

# 370 YERBA SANTA AVE.

LOS ALTOS, CA 94022

A New Vibrant & Sustainable Residence

**PROPOSED SCOPE OF GREEN DESIGN**

Environmental Innovations in Design, on behalf of the owners of 370 Yerba Santa Ave, California, is pleased to design this new single family residence in a highly attractive and sustainable manner.

The new home will be built efficiently per current structural, energy efficiency, and lifestyle criteria.

We are proposing a residence with two story home, basement, and two car garage. This high performance and sustainable home is tailored to accommodate the specific site configuration and the Client's particular programming conditions illustrated in these construction documents. The facade elevation and architectural style is designed according to a modern craftsman style and responsibly addresses with care and sensitivity to the surrounding environment, solar orientation, neighboring homes, and topography while maintaining Code compliant systems, and fostering the overall goals of creating an architecturally pleasing aesthetic and progressively sustainable design.

Green programming features will include:

- Near-zero energy net consumption
- Recycled, Re-used materials at walls, roofs, floors.
- Recycling of 85% of Construction Waste
- High Efficiency Heating and Cooling Systems
- Passive & Mechanical Ventilation for Indoor Air Quality
- Plentiful, well oriented Daylighting
- Tankless or High Efficiency Water Heaters
- On-Demand Hot Water Recirculation Pumps
- Photovoltaic and/or Hot Water Panels on Roofs
- Use of Fly Ash and Recycled Rebar in Concrete
- Heat dissipating technologies at exterior walls
- Low-E, Thermally Insulated Windows
- Drought Tolerant, Water Efficient Landscaping
- Electrical Vehicle charging stations
- Improved Energy Performance above Title-24 Energy Compliance Requirements

The Architect will provide professional services of this under California Architect license number C-26427.



**ZONING COMPLIANCE**

	Existing	Proposed	Allowed/Required
<b>LOT COVERAGE:</b> <i>Land area covered by all structures that are over 6 feet in height</i>	2679 square feet ( 19.9%)	3,840.6 square feet ( 27.1%)	4156.5 square feet ( 30.0%)
<b>FLOOR AREA:</b> <i>Measured to the outside surfaces of exterior walls</i>	2142.3 square feet ( 15.5%)	4,048.3 square feet ( 29.2%)	4,135.5 square feet ( 29.8%)
<b>SETBACKS:</b>			
Front	28.3 feet	28 feet	25 feet
Rear	39.2 feet	48 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	5.7 feet/NA feet	12 feet/26.8 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	47.7 feet/NA feet	12 feet/24.0 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	15 feet	27 feet	27 feet

**SQUARE FOOTAGE BREAKDOWN**

	Existing	Change in	Total Proposed
<b>HABITABLE LIVING AREA:</b> <i>Includes habitable basement areas</i>	2,142 square feet	3,860.1 square feet	6,002.1 square feet
<b>NON- HABITABLE AREA:</b> <i>Does not include covered porches or open structures</i>	380 square feet	389.8 square feet	769.8 square feet

**LOT CALCULATIONS**

<b>NET LOT AREA:</b>	13,855 square feet
<b>FRONT YARD HARDSCAPE AREA:</b> <i>Hardscape area in the front yard setback shall not exceed 50%</i>	1,281 square feet (49.1%) (TOTAL FRONT YARD = 103' X 25' = 2,575 SF)
<b>LANDSCAPING BREAKDOWN:</b>	Total hardscape area (existing and proposed): 7,275 sq ft Existing softscape (undisturbed) area: NA sq ft New softscape (new or replaced landscaping) area: 6,580 sq ft <i>Sum of all three should equal the site's net lot area</i>

\* NON-HABITABLE AREAS INCLUDE THE GARAGE AND BASEMENT STORAGE AREA  
NOTE: SEE SHEET A-0.7 FOR AREA DIAGRAMS

**VICINITY MAP**



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A-0.2	STREET PERSPECTIVE	A-6.4	PRIVACY STUDY 360 YERBA SANTA
A-0.4	EXISTING PLAN & ELEVATIONS	A-6.6	PRIVACY STUDY 400 RAQUEL LANE
A-0.5	EXISTING NEIGHBORHOOD PHOTOS	A-6.7	PRIVACY STUDY 400 RAQUEL LANE
A-0.6	NEIGHBORHOOD CONTEXT MAP	A-7.1	COLORS AND MATERIALS
A-0.6a	PROPOSED STREET ELEVATIONS		
A-0.7	PROPOSED AREA DIAGRAM	Civil	TITLE SHEET
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A-3.0	BASEMENT FLOOR PLAN	C-2	UTILITY PLAN
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A-3.2	SECOND FLOOR PLAN		
A-3.4	ROOF PLAN	Landscape	LANDSCAPE PLAN
A-4.0	3D VIEWS	L1.0	LANDSCAPE SCREENING PLAN
A-4.1	ELEVATIONS - NORTH & SOUTH	L1.1	LANDSCAPE SCREENING PLANIS
A-4.2	ELEVATIONS - EAST & WEST	L2.0	TREE DISPOSITION PLAN
A-5.1	SECTIONS	T1	ARBORIST REPORT
A-5.2	SECTIONS	T2	
A-6.1	PRIVACY STUDY SITE PLAN	Total Sheets:	34

**PROJECT DATA SUMMARY**

GENERAL PLAN DESIGNATION = SINGLE FAMILY, SMALL LOT (4 DU/NET ACRE)  
ZONING = R1-10 DISTRICT (SINGLE FAMILY)  
OCCUPANCY = R-3/U - SINGLE FAMILY RESIDENCE WITH GARAGE  
CONSTRUCTION = TYPE VB  
PLANNING PERMIT # 1291480  
BUILDING PERMIT NUMBER: TBD  
APN# 167 - 33 - 051  
LOT AREA: 17,975 SF GROSS  
13,855 SF NET  
Jurisdiction - Los Altos  
NFPA 13D AUTOMATIC FIRE SPRINKLERS AND INTERIOR SMOKE ALARMS PROVIDED AT DWELLING PER FIRE PROTECTION DISTRICT. BASEMENT THEATER/MEDIA ROOM SHALL HAVE INTERCONNECTED SMOKE DETECTION AND VISUAL STROBE INSTALLED WITH THE ENTIRE BUILDING.  
ALL CONSTRUCTION SHALL COMPLY WITH 2016 CRC, CBC, CPC, CMC, CEC and 2016 California Energy Code, LOS ALTOS HILLS MUNICIPAL CODE, ALL LOCAL AMENDMENTS / ORDINANCES, and ALL LOCAL SUB-TRADE CODES. CONTRACTOR SHALL COMPLY WITH 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE. REFER TO GB SHEETS.

**GEOTECHNICAL NOTE:**  
• The Geotechnical aspects of the construction including demolition and rough site grading, at-grade foundation excavations, subgrade preparation and the installation of surface drainage control systems, should be performed in accordance with the recommendations presented in the geotechnical report prepared by Engineers. Engineers should be provided at least 48 hours advance notification of any geotechnical aspects of the construction and should be present to observe and test, as necessary, the earthwork, foundation, and drainage installation phases of the project.

**DEFERRED SUBMITTALS:**

DEFERRED SUBMITTALS FOR THIS PROJECT INCLUDE:  
FIRE SPRINKLERS.

**SEPARATE PERMITS:**

SEPARATE PERMITS FOR THIS PROJECT INCLUDE:  
DEMOLITION PERMIT, PHOTOVOLTAIC ARRAY, EVSE (electric vehicle charging stations), ACCESSORY STRUCTURES, SWIMMING POOL.

**SPECIAL INSPECTIONS:**

SPECIAL INSPECTIONS REQUIRED:  
HIGH STRENGTH CONCRETE, FIELD WELDING, HIGH STRENGTH SHEAR WALLS. REFER TO SHEET SN1 FOR COMPLETE LIST.

**CONDITIONS OF APPROVAL:**

SEE SHEET A0.1 FOR CONDITIONS OF APPROVAL AND COUNTY FIRE DEPARTMENT COMMENT

**SCOPE OF WORK:**

THE SCOPE OF WORK FOR THIS PROJECT INCLUDES THE CONSTRUCTION OF A NEW 2 STORY ABOVE GRADE SINGLE FAMILY RESIDENCE OF TYPE VB CONSTRUCTION WITH A FULL BASEMENT. THE WORK INCLUDES SITE GRADING, UTILITY CONNECTIONS AND VEHICULAR AND PEDESTRIAN PAVING AND LANDSCAPING.

**CONSTRUCTION SITE FIRE SAFETY:**

CONSTRUCTION SITE SHALL COMPLY WITH APPLICABLE PROVISIONS OF CFC SHAPTER 33 AND SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS SI-7, CONSTRUCTION SITE FIRE SAFETY.

**PROJECT TEAM**

**MECHANICAL:**

TBD

Address

Phone:  
Mobile:  
Email:

**ARBORIST:**

Advanced Tree Care

P.O.Box 5326  
Redwood City, CA 94063

Phone: (650) 839-9539  
Mobile: (650) 537-0172  
Email: rweather@pacbell.net

**T24/ GREEN RATER:**

TBD

Address

Phone:  
Mobile:  
Email:

**LANDSCAPE ARCHITECT:**

ZAC Landscape Architects, Inc.

145 Keller Street  
Petaluma, CA 94952

Phone: (707) 696-2967  
Mobile:  
Email: sr@zandscape.com

**STRUCTURAL ENGINEER:**

TBD

Address

Phone:  
Mobile:  
Email:

**ARCHITECT: EID Architects**

Environmental Innovations in Design

412 Olive Avenue  
Palo Alto, CA 94306-2225

Phone: (650) 226-8770  
Mobile: (650) 793-2856  
Email: stuart@EIDarchitects.com

**ELECTRICAL:**

TBD

Address

Phone:  
Mobile:  
Email:

**GEOTECHNICAL:**

Murray Engineers

935 Fremont Avenue  
Los Altos, CA 94024

Phone: (650) 559-9980  
Mobile: (650) 315-6001  
Email: jason@emurrayengineers.com

**SURVEYOR:**

Lea & Braze Engineering, Inc

2495 Industrial Parkway West  
Hayward, CA 94545

Phone: (510) 887-4086  
Mobile: (510) 760-8727  
Email: pcarlino@leabraze.com  
callison@leabraze.com

**CIVIL ENGINEER:**

Precision Engineering and Construction, Inc.

901 Waltermire Street  
Belmont, CA 94002

Phone: (650) 226-8640  
Fax: (650) 637-1059  
Email: Travis@Precision-EC.com

**GENERAL CONTRACTOR:**

T.B.D.

Address

Phone:  
Mobile:  
Email:

**OWNER:**

Wei Xiong & Doris Sun

370 Yerba Santa Ave.  
Los Altos, CA 94022

Phone:  
Mobile: (650) 862-8312  
Email: dnbladexw@gmail.com

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370 YERBA SANTA AVE.  
LOS ALTOS, CALIFORNIA 94022

SHEET TITLE  
STREET PERSPECTIVE

SHEET NUMBER  
A-0.1

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FRONT ELEVATION



LEFT SIDE / FRONT ELEVATION



RIGHT SIDE ELEVATION

② Existing house elevations

YERBA SANTA AVE.



① Existing Plan  
1/4" = 1'-0"





420 RAQUEL LANE

9



400 RAQUEL LANE

8



380 RAQUEL LANE

7



360 RAQUEL LANE

6



350 YERBA SANTA AVE.

5



420 YERBA SANTA AVE.

1



360 YERBA SANTA AVE.

4



370 YERBA SANTA AVE.

3



418 YERBA SANTA AVE.

2



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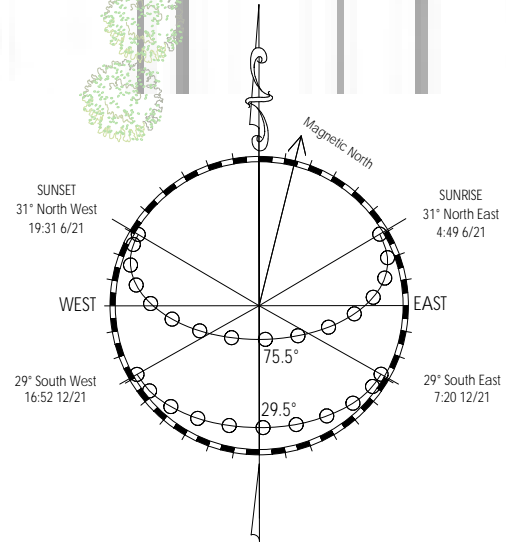
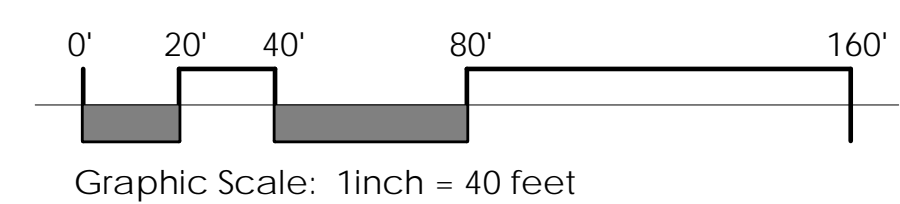


**LEGEND:**

- HOME FOOTPRINT - 1 STORY
- HOME FOOTPRINT - 2 STORY

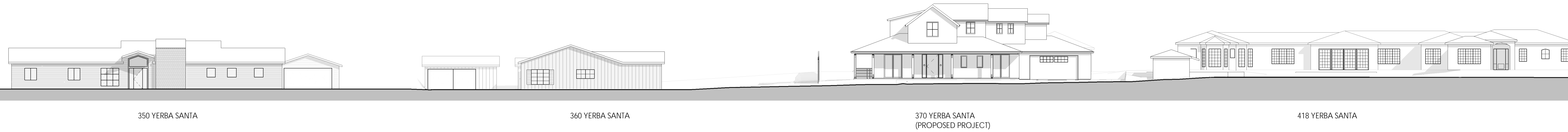
- EXISTING DRIVEWAYS

1 NEIGHBORHOOD CONTEXT MAP  
1" = 40'-0"



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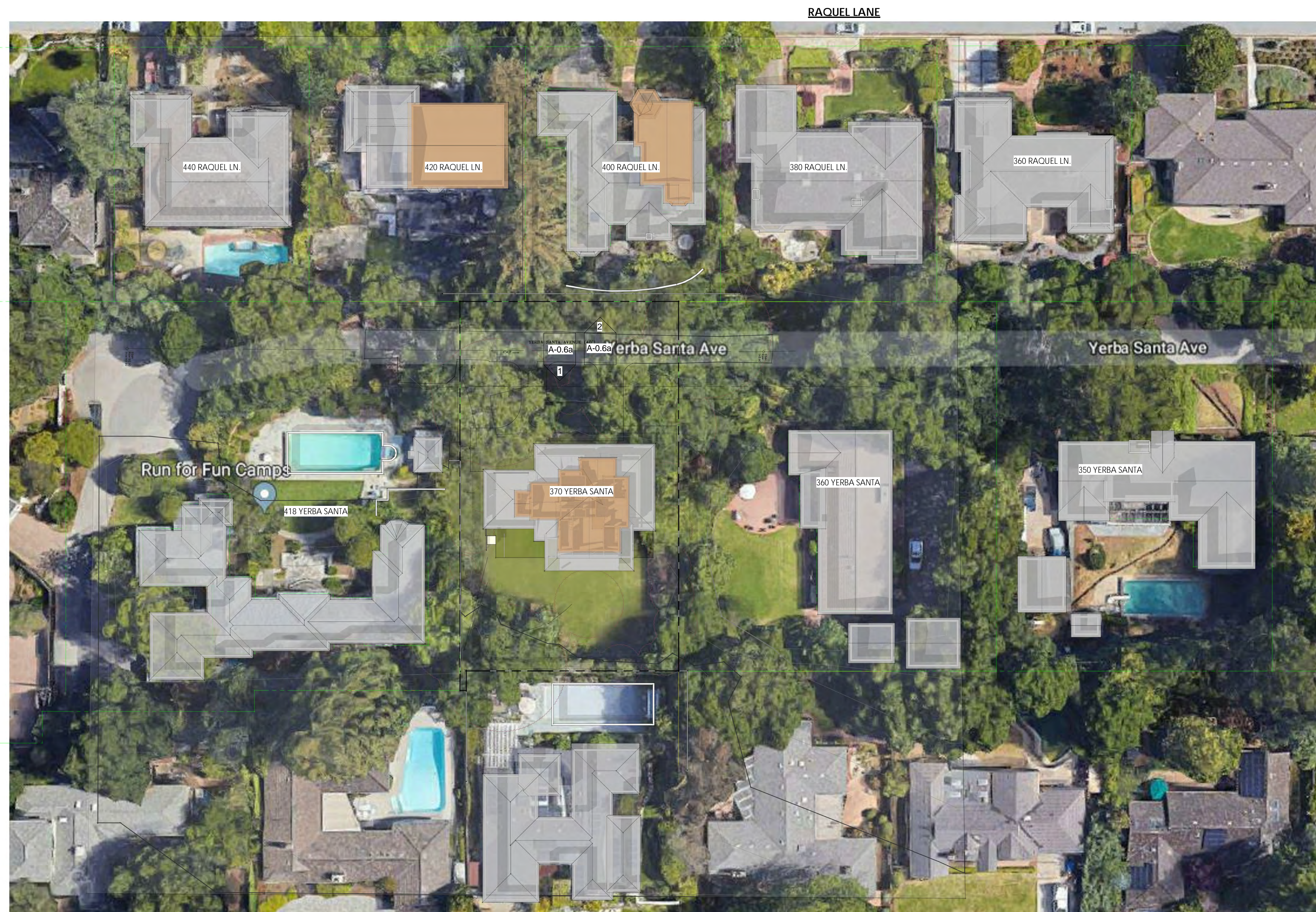




1 STREET ELEVATION1-SAME SIDE OF STREET  
scale: 1" = 20'-0"



2 STREET ELEVATION2-ACROSS STREET  
scale: 1" = 20'-0"

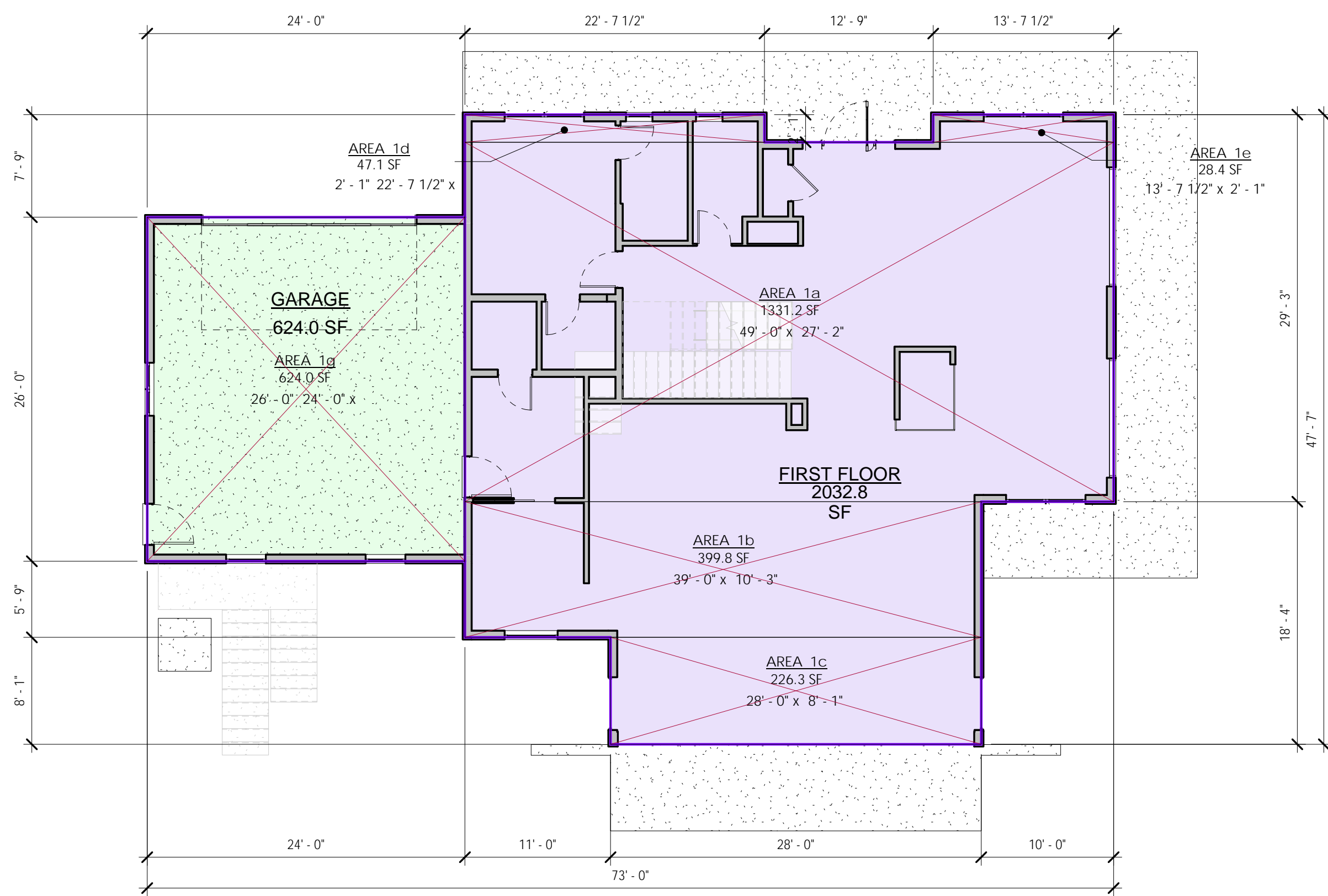


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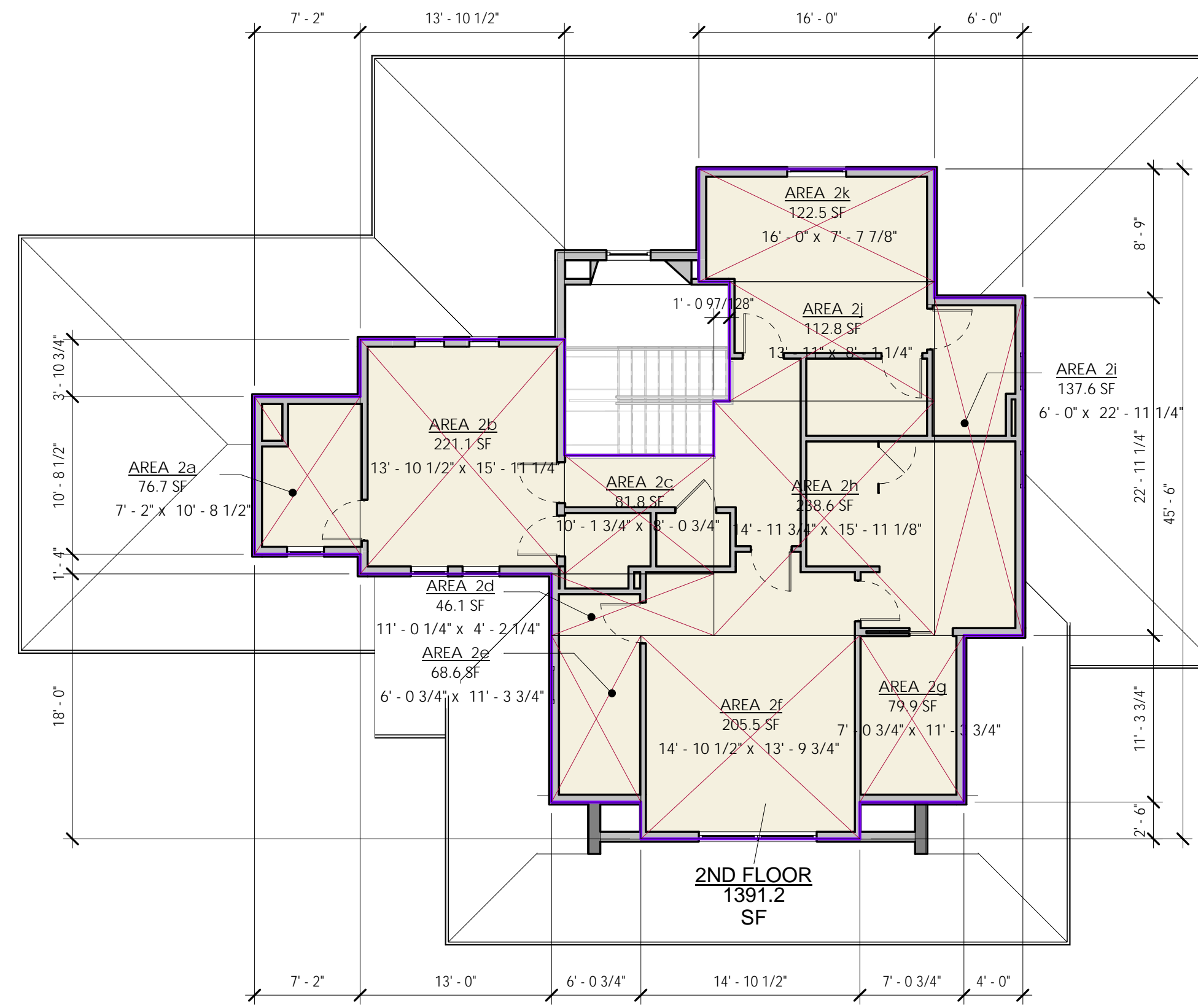
- LEGEND:**
- HOME FOOTPRINT - 1 STORY
  - HOME FOOTPRINT - 2 STORY

