DATE: October 4, 2017

AGENDA ITEM # 4

TO: Design Review Commission

FROM: Zachary Dahl, Planning Services Manger – Current Planning

SUBJECT: 17-SC-25 – 167 Garland Way

RECOMMENDATION:

Approve design review application 17-SC-25 subject to the listed findings and conditions

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PROJECT DESCRIPTION

This is a design review application for a new one-story house that exceeds 20 feet in height. The project includes a 4,757 square-foot one-story house with a maximum height of 22 feet. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	20,900 square feet
MATERIALS:	composition shingle and standing seam metal roof, horizontal wood and board and batten siding, wood windows, carriage style garage door, wood trim and columns, and natural stone veneer

	Existing	**Proposed**	**Allowed/Required**
COVERAGE:	1,695 square feet	6,152 square feet	6,270 square feet
FLOOR AREA:	1,695 square feet	4,757 square feet	4,840 square feet
SETBACKS:			
Front	39 feet	38 feet	25 feet
Rear	111 feet	56.8 feet	25 feet
Left side	23 feet	14.5 feet	10 feet
Right side	15 feet	10 feet	10 feet
HEIGHT:	18 feet	22 feet	27 feet

BACKGROUND

Neighborhood Character

The subject property is located in a Diverse Character Neighborhood, as defined in the City's Residential Design Guidelines. The property is located on Garland Way, a dead-end street, off of Mt Hamilton Avenue. The neighborhood consists of primarily one-story houses that are larger in size with varied front yard setbacks and a variety of architectural styles and exterior materials. Garland Way does not have a district street tree pattern, however there is ample mature landscaping with large trees that screens many of the houses from street view. The Neighborhood Compatibility Worksheet is included in Attachment A and photos of the site and surrounding neighborhood are included in Attachment C.

DISCUSSION

Design Review

The new one-story house uses a more traditional design that incorporates a mixture of contemporary and rustic materials and elements. The front elevation includes a covered front porch with three dormers and a faux balcony over the front door. Two gable elements with an 8:12 roof pitch flank the front porch on either side. The larger side-to-side gable has a 6:12 roof pitch with a ridge height of 22 feet. All other elements of the house are below 20 feet in height. Due to the large size of the lot and front yard setbacks that range from 38 to 56 feet, the portion of the house that exceeds 20 feet will be minimally perceptible. Overall, the size and scale of the new house is appropriate for the neighborhood and minimizes the perception of excessive bulk and mass.

The project design includes exterior materials, such as Certainteed asphalt roof shingles, standing seam metal roofing elements, horizontal wood siding, wood trim and columns and a natural stone veneer chimney element, that are high quality and integral to the proposed design. The project's material board is included as Attachment E. Overall, the architectural design has individual integrity and is compatibility with the character of adjacent buildings.

Privacy

The project is a one-story house with a finish floor height that ranges from 12 to 18 inches above grade and wall plate heights of 10 feet along both side property lines. The right side elevation is 78 feet in length with a setback of 10 feet and includes six bedroom, bathroom and laundry room windows. The left side elevation is 84 feet in length with articulated walls that range from 14.5 to 18 feet from the side property line. There are three smaller and medium sized bedroom and bathroom windows on this elevation. A new six-foot tall fence with open lattice above and evergreen screening hedges are proposed along both side property lines. Since the house is one-story and includes new fencing and evergreen screening, the project does not create any unreasonable privacy impacts.

Landscaping

There are 13 existing trees of varying sizes and species on the project site and two larger oak trees directly adjacent to the site on 187 Garland Way. Based on the arborist report (Attachment D), all of the existing trees on the site are in poor condition or conflict with the footprint of the new house and are proposed for removal. For the two oak trees that are directly adjacent to the project, the arborist outlines a set of protection measures that should be adhered to during construction. A condition of approval has been added to ensure the tree protection measures are followed (Condition 8).

To replace the trees that will be removed, the project is proposing three new Elm trees along the Garland Way frontage, five trees in the front and rear yard areas and new Prunus Caroliniana evergreen hedges along both side property lines. The project's landscape plan is included on sheet L-1.0. Since the project includes a new house and more than 500 square feet of new landscape area, it is subject to the City's Water Efficient Landscape Ordinance. Overall, with the new trees and front yard landscaping and hardscape, the project meets the City's landscaping regulations and street tree guidelines.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of a single-family dwelling in a residential zone.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Garland Way and North San Antonio Road.

Cc: Owen Signature Homes, Applicant and Architect
Srinivas Tallapragada and Sreevalli Doddasomayajula, Property Owners

Attachments:

A. Application and Neighborhood Compatibility Worksheet
B. Area, Vicinity and Notification Maps
C. Site and Vicinity Photos
D. Arborist Report
E. Material Board

FINDINGS

17-SC-25 – 167 Garland Way

With regard to the new one-story house with a maximum height of 22 feet, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

a. The proposed new house complies with all provision of this chapter;

b. The height, elevations, and placement on the site of the new house, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;

c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;

d. The orientation of the proposed new house in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;

e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and

f. The proposed new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

17-SC-25 – 167 Garland Way

GENERAL

1. **Approved Plans**
   This approval is based on the plans received on September 18, 2017 and the written application materials provided by the applicant, except as may be modified by these conditions.

2. **Encroachment Permit**
   Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.

3. **New Fireplaces**
   Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

4. **Fire Sprinklers**
   Fire sprinklers shall be required pursuant to Section 12.10 of the Municipal Code.

5. **Underground Utilities**
   Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.

6. **Landscaping**
   The project is subject to the City's Water Efficient Landscape Regulations pursuant to Chapter 12.36 of the Municipal Code.

7. **Indemnity and Hold Harmless**
   The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

8. **Tree Protection**
   a. Tree protection fencing shall be installed around the portions of the tree 10 and 15 driplines, located on 187 Garland Way, that overhang the project site. The tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

   b. All tree protection measures for trees 10 and 15, as outlined in the arborist report prepared by Richard Smith, shall be followed until all building construction has been completed.

PRIOR TO BUILDING PERMIT SUBMITTAL

9. **Conditions of Approval**
   Incorporate the conditions of approval into the title page of the plans.

10. **Tree Protection Note**

On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

11. **Water Efficient Landscape Plan**
    Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations.

12. **Green Building Standards**
    Provide verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

13. **Underground Utility Location**
    Show the location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

14. **Air Conditioner Sound Rating**
    Show the location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit.

15. **Storm Water Management**
    Show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

PRIOR TO FINAL INSPECTION

16. **Landscaping**
    All landscaping and trees shall be maintained and/or installed as shown on the approved plans and as required by the Planning Division.

17. **Green Building Verification**
    Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).

18. **Water Efficient Landscaping Verification**
    Provide a landscape Certificate of Completion verifying that the landscaping and irrigation were installed per the approved landscape documentation package.

