REGULAR MEETING AGENDA

Date: 11/7/2022
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 871 4022 8110 and
City Hall, Downtown Conference Room, 1st Floor
701 Laurel St., Menlo Park, CA 94025

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE
Consistent with Government Code section 54953(e), and in light of the declared state of emergency, and maximize public safety while still maintaining transparency and public access, members of the public can listen to the meeting and participate using the following methods.

How to participate in the meeting

- Access the live meeting, in-person, at the Downtown Conference Room
- Access the meeting real-time online at:
  zoom.us/join – Meeting ID# 871 4022 8110
- Access the meeting real-time via telephone (listen only mode) at:
  (669) 900-6833
  Regular Meeting ID # 871 4022 8110
  Press *9 to raise hand to speak
- Submit a written comment online up to 1-hour before the meeting start time:
  PlanningDept@menlopark.org *
  Please include the agenda item number you are commenting on.

  *Written comments are accepted up to 1 hour before the meeting start time. Written messages are provided to the Planning Commission at the appropriate time in their meeting.

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state, county and local orders, the format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the city website menlopark.gov. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.gov/agendas).

Regular Meeting

A. Call To Order

B. Roll Call

C. Reports and Announcements

D. Public Comment

Under "Public Comment," the public may address the Commission on any subject not listed on the agenda, and items listed under Consent Calendar. Each speaker may address the Commission once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

E. Consent Calendar

E1. Consider and adopt a resolution to approve architectural control for exterior modifications to the front and rear facades of an existing commercial building at 628 Santa Cruz Avenue, in the SP-ECR-D (El Camino Real/Downtown Specific Plan) zoning district. (Staff Report #22-057-PC)

F. Public Hearing

F1. Consider and adopt a resolution to deny (1) a variance to exceed the maximum building coverage above limits set by the R-1-U (Single-Family Urban Residential) zoning district and applicable allowances in Chapter 16.79 regarding construction of accessory dwelling units, and (2) a use permit revision to modify a previously-approved use permit and construct a new covered patio at 6 Greenwood Place. (Staff Report #22-058-PC)

F2. Consider and adopt a resolution to approve a use permit to demolish an existing one-story residence and construct a new two-story residence on a substandard lot with regard to minimum lot width and area at 316 Grayson Court, in the R-1-U (Single Family Urban Residential) zoning district. (Staff Report #22-059-PC)

G. Regular Business

G1. Consider and adopt a resolution to approve architectural control for modifications to an existing office campus including exterior and interior modifications to the existing fitness center; the addition of a sundeck at the existing restaurant; and hardscaping and landscaping modifications throughout the site, including the addition of five arbors, at 3000 Sand Hill Road, in the C-1-C(X) (Administrative, Professional, and Research District, Restrictive, Conditional Development Permit) zoning district. (Staff Report #22-060-PC)

G2. Review of draft 2023 Planning Commission meeting dates. (Staff Report #22-061-PC)

H. Informational Items

H1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.

- Regular Meeting: November 14, 2022
- Regular Meeting: December 5, 2022

I. Adjournment

At every regular meeting of the Planning Commission, in addition to the public comment period where the public shall have the right to address the Planning Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during the Planning Commission's consideration of the item.

At every special meeting of the Planning Commission, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during consideration of the item. For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or prior to, the public hearing.

Any writing that is distributed to a majority of the Planning Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available by request by emailing the city clerk at jaherren@menlopark.org. Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the City Clerk's Office at 650-330-6620.

Agendas are posted in accordance with Cal. Gov. Code §54954.2(a) or §54956. Members of the public can view electronic agendas on the city website at menlopark.org/agendas and can receive notification of agenda postings by subscribing at menlopark.gov/subscribe. Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 11/2/2022)

CITY OF MENLO PARK

STAFF REPORT

Planning Commission
Meeting Date: **11/7/2022**
Staff Report Number: **22-057-PC**

Consent Calendar: **Architectural Control/Stanley Young/628 Santa Cruz Avenue**

Recommendation

Staff recommends that the Planning Commission approve a request for architectural control for exterior modifications to an existing commercial building in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposal also includes minor interior modifications. A draft resolution, including the recommended conditions of approval, is included as Attachment A.

Policy Issues

The Planning Commission should consider whether the required architectural control findings can be made for the proposal.

Background

Site location

The subject property is located at 628 Santa Cruz Avenue. The property is zoned SP-ECR/D (El Camino Real/Downtown Specific Plan). Within the Specific Plan, the property is in the Downtown (D) sub-district and the Downtown/Station Area Retail/Mixed Use (DSARMU) land use designation. The site is currently developed with two one-story retail buildings with mezzanines, 626 and 628 Santa Cruz Avenue, adjacent to public parking plaza #1. There is no on-site parking for the subject property. A location map is included as Attachment B.

The surrounding lots are all part of the SP-ECR/D zoning district, within the D sub-district and within the DSARMU land use designation. Using Santa Cruz Avenue in the east-west orientation, the subject property is located at the northern side of the street, between El Camino Real and Chestnut Street. Surrounding properties near the subject property include a mix of commercial uses (retail and restaurant), and a public parking plaza.

Analysis

Project description

The applicant is proposing comprehensive exterior modifications to the front and rear facades to the existing one-story, commercial building with a mezzanine, including minor interior modifications.

The subject property is developed with two one-story buildings (626 and 628 Santa Cruz Avenue). The Gross Floor Area (GFA) of 628 Santa Cruz is 4,042 square feet, and the GFA for 626 Santa Cruz is 3,239 square feet, for a cumulative GFA of 7,281 square feet. Maximum permitted base Floor Area Ratio (FAR)

for the ECR D sub-district is 2.0, which would be 12,158 square feet for the subject property. No change is proposed to the GFA as part of the proposal. The project plans and the applicant's project description letter are included as Attachments C and D, respectively.

Design and materials

The Specific Plan includes a detailed set of design standards and guidelines. Compliance with the standards and guidelines is evaluated in the Standards and Guidelines Project Compliance Worksheet (Attachment E). The guidelines are intended to provide for a pleasant pedestrian experience with visual interest and continuity for storefronts. Staff believes the proposed modern architectural style of the project would be consistent with the diverse aesthetic of the surrounding neighborhood.

Exterior modifications would include changes to both public façades, along the Santa Cruz Avenue and the parking plaza frontages. The project would retain its existing footprint and height of the existing building. On the front façade along Santa Cruz Avenue, the applicant is proposing a new double door entry to provide access, and changing all exterior materials. The existing building features colored brick and stucco, with a black canvas awning. The proposed front façade would feature wood siding on the left side, hardie shingles on the upper panels, with dark anodized metal window and door frames. Painted steel awnings are proposed over the entry doorway and roof on the front facade.

Proposed changes to the rear façade include a new double swing door to replace the existing single swing door. Additionally, the existing window and wood panel on the right side of the rear façade would be removed and replaced with a new door frame and dual swing doors to access the existing electric panel. There would be no changes to the exterior materials on the rear, with the colored stucco finish to remain. The proposed exterior building materials, finishes, and colors are shown on Sheet A3.2 of the plan set. The project would not alter any existing sidewalk or landscape conditions on either frontages.

Guidelines related to ground floor treatment for commercial frontages, which are intended to provide for a pleasant pedestrian experience with visual interest, continuity for storefronts, and retail transparency, would be meet. The relevant guidelines are discussed below:

E.3.5.02 (Guideline): Ground floor commercial buildings shall have a minimum of 50% transparency (i.e., clear-glass windows) for retail uses, office uses and lobbies to enhance the visual experience from the sidewalk and street. Heavily tinted or mirrored glass shall not be permitted.

> **Complies:** The proposed facade would be updated to be compliant with the guideline. The project also includes a larger doorway than is existing on the first floor to comply with current Building Code access requirements. The proposed design would exceed this requirement and provide 50.75 percent transparency along the front façade. The development would meet the development regulations in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district.

E.3.3.07 (Standard): Architectural projections like canopies, awnings and signage shall not project beyond a maximum of 6 feet horizontally from the building face at the property line or at the minimum setback line. There shall be a minimum of 8-foot vertical clearance above the sidewalk, public right-of way or public space.

> **Complies:** Proposed changes to the front façade include removal of the existing black fabric awning and the addition of painted steel overhang (awning). The overhangs would extend beyond the front facade by approximately 10 inches for the lower level and one foot, 11 inches for the upper level, where

a maximum of six feet horizontal extension is allowed; and would have a vertical clearance of 10 feet, 11 inches from the lowest overhang from the street level, where minimum vertical clearance of eight feet as permitted by Specific Plan Standard E.3.3.07.

E.3.5.08 (Guideline): Architectural projections like canopies and awnings should be integrated with the ground floor and overall building design to break up building mass, to add visual interest to the building and provide shelter and shade.

Complies: Steel overhangs are proposed at the retail entry along Santa Cruz to break the overall massing. Sheet A3.0 provide additional information regarding the awning placement.

E.3.5.19 (Guideline): Storefront elements such as windows, entrances and signage should provide clarity and lend interest to the façade.

Complies: Design of glazing and overhangs at the building entrance from Santa Cruz Avenue would provide identity and interest to the façade.

Proposed interior modifications include relocation and removal of interior doors, and enlarging the bathroom. Overall, the building would have a modern appeal with a varied use of materials and detailing.

Parking and circulation

The proposed building would comply with the Specific Plan parking requirements. The subject site is located in the downtown shared and unbundled parking area, which indicates that the parking for the first 1.0 FAR of the building is covered by the public parking plazas. The existing building currently exceeds 1.0 FAR, with a total FAR of 1.2. The subject property currently does not include parking on site, and no on-site parking is proposed. While new development exceeding 1.0 FAR in the downtown shared and unbundled parking areas is required to provide parking either on site or off site for the portion of the FAR that exceeds 1.0, this requirement does not apply to existing buildings that predate adoption of the Specific Plan when no increase in GFA is proposed.

Trees and landscaping

As part of the project review process, the plan was reviewed by the City Arborist. There are no trees located on the subject property but there is one existing street tree near the front of the property. The existing street tree along Santa Cruz Avenue would be retained at the planting strip on the outer portion of the sidewalk. No new trees are proposed to be planted.

Correspondence

Staff has not received any direct correspondence at the time of writing this report.

Conclusion

Staff believes that the materials, and proposed design would be generally compatible with the surrounding buildings in the downtown. The proposed design elements, specifically the use of composite wood siding, glazing with dark metal framing, and hardie shingles would update the building's overall design. The new exterior elements and modifications proposed as part of the project would comply with all relevant Specific Plan design standards and guidelines. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The proposed project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines, and as such, no additional environmental analysis is required

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Attachments

A. Draft Planning Commission Resolution of Approval Adopting Findings for project Architectural Control, including project Conditions of Approval
   Exhibits to Attachment A
   A. Project Plans (See Attachment C to this (November 7, 2022) Planning Commission Staff Report)
   B. Project Description Letter (See Attachment D to this (November 7, 2022) Planning Commission Staff Report)
   C. Conditions of Approval
B. Location Map
C. Project Plans
D. Project Description Letter
E. Specific Plan Standards and Guidelines Compliance Worksheet
F. Mitigation Monitoring and Reporting Program (MMRP)

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

Exhibits to Be Provided at Meeting

None

Report prepared by:
Fahteen Khan, Associate Planner

Report Reviewed by:
Corinna Sandmeier, Acting Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A REQUEST FOR ARCHITECTURAL CONTROL FOR EXTERIOR MODIFICATIONS TO AN EXISTING COMMERCIAL BUILDING IN THE SP-ECR/D (EL CAMINO REAL/DOWNTOWN SPECIFIC PLAN) ZONING DISTRICT

WHEREAS, the City of Menlo Park ("City") received an application requesting architectural control review for exterior and interior modifications to an existing commercial building, in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district (collectively, the "Project") from Bill Hagman ("Applicant"), on behalf of the property owner Stanley Young ("Owner"), located at 628 Santa Cruz Avenue (APN 071-102-170) ("Property"). The Architectural Control depicted in and subject to the development plans and documents which are attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the Property is located in the El Camino Real/Downtown Specific Plan (SP-ECR/D) zoning district, and the El Camino Real Downtown (D) sub-district, which supports a variety of uses including retail and service uses, and office and residential uses; and

WHEREAS, the proposed Project complies with all objective standards of the SP-ECR/D district and the D sub-district; and

WHEREAS, the findings and conditions for the architectural control would ensure that all City requirements are applied consistently and correctly as part of the project's implementation; and

WHEREAS, the proposed Project was reviewed by the Engineering Division and found to be in compliance with City standards; and

WHEREAS, the Applicant proposes measures to adequately protect street trees near the vicinity of the project; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project's environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on November 7, 2022, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the architectural control permit.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Architectural Control Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the architectural control for the modifications to the exterior and interior of an existing building is granted based on the following findings which are made pursuant to Menlo Park Municipal Code Section 16.68.020:

1. That the general appearance of the structure is in keeping with the character of the neighborhood; in that, the Project is designed in a modern architectural style consistent with the diverse aesthetic of the surrounding neighborhood. The change of materials and exterior modifications will comply with the SP-ECR/D zoning district objective standards, and will provide visual interest along the streetscape.

2. That the development will not be detrimental to the harmonious and orderly growth of the city; in that, the project is a remodel project. The proposed Project is designed in a manner that is consistent with all applicable requirements of the City of Menlo Park Municipal Code and the Specific Plan.

3. That the development will not impair the desirability of investment or occupation in the neighborhood; in that, the Project consists of exterior and interior modifications consistent with the Municipal Code. The proposed materials and colors will be compatible with the appearance of the existing neighboring buildings. Therefore, the

Project would not impair the desirability of investment or occupation in the neighborhood.

4. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking; in that, parking for the parcel is provided by the parking plazas.

5. That the project is consistent with applicable specific plan regulations and guidelines, as verified in detail in the Standards and Guidelines Compliance Worksheet attached to the November 7th, 2022, Planning Commission staff report.

