IS HEREBY GIVEN THAT THE FIRM OF GIULIANI & KULL, INC. WILL NOT ASSUME ANY RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED OR MITIGATED IF GIULIANI & KULL, INC. HAD PERFORMED THE STAKING WORK.



Mark A. Helton

REVISIONS		NO.	DATE	SCALE	1"=10'
DRAWN BY					
E. T.					
DESIGNED BY					
M.H.					
CHECKED BY					
M.H.					

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**656 BENVENUE AVENUE**

**LOS ALTOS, CALIFORNIA**

**GRADING AND DRAINAGE PLAN**

**C-3**

SHEET

**C-3**

OF

**4**

DATE

**9/7/17**

JOB NO.

**17142**

**10000 F STREET**

**BENVENUE AVENUE**

**CONCRETE WASHOUT AREA**

**STOCKPILE AREA**  
(COVER WITH 8MIL POLY DURING RAINY SEASON.)

**IF EX. A.C. DRIVEWAY IS REMOVED DURING WET WEATHER, INSTALL STABILIZED CONSTRUCTION ENTRANCE**

**INSTALL FIBER ROLLS ALONG PROPERTY LINES (TYP)**

**EROSION CONTROL**

- INLET W/INLET
- INSTALL FIBER ROLL LIMITS OF GRADE
- STABILIZED CONSTRUCTION ENTRANCE

**GRAPHIC SCALE**  
(IN FEET)  
1 inch = 10 ft.

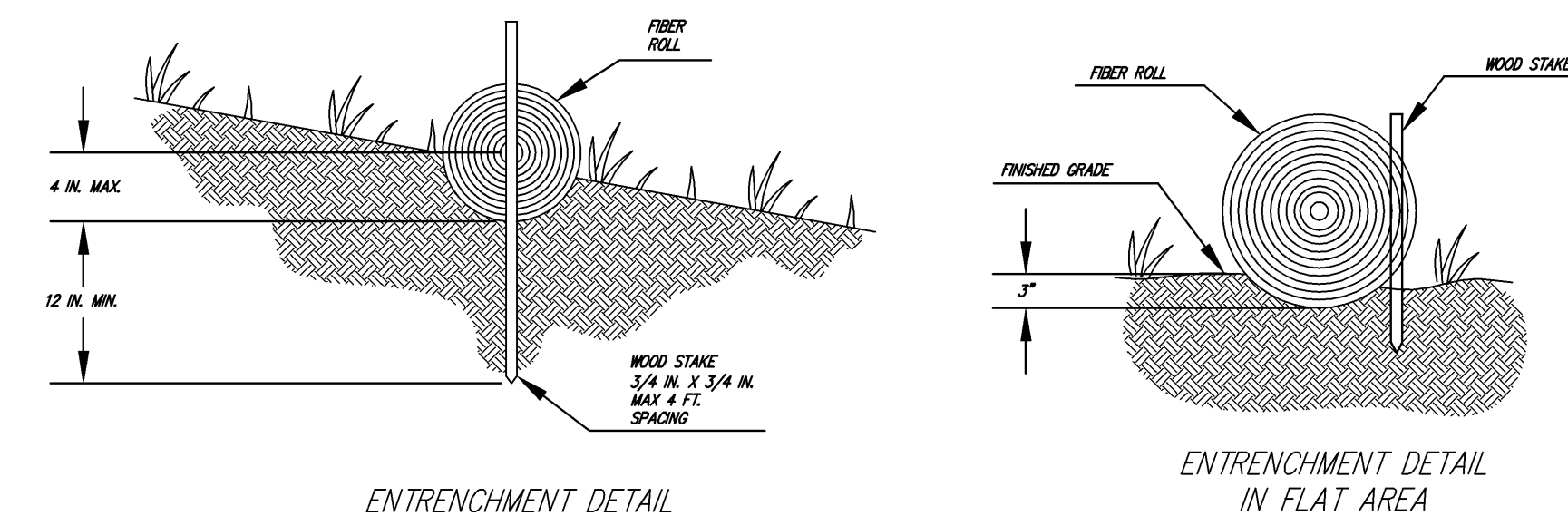
**LEGEND**

- INLET W/INLET
- INSTALL FIBER ROLL LIMITS OF GRADE
- STABILIZED CONSTRUCTION ENTRANCE



The left diagram is a cross-section of a curb inlet. It shows runoff water with sediment entering from the left. The water flows over a curb and into the inlet. Inside the inlet, there is a filter fabric and a layer of 3/4 inch drain rock. The water then flows over the rock and into the overflow area. The right diagram is a perspective view of the curb inlet structure. It shows a rectangular structure made of standard concrete blocks (8 inches by 12 inches). The sides of the structure are lined with filter fabric. The top of the structure is open, allowing water to enter. The structure is shown sitting on a bed of 3/4 inch drain rock.