ATTACHMENT A

CITY OF LOS ALTOS

GENERAL APPLICATION

Type of Review Requested: *(Check all boxes that apply)* Permit # 1107823

✓	One-Story Design Review		Commercial/Multi-Family		Environmental Review
	Two-Story Design Review		Sign Permit		Rezoning
	Variance		Use Permit		R1-S Overlay
	Lot Line Adjustment		Tenant Improvement		General Plan/Code Amendment
	Tentative Map/Division of Land		Sidewalk Display Permit		Appeal
	Historical Review		Preliminary Project Review		Other:

Project Address/Location: 167 Garland Way Los Altos CA 94022

Project Proposal/Use: Single Family Home Current Use of Property: Single Family Home

Assessor Parcel Number(s): 167-~~030~~ 208-021 Site Area: 29,900 SQ FT.

New Sq. Ft.: 4,757 ± Altered/Rebuilt Sq. Ft.: _____ Existing Sq. Ft. to Remain: _____

Total Existing Sq. Ft.: _____ Total Proposed Sq. Ft. (including basement): _____

Applicant's Name: Owen Signature Homes

Telephone No.: (650) 948-9420 Email Address: Shawn@owenhomes.com

Mailing Address: 445 S San Antonio Rd #201

City/State/Zip Code: Los Altos, CA 94022

Property Owner's Name: Srinivas Tallapragada and Sreevalli Doddasomayajula

Telephone No.: (650) 455-0974 Email Address: stallapr@gmail.com

Mailing Address: 2471 Ramona St

City/State/Zip Code: Palo Alto CA 94301

Architect/Designer's Name: Owen Signature Homes

Telephone No.: _____ Email Address: _____

Mailing Address: (see above)

City/State/Zip Code: _____

* * * If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finaled prior to obtaining your building permit. Please contact the Building Division for a demolition package. * * *

(continued on back)

City of Los Altos
Planning Division
(650) 947-2750
Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 167 Garland Way
Scope of Project: Addition or Remodel ☐ **or New Home** ✓
Age of existing home if this project is to be an addition or remodel? _____
Is the existing house listed on the City's Historic Resources Inventory? No

* See "What constitutes your neighborhood" on page 2.

Address: 167 Garland Way
Date: 7/20/2017

What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

Streetscape

1. Typical neighborhood lot size*:

Lot area: 20,900 square feet
Lot dimensions: Length 190' feet
Width 110' feet
If your lot is significantly different than those in your neighborhood, then note its: area_____, length_____, and width_____.

2. Setback of homes to front property line: *(Pgs. 8-11 Design Guidelines)*

Existing front setback if home is a remodel? No
What % of the front facing walls of the neighborhood homes are at the front setback 0 %
Existing front setback for house on left 34 ft./on right 40 ft.
Do the front setbacks of adjacent houses line up? No

3. Garage Location Pattern: *(Pg. 19 Design Guidelines)*

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 7
Garage facing front recessed from front of house face 0
Garage in back yard 0
Garage facing the side 2
Number of 1-car garages 1; 2-car garages 8; 3-car garages 0

* See "What constitutes your neighborhood", (page 2).

Address: 167 Garland Way
Date: 7/20/2017

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 90%
Two-story 10%

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? Yes
Are there mostly hip ☐, gable style ☐, or other style ☑ roofs*?
Do the roof forms appear simple ☐ or complex ☑?
Do the houses share generally the same eave height Yes?

6. Exterior Materials: *(Pg. 22 Design Guidelines)*

What siding materials are frequently used in your neighborhood*?

__ wood shingle ✓ stucco ✓ board & batten ✓ clapboard
__ tile ✓ stone ✓ brick ✓ combination of one or more materials
(if so, describe) while most are stucco the employ strong material accents

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?
varies extremely
If no consistency then explain: 2 asphalt shingle, 2 shake, 2 barrel and rolled barrel, 1 slate, 1 flat concrete tile, and 1 shingle

7. Architectural Style: *(Appendix C, Design Guidelines)*

Does your neighborhood* have a consistent identifiable architectural style?
☐ YES ☒ NO

Type? ☐ Ranch ☐ Shingle ☐ Tudor ☐ Mediterranean/Spanish
☐ Contemporary ☐ Colonial ☐ Bungalow ☒ Other

* See "What constitutes your neighborhood", (page 2).

Address: 167 Garland Way
Date: 7/20/2017

8. Lot Slope: *(Pg. 25 Design Guidelines)*

Does your property have a noticeable slope? No

What is the direction of your slope? (relative to the street)
Slopes slightly from the ride side to the left , less than 12"

Is your slope higher ☐ lower ☐ same ☑ in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?
With the acception of some large street treesthere are no consistant features. The older homes lanscaping has not bee maintained while the newer structures have large hardscaped areas with flanking shrubs. There are no sidewalks or curbs and very little lawn areas

How visible are your house and other houses from the street or back neighbor's property?
Again, this varies. The older homes are barren and and visible to the street while the newer homes engage heavy tree screening, not only on the sides, but from the front as well.

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?
There are two very large street trees we are looking to protect and maintain.
the right of way presently is dirt as are a number of the older structures.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 22
Is there a parking area on the street or in the shoulder area? Yes
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? While there is a shoulder area they vary in material, dirt, gravel and asphalt patch.

Address: 167 Garland Way
Date: 7/20/2017

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

There doesn't appear to anything cohesive about the neighborhood. The home that appear to be of the late forties to early fifties are ranch style homes. The newer homes very in style from Tuscan to Mediterranean and California formal stucco.....blended in with the older home

General Study

A. Have major visible streetscape changes occurred in your neighborhood?
☐ YES ☒ NO

B. Do you think that most (~ 80%) of the homes were originally built at the same time? ☐ YES ☒ NO

C. Do the lots in your neighborhood appear to be the same size?
☒ YES ☐ NO

D. Do the lot widths appear to be consistent in the neighborhood?
☒ YES ☐ NO

E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)? ☒ YES ☐ NO

F. Do you have active CCR's in your neighborhood? *(p.36 Building Guide)*
☐ YES ☒ NO

G. Do the houses appear to be of similar size as viewed from the street?
☐ YES ☒ NO

H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
☒ YES ☐ NO

* See "What constitutes your neighborhood", (page 2).