Section 3. Architectural Control Permit. The Planning Commission hereby approves the Architectural Control Permit, No. PLN2022-00020, which Architectural Control is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Architectural Control is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

A. The Project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Corinna Sandmeier, Acting Principal Planner and Planning Commission Liaison of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on November 7, 2022, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this 7th day of November, 2022

_____

Corinna Sandmeier
Acting Principal Planner and Planning Commission Liaison
City of Menlo Park

Exhibits

A. Project Plans
B. Project Description Letter
C. Conditions of Approval

LOCATION: 628 Santa Cruz Avenue	**PROJECT NUMBER:** PLN2022-00020	**APPLICANT:** Bill Hagman	**OWNER:** Stanley Young

PROJECT CONDITIONS:

1. The architectural control permit shall be subject to the following standard conditions**:**
    a. Development of the project shall be substantially in conformance with the plans prepared by The Hagman Group, consisting of 14 plan sheets, dated received July 22, 2022 and approved by the Planning Commission on November 7, 2022, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
    b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
    c. The applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project and in effect at the time of building permit issuance.
    d. Applicant shall keep the property in a clean and sanitary condition at all times, and maintain its site in a fashion that does not constitute a public nuisance and that does not violate any provision of the City of Menlo Park Municipal Code.
    e. The Project shall adhere to all ordinances, plans, regulations, and specifications of the City of Menlo Park and all applicable local, State, and Federal laws and regulations.
    f. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
    g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
    h. Heritage trees in the vicinity of the construction project shall be retained and/or protected pursuant to the Heritage Tree.
    i. Prior to building permit issuance, the Applicant shall submit plans for construction parking management, construction staging, material storage and Traffic Control Handling Plan to be reviewed and approved by the City. The applicant shall secure adequate parking for any and all construction trades.
    j. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.
    k. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or

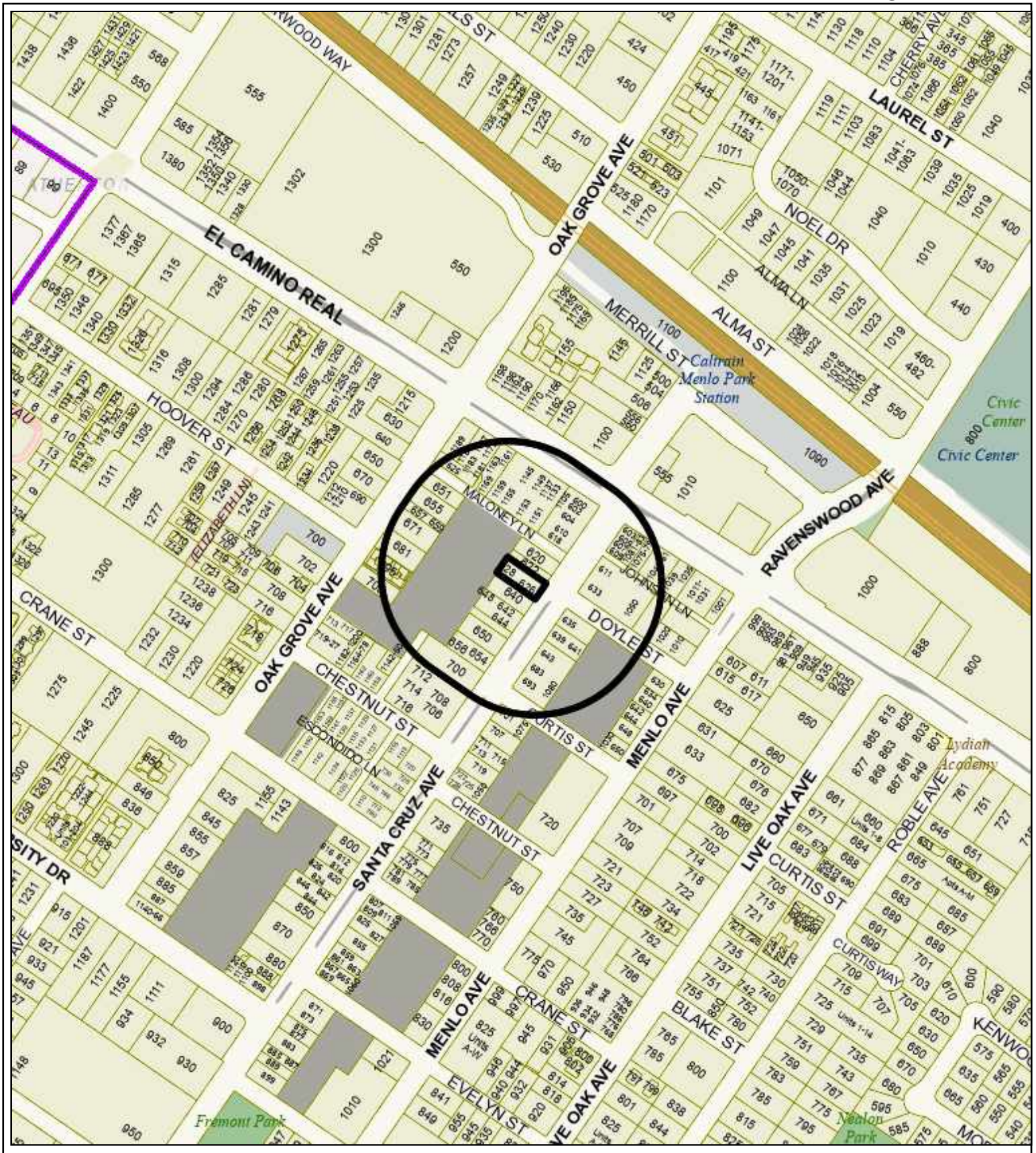
LOCATION: 628 Santa Cruz Avenue	**PROJECT NUMBER:** PLN2022-00020	**APPLICANT:** Bill Hagman	**OWNER:** Stanley Young

PROJECT CONDITIONS:

annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

2. The architectural control permit shall be subject to the following *project-specific* condition:

   a. The applicant shall adhere to and/or implement all mitigation measures which apply to this Project and were adopted as a part of the Mitigation Monitoring and Reporting Programs (MMRPs) for the ConnectMenlo General Plan and the El Camino Real/Downtown Specific Plan. These mitigation measures are set forth in Attachment F to November 7, 2022 staff report, attached hereto and incorporated herein by this reference. Failure to meet these requirements may result in delays to the building permit issuance, stop work orders during construction, and/or fines.



City of Menlo Park

Location Map

628 Santa Cruz Avenue

Scale: 1:4,000 | Drawn By: FNK | Checked By: CDS | Date: 11/7/2022 | Sheet: 1

ABBREVIATIONS

&	And	JAN.	Janitor
<	Angle	JT.	Joint
@	At		
℄	Centerline	KIT.	Kitchen
~	Diameter or Round		
#	Pound or Number	LAB.	Laboratory
(E)	Existing	LAM.	Laminate
ACOUS.	Acoustical	LAV.	Lavatory
A.D.	Area Drain	LKR.	Locker
ADJ.	Adjustable	LT.	Light
AGGR.	Aggregate		
A.	Aluminum	MAX.	Maximum
APPROX.	Approximate	M.C.	Medicine Cabinet
ARCH.	Architectural	MECH.	Mechanical
ASB.	Asbestos	MEMB.	Membrane
ASPH.	Asphalt	MET.	Metal
		MFR.	Manufacturer
BD.	Board	MH.	Manhole
BITUM.	Bituminous	MIN.	Minimum
BLDG.	Building	MIR.	Mirror
BLK.	Block	MISC.	Miscellaneous
BLKG.	Blocking	M.O.	Masonry Opening
BM.	Beam	MTD.	Mounted
BOT.	Bottom	MUL.	Mullion
CAB.	Cabinet	N.	North
C.B.	Catch Basin	N.I.C.	Not In Contract
CEM.	Cement	NO.or#	Number
CER.	Ceramic	NOM.	Nominal
C.I.	Cast Iron	N.T.S.	Not To Scale
C.G.	Corner Guard		
CLG.	Ceiling	O.A.	Overall
CLKG.	Caulking	OBS.	Obscure
CLO.	Closet	O.C.	On Center
CLR.	Clear	O.D.	Outside Diameter (Dim.)
C.O.	Cased Opening	OFF.	Office
COL.	Column	OPNG.	Opening
CONC.	Concrete	OPP.	Opposite
CONN.	Connection	OSB.	Oriented Strand Board
CONSTR.	Construction		
CONT.	Continuous	PRCST.	Pre-cast
CORR.	Corridor	PL.	Plate
CTSK.	Countersunk	P. LAM	Plastic Laminate
CNTR.	Counter	PLAS.	Plaster
CTR.	Center	PLYWD.	Plywood
		PR.	Pair
DBL.	Double	PT.	Paint
DEPT.	Department	P.T.D.	Paper Towel Dispenser
D.F.	Drinking Fountain	P.T.D./R	Combination Paper Towel Dispenser & Receptacle
DET.	Detail	PTN.	Partition
DIA.	Diameter	P	Paint
DIM.	Dimension		
DISP.	Dispenser	Q.T.	Quarry Tile
DN.	Down		
D.O.	Door Opening	R.	Riser
DR.	Door	RAD.	Radius
DWR.	Drawer	R.D.	Roof Drain
D.S.	Downspout	REF.	Reference
D.S.P.	Dry Standpipe	REFR.	Refrigerator
DWG.	Drawing	REGTR.	Register
		REINF.	Reinforced
E.	East		Required
EA.	Each	RESIL.	Resilient
E.J.	Expansion Joint	RM.	Room
EL.	Elevation	R.O.	Rough Opening
ELEC.	Electrical	RSRW.	Resawn Redwood
ELEV.	Elevator	R.W.L.	Rain Water Leader
EMER.	Emergency		
ENCL.	Enclosure	S.	Stain
E.P.	Electrical Panel Board	S.C.	Solid Core
EQ.	Equal	S.C.D.	Seat Cover Dispenser
EQPT.	Equipment	SCHED.	Schedule
E.W.C.	Electric Water Cooler	S.D.	Soap Dispenser
EXST.	Existing	SECT.	Section
EXPO.	Exposed	SH.	Shelf
EXP.	Expansion	SHT.	Sheet
EXT.	Exterior	SIM.	Similar
		S.N.D.	Sanitary Napkin Dispenser
F.A.	Fire Alarm	S.N.R.	Sanitary Napkin Receptacle
F.B.	Flat Bar	SPEC.	Specification
F.D.	Floor Drain	SQ.	Square
FDN.	Foundation	S.S.D.	SEE STRUCTURAL DRAWINGS
F.E.	Fire Extinguisher	S.ST.	Stainless Steel
F.E.C.	Fire Extinguisher Cab.	S.SK.	Service Sink
F.H.C.	Fire Hose Cabinet	STA.	Station
FIN.	Finish	S.T.D.	Standard
FL.	Floor	STL.	Steel
		STOR.	Storage
FLASH.	Flashing	STRL.	Structural
FLUOR.	Fluorescent	SUSP.	Suspended
F.O.C.	Face of Concrete	SYM.	Symmetrical
F.O.F.	Face of Finish		
F.O.S.	Face of Studs	TRD.	Tread
FPRF.	Fireproof	T.B.	Towel Bar
F.S.	N.T.S. Size	T.C.	Top of Curb
FT.	Foot or Feet	TEL.	Telephone
FTG.	Footing	TER.	Terrazzo
FURR.	Furring	T.& G.	Tongue & Groove
FUT.	Future	THK.	Thick
		T.P.	Top of Pavement
G.A.	Gauge	T.P.D.	Toilet Paper Dispenser
GALV.	Galvanized	T.V.	Television
G.B.	Grab Bar	T.W.	Top of Wall
G/A.	Glass / Aluminum	TYP.	Typical
GND.	Ground		
GR.	Grade	W	WOOD
GSM.	Galvanized Sheet metal	WP.	WATER PROOF
HM	Hollow Metal		

GENERAL NOTES

1. All construction and materials shall be as specified and as required by the current addition of the CBC, Local Codes and authorities.
2. The General Contractor shall be responsible for the accurate placement of the building on the site.
3. The General Contractor shall verify all dimensions and site conditions before starting work. Should a discrepancy appear in the specifications or drawings, or in the work done by others from the construction documents that affect any work, notify the Architect at once for Instruction on how to proceed. If the contractor proceeds with the work affected without instructions from the Architect, the Contractor shall make good any resulting damage or defect to the satisfaction of the Architect. Should a conflict occur in or between drawings and specifications, or where detail references on contract drawings have been omitted, the Contractor is deemed to have estimated the most expensive materials and construction method involved, unless a written decision from the Architect has been obtained which describes an alternate method and/or materials.
4. The General Contractor shall confine his operations on the site to areas permitted by the Owner. The work shall be done in accordance with applicable laws, local ordinances, permits and the Contract Documents. The job site shall be maintained in a clean, orderly condition free of debris and litter, and shall not be unreasonably encumbered with any materials or equipment. Each sub-contractor immediately upon completion of each phase of his work shall remove all trash and debris as a result of his operation.
5. All materials stored on the site shall be properly stacked and protected to prevent damage and deterioration until use. Failure to protect materials may be cause for rejection of work.
6. The Contractor shall do all the cutting, fitting, or patching of his work that may require to make its several parts fit together properly and shall not endanger any other work by any part of it. All patching, repairing and replacing of materials and surfaces, cut or damaged in execution of work, shall be done with applicable materials so that surfaces replaced will, upon completion, match surrounding similar surfaces.
9. Contractor shall coordinate blocking requirement for all trades with framing contractor.
8. Provide all necessary blocking, backing and framing for light fixtures, electric units, and all other items requiring same.
9. No portion of the work requiring a shop drawing or sample submission shall be commenced until the submission has been approved by the Architect. All such portions of the work shall be in accordance with approved shop drawings and samples.
10. INDOOR MOISTURE CONTROL
    5.505.1 Indoor moisture control. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1203 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures not applicable to low-rise residential occupancies, see Section 5.407.2 of this code.