N.T.S.



N.T.S.

- CK** **Giuliani & Kull, Inc.**  
Engineers • Planners • Surveyors

**6556 BENVENUE AVENUE**

**LOS ALTOS, CALIFORNIA**

# EROSION CONTROL PLAN

SHE

**C-4**

OF 4

DATE 9/7/17

JOB NO.  
17142

REGISTERED PROFESSIONAL ENGINEER  
MARK A. HELTON  
NO. C49168  
EXP. 9-30-18  
CIVIL  
STATE OF CALIFORNIA

Mark A. Helton



FRONT TREES #1,2,3 OLEA EUROPAEA 'WILSONII' (WILSON'S FRUITLESS OLIVE)  
MATURE SIZE 25' DIA. X 25' HT.  
MODERATE GROWTH RATE



BACK TREE #9 CITRUS 'IMPROVED MEYER' (IMPROVED MEYER LEMON)  
MATURE SIZE 25' DIA. X 12' HT.  
MODERATE GROWTH RATE



BACK TREES #4,5,6,7,8 FRUIT TREE TO BE SELECTED  
MATURE SIZE VARIES 18' DIA. X 18' HT.  
MODERATE GROWTH RATE



SIDE SCREENING SHRUBS HETEROMELES ARBUTIFOLIA (TOYON)  
MATURE SIZE VARIES 8' - 20' DIA. X 10' - 25' HEIGHT  
MODERATE - FAST GROWTH RATE (CA NATIVE)

## 5.0 Tree Protection Measures (see also Arborist report)

### 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 all site trees could be retained/preserved, with the exception of #3, #4, and #5 nearly within the footprint of construction work. This set of Tree Preservation Guidelines can serve here as a project-specific Tree Preservation Plan (TPP) 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 for trees not already across a fence. 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 Restrictions / Cautions / 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.
- 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/after 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.

