

Proposed project at 1380 Cotton st is a new two-story single-family Residence on a corner lot with an attached ADU and an attached two car garage. Main residence is highlighted with high-end materials such as aluminum-clad-wood windows with modern lines, standing-seam metal roof; exterior of the home shall be equipped with smooth acrylic base stucco. The combination of materials selected for this project is designed to add a high scale characteristic to the neighborhood and add value to the neighboring houses. The proposed design for this residence includes a 5 bedrooms, 6.5 bathrooms main residence and 1 bedroom 1 bathroom attached ADU. First floor of the main residence includes a kitchen and family room, dining and living room. Second level of this main residence will have three bedrooms and three bathrooms. This home has been designed for the needs of the clients and their family and elder parents to be able to have proper accommodations and comfortable living. The lot is corner parcel, and is approximately 10095 in the r-1-s zoning district. The proposed design for this project would adhere to all zoning ordinance regulations for setbacks, lot coverage, floor area limit, height, daylight plane, and parking.



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Revision No. _____ Date _____

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SIGNATURES

Job Title
1380 Cotton St

Job Address
1380 Cotton St, Menlo Park, CA 94025

Date
10.20.2022

Issued For
PLANNING

Job No.
1380

Drawn By: _____ Checked By: _____
SDG SS

Scale _____

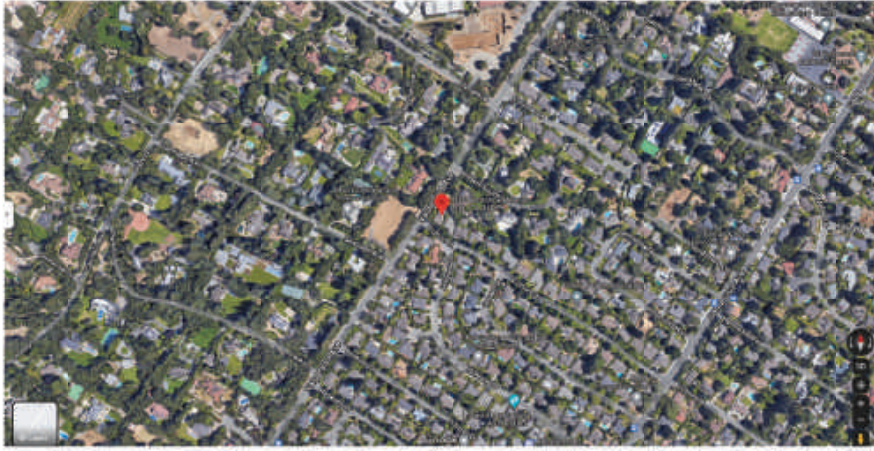
Sheet Title
COVERSHEET

Sheet No. _____

REV.2 - PLANNING
THIS VERSION DATED - 10.20.2022 TO SUPERSEDES ALL PREVIOUS VERSIONS

A0

VICINITY MAP



TRACT MAP



Revision No. _____ Date _____



1 FRONT ELEVATION (NORTH) RENDERED PROPOSED FRONT ELEVATION
3/16" = 1'-0"



2 FRONT PERSPECTIVE

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Sheet Title
PROJECT DATA

Sheet No.

A0.0

NOTES:

- HERS RATING VERIFICATION ITEMS:
 - HVAC COOLING MINIMUM AIRFLOW AND FAN EFFICIENCY
 - HVAC DISTRIBUTION SYSTEMS & DUCT SEALING
 - BUILDING AOD MECHANICAL VENTILATION
 CONTRACTOR TO PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO BUILDING INSPECTOR PRIOR TO FINAL INSPECTION
- GREEN BUILDING CODE VERIFICATION:
 - THIS PROJECT IS SUBJECT TO THE MANDATORY MEASURE REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE. SEE VERIFICATION CHECKLIST ON SHEET A10. THIRD PARTY VERIFICATION REQUIRED FOR IMPLEMENTATION OF ALL REQUIRED MEASURES. PRIOR TO FINAL INSPECTION.
- CONSTRUCTION SITE FIRE SAFETY:
 - ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND SPECIFICATION S1-7

Consultants:

OWNER:
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MENLO PARK, CA
94025
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STRUCTURAL ENGINEER:
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ARCHITECT:

DESIGNER:

LANDSCAPE ARCHITECT:
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TITLE 24:

PROJECT INFORMATION

LOT AREA: ALLOWABLE BUILT AREA :	+/- 10,095 SF
MAIN HOUSE 2800 +/- (25% X 3095) = + UP TO 800 SF. ADU MAX ALLOWED FAL:	3,573.75 SF 800 SF 4,373.75 SF
PROPOSED BUILT AREA: BASEMENT (EXCL. FROM FAL)	2493.85 SF
ADU: (BEYOND FAL)	2200.98 SF
SECOND LEVEL:	296.17 SF
TOTAL PROPOSED BUILT AREA COUNTED AGAINST MAX FAL:	1372.48
TOTAL BUILT AREA INCL. ADU+ BASEMENT:	3,573.44 SF 5,364.26 SF
GARAGE AREA: 20'X20':	400 SF
TOTAL HABITABLE AREA: TOTAL HABITABLE AREA MAIN HOUSE:	5,964.26 SF 5,668.09 SF
REAR COVERED PORCH: FRONT COVERED PORCH:	280.13 SF 103.69 SF
TOTAL COVERED AREA: FIRST LEVEL + COVERED PORCHES:	2878.47 SF 28.5%

LEGAL INFORMATION

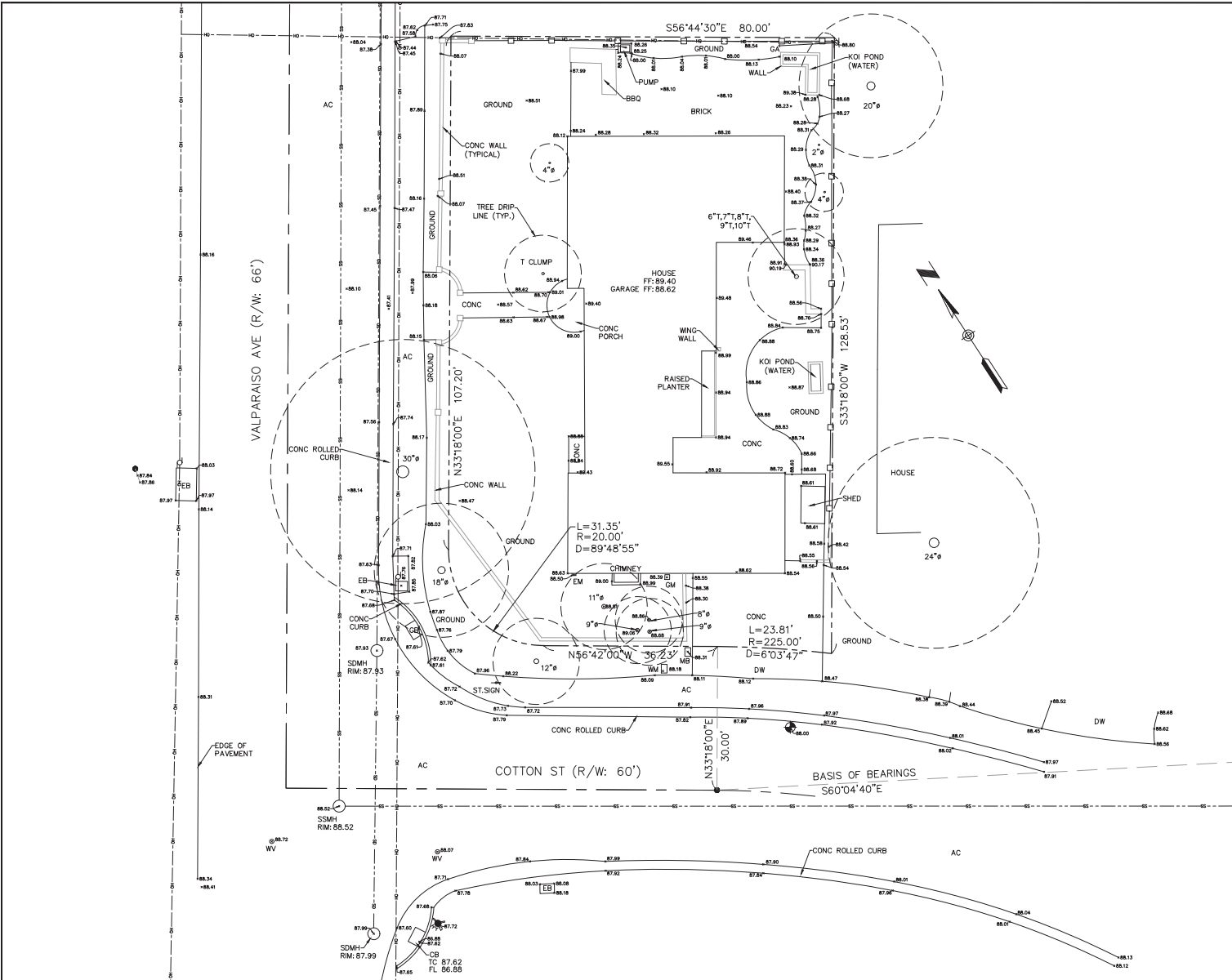
PARCEL NUMBER: ZONING CODE: OCCUPANCY: DESCRIPTION: APPLICABLE CODES 2019:	071044010 R1-S SINGLE-FAMILY R3/0 SINGLE FAMILY RESIDENTIAL HOME CBC, CFC, CPC, CMC CFC, CEC, CA GREEN
CONSTRUCTION TYPE: PLANNING PERMIT NUMBER:	VB
UNDER SEPARATE DEFERRED SUBMITTAL PERMIT: AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SUBMITTED DIRECTLY TO SANTA CLARA CO. FIRE DEPT. BY CALIFORNIA LICENSED (C-16) CONTRACTOR.	
PROJECT DESIGN DATA: 2019 CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA GREEN BUILDING STANDARD CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA ENERGY CODE & STANDARDS 2019 CALIFORNIA FIRE CODE LOS ALTOS MUNICIPAL CODE ALONG WITH ALL OTHER LOCAL AND STATE LAWS AND REGULATIONS.	

SCOPE OF WORK

- DEMOLISH (E) SINGLE FAMILY HOUSE AND ACCESSORY STRUCTURE
- CONSTRUCT NEW SINGLE FAMILY HOUSE WITH A BASEMENT AND A DETACHED SECONDARY DWELLING UNIT, WITH A POOL IN THE REAR OF THE PROPERTY

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LEGEND

---	PROPERTY LINE	AC	ASPHALT
---	EXISTING LOTS	AD	AREA DRAIN
---	CENTERLINE	ANC	ANCHOR
---	EASEMENT LINE	BBSL	BUILDING SETBACK LINE
---	SANITARY SEWER LINE	C&G	CURB AND GUTTER
---	STORM DRAIN LINE	CB	CATCH BASIN
---	OVERHEAD POWER LINE	CO	CLEAN OUT
---	WOOD FENCE	DW	DRIVEWAY
---		EB	ELECTRIC BOX
---		EM	ELECTRIC METER
---		EP	EDGE OF PAVEMENT
---		FH	FIRE HYDRANT
---		GA	GUY ANCHOR
---		GM	GAS METER
---		GV	GAS VALVE
---		IV	IRRIGATION VALVE
---		LP	LIGHT POLE
---		MB	MAIL BOX
---		MH	UTILITY MANHOLE
---		P.U.E.	PUBLIC UTILITY EASEMENT
---		P	BRICK CONC PILLAR
---		PP	POWER POLE
---		(R)	RADIAL BEARING
---		SL	STREET LIGHT
---		SSMH	STORM DRAINAGE MANHOLE
---		SSCO	SANITARY SEWER MANHOLE
---		TCD	SANITARY SEWER CLEAN OUT
---		VC	VALLEY GUTTER
---		TS	TRAFFIC SIGN
---		VM	VALLEY GUTTER
---		WM	WATER METER
---		WV	WATER VALVE

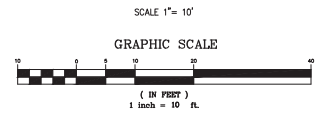
DISCLAIMER:
SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:
FOUND SURVEY MONUMENTS. RECORD INFORMATION WAS USED. PER CORNER RECORD 1486, WHICH IS FILED IN THE COUNTY OF SAN MATEO RECORDERS OFFICE.

SITE BENCHMARK:
SURVEY CONTROL SET MAG NAIL
ELEVATION=88.00' (NAVD 88 DATUM)

- NOTES:**
1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 2. THE GROSS AREA OF LAND OF RECORD IS 10,097.57 SQ. FT. ±.
 3. THE MAP WAS BASED ON A GRANT DEED DOC# 59768 BY NORTH AMERICAN TITLE CO. DATED 02/28/2002, RECORDED IN SAN MATEO COUNTY.
 4. ALL EXISTING BUILDINGS ARE WOOD.
 5. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
 6. THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.