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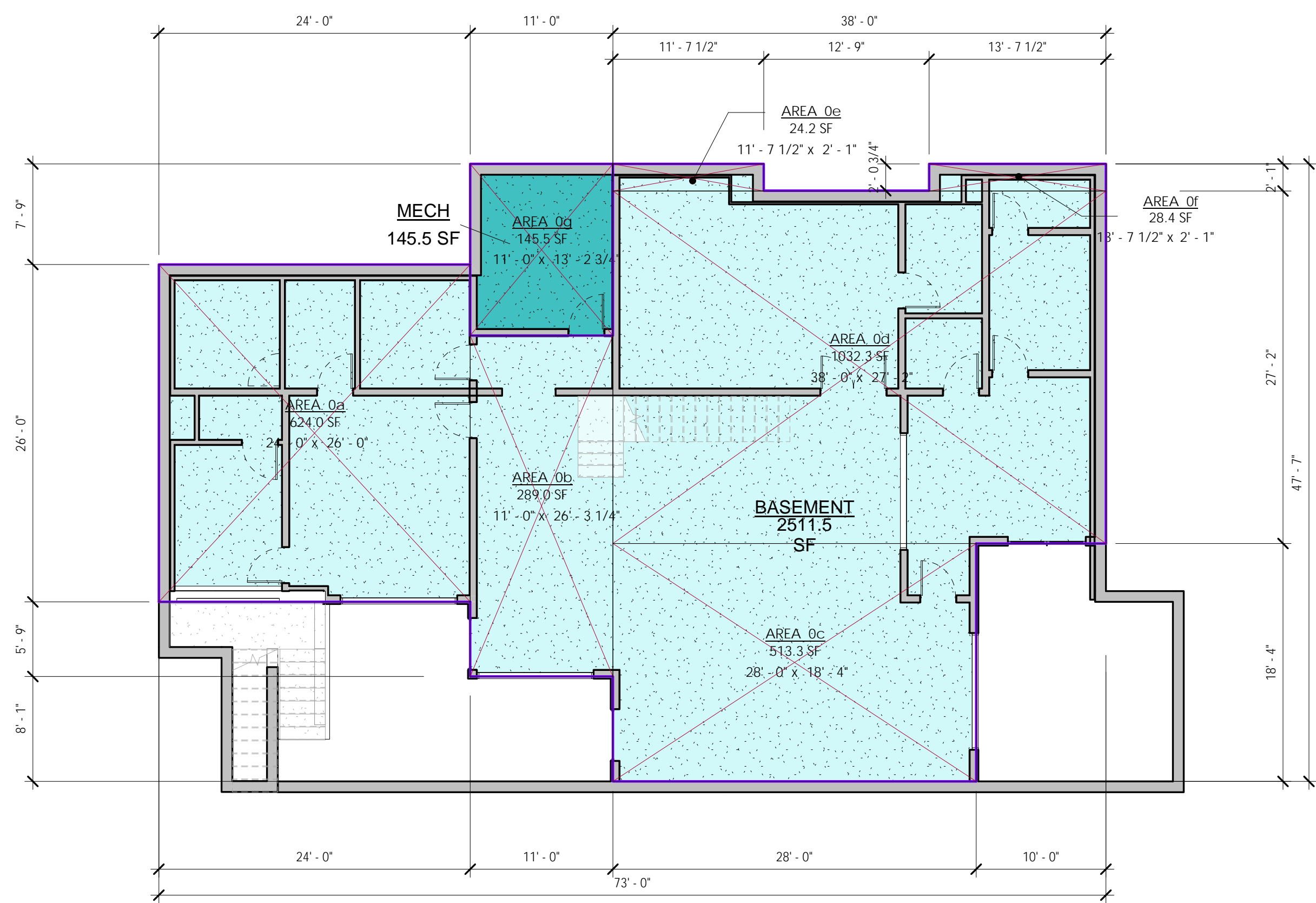




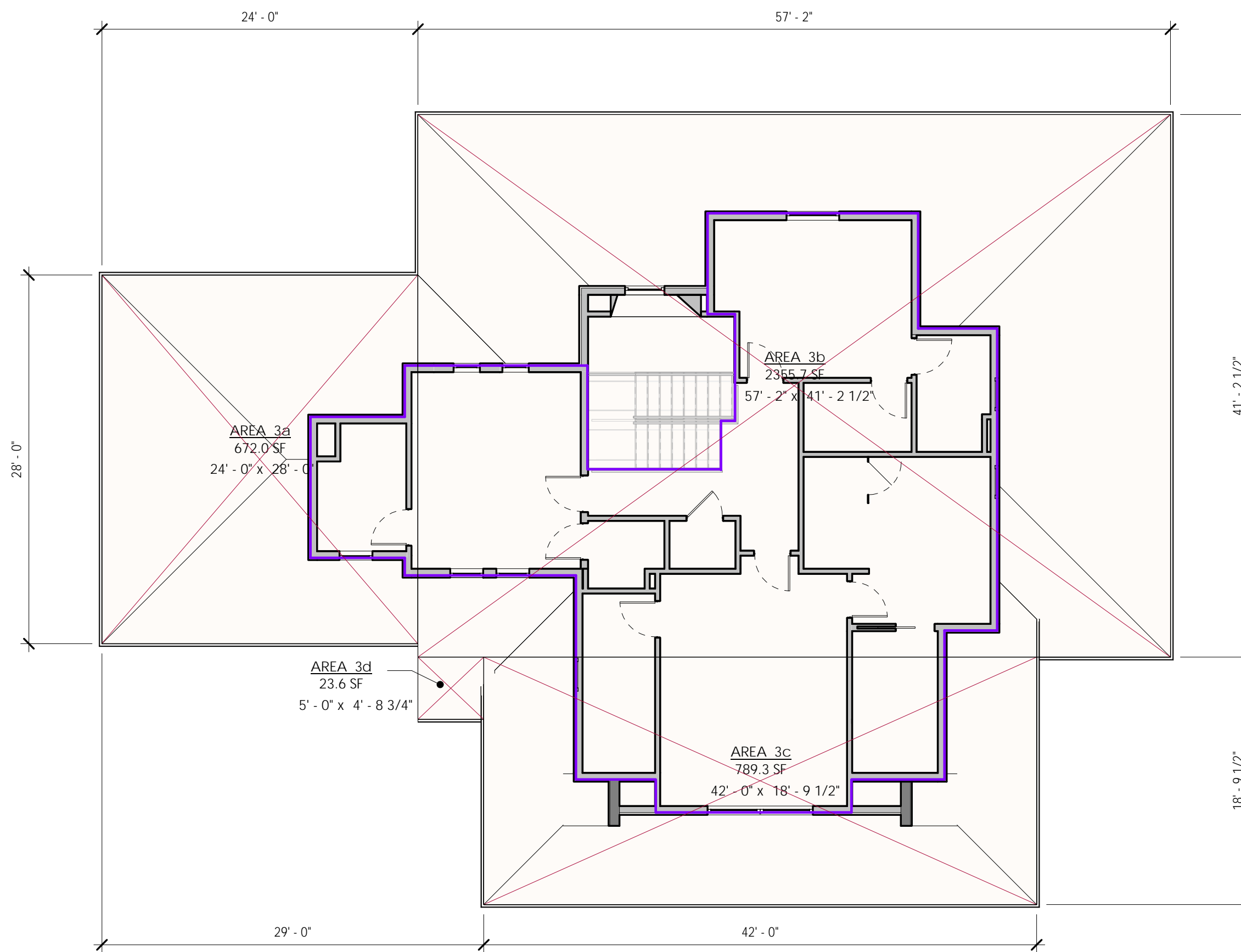
1 ToSF 1st  
scale: 1/8" = 1'-0"



2 ToSF 2nd  
scale: 1/8" = 1'-0"



3 Basement  
scale: 1/8" = 1'-0"



4 COVERAGE  
scale: 1/8" = 1'-0"

**2ND Floor Plan**

Area mark	Width	Height	Area
2a	7' - 2"	10' - 8 1/2"	76.7 SF
2b	13' - 10 1/2"	15' - 11 1/4"	221.1 SF
2c	10' - 1 3/4"	8' - 0 3/4"	81.8 SF
2d	11' - 0 1/4"	4' - 2 1/4"	46.1 SF
2e	6' - 0 3/4"	11' - 3 3/4"	68.6 SF
2f	14' - 10 1/2"	13' - 9 3/4"	205.5 SF
2g	7' - 0 3/4"	11' - 3 3/4"	79.9 SF
2h	14' - 11 3/4"	15' - 11 1/8"	238.6 SF
2i	6' - 0"	22' - 11 1/4"	137.6 SF
2j	13' - 11"	8' - 1 1/4"	112.8 SF
2k	16' - 0"	7' - 7 7/8"	122.5 SF
First Floor			1,391.2 SF

**1ST Floor Plan**

Area mark	Width	Height	Area
1a	49' - 0"	27' - 2"	1,331.2 SF
1b	39' - 0"	10' - 3"	399.8 SF
1c	28' - 0"	8' - 1"	226.3 SF
1d	22' - 7 1/2"	2' - 1"	47.1 SF
1e	13' - 7 1/2"	2' - 1"	28.4 SF
First Floor			2,032.8 SF

**1ST Floor Plan Garage**

Area mark	Width	Height	Area
1g	24' - 0"	26' - 0"	624.0 SF
First Floor			624.0 SF

**Basement Plan**

Area mark	Width	Height	Area
0a	24' - 0"	26' - 0"	624.0 SF
0b	11' - 0"	26' - 3 1/4"	289.0 SF
0c	28' - 0"	18' - 4"	513.3 SF
0d	38' - 0"	27' - 2"	1,032.3 SF
0e	11' - 7 1/2"	2' - 1"	24.2 SF
0f	13' - 7 1/2"	2' - 1"	28.4 SF
0g	11' - 0"	13' - 2 3/4"	145.5 SF
First Floor			2,656.8 SF

**FAR CALCULATIONS:**

**AREA SCHEDULE - FAR**

HOUSE FLOOR AREA:	
FIRST FLOOR	2032.8 SF
2ND FLOOR	1391.2 SF
GARAGE	624.0 SF
<b>FAR</b>	<b>4,048.0 SF &lt; 4,135.5 SF</b>
BASEMENT	2511.5 SF
MECH	145.5 SF
TOTAL FLOOR AREA:	6705.1 SF

**MAXIMUM PERMITTED FAR & COVERAGE CALCULATIONS:**

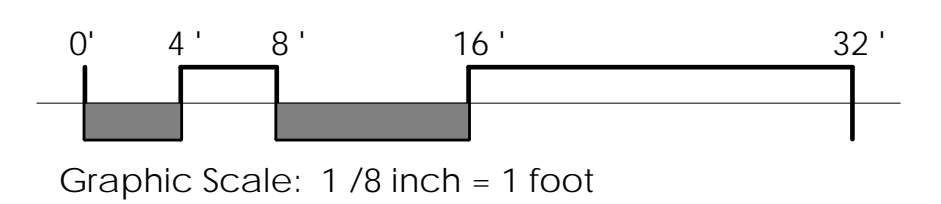
GROSS LOT AREA	= 17,975 SF
NET LOT AREA	= 13,855 SF
11,000 X 35%	= 3,850.0 SF
(13,855 - 11,000) X 10%	= 285.5 SF
<b>MAXIMUM FAR:</b>	<b>= 4,135.5 SF</b>
13,855 X 30%	= 4,156.5
<b>MAXIMUM COVERAGE</b>	<b>= 4,156.5 SF MAX.</b>

**Area Schedule - Habitable**

2ND FLOOR	1,391.2 SF	Habitable
BASEMENT	2,511.5 SF	Habitable
FIRST FLOOR	2,032.8 SF	Habitable
	5,935.5 SF	
GARAGE	624.0 SF	non habitable
MECH	145.5 SF	non habitable
	769.5 SF	
Grand total	6,705.1 SF	

**Coverage Plan**

Area mark	Width	Height	Area
3a	24' - 0"	28' - 0"	672.0 SF
3b	57' - 2"	41' - 2 1/2"	2,355.7 SF
3c	42' - 0"	18' - 9 1/2"	789.3 SF
3d	5' - 0"	4' - 8 3/4"	23.6 SF
First Floor			3,840.6 SF
<b>COVERAGE</b>			<b>= 3,840.6 SF &lt; 4,156.5 SF</b>



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1 BASEMENT FLOOR PLAN  
scale: 1/4" = 1'-0"

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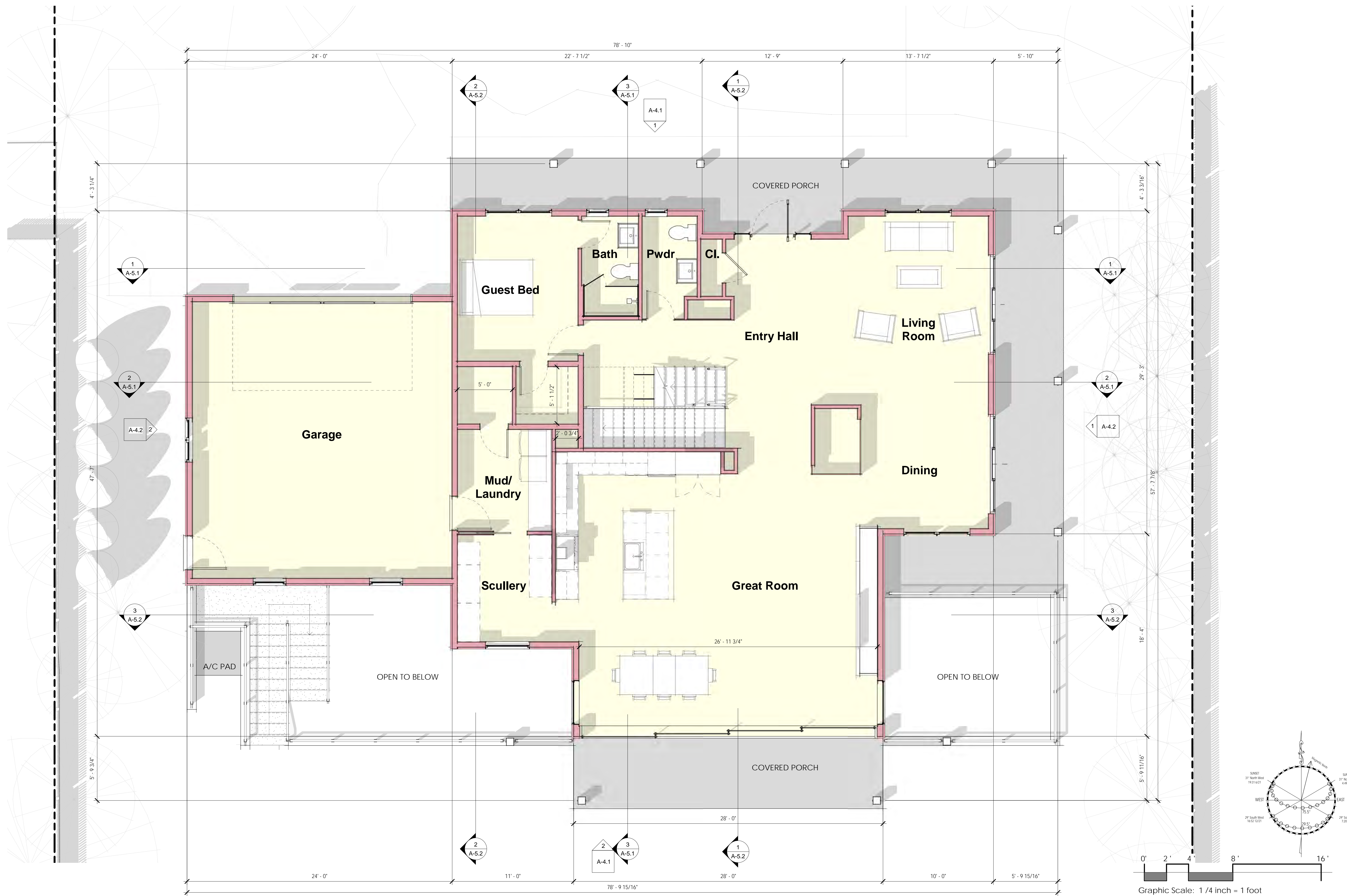
SHEET TITLE  
BASEMENT FLOOR PLAN

SHEET NUMBER  
A-3.0

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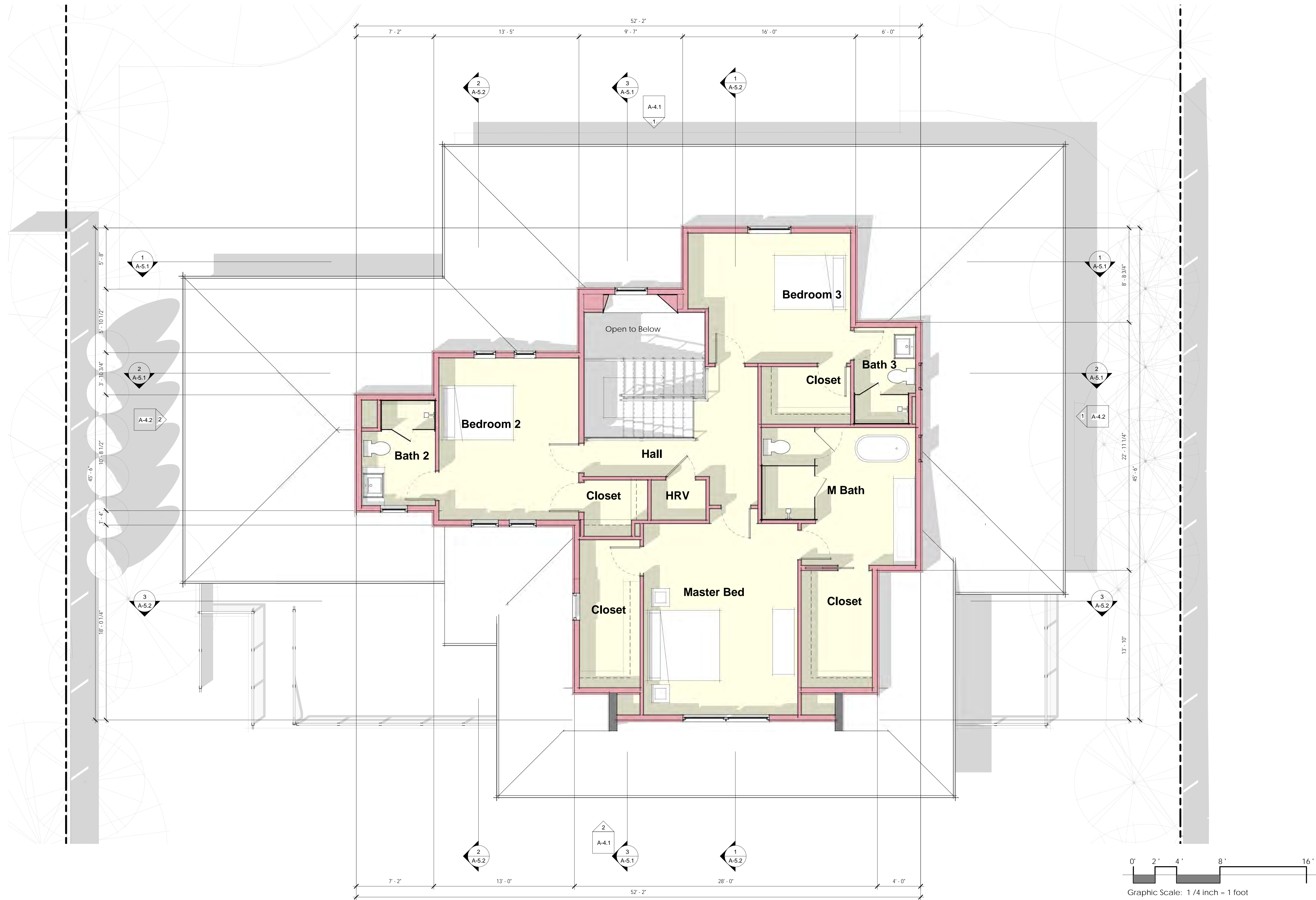






