



DATE: August 2, 2017

AGENDA ITEM # 2

**TO:** Design Review Commission  
**FROM:** Sierra Davis, Associate Planner  
**SUBJECT:** 16-SC-36 – 796 Nash Road

**RECOMMENDATION:**

Approve design review application 16-SC-36 subject to the listed findings and conditions

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**PROJECT DESCRIPTION**

This is a design review application for a new two-story house. The project includes 2,808 square feet on the first-story and 2,042 square feet on the second-story with a basement. The following table summarizes the project's technical details:

**GENERAL PLAN DESIGNATION:** Single-Family, Residential  
**ZONING:** R1-H  
**PARCEL SIZE:** 21,021 square feet  
**MATERIALS:** Concrete tile roof, cement plaster siding, cultured stone siding, metal clad windows, wood shutters

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	4,089 square feet	3,596 square feet	5,255 square feet
<b>FLOOR AREA:</b>			
First floor	3,569 square feet	2,808 square feet	
Second floor	N/A	2,042 square feet	
Total	3,569 square feet	4,850 square feet	4,852 square feet
<b>SETBACKS:</b>			
Front	70 feet	78.5 feet	30 feet
Rear	43 feet	55 feet	50 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	19.5 feet/N/A	27.75 feet/30 feet	20 feet/25 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	10.75 feet/N/A	20.5 feet/25 feet	20 feet/25 feet
<b>HEIGHT:</b>	15 feet	25.5 feet	27 feet

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located in a Transitional Character Neighborhood, as defined in the City's Residential Design Guidelines. The property is located on Nash Road, near then end of the cul-du-sac on a sloped street. The first 15 feet of the property includes an ingress/egress easement for the narrow private street.

The neighborhood context includes a mix of low scale large houses and larger scaled more modern two-story houses with varying setbacks, scale and architectural styles. The subject property has a hedge at the front of the property which is consistent with the property to the left, that is substantially obscured by landscaping with only the garage visible from the street. The houses on the north side of the street are more visible because there is less landscaping.

## **DISCUSSION**

### **Design Review**

According to the Design Guidelines, in Transitional Character Neighborhoods, good neighbor design reduces the abrupt changes that result from juxtaposing radically different designs or sizes of structures; proposed projects should not set the extreme and should be designed to soften the transition.

The project is designed using a French Eclectic architectural style. The front elevation is an asymmetrical style and includes details such as massive hipped roofs, arched window and door openings, more formal detailing, and overhanging second-story elements. The facade of the house includes an off-centered main entry element with an arched opening surrounded by stone quoins and cultured stone veneer. The asymmetrical facade also includes two gable elements at the first story with prominent, second story element with a hipped roof form. The windows vary in size and alternate between tall rectangular windows and tall arched windows. There is one decorative arched dormer element at the second-story, on the facade on the right side, which is characteristic of the design style. The design elements, architectural details and materials result in a design with a high level of integrity for a French Eclectic design.

The project proposes high quality materials, such as a concrete tile roof, cement plaster siding, cultured stone siding, metal clad windows, and wood shutters. The materials are integral to the French Eclectic design style and contribute to the architectural integrity. However, many of the materials are not found in the neighborhood and are heavy in appearance, so they contribute to the perceived bulk and mass of the structure.

The placement of the house on the lot is consistent with the location of the existing house which is toward the rear of the property with a 78-foot front yard setback and a 55-foot rear yard setback. The right-side yard setback is greater than required because of the sunken driveway apron entrance to the basement garage. The proposed house has wall plate heights that are compatible with the neighborhood context with 10 feet at the first story and eight feet at the second story. Although the

plate heights are compatible with the large setbacks and scale of houses in the neighborhood, the French Eclectic design style has an inherently bulky massing, because of the large and varied architectural elements, fenestrations, roof lines, and heavy materials. The generous setbacks, and existing and proposed landscaping helps to buffer the impacts of the design.