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MENLO PARK, CA 94025
APN: 071-044-010

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Tel. (650) 941-8055 Fax (650) 941-8755

Scale: 1" = 10'
Prepared by: J.N.
Checked by: R.M.
Date: 03/29/2022
Project No: 222039

PRELIMINARY BOUNDARY AND TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

NO.	REVISIONS	DESIGN DATE	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF MENLO PARK



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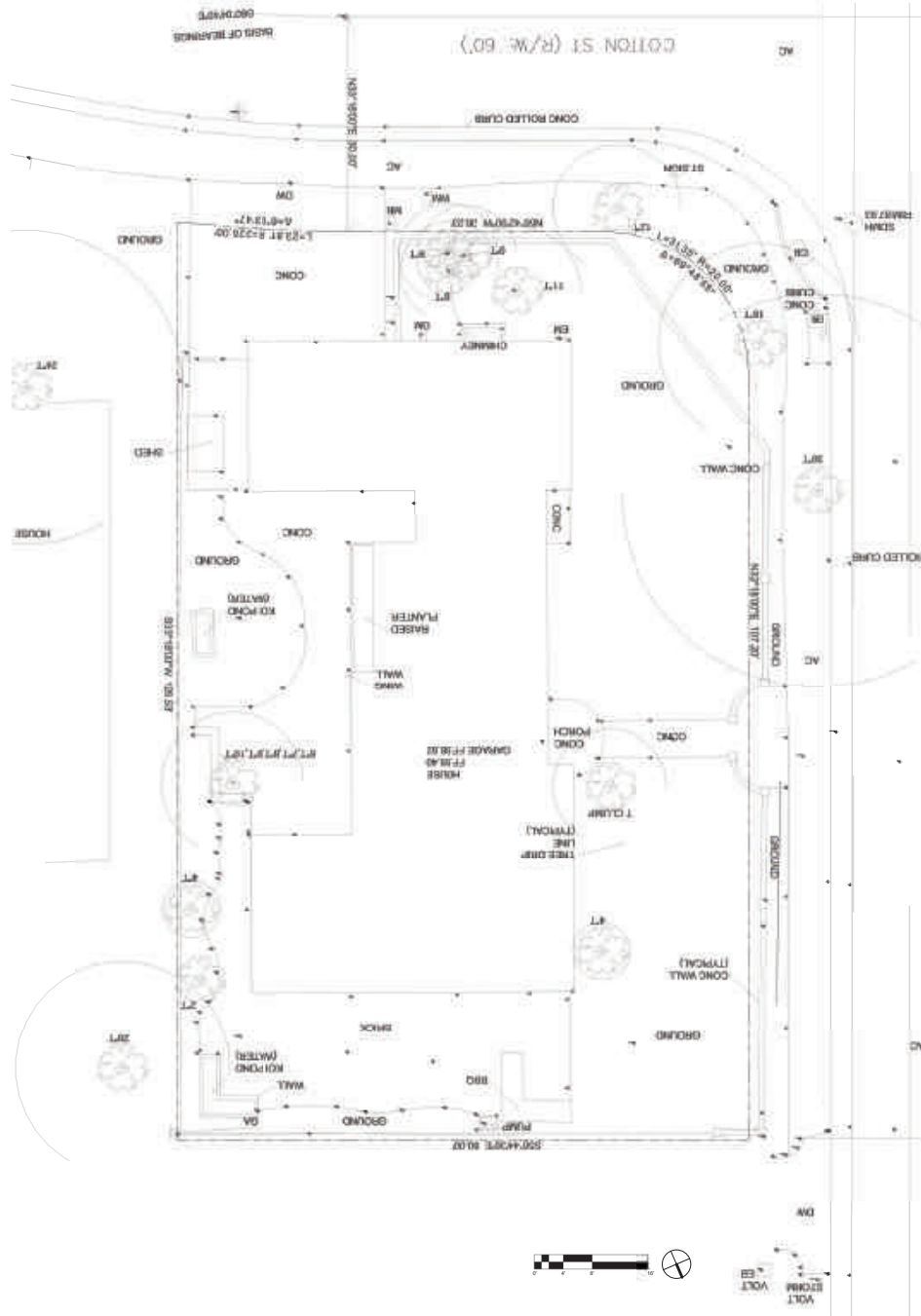
Drawn By: _____ Checked By: _____
S.S. O.K.

Scale
1/8" = 1'-0"

Sheet Title
SITE PLAN (E)

Sheet No.

A1



① Existing Site Plan
1/8" = 1'-0"

KEY NOTES:

- EXTERIOR LIGHTWELL SURFACE WITH 7" STEP DOWN FROM INTERIOR FINISHED FLOOR. SLOPE TO OUTSIDE EDGE TO DRAIN. VERIFY FINISHED SURFACE, WATERPROOFING, ETC. PRIOR TO CONSTRUCTION.
- AREA DRAINS AND OVERFLOW AT SUNKEN LIGHTWELLS AREA DRAINS AND OVERFLOW AT SUNKEN LIGHTWELLS AND PATIO. FOR STORMWATER COLLECTION TO SUMP PUMP SYSTEM. PROVIDE ALARM PANEL SYSTEM FOR PUMP FAILURE ALERTS. SEE CIVIL PLANS FOR SYSTEM DETAILS.
- HOME THEATER SYSTEM COMPONENTS: PROJECTOR AND SCREEN, SEATING, ACoustICS, SELECTIONS, ETC. PER OWNER PRIOR TO CONSTRUCTION AT THEATER.
- BUILT-IN SHELVING & CABINETRY. VERIFY DESIGN WITH OWNER & ARCHITECT.
- SUNKEN SUMP PUMP COLLECTION SYSTEM FOR EXTERIOR STORMWATER COLLECTION & DISCHARGE FROM LIGHTWELL SURFACE. SEE CIVIL PLANS FOR SYSTEM DRAINAGE AND RETENTION SYSTEM. SEE ALSO CIVIL PLANS.
- IN BATHROOM FIXTURES & FINISHES, KOHLER OR EQUAL PLUMBING. CERAMIC TILE FLOORING & SHOWER ENCLOSURE. VERIFY ALL SELECTIONS, FINISHES, ACCESSORIES, ETC. PER OWNER PRIOR TO CONSTRUCTION.
- AT ALL SHOWERS AND TUBS WITH SHOWERS.
 - WALL COVERINGS SHALL BE PORTLAND CEMENT CONCRETE, CERAMIC OR STONE TILE, OR APPROVED EQUAL TO 8" ABOVE DRAIN MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT.
 - VERIFY FINISH MATERIALS. SEE INTERIOR DESIGN PLANS.
 - INSTALL HOT-MOP SHOWER PAN AT ALL SHOWERS (TYPICAL). BASE MATERIAL BENEATH SHOWER PAN TO SLOPE TO DRAIN PER 2019 CPC 411.8. VERIFY DRAIN LOCATION W/ OWNER.
 - TEMPERED GLASS & WINDOW AND SHOWER ENCLOSURE. SHOWER DOORS & ENCLOSURES SHALL BE FRAMELESS, TEMPERED, 3/8" GLASS, VERIFY W/ OWNER.
 - SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE-BALANCE TYPE ADJUSTED TO 120 DEGREES MAXIMUM.
 - ALL SHOWER COMPONENTS SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQ. IN. AND SHALL ALSO BE CAPABLE OF ENCOMPASSING OF 30 INCH CIRCLE.
- MECHANICAL ROOM WITH HEATER, AND HVAC UNIT FOR BASEMENT AND FIRST FLOOR LEVELS. VERIFY LAYOUT OF UNITS, DUCTING MANIFOLDS, PANELS, PANELS, CLEARANCE ACCESS, ETC. FOR SPACE PRIOR TO CONSTRUCTION.
- LAUNDRY ROOM HOOK UPS AND CONNECTIONS, CABINETRY & COUNTERTOPS, VERIFY SELECTIONS, APPLIANCE SPECS, ETC. PER OWNER.
- SUNKEN SEWAGE EJECTION SUMP PUMP SYSTEM FOR BASEMENT WASTE LINE COLLECTION & DISCHARGE UP TO FIRST FLOOR GRAVITY LINES. LOCATED IN EXTERIOR LIGHTWELL (ALTERNATE LOCATION IN MECH. ROOM. SEE ALSO CIVIL PLANS FOR MAIN STREET). THE DRAINAGE PIPING OF EACH EJECTOR OR PUMP TO HAVE A BACKWATER VALVE AND GATE VALVE, AND BE A MINIMUM 3" DIAMETER. THE SEWER ELECTRO-OSSAGE PUMP RECEIVING DISCHARGE OF WATER CLOSET SHALL BE CAPABLE OF PUSING A 1.5 DRAIN LINE.
- DEEP WELL SUMP PUMP SYSTEM FOR COLLECTION OF SUBSURFACE GROUND WATER AT BASEMENT PERIMETER AND UNDER-SLAB. FOR COLLECTION & DISCHARGE UP TO SURFACE DRAINAGE SYSTEM. SEE (C50) FOR SUMP PUMP.
- LOWEDED CEILING AT HALLWAY AND SECONDARY SPACES. FOR MECHANICAL DUCTING PATHWAYS. VERIFY FINAL FINISHED CEILING HEIGHTS TO COORDINATE WITH MECHANICAL DUCTING PRIOR TO CONSTRUCTION.
- AT SORT OF USABLE SPACES BELOW STAIRS. PROVIDE 5/8" TYPE "X" GYP. BR. FOR ONE-HOUR FIRE PROTECTION.
- STAIR UP TO FIRST STORY. MAX. 7' 7" RISE, MIN. 10" STAIR UP TO FIRST STORY. MAX. 7' 7" RISE, MIN. 10" RUN, WITH HANDRAILS & GUARDRAILS PER CODE.
- EXTERIOR STAIR DOWN TO BASEMENT LIGHTWELL. MAX. 7' RISE, MIN. 11" RUN, WITH HANDRAILS & GUARDRAILS PER CODE.

CALIFORNIA ENERGY CODE REQUIREMENTS FOR NEW HOMES:
 PER CEC 15000, PROVIDE CONTINUOUS MECHANICAL WHOLE HOUSE EXHAUST OR SUPPLY VENTILATION WITH OUTSIDE AIR PER MINIMUM LEVELS IN TABLE 4.1A OR EQUIATION 4.1A. FOR COMPLIANCE WITH ASHRAE STANDARD 62.2 FOR INDOOR AIR QUALITY IN LOW RISE RESIDENTIAL PER EQUATION 4.1A.
 (CONDITIONED AREA X 0.03) + 1.75 (X 4 BEDROOMS + 1) = 8.417 X 0.03) + (7.5 X (6-1)) = 245 CFM
 INSTALL (a) PANASONIC WHISPER GREEN PICK-A-FLOW SPEED SELECTOR WITH TOP FLOW @ 110 CFM VENTILATION FAN AT FOUR LOCATIONS. SET SPEED AT 62 CFM EACH AND HAVE THEM FULL-TIME OPERATED AND TO PROVIDE A LABEL AT FAN CONTROL SWITCH READING: "FAN TO BE LEFT ON FOR INDOOR AIR QUALITY".

GENERAL NOTES:

VERIFY ALL HARDSCAPE AT LANDSCAPE LAYOUTS AND FINISHES WITH OWNER. EXTERIOR WALLS: PAINTED SMOOTH STUCCO FINISH. VERIFY SELECTIONS/OPTIONS W/ OWNER. 2X6 WALL FRAMING AT EXTERIOR INSULATED WALLS FOR R-21 ENVELOPE. SEE STRUCTURAL PLANS FOR SHEAR WALL AND HOLD-DOWN LOCATIONS & NAILING.
 INTERIOR WALLS: 5/8" GYP. BR. ON 2X4 STUDS @ 16" O.C. U.N.O. SEE STRUCTURAL PLANS FOR SHEAR WALL AND HOLD-DOWN LOCATIONS & NAILING. 2X6 MIN. AT PLUMBING WALLS). 5/8" TYPE "X" GYPSUM BOARD AT ALL GARAGE SEPARATION WALLS & CEILING IN ENCLOSED SPACE UNDER STAIRS.
 ALL WINDOWS & FRENCH DOORS TO BE WOOD FRAME, ALUMINUM CLAD, DUAL-PANE, W/ DIVIDED LIGHTS AS SHOWN ON ELEVATIONS. PROVIDE TEMPERED GLASS AT ALL GLAZED DOORS AND GLAZING WITHIN 24" OF A DOOR OR WITHIN 18" OF FINISHED FLOOR. PROVIDE TEMPERED GLAZING AT WINDOWS AT SHOWERS AND ABOVE BATHTUBS.
 FRAMING CONTRACTOR SHALL CAREFULLY REVIEW ALL ELECTRICAL, MECHANICAL, & STRUCTURAL PLANS AND VERIFY ALL ISSUES IN LOCATION OF SIGNIFICANT BEAMS AND LAYOUT OF FLOOR & CEILING JOISTS TO ACCOMMODATE LIGHT CANS, PLUMBING, MINOR HEADING OFF, CENTER FLOOR REGISTERS W/ DOORS, ALIGN CHUTES & CHASES, ETC.
 SEE ALSO DIMENSION PLAN SHEETS. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF WINDOW/DOOR. TYP. U.N.O. VERIFY ALL CRITICAL DIMENSIONS AT EXISTING ELEMENTS IN FIELD PRIOR TO CONSTRUCTION. ANY CONSULTS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO FURTHER PROGRESS. VERIFY FINISH SELECTIONS: BASEBOARD, CEILING TRIM, AND DOOR & WINDOW CASINGS W/ OWNER IN FIELD. PROVIDE BLOCKING AS NECESSARY. VERIFY PAINT AND COLOR SECTIONS W/ OWNER IN FIELD.
 MECHANICAL CONTRACTOR TO VERIFY ALL AIR DUCTS, CHASES, LOCATIONS, CONFIGURATIONS, ETC. WITH FRAMING CONTRACTOR DURING FOUNDATION WORK. PRIOR TO FRAMING. PLACE DUCTS OUT OF THE WAY IN ATTICS, CRAWL SPACES, ETC. ALL UNDERGROUND AND ABOVE-GROUND WATERPROOFING & FLASHING DETAILS PER WATERPROOFING SPECIALIST SUBCONTRACTOR.

- BUILDING ADDRESSES FOR MAIN BUILDING & ADU SHALL COMPLY WITH SECTION R319 CRC.
- REQUIRED FIRE BLOCKING TO BE INSTALLED IN LOCATIONS PER R302.11 CRC.
- ALL SHOWERS DOORS TO BE MINIMUM 22" WIDE, AND TO SWING OUT OF THE SHOWER STALL.
- PROVIDE 1/2" GYPSUM ON ALL WALLS AND CEILINGS FOR ENCLOSED USABLE SPACES UNDER-STAIRS.
- ALL GUARDRAILS TO HAVE A MINIMUM HEIGHT OF 42".
- TYPE III HOMEMADE PAPER TO BE USED UNDER ALL SIDING MATERIAL.
- THE MAXIMUM SPACING OF PICKETS IS 4" ON CENTER. THE SPACE BETWEEN THE BOTTOM RAIL OF THE GUARD SHALL NOT EXCEED 4".
- BASEMENT CONSTRUCTION: ALL WOOD IN CONTACT WITH BASEMENT WALLS ARE REQUIRED TO BE PRESSURE-TREATED AND PROPERLY FIRE BLOCKED.

GENERAL NOTES CONTINUED

GENERAL NOTES:
 ALL GRADING, EARTHWORK, FOUNDATION PREPARATION, AND DRAINAGE SUBJECT TO RECOMMENDATIONS IN THE SOILS REPORT BY SILICON VALLEY SOILS ENGINEERING. (REPORT DATE: APRIL 2018)
 SOILS ENGINEER SHALL OBSERVE AND TEST GRADING INCLUDING SUB GRADE PREPARATION TO VERIFY THAT THE CONTRACTOR MEETS THE RECOMMENDED MATERIAL QUALITY, MOISTURE CONDITIONING, AND COMPACTION REQUIREMENTS. SOIL ENGINEER SHALL OBSERVE THE FOOTING EXCAVATIONS PRIOR TO THE PLACEMENT OF REINFORCING STEEL TO CONFIRM THAT THE FOUNDATION IS CONSTRUCTED IN UNDISTURBED, FIRM NATURAL SOILS AND AT THE MINIMUM DEPTH OR DEEPER.
 SEE CIVIL DRAWINGS BY SMP ENGINEERING FOR ALL GRADING AND DRAINAGE WORK, UTILITY CONNECTIONS AND DETAILS. VERIFY ALL HARDSCAPE AND SITE FINISH MATERIALS AND SELECTION WITH OWNER PRIOR TO CONSTRUCTION. SEE LANDSCAPE PLANS FOR ALL NEW PAINTING AND IRRIGATION SYSTEMS.
 MAINTAIN MINIMUM 2% SLOPE AWAY FROM FOUNDATION AT LANDSCAPE AREAS. MINIMUM 2% SLOPE AWAY AT PAVED AREAS WITHIN 5' OF STRUCTURE.
 SETBACK REQUIREMENTS SHALL BE REQUIRED BY A LICENSED SURVEYOR OR CIVIL ENGINEER TO VERIFY THE LOCATION OF STRUCTURE ON THE PROPERTY AND FOUNDATION INSPECTION SHALL BE SUBMITTED TO THE CITY BUILDING DEPARTMENT PRIOR TO FOUNDATION INSPECTION.
 VERIFY SPERATE ENCROACHMENT PERMIT APPROVALS PER CITY FOR ANY WORK WITHIN THE RIGHT OF WAY.