## PROPOSED TREES:

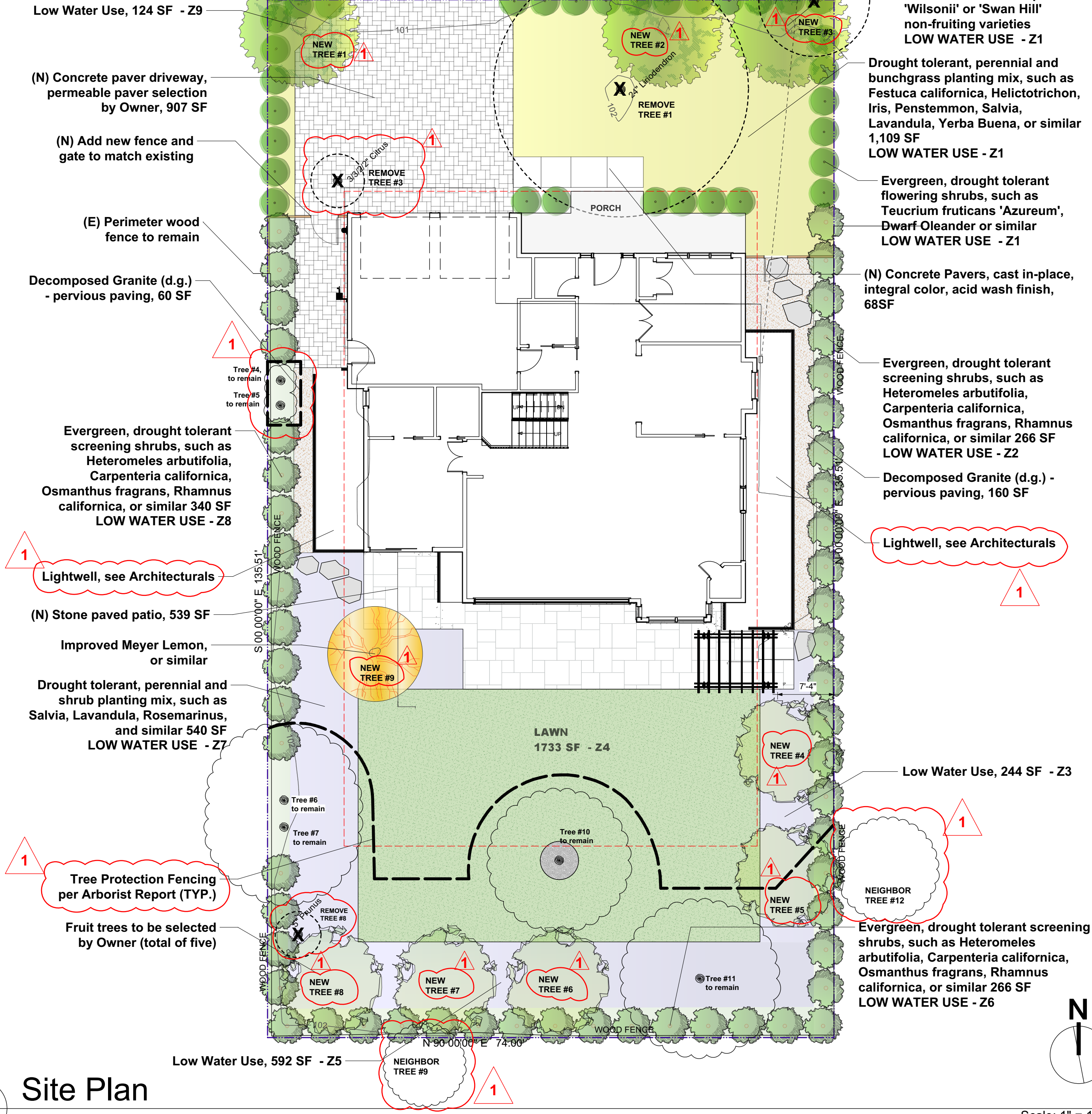
KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	GROWTH RATE	MATURE SIZE (DIAM X HEIGHT)
1	OLEA EUROPAEA 'WILSONII'	WILSONS FRUITLESS OLIVE	24" BOX	M	25' X 25'
2	OLEA EUROPAEA 'WILSONII'	WILSONS FRUITLESS OLIVE	24" BOX	M	25' X 25'
3	OLEA EUROPAEA 'WILSONII'	WILSONS FRUITLESS OLIVE	24" BOX	M	25' X 25'
4	FRUIT TREE	TO BE SELECTED BY OWNER	15 GAL/B&B	VARIES (M)	VARIES - TYP. 15'-18' X 15' - 20'
5	FRUIT TREE	TO BE SELECTED BY OWNER	15 GAL/B&B	VARIES (M)	VARIES - TYP. 15'-18' X 15' - 20'
6	FRUIT TREE	TO BE SELECTED BY OWNER	15 GAL/B&B	VARIES (M)	VARIES - TYP. 15'-18' X 15' - 20'
7	FRUIT TREE	TO BE SELECTED BY OWNER	15 GAL/B&B	VARIES (M)	VARIES - TYP. 15'-18' X 15' - 20'
8	FRUIT TREE	TO BE SELECTED BY OWNER	15 GAL/B&B	VARIES (M)	VARIES - TYP. 15'-18' X 15' - 20'
9	CITRUS 'IMPROVED MEYER'	IMPROVED MEYER LEMON	15 GAL	M (STANDARD)	15' X 12' (15')

## EXISTING TREES (SEE ALSO ARBORIST REPORT):

#	Name	species*	Diam.	Vigor	Form	Con- dition	Keep- able	Remove* Retain*	Brief Comments
1	Mayten	boaria	10.4"	35%	35%	Poor	Mod.	X	Over-mature specimen with root flare defect.
2	Tulip tree	tulipifera	26.4"	68%	70%	Fair	Mod.	X	Mature shade tree in middle of front lawn.
3	Grapefruit	paradisi	8.8"	65%	15%	V Fr	Low	X	Missshapen citrus 6" to driveway, 9' to garage.
4	Cypress, Italian	sempervirens	8.2"	50%	60%	Fair	Low	X	Lanky cypress by proposed light well.
5	Cypress, Italian	sempervirens	7.2"	55%	60%	Fair	Low	X	Lanky cypress by proposed light well.
6	Avocado	americana	10.5"	30%	30%	Poor	Low	X	Poor condition along side fence.
7	Avocado	americana	15.0"	35%	30%	Poor	Low	X	Poor condition along side fence.
8	Apricot	armeniaca	5.8"	70%	55%	Fair	Low	X	Fair condition along side fence.
9	Tallow, Chinese	sebiferum	~8"	55%	55%	Fair	High		Neighbor's tree across back fence.
10	Pistache	chinensis	7.6"	60%	60%	Fair	Mod.	X	In backyard oval turf patch 9' to patio slab.
11	Walnut, English	regia	12.8"	60%	60%	Fair	Mod.	X	In planter area 7' to back fence.
12	Pear	communis	~16"	50%	50%	Fair	High		Neighbor's tree across side fence.