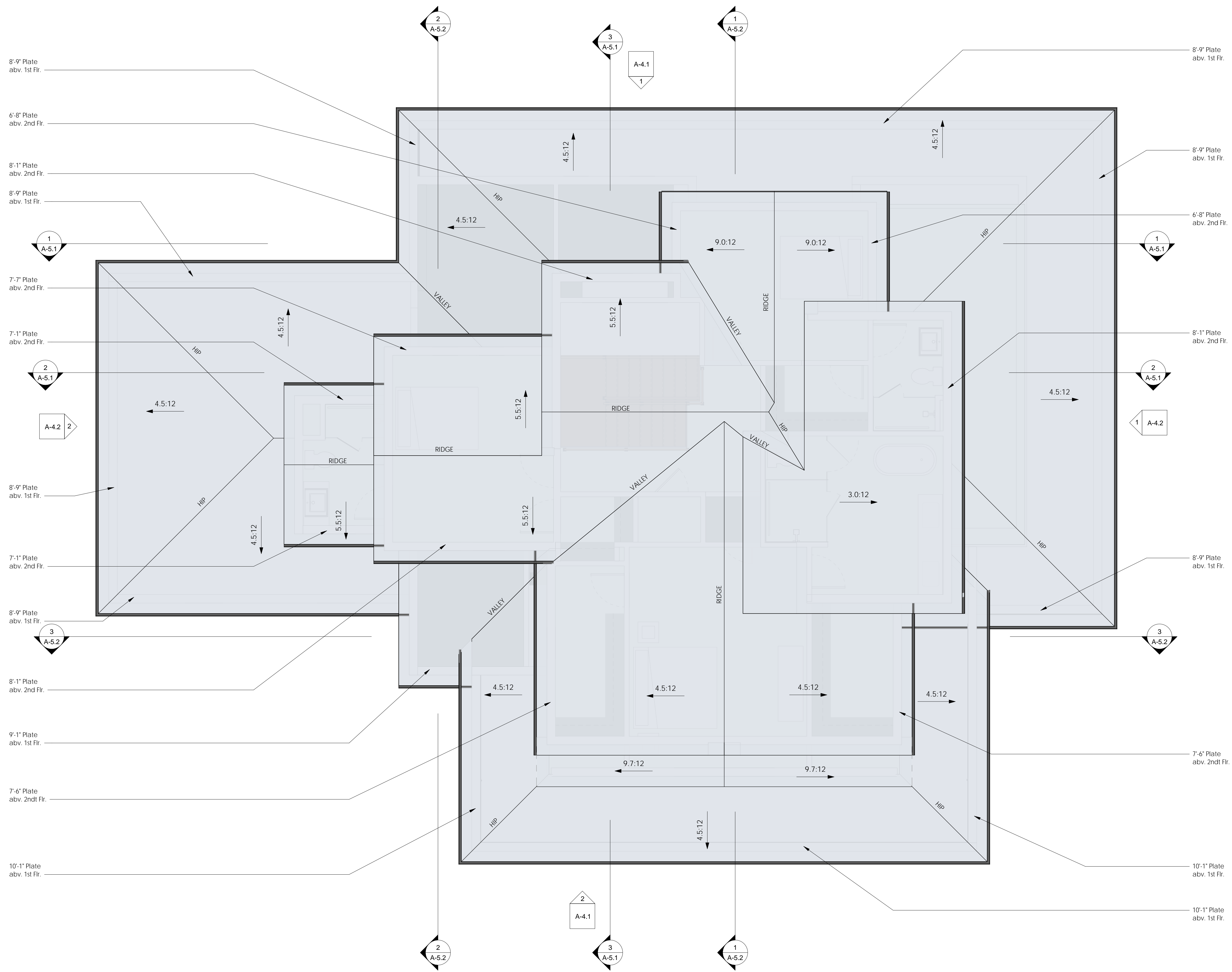
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1 Roof Plan  
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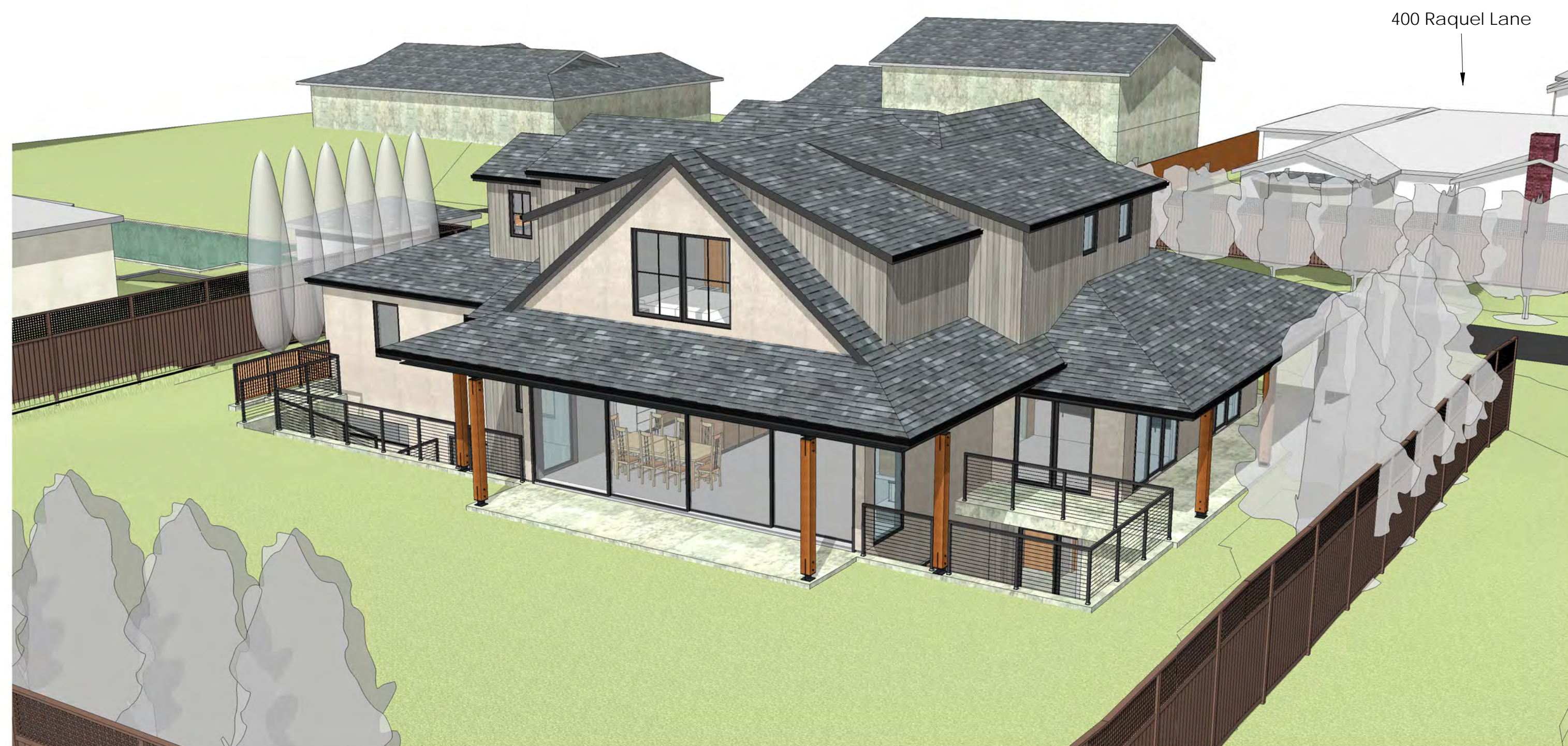




3 Rear South West  
scale:



1 Front North West  
scale:



4 Rear South East  
scale:



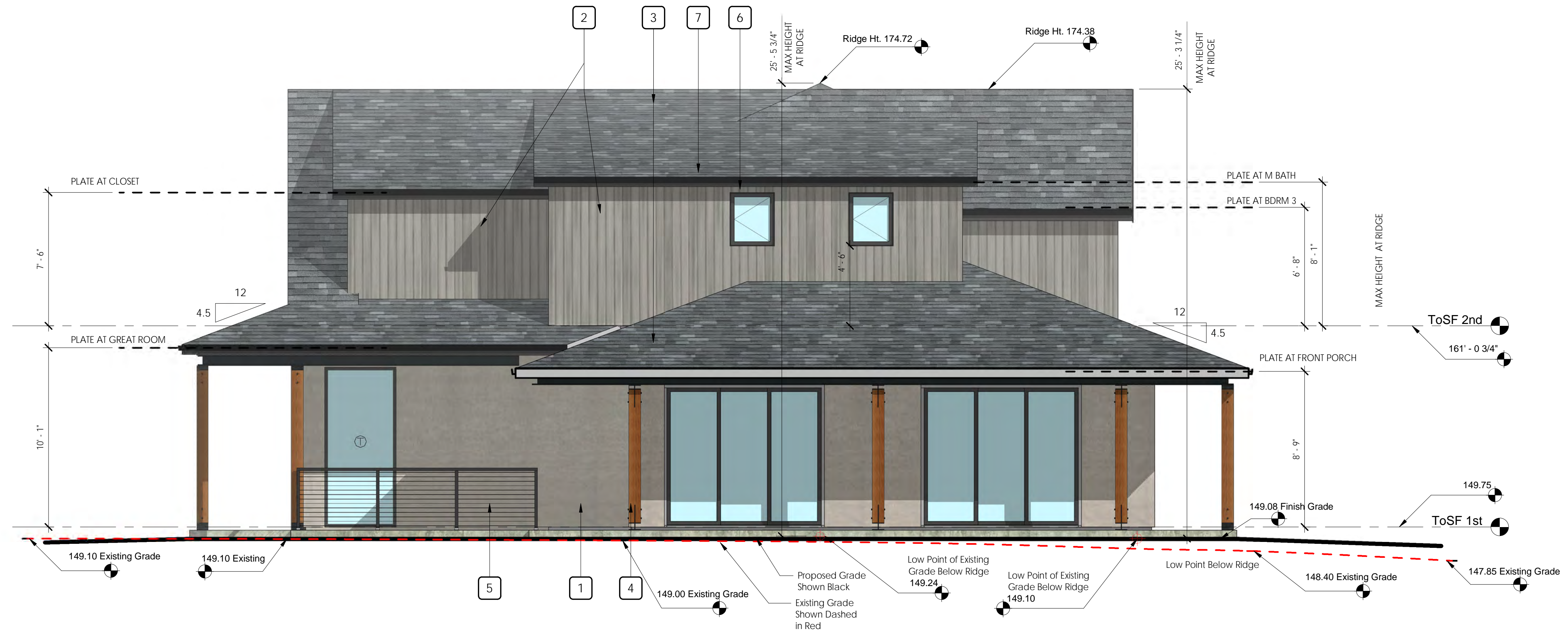
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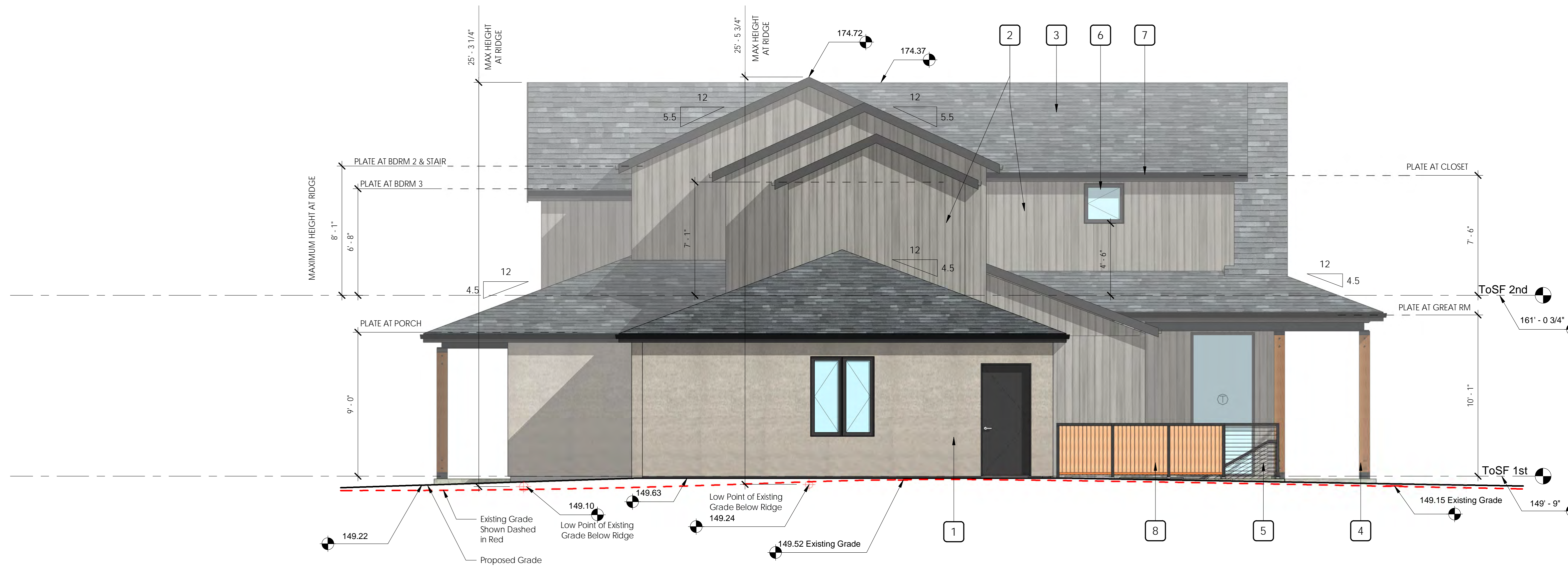








1 EAST ELEVATION  
scale: 1/4" = 1'-0"



2 WEST ELEVATION  
scale: 1/4" = 1'-0"

KEY NOTES

- 1 STUCCO - STEEL TROWELED TEXTURE
- 2 COMPOSITE VERTICAL SIDING
- 3 COMPOSITE SHINGLES - GRAY
- 4 WOOD COLUMN
- 5 GUARDRAIL - CABLE RAIL
- 6 FIBERGLASS WINDOW WITH HIGH PERFORMANCE GLAZING
- 7 MIDNIGHT BRONZE - FASCIA, RAILING, WINDOW FRAME
- 8 MECHANICAL SCREEN

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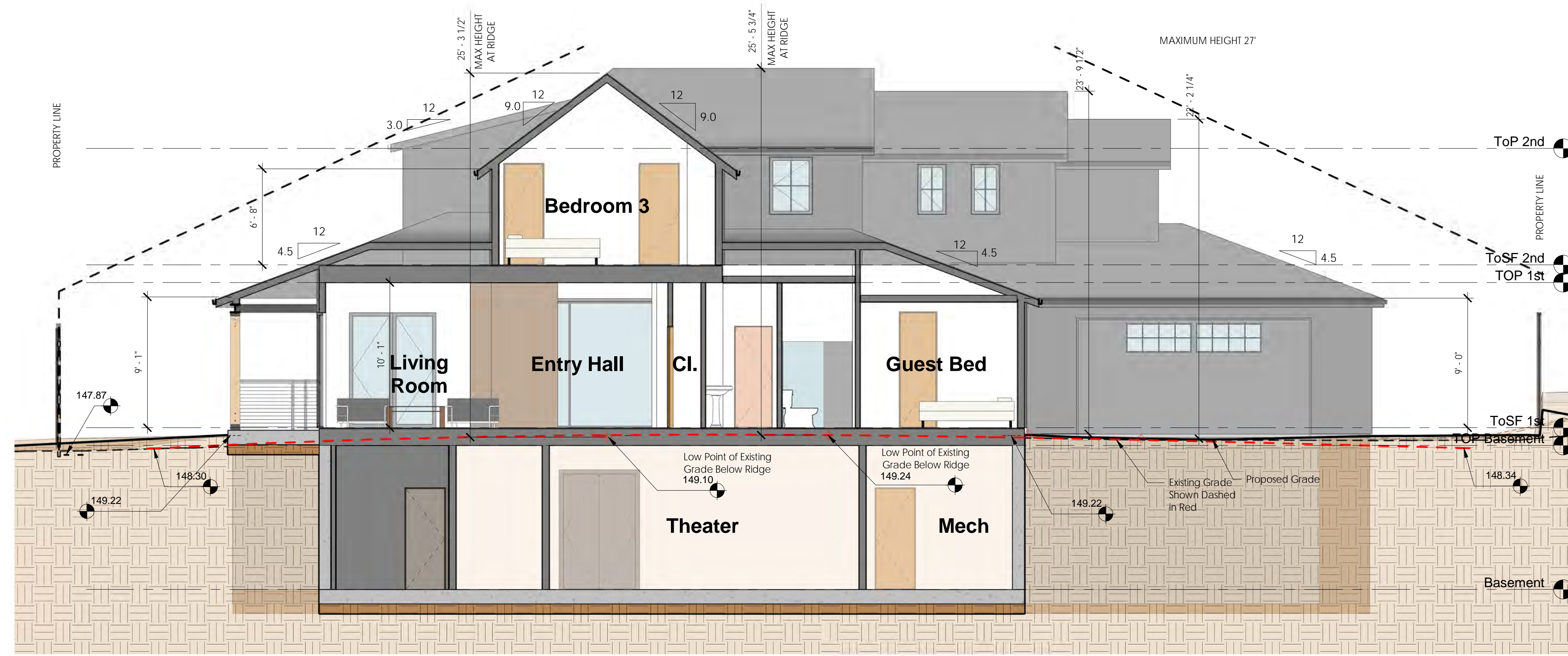
SHEET TITLE  
ELEVATIONS - EAST & WEST

SHEET NUMBER  
A-4.2

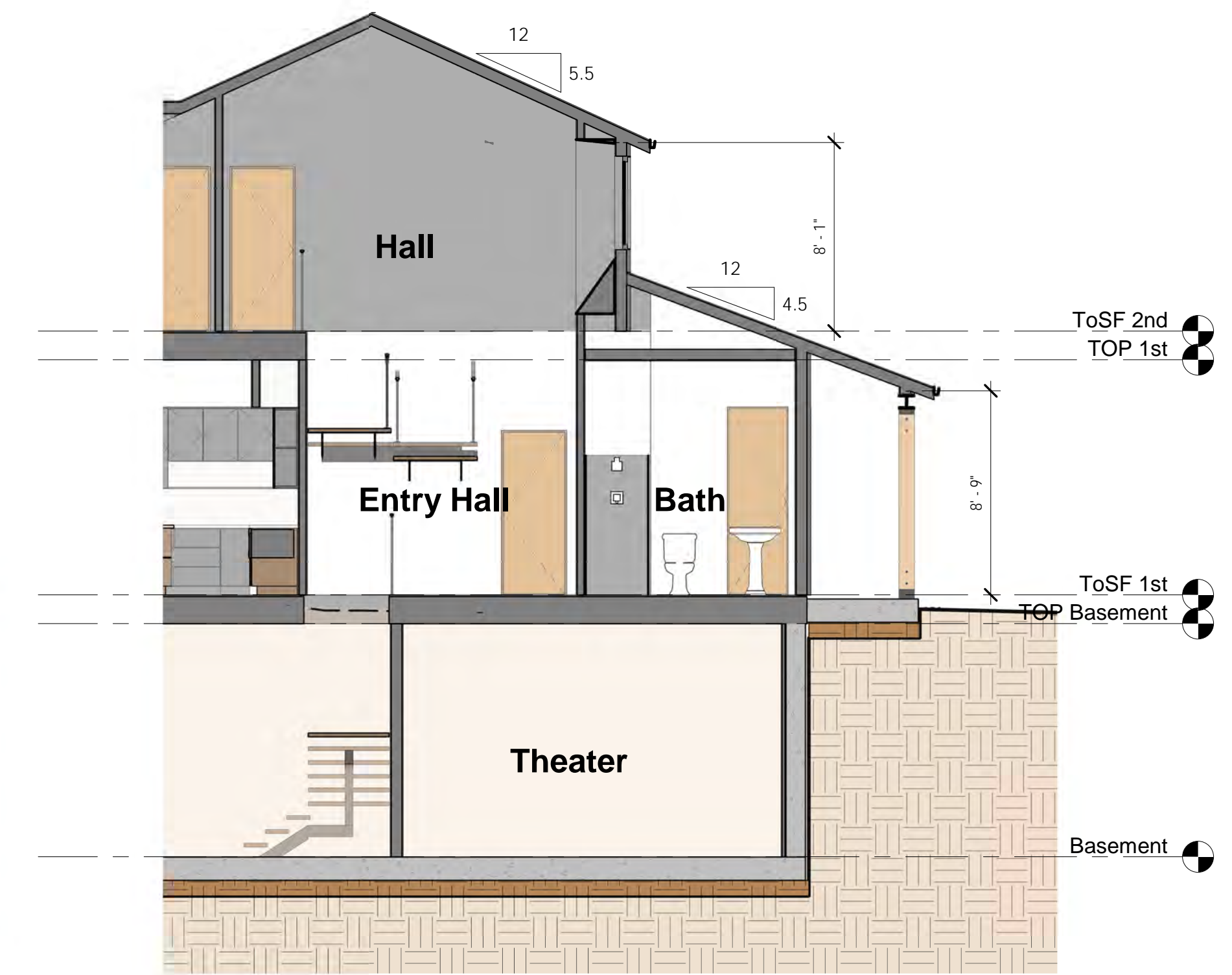
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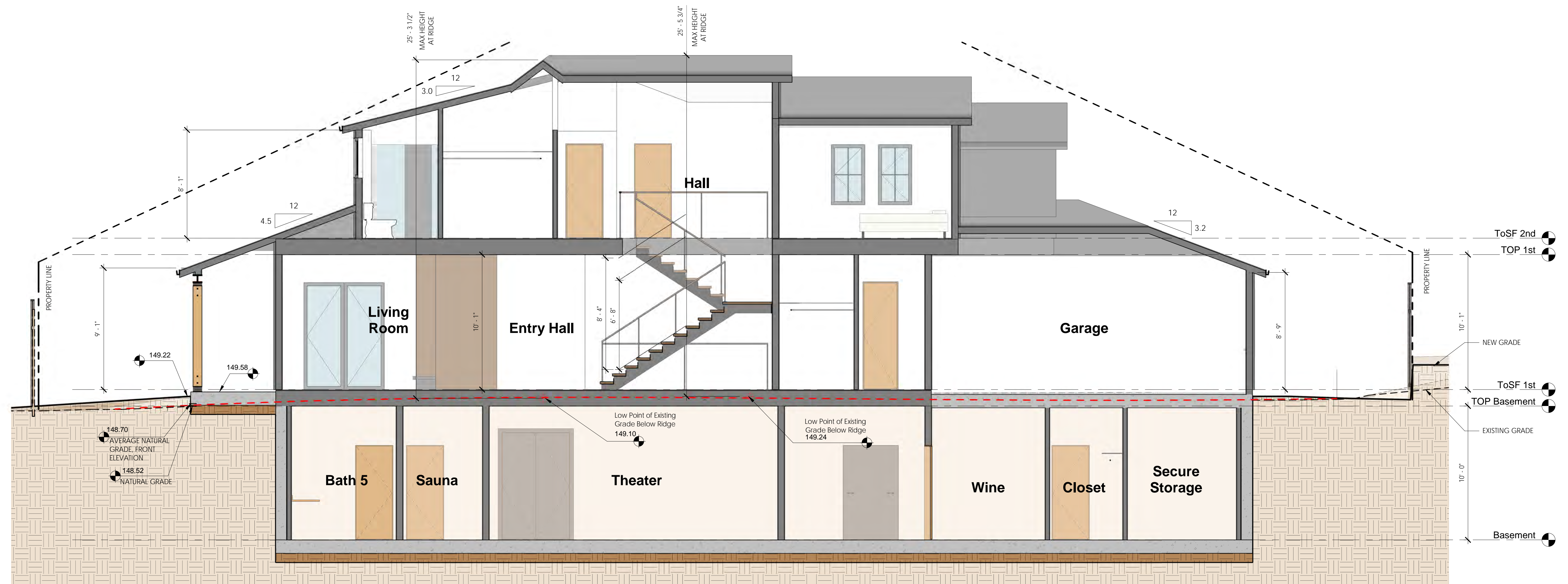