BEFORE EXCAVATION CALL U.S.A. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227-2600. 48 HOURS PRIOR TO ANY CONSTRUCTION. THE USA AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE. LOCATION AND CHARACTER OF ALL UTILITIES IF SHOWN HEREON ARE APPROXIMATE AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURAL OBSERVATION AND/OR RECORDS OF THE CONTROLLING AGENCY. KAL DESIGN GROUP DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS WALLS, TANKS, BASEMENTS, BURIED OBJECTS, ETC.

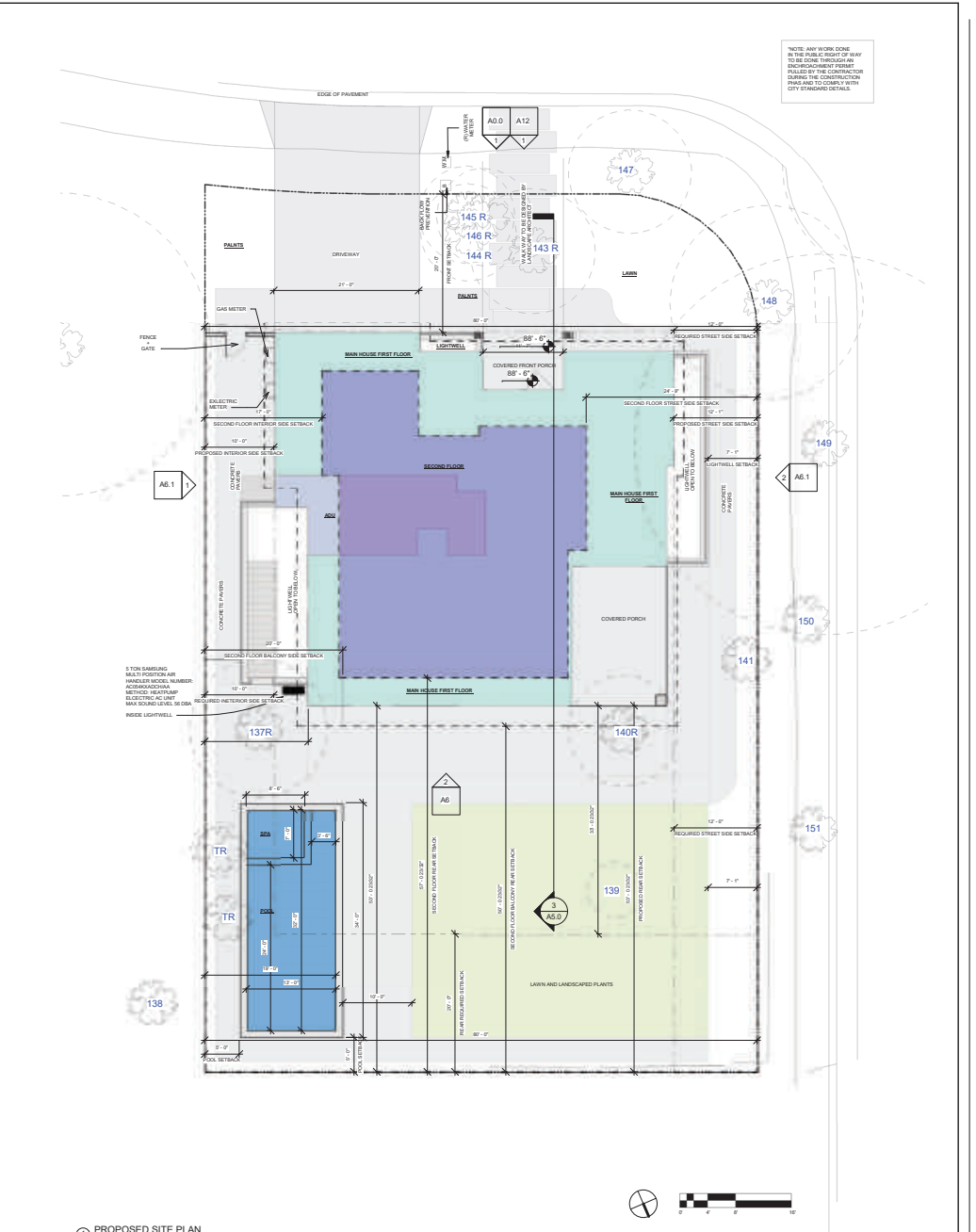
2019 CALGREEN MANDATORY MEASURES:

- DEVELOP A PLAN TO MANAGE STORM WATER DRAINAGE CONSTRUCTION PER CALGREEN SECTION 4.10.2
- PLAN AND DEVELOP GRADING AND PAVING PLAN TO KEEP SURFACE WATER AWAY FROM BUILDING PER CALGREEN SECTION 4.10.3
- SUBMIT CONSTRUCTION WASTE MANAGEMENT PLAN PER CALGREEN SECTION 4.4.8.9.21 IN ACCORDANCE WITH THE LOCAL ORDINANCE. DIVERT A MINIMUM OF 80% OF CONSTRUCTION WASTE TO CITY RECYCLOGY CENTER OR SALVAGE PER SECTION 4.4.8.9
- DUCT SYSTEMS ARE SIZED AND DESIGNED WITH EQUIPMENT SELECTED PER SECTION 6.501.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED, CERTIFIED, AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
- AT PROJECT COMPLETION, PROVIDE A COPY OF THE OPERATIONS AND MAINTENANCE MANUAL TO THE BUILDING OCCUPANT OR OWNER ADDRESSING ITEMS 1 THROUGH 10 IN SECTION 4.410.1
- PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, & CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.504.1).
- COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.2.1).
- ADHESIVES, SEALANTS, CALKES AND OTHER TOXIC COMPOUNDS USED DURING CONSTRUCTION SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.1).
- PAINTS, STAINS AND OTHER COATING SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2).
- AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PROCTED WEIGHTED MIR LIMITS FOR ROD AND TOXIC COMPOUNDS (4.504.2.3).
- CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3).
- MINIMUM 80% OF FLOOR AREA RECEIVING RESIDENTIAL FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS PER SECTIONS (4.504.4).
- PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (4.504.5).
- INSTALL CAPILLARY BREAK VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS. (4.505.2)
- CHECK MOISTURE CONTENT OF BUILDING MATERIAL USED IN WALL AND FLOORING BEFORE ENCLOSURE (4.505.3)

SEE SHEET AD_ FOR ADDITIONAL GREEN BUILDING MEASURES.

GENERAL NOTES CONTINUED

EGRESS WINDOW & DOORS - CRC 310 NOTE:
 ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 20 INCHES ABOVE THE FLOOR.
 MINIMUM NET CLEAR OPENING HEIGHT OF 24" AND WIDTH OF 20" MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (6.0 AT GRADE LEVEL) NOTE: IN ORDER TO MEET THE MINIMUM CLEAR OPENING OF 5.7 SQUARE FEET, EITHER THE WIDTH OR HEIGHT, OR BOTH, MUST EXCEED THE MINIMUM DIMENSION (SEE FIGURE BELOW). THE NET CLEAR OPENING DIMENSIONS REQUIRED SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE.
 SHOWER WALLS TO BE PROTECTED UP TO 72" PER SECTION R307 CRC. SAFETY GLASS REQUIRED WINDOWS AND DOORS TO BE LABELED WITH 6G.
R311.7.1 WIDTH: STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PER-MITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 41/2 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY AND THE CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE MINIMUM HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31 1/2 INCHES (787 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (686 MM) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
R311.7.2 HEADROOM: THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6 FEET 8 INCHES (2032 MM) MEASURED VERTI: CALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.
 ALL HANDRAILS TO BE CONTINUOUS FOR ALL STAIRS OR STEPS WITH 4 OR MORE RISERS.
 R13 WALLS: WINTER DESIGN U VALUE 0.101, 1" AIR GAP BETWEEN 12" CONCRETE PARAMETER PROPERLY FIRE BLOCKED ANY WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.



1 PROPOSED SITE PLAN
 1/8" = 1'-0"

NOTE: ANY WORK DONE IN THE FIELD MUST BE DONE THROUGHOUT THE PROJECT AND TO COMPLY WITH CITY STANDARD DETAILS.



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Date
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Author: _____ Checker: _____

Scale
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Sheet Title
SITE PLAN (P)

Sheet No. _____

A2

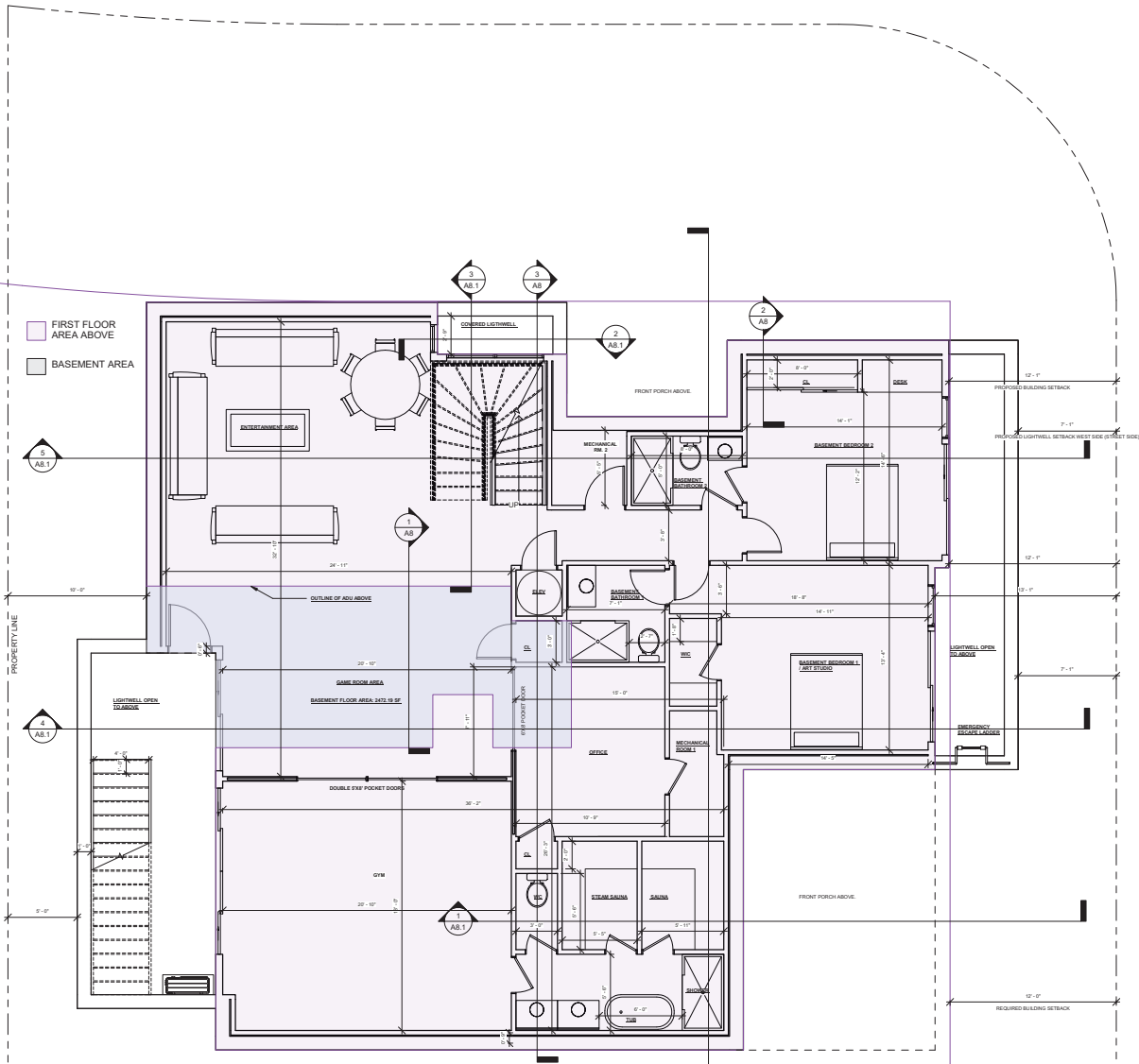
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KEY NOTES:

- EXTERIOR LIGHTWELL SURFACE, WITH 7" STEP DOWN FROM INTERIOR FINISHED FLOOR, SLOPE TO OUTSIDE EDGE TO DRAIN, VERIFY FINISHED SURFACE, WATERPROOFING, ETC. PRIOR TO CONSTRUCTION.
- AREA DRAINS AND OVERFLOW AT SUNKEN LIGHTWELLS AREA DRAINS AND OVERFLOW AT SUNKEN LIGHTWELLS AND PATIO, FOR STORMWATER COLLECTION TO SUMP PUMP SYSTEM TO GRADE, PROVIDE ALARM PANEL SYSTEM FOR FAILURE ALERTS. SEE CIVIL PLANS FOR SYSTEM DETAILS.
- HOME THEATER SYSTEM, VERIFY ALL AV COMPONENTS, PROJECTOR AND SCREEN, SEATING, ACoustics, SELECTIONS, ETC. PER OWNER PRIOR TO CONSTRUCTION OF THE THEATER.
- BUILT-IN SHELVING & CABINETS, VERIFY DESIGN WITH OWNER & ARCHITECT.
- SUNKEN SUMP PUMP COLLECTION SYSTEM FOR EXTERIOR STORMWATER COLLECTION & DISCHARGE FROM LIGHTWELL SURFACE DRAINS UP TO SURFACE DRAINAGE AND RETENTION SYSTEM. SEE ALSO CIVIL PLANS.
- (N) BATHROOM FIXTURES & FINISHES, KOHLER OR EQUAL PLUMBING, CERAMIC TILE FLOORING & SHOWER ENCLOSURE, VERIFY ALL FINISHES, ACCESSORIES, ETC. WITH OWNER.
- AT ALL SHOWERS AND TUBS WITH SHOWERS:
 - WALL COVERINGS SHALL BE PORTLAND CEMENT CONCRETE, CERAMIC OR STONE TILE, OR APPROVED EQUAL TO 80" ABOVE DRAIN. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT.
 - VERIFY FINISH MATERIALS. SEE INTERIOR DESIGN PLANS.
 - INSTALL HOT MOP SHOWER PAN @ ALL SHOWERS (TYPICAL). BASE MATERIAL BENEATH SHOWER PAN TO SLOPE TO DRAIN PER 2019 CPC-411 &. VERIFY DRAIN LOCATION W/ OWNER.
 - TEMPERED GLASS @ WINDOW AND SHOWER ENCLOSURE. SHOWER DOORS & ENCLOSURES SHALL BE FRAMELESS, TEMPERED, 3/8" GLASS, VERIFY W/ OWNER.
 - SHOWERS AND TUBSHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE ADJUSTED TO 120 DEGREES MAXIMUM.
 - ALL SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1924 SQ. IN. AND SHALL ALSO BE CAPABLE OF ENCOMPASSING OF 30 INCH CIRCLE.
- MECHANICAL ROOM, WITH HOUSE WATER HEATER, AND HVAC UNIT FOR BASEMENT AND FIRST FLOOR LEVELS. VERIFY LAYOUT OF UNITS, DUCTING MANIFOLDS, PANELS, PANELS, CLEARANCE ACCESS, ETC. FOR SPACE PRIOR TO CONSTRUCTION.
- LAUNDRY ROOM HOOK-UPS AND CONNECTIONS, CABINETS & COUNTERTOPS, VERIFY SELECTIONS, APPLIANCES SPEC. ETC. PER OWNER.
- SUNKEN SEWAGE EJECTION SUMP PUMP SYSTEM FOR BASEMENT WASTE LINE COLLECTION & DISCHARGE UP TO FIRST FLOOR GRAVITY LINES. LOCATED IN EXTERIOR LIGHTWELL (ALTERNATE LOCATION IN MECH ROOM. SEE ALSO CIVIL PLANS FOR TIE-IN TO STREET. THE DISCHARGE PIPING OF EACH EJECTOR OR PUMP TO HAVE A BACKWATER VALVE AND GATE VALVE, AND BE A MINIMUM OF 2-IN. DIAMETER. THE SEWER EJECTOR/SEWAGE PUMP RECEIVING DISCHARGE OF WATER CLOSET SHALL BE CAPABLE OF PASSING A 1.5 INCH DIAMETER SOLID BALL.
- DEEP WELL SUMP PUMP SYSTEM FOR COLLECTION OF SUBSURFACE GROUND WATER AT BASEMENT PERIMETER AND UNDER-SLAB, FOR COLLECTION & DISCHARGE UP TO SURFACE DRAINAGE SYSTEM. SEE 9 (CS-0) FOR SUMP PUMP.
- LOWERED CEILING AT HALLWAY AND SECONDARY SPACES, FOR MECHANICAL DUCTING PATHWAYS, VERIFY FINAL FINISHED CEILING HEIGHTS TO COORDINATE WITH MECHANICAL DESIGN PRIOR TO CONSTRUCTION.
- AT SOFFIT OF USABLE SPACES BELOW STAIRS, PROVIDE 5/8" TYPE "X" GYP. BD. FOR ONE-HOUR FIRE PROTECTION.
- STAIR UP TO FIRST STORY, MAX. 7.75" RISE, MIN. 10" STAIR UP TO FIRST STORY, MAX. 7.75" RISE, MIN. 10" RUN, WITH HANDRAILS & GUARDRAILS PER CODE.
- EXTERIOR STAIR DOWN TO BASEMENT LIGHTWELL, MAX. 7" RISE, MIN. 11" RUN, WITH HANDRAILS & GUARDRAILS PER CODE.

GENERAL NOTES:

- CONFIRM FINISHING PAD LOCATION ON SITE WITH LAND SURVEY VERIFICATION TO ESTABLISH PERIMETER AND COMPLYING WITH TOWN REQUIRED SITE SETBACKS FOR ALL BUILDING ELEMENTS, INCLUDING ROOF EAVES AND GUTTERS.
- ALL DIMENSIONS SHOWN ARE TO FACE OF STUD OR CENTERLINE OF WINDOWS, UNLESS OTHERWISE NOTED.
- FRAMING CONTRACTOR SHALL CAREFULLY REVIEW ALL ELECTRICAL, MECHANICAL, & STRUCTURAL PLANS AND CONSIDER ALL ISSUES IN LOCATION OF SIGNIFICANT BEAMS AND LAYOUT OF FLOOR & CEILING JOISTS TO ACCOMMODATE LIGHT CANS, PLUMBING, MINIMIZE HEADING OFF, CENTER FLOOR REGISTERS W/ WINDOWS, ALIGN CHUTES & CHASES, ETC.
- SEE DOOR & WINDOW SCHEDULE A1.1, VERIFY ROUGH OPENINGS OF ALL NEW UNITS PRIOR TO CONSTRUCTION. VERIFY ALL PLUMBING FIXTURES, APPLIANCES, LIGHTING SELECTIONS, DIMENSIONS, & REQUIREMENTS ETC. W/ OWNER PRIOR TO ROUGH FRAMING. COORDINATE WITH FRAMING CONTRACTOR.
- SEE ELECTRICAL PLANS FOR LIGHTS, SWITCHES, OUTLETS, TV, PHONE LOCATIONS, ETC. VERIFY W/ ELECTRICIAN, OWNER DURING FRAMING. COORDINATE ALIGNMENT W/ TILE FINISHES, HEIGHTS, WALL DEPTHS & FINISH BLOCCING, ETC.
- MECHANICAL CONTRACTOR TO VERIFY ALL AIR DUCTS, CHASES, LOCATIONS, CONFIGURATIONS, ETC. W/ FRAMING CONTRACTOR DURING FOUNDATION WORK, PRIOR TO FRAMING. PLACE DUCTS OUT OF THE WAY IN ATTICS, CRAWLSPACE, ETC.
- NOTE: R310.2.1 MINIMUM OPENING AREA, EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 MD). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE.



2493.85 SF. LOWER LEVEL FLOOR AREA



1 Basement F.F.
1/4" = 1'-0"



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Checked By: _____
Checker

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Sheet Title
BASEMENT FLOOR PLAN

Sheet No.

A3.0



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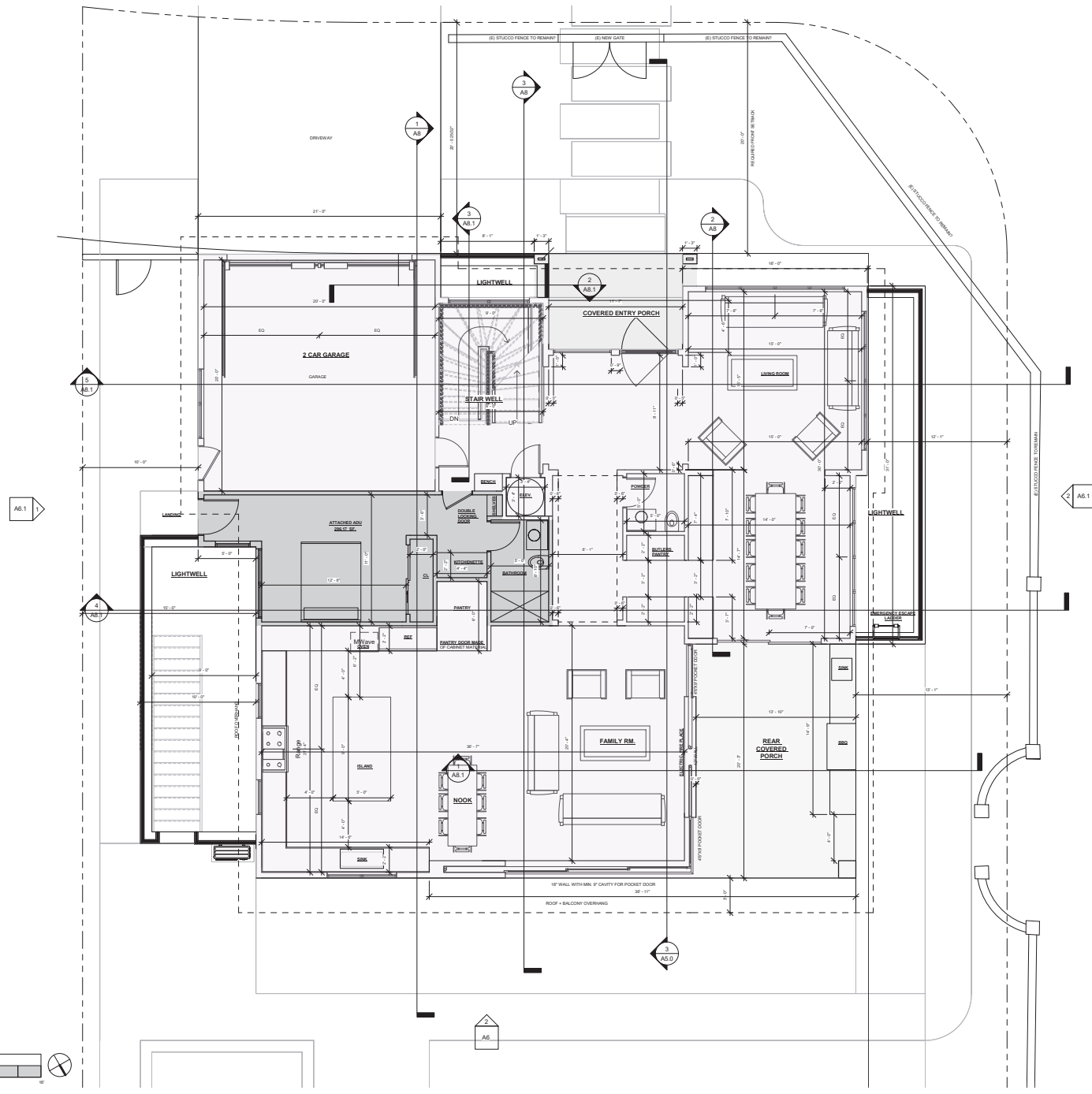
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Scale
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Sheet Title
MAIN LEVEL FLOOR PLAN

Sheet No.

A3.1



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2 Level 1
1/4" = 1'-0"





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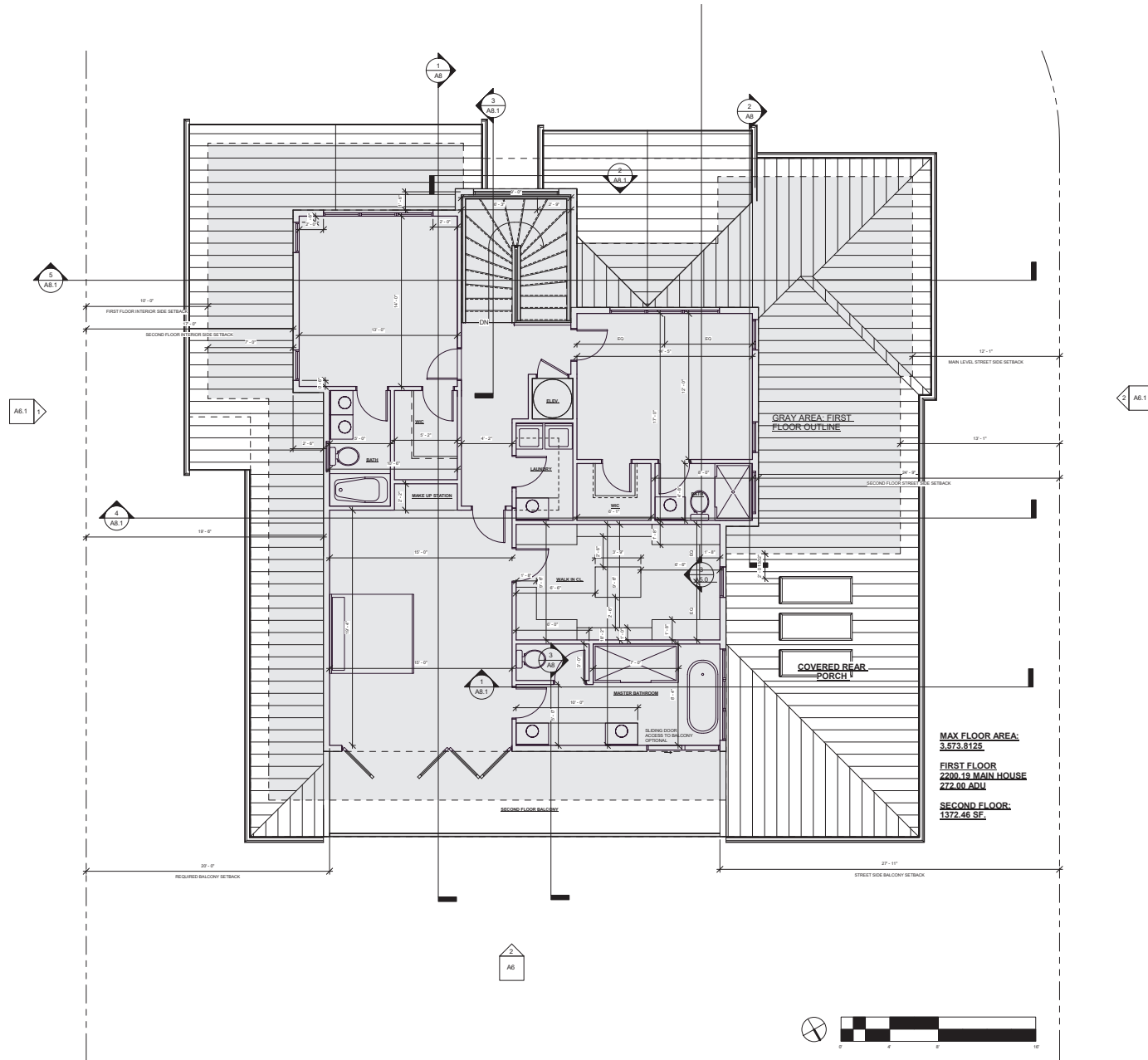
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Author: _____ Checker: _____

Scale
1/4" = 1'-0"

Sheet Title
2ND LEVEL FLOOR PLAN

Sheet No.

A3.2



MAX FLOOR AREA:
3,573.8125

FIRST FLOOR
2200 IS MAIN HOUSE
272.80 ADU

SECOND FLOOR:
1372.46 SF.