RENDERING

PROJECT DATA

BUILDING ADDRESS:	628 SANTA CRUZ AVE, CA.
APN:	071-102-170
LOT:	3,039.50 SQ.FT
PLANNING ZONE:	SP-ECR-D
OCCUPANCY TYPE:	M
CONSTRUCTION TYPE:	V-N
NUMBER OF STORIES:	ONE

BUILDING AREA:

628		
	GROUND FLOOR:	2,942.74 SF.
	MEZZANINE:	1,088.33 SF.
	TOTAL	4,023.07 SF.
628		
	GROUND FLOOR:	3,023 SF.
	MEZZANINE:	907 SF.
	TOTAL	3,930 SF.
	TOTAL BLDG AREA	7,953.07 SF.

PROJECT SUITE AREA (628): 4,023.07 SF.

SCOPE OF WORK

FACADE REMODEL AND MINOR INTERIOR RENOVATION

EXTERIOR:

1. REMOVE EXISTING BRICK VENEER, WINDOW, WOOD SCREEN AND STOREFRONT, WINDOW AND DOOR AT REAR ELEVATION
2. MODIFY EXISTING EXTERIOR ELEVATION
3. NEW EXTERIOR STOREFRONT, PARAPET, SIDING.
4. NEW STEEL AWNING
5. NEW EXTERIOR DOORS

INTERIOR:

1. REMOVE EXISTING INTERIOR PARTITIONS, DOORS, PLUMBING FIXTURES, CEILING, FLOORING AND FINISHES.
2. NEW INTERIOR PARTITIONS
3. NEW INTERIOR DOORS
4. NEW GUARDRAIL AT SECOND FLOOR
5. NEW PLUMBING FIXTURES

PROJECT ROSTER

OWNER: STANLEY & HELEN YOUNG TRUST
P.O. BOX 745
SAN MATEO, CA. 94401
(650) 868-2872

ARCHITECT: THE HAGMAN GROUP
1155 CRANE STREET, #4
MENLO PARK, CA. 94025
(408) 241-1433

APPLICABLE CODES - CBC 2019

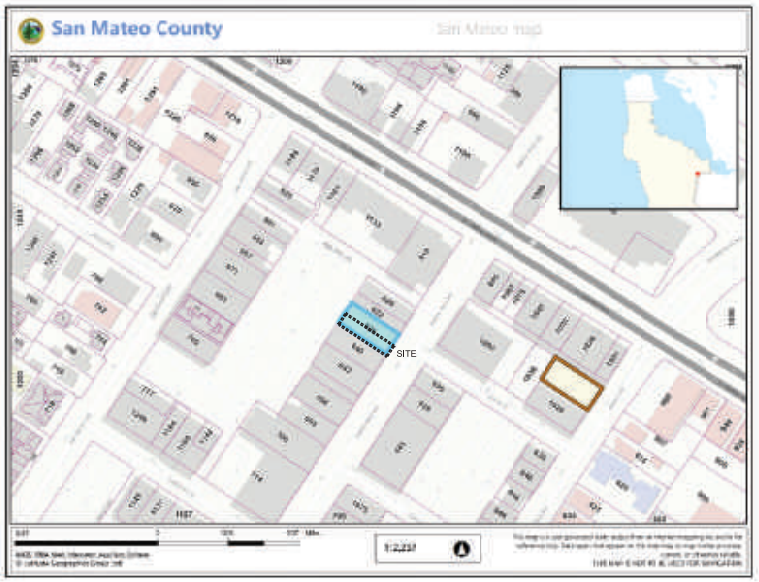
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA HISTORICAL BUILDING CODE
- 2019 CALIFORNIA EXISTING BUILDING CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

CITY OF MENLO PARK, CA LOCAL CODES and ORDINANCES.

SHEET INDEX

ARCHITECTURAL

VICINITY MAP



628 SANTA CRUZ AVE

MENLO PARK

The Hagman Group
Architecture And Planning
1155 Crane Street, #4
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408-241-1433

NO	DESCRIPTION	DATE
1	PLANNING COMMENTS	07.21.22
2	PLANNING COMMENTS	10.21.22

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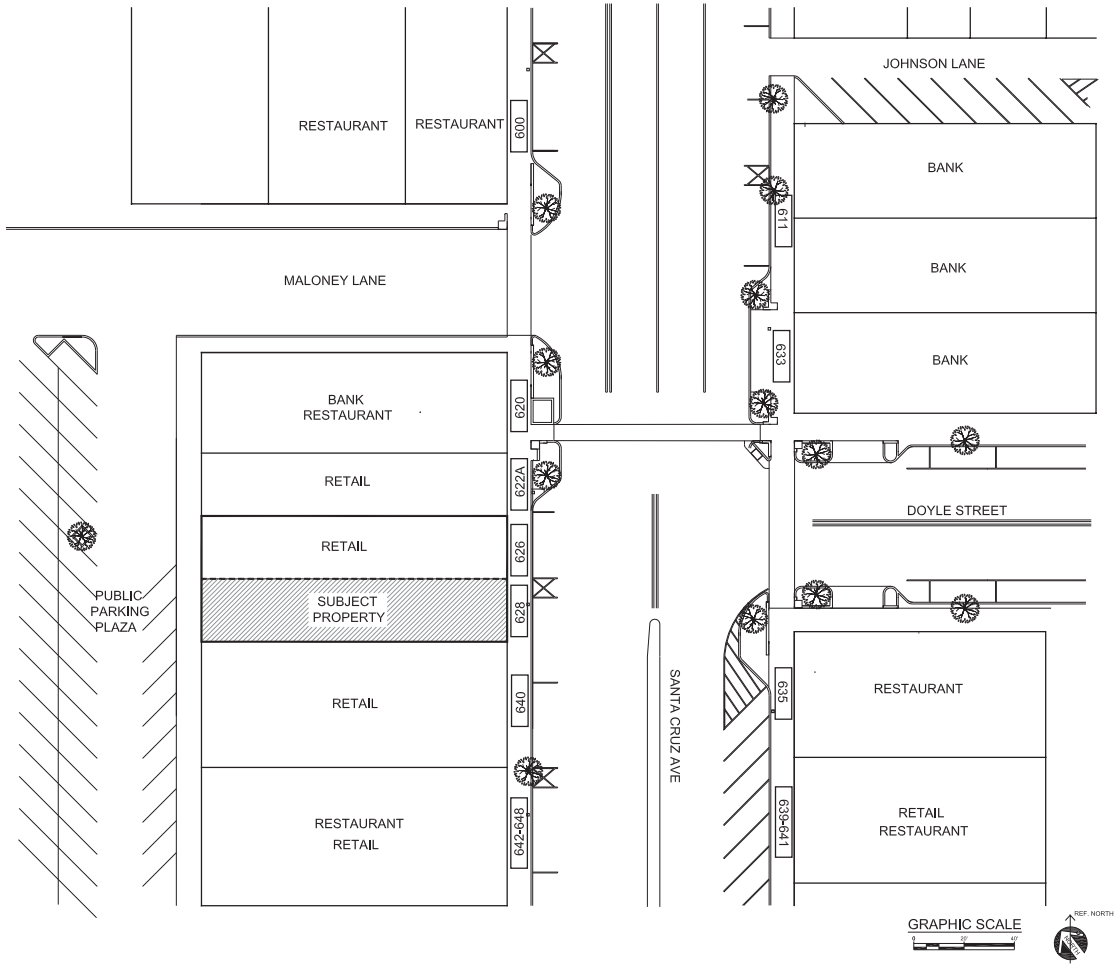
COVER SHEET

PROJECT: 2021-08	SHEET NO.
DATE : 04.12.2022	A0.0
DRAWN:	
CHECK:	



AREA PLAN | SCALE: 1" =20'-0" | 2

STREETSCAPE ELEVATION | SCALE: 1/8" =1'-0" | 1

C2

628 SANTA CRUZ AVE

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AREA PLAN
STREETSCAPE
ELEVATION 2

PROJECT:	2021-08
DATE :	04.12.2022
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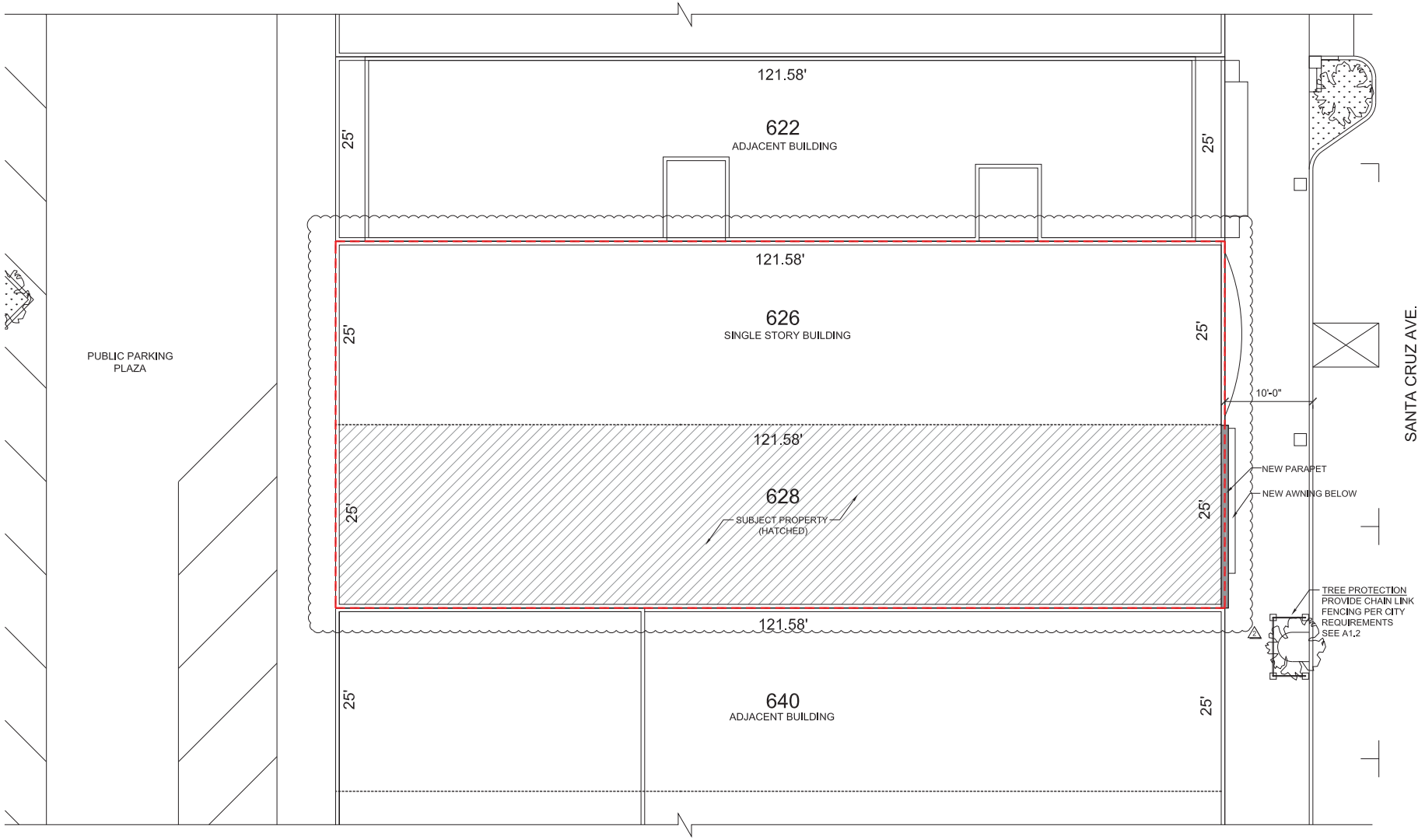
CHECK :	

SHEET NO. A1.0



SITE PLAN | SCALE: 3/16" = 1'-0" | 1

C3

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1	PLANNING COMMENTS	07.21.22
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SITE PLAN

PROJECT: 2021-08
DATE : 04.12.2022
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CHECK :

SHEET NO.
A1.1

TREE PROTECTION SPECIFICATIONS

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

5. Avoid the following conditions.
DO NOT:
    a. [illegible]
    b. [illegible]
    c. [illegible]
    d. [illegible]
    e. [illegible]
    f. [illegible]
    g. [illegible]
    h. [illegible]

6. Only excavation by hand or compressed air shall be allowed within the dripline of trees. Machine trenching shall not be allowed.

7. Avoid injury to tree roots. When a trenching machine, which is being used outside of the dripline of trees, encounters roots smaller than 2", the wall of the trench adjacent to the trees shall be hand trimmed, making clear, clean cuts through the roots. All damaged, torn and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots 2" or larger, when encountered, shall be reported immediately to the Project Arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. Root is to be protected with dampened burlap.

8. Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots.

9. Where it is not possible to reroute pipes or trenches, the contractor shall bore beneath the dripline of the tree. The boring shall take place not less than 3' below the surface of the soil in order to avoid encountering "feeder" roots.

10. Trees that have been identified in the arborist's report as being in poor health and/or posing a health or safety risk, may be removed or pruned by more than one-third, subject to approval of the required permit by the Planning Division. Pruning of existing limbs and roots shall only occur under the direction of a Certified Arborist.

11. Any damage due to construction activities shall be reported to the Project Arborist or City Arborist within six hours so that remedial action can be taken.

12. An ISA Certified Arborist or ASCA Registered Consulting Arborist shall be retained as the Project Arborist to monitor the tree protection specifications. The Project Arborist shall be responsible for the preservation of the designated trees. Should the builder fail to follow the tree protection specifications, it shall be the responsibility of the Project Arborist to report the matter to the City Arborist as an issue of non-compliance.

13. Violation of any of the above provisions may result in sanctions or other disciplinary action.

MONTHLY INSPECTIONS

It is required that the site arborist provide periodic inspections during construction. Four-week intervals would be sufficient to assess and monitor the effectiveness of the Tree Protection Plan and to provide recommendations for any additional care or treatment.