Address: 167 Garland Way
Date: 7/20/2017

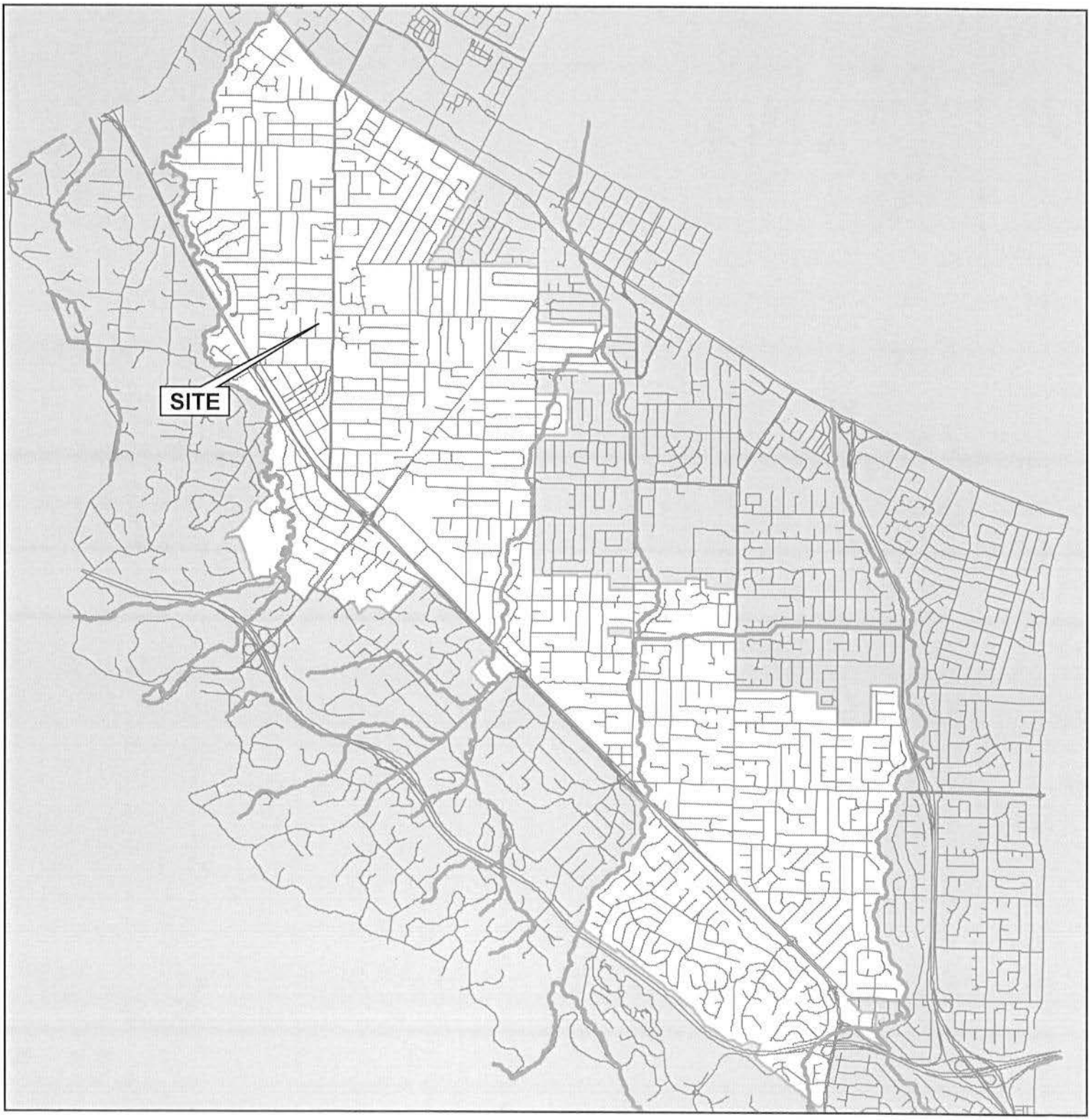
Summary Table

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
187 Garland Way	34'	50'	front	one story	23' +/-	brick,stone,stucc	complex
191 Garland Way	50'	45'	front	one story	18' +/-	brick, stucco	simple
149 Garland Way	40'	100'	front	one story	18' +/-	stucco	simple
131 Garland Way	35'	45'	front	one story	23' +/-	stucco	complex
198 Garland Way	35'	45'	front	one story	24' +/-	stone and stucco	complex
182 Garland Way	35'	25'	side	one story	24' +/-	stucco	complex
166 Garland Way	40'	45'	side	one story	24' +/-	stucco	complex
148 Garland Way	35'	50'	front	one story	22' +/-	stucco	simple
130 Garland Way	35'	50'	side	two story	26' +/-	lap/ b. and batt	complex
166 San Antonio Road	70'	30'	front	one story	22'	stuc'o,brick,wood	simple

ATTACHMENT B

AREA MAP



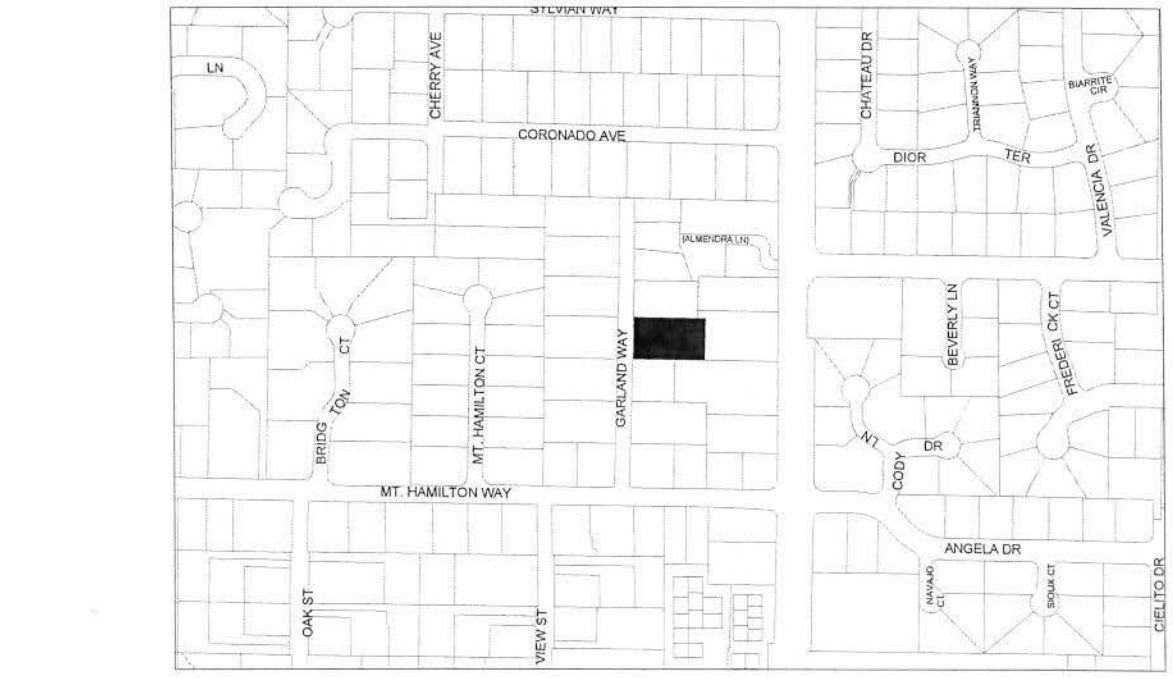
CITY OF LOS ALTOS

APPLICATION: 17-SC-25
APPLICANT: Owen Signature Homes/ S. Tallapragada and S. Doddasomayajula
SITE ADDRESS: 167 Garland Way

N

Not to Scale

VICINITY MAP



CITY OF LOS ALTOS

APPLICATION: 17-SC-25
APPLICANT: Owen Signature Homes/ S. Tallapragada and S. Doddasomayajula
SITE ADDRESS: 167 Garland Way