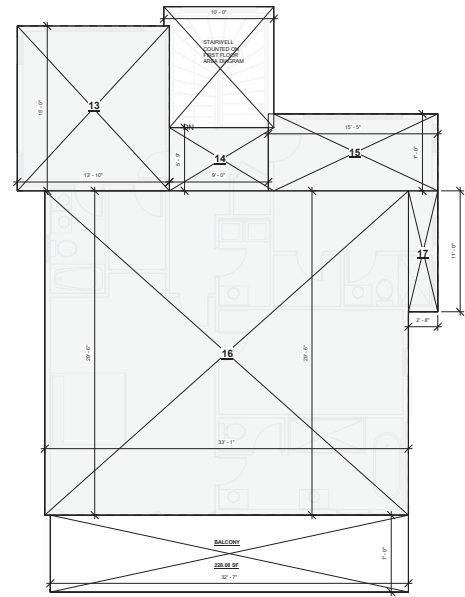
① SECOND FLOOR FF
1/4" = 1'-0"

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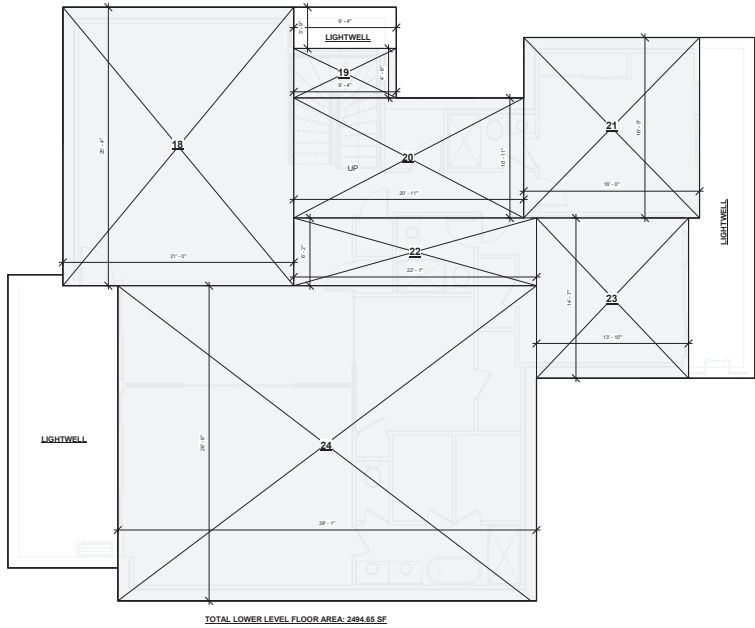


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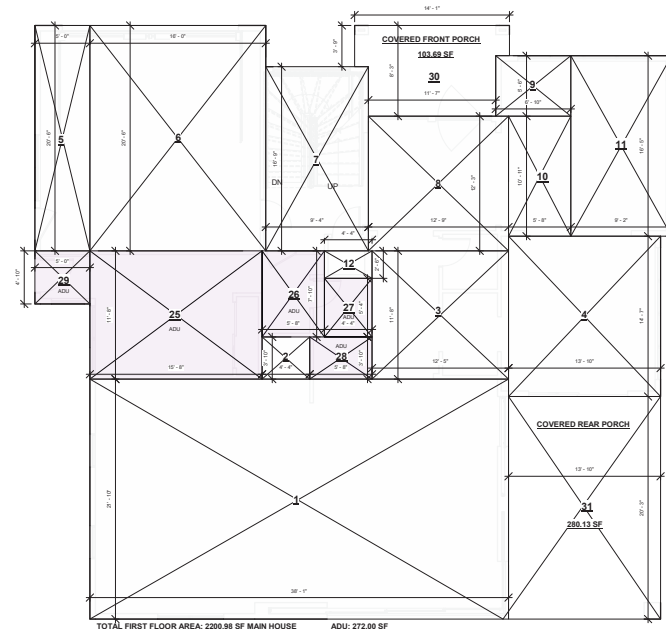
	AREA NAME	FAR EXEMPT	FLOOR AREA	COVERAGE	WIDTH	DEPTH	SQUARE FEET	FLOOR	
FIRST FLOOR	1	NO	38'-1"	YES	21'-10"		531.48	1ST	
	2	NO	YES	YES	4'-4"	3'-10"	16.61	1ST	
	3	NO	YES	YES	12'-8"	11'-8"	144.86	1ST	
	4	NO	YES	YES	13'-10"	14'-7"	201.74	1ST	
	5	NO	YES	YES	20'-6"	5'-0"	102.5	1ST	
	6	NO	YES	YES	18'-0"	20'-6"	368	1ST	
	7	NO	YES	YES	8'-4"	10'-9"	100.33	1ST	
	8	NO	YES	YES	12'-9"	12'-3"	156.19	1ST	
	9	NO	YES	YES	6'-10"	3'-6"	37.26	1ST	
	10	NO	YES	YES	8'-0"	10'-11"	91.66	1ST	
	11	NO	YES	YES	9'-2"	18'-3"	150.49	1ST	
12	NO	YES	YES	4'-4"	2'-6"	10.83	1ST		
1ST LEVEL SUBTOTAL							2198.48		
SECOND FLOOR	13	NO	YES	NO	13'-10"	15'-0"	207.5	2ND	
	14	NO	YES	NO	9'-0"	5'-0"	51.75	2ND	
	15	NO	YES	NO	15'-5"	7'-0"	107.62	2ND	
	16	NO	YES	NO	39'-1"	29'-8"	975.96	2ND	
	17	NO	YES	NO	2'-8"	11'-0"	29.33	2ND	
2ND LEVEL SUB TOTAL							1372.46		
BASEMENT	TOTAL FLOOR AREA 1ST & 2ND LEVEL							3570.94	
	18	YES (BASEMENT)	NO	NO	21'-0"	25'-4"	532	BASEMENT	
	19	YES (BASEMENT)	NO	NO	9'-4"	4'-6"	42	BASEMENT	
	20	YES (BASEMENT)	NO	NO	20'-11"	10'-11"	228.34	BASEMENT	
	21	YES (BASEMENT)	NO	NO	18'-0"	16'-8"	292.47	BASEMENT	
	22	YES (BASEMENT)	NO	NO	22'-11"	6'-2"	136.16	BASEMENT	
	23	YES (BASEMENT)	NO	NO	13'-10"	14'-7"	201.74	BASEMENT	
	24	YES (BASEMENT)	NO	NO	38'-1"	28'-8"	1091.72	BASEMENT	
	LOWER LEVEL TOTAL							2484.65	
	ADU	25	YES (ADU)	NO	NO	19'-8"	11'-8"	152.78	1ST
26		YES (ADU)	NO	NO	5'-8"	7'-10"	44.38	1ST	
27		YES (ADU)	NO	NO	4'-4"	5'-4"	23.11	1ST	
28		YES (ADU)	NO	NO	5'-8"	3'-10"	21.72	1ST	
29		YES (ADU)	NO	NO	5'-0"	4'-10"	24.17	1ST	
TOTAL ADU							296.17		
COVERAGE	30	YES (COVERAGE)	NO	YES	14'-1"	8'-3"	103.69	1ST	
	31	YES (COVERAGE)	NO	YES	13'-10"	20'-3"	280.13	1ST	
TOTAL COVERED PORCHES							383.82		
TOTAL COVERAGE							1ST FLOOR COVERAGE + FRONT PORCH, REAR PORCH + ADU	2878.47	
TOTAL PROPOSED BUILT AREA							6361.76		
TOTAL PROPOSED FLOOR AREA							COUNTED AGAINST FAR / EXCLUDING ADU	3370.94	
TOTAL PROPOSED FLOOR AREA							INCLUDING ADU (ADU ALLOWED TO EXCEED THE FAR)	3667.11	
TOTAL PROPOSED LIVABLE AREA							5961.76		



2 SECOND FLOOR FLOOR AREA DIAGRAM
3/16" = 1'-0"



4 Lower Level Floor Area Diagram
3/16" = 1'-0"



1 Level 1 Floor Area Diagram
3/16" = 1'-0"

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Scale
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Sheet Title
FLOOR AREA DIAGRAM

Sheet No. _____

A3.3

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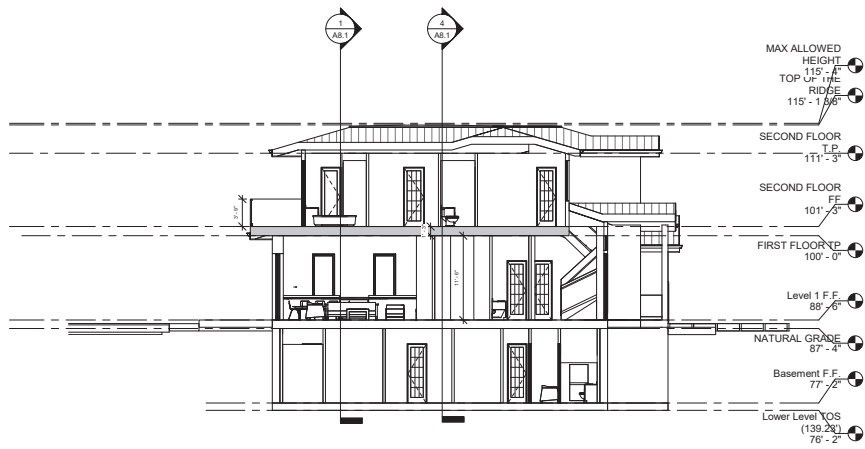
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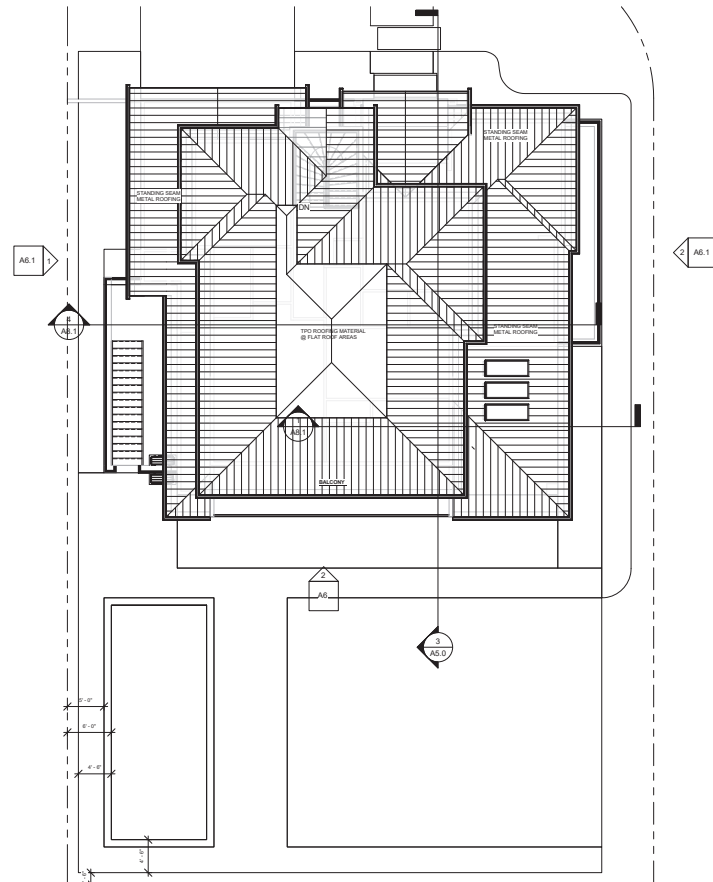
Sheet Title
ROOF PLAN

Sheet No.

A5.0



3 REAR YARD SITE SECTION
1/8" = 1'-0"



1 Roof Plan - SITE
1/8" = 1'-0"



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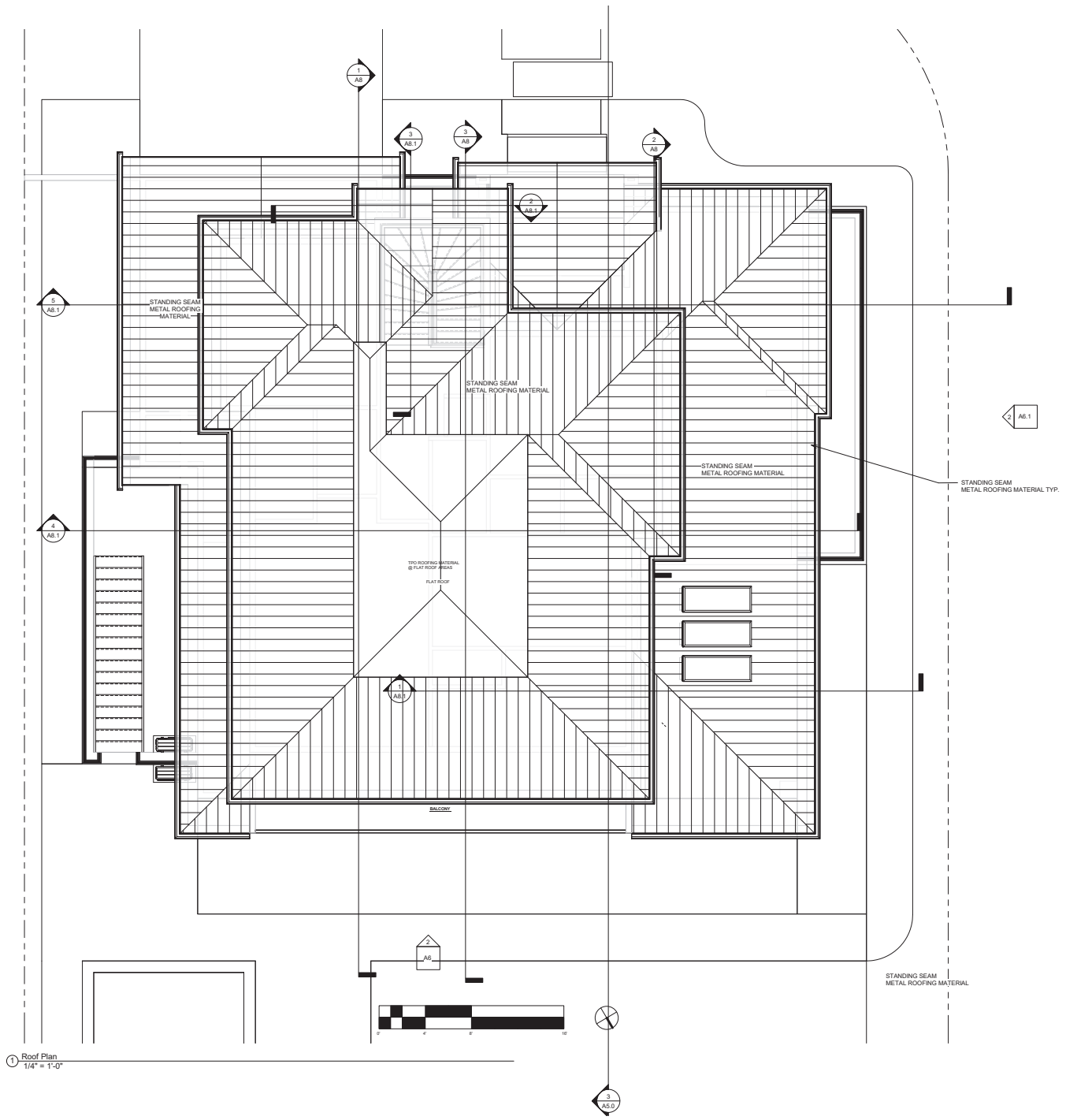
Drawn By: _____ Checked By: _____
Author: _____ Checker: _____

Scale
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Sheet Title
ROOF PLAN - ENLARGED

Sheet No.