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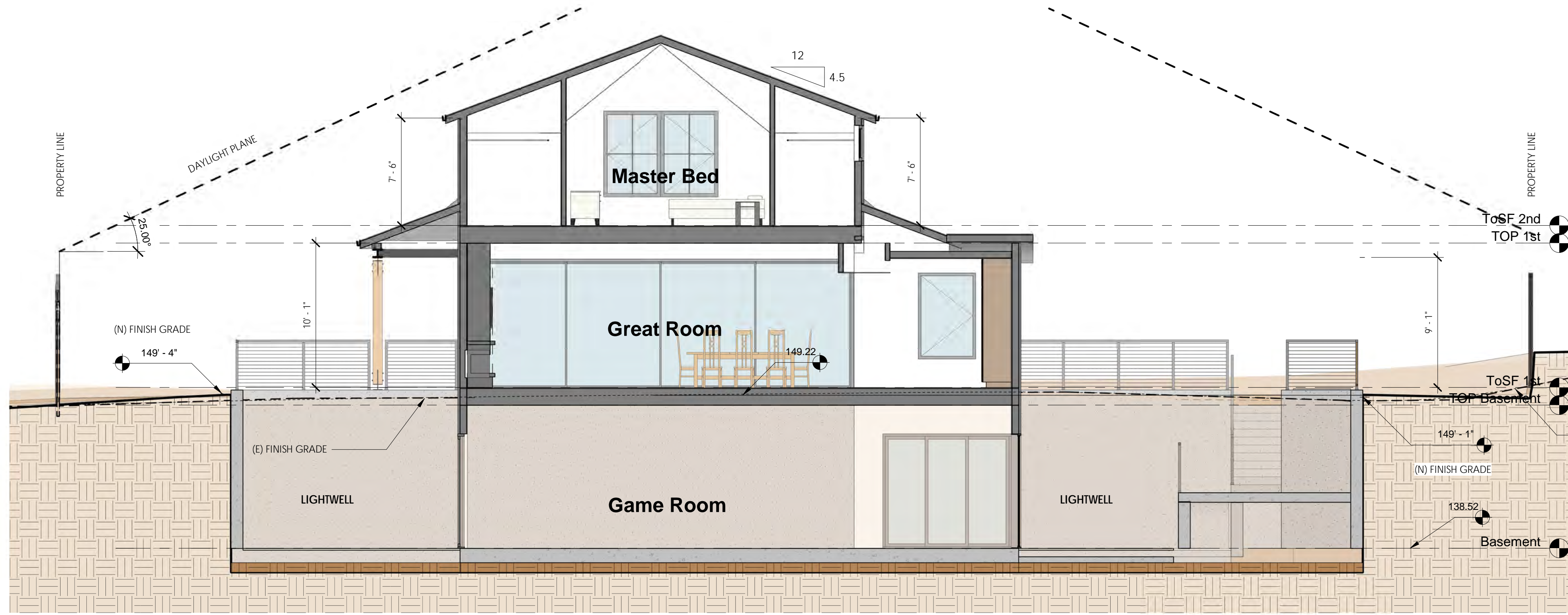
3 Partial Section Stair Hall  
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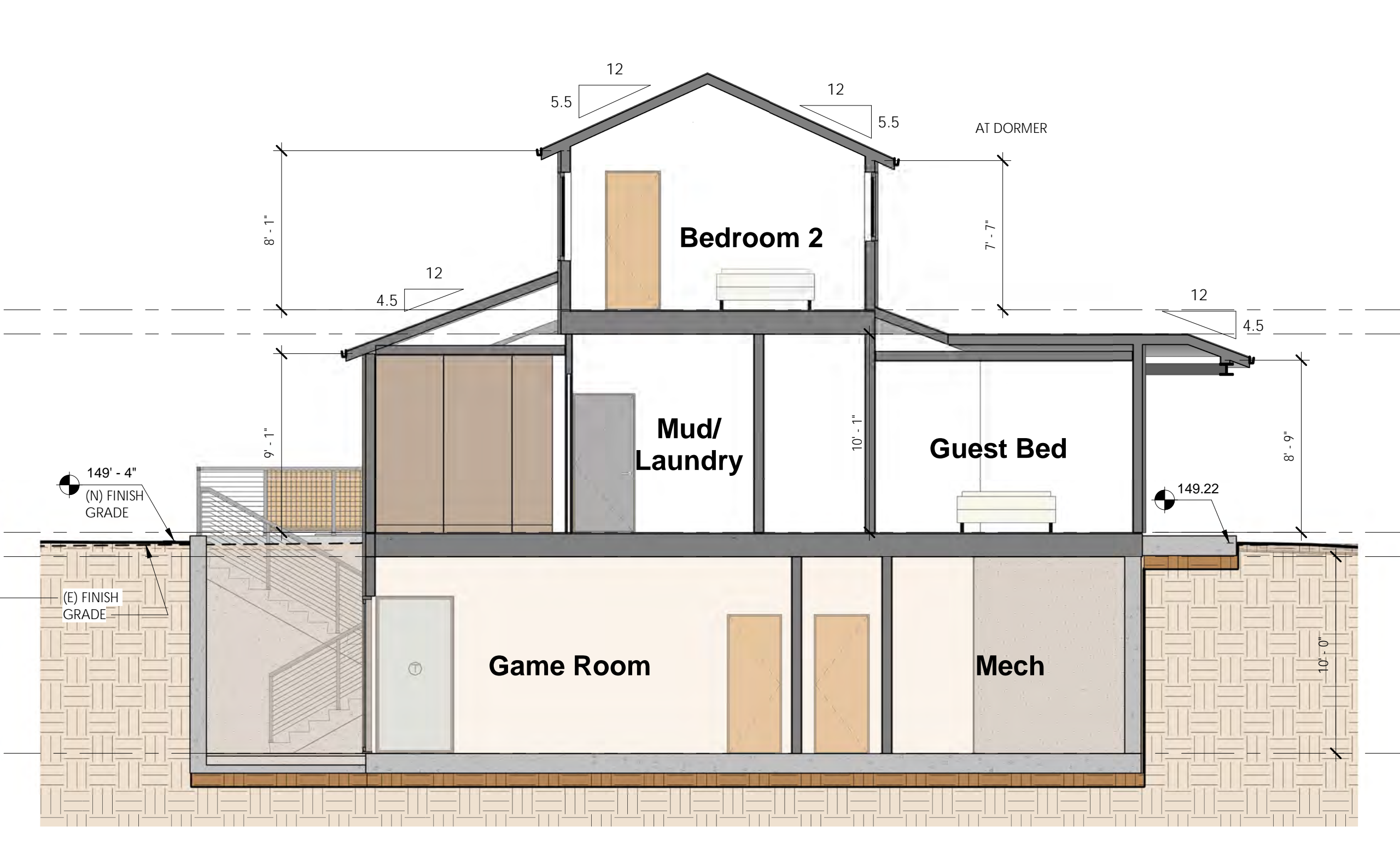
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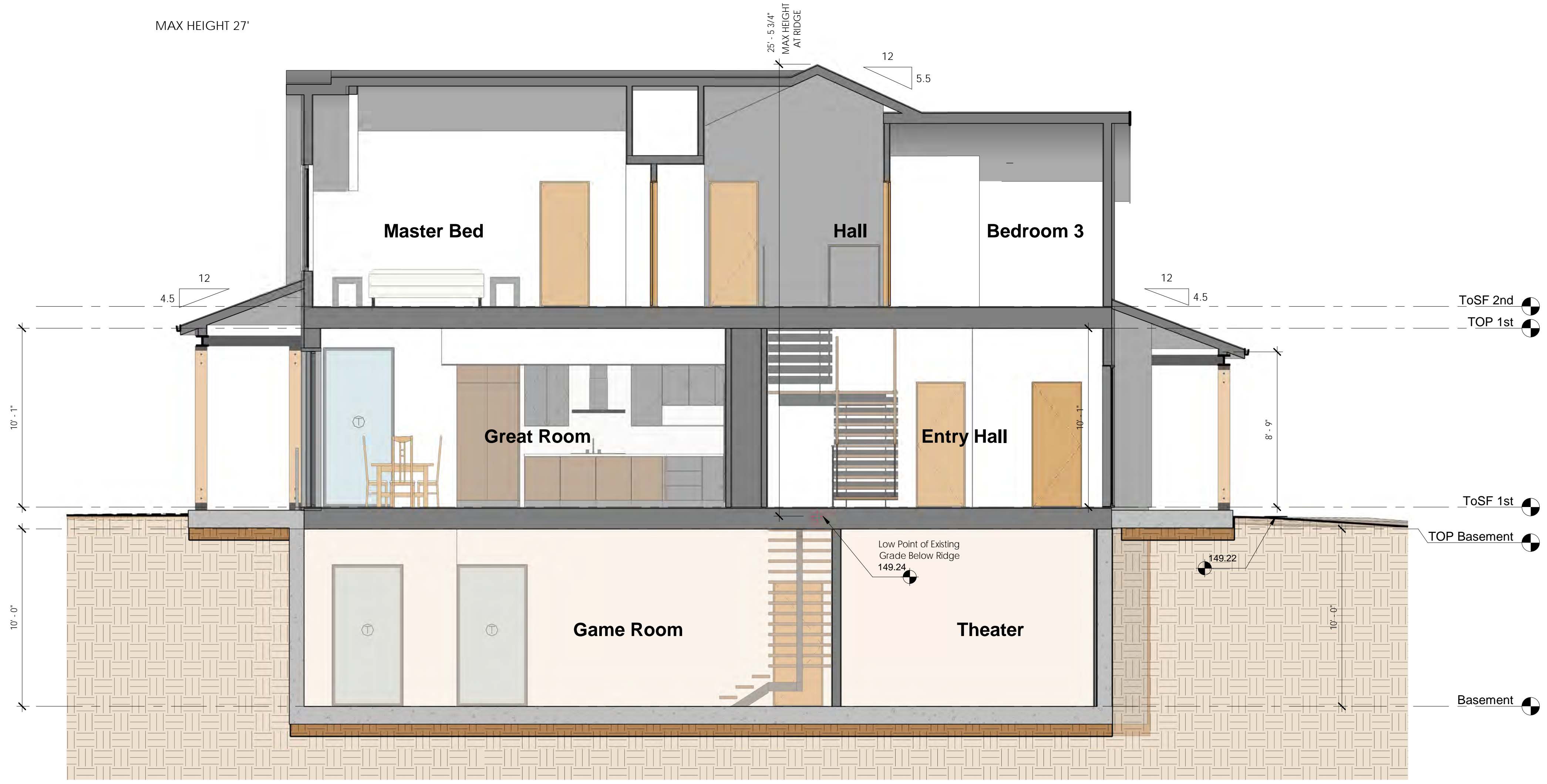




3 Section 03  
scale: 3/16" = 1'-0"



2 Section C  
scale: 3/16" = 1'-0"



1 Section B  
scale: 1/4" = 1'-0"

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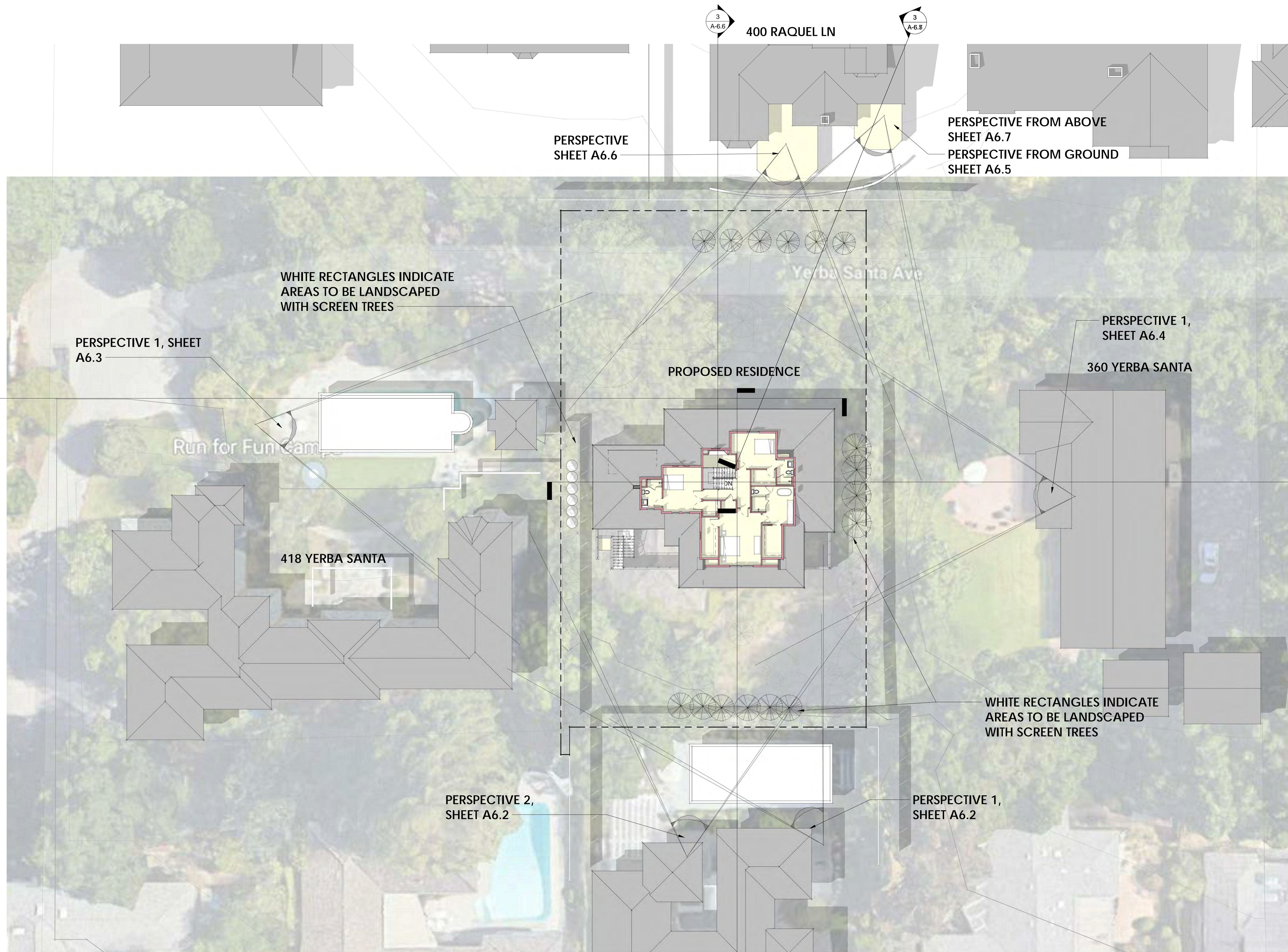
SHEET TITLE  
SECTIONS

SHEET NUMBER  
A-5.2

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SHEET TITLE  
PRIVACY STUDY SITE PLAN

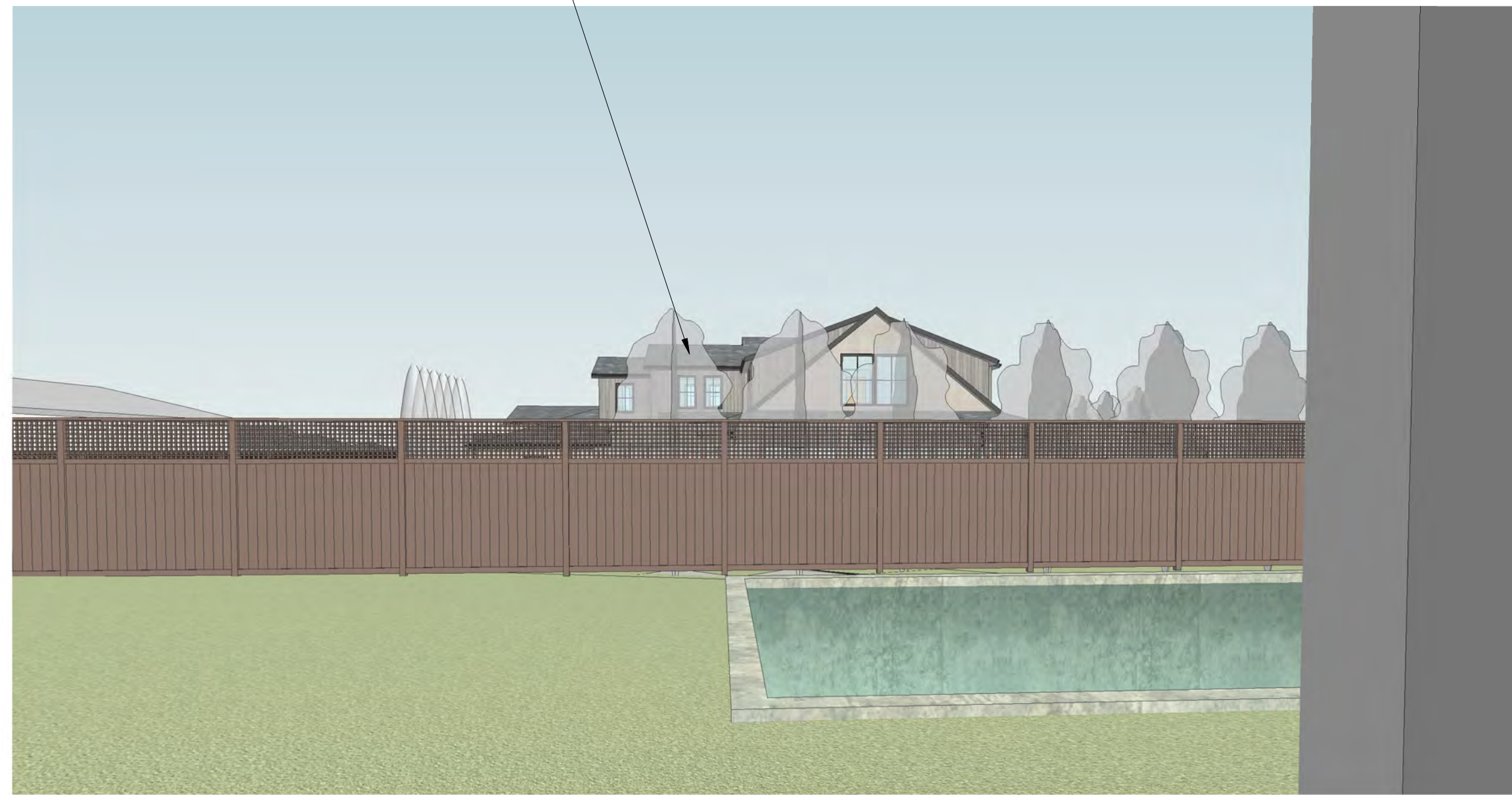
SHEET NUMBER  
A-6.1

ENVIRONMENTAL INNOVATIONS IN DESIGN  
412 OLIVE AVE. PALO ALTO, CA 94306  
PHONE: 650-226-8770 WWW.EIDARCHITECTS.COM





AREA WHERE LANDSCAPE PLANTING IS TO BE PROVIDED FOR PRIVACY SCREENING



Perspective showing view across pool from 421 Yerba Buena

2 3D View South 1  
scale:

AREA WHERE LANDSCAPE PLANTING IS TO BE PROVIDED FOR PRIVACY SCREENING

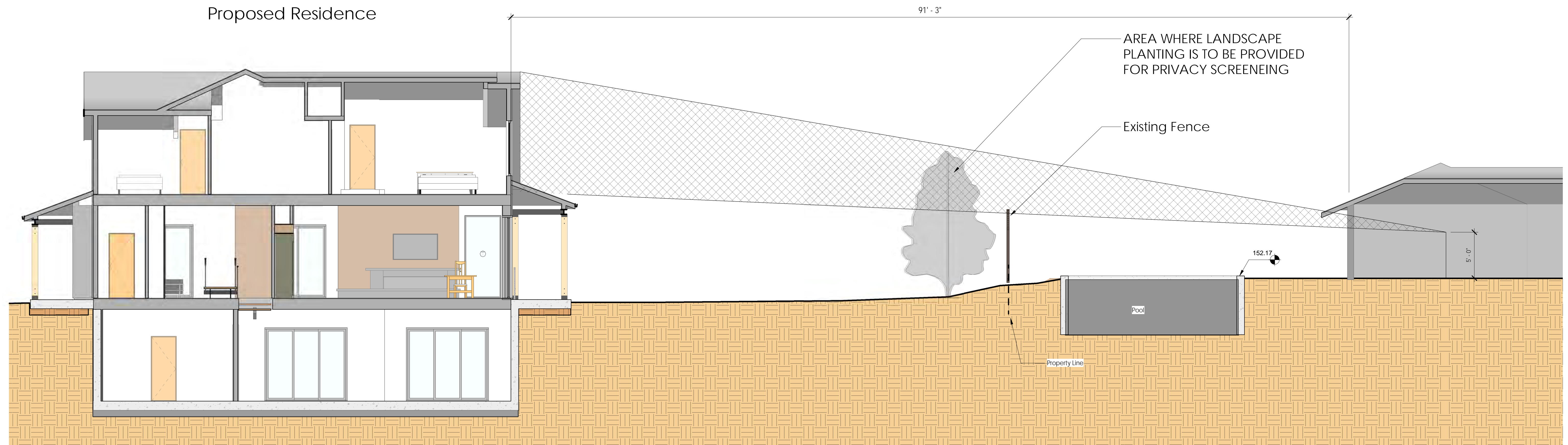


Perspective showing view across pool from 421 Yerba Buena

1 3D View South 2  
scale:

370 Yerba Santa  
Proposed Residence

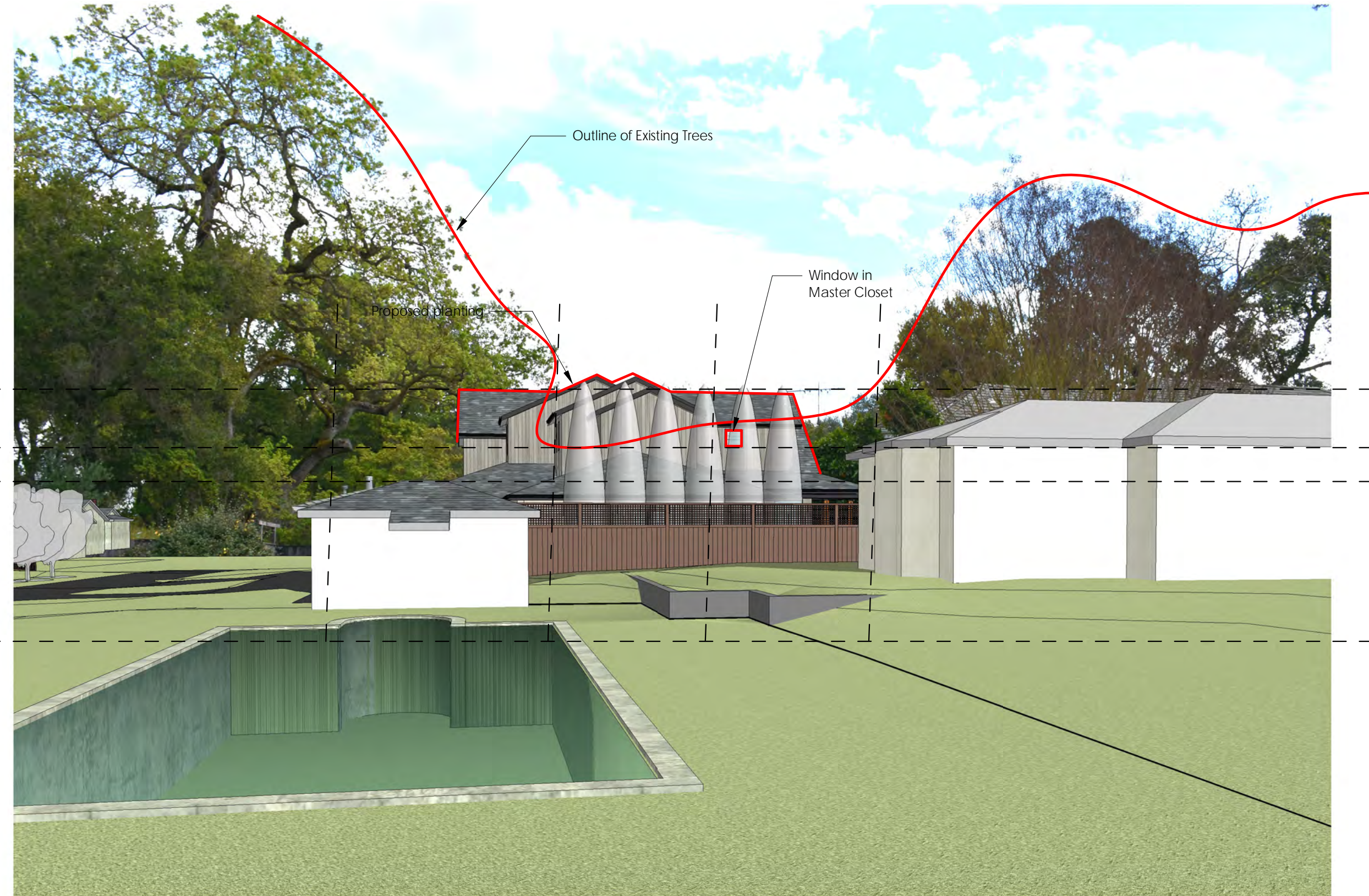
421 Yerba Buena



Section through Site showing relationship of proposed and existing structures

11/4/2020 10:50:13 AM





Perspective showing view across pool from 418 Yerba Santa

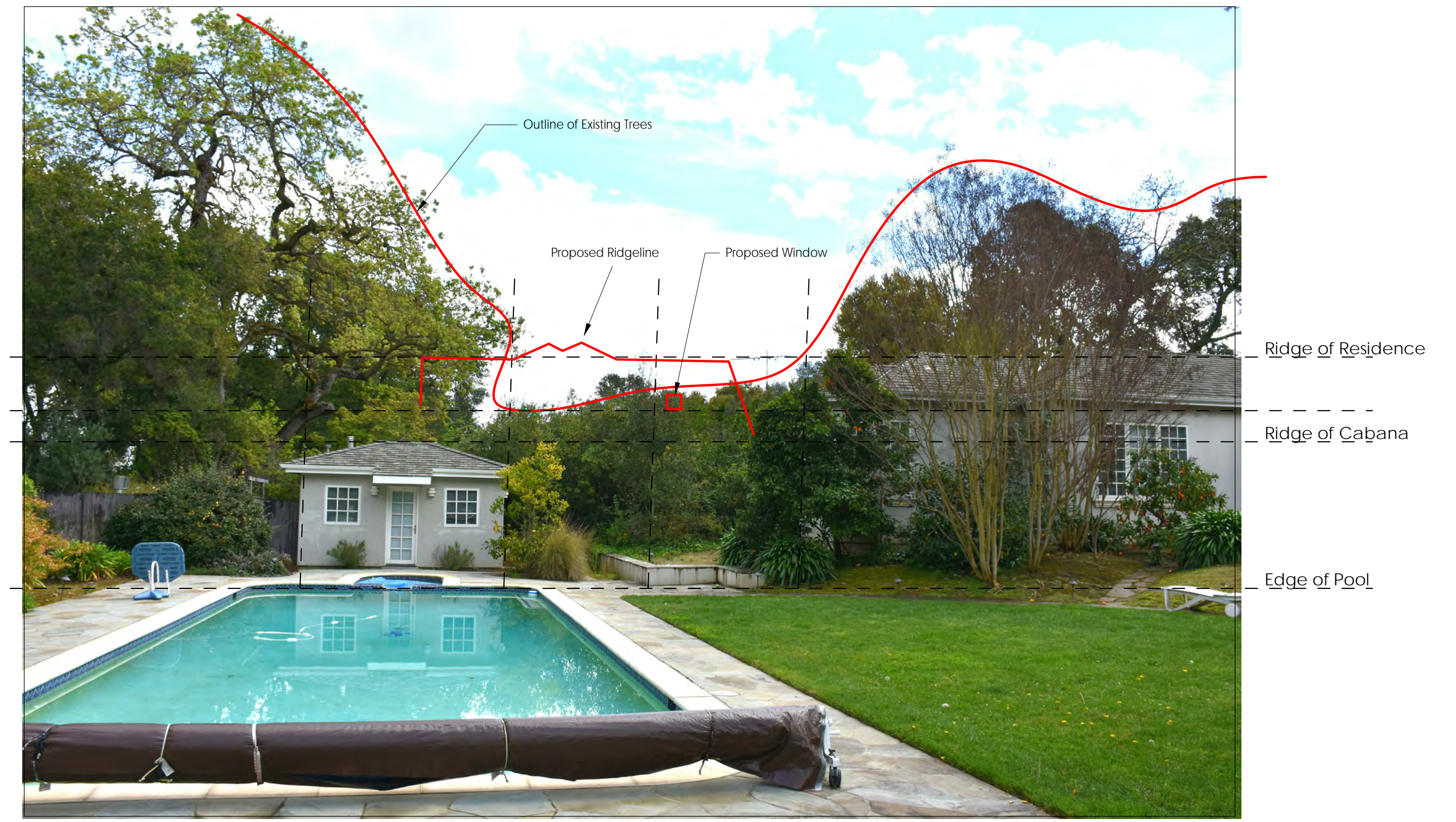
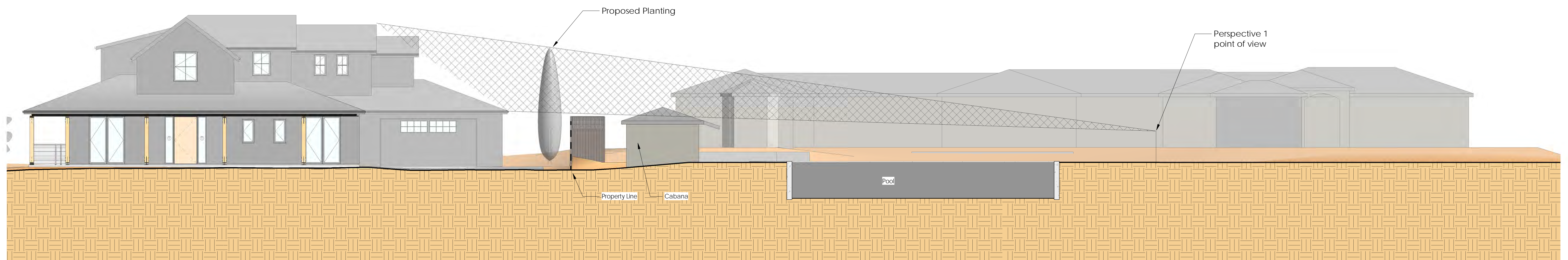


Photo of view across pool from 418 Yerba Santa

370 Yerba Santa

418 Yerba Santa



Section through Site showing relationship of proposed and existing structures

11/4/2020 10:50:37 AM

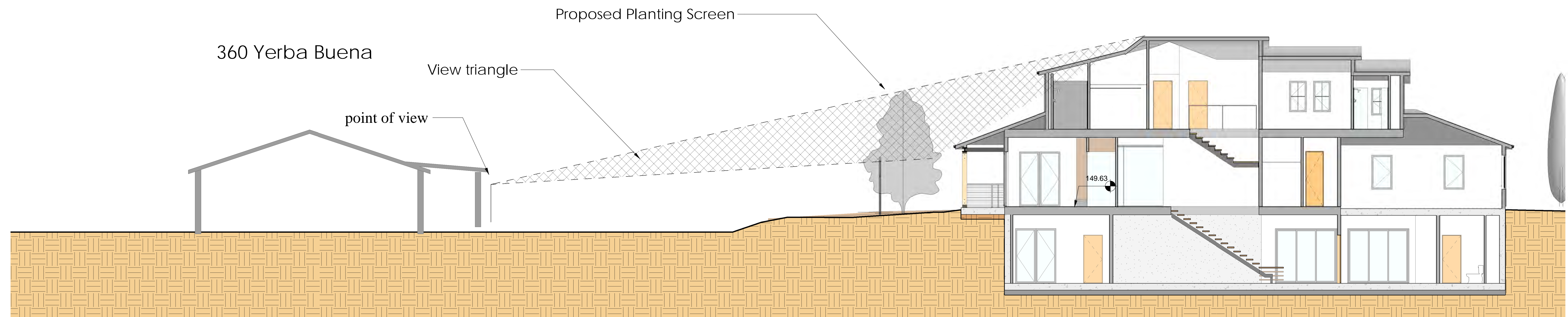




AREA WHERE LANDSCAPE PLANTING IS TO BE PROVIDED FOR PRIVACY SCREENING



370 Yerba Santa



Section through Site showing relationship of proposed and existing structures

11/4/2020 10:51:06 AM

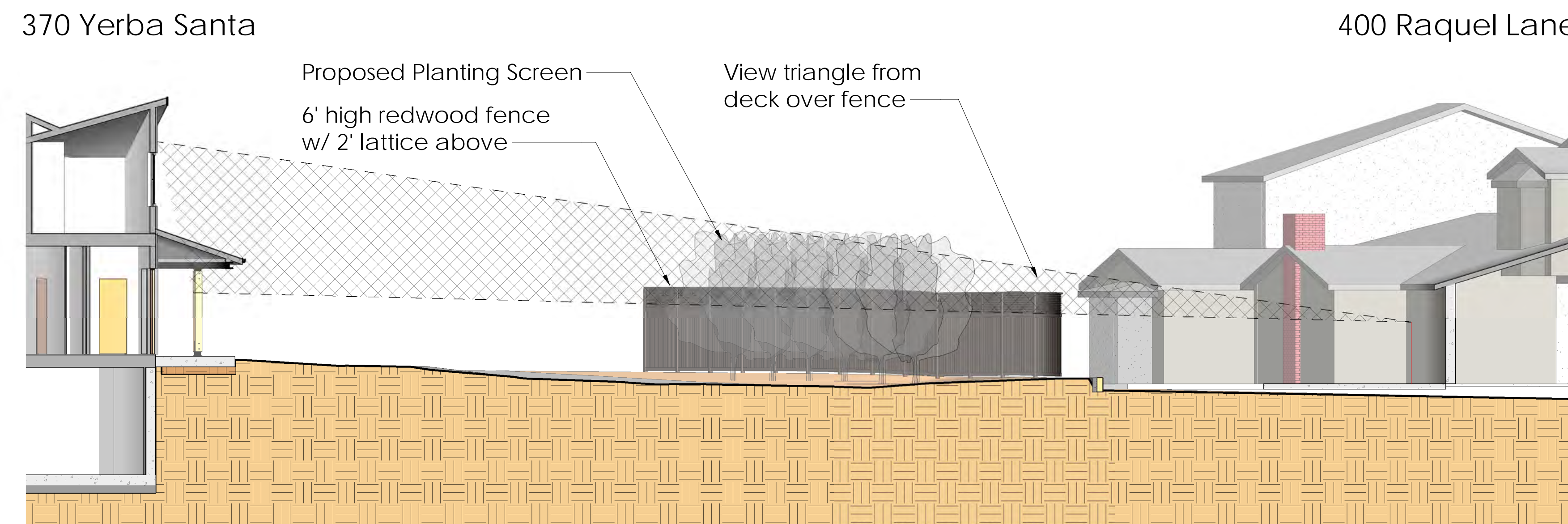




View from deck #2 400 Raquel Lane



Revit Perspective from deck #2 400 Raquel Lane



3 Section 3  
scale: 1/8" = 1'-0"

11/4/2020 10:51:27 AM



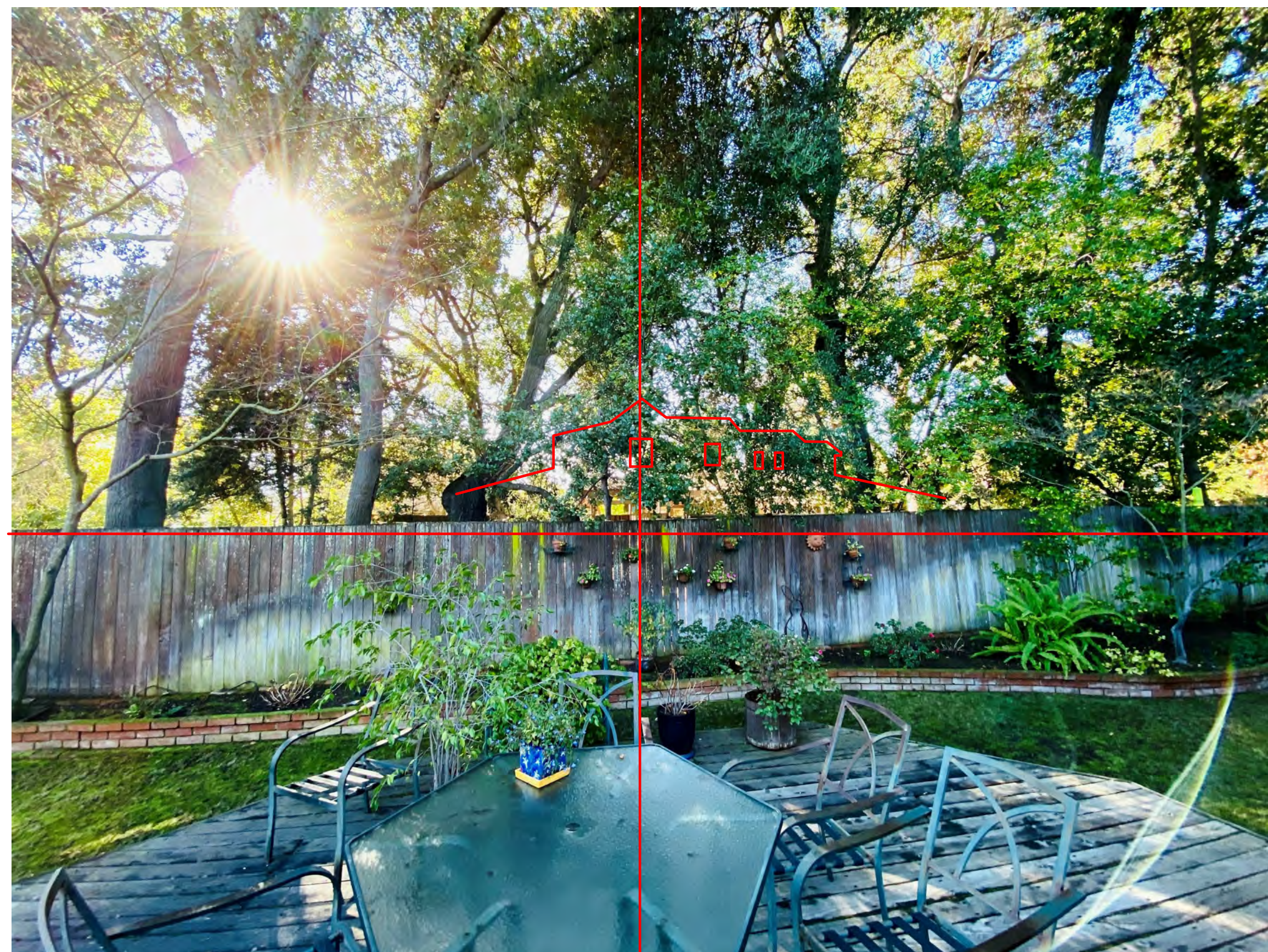
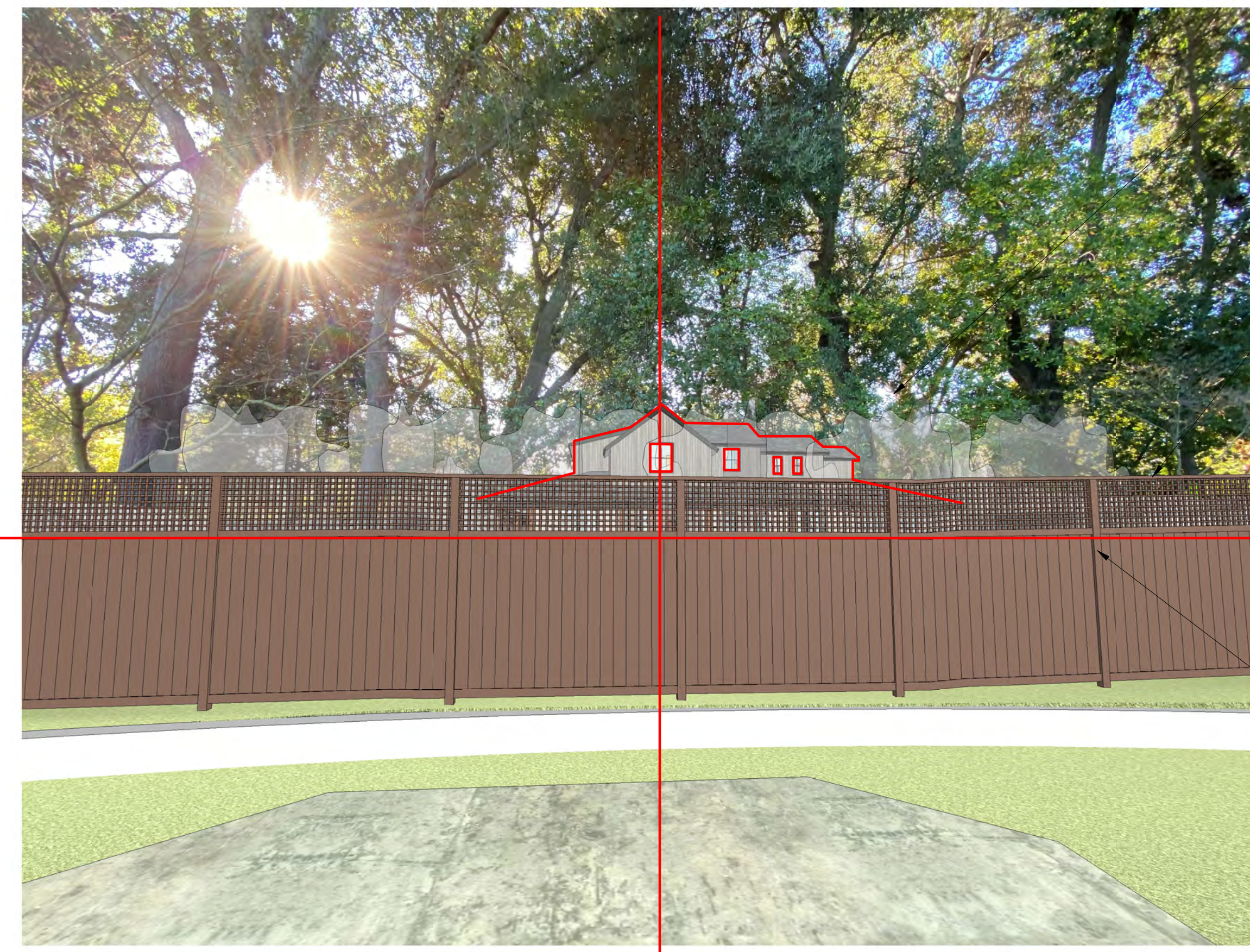