167 Garland Way Notification Map

SCALE 1 : 1,500

100 0 100 200 300

FEET

N

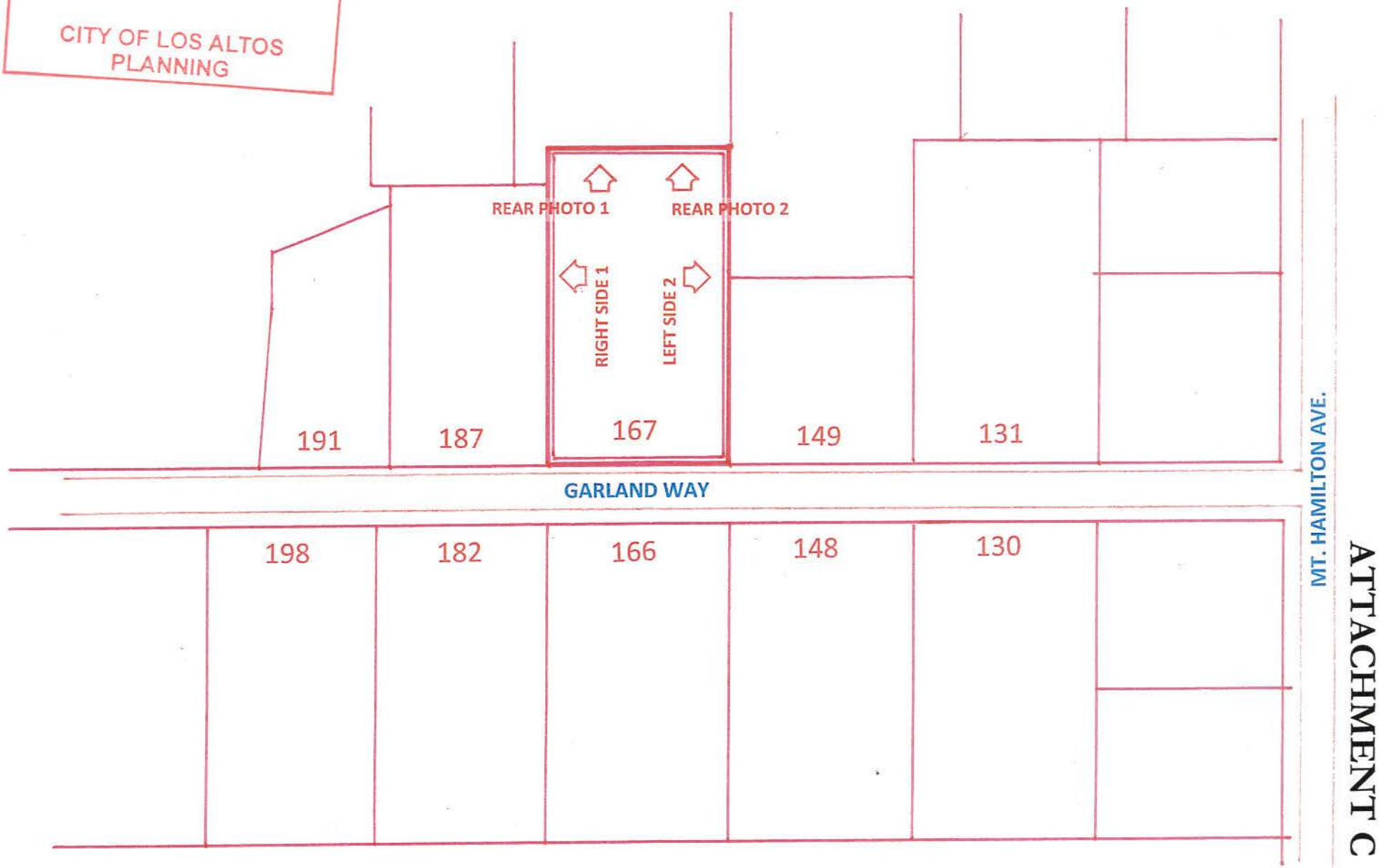


PHOTO REFERENCE SITE PLAN

ATTACHMENT C

131 Garland Way

149 Garland Way

167 Garland Way

187 Garland Way

191 Garland Way

198 Garland Way

182 Garland Way


166 Garland Way

148 Garland Way

130 Garland Way

REAR PHOTO 1

REAR PHOTO 2

RIGHT SIDE 1

LEFT SIDE 2

ATTACHMENT D

Arborist Report

Shawn Owen

167 Garland Way

Los Altos, CA 94022

Report Prepared By:

Richard Smith, Certified Arborist
I.S.A. Certified Arborist #WE-8745A

Contents

BACKGROUND

I, Richard Smith, Certified Arborist No. WE-8745A was called out to perform a tree inventory, GPS, assessment and give recommendations for tree protection during construction project.

ASSIGNMENT

- Inventory
- Assessment
- GPS
- Recommendation

LIMITS OF THE ASSIGNMENT

No aerial inspection, trenching or resistance drilling was performed.

No Biological tests were performed.

Only a visual inspection from the ground was performed.

PURPOSE AND USE OF THIS REPORT

The purpose of this report is to provide assessment and recommendations. Use of this report is solely for the client.

STRUCTURAL EVALUATION

When performing the structural evaluation, I focused on areas (Adapted from Smikey, Fraedrich and Hendrickson 2007):

- Canopy
- Main stem
- Root Collar
- Soil environment

The trees canopy were inspected for the following structural defects that may contribute to failure: dead branches, previous failures, topping or head cuts, broken branches, co dominant stems, and live crown ratio. I looked for symptoms of **decay** such as wounds, **cavities,** cracks, fungal conks, bleeding and loose bark on both the stem and root collar, which indicate structural defects.

INVENTORY AND OBSERVATION

Tree#	Tree Type	DBH	Height	Crown Spread	Health	Structure	WP#	Notes
1	*Ulmus americana*	35"	53'	35'	Poor	Poor	11	Remove
2	*Magnolia s soulangeana*	7.5"	12'	16'	Poor	Poor	21	Remove
3	*Ulmus americana*	35"	52'	29'	Poor	Poor	31	Remove
4	*Cinnamomum camphora*	27"	42'	19"	Poor	Poor	41	Remove
5	*Cinnamomum camphora*	32"	30'	20'	Poor	Poor	51	Remove
6	*P. brigantine*	14"	17'	18'	Poor	Poor	61	Remove
7	*Quercus agrifolia*	12"	18'	14'	Fair	Poor	71	Remove
8	*Diospyros kaki*	7"	18"	15'	Fair	Fair	81	Remove
9	*Quercus agrifolia*	37"	25'	30'	Fair	Poor	91	Remove
10	*Quercus agrifolia*	37"	25'	30'	Good	Good	101	Retain
11	*Quercus agrifolia*	6"	15'	7'	Poor	Poor	111	Remove
12	*Phoeniceae canariensis*	29"	34'		Good	Good	112	Remove
13	*Prunus americana*	4"	14'	8'	Fair	Poor	113	Remove
14	*Pistacia chinensis*	13"	20'	25'	Poor	Poor	114	Remove
15	*Quercus agrifolia*	24"	40'	40'	Good	Good	115	Retain

CONCLUSION

Tree #1 – Tree health poor due to 25% dieback in the canopy. Decaying limbs are prevalent throughout the canopy. Structure is very poor due to dead tops and large dead scaffold branches. Tree is not a candidate for preservation.

Tree#2 – Tree health and structure are poor. The root buttress is completely decayed and hollow. The decay has spread up the trunk of the tree to 6'. This tree is not a candidate for preservation.