## **Privacy**

The right side, second-story windows include four windows with a sill height of three-feet, two-inches, and a balcony. The right side of the house has a setback of 25 feet from the edge of the protruding balcony with a property line that slopes up. The adjacent property is a large residential flag lot with the house located in the north-west portion and a large landscaped area adjacent to the subject property. Based on the distance from the property line and adjacent use the windows would not result in an unreasonable privacy concern. In addition, the landscaping plan provides for four *Tristania Laurina* trees to provide additional privacy mitigation.

The left-side elevation is sensitive to the privacy of the adjacent two, downhill properties. There are two windows in the clerestory element, with high sill heights, that will not result in a privacy concern because of their location. The other four windows, have sill heights of two feet, eight-inches, with the two larger windows having frosted glazing. The windows are not required for egress; therefore, the window sill heights should be raised to a minimum sill height of four-feet, six inches. The proposed house is located approximately 25 feet above the adjacent properties to the left and the windows could result in a perceived privacy concern. Condition No 2 requires that the sill heights of the left side facing windows be raised to a sill height of four feet, six inches, to preserve privacy and allow for clear glazing. The rear elevation includes a balcony off the master bedroom, with a privacy wall on the left side. The privacy wall has a cut out at a height of five-feet which will help to mitigate views to the adjacent property. There is a line of sight diagram included in the plan set, demonstrating the line of sight from the rear facing second-story balcony.

The rear elevation includes two large windows, and views from the rear facing and side facing balcony. The rear property line includes mature trees that will be maintained and provide adequate screening to the rear downhill property; therefore, the windows and balcony on the rear elevation will not result in any unreasonable privacy concerns.

## **Landscaping**

The project includes a landscaping plan for the front yard and evergreen privacy screening trees along the side property lines. There are 16 mature trees on site with three trees proposed for removal for the new parking area. There is also a mature pittosporum evergreen hedge along the front and left side property line that will be maintained. The maintain the existing trees and hedge will help maintain the neighborhood context and buffer the bulk of the house as viewed from the street.

Since the project is a new house and includes at least 500 square feet of new landscaping the project is subject to the Water Efficient Landscape Ordinance. The landscaping plan meets the planning application requirement of providing hardscape locations, front yard landscaping and street trees, and privacy screening trees.

## **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 13 nearby property owners on Nash Road and Summerhill Avenue.

Cc: Renna Shee, Property Owner and Applicant  
Steve Yang and Associates, Architect

### Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Public Notification Maps
- D. Material Board
- E. Supplemental Landscape Information

## FINDINGS

16-SC-36 – 796 Nash Road

With regard to the new two-story house, 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

16-SC-36 – 796 Nash Road

### **GENERAL**

1. **Approved Plans**

The approval is based on the plans and materials received on July 12, 2017, except as may be modified by these conditions.

2. **Window Sill Heights**

The sill heights of the left side facing windows should be raised to a sill height of four feet, six inches, to preserve privacy and allow for clear glazing.

3. **Protected Trees**

Trees Nos. 1 and 6-17, as well as, the existing pittosporum hedge along the front and left side property line shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

4. **Encroachment Permit**

An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

5. **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.

6. **Landscaping**

The landscape plan is subject to the City's Water Efficient Landscape Regulations pursuant to Chapter 12.36 of the Municipal Code.

7. **Fire Sprinklers**

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

8. **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.

9. **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 BUILDING PERMIT SUBMITTAL**

10. **Conditions of Approval**

Incorporate the conditions of approval into the title page of the plans.



**11. 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."

**12. 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 and include signed statements from the project's landscape professional and property owner.

**13. 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.

**14. 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.

**15. 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.

**16. 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 ISSUANCE OF BUILDING OR DEMOLITION PERMIT**

**17. Tree Protection**

Tree protection fencing shall be installed around the dripline(s), or as required by the project arborist, of trees Nos. 1 and 6-17, as well as, the existing pittosporum hedge along the front and left side property line, as shown on the site plan. 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.