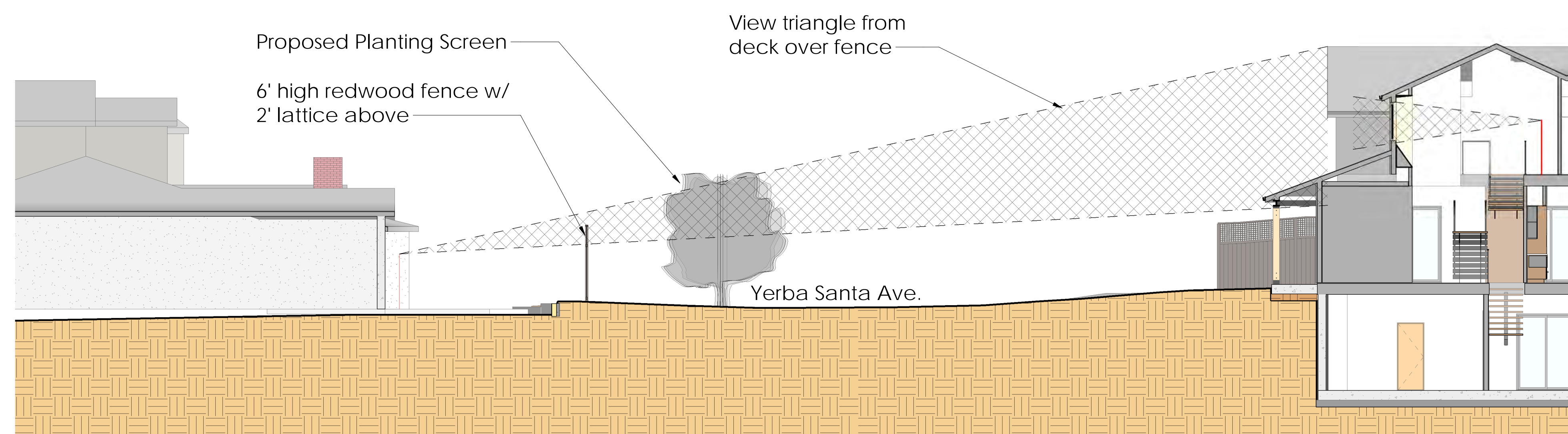
Photo from deck #1 400 Raquel Lane  
(wide angle lens)



Revit perspective view from deck #1

400 Raquel Lane

370 Yerba Santa



Section through Site showing relationship of proposed structure and 400 Raquel Lane

11/4/2020 10:51:46 AM

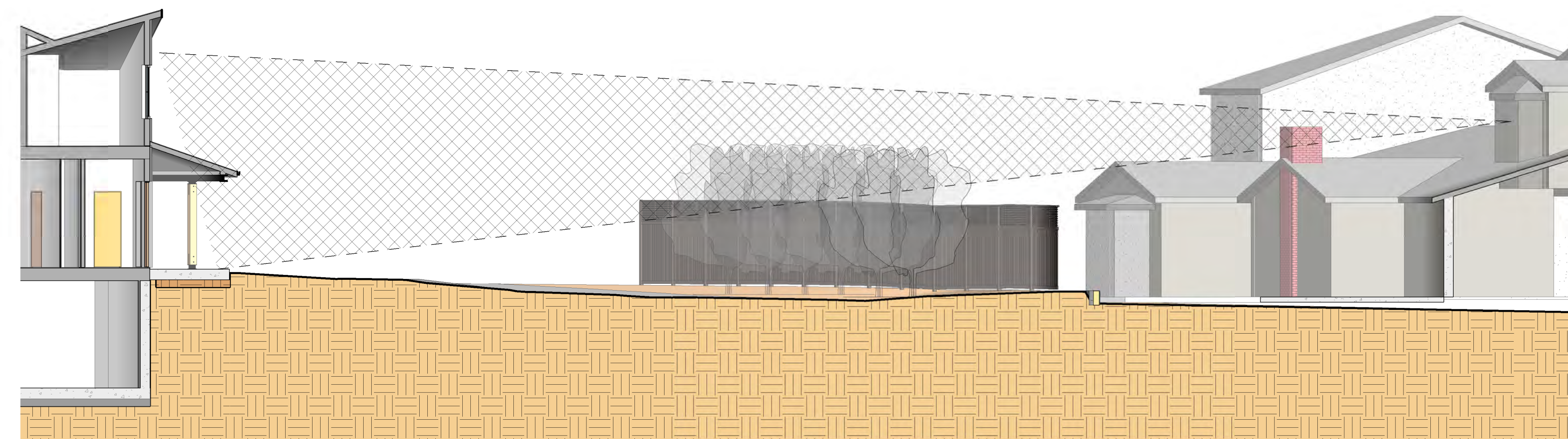




View from upstairs 400 Raquel Lane



Revit Perspective from upstairs 400 Raquel Lane



3 Section 10  
scale: 1/8" = 1'-0"

11/4/2020 10:51:56 AM





GAF TIMBERLINE HD PEWTER GRAY



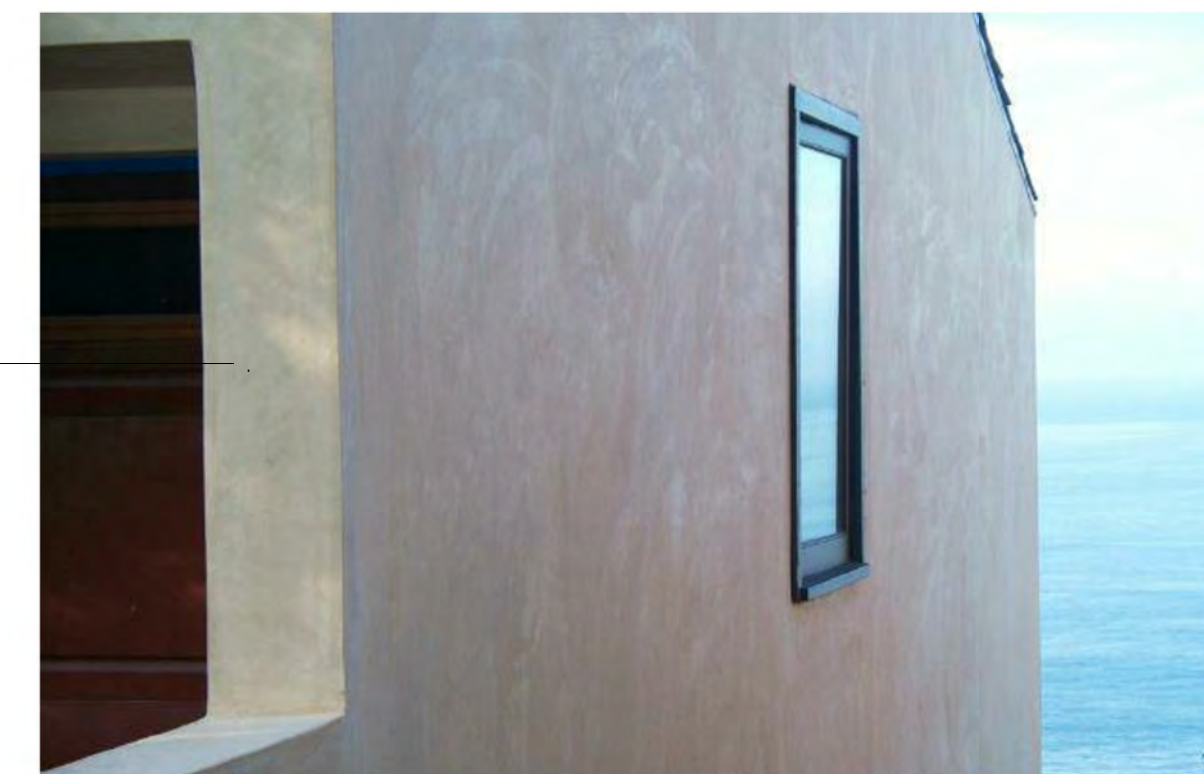
MARVIN ELEVATE WINDOWS :  
FIBERGLASS EXTERIOR &  
WOOD INTERIOR



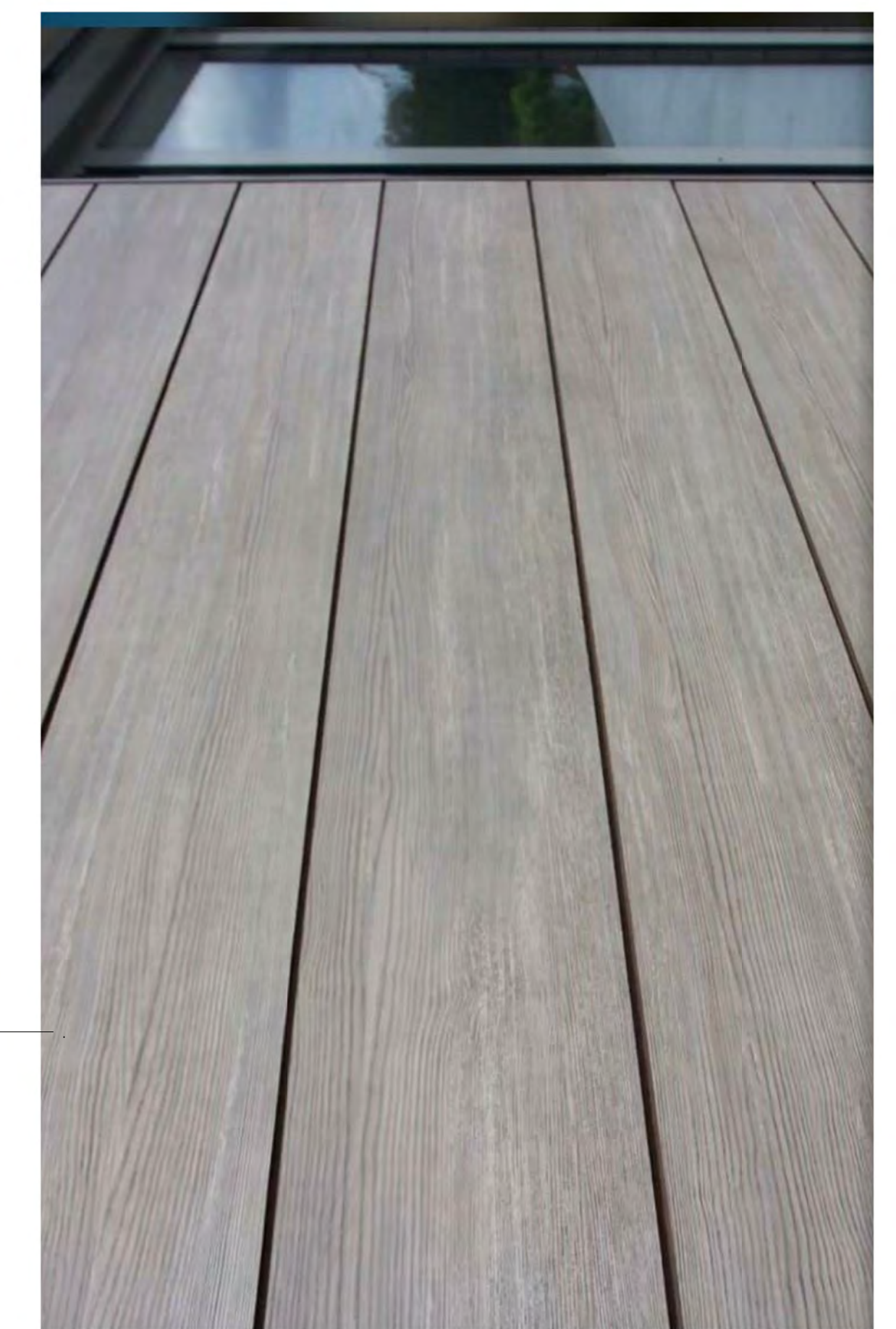
PORCH COLUMN AND BEAM



PORCH COLUMN BASE



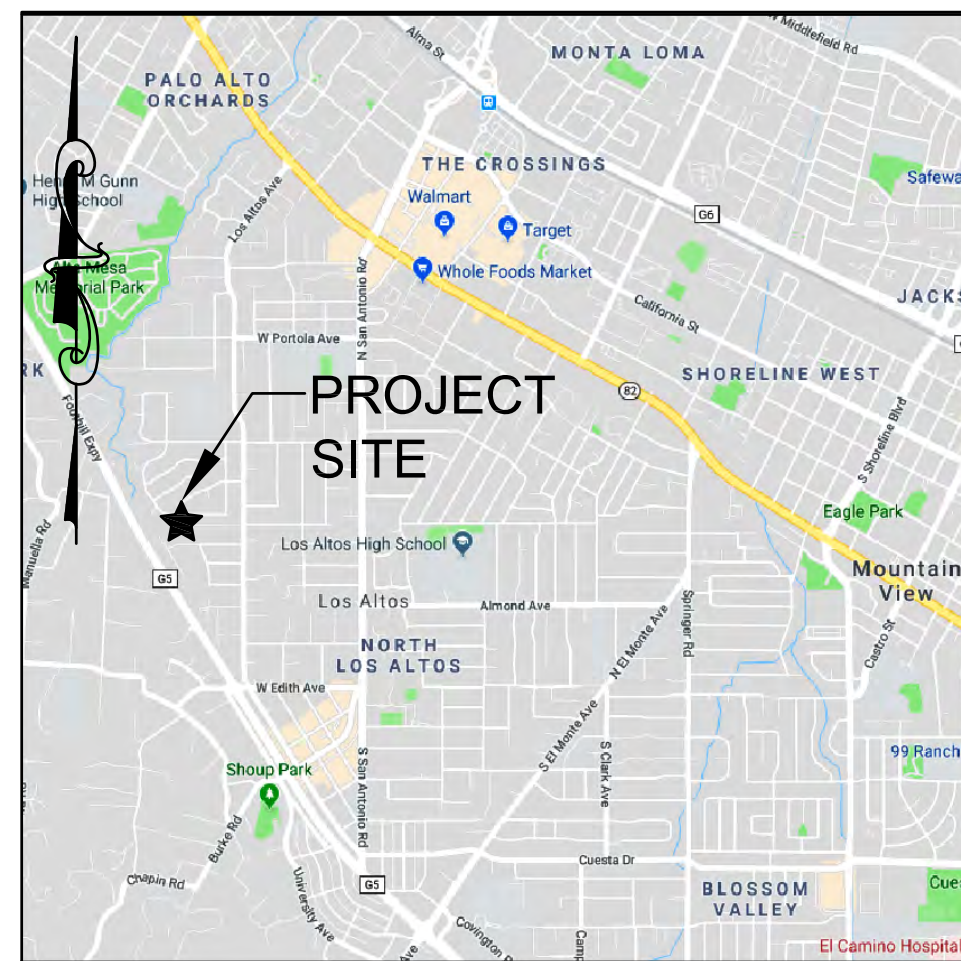
STEEL TROWELED STUCCO WALL



VERTICAL SIDING, TRESA PURA MYSTIC CEDAR OR EQ.

11/4/2020 10:52:13 AM





**VICINITY MAP**  
N.T.S.

# NEW RESIDENCE

## 370 YERBA SANTA AVENUE

### LOS ALTOS, CA 94022



**LOCATION MAP**  
N.T.S.

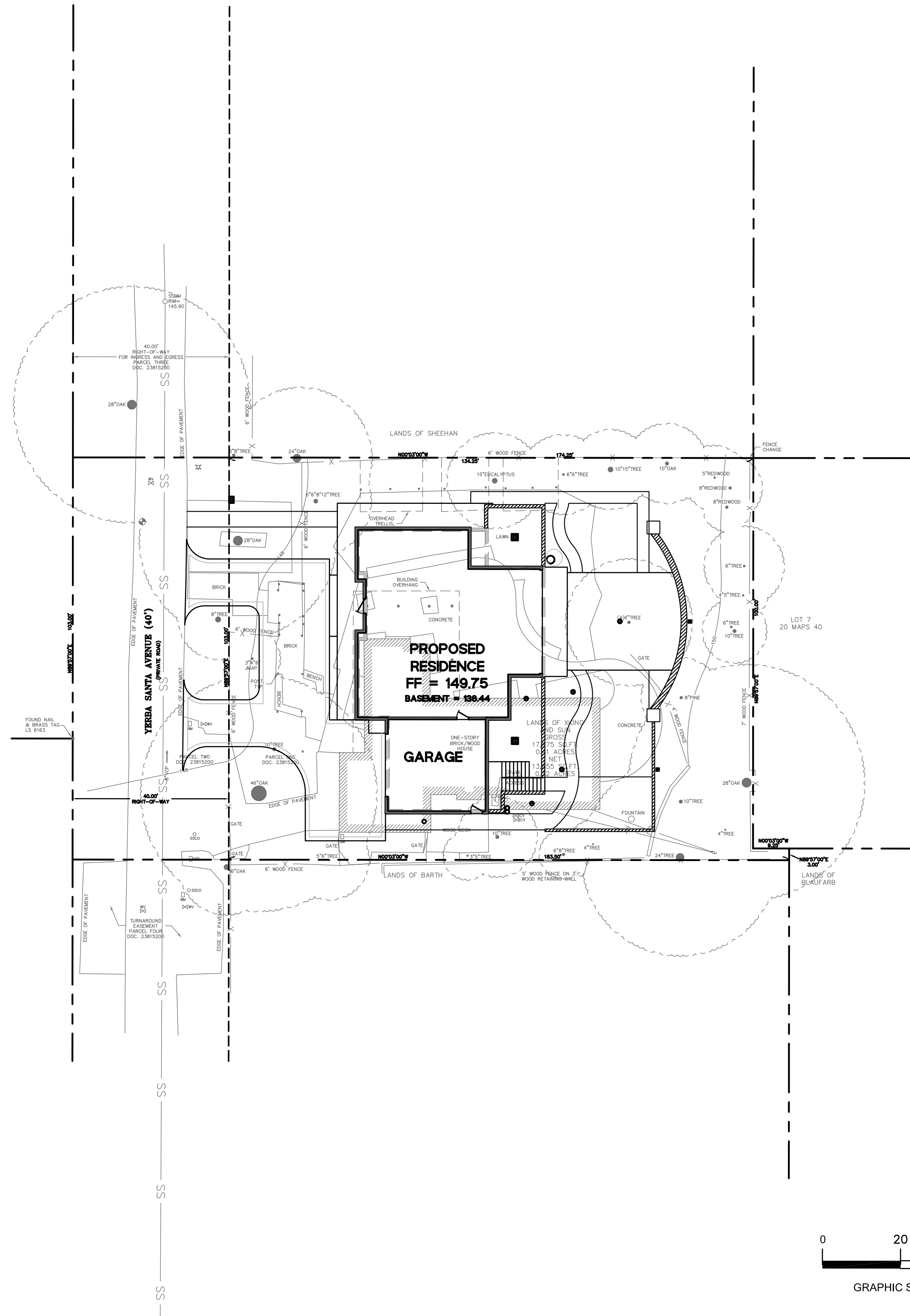
**ABBREVIATIONS**

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFP	BACK FLOW PREVENTION DEVICE
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DG	DECOMPOSED GRANITE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DWY	DRIVEWAY
(E)	EXISTING
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
HW	HEATED WATER LINE
INV	PIPE INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER

**EARTHWORK QUANTITIES**

CUT	1,390 C.Y.
FILL	175 C.Y.
TOTAL TO BE MOVED	1,565 C.Y.
BALANCE	1,215 C.Y. CUT (OFF-HAUL)

EARTHWORK QUANTITIES SHOWN ABOVE ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES, AND USE THEIR CALCULATIONS FOR BIDDING AND COST ESTIMATING PURPOSES.



**LEGEND:**

EXISTING	PROPOSED	
SS	SS	SANITARY SEWER
SD	SD	STORM DRAIN
	SD	STORM SUB-DRAIN (PERFORATED PIPE)
		TRANSITION FROM PERF. PIPE TO SOLID PIPE
FM	FM	FORCE MAIN
FW	FW	FIRE WATER LINE
W	W	DOMESTIC WATER SERVICE
IRR	IRR	IRRIGATION SERVICE
G	G	NATURAL GAS
E	E	ELECTRIC
JT	JT	JOINT TRENCH
X	X	FENCE
O	O	CLEAN OUT
		DOUBLE DETECTOR CHECK VALVE
		POST INDICATOR VALVE
		VALVE
		METER BOX
		STREET LIGHT
		AREA DRAIN
		CATCH BASIN
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BENCHMARK
		MANHOLE
		SIGN
		DOWNSPOUT
		SPLASH BLOCK
		CONTOURS
		PROPERTY LINE
		SETBACK
		GRASS SWALE
		RETAINING WALL/ BUILDING STEMWALL
		(E) TREE TO BE REMOVED

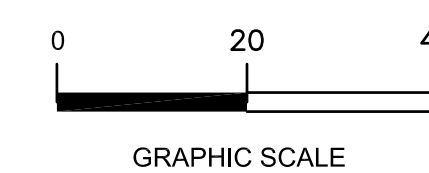
**SHEET INDEX**

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
C-2	GRADING PLAN
C-3	UTILITY PLAN

**HYDROLOGY**

(E) IMPERVIOUS AREA	(N) IMPERVIOUS AREA	REQUIRED STORAGE VOL.	STORAGE VOL. PROVIDED
7,300 SF	5,760 SF	0 CF	0 CF

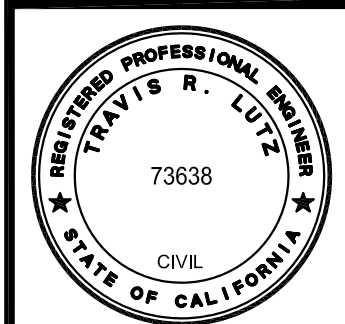
\*SINCE THERE IS NO INCREASE IN IMPERVIOUS AREA THERE IS NO DETENTION VOLUME REQUIRED.