[illegible]

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1	PLANNING COMMENTS	07.21.22

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TREE PROTECTION SPECIFICATIONS

PROJECT: 2021-08	SHEET NO.
DATE : 04.12.2022	A1.2
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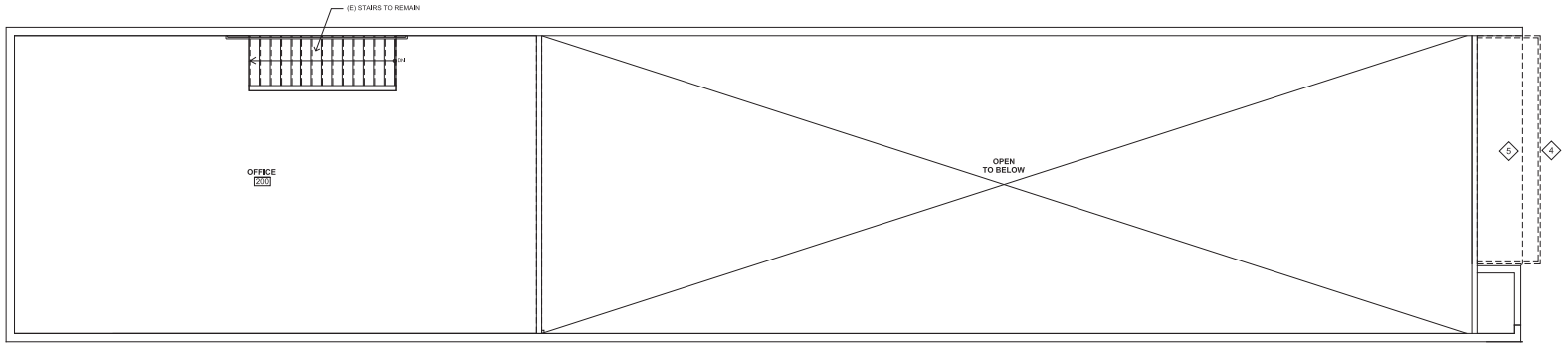
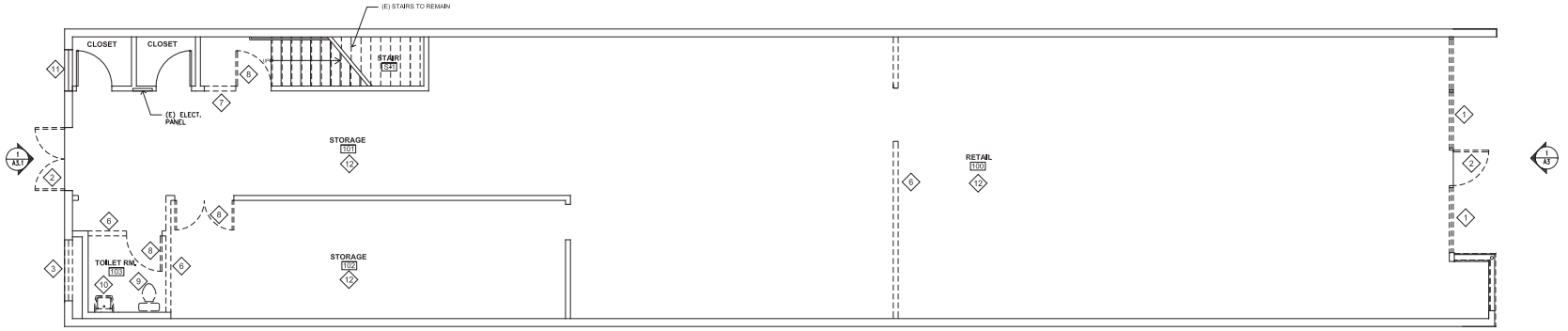
C4



DEMOLITION MEZZANINE PLAN | SCALE: 1/4" =1'-0" | 2



GRAPHIC SCALE

DEMOLITION GROUND FLOOR PLAN | SCALE: 1/4" =1'-0" | 1

DEMOLITION NOTES:

1. SAFE OFF (E) BUILDING SYSTEMS PRIOR TO WORK WHERE REQUIRED
2. ALL DEMOLISHED MATERIALS TO BE RECYCLED
3. NO HAZARDOUS MATERIALS TO BE TAKEN TO LANDFILL. ALL SUCH MATERIAL TO BE SENT TO APPROPRIATE REFUSE LOCATION. (NO HAZARDOUS MATERIALS NOTED DURING FIELD REVIEW)
4. (E) ELECTRIC PANELS . IF ANY TO RELOCATE TO NEAREST WALL
5. SITE TO REMAIN CLEAR & DEBRIS LOADED INTO DUMPSTER DAILY. PROTECT CATCH BASINS AS REQUIRED.
6. ALL WALLS SHOWN TO BE DEMOLISHED ARE NON-BEARING TO EXISTING CEILING GRID

GENERAL WALL LEGEND:

- (E) INTERIOR WALL TO REMAIN
- REMOVE (E) WALL

KEY NOTES:

1. REMOVE (E) STOREFRONT
2. REMOVE (E) STOREFRONT DOOR
3. REMOVE (E) WINDOW
4. REMOVE (E) WOOD SCREEN (SEE 1-A3)
5. LINE OF EXISTING ROOF OVERHANG TO BE REMOVE
6. REMOVE (E) WALL
7. REMOVE PORTION OF (E) WALL
8. REMOVE (E) DOOR & FRAME
9. REMOVE (E) TOILET
10. REMOVE (E) SINK
11. EXISTING WINDOW TO REMAIN
12. REMOVE EXISTING CEILING TILES

C5

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EXISTING / DEMOLITION FLOOR PLANS

PROJECT: 2021-08	SHEET NO.
DATE : 04.12.2022	D2.0
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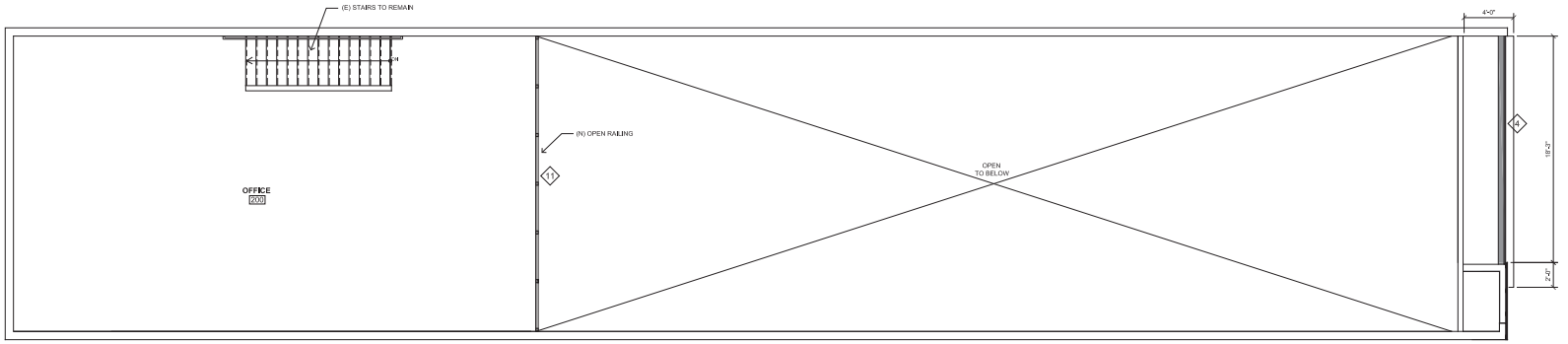

PROPOSED MEZZANINE PLAN | SCALE: 1/4" =1'-0" | 2

PROPOSED GROUND FLOOR PLAN | SCALE: 1/4" =1'-0" | 1

GENERAL WALL LEGEND:

- (E) EXTERIOR CONC. WALL.
- (E) INTERIOR WALL TO REMAIN
- (N) CEILING HEIGHT WALL MTL. STUD PARTITION. 2X6" X 20 GA. METAL STUDS @ 24" O.C. W/ 5/8" GYPSUM BD. BOTH SIDES, U.O.N. SOUND INSULATED.
- (N) EXTERIOR WALL 3 5/8" X 25 GA. METAL STUDS @ 16" O.C. W/ 3/4" PLYWD. SHEATHING AND 3 COAT STUCCO AT EXTERIOR 5/8" TYPE X GYP. BD. AT INTERIOR
- (E) DOOR TO REMAIN
- (N) DOOR & FRAME

KEY NOTES:

1. NEW STOREFRONT AT EXISTING LOCATION
2. NEW STOREFRONT DOORS
3. NEW COMPOSITE WOOD SIDING OVER WD FURRING
4. NEW HARDIE REVEAL SIDING
5. NEW HM DOOR AND FRAME
6. NEW INTERIOR PARTITION
7. NEW EXTERIOR PARTITION
8. NEW HDWD DOOR W/ HM FRAME
9. NEW WALL MOUNTED SINK
10. NEW FLOOR MOUNTED TOILET
11. (N) GUARDRAIL
12. DASHED LINE OF NEW AWNING ABOVE
13. (N) RECESSED LED LIGHT AT SOFFIT

C6

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PROPOSED FLOOR PLANS

PROJECT: 2021-08	SHEET NO.
DATE : 04.12.2022	A2.0
DRAWN:	
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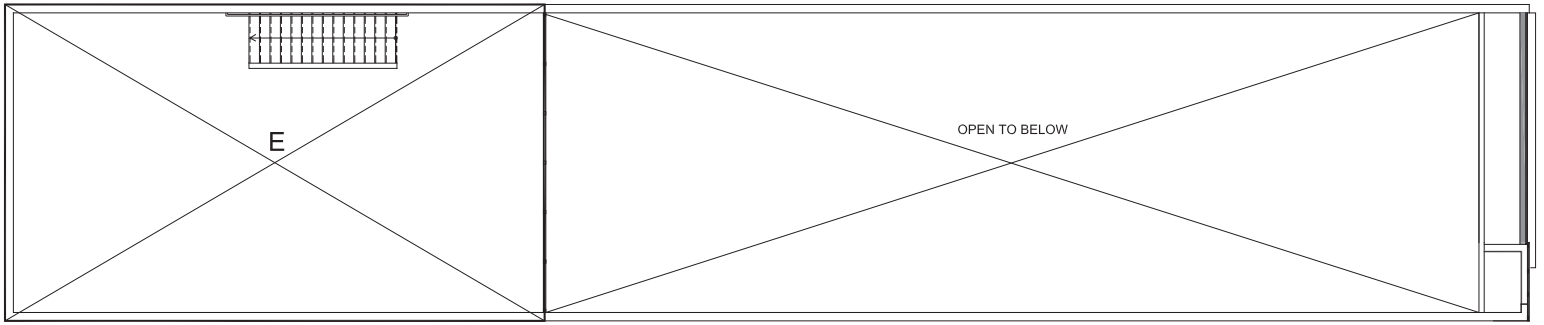
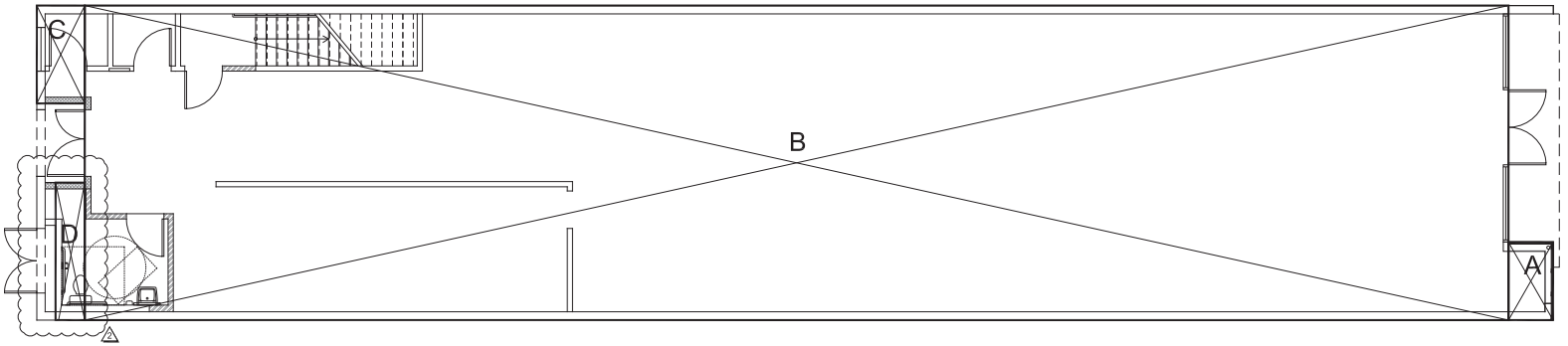


MEZZANINE



GROUND FLOOR

628 -FIRST FLOOR

A - 3'-" x 6'-2"	22.26 SF
B - 113'-10" X 25'-2"	2,864.8 SF
C - 3'-10" X 7'-10"	30.02 SF
D - 3'-10" X 11'-0"	25.66 SF
TOTAL	2,942.74 SF

628-MEZZANINE

E - 42'-11" X 25-2"	1,080.33 SF
628-TOTAL AREA	4,023.07 SF
626- FIRST FLOOR	3,023 SF
626-MEZZANINE	907 SF
TOTAL	3,930 SF
COMBINED TOTAL	7,953.07 SF

GRAPHIC SCALE

REF. NORTH

AREA CALCULATION PLANS | SCALE: 1/4" =1'-0" | 1

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NO	DESCRIPTION	DATE
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2	PLANNING COMMENTS	10.21.22