**PRIOR TO FINAL INSPECTION**

**18. Landscaping Installation**

All landscaping, street trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

**19. 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).

**20. Water Efficient Landscaping Verification**

Provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, 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 # 1107341

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

Project Address/Location: 796 Nash Road  
 Project Proposal/Use: Re-build/SFR Current Use of Property: SFR  
 Assessor Parcel Number(s): 336-02-014 Site Area: Gross-22,547 sf; Net-21,021 sf  
 New Sq. Ft.: 4,852 Altered/Rebuilt Sq. Ft.: 3,569 Existing Sq. Ft. to Remain: None  
 Total Existing Sq. Ft.: 3,569 Total Proposed Sq. Ft. (including basement): 2,570 (basement)

Applicant's Name: Renna Shee  
 Telephone No.: (650) 823-8003 Email Address: renna.shee@gmail.com  
 Mailing Address: 796 Nash Road  
 City/State/Zip Code: Los Altos, CA 94040

Property Owner's Name: Same as applicant  
 Telephone No.: \_\_\_\_\_ Email Address: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City/State/Zip Code: \_\_\_\_\_

Architect/Designer's Name: Steve Yang & Associates  
 Telephone No.: (408) 694-1618 Email Address: sya1618@sbcglobal.net  
 Mailing Address: 1618 Willowhurst Avenue  
 City/State/Zip Code: San Jose, CA 95125

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

(continued on back)



# ATTACHMENT B



City of Los Altos

Planning Division

(650) 947-2750

[Planning@losaltosca.gov](mailto: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 1<sup>st</sup> 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 796 Nash Road  
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

Address: 796 Nash Road

Date: 7.28.2016

### 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.

\*\* Neighborhood map shows about 200' radius around the subject property

### Streetscape

#### 1. Typical neighborhood lot size\*:

Lot area: 20,000 square feet

Lot dimensions: Length 200 feet

Width 100 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? N/A

What % of the front facing walls of the neighborhood homes are at the front setback 90 %

Existing front setback for house on left 30 ft./on right N/A 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 3; 3-car garages 3

Address: 796 Nash Road  
Date: 7.28.2016

4. **Single or Two-Story Homes:**

What % of the homes in your neighborhood\* are:  
One-story 50  
Two-story 50

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) \_\_\_\_\_

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?  
\_\_\_\_\_  
If no consistency then explain: 40% asphalt shingle; 35% wood shake; 25% rounded/cement

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

Address: 796 Nash Road  
Date: 7.28.2016

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)

From rear toward front & street

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.)?

Big trees

How visible are your house and other houses from the street or back neighbor's property?

Not very visible

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)?

Dirt & asphalt

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? 16'+/- see photo T

Is there a parking area on the street or in the shoulder area? West side

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? Unpaved

Address: 796 Bash Road  
Date: 7.28.2016

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.:

Gable roof, front yard setbacks, and horizontal feel  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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