Tree#3 – This tree is drastically declining as evidenced by the dying/dead upper canopy. This tree is not a candidate for preservation.

Tree#4 – Health and structure are poor due to 40% dead canopy. Tree is in decline and not suitable for preservation.

Tree#5 – This tree is dead and not suitable for preservation.

Tree#6 – Health and structure of this tree is poor due to mainstem is decayed and filled with termites. This tree is not suitable for preservation.

Tree#7 – This tree is a volunteer, it sprung up between two fences, the neighbors wooden fence and a cyclone fence. It has grown through the cyclone fence. Due to poor placement and structure this tree is not suitable for preservation.

Tree#8 – This tree is a fruit, not a heritage tree, no aesthetic value and in within the construction footprint. Recommendation is for removal.

Tree#9 – This tree is a multi-trunk and appears to be stump cut. Which has caused epicormic growth. Structure of the tree is poor due to epicormic growth. Recommendation is for removal.

Tree#10 – Neighbors tree north/east corner of the lot. Adhere to TPZ and CRZ recommendation below.

Tree#11 – Tree's overall condition is poor. This was a volunteer in the middle of a hedge that has been hedged back as a hedge. No aesthetic tree qualities. This tree is not suitable for preservation.

Tree#12 – This tree may not be suitable due to construction footprint.

Tree#13 – Overall condition is poor. Tree has no proper structure and has been maintained as a hedge. Tree is not suitable for preservation.

Tree#14 – This tree is situated 30" away from the property fence line. The canopies branches have been headed back by the neighbors to the fence line. This has created an unbalance canopy and is not aesthetic in any way. This tree has a history of the house located 10' south of the trunk of the tree. Tree is not suitable for retention.

Tree#15 – Neighbor tree, canopy extends 14' into this property. Adhere to TPZ and CRZ recommendations below.

RECOMMENDATIONS

All trees listed for retention shall have Tree Protection Fencing installed as indicated below and normal watering continued. Also, no root pruning shall be done within the Critical Root Zone without written permission from the project arborist. Project arborist shall do a monthly visit to ensure trees are not declining in health and are being watered.

TREE PROTECTION FENCING

1. Six-foot high chain link fencing mounted on eight-foot tall, 2-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart.
2. Posted with signs saying "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY ARBORIST
3. The City requires that tree protection fencing be installed before any equipment comes on site and inspected by the City Arborist before issuance of permits.
4. Tree protection fencing is required to remain in place throughout construction.
5. No equipment or materials shall be stored with the TPZ zone.

ROOT AND CANOPY PRUNING

Pruning Recommendation:
All pruning shall be supervised by a Certified Arborist.
Pruning of limbs that extend into the adjacent property shall be performed using the 1/3 rule "Any branch part cut shall be cut off back to the closest lateral limb from the same branch that is at least 1/3 or larger than the branch part being removed". Any branch removed shall use that 1/3 cut method to ensure that there is no tearing of the cambium tissue.
No root pruning shall occur within the critical root zone without prior written permission by the project Arborist.

Any root pruning shall be supervised by a Certified Arborist.
The site Arborist shall be called to inspect the root pruning prior to the trench being backfilled to inspect for proper pruning of the roots. "All root pruning shall be performed using clean pruning cuts, with no chopping or jagged cuts".

CRITICAL ROOT ZONE

CRZ is the area of soil around the trunk of the tree where roots are located that provide stability and uptake of water and nutrients required for tree survival. The CRZ is the minimum distance from the trunk that trenching or root cutting cannot occur. The CRZ is defined by the trunk diameter as a distance of **three times the DBH** in feet, and preferably five times. (Smiley, Fraedrich and Hendrickson, 2007)

GLOSSARY OF TERMS

Bleeding: Flow of sap from plant wounds, injuries, or pathogen invasion.

Cavities: Open or closed hollow within the tree stem, usually associated with decay.

Codominant stem: Forked branches nearly the same size in diameter, arising from a common junction and lacking a normal branch union.

Diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground in United States, Australia (arboriculture), New Zealand, and when using the *Guide for Plant Appraisal*, 9th edition; att 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

Fungal conks: Fruiting body or non fruiting body (sterile) of a fungus. Often associated with decay.

Included Bark: Included bark forms in the junctions of co-dominant stems where there is a narrow angle union – meaning the junction looks like a "V" rather that a "U". As the tree grows the narrow union will essentially fill with bark and create a growing area of structural weakness in the tree.

Mitigation: The processes of reducing risk.

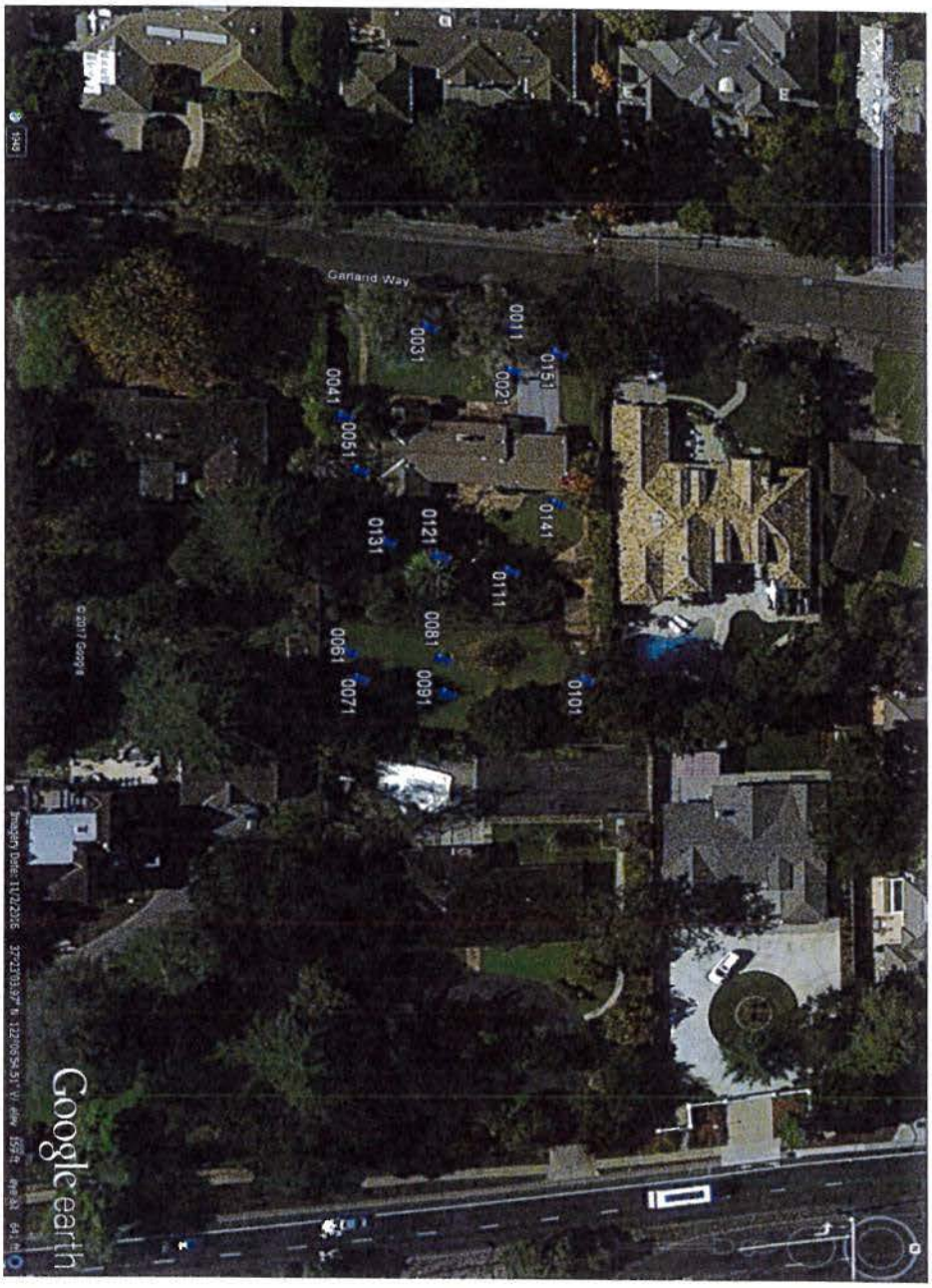
Phototropism : The growth response of plant parts to the stimulus of light, producing a bending towards the light source.