PRECISION ENGINEERING AND CONSTRUCTION, INC.  
901 Wallerme Street  
Belmont, CA 94002  
Tel: 650.258.8649  
Fax: 650.832.1859  
Travis@Precision-EC.com

REVISIONS:

NO.	DATE	DESCRIPTION

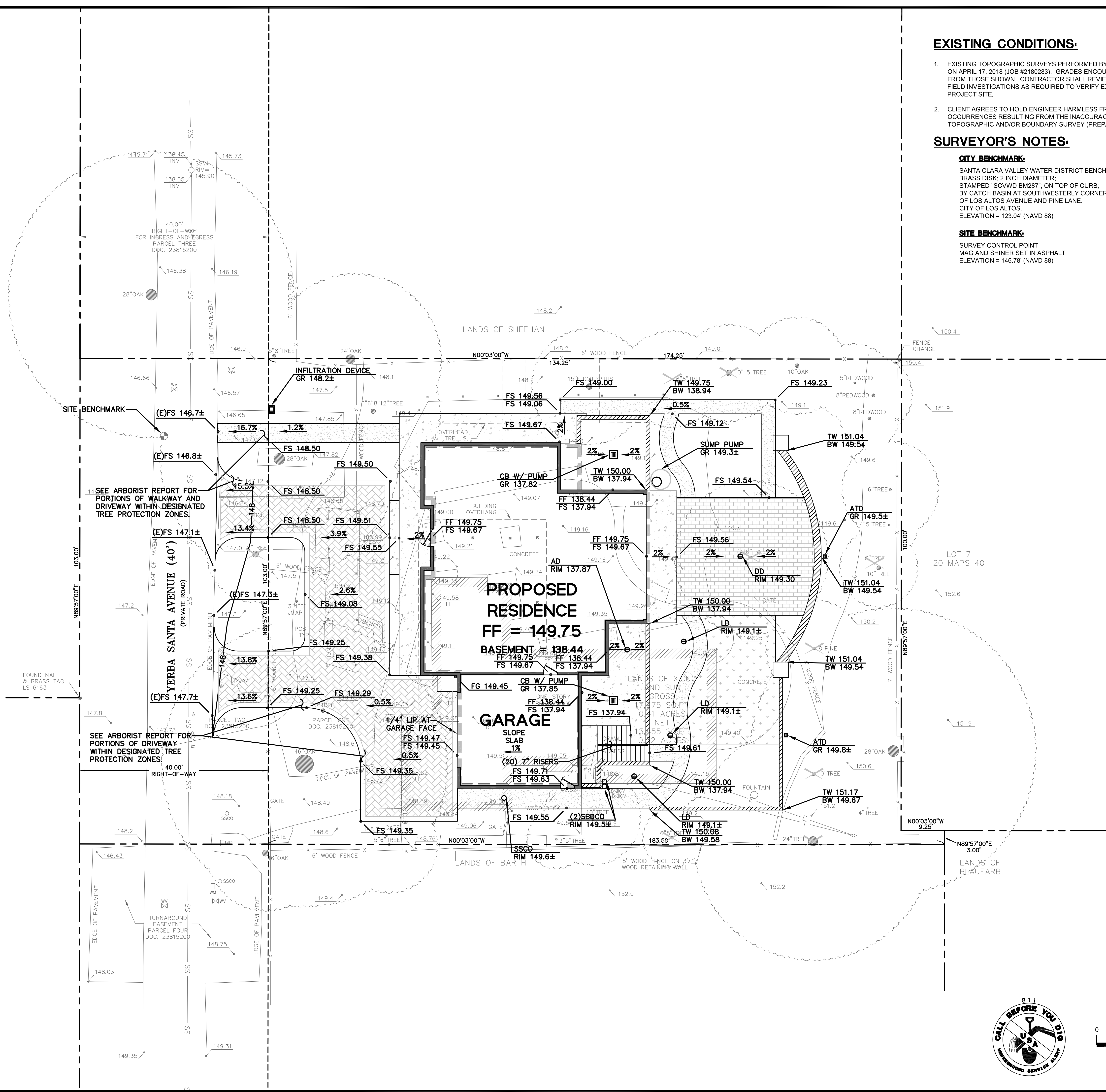
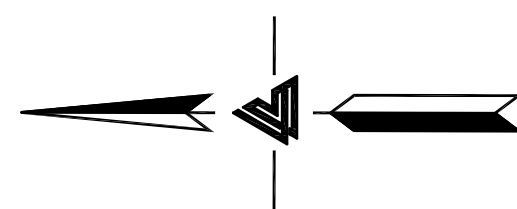


**TITLE SHEET**  
NEW RESIDENCE  
370 YERBA SANTA AVENUE  
LOS ALTOS, CA 94022

Date:	07/14/2020
Scale:	AS SHOWN
Design:	AJP
Check:	TRL
Drawing Number:	C-0
PEC Job No.	PEC 18-138



DRAWING NAME: 07/14/2020  
 PROJECT NO: 18-138  
 SHEET NO: 18-138-02  
 DATE: 07/14/2020  
 SCALE: 1" = 10'  
 DESIGNER: AJP  
 CHECKER: TRL  
 DRAWING NUMBER: C-2  
 PEC JOB NO: PEC 18-138



**EXISTING CONDITIONS:**

- EXISTING TOPOGRAPHIC SURVEYS PERFORMED BY LEA & BRAZE ENGINEERING ON APRIL 17, 2018 (JOB #2180283). GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
- CLIENT AGREES TO HOLD ENGINEER HARMLESS FROM ANY AND ALL OCCURRENCES RESULTING FROM THE INACCURACIES OF THE CLIENT SUPPLIED TOPOGRAPHIC AND/OR BOUNDARY SURVEY (PREPARED BY OTHERS).

**SURVEYOR'S NOTES:**

**CITY BENCHMARK:**  
 SANTA CLARA VALLEY WATER DISTRICT BENCHMARK 287  
 BRASS DISK; 2 INCH DIAMETER;  
 STAMPED "SCVWD BM287"; ON TOP OF CURB;  
 BY CATCH BASIN AT SOUTHWESTERLY CORNER  
 OF LOS ALTOS AVENUE AND PINE LANE.  
 CITY OF LOS ALTOS.  
 ELEVATION = 123.04' (NAVD 88)

**SITE BENCHMARK:**  
 SURVEY CONTROL POINT  
 MAG AND SHINER SET IN ASPHALT  
 ELEVATION = 146.78' (NAVD 88)

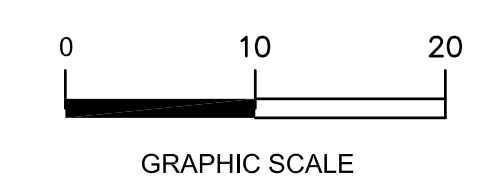
PRECISION ENGINEERING AND CONSTRUCTION, INC.  
 901 Wallerme Street  
 Belmont, CA 94002  
 P: 650.226.8649  
 F: 650.632.1659  
 Travis@Precision-EC.com

REVISIONS:	DATE:



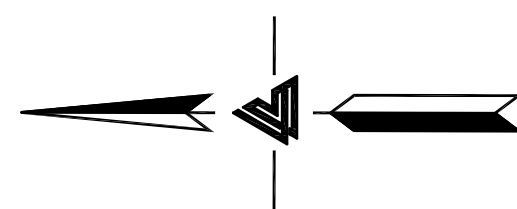
**GRADING PLAN**  
**NEW RESIDENCE**  
**370 YERBA SANTA AVENUE**  
**LOS ALTOS, CA 94022**

Date: 07/14/2020  
 Scale: 1" = 10'  
 Design: AJP  
 Check: TRL  
 Drawing Number: C-2  
 PEC Job No. PEC 18-138





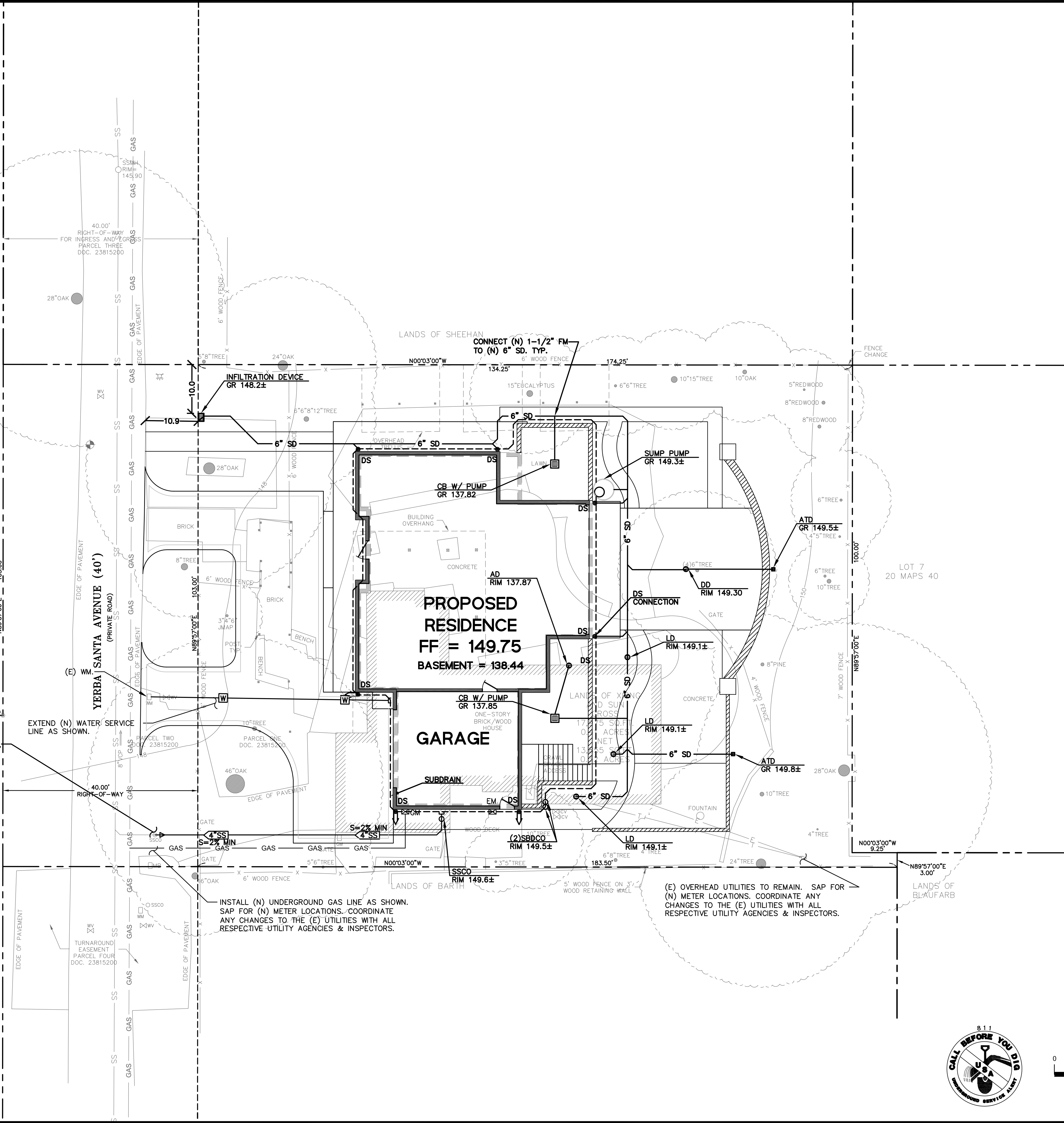
DRAWING NAME: 18-138-01  
 PROJECT: 370 YERBA SANTA AVENUE, LOS ALTOS, CA 94022  
 DATE: 07/14/2020  
 SCALE: 1" = 10'  
 DESIGNER: AJP  
 CHECKER: TRL  
 DRAWING NUMBER: C-3



CONTRACTOR TO INSTALL 4" SS LINE AS SHOWN. FIELD LOCATE, POT-HOLE, AND CONNECT TO (E) LATERAL AT (E) SSSO AND ENSURE THAT A 2% MINIMUM SLOPE CAN BE ACHIEVED PRIOR TO INSTALLATION. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE CIVIL ENGINEER PRIOR TO INSTALLATION.

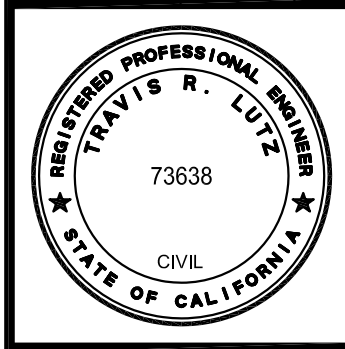
INSTALL (N) UNDERGROUND GAS LINE AS SHOWN. SAP FOR (N) METER LOCATIONS. COORDINATE ANY CHANGES TO THE (E) UTILITIES WITH ALL RESPECTIVE UTILITY AGENCIES & INSPECTORS.

(E) OVERHEAD UTILITIES TO REMAIN. SAP FOR (N) METER LOCATIONS. COORDINATE ANY CHANGES TO THE (E) UTILITIES WITH ALL RESPECTIVE UTILITY AGENCIES & INSPECTORS.



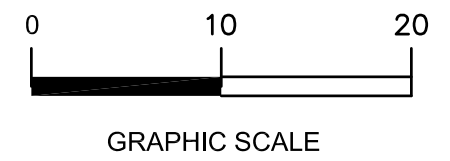
PRECISION ENGINEERING  
 AND  
 CONSTRUCTION, INC.  
 901 Wallerme Street  
 Belmont, CA 94002  
 P: 650.258.8649  
 F: 650.832.1859  
 Travis@Precision-EC.com

REVISIONS:	DATE:

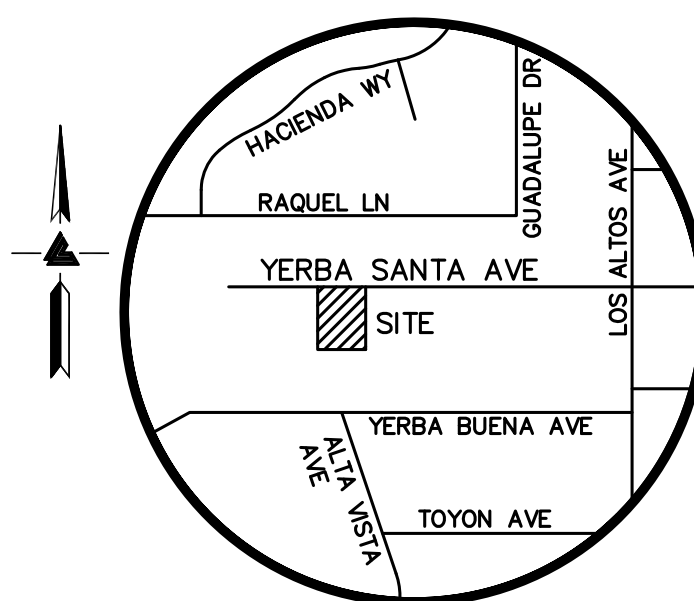


**UTILITY PLAN**  
**NEW RESIDENCE**  
**370 YERBA SANTA AVENUE**  
**LOS ALTOS, CA 94022**

Date:	07/14/2020
Scale:	1" = 10'
Design:	AJP
Check:	TRL
Drawing Number:	C-3
PEC Job No.	PEC 18-138



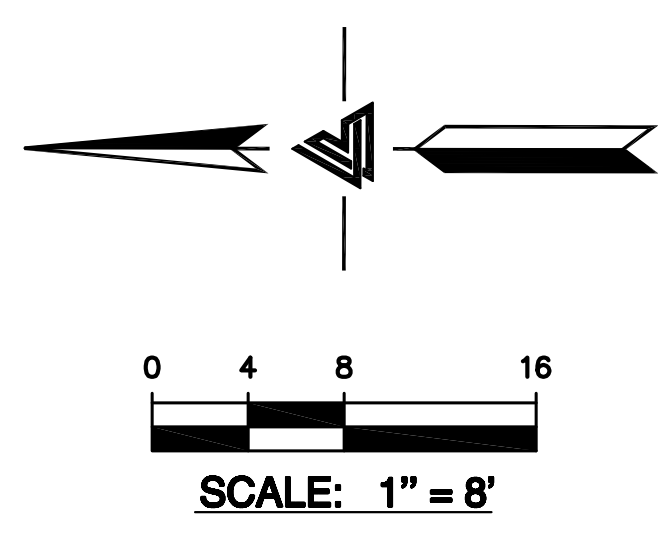




VICINITY MAP  
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
  - BUILDING OVERHANG LINE
  - E ELECTRICAL OVERHEAD LINE
  - ETC ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
  - X FENCE LINE
  - SS SANITARY SEWER LINE
  - T TELEPHONE OVERHEAD LINE
  - FF FINISH FLOOR
  - INV INVERT
  - RP ROOF PEAK
  - EM ELECTRICAL METER
  - FM FIRE HYDRANT
  - GM GAS METER
  - ICV IRRIGATION CONTROL VALVE
  - JMAP JAPANESE MAPLE
  - β JOINT POLE
  - MB MAILBOX
  - SSCO SANITARY SEWER CLEAN-OUT
  - SSMH SANITARY SEWER MANHOLE
  - VCP VITRIFIED CLAY PIPE
  - WM WATER METER
  - WV WATER VALVE
  - WOOD POST
  - XXX.XX BENCHMARK
  - SPOTGRADE
- 
- ASPHALT
  - BRICK
  - CONCRETE
  - LAWN
  - WOOD
- 
- TREE: TYPE AND SIZE AS NOTED



NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.  
 UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.  
 BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.  
 FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

BENCHMARK

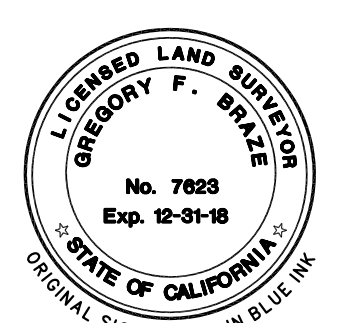
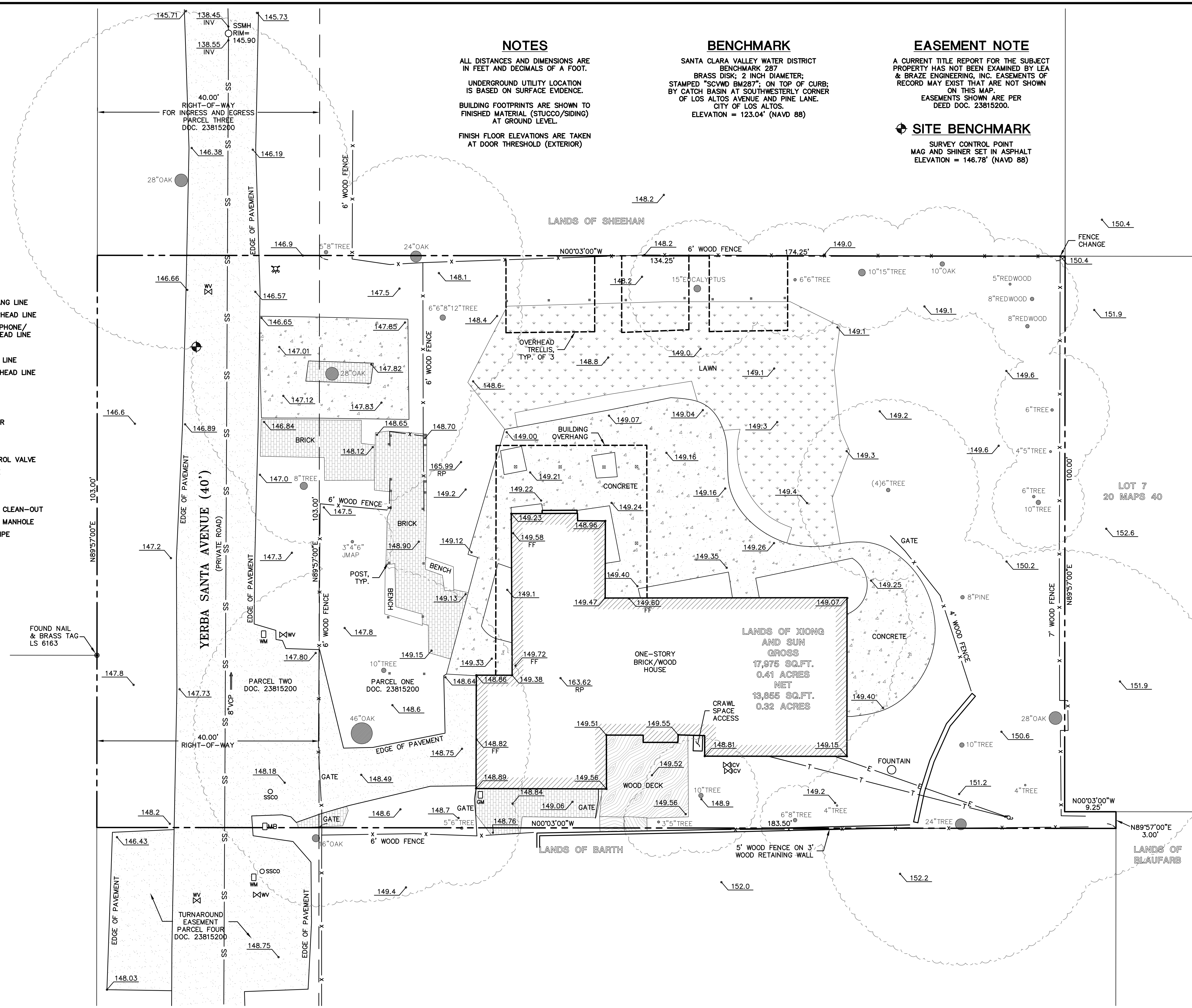
SANTA CLARA VALLEY WATER DISTRICT  
 BENCHMARK 287  
 BRASS DISK; 2 INCH DIAMETER;  
 STAMPED "SCVWD BM287"; ON TOP OF CURB;  
 BY CATCH BASIN AT SOUTHWESTERLY CORNER  
 OF LOS ALTOS AVENUE AND PINE LANE.  
 CITY OF LOS ALTOS.  
 ELEVATION = 123.04' (NAVD 88)

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.  
 EASEMENTS SHOWN ARE PER DEED DOC. 23815200.