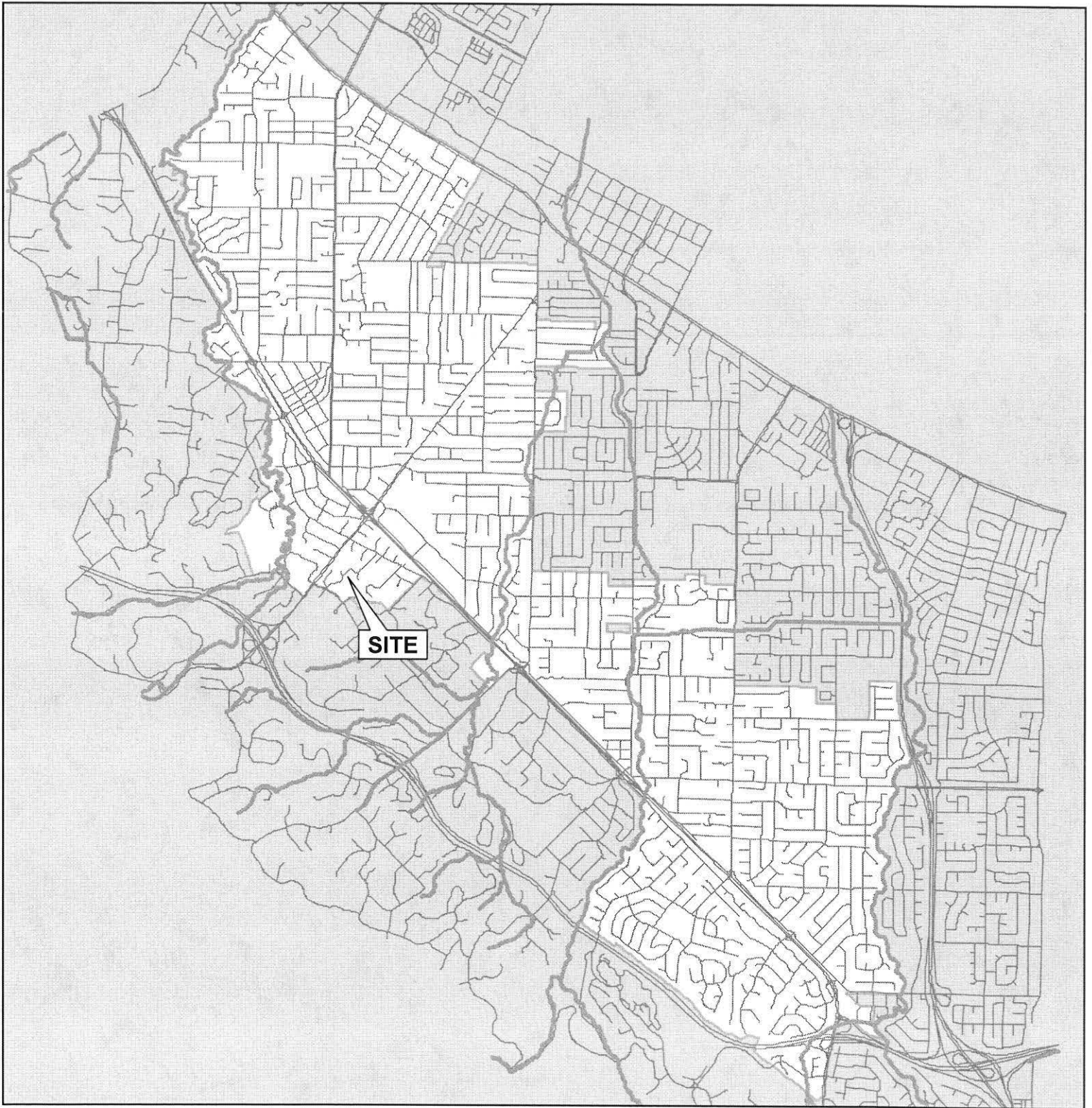
Address: 796 Nash Road  
 Date: 7.28.2016

### 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).

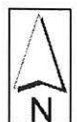
Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1. 804 Nash	30'	60'	Side	Two	25'-27'	Stucco	Simple
2. 812 Nash	45'	81'	N/A	One	15'	Wood	Simple
3. 24841 Summerhill	200'+	88'	Side	Two	27'	Stucco	Complex
4. 24845 Summerhill	200'+	63'	Front	Two	27'	Stucco	Complex
5. 824 Nash	45'	30'	Side	Two	27'	Stucco	Simple
6. 795 Nash	26'-5	30'	Front & Side	Two	27'	Stucco	Complex
7. 787 Nash	61'	40'-50'	Front	Two	25'-27'	Stucco	Simple
8. 771 Nash	33'	63'	Front	One	15'	Stucco	Simple
1. see photo 'F'&'G'; 2. see photo 'H'&'I' 3. see photo 'O'; 4. see photo 'Q'&'R';							
5. see photo 'L'&'M'; 6. see photo 'C'&'D'; 7. see photo 'B'; 8. see photo 'A'							