A5.1



1 Roof Plan
1/4" = 1'-0"

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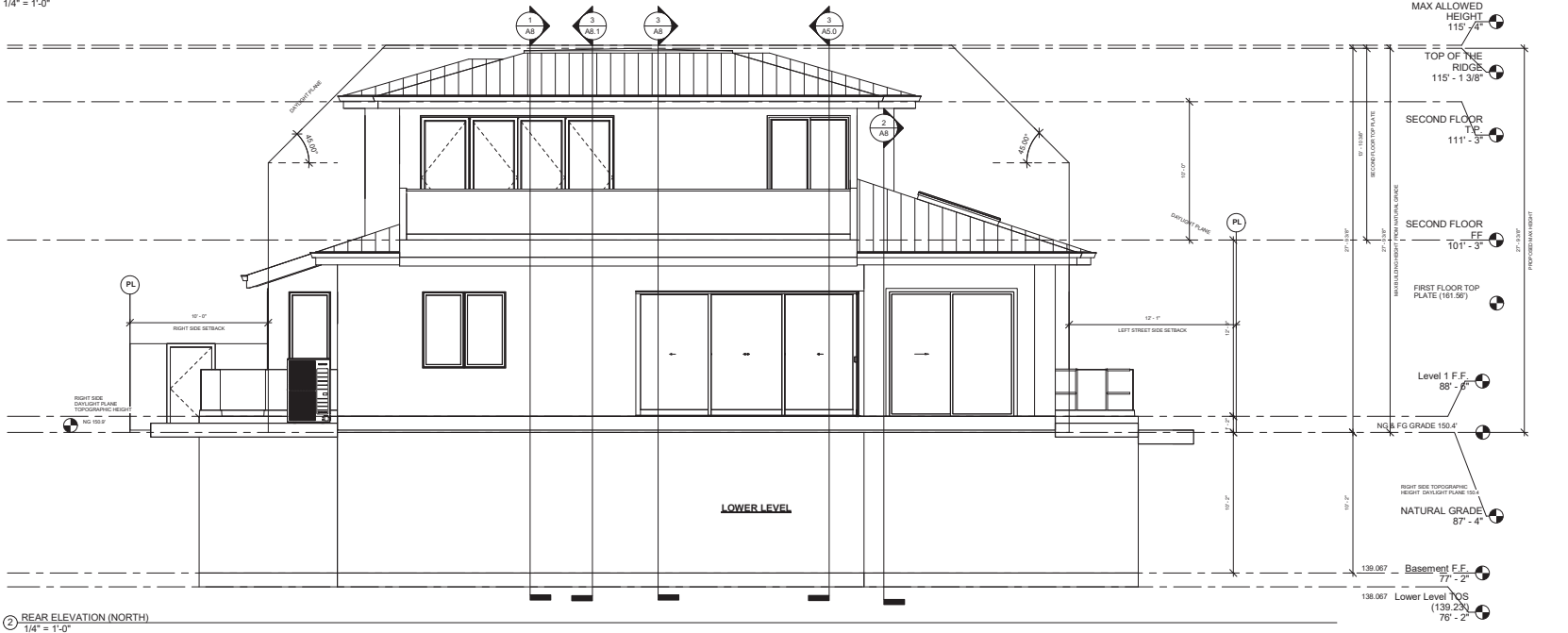
Sheet Title
ELEVATIONS

Sheet No. _____

A6



1 FRONT ELEVATION (SOUTH)
1/4" = 1'-0"



2 REAR ELEVATION (NORTH)
1/4" = 1'-0"



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Sheet Title
ELEVATIONS

Sheet No.

A6.1



RIGHT SIDE ELEVATION (EAST)
1/4" = 1'-0"

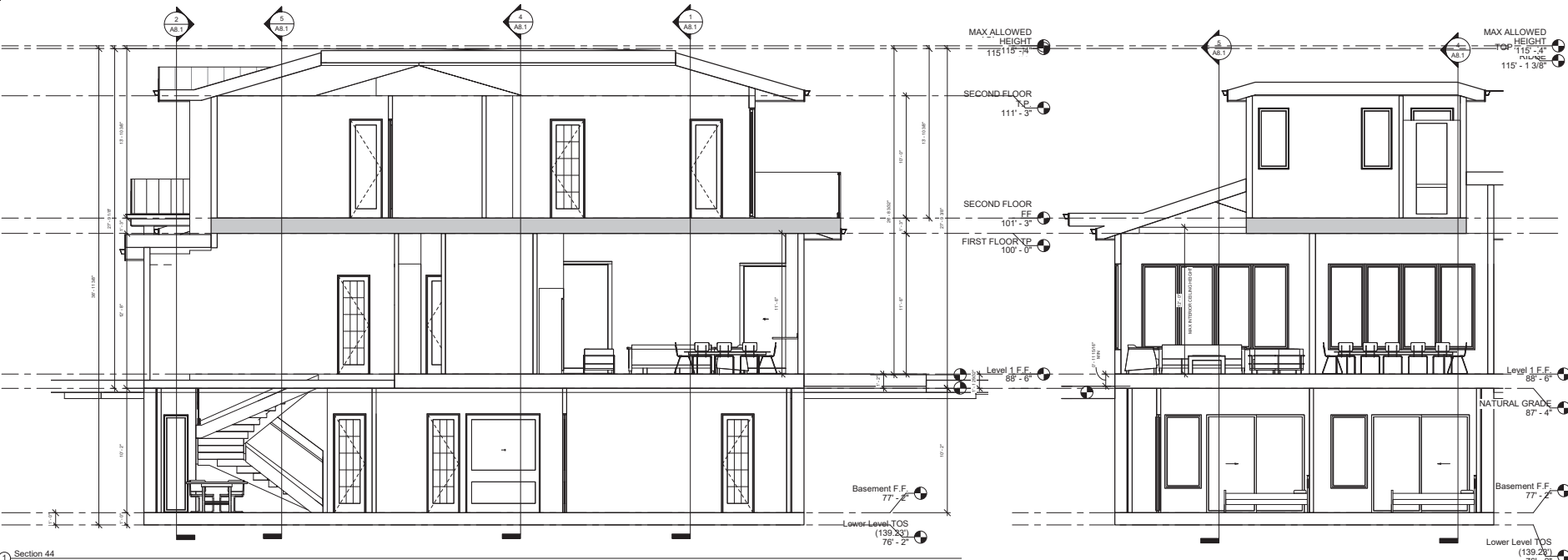


LEFT SIDE ELEVATION (WEST)
1/4" = 1'-0"

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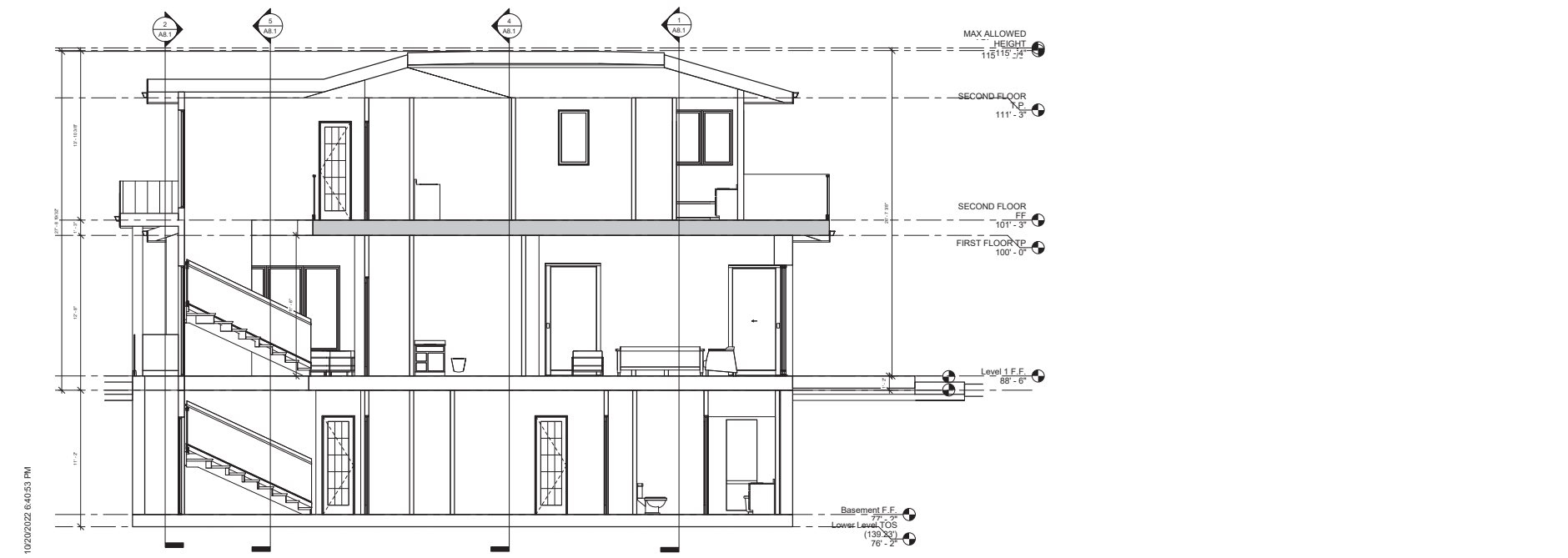


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Section 44
1/4" = 1'-0"

Section 43
1/4" = 1'-0"



Section 42
1/4" = 1'-0"

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1380
Drawn By: _____ Checked By: _____
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Scale
1/4" = 1'-0"

Sheet Title
SECTIONS

Sheet No. _____

A8

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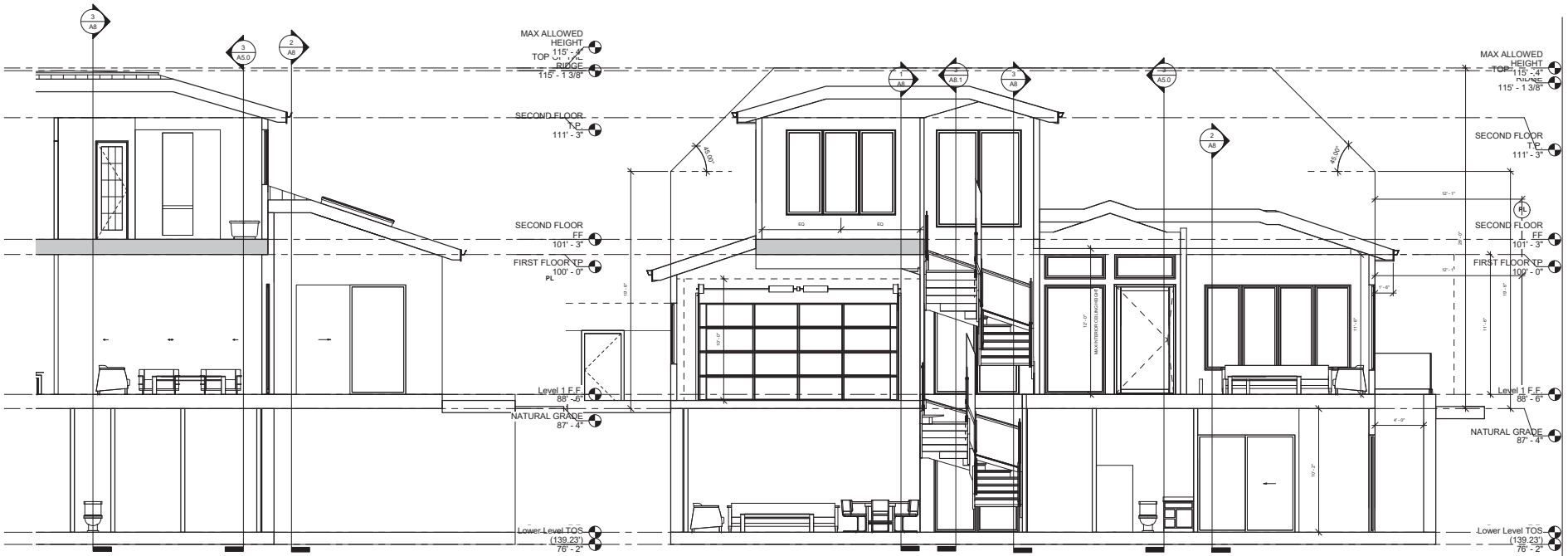
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Checker: _____

Scale
1/4" = 1'-0"

Sheet Title
SECTIONS

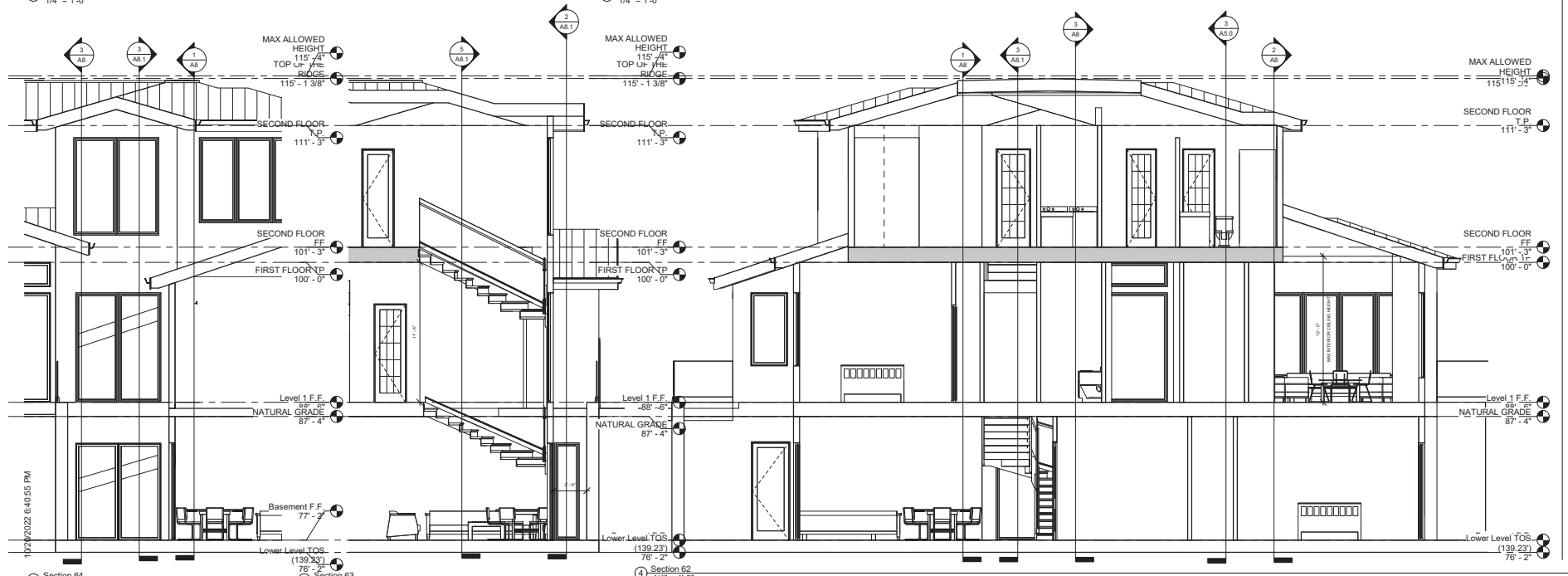
Sheet No.