Topping: Inappropriate pruning technique to reduce tree size. Cutting back a tree to a predetermined crown limit, often at internodes.

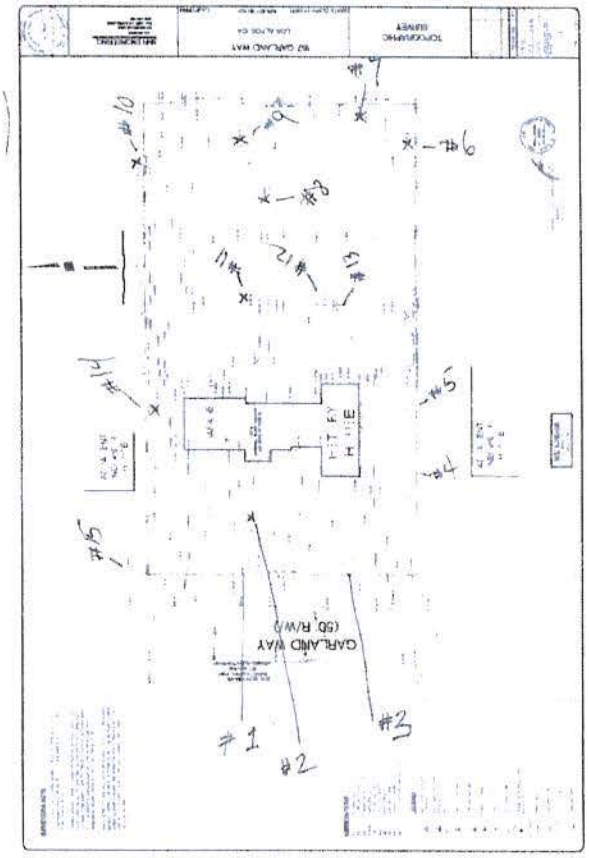
Wounds: A type of injury to the tree from mechanical or biological damage.

This Glossary of Terms was adapted from the *Glossary of Arboricultural Terms* (ISA, 2006).

GOOGLE EARTH MAP



CONSTRUCTION MAP



QUALIFICATIONS, ASSUMPTIONS, AND LIMITING CONDITIONS

Any legal description provided to the arborist is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the arborist cannot be responsible for the accuracy of information provided by others.

The arborist shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitrations, or trials by reason of this report unless subsequent contractual arraignments are made, including payment of an additional fee for such service.

This report and any appraisal value expressed herein represent the opinion of the arborist, and the arborist fee is not contingent upon the reporting of a specified appraised value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

CERTIFICATION OF PERFORMANCE

I, Richard Smith, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have states my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

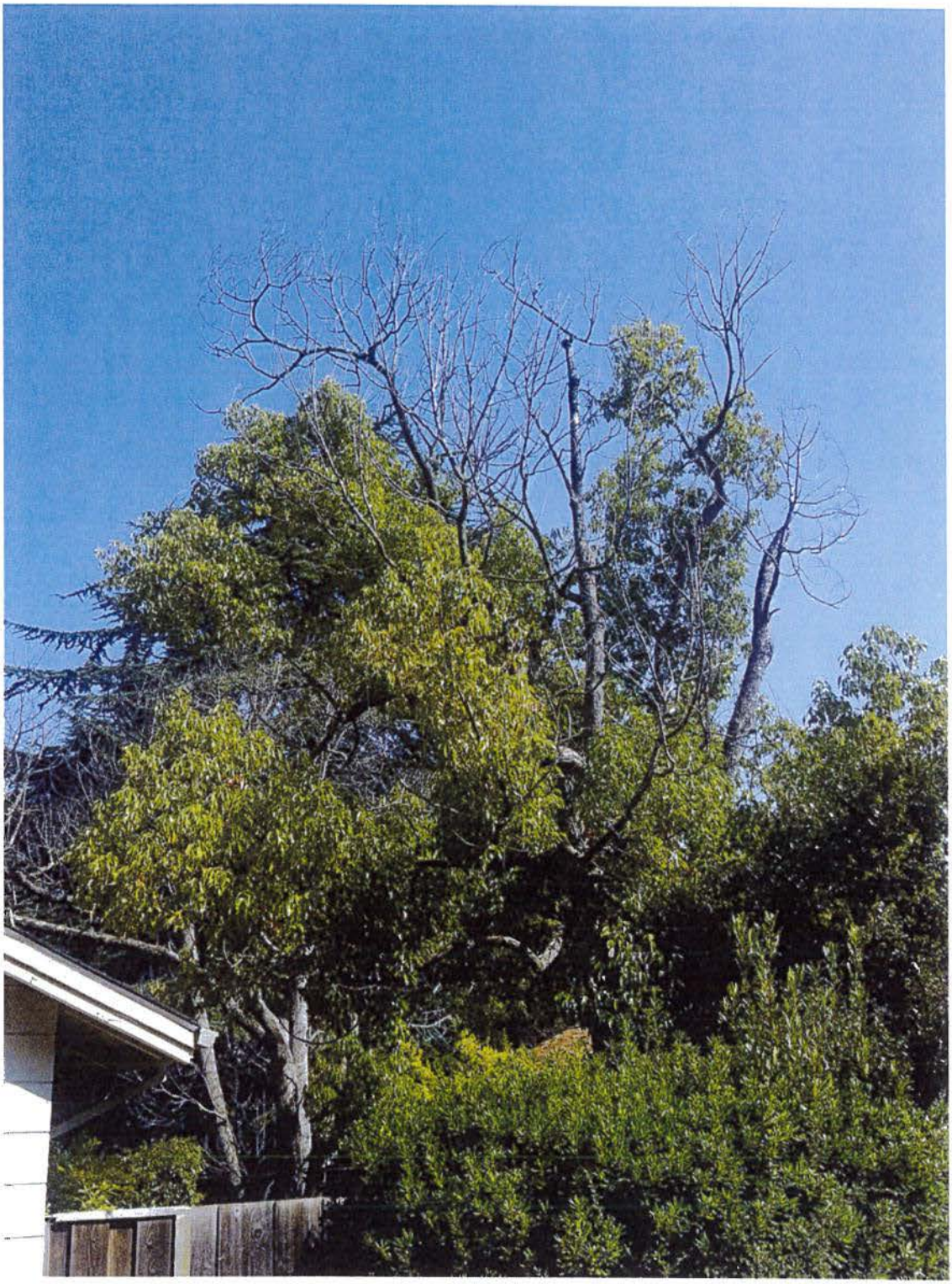
That no one provided significant professional assistance to the arborist, except as indicated in the report.