◆ SITE BENCHMARK

SURVEY CONTROL POINT  
 MAG AND SHINER SET IN ASPHALT  
 ELEVATION = 146.78' (NAVD 88)



**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 BAY AREA REGION  
 2495 INDUSTRIAL PKWY WEST  
 HAYWARD, CALIFORNIA 94545  
 (P) (510) 887-4086  
 (F) (510) 887-3019  
 WWW.LEA-BRAZE.COM

**370 YERBA SANTA AVENUE  
 LOS ALTOS, CALIFORNIA**

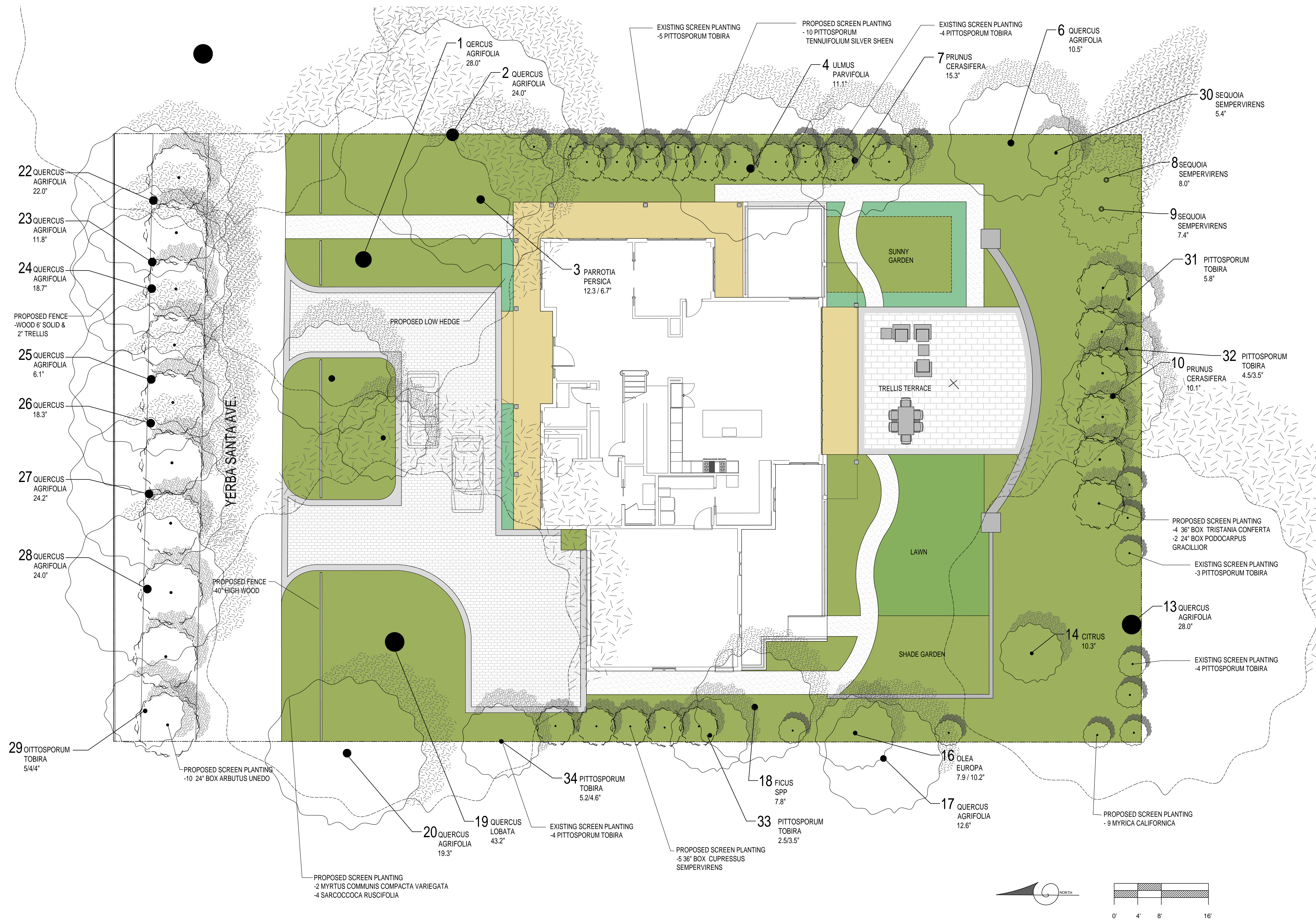
**TOPOGRAPHIC SURVEY**

REVISIONS	BY

JOB NO: 2180283  
 DATE: 4-17-18  
 SCALE: 1" = 8'  
 FIELD BY: BW  
 DRAWN BY: JN  
 SHEET NO:







- 1 QUERCUS AGRIFOLIA 28.0"
- 2 QUERCUS AGRIFOLIA 24.0"
- 3 PARROTIA PERSICA 12.3 / 6.7"
- 4 ULMUS PARVIFOLIA 11.1"
- 5 PITTOSPORUM TOBIRA
- 6 QUERCUS AGRIFOLIA 10.5"
- 7 PRUNUS CERASIFERA 15.3"
- 8 SEQUOIA SEMPERVIRENS 8.0"
- 9 SEQUOIA SEMPERVIRENS 7.4"
- 10 PRUNUS CERASIFERA 10.1"
- 11 PITTOSPORUM TOBIRA 5.8"
- 12 PITTOSPORUM TOBIRA 4.5 / 3.5"
- 13 QUERCUS AGRIFOLIA 28.0"
- 14 CITRUS 10.3"
- 15 MYRTUS COMMUNIS COMPACTA VARIEGATA
- 16 OLEA EUROPA 7.9 / 10.2"
- 17 QUERCUS AGRIFOLIA 12.6"
- 18 FICUS SPP 7.8"
- 19 QUERCUS LOBATA 43.2"
- 20 QUERCUS AGRIFOLIA 19.3"
- 21 SARCOCOCCA RUSCIFOLIA
- 22 QUERCUS AGRIFOLIA 22.0"
- 23 QUERCUS AGRIFOLIA 11.8"
- 24 QUERCUS AGRIFOLIA 18.7"
- 25 QUERCUS AGRIFOLIA 6.1"
- 26 QUERCUS 18.3"
- 27 QUERCUS AGRIFOLIA 24.2"
- 28 QUERCUS AGRIFOLIA 24.0"
- 29 PITTOSPORUM TOBIRA 5.4 / 4"
- 30 SEQUOIA SEMPERVIRENS 5.4"
- 31 PITTOSPORUM TOBIRA 5.8"
- 32 PITTOSPORUM TOBIRA 4.5 / 3.5"
- 33 PITTOSPORUM TOBIRA 2.5 / 3.5"
- 34 PITTOSPORUM TOBIRA 5.2 / 4.6"











PITTOSPORUM TENUIFOLIUM SILVER SHEEN  
-15 GAL SIZE  
EVENTUAL SIZE - 20'



NERIUM OLEANDER  
-FULL SIZE - 20'

## PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	GENERAL DESCRIPTION
ARB UNE	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	EV 8-35H 8-35W SUN PAT SHADE GOOD SCREEN OR PRUNED TO OPEN TREE RED TRUNNK-BRANCHES DARK GREEN RED STEMMED 3" LEAVES WHT FLWR YELLOW-RED ROUND FRT
CUP SEM	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	36" BOX	EV 60H 5-10W COLUMNAR HABIT DARK GREEN FOILAGE
PIT TOB S	PITTOSPORUM TOBIRA SILVER SHEEN	BLACK TWIGH PITTOSPORUM	15 GAL	EV 18-22H 10W MED GREEN GLOSSY FOILAGE SILVER BENEATH BLACK STEMS
POD GRA	PODOCARPUS GRACILLIOR	FERN PINE	24" BOX	EV 20-60H 10-20W COLUMNAR HABIT DARK GREEN GLOSSY FOILAGE GOOFD ESPALIER
TRI CON	TRISTANIA CONFERTA AKA LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX	EV 30-45H 25W OVAL LEATHERY BRIGHT GREEN 4-6" LEAVES FAST GROWTH WHITE FLWR WOODY PODS GOOD STREET OR LAWN



ARBUTUS UNEDO  
- 24" BOX - 8-10'



TRISTANIA CONFERTA  
- 36" BOX - 15'



TRISTANIA CONFERTA  
- FULL SIZE - 30-50'



ARBUTUS UNEDO  
- FULL SIZE - 18'



CUPPRESSUS SEMPERVIRENS  
- 36" BOX - 12'



CUPPRESSUS SEMPERVIRENS  
- FULL SIZE - 50'

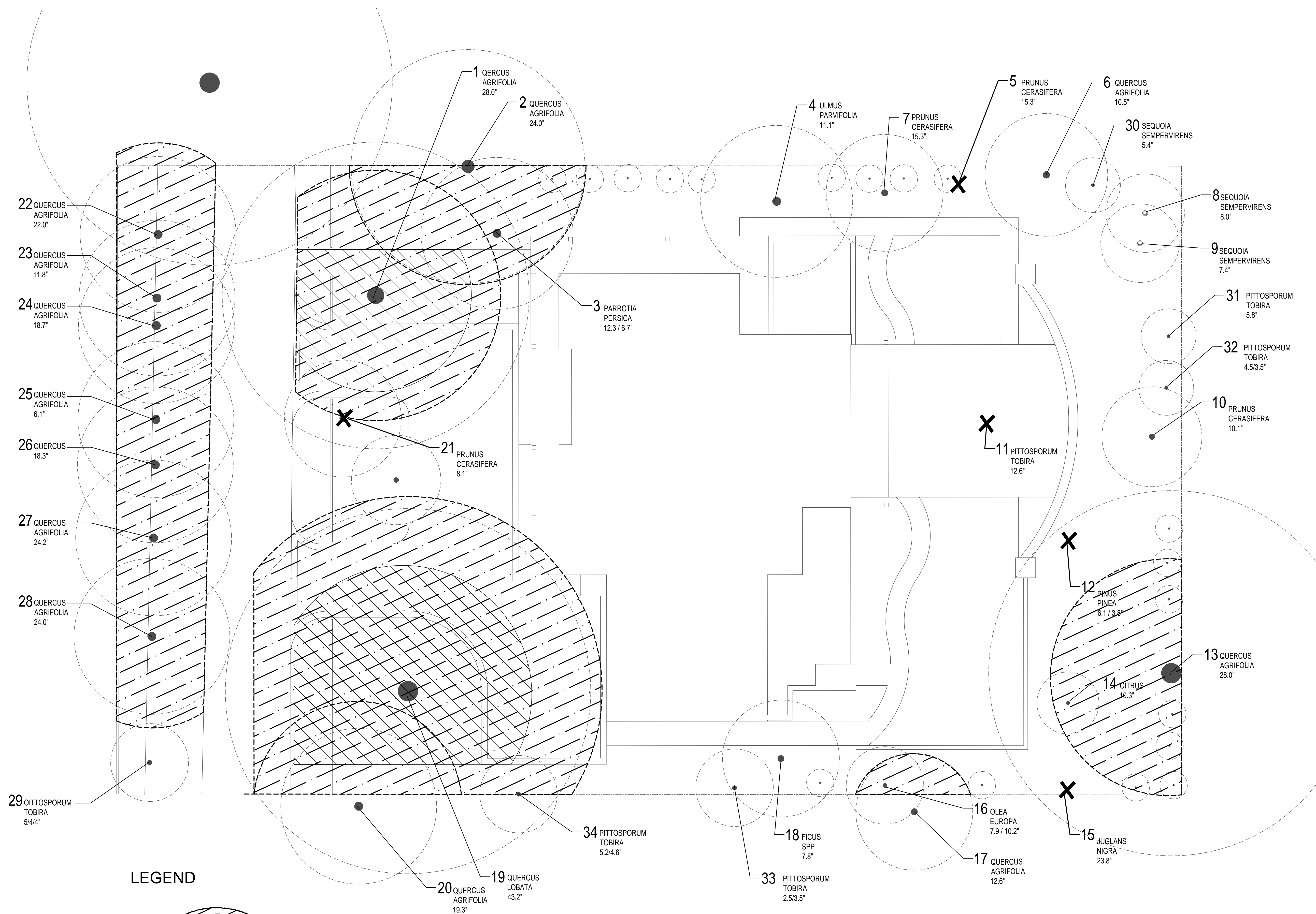


PODOCARPUS GRACILLIOR  
- 24" BOX - 10-12'

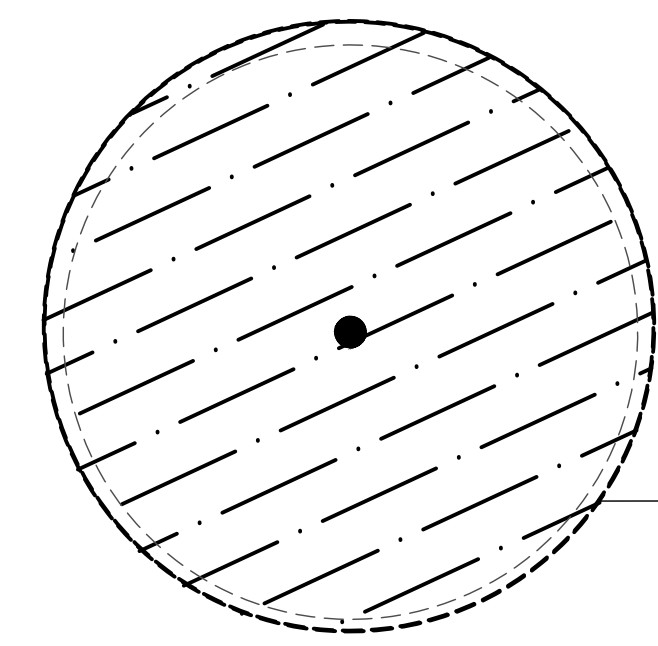


PODOCARPUS GRACILLIOR  
- FULL SIZE - 20-60'



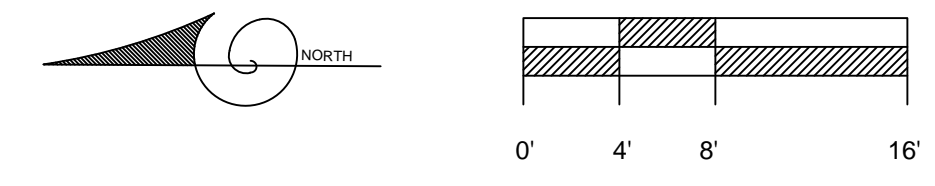


**LEGEND**



3 VALLEY OAK 19.2"  
 EXISTING TREE TO REMAIN  
 TREE NUMBER AND CALIPER SIZE  
 TREE PROTECTION FENCE

6 COASTAL REDWOOD 23.1"  
 X EXISTING TREE TO BE REMOVED  
 TREE NUMBER AND CALIPER SIZE





Wei Xiong  
370 Yerba Santa Ave  
Los Altos, CA 94022  
Site: 370 Yerba Santa Ave, Los Altos

Dear Wei,

At your request I visited the above site for the purpose of inspecting and commenting on the Regulated trees around the property. A new residence is planned, prompting the need for this tree protection report.

**Method:**  
Los Altos protects all trees with a trunk diameter at 4 feet above ground level greater than 15 inches. Los Altos requests that all trees within the property or within 8 feet of the property lines be included on the report if the trunk diameter at standard height is greater than 6 inches. The location of the trees on this site can be found on the attached plan. Each tree is given an identification number. The trees are measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

If you have any questions, please don't hesitate to call. Sincerely

  
Robert Weatherill  
Certified Arborist WE 1936A

**Tree Survey**

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Coast live oak <i>Quercus agrifolia</i>	28.0"	60-60	70	Good health and condition. <b>Regulated</b>
2	Coast live oak <i>Quercus agrifolia</i>	24.9"	55-30	65	Good health and condition, neighbors tree. <b>Regulated</b>
3	Persea menziesii <i>Persea menziesii</i>	12.3x.7"	22-20	55	Fair health and condition, drought stress. <b>Not Regulated</b>
4	Chinese elm <i>Ulmus parvifolia</i>	11.1"	25-25	60	Good health and condition, leaning. <b>Not Regulated</b>
5	Plum <i>Prunus cerasifera</i>	15.3"	25-20	0	Dead. <b>Not Regulated</b>
6	Coast live oak <i>Quercus agrifolia</i>	10.5"	30-20	55	Fair health and condition, strong(60)5' with vine. <b>Not Regulated</b>
7	Plum <i>Prunus cerasifera</i>	5.5x1.1"	20-10	20	Almost dead. <b>Not Regulated</b>
8	Coastal redwood <i>Sequoia sempervirens</i>	8.0"	30-8	65	Good health and condition. <b>Not Regulated</b>
9	Coastal redwood <i>Sequoia sempervirens</i>	7.4"	30-10	65	Good health and condition. <b>Not Regulated</b>
10	Plum <i>Prunus cerasifera</i>	10.1"	25-8	0	Dead. <b>Not Regulated</b>
11	Pinus ponderosa <i>Pinus ponderosa</i>	12.6"	30-20	20	Poor health and condition, drought stress. <b>Not Regulated</b>
12	Italian stone pine <i>Pinus pinea</i>	6.1x3.8"	30-10	20	Poor health and condition. <b>Not Regulated</b>
13	Coast live oak <i>Quercus agrifolia</i>	28.0"	50-40	60	Fair health and condition, neglected. <b>Regulated</b>
14	Citrus <i>Citrus spp</i>	10.3"	12-8	20	Poor health and condition. <b>Not Regulated</b>
15	Black walnut <i>Juglans nigra</i>	23.8"	30-30	30	Poor health and condition, large dead wood and leaning. <b>Regulated</b>
16	Olive <i>Olea europaea</i>	1.9x10.2"	20-15	20	Almost dead. <b>Not Regulated</b>
17	Coast live oak <i>Quercus agrifolia</i>	12.6"	20-10	65	Good health and condition, neighbors tree (leaved grade to S). <b>Not Regulated</b>
18	Fig <i>Ficus spp</i>	7.8"	15-15	65	Good health and condition. <b>Not Regulated</b>



Location of protected trees and their Tree Protection Zones

**Tree Survey**

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
19	Valley oak <i>Quercus lobata</i>	43.2"	50-50	55	Fair health and condition, dead wood forming canopy. <b>Regulated</b>
20	Coast live oak <i>Quercus agrifolia</i>	19.3"	30-30	60	Good health and condition, suppressed by #3. <b>Regulated</b>
21	Plum <i>Prunus cerasifera</i>	8.1"	15-8	0	Dead. <b>Not Regulated</b>
22	Coast live oak <i>Quercus agrifolia</i>	22.0"	40-35	65	Good health and condition. <b>Regulated</b>
23	Coast live oak <i>Quercus agrifolia</i>	11.8"	22-10	30	Fair health and condition. <b>Not Regulated</b>
24	Coast live oak <i>Quercus agrifolia</i>	18.7"	40-30	60	Fair health and condition. Leaning. <b>Regulated</b>
25	European olive <i>Olea europaea</i>	6.1"	25-10	60	Fair health and condition. This canopy. <b>Not Regulated</b>
26	Coast live oak <i>Quercus agrifolia</i>	18.3"	40-20	70	Good health and condition. <b>Regulated</b>
27	Coast live oak <i>Quercus agrifolia</i>	24.2"	40-30	70	Good health and condition. <b>Regulated</b>
28	Coast live oak <i>Quercus agrifolia</i>	24.0"	40-30	65	Fair health and condition. <b>Regulated</b>
29	Pinus ponderosa <i>Pinus ponderosa</i>	5.4x4"	20-20	60	Fair health and condition, Multi stemmed from grade. <b>Not Regulated</b>
30	Coastal redwood <i>Sequoia sempervirens</i>	5.4"	30-8	60	Good health and condition. <b>Not Regulated</b>
31	Pinus ponderosa <i>Pinus ponderosa</i>	5.8"	20-4	50	Fair health and condition. <b>Not Regulated</b>
32	Pinus ponderosa <i>Pinus ponderosa</i>	4.3x3.5"	20-4	50	Fair health and condition, Multi stemmed from grade. <b>Not Regulated</b>
33	Pinus ponderosa <i>Pinus ponderosa</i>	2.8x3.5"	12-5	40	Poor health and condition, Multi stemmed from grade. <b>Not Regulated</b>
34	Pinus ponderosa <i>Pinus ponderosa</i>	5.2x6"	15-8	40	Poor health and condition, Multi stemmed from grade. <b>Not Regulated</b>



Location of proposed construction, protected trees and their Tree Protection Zones

**Summary:**

The trees on the site are a variety of natives and non-natives. There are 7 Regulated trees of which 1 is on a neighbor's property.

Tree #s 5 and 15 are Regulated but in very poor health and condition and should be removed.

Tree #s 1, 13, 19 and 20 are all Regulated trees in fair to good health and condition and should be protected during construction.

Tree #s 22, 24, 26, 27 and 28 are Regulated trees on the opposite side of the road. These trees should be protected during construction.

Tree #s 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 16, 18, 21, 23, 25, 29, 30, 31, 32, 33 and 34 are not Regulated trees and can be removed if desired.

**Glossary**

- Canopy:** The part of the crown composed of leaves and small twigs.<sup>(1)</sup>
- Cavities:** An open wound, characterized by the presence of extensive decay and resulting in a hollow.<sup>(1)</sup>
- Decay:** Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin.<sup>(1)</sup>
- Drip-line:** The width of the crown as measured by the lateral extent of the foliage.<sup>(1)</sup>
- Genus:** A classification of plants showing similar characteristics.
- Root crown:** The point at which the trunk flares out at the base of the tree to become the root system.
- Species:** A Classification that identifies a particular plant.
- Standard height:** Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level.

**References**

- (1) Matheny, N.P. and Clark, J.P. *Evaluation of Hazard Trees in Urban Areas*. International Society of Arboriculture, 1994.
- (2) Harris, R.W., Matheny, N.P. and Clark, J.R. *Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines*. Prentice Hall, 1999.
- (3) Carlson, Russell E. *Palustrina on The Green: An Assessment of Tree Health and Structural Condition*. Tree Tech Consulting, 1998.
- (4) Extracted from a copy of Tree Protection guidelines. Amon
- (5) T. D. Snyder, *Arboricultural Glossary*, School of Natural Resources, 2000
- (6) D Doekter, *Tree Technical Manual*, City of Palo Alto, June, 2001

**Tree Protection Plan**

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1/2" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the **drip-line** of the tree. I recommend the TPZ's as follows:-

Tree # 17: TPZ should be at 10 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2<sup>(1)</sup>.

Tree # 20: TPZ should be at 15 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2<sup>(1)</sup>.

Tree # 1, 2 and 13: TPZ should be at 20 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2<sup>(1)</sup>. This can be reduced to edge of driveway to allow for construction of new driveway. The new driveway within the TPZ should be constructed with minimal excavation and compaction of the original grade. Area shaded in blue.

Excavation for the storm drain through the TPZ should be done with hand tools. No roots greater than 2 inches in diameter should be cut.

Tree # 19: TPZ should be at 30 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2<sup>(1)</sup>. This can be reduced to edge of driveway to allow for construction of new driveway. The new driveway within the TPZ should be constructed with minimal excavation and compaction of the original grade. Area shaded in blue.

Excavation for the water, sewer and gas lines through the TPZ should be done with hand tools. No roots greater than 2 inches in diameter should be cut.

Tree #s 22, 24, 26, 27 and 28: TPZ should be at 15 feet from the trunk closing on the fence line and edge of private road in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2<sup>(1)</sup>.

**Certification of Performance<sup>(2)</sup>**

- 1. Robert Weatherill certifies:
  - \* That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions.
  - \* 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, and are based on current arboricultural practices and facts.
  - \* 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 subsequent events;
  - \* That no one provided significant professional assistance to the consultant, except as indicated within the report.
- I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 20 years.

Signed  
  
Robert Weatherill  
Certified Arborist WE 1936A  
Date: 11/10/20



IMAGE 2.15-1  
Tree Protection Fence at the Drip-line



IMAGE 2.15-2  
Tree Protection Fence at the Drip-line

**Type I Tree Protection**  
The fence shall enclose the entire area under the canopy drip-line or TPZ of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (see images 2.15-1 and 2.15-2). Parking Areas: If the paving must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

2. Demolition within the TPZs of the Regulated trees should be done by hand or by machine reaching into the TPZs

4. If equipment is to track within the TPZs a protective layer of plywood should be laid on top of 4 inches of wood chip to prevent root compaction.

5. Any pruning and maintenance of the tree shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. The pruning should be carried out by an arborist, not by construction personnel. No limbs greater than 4" in diameter shall be removed.

6. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.<sup>(3)</sup>

7. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.<sup>(4)</sup>

- Terms and Conditions<sup>(1)</sup>
- The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care:
  - All property lines and ownership of property, trees, landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
  - It is assumed that any property referred to in any report or in consultation with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
  - All reports and other correspondence are confidential, and are the property of Advanced Tree Care and its named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire arboricultural evaluation.
  - The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
  - All inspections are limited to visual examination of accessible parts, without excavation, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warranty or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
  - The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedule or contract.
  - Advanced Tree Care has no warranty, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
  - Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding as to be reported.
  - Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessary to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphic material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care to the consultant as to the sufficiency or accuracy of that information.