A8.1



1 Section 65
1/4" = 1'-0"

5 Section 60
1/4" = 1'-0"



2 Section 64
1/4" = 1'-0"

3 Section 63
1/4" = 1'-0"

4 Section 62
1/4" = 1'-0"

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Job Title
1380 Cotton St

Job Address
1380 Cotton St, Menlo Park, CA 94025

Date
10.20.2022

Issued For
PLANNING

Job No.
1380

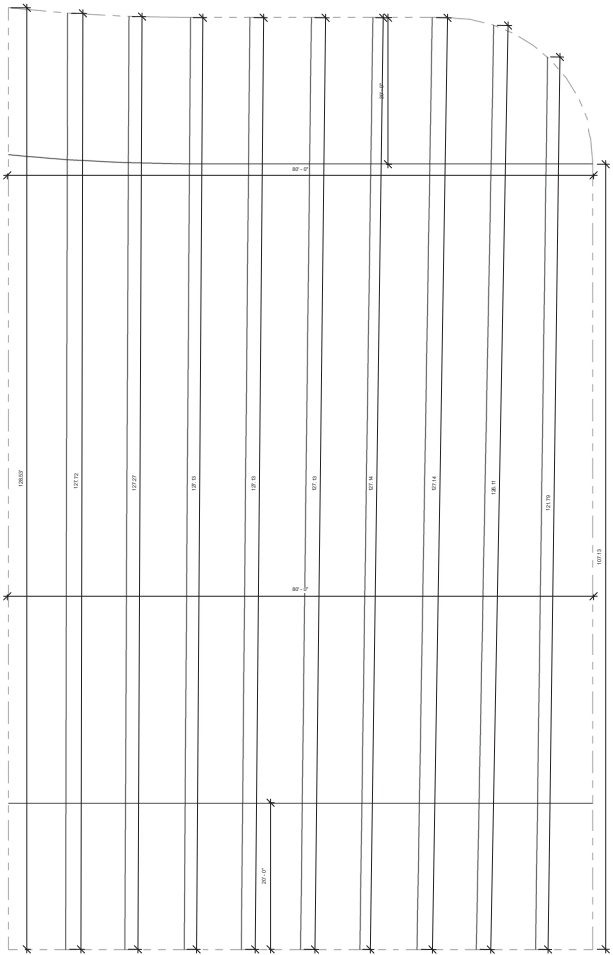
Drawn By: _____ Checked By: _____
Author: _____ Checker: _____

Scale
1/8" = 1'-0"

Sheet Title
**LOT WIDTH + DEPTH
DIAGRAM**

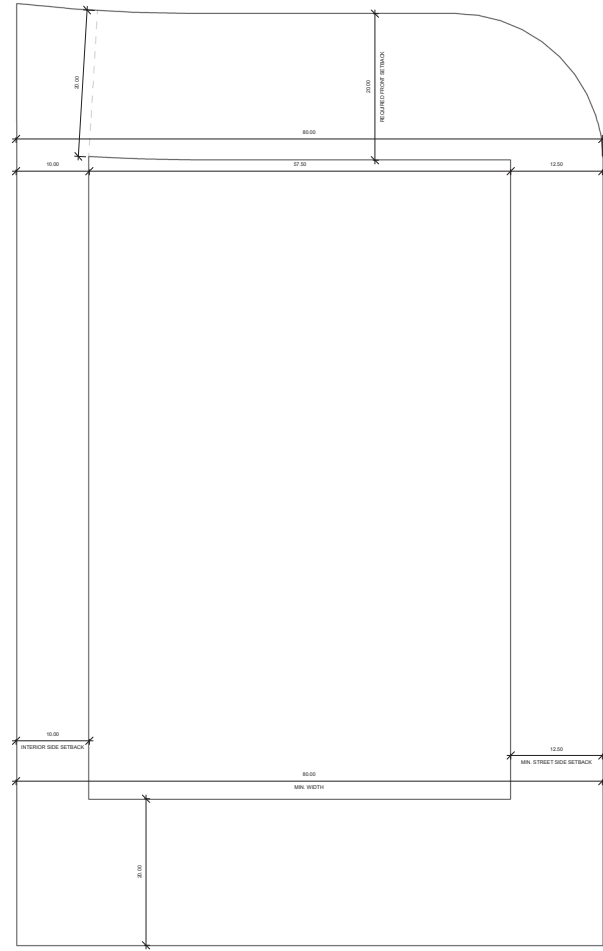
Sheet No.

A8.2



1. 128.53
2. 127.72
3. 127.27
4. 127.13
5. 127.13
6. 127.13
7. 127.14
8. 127.14
9. 126.11
10. 121.79
11. 107.13

TOTAL: 1,374.22
1374.22/11 = 124.93



① LOT DEPTH DIAGRAM
1/8" = 1'-0"

② LOT WIDTH DIAGRAM
1/8" = 1'-0"



① FRONT PERSPECTIVE 2



③ REAR PERSPECTIVE 2



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Scale

Sheet Title
3D PERSPECTIVES

Sheet No.

A9



MATERIAL LEGEND

- 1 TYP. 6' TALL REDWOOD FENCE AND GATE
- 2 STANDING SEAM METAL ROOF - BLACK/DARK GRAY
- 3 SMOOTH STUCCO
- 4 ALUMINUM & GLASS GARAGE DOOR
- 5 VERTICAL 4" VERTICAL WOOD SIDING
- 6 BLACK ALUMINUM CLAD WOOD WINDOWS - WHITE INTERIOR
- 7 FIXED VELUX SKYLIGHTS
- 8 DARK GRAY FASCIA GUTTERS

1 MATERIAL BOARD
1/4" = 1'-0"



AVANTE

The AVANTE garage door is designed to be a statement piece in your home. It features a modern, clean design with a variety of color and glass options. The AVANTE garage door is available in a variety of sizes and configurations to fit your needs. For more information, please visit our website at www.avantergaragedoors.com.

PANEL CONFIGURATIONS



STYLE AND CONSTRUCTION



- 1. Aluminum extrusion with a powder-coated finish.
- 2. Steel glass-reinforced exterior available.
- 3. Custom color paint finish available on all materials.
- 4. Heavy-duty steel ball-bearing rollers.
- 5. After-sale service available.

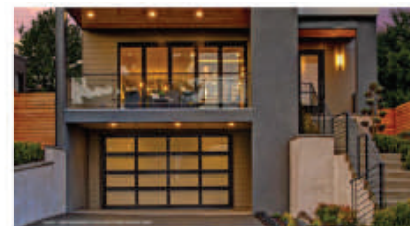
FRAME/SOLID PANEL COLOR OPTIONS



CUSTOM PAINT OPTIONS



GLASS/PANEL OPTIONS



Revision No. _____ Date _____

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1380 Cotton St

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Date
10.20.2022

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1380

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SDG SS

Scale
1/4" = 1'-0"

Sheet Title
MATERIAL BOARD

Sheet No.

A12

Preliminary Arborist Report

1380 Cotton Street
Merino Park, CA

PREPARED FOR:
Almo Construction
370 Convention Way, Unit 312
Redwood City, CA 94063

PREPARED BY:
HortScience | Bartlett Consulting
325 Ray Street
Pleasanton, CA 94566

June 2022
Revised July 2022



Preliminary Arborist Report
1380 Cotton Street
Merino Park, CA

Table of Contents

Introduction and Overview	1
Assessment Methods	2
Description of Trees	2
Suitability for Preservation	5
Preliminary Evaluation of Impacts and Recommendations	7
Estimate of Value	8
Preliminary Tree Preservation Guidelines	11

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Table 1. Condition ratings and frequency of occurrence of trees	2
Table 2. Tree suitability for preservation	6
Table 3. Preliminary tree disposition and estimate of value	9

Exhibits

Tree Assessment Form

Tree Assessment Plan

Tree Protection Plan

HortScience | Bartlett Consulting, Divisions of The F.A. Bartlett Tree Expert Company

Preliminary Arborist Report
1380 Cotton Street
Merino Park, CA

Introduction and Overview
Almo Construction is redeveloping the subject property in Merino Park, CA. The site is currently a single-story home with an enclosed yard, located at the corner of Cotton Street and Valparaiso Avenue. HortScience | Bartlett Consulting (Divisions of The F. A. Bartlett Tree Expert Co.) was asked to prepare a **Preliminary Arborist Report** for the project site for submission to the City of Merino Park.

This report provides the following information:
1. An assessment of tree health, structural stability and suitability for preservation.
2. An estimate of the value of each tree.
3. A preliminary assessment of the impacts of constructing the proposed project and recommendations for action.
4. Preliminary tree preservation guidelines.

Assessment Methods
Trees were assessed on June 15, 2022. Trees 6 inches and greater in diameter were included in the assessment. The assessment procedure consisted of the following steps:
1. Identifying the tree species;
2. Tagging each tree with an identifying number and recording its location on a map;
3. Measuring the trunk diameter at a point 54 inches above grade;
4. Evaluating the health and structural condition using a scale of 1 - 5:
5 - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
4 - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
3 - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
2 - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
1 - Tree in severe decline, dieback of scaffold branches and/or trunk, most of foliage from epicormics; extensive structural defects that cannot be abated.
5. Rating the suitability for preservation as "high," "moderate" or "low." Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.

Trees with good health and structural stability that have the potential for longevity at the site.
High: Trees with good health and/or structural stability that have the potential for longevity at the site.
Moderate: Trees with moderate declining health and/or structural stability that can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'good' category.
Low: Trees in poor health or with significant structural defects that cannot be mitigated. Trees is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes, and generally are unsuitable for use areas.

Preliminary Arborist Report
1380 Cotton Street, Merino Park Page 6

Invasiveness
Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (<https://www.cal.igc.org/>) lists species that are being invasive. Merino Park is part of the Central West Floristic Province. Fig is noted as having moderate invasive potential.

Each tree was rated for suitability for preservation based on its age, health, structural condition, and ability to safely coexist within a development environment (Table 2).

Table 2. Tree suitability for preservation.
1380 Cotton Street, Merino Park

High	Trees in good health and with structural stability that have the potential for longevity at the site. Three trees had high suitability for preservation: Japanese maple #137 and 139, and deodar cedar #138.
Moderate	Trees in fair health and/or with structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the 'high' category. Three trees had moderate suitability for preservation: fig #140, Japanese maple #142, and valley oak #148.
Low	Trees in poor health or with significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuitable for use areas. Nine trees had low suitability for preservation: four European birches, Japanese flowering cherry #141, sweetgums #147, 150, and 151, and valley oak #148.

We consider trees with high suitability for preservation to be the best candidates for preservation. We do not normally recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the idleness of proposed site changes.

Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change. Several Japanese maples were young and able to respond well to change. The valley oaks overhanging the western side of the site were mature, and likely less tolerant to change.

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Preliminary Arborist Report
1380 Cotton Street, Merino Park Page 7

Description of Trees
Fifteen (15) trees were assessed, representing seven species (Table 1). No species was represented by more than four trees. Descriptions of each tree are found in the **Tree Assessment Form** and approximate locations are shown on the **Tree Assessment Map** (see Exhibits). Overall, three trees were in good condition, six were in fair, and six were in poor (Table 1). Valley oak is native to Merino Park.

Table 1: Condition ratings and frequency of occurrence of trees
1380 Cotton Street, Merino Park CA.

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Japanese maple	<i>Acer palmatum</i>	-	1	2	3
European white birch	<i>Betula pendula</i>	1	3	-	4
Deodar cedar	<i>Cedrus deodara</i>	-	-	1	1
Fig	<i>Ficus carica</i>	-	1	-	1
Sweetgum	<i>Liquidambar styraciflua</i>	3	-	-	3
Japanese flowering cherry	<i>Prunus serrulata</i>	1	-	-	1
Valley oak	<i>Quercus lobata</i>	1	1	-	2
Total		6	6	3	15

Table 1: Condition ratings and frequency of occurrence of trees
1380 Cotton Street, Merino Park CA.

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
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European white birch	<i>Betula pendula</i>	1	3	-	4
Deodar cedar	<i>Cedrus deodara</i>	-	-	1	1
Fig	<i>Ficus carica</i>	-	1	-	1
Sweetgum	<i>Liquidambar styraciflua</i>	3	-	-	3
Japanese flowering cherry	<i>Prunus serrulata</i>	1	-	-	1
Valley oak	<i>Quercus lobata</i>	1	1	-	2
Total		6	6	3	15

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Preliminary Arborist Report
1380 Cotton Street, Merino Park Page 8

Four European white birch trees were in the front yard between the house and Cotton Street. Birch #143 was in poor condition, having poor form and structure resulting from previous stem and branch failures. Trees #142 - 146 were planted in close proximity to each other in a triangle formation and leaned outwards away from one another. Each was in fair condition with moderate vigor.



Photo 1: The central leader of European white birch #143 had fallen (yellow) and had signs of woodpecker excavation.



Photo 2: Trees #144 - 146 were planted in a close group. Each tree leaned outwards.

Japanese maples #137 and 139 were in good condition with dense, vigorous crown (Photo 3). Maple #142 was in fair condition. It was approximately 4 feet to the west of the house and was suppressed in development. Each maple had either codominant or multiple stems ranging from 2 to 8 inches in diameter.



Photo 3: Japanese maple had multiple stems arising from the base and a dense, vigorous crown.

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Preliminary Arborist Report
1380 Cotton Street, Merino Park Page 8

Estimate of Value
To estimate the reproduction cost of each tree, I used the cost approach, reproduction method, trunk formula technique, as described in the **Guide for Plant Appraisal**, 10th edition (International Society of Arboriculture, Atlanta GA, 2018). In addition, I referred to **Species Classification and Group Assignment** (2004), a publication of the Western Chapter of the International Society of Arboriculture.

When estimating reproduction cost, the trunk formula technique considers four factors: size, condition, functional limitations and external limitations. Size is measured as trunk diameter, normally 54 inches above grade. Condition reflects tree health and structural integrity. Functional limitations reflect constraints to tree development based on the site and species. For example, Deodar typically thrive in the Bay Area climate, and tree #138 had adequate growing space to develop. Some trees, like sweetgums #150 and 151 along the western side of the site, were limited in growing space due to overhead high-voltage lines and had been repeatedly topped for clearance. Fig #140 was depreciated due to the invasive potential of the species. I did not note any external limitations.

Based on the information gathered, I estimated the reproduction cost for individual trees to range from \$700 to \$27,750 for a total of \$70,500 for all trees. The reproduction cost for trees recommended for preservation was \$58,200 and those recommended for removal was \$12,300. Values per tree are depicted in the **Preliminary Disposition and Estimate of Value** table (Table 3, following page).

Based on the information gathered, I estimated the reproduction cost for individual trees to range from \$700 to \$27,750 for a total of \$70,500 for all trees. The reproduction cost for trees recommended for preservation was \$58,200 and those recommended for removal was \$12,300. Values per tree are depicted in the **Preliminary Disposition and Estimate of Value** table (Table 3, following page).