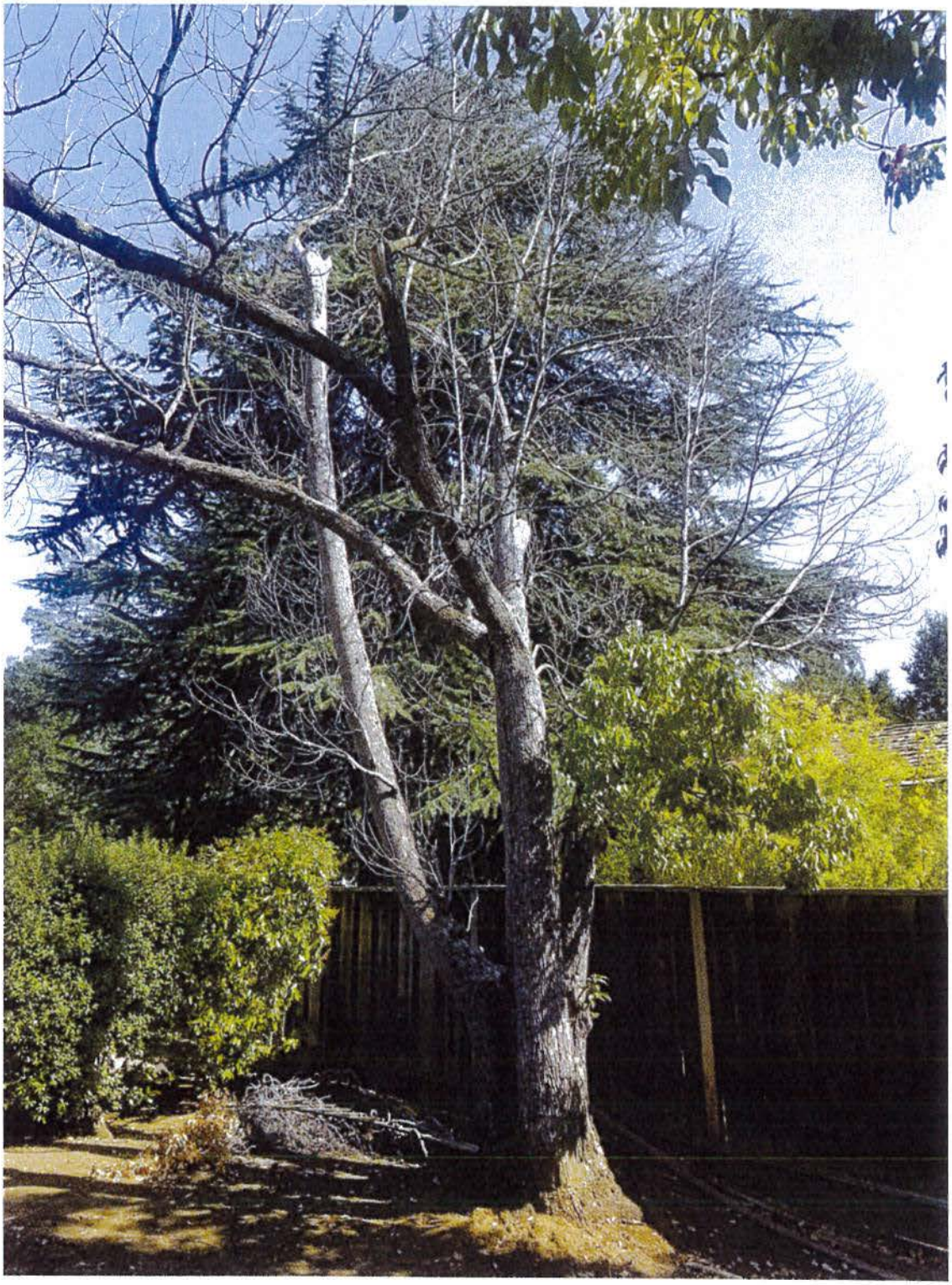
That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

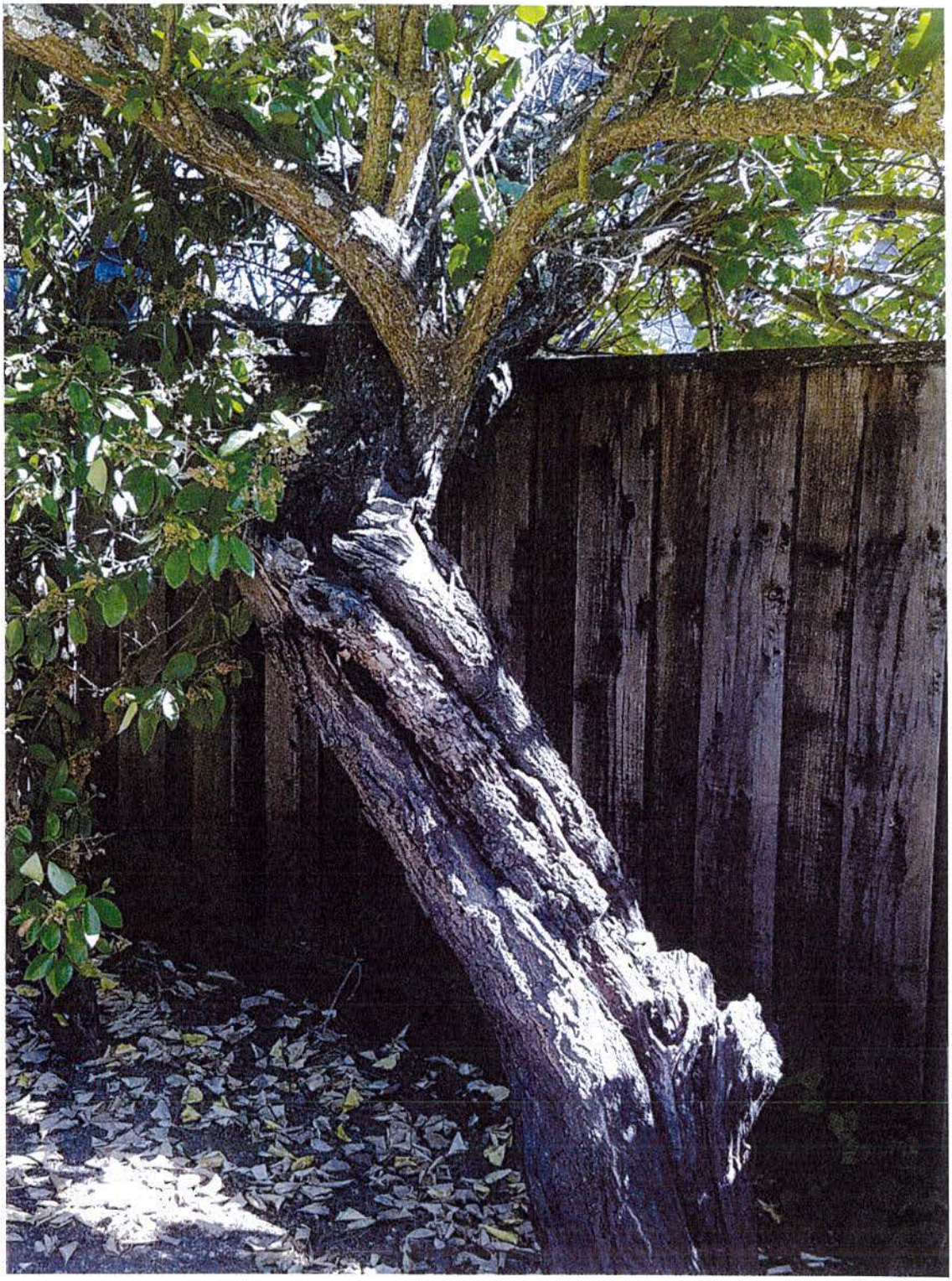
I further certify that I am an I.S.A. Certified Arborist in good standing with The International Society of Arboriculture. I have been involved with the practice of Arboriculture and the care and study of trees since 2004.