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AREA CALCULATION PLANS

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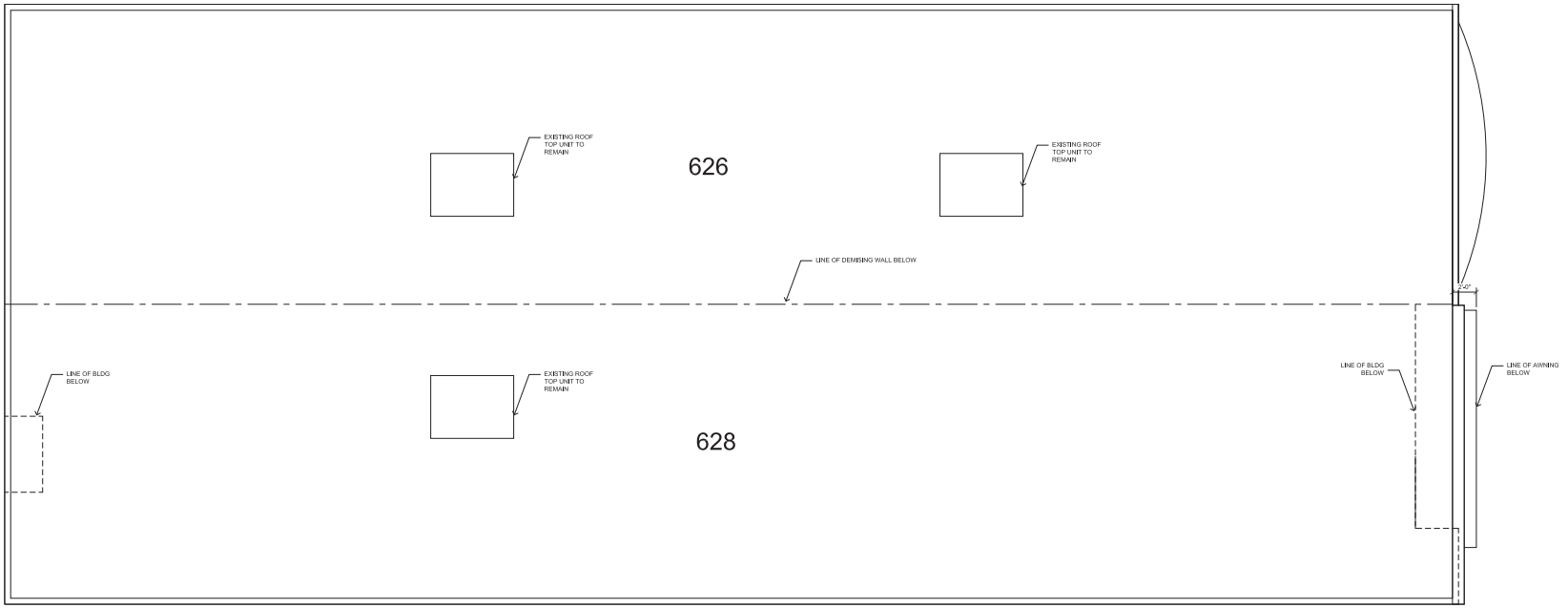
SHEET NO.
A2.1



GRAPHIC SCALE

REF. NORTH

ROOF PLAN | SCALE: 1/4" =1'-0" | 1

C8

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ROOF PLAN

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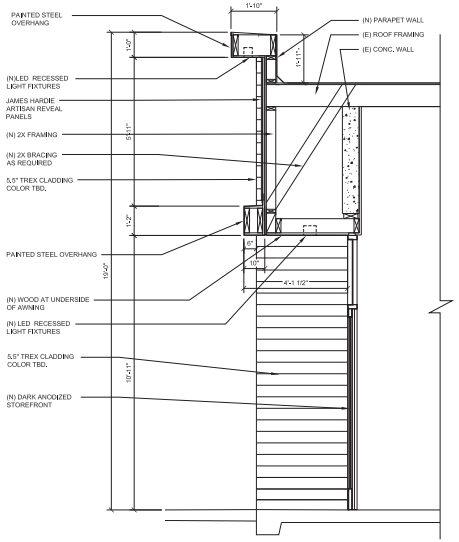
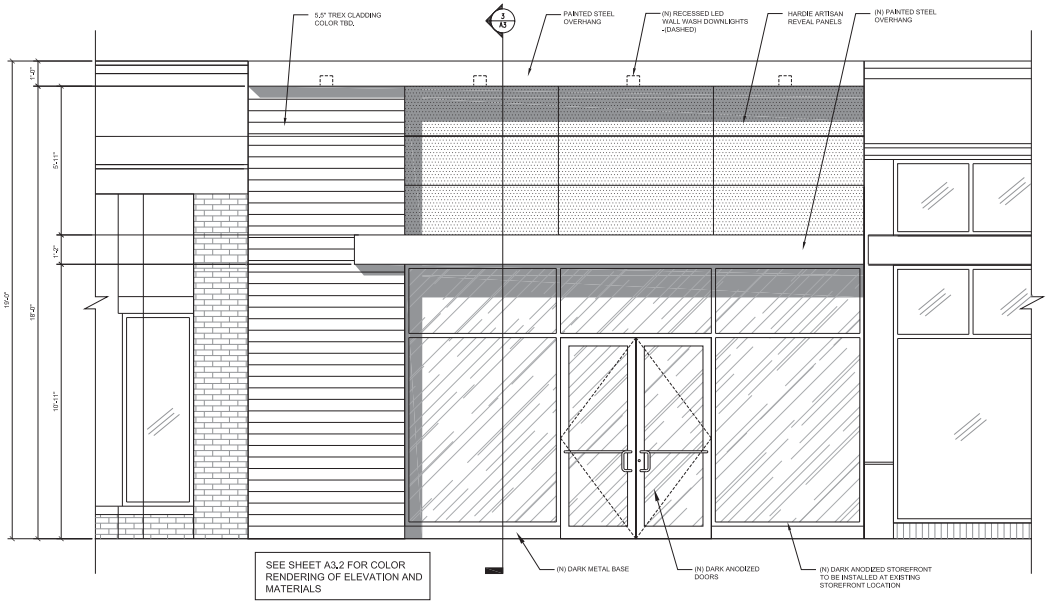
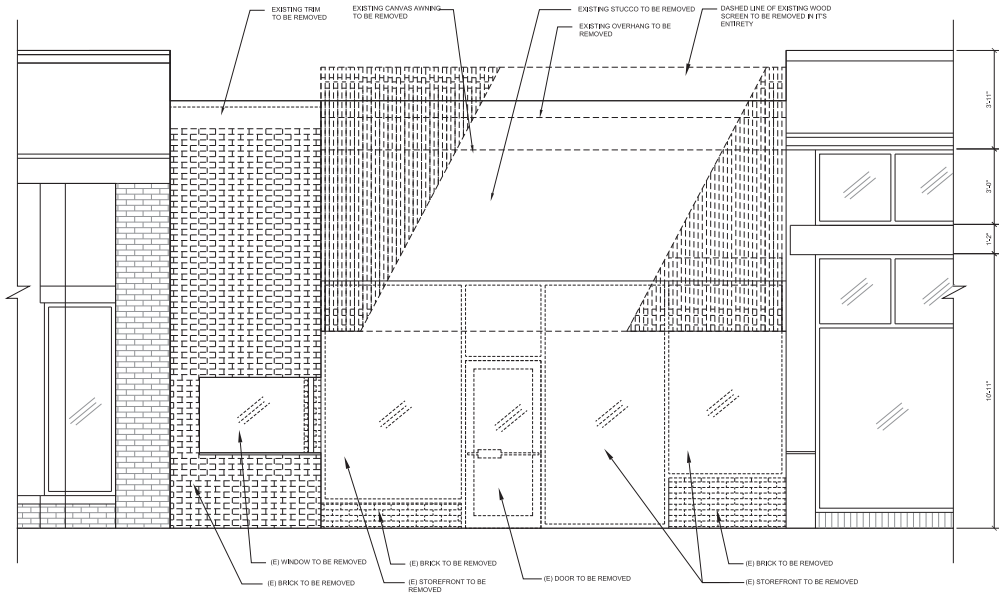
A2.2



PROPOSED SECTION | SCALE: 1/2" =1'-0" | 3



PROPOSED EXTERIOR ELEVATION | SCALE: 1/2" =1'-0" | 2



EXISTING / DEMOLITION EXTERIOR FACADE | SCALE: 1/2" =1'-0" | 1

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PROPOSED / DEMOLITION EXTERIOR FRONT ELEVATION

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DATE : 04.12.2022	A3.0
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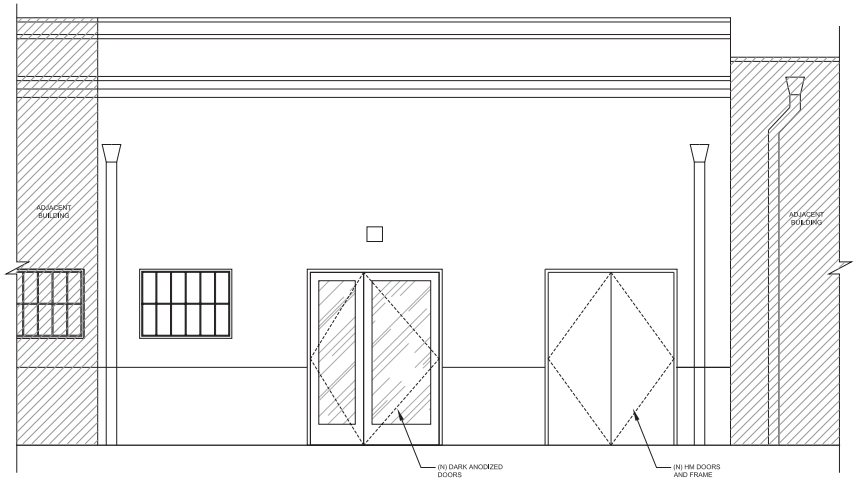
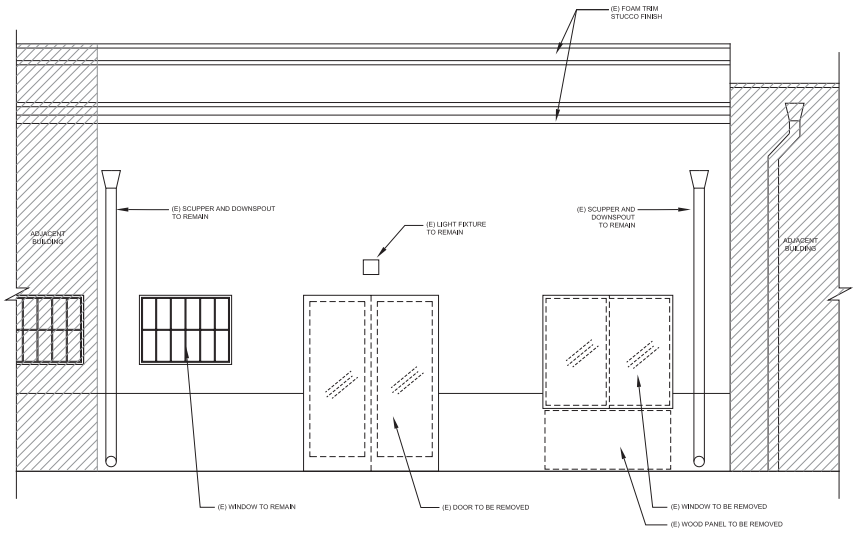
CHECK :	



PROPOSED REAR EXTERIOR FACADE | SCALE: 1/2" =1'-0" | 2



EXISTING / DEMILITION REAR EXTERIOR FACADE | SCALE: 1/2" =1'-0" | 1

C10

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PROPOSED / DEMOLITION EXTERIOR REAR ELEVATION

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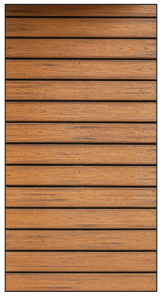
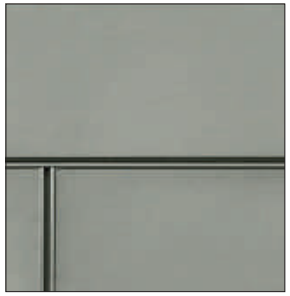
DATE : 04.12.2022	A3.1
DRAWN:	
CHECK :	



TREX SIDING



JAMES HARDIE ARTISAN SIDING

DARK BRONZE ALUMINUM STOREFRONT

STEEL PAINT AT AWNINGS

MATERIAL SAMPLES

COLOR ELEVATION | SCALE: NTS | 1

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COLOR ELEVATION
MATERIALS

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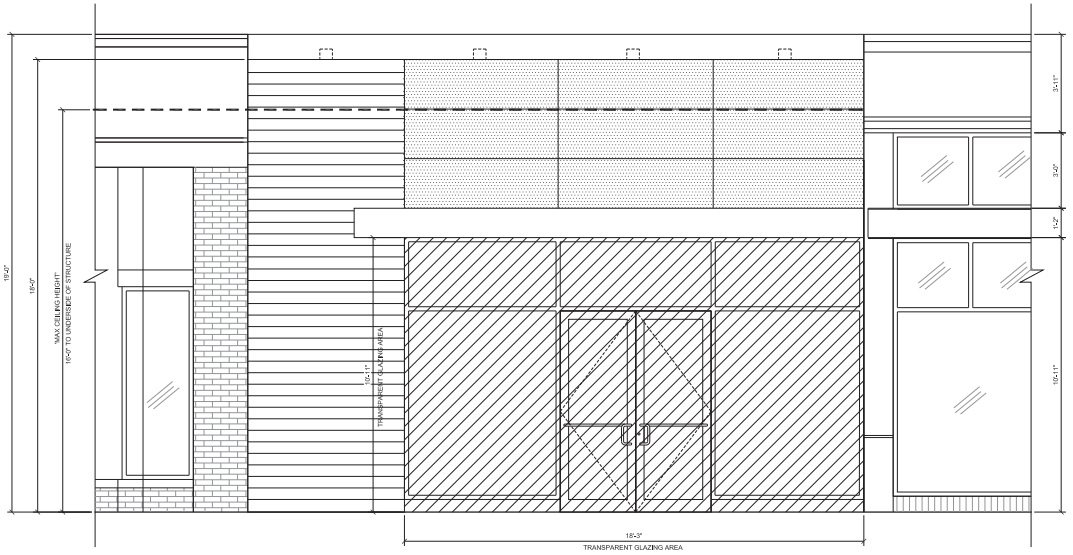
A3.2



TRANSPARENCY CALCULATION

PER MENLO PARK EL CAMINO REAL / DOWNTOWN SPECIFIC PLAN E3.5.02, "GROUND FLOOR COMMERCIAL BUILDINGS SHALL HAVE A MINIMUM OF 50% TRANSPARENCY FOR RETAIL USES, OFFICE USES, AND LOBBIES TO ENHANCE TO ENHANCE THE VISUAL EXPERIENCE FROM THE SIDEWALK AND STREET. HEAVILY TINTED OR MIRRORED GLASS SHALL NOT BE PERMITTED."