# AREA MAP



CITY OF LOS ALTOS

**APPLICATION:** 16-SC-36  
**APPLICANT:** R. Shee  
**SITE ADDRESS:** 796 Nash Road



Not to Scale

# VICINITY MAP



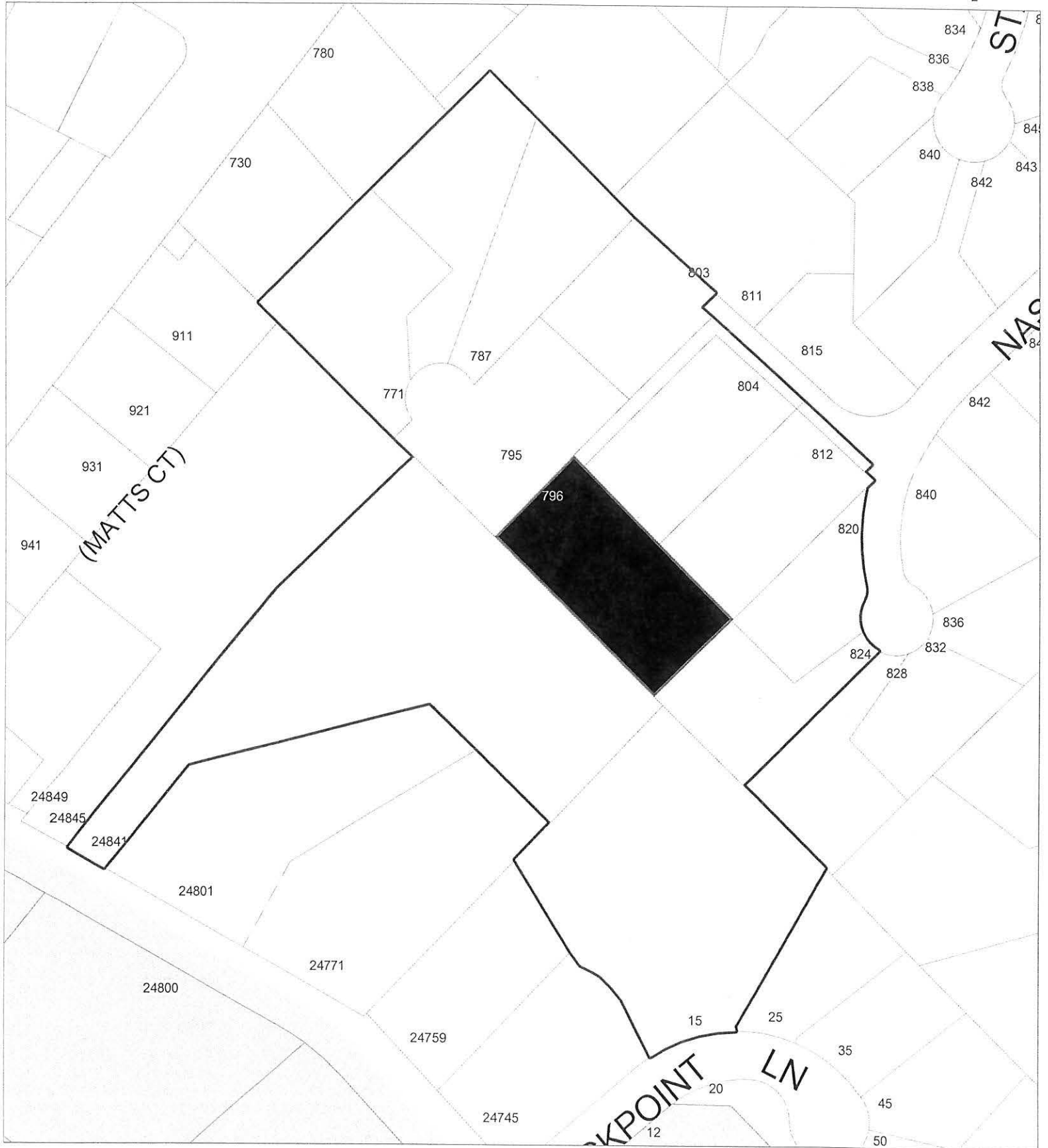
SCALE 1 : 6,000



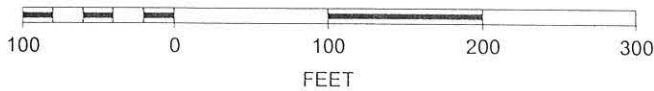
CITY OF LOS ALTOS

**APPLICATION:** 16-SC-36  
**APPLICANT:** R. Shee  
**SITE ADDRESS:** 796 Nash Road

# 796 Nash Road Notification Map



SCALE 1 : 1,500







# ATTACHMENT D



FRONT ELEVATION(WEST)