Richard Smith

I.S.A. Certified Arborist WE-8745A







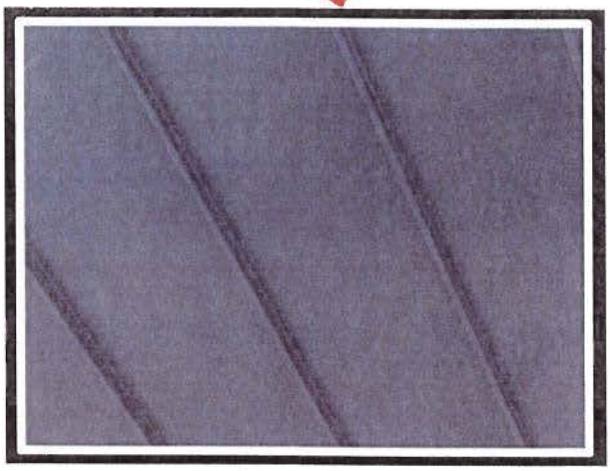
ATTACHMENT E

COLOR BOARD

167 GARLAND WAY

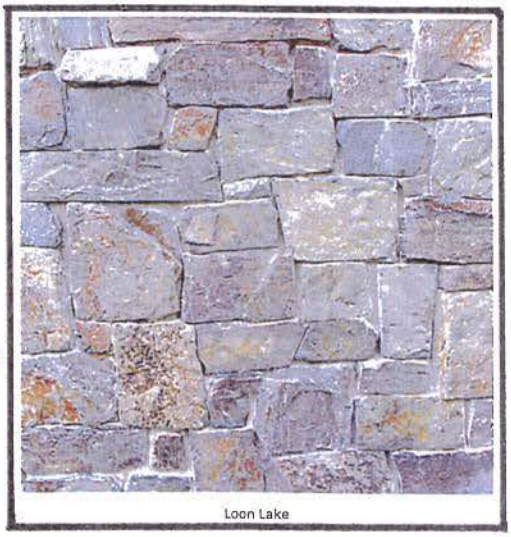
CERTAINTEED 'GRAND MANOR' STONE GATE GRAY ASPHALT SHINGLE ROOF

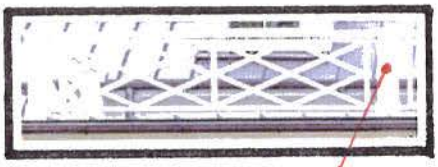
CLASSIC METAL ROOFING SYSTEMS 'VERMONT SLATE'

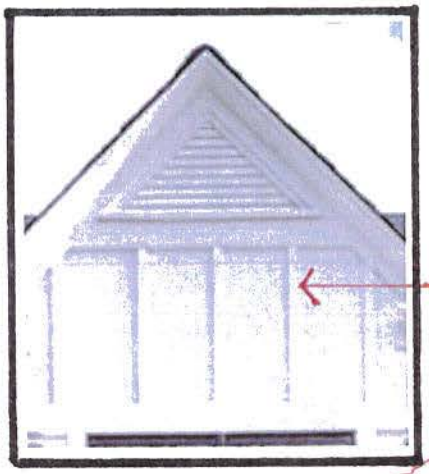


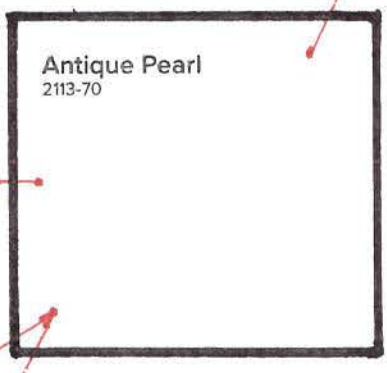
'BENJAMIN MOORE' 'EBONY SLATE' 2118-30 ENTRY DOOR

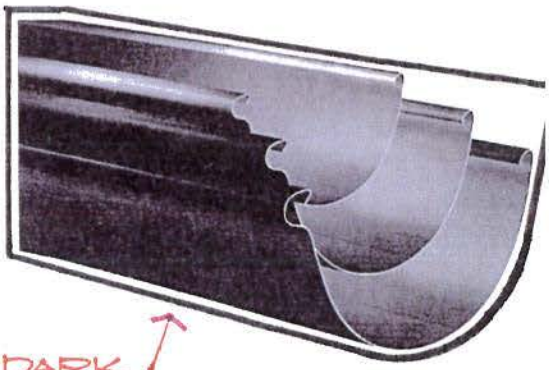
PENINSULA BUILDING SUPPLY, NATURAL STONE THIN VENEER 'LOON LAKE'





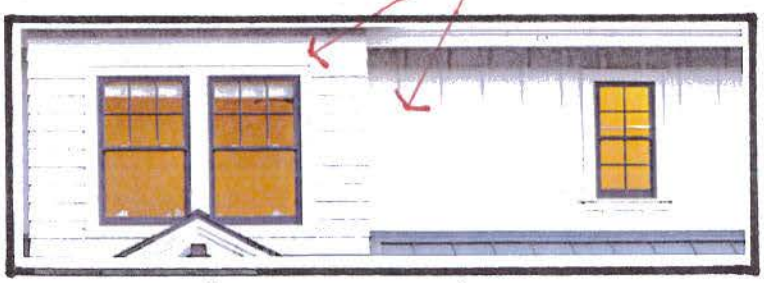






DARK ANODIZED 1/2 ϕ GUTTERS

BENJAMIN MOORE 'ANTIQUE PEARL' 2113-70 ALL SPECIFIED AREAS



ALL EXT. WOOD TO BE CLEAR (CVG) FINGER JNT PAINT PRIMED CEDAR