FIRST FLOOR TO CEILING OVERALL FACADE AREA:	393 S.F.
FIRST FLOOR GLAZING AREA:	199.45 S.F.
TRANSPARENCY RATIO (199.45 S.F./ 393 S.F.)	50.75%

NOTE=HATCHED GLAZING IN ELEVATION ARE TO BE VISION GLAZING COMPLYING WITH STANDARDS E.3.5.22 AND E3.5.16

△2

628 SANTA CRUZ AVE

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Menlo Park, CA 94025
408-241-1433

NO	DESCRIPTION	DATE
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PROPOSED EXT. ELEVATION TRANSPARENCY CALCULATION △2

PROJECT:	2021-08
DATE :	04.12.2022
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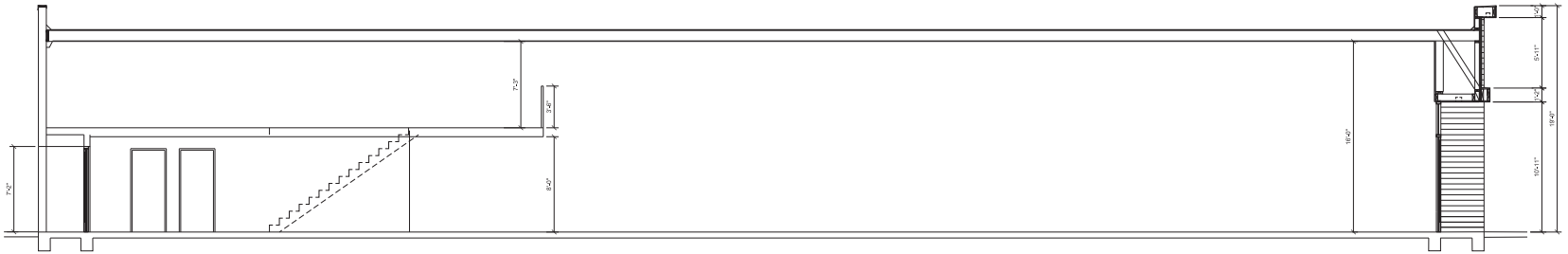
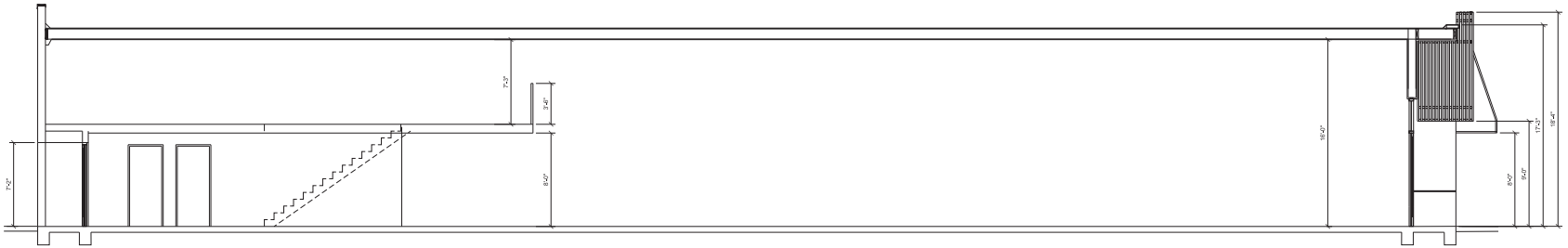
CHECK :	

SHEET NO. A3.3 △2

PROPOSED EXTERIOR ELEVATION - TRANSPARENCY CALCULATION | SCALE: 1/2" =1'-0" | 1



PROPOSED BUILDING SECTION | SCALE: 1/4" =1'-0" | 2



EXISTING BUILDING SECTION | SCALE: 1/4" =1'-0" | 1

628 SANTA CRUZ AVE

MENLO PARK

The Hagman Group

Architecture And Planning
1165 Crane Street, #4
Menlo Park, CA 94025
408-241-1433

NO	DESCRIPTION	DATE

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EXISTING , PROPOSED BUILDING SECTION

PROJECT: 2021-08	SHEET NO.
DATE : 04.12.2022	A4.0
DRAWN:	
CHECK :	

640 SANTA CRUZ AVE

626 -628 SANTA CRUZ AVE

626 - 622A SANTA CRUZ AVE

628 REAR ELEVATION

611-633 SANTA CRUZ AVE

635 SANTA CRUZ AVE

EXISTING PHOTOGRAPH - REAR ELEVATION | 1

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628 SANTA CRUZ AVE

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DRAWN:	
CHECK :	

628 Santa Cruz Ave

Project Description

The project located at 628 Santa Cruz Ave consists of renovating an existing one-story commercial building with mezzanine of approximately 4,039 square feet. The previous use of the currently vacant suite consisted of a retail tenant. The purpose of the enclosed application is to renovate the Santa Cruz façade along with minor interior renovations. The new façade will consist of demolition of existing wood screen, awning and storefront. The new elevation will include an extension of the existing parapet, new aluminum storefront, composite wood and cement board siding and steel awning and cornice. Proposed work at the rear façade will be limited to the installation of new exterior storefront in recessed entrance and access doors. Interior work will be limited to a new accessible toilet room and mezzanine guardrail.

Menlo Park El Camino Real/Downtown Specific Plan
Standards and Guidelines: 628 Santa Cruz Avenue Compliance Worksheet

Section	Standard or Guideline	Requirement	Evaluation
E.3.1 Development Intensity			
E.3.1.01	Standard	Business and Professional office (inclusive of medical and dental office) shall not exceed one half of the base FAR or public benefit bonus FAR, whichever is applicable.	**Complies:** No office use proposed
E.3.1.02	Standard	Medical and Dental office shall not exceed one third of the base FAR or public benefit bonus FAR, whichever is applicable.	**Not applicable:** No medical or dental office proposed at this time.
E.3.2 Height			
E.3.2.01	Standard	Roof-mounted mechanical equipment, solar panels, and similar equipment may exceed the maximum building height, but shall be screened from view from publicly-accessible spaces.	**Complies**: No roof top mechanical equipment proposed.
E.3.2.02	Standard	Vertical building projections such as parapets and balcony railings may extend up to 4 feet beyond the maximum façade height or the maximum building height, and shall be integrated into the design of the building.	**Not applicable**
E.3.2.03	Standard	Rooftop elements that may need to exceed the maximum building height due to their function, such as stair and elevator towers, shall not exceed 14 feet beyond the maximum building height. Such rooftop elements shall be integrated into the design of the building.	**Not applicable**
E.3.3 Setbacks and Projections within Setbacks			
E.3.3.01	Standard	Front setback areas shall be developed with sidewalks, plazas, and/or landscaping as appropriate.	**Complies:** Developed with sidewalk
E.3.3.02	Standard	Parking shall not be permitted in front setback areas.	**Complies**: No on-site parking.
E.3.3.03	Standard	In areas where no or a minimal setback is required, limited setback for store or lobby entry recesses shall not exceed a maximum of 4-foot depth and a maximum of 6-foot width.	**Complies:** The building is in a no or limited setback area.
E.3.3.04	Standard	In areas where no or a minimal setback is required, building projections, such as balconies, bay windows and dormer windows, shall not project beyond a maximum of 3 feet from the building face into the sidewalk clear walking zone, public right-of-way or public spaces, provided they have a minimum 8-foot vertical clearance above the sidewalk clear walking zone, public right-of-way or public space.	**Not Applicable:** Building projections such as balconies, bay windows and dormer windows are not proposed.
E.3.3.05	Standard	In areas where setbacks are required, building projections, such as balconies, bay windows and dormer windows, at or above the second habitable floor shall not project beyond a maximum of 5 feet from the building face into the setback area.	**Not Applicable:** Building projections such as balconies, bay windows and dormer windows are not proposed.

Section	Standard or Guideline	Requirement	Evaluation
E.3.3.06	Standard	The total area of all building projections shall not exceed 35% of the primary building façade area. Primary building façade is the façade built at the property or setback line.	**Complies:** Building projections are not proposed.
E.3.3.07	Standard	Architectural projections like canopies, awnings and signage shall not project beyond a maximum of 6 feet horizontally from the building face at the property line or at the minimum setback line. There shall be a minimum of 8-foot vertical clearance above the sidewalk, public right-of-way or public space.	**Complies:** The new awning will extend approximately 1'-10" from the proposed new front façade, where 6 feet horizontal extension is allowed; and will be 10'-11" from the street level, where 8 feet vertical clearance is required.
E.3.3.08	Standard	No development activities may take place within the San Francisquito Creek bed, below the creek bank, or in the riparian corridor.	**Complies:** No development activities are proposed within the San Francisquito Creek bed, below the creek bank, or in the riparian corridor.
E.3.4 Massing and Modulation			
E.3.4.1 Building Breaks			
E.3.4.1.01	Standard	The total of all building breaks shall not exceed 25 percent of the primary façade plane in a development.	**Not Applicable:** The guideline applies to new buildings. This is an existing building.
E.3.4.1.02	Standard	Building breaks shall be located at ground level and extend the entire building height.	**Not Applicable:** The guideline applies to new buildings. This is an existing building.
E.3.4.1.03	Standard	In all districts except the ECR-SE zoning district, recesses that function as building breaks shall have minimum dimensions of 20 feet in width and depth and a maximum dimension of 50 feet in width. For the ECR-SE zoning district, recesses that function as building breaks shall have a minimum dimension of 60 feet in width and 40 feet in depth.	**Not Applicable:** The subject property is in the zoning district: SP/ECR-D, in the Downtown (D) sub-district and it is an existing building that does not require building breaks as it is less than 25 ft wide.
E.3.4.1.04	Standard	Building breaks shall be accompanied with a major change in fenestration pattern, material and color to have a distinct treatment for each volume.	**Not Applicable:** The subject property is in the zoning district: SP/ECR-D, in the Downtown (D) sub-district. The building is existing.
E.3.4.1.05	Standard	In all districts except the ECR-SE zoning district, building breaks shall be required as shown in Table E3.	**Not Applicable:** The subject property is in the zoning district: SP/ECR-D, in the Downtown (D) sub-district. The building is existing.

Section	Standard or Guideline	Requirement	Evaluation
E.3.4.1.06	Standard	In the ECR-SE zoning district, and consistent with Table E4 the building breaks shall: • Comply with Figure E9; • Be a minimum of 60 feet in width, except where noted on Figure E9; • Be a minimum of 120 feet in width at Middle Avenue; • Align with intersecting streets, except for the area between Roble Avenue and Middle Avenue; • Be provided at least every 350 feet in the area between Roble Avenue and Middle Avenue; where properties under different ownership coincide with this measurement, the standard side setbacks (10 to 25 feet) shall be applied, resulting in an effective break of between 20 to 50 feet. • Extend through the entire building height and depth at Live Oak Avenue, Roble Avenue, Middle Avenue, Partridge Avenue and Harvard Avenue; and • Include two publicly-accessible building breaks at Middle Avenue and Roble Avenue.	**Not Applicable:** The subject property is in the zoning district: SP/ECR-D, in the Downtown (D) sub-district. The building is existing.
E.3.4.1.07	Standard	In the ECR-SE zoning district, the Middle Avenue break shall include vehicular access; publicly-accessible open space with seating, landscaping and shade; retail and restaurant uses activating the open space; and a pedestrian/bicycle connection to Alma Street and Burgess Park. The Roble Avenue break shall include publicly-accessible open space with seating, landscaping and shade.	**Not Applicable:** The subject property is in the zoning district: SP/ECR-D, in the Downtown (D) sub-district. The building is existing.
E.3.4.1.08	Guideline	In the ECR-SE zoning district, the breaks at Live Oak, Roble, Middle, Partridge and Harvard Avenues may provide vehicular access.	**Not Applicable:** The subject property is in the zoning district: SP/ECR-D, in the Downtown (D) sub-district.
E.3.4.2 Façade Modulation and Treatment			
E.3.4.2.01	Standard	Building façades facing public rights-of-way or public open spaces shall not exceed 50 feet in length without a minor building façade modulation. At a minimum of every 50' façade length, the **minor vertical façade modulation** shall be a minimum 2 feet deep by 5 feet wide recess or a minimum 2 foot setback of the building plane from the primary building façade.	**Not Applicable:** The existing building is 9' tall, and is a single story. The width of the building is 25'.