SSHH  
FAM 10/19  
IN 93.18 87.18RU

## BENVENUE AVE



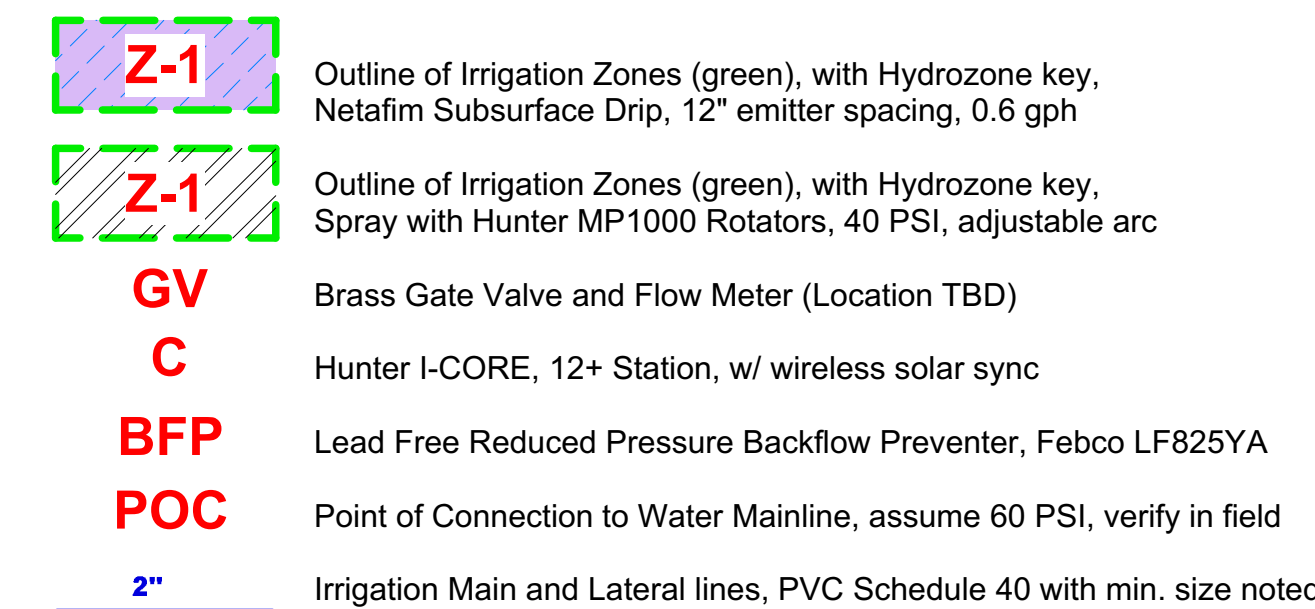


MAWU and ETWU		
Max Allowable Water Use (MAWA)	96,851	gallons/yr
Estimated Total Water Use (ETWU)	90,847	gallons/yr
Average Irrigation Efficiency	0.71	gallons/yr
Project Meets Water Efficient Requirements	Yes	
Project Meets Irrigation Efficiency Requirements	Yes	

**CITY STAFF REVIEW**

☐ YES, ETWU < MAWA  
☐ NO, ETWU > MAWA  
 Initials \_\_\_\_\_

Dirk Moyer



 (E) Tree to remain  
 (E) Tree to be removed  
 Proposed Tree or Shrub  
 Proposed Planting Areas



L2

1. FOR TREE PROTECTION, SEE SEPARATE TREE PROTECTION PLAN.
2. CONTRACTOR SHALL MAINTAIN TREE PROTECTION AND COMPLY WITH ALL CITY REQUIREMENTS FOR TREE PROTECTION.
3. ANY WORK WITHIN DRIPLINE OF EXISTING TREE CANOPIES REQUIRES REVIEW AND APPROVAL BY THE PROJECT ARBORIST.