Trees recommended for preservation are:
• All off-site trees including deodar cedar #138, sweetgum #147, 150, and 151, and valley oaks #149 and 150.
• Japanese flowering cherry #141. The tree is distant from proposed demolition and construction.
• Japanese maple #139. The trunk is approximately 4 feet from the current structure, but approximately 25 feet from any new construction. If the tree is not mechanically damaged during demolition and it is well irrigated, I expect impacts to be within this tree's tolerance.

The retention of all trees identified for preservation is predicated on adherence to the **Preliminary Tree Preservation Guidelines**. Some amount of crown and root pruning may be required for these trees.



Revision No. Date

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SIGNATURES

Job Title
1380 Cotton St

Job Address
1380 Cotton St, Merino Park, CA 94025

Date
10.20.2022

Issued For
PLANNING

Job No.
1380

Drawn By: Checked By:
Author:

Scale
1/4" = 1'-0"

Sheet Title
ARBORIST REPORT

Sheet No.
ARB-1

Table 3: Preliminary Disposition and Estimate of Value.
1380 Cotton Street, Menlo Park

Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Condition	Tipoor S/excellent	Proposed Action	Comments	Estimated Value
137	Japanese maple	8.7,6.6,6.4	No	4	Remove	~5 feet from construction	\$3,500	
138	Deodar cedar	28	Heritage	4	Preserve	~12 feet from construction	\$19,750	
139	Japanese maple	5.2	No	5	Preserve	Demolition within drip-line, ~25 feet from construction	\$1,300	
140	Fig	6.6,5.4,4.3,2.2	No	3	Remove	Demolition and construction within drip-line, ~5 feet from new construction	\$1,250	
141	Japanese flowering cherry	7	No	2	Preserve	~12 feet from construction	\$700	
142	Japanese maple	6.6	No	3	Remove	In construction footprint	\$1,700	
143	European white birch	18	Heritage	2	Remove	In construction footprint	\$2,600	
144	European white birch	11	No	3	Remove	~3 feet from construction	\$1,250	
145	European white birch	11	No	3	Remove	~3 feet from construction	\$1,250	
146	European white birch	8	No	3	Remove	~3 feet from construction	\$750	
147	Sweetgum	14	No	2	Preserve	Street tree, ~25 feet from construction	\$2,650	
148	Valley oak	20	Heritage	2	Preserve	Street tree, ~15 feet from construction	\$4,550	
149	Valley oak	39	Heritage	3	Preserve	Street tree, ~15 feet from construction	\$27,750	
150	Sweetgum	26	Heritage	2	Preserve	Street tree, ~15 feet from construction	\$800	
151	Sweetgum	24	Heritage	2	Preserve	Street tree, ~20 feet from construction	\$700	
Total								\$76,600

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Preliminary Tree Preservation Guidelines

The following recommendations will help reduce impacts to trees from development as well as maintain and improve their health and vitality through the clearing, construction and construction phases. The key elements of a tree preservation plan for 1380 Cotton Street would include:

- Establishing **Tree Protection Zones** for each tree to be preserved. **Tree Protection Zones** are identified by the Consulting Arborist based on species, tree condition, trunk diameters and the nature and proximity of the proposed disturbance.
- Providing supplemental irrigation prior to and during the demolition and construction phases.

Design recommendations

- All plans affecting trees shall be reviewed by the Consulting Arborist regarding tree protection. These include, but are not limited to, demolition plans, grading and utility plans, landscape and irrigation plans.
- For trees identified for preservation, designate a **Tree Protection Zone** in which no construction, grading and underground services including utilities, sub-drains, water or sewer will be located (Figure 1). For design purposes, potential **Tree Protection Zone** footprints are depicted on the **Tree Protection Plan** (see **Attachments**).
- No grading, excavation, construction, or storage of materials shall occur within that zone.
- No underground services including utilities, sub-drains, water or sewer shall be placed in the **Tree Protection Zone**.
- Irrigation systems must be designed so that no trenching will occur within the **Tree Protection Zone**.
- As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.

Pre-construction treatments and recommendations

- The demolition contractor shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
- Where possible, cap and abandon all existing underground utilities within the **Tree Protection Zone** in place. Removal of utility boxes by hand is acceptable but no trenching should be performed within the **Tree Protection Zone** in an effort to remove utilities, irrigation lines, etc.
- Fence all trees to be retained to completely enclose the **Tree Protection Zone** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by the Consulting Arborist. Fences are to remain until all grading and construction is completed. Suggested fence layouts are depicted in the **Tree Protection Plan** (see **Attachments**).

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- Trees to be preserved may require pruning. All pruning shall be done by a State of California Licensed Tree Contractor (261049). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the latest edition of the Best Management Practices for Pruning (International Society of Arboriculture) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z183.1) and Pruning (A300). The Consulting Arborist will provide pruning specifications prior to site demolition. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.

- All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. Tree pruning and removal should be scheduled outside of the breeding season to avoid scheduling delays. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

- Trees to be removed shall be felled so as to fall away from **Tree Protection Zone** and avoid pulling and breaking of roots of trees to remain. If roots are entangled, the consultant may require first severing the major woody root mass before extracting the trees, or grinding the stump below ground.
- Apply and maintain 4-6 inches of wood chip mulch within the **Tree Protection Zone**.

Recommendations for tree protection during construction

- Prior to beginning work, the contractor's working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
- All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
- Any grading, construction, demolition, or other work that is expected to encounter tree roots should be monitored by the Consulting Arborist. An exploratory trench should be dug by hand at the edge of excavation near off-site trees #138 prior to excavation of the pool. Roots should be cut at the edge of excavation with a sharp saw.
- Tree protection fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist.
- Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
- Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the **Tree Protection Zone** by cutting all roots clearly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, with a vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. The Consulting Arborist will identify where root pruning is required and monitor all root pruning activities.
- If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.

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- No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **Tree Protection Zone**.
- Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

Maintenance of impacted trees

Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, irrigation and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. As trees age, the likelihood of failure of branches or entire trees increases. Therefore, annual inspection for structural condition is recommended.

HortScience | Bartlett Consulting



Ryan Suttie, Consulting Arborist & Urban Forester
ISA Board Certified Master Arborist, Utility Specialist No. WE-12647BU
ISA Tree Risk Assessment Qualified

HortScience | Bartlett Consulting, Divisions of The F.A. Bartlett Tree Expert Company

Tree Assessment

1380 Cotton Street
Menlo Park, CA
June 2022



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition	Tipoor S/excellent	Suitability for Preservation	Comments
137	Japanese maple	8.7,6.6,6.4	No	4	High	Multiple attachments arise from base; included bark on several until 3 feet; spreading, dense, vigorous crown.	
138	Deodar cedar	28	Heritage	4	High	Off-side at NE corner; estimated DBH; trunk not visible below fence; overhangs W approximately 18 feet; strong excurrent form; dense, vigorous crown.	
139	Japanese maple	5.2	No	5	High	Multiple stems arise from base; three largest stems fused at 3 feet; 8 feet away from house; vigorous, spreading crown.	
140	Fig	6.6,5.4,4.3,2.2	No	3	Moderate	4 feet from building; slightly one-sided crown W from suppression until 10 feet; good vigor; overhangs house 8 feet to the E.	
141	Japanese flowering cherry	7	No	2	Low	Multiple stems arise from base; three largest stems fused at 3 feet; 8 feet away from house; vigorous, spreading crown. Topped at 6 feet to achieve umbrella form; sprouts further topped at 9 feet; vigorous epicormic growth from upper topping point; 1.5 feet from stone wall.	
142	Japanese maple	6.6	No	3	Moderate	Codominant at base; sinuous stems curve together and fuse at 4-5 feet before separating; vigorous crown; slightly one-sided E from suppression from large street trees.	
143	European white birch	18	Heritage	2	Low	Previously topped at 16 feet; main epicormic leader at topping point is dead; history of branch and stem failure; signs of woodpecker boring below stem failure.	
144	European white birch	11	No	3	Low	Planted in group of 3; largest in group; pronounced lean S from crowding with base of trunk nearly outside drip-line; slight twig detack throughout crown.	
145	European white birch	11	No	3	Low	Planted in group of three; heavy lean SE with base of trunk outside drip-line; multiple narrow attachments at 12 feet with long lever arms; moderate vigor.	
146	European white birch	8	No	3	Low	Planted in group of three; heavy lean NE from crowding; narrow codominant attachment at 12 feet; sinuous trunks above codominant attachment; moderate vigor.	

Tree Assessment

1380 Cotton Street
Menlo Park, CA
June 2022



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition	Tipoor S/excellent	Suitability for Preservation	Comments
147	Sweetgum	14	No	2	Low	Street tree; multiple attachments between 5 and 7 feet; poor form and structure; history of stem failure; overhangs site by approximately 6 feet.	
148	Valley oak	20	Heritage	2	Low	Sinuous trunk; history of large branch removal; heavy lean SE with base of trunk outside drip-line; root collar buried S side with signs of decay.	
149	Valley oak	39	Heritage	3	Moderate	Street tree; paved walking trail less than 1 inch from trunk flare on all sides; 2 foot long, 2 inch wide cavity NW side with decay; multiple attachments at 6 feet; V-pruned for high voltage line clearance; slight lean S; overhangs site by approximately 20 feet. Narrow codominant union at 8 feet; topped for high voltage line clearance; large, grilling root NW side; large, 6" surface root cut at trunk on N side; paved walking trail at trunk on 3 sides of tree; overhangs site by approximately 12 feet.	
150	Sweetgum	26	Heritage	2	Low	Street tree; multiple narrow attachments at 10 feet with included bark; topped for high voltage line clearance; paing at trunk on 3 sides of tree; overhangs site by approximately 10 feet.	
151	Sweetgum	24	Heritage	2	Low		

Tree Assessment Map

1380 Cotton St
Menlo Park, CA

Prepared for:
Almo Construction
Redwood City, CA

June 2022

No Scale

Notes:
Base map provided by
Safeti Design Group

Numbered tree locations are approximate.

TS = too small to be classified as a tree



1380 Cotton St
Menlo Park, CA
June 2022

Exhibits

Tree Assessment Form

Tree Assessment Plan

Tree Protection Plan



Revision No. _____ Date _____

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SIGNATURES



Job Title
1380 Cotton St

Job Address
1380 Cotton St, Menlo Park, CA 94025

Date
10.20.2022

Issued For
PLANNING

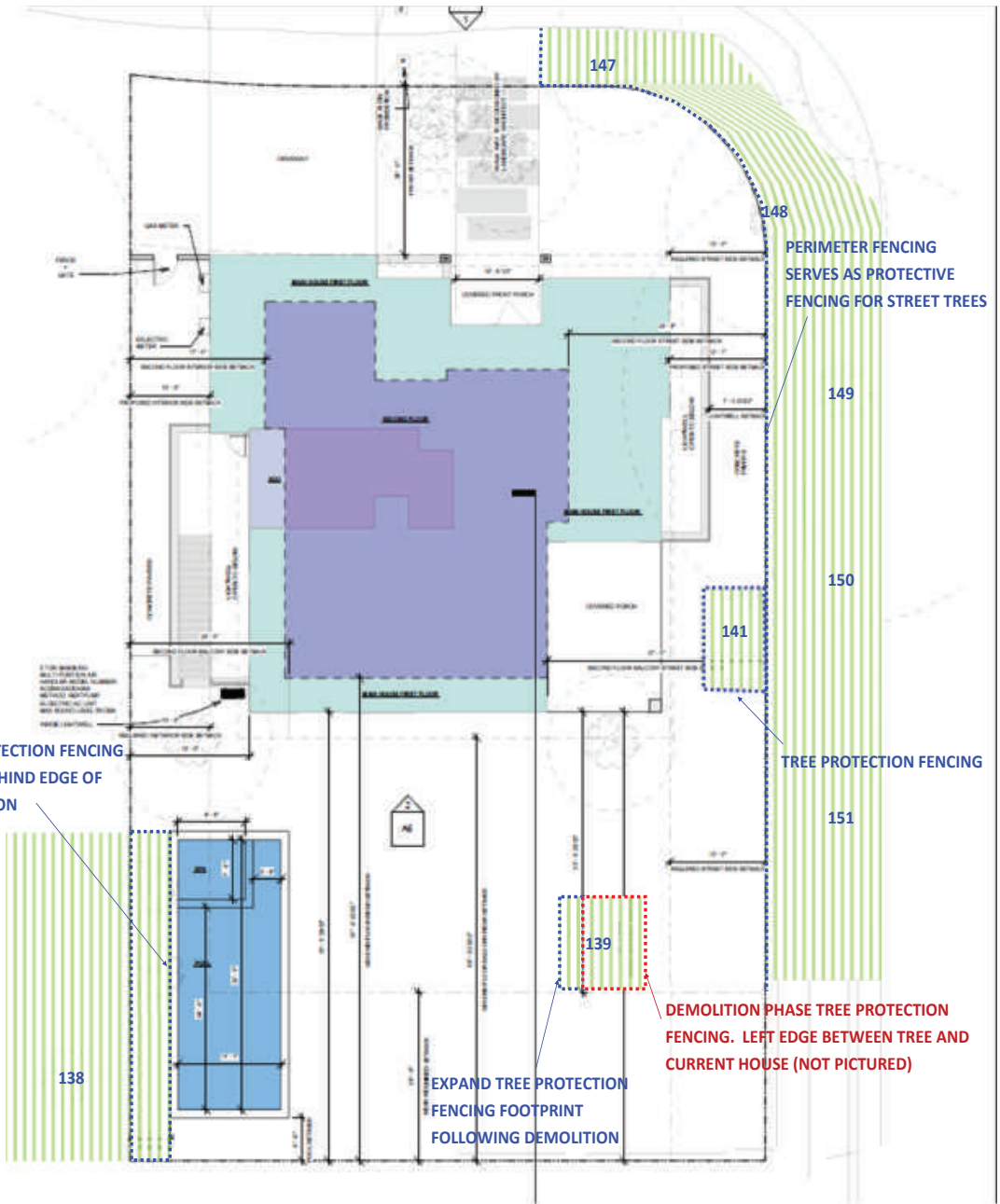
Job No.
1380

Drawn By: _____
Checked By: _____
Author: _____

Scale
1/4" = 1'-0"

Sheet Title
ARBORIST REPORT

Sheet No.
ARB-2



Tree Protection Plan

1380 Cotton St
Menlo Park, CA

Prepared for:
Almo Construction
Redwood City, CA

June 2022



No Scale

- - - - - - Tree Protection Fencing
- - - - - - Demolition phase tree protection fencing to be extended after demolition is complete
- ||||| - Tree Protection Zone

Notes:
Base map provided by:
Safai Design Group
Trees recommended for removal are not pictured



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Pleasanton, California 94566
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Revision No. _____ Date _____

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SIGNATURES

Job Title
1380 Cotton St

Job Address
1380 Cotton St, Menlo Park, CA 94025

Date
10.20.2022

Issued For
PLANNING

Job No.
1380

Drawn By: _____ Checked By: _____
Author: _____

Scale
1/4" = 1'-0"

Sheet Title
**ARBORIST REPORT
TREE PROTECTION PLAN**

Sheet No.
ARB-3