Section	Standard or Guideline	Requirement	Evaluation
E.3.4.2.02	Standard	Building façades facing public rights-of-way or public open spaces shall not exceed 100 feet in length without a major building modulation. At a minimum of every 100 feet of façade length, a **major vertical façade modulation** shall be a minimum of 6 feet deep by 20 feet wide recess or a minimum of 6 feet setback of building plane from primary building façade for the full height of the building. This standard applies to all districts except ECR NE-L and ECR SW since those two districts are required to provide a building break at every 100 feet.	**Not Applicable:** The existing building is only 25' wide.
E.3.4.2.03	Standard	In addition, the major building façade modulation shall be accompanied with a 4-foot minimum height modulation and a major change in fenestration pattern, material and/or color.	**Not Applicable:** The existing building is too narrow to require a modulation.
E.3.4.2.04	Guideline	Minor façade modulation may be accompanied with a change in fenestration pattern, and/or material, and/or color, and/or height.	**Not Applicable:** The existing building is too narrow to require a modulation.
E.3.4.2.05	Guideline	Buildings should consider sun shading mechanisms, like overhangs, *bris soleils* and clerestory lighting, as façade articulation strategies.	**Complies:** New awnings are proposed on the front façade to provide some sun protections at the entrance and window.
E.3.4.3 Building Profile			
E.3.4.3.01	Standard	The 45-degree building profile shall be set at the minimum setback line to allow for flexibility and variation in building façade height within a district.	**Complies:** The height of the existing buiding is 19 feet whereas the maximum façade height is 30 feet. Therefore the building profile is being met.
E.3.4.3.02	Standard	Horizontal building and architectural projections, like balconies, bay windows, dormer windows, canopies, awnings, and signage, beyond the 45-degree building profile shall comply with the standards for Building Setbacks & Projection within Setbacks (E.3.3.04 to E.3.3.07) and shall be integrated into the design of the building.	**Not Applicable:** The guideline applies to new buildings and additions on existing ones. This is an existing building with no change to existing footprint.
E.3.4.3.03	Standard	Vertical building projections like parapets and balcony railings shall not extend 4 feet beyond the 45-degree building profile and shall be integrated into the design of the building.	**Not Applicable.**
E.3.4.3.04	Standard	Rooftop elements that may need to extend beyond the 45-degree building profile due to their function, such as stair and elevator towers, shall be integrated into the design of the building.	**Not Applicable.**
E.3.4.4 Upper Story Façade Length			
E.3.4.4.01	Standard	Building stories above the 38-foot façade height shall have a maximum allowable façade length of 175 feet along a public right-of-way or public open space.	**Not Applicable.**
E.3.5 Ground Floor Treatment, Entry and Commercial Frontage			
Ground Floor Treatment			

Section	Standard or Guideline	Requirement	Evaluation
E.3.5.01	Standard	The retail or commercial ground floor shall be a minimum 15-foot floor-to-floor height to allow natural light into the space**.**	**Not Applicable** – No changes are proposed to the first floor height.
E.3.5.02	Standard	Ground floor commercial buildings shall have a minimum of 50% transparency (i.e., clear-glass windows) for retail uses, office uses and lobbies to enhance the visual experience from the sidewalk and street. Heavily tinted or mirrored glass shall not be permitted.	**Complies**: The proposed front façade meets the 50% transparency requirements. The proposed transparency is 50.75%
E.3.5.03	Guideline	Buildings should orient ground-floor retail uses, entries and direct-access residential units to the street.	**Complies:** Access to the retail/commercial use is directly from the sidewalk facing the street. No residential units.
E.3.5.04	Guideline	Buildings should activate the street by providing visually interesting and active uses, such as retail and personal service uses, in ground floors that face the street. If office and residential uses are provided, they should be enhanced with landscaping and interesting building design and materials.	**Complies.**
E.3.5.05	Guideline	For buildings where ground floor retail, commercial or residential uses are not desired or viable, other project-related uses, such as a community room, fitness center, daycare facility or sales center, should be located at the ground floor to activate the street.	**Not Applicable:** Proposed commercial space is facing the street.
E.3.5.06	Guideline	Blank walls at ground floor are discouraged and should be minimized. When unavoidable, continuous lengths of blank wall at the street should use other appropriate measures such as landscaping or artistic intervention, such as murals.	**Complies:** Front and rear facades are articulated such that they are not blank.
E.3.5.07	Guideline	Residential units located at ground level should have their floors elevated a minimum of 2 feet to a maximum of 4 feet above the finished grade sidewalk for better transition and privacy, provided that accessibility codes are met.	**Not Applicable**: The building is existing and does not have any residential units.
E.3.5.08	Guideline	Architectural projections like canopies and awnings should be integrated with the ground floor and overall building design to break up building mass, to add visual interest to the building and provide shelter and shade.	**Complies:** The proposed awning which also acts as sunshades, provide visual interest and break up the building mass.
Building Entries			
E.3.5.09	Standard	Building entries shall be oriented to a public street or other public space. For larger residential buildings with shared entries, the main entry shall be through prominent entry lobbies or central courtyards facing the street. From the street, these entries and courtyards provide additional visual interest, orientation and a sense of invitation.	**Complies:** The entry to the commercial space is from an arterial street: Santa Cruz Avenue and sidewalk.

Section	Standard or Guideline	Requirement	Evaluation
E.3.5.10	Guideline	Entries should be prominent and visually distinctive from the rest of the façade with creative use of scale, materials, glazing, projecting or recessed forms, architectural details, color, and/or awnings.	**Complies:** The entry to the commercial space facing the street is setback further than the principal façade. The entry is fully glazed, recessed and has an awning (overhang).
E.3.5.11	Guideline	Multiple entries at street level are encouraged where appropriate.	The existing building façade is only 25' wide, multiple entries do not occur on the same side of the building.
E.3.5.12	Guideline	Ground floor residential units are encouraged to have their entrance from the street.	**Not Applicable:** No residential unit existing or proposed.
E.3.5.13	Guideline	Stoops and entry steps from the street are encouraged for individual unit entries when compliant with applicable accessibility codes. Stoops associated with landscaping create inviting, usable and visually attractive transitions from private spaces to the street.	**Not Applicable:** Stoops are not being proposed.
E.3.5.14	Guideline	Building entries are allowed to be recessed from the primary building façade.	**Complies:** The building entrance facing Santa Cruz Avenue is considered as the primary façade and is recessed.
Commercial Frontage			
E.3.5.15	Standard	Commercial windows/storefronts shall be recessed from the primary building façade a minimum of 6 inches	**Complies:** The proposed storefront windows are setback more than 6".
E.3.5.16	Standard	Retail frontage, whether ground floor or upper floor, shall have a minimum 50% of the façade area transparent with clear vision glass, not heavily tinted or highly mirrored glass.	**Complies:** The proposed building meets the 50% transparency requirement.
E.3.5.17	Guideline	Storefront design should be consistent with the building's overall design and contribute to establishing a well-defined ground floor for the façade along streets.	**Complies:** The proposed storefront windows facilitate meeting the transparency requirement, and fit into the overall design which is an update from the existing façade.
E.3.5.18	Guideline	The distinction between individual storefronts, entire building façades and adjacent properties should be maintained.	**Complies:** The existing building is unique and has clear distinction with adjacent properties.
E.3.5.19	Guideline	Storefront elements such as windows, entrances and signage should provide clarity and lend interest to the façade.	**Complies:** The proposed storefront windows facilitate meeting the transparency requirement and fit into the overall design which is an update from the existing façade.
E.3.5.20	Guideline	Individual storefronts should have clearly defined bays. These bays should be no greater than 20 feet in length. Architectural elements, such as piers, recesses and projections help articulate bays.	**Complies:** The proposed remodel meets the requirement.

Section	Standard or Guideline	Requirement	Evaluation
E.3.5.21	Guideline	All individual retail uses should have direct access from the public sidewalk. For larger retail tenants, entries should occur at lengths at a maximum at every 50 feet, consistent with the typical lot size in downtown.	**Complies:** There is direct access from Santa Cruz Avenue, as well as from the parking plaza.
E.3.5.22	Guideline	Recessed doorways for retail uses should be a minimum of two feet in depth. Recessed doorways provide cover or shade, help identify the location of store entrances, provide a clear area for out-swinging doors and offer the opportunity for interesting paving patterns, signage and displays.	**Complies:** Doorway is recessed by 3 feet.
E.3.5.23	Guideline	Storefronts should remain un-shuttered at night and provide clear views of interior spaces lit from within. If storefronts must be shuttered for security reasons, the shutters should be located on the inside of the store windows and allow for maximum visibility of the interior.	**Complies:** Shutters are not being proposed.
E.3.5.24	Guideline	Storefronts should not be completely obscured with display cases that prevent customers and pedestrians from seeing inside.	**Complies:** Proposed storefront windows will not be obscured by any objects.
E.3.5.25	Guideline	Signage should not be attached to storefront windows.	**Complies:** Signage attached to the storefront is not being proposed at this time.
E.3.6 Open Space			
E.3.6.01	Standard	Residential developments or Mixed Use developments with residential use shall have a minimum of 100 square feet of open space per unit created as common open space or a minimum of 80 square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of 6 feet by 6 feet. In case of a mix of private and common open space, such common open space shall be provided at a ratio equal to 1.25 square feet for each one square foot of private open space that is not provided.	**Not applicable:** No residential unit existing or proposed.
E.3.6.02	Standard	Residential open space (whether in common or private areas) and accessible open space above parking podiums up to 16 feet high shall count towards the minimum open space requirement for the development.	**Not applicable:** No residential unit existing or proposed.
E.3.6.03	Guideline	Private and/or common open spaces are encouraged in all developments as part of building modulation and articulation to enhance building façade.	**Not applicable:** No residential unit existing or proposed.
E.3.6.04	Guideline	Private development should provide accessible and usable common open space for building occupants and/or the general public.	**Not applicable:** No residential unit existing or proposed.

Section	Standard or Guideline	Requirement	Evaluation
E.3.6.05	Guideline	For residential developments, private open space should be designed as an extension of the indoor living area, providing an area that is usable and has some degree of privacy.	**Not applicable:** No residential unit existing or proposed.
E.3.6.06	Guideline	Landscaping in setback areas should define and enhance pedestrian and open space areas. It should provide visual interest to streets and sidewalks, particularly where building façades are long.	**Not applicable:** Sidewalk would occupy front setback.
E.3.6.07	Guideline	Landscaping of private open spaces should be attractive, durable and drought-resistant.	**Not applicable.**
E.3.7 Parking, Service and Utilities			
General Parking and Service Access			
E.3.7.01	Guideline	The location, number and width of parking and service entrances should be limited to minimize breaks in building design, sidewalk curb cuts and potential conflicts with streetscape elements.	**Complies:** Service entrances is adjacent to the parking plaza.
E.3.7.02	Guideline	In order to minimize curb cuts, shared entrances for both retail and residential use are encouraged. In shared entrance conditions, secure access for residential parking should be provided.	**Not applicable:** Curb cuts are not being proposed.
E.3.7.03	Guideline	When feasible, service access and loading docks should be located on secondary streets or alleys and to the rear of the building.	**Not applicable:** Loading docks are not proposed or needed.
E.3.7.04	Guideline	The size and pattern of loading dock entrances and doors should be integrated with the overall building design.	**Not applicable:** Loading docks are not proposed or needed.
E.3.7.05	Guideline	Loading docks should be screened from public ways and adjacent properties to the greatest extent possible. In particular, buildings that directly adjoin residential properties should limit the potential for loading-related impacts, such as noise. Where possible, loading docks should be internal to the building envelope and equipped with closable doors. For all locations, loading areas should be kept clean.	**Not applicable:** Loading docks are not proposed or needed.
E.3.7.06	Guideline	Surface parking should be visually attractive, address security and safety concerns, retain existing mature trees and incorporate canopy trees for shade. See Section D.5 for more compete guidelines regarding landscaping in parking areas.	**Not applicable:** No on-site parking.
Utilities			
E.3.7.07	Guideline	All utilities in conjunction with new residential and commercial development should be placed underground.	

Section	Standard or Guideline	Requirement	Evaluation
E.3.7.08	Guideline	Above ground meters, boxes and other utility equipment should be screened from public view through use of landscaping or by integrating into the overall building design.	
Parking Garages			
E.3.7.09	Standard	To promote the use of bicycles, secure bicycle parking shall be provided at the street level of public parking garages. Bicycle parking is also discussed in more detail in Section F.5 "Bicycle Storage Standards and Guidelines."	**Not applicable:** A parking garage is not proposed.
E.3.7.10	Guideline	Parking garages on downtown parking plazas should avoid monolithic massing by employing change in façade rhythm, materials and/or color.	**Not applicable:** A parking garage is not proposed.
E.3.7.11	Guideline	To minimize or eliminate their visibility and impact from the street and other significant public spaces, parking garages should be underground, wrapped by other uses (i.e. parking podium within a development) and/or screened from view through architectural and/or landscape treatment.	**Not applicable:** A parking garage is not proposed.
E.3.7.12	Guideline	Whether free-standing or incorporated into overall building design, garage façades should be designed with a modulated system of vertical openings and pilasters, with design attention to an overall building façade that fits comfortably and compatibly into the pattern, articulation, scale and massing of surrounding building character.	**Not applicable:** A parking garage is not proposed.
E.3.7.13	Guideline	Shared parking is encouraged where feasible to minimize space needs, and it is effectively codified through the plan's off-street parking standards and allowance for shared parking studies.	**Not applicable:** A parking garage is not proposed.
E.3.7.14	Guideline	A parking garage roof should be approached as a usable surface and an opportunity for sustainable strategies, such as installment of a green roof, solar panels or other measures that minimize the heat island effect.	**Not applicable:** A parking garage is not proposed.
E.3.8 Sustainable Practices			
Overall Standards			
E.3.8.01	Standard	Unless the Specific Plan area is explicitly exempted, all citywide sustainability codes or requirements shall apply.	The proposed remodel will comply with city codes where applicable.
Overall Guidelines			
E.3.8.02	Guideline	Because green building standards are constantly evolving, the requirements in this section should be reviewed and updated on a regular basis of at least every two years.	The proposed remodel will comply with city codes where applicable.
Leadership in Energy and Environmental Design (LEED) Standards			

Section	Standard or Guideline	Requirement	Evaluation
E.3.8.03	Standard	Development shall achieve LEED certification, at Silver level or higher, or a LEED Silver equivalent standard for the project types listed below. For LEED certification, the applicable standards include LEED New Construction; LEED Core and Shell; LEED New Homes; LEED Schools; and LEED Commercial Interiors. Attainment shall be achieved through LEED certification or through a City-approved outside auditor for those projects pursing a LEED equivalent standard. The requirements, process and applicable fees for an outside auditor program shall be established by the City and shall be reviewed and updated on a regular basis. LEED certification or equivalent standard, at a Silver lever or higher, shall be required for: • Newly constructed residential buildings of Group R (single-family, duplex and multi-family); • Newly constructed commercial buildings of Group B (occupancies including among others office, professional and service type transactions) and Group M (occupancies including among others display or sale of merchandise such as department stores, retail stores, wholesale stores, markets and sales rooms) that are 5,000 gross square feet or more; • New first-time build-outs of commercial interiors that are 20,000 gross square feet or more in buildings of Group B and M occupancies; and • Major alterations that are 20,000 gross square feet or more in existing buildings of Group B, M and R occupancies, where interior finishes are removed and significant upgrades to structural and mechanical, electrical and/or plumbing systems are proposed. All residential and/or mixed use developments of sufficient size to require LEED certification or equivalent standard under the Specific Plan shall install one dedicated electric vehicle/plug-in hybrid electric vehicle recharging station for every 20 residential parking spaces provided. Per the Climate Action Plan the complying applicant could receive incentives, such as streamlined permit processing, fee discounts, or design templates.	**Not applicable:** Proposed project is not among the project types requiring LEED.