COLOR SCHEDULE


LOCATION	COLOR NAME	MFG'ER	COLOR
ROOF	CHARCOAL RANGE (DOUBLE EAGLE PONDEROSA NO. 5099)	EAGLE	
WALL	WAYNESBOBO TAUPE 1544	BENJAMIN MOORE LRV=33.5	
STONE VENEER	SIERRA MONTAIN LEDGE	ELDORADO	

EXTERIOR FIN. SCHEDULE

MATERIAL	LOCATION	FINISH	COLOR	REMARKS
[1] CONC. TILE	RF	PRE	CHARCOAL RANGE	
[2] CEM. PLAS	WALL	PTD	MED GREY	SMOOTH FINISH
[3] METAL CLAD WD	WIN	PRE	OFF-WHITE	
[4] CULTURED STONE	WALL	PRE	BROWN/GREY	SIZE: 1/4"(H)x20"(L)x2/3"(T)
[5] POLYMER STONE RAIL	BAL	PRE	LIGHT GREY	SANDSTONE FINISH
[6] GFRC	WIN TRIM	PRE	LIGHT GREY	SANDSTONE FINISH
[7] WD SHUTTER	WINDOW	PTD	TO MATCH WALL	

GFRC - GLASS FABRIC REINFORCED CEMENT 3/4"TK

## COLOR & MATERIAL BOARD



Steve Yang & Associates  
architectural interior planning  
interior architecture & design

1818 WILLOWHURST AVE.  
San Jose, CA 95125-5560  
(408) 994-1818

**SINGLE-FAMILY RESIDENCE**  
796 NASHID RD.  
LOS ALTOS, CA

**JUL. 2017**





## Proposed Tree lists:

# ATTACHMENT E



- (1) Symbol: AP, 24" Box  
(planted in front yard corner)  
Botanical Name: *Cornus florida* 'Pink'  
Common Name: Dogwood  
Height: 20'-30'  
Spread: 20' – 25'  
Growth Rate: Medium



- (2) Symbol: LI, 24" Box  
(planted in the middle of front yard)  
Botanical Name: *Lagerstroemia i.* 'Tuscarora'  
Common Name: Crepe Myrtle  
Height: 18' – 25'  
Spread: 15' – 18'  
Growth Rate: Moderate



- (3) Symbol: TL, 24" Box  
(Planted in side yard, south)  
Botanical Name: *Tristania Laurina*  
Common Name: NCN  
Height: 10' – 25'  
Spread: 15' – 20'  
Growth Rate: 12" per year



- (4) Symbol: CC, 24" Box  
(Planted in rear yard)  
Botanical Name: *Prunus Caroliniana* 'Compacta'  
Common Name: Carolina Cherry  
Height: 8' – 10'  
Spread: 6' – 8'  
Growth Rate: Medium



## Proposed Shrub Lists:



- (1) (E) Screening  
Botanical Name: Pittosporum T. Hedge  
(In savaged side yard, north entire)



- (2) Symbol: AA, 15 Gal  
(spreaded in front yard)  
Botanical Name: Agave attenuate  
Common Name: NCN  
Height: 4' – 5'  
Spread: 6'-8'  
Growth Rate: Slow



- (3) Symbol: BD, 15 Gal  
Botanical Name: Buddleia davidii 'Purple'  
Common Name: Butterfly Bush  
Height: 3' – 5'  
Spread: 3' – 5'  
Growth Rate: Medium