Section	Standard or Guideline	Requirement	Evaluation
Leadership in Energy and Environmental Design (LEED) Guidelines			
E.3.8.04	Guideline	The development of larger projects allows for more comprehensive sustainability planning and design, such as efficiency in water use, stormwater management, renewable energy sources and carbon reduction features. A larger development project is defined as one with two or more buildings on a lot one acre or larger in size. Such development projects should have sustainability requirements and GHG reduction targets that address neighborhood planning, in addition to the sustainability requirements for individual buildings (See Standard E.3.8.03 above). These should include being certified or equivalently verified at a LEED-ND (neighborhood development), Silver level or higher, and mandating a phased reduction of GHG emissions over a period of time as prescribed in the 2030 Challenge. The sustainable guidelines listed below are also relevant to the project area. They relate to but do not replace LEED certification or equivalent standard rating requirements.	**Not applicable:** The proposed project does not meet the definition of a larger development project.
Building Design Guidelines			
E.3.8.05	Guideline	Buildings should incorporate narrow floor plates to allow natural light deeper into the interior.	**Complies:** The narrow width of the existing floor plate shall remain.
E.3.8.06	Guideline	Buildings should reduce use of daytime artificial lighting through design elements, such as bigger wall openings, light shelves, clerestory lighting, skylights, and translucent wall materials.	**Complies:** The new storefront glazing at the front façade will allow more daylight into the building.
E.3.8.07	Guideline	Buildings should allow for flexibility to regulate the amount of direct sunlight into the interiors. Louvered wall openings or shading devices like *bris soleils* help control solar gain and check overheating. *Bris soleils*, which are permanent sun-shading elements, extend from the sun-facing façade of a building, in the form of horizontal or vertical projections depending on sun orientation, to cut out the sun's direct rays, help protect windows from excessive solar light and heat and reduce glare within.	**Complies:** The awnings at the front façade provide shade and relief from solar heat gain..
E.3.8.08	Guideline	Where appropriate, buildings should incorporate arcades, trellis and appropriate tree planting to screen and mitigate south and west sun exposure during summer. This guideline would not apply to downtown, the station area and the west side of El Camino Real where buildings have a narrower setback and street trees provide shade.	**Not applicable:** This project is in downtown.
E.3.8.09	Guideline	Operable windows are encouraged in new buildings for natural ventilation.	**Not applicable:** Existing building

Section	Standard or Guideline	Requirement	Evaluation
E.3.8.10	Guideline	To maximize use of solar energy, buildings should consider integrating photovoltaic panels on roofs.	**Complies:** To be considered by applicant.
E.3.8.11	Guideline	Inclusion of recycling centers in kitchen facilities of commercial and residential buildings shall be encouraged. The minimum size of recycling centers in commercial buildings should be 20 cubic feet (48 inches wide x 30 inches deep x 24 inches high) to provide for garbage and recyclable materials.	Existing building.
Stormwater and Wastewater Management Guidelines			
E.3.8.12	Guideline	Buildings should incorporate intensive or extensive green roofs in their design. Green roofs harvest rain water that can be recycled for plant irrigation or for some domestic uses. Green roofs are also effective in cutting-back on the cooling load of the air-conditioning system of the building and reducing the heat island effect from the roof surface.	The proposed remodel does not meet the requirement.
E.3.8.13	Guideline	Projects should use porous material on driveways and parking lots to minimize stormwater run-off from paved surfaces.	The proposed remodel meets the requirement.
Landscaping Guidelines			
E.3.8.14	Guideline	Planting plans should support passive heating and cooling of buildings and outdoor spaces.	**Not Applicable.**
E.3.8.15	Guideline	Regional native and drought resistant plant species are encouraged as planting material.	**Not Applicable.**
E.3.8.16	Guideline	Provision of efficient irrigation system is recommended, consistent with the City's Municipal Code Chapter 12.44 "Water-Efficient Landscaping".	**Not Applicable.**
Lighting Standards			
E.3.8.17	Standard	Exterior lighting fixtures shall use fixtures with low cut-off angles, appropriately positioned, to minimize glare into dwelling units and light pollution into the night sky.	**Complies:** The proposed remodel meets the requirement.
E.3.8.18	Standard	Lighting in parking garages shall be screened and controlled so as not to disturb surrounding properties, but shall ensure adequate public security.	**Not Applicable:** A parking garage is not proposed.
Lighting Guidelines			
E.3.8.19	Guideline	Energy-efficient and color-balanced outdoor lighting, at the lowest lighting levels possible, are encouraged to provide for safe pedestrian and auto circulation.	The proposed remodel meets the requirement. Energy-efficient and color-balanced outdoor lighting will be installed.
E.3.8.20	Guideline	Improvements should use ENERGY STAR-qualified fixtures to reduce a building's energy consumption.	The proposed remodel meets the requirement. ENERGY STAR fixtures will be installed

Section	Standard or Guideline	Requirement	Evaluation
E.3.8.21	Guideline	Installation of high-efficiency lighting systems with advanced lighting control, including motion sensors tied to dimmable lighting controls or lighting controlled by timers set to turn off at the earliest practicable hour, are recommended.	The proposed remodel meets the requirement. High-efficiency lighting systems with advanced lighting control will be specified where applicable.
Green Building Material Guidelines			
E.3.8.22	Guideline	The reuse and recycle of construction and demolition materials is recommended. The use of demolition materials as a base course for a parking lot keeps materials out of landfills and reduces costs.	**Not applicable.**
E.3.8.23	Guideline	The use of products with identifiable recycled content, including post-industrial content with a preference for post-consumer content, are encouraged.	Will be done where feasible.
E.3.8.24	Guideline	Building materials, components, and systems found locally or regionally should be used, thereby saving energy and resources in transportation.	Will be done where feasible.
E.3.8.25	Guideline	A design with adequate space to facilitate recycling collection and to incorporate a solid waste management program, preventing waste generation, is recommended.	The proposed remodel meets the requirement. Recycling and compost bins will be provided, in addition to waste.
E.3.8.26	Guideline	The use of material from renewable sources is encouraged.	The proposed remodel meets the requirement. Material from renewable sources will be used where feasible.

Mitigation Monitoring and Reporting Program				
Mitigation Measure	**Action**	**Timing**	**Implementing Party**	**Monitoring Party**
AIR QUALITY				
Specific Plan Impact AIR-1: Implementation of the Specific Plan would result in increased long-term emissions of criteria pollutants associated with construction activities that could contribute substantially to an air quality violation. (Significant)				
Mitigation Measure AIR-1a: During construction of individual projects under the Specific Plan, project applicants shall require the construction contractor(s) to implement the following measures required as part of Bay Area Air Quality Management District's (BAAQMD) basic dust control procedures required for construction sites. For projects for which construction emissions exceed one or more of the applicable BAAQMD thresholds, additional measures shall be required as indicated in the list following the Basic Controls.		Measures shown on plans, construction documents and on-going during demolition, excavation and construction.	Project sponsor(s) and contractor(s)	PW/CDD
Basic Controls that Apply to All Construction Sites				
1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.	Exposed surfaces shall be watered twice daily.			
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.	Trucks carrying demolition debris shall be covered.			
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.	Dirt carried from construction areas shall be cleaned daily.			
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.	Speed limit on unpaved roads shall be 15 mph.			
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.	Roadways, driveways, sidewalks and building pads shall be laid as soon as possible after grading.			
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.	Idling times shall be minimized to 5 minutes or less; Signage posted at all access points.			
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.	Construction equipment shall be properly tuned and maintained.			
8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.	Signage will be posted with the appropriate contact information regarding dust complaints.			
9. Minimizing the idling time of diesel powered construction equipment to two minutes.	Idling time of diesel powered equipment will not exceed two minutes.			

Mitigation Monitoring and Reporting Program				
Mitigation Measure	**Action**	**Timing**	**Implementing Party**	**Monitoring Party**
10. The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent nitrogen oxides reduction and 45 percent particulate matter reduction compared to the most recent ARB fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.	Plan developed that demonstrates emissions from use of off-road equipment during construction will be reduced as specified.			
11. Use low volatile organic compound (VOC) (i.e., reactive organic gases) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).	Low VOC coatings shall be used.			
12. Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of nitrogen oxides and particulate matter.	Require Best Available Control Technology for all construction equipment, diesel trucks, and generators.			
13. Requiring all contractors use equipment that meets the California Air Resources Board's most recent certification standard for off-road heavy duty diesel engines.	Equipment shall meet standards for off-road heavy duty diesel engines.			
BIOLOGICAL RESOURCES				
Specific Plan EIR Impact BIO-1: The Specific Plan could result in the take of special-status birds or their nests. (Potentially Significant)				
Mitigation Measure BIO-1a: Pre-Construction Special-Status Avian Surveys. No more than two weeks in advance of any tree or shrub pruning, removal, or ground-disturbing activity that will commence during the breeding season (February 1 through August 31), a qualified wildlife biologist will conduct pre-construction surveys of all potential special-status bird nesting habitat in the vicinity of the planned activity. Pre-construction surveys are not required for construction activities scheduled to occur during the non-breeding season (August 31 through January 31). Construction activities commencing during the non-breeding season and continuing into the breeding season do not require surveys (as it is assumed that any breeding birds taking up nests would be acclimated to project-related activities already under way). Nests initiated during construction activities would be presumed to be unaffected by the activity, and a buffer zone around such nests would not be necessary. However, a nest initiated during construction cannot be moved or altered. ***If pre-construction surveys indicate that no nests of special-status birds are present or that nests are inactive or potential habitat is unoccupied:*** no further mitigation is required.	A nesting bird survey shall be prepared if tree or shrub pruning, removal or ground-disturbing activity will commence between February 1 through August 31.	Prior to tree or shrub pruning or removal, any ground disturbing activity and/or issuance of demolition, grading or building permits.	Qualified wildlife biologist retained by project sponsor(s)	CDD

Mitigation Monitoring and Reporting Program				
Mitigation Measure	**Action**	**Timing**	**Implementing Party**	**Monitoring Party**
If active nests of special-status birds are found during the surveys: implement Mitigation Measure BIO-1b.				
Mitigation Measure BIO-1b: Avoidance of active nests. If active nests of special-status birds or other birds are found during surveys, the results of the surveys would be discussed with the California Department of Fish and Game and avoidance procedures will be adopted, if necessary, on a case-by- case basis. In the event that a special-status bird or protected nest is found, construction would be stopped until either the bird leaves the area or avoidance measures are adopted. Avoidance measures can include construction buffer areas (up to several hundred feet in the case of raptors), relocation of birds, or seasonal avoidance. If buffers are created, a no disturbance zone will be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted will take into account factors such as the following: 1. Noise and human disturbance levels at the Plan area and the nesting site at the time of the survey and the noise and disturbance expected during the construction activity; 2. Distance and amount of vegetation or other screening between the Plan area and the nest; and 3. Sensitivity of individual nesting species and behaviors of the nesting birds.	If active nests are found during survey, the results will be discussed with the California Department of Fish and Game and avoidance procedures adopted. Halt construction if a special-status bird or protected nest is found until the bird leaves the area or avoidance measures are adopted.	Prior to tree or shrub pruning or removal, any ground-disturbing activities and/or issuance of demolition, grading or building permits.	Project sponsor(s) and contractor(s)	CDD
Specific Plan EIR Impact BIO-3: Impacts to migratory or breeding special-status birds and other special-status species due to lighting conditions. (Potentially Significant)				
Mitigation Measure BIO-3a: Reduce building lighting from exterior sources. a. Minimize amount and visual impact of perimeter lighting and façade up-lighting and avoid uplighting of rooftop antennae and other tall equipment, as well as of any decorative features; b. Installing motion-sensor lighting, or lighting controlled by timers set to turn off at the earliest practicable hour; c. Utilize minimum wattage fixtures to achieve required lighting levels; d. Comply with federal aviation safety regulations for large buildings by installing minimum intensity white strobe lighting with a three-second flash interval instead of continuous flood lighting, rotating lights, or red lighting e. Use cutoff shields on streetlight and external lights to prevent upwards lighting.	Reduce building lighting from exterior sources.	Prior to building permit issuance and ongoing.	Project sponsor(s) and contractor(s)	CDD
Mitigation Measure BIO-3b: Reduce building lighting from interior sources. a. Dim lights in lobbies, perimeter circulation areas, and atria; b. Turn off all unnecessary lighting by 11pm thorough sunrise, especially during peak migration periods (mid-March to early June and late August through late October); c. Use gradual or staggered switching to progressively turn on building lights at sunrise. d. Utilize automatic controls (motion sensors, photosensors, etc.) to shut off lights in the evening when no one is present;	Reduce building lighting from interior sources.	Prior to building permit issuance and ongoing.	Project sponsor(s) and contractor(s)	CDD

Mitigation Monitoring and Reporting Program				
Mitigation Measure	**Action**	**Timing**	**Implementing Party**	**Monitoring Party**
e. Encourage the use of localized task lighting to reduce the need for more extensive overhead lighting; f. Schedule nightly maintenance to conclude by 11 p.m.; g. Educate building users about the dangers of night lighting to birds.				
Specific Plan Impact BIO-5: The Specific Plan could result in the take of special-status bat species. (Potentially Significant)				
Mitigation Measure BIO-5a: Preconstruction surveys. Potential direct and indirect disturbances to special-status bats will be identified by locating colonies and instituting protective measures prior to construction of any subsequent development project. No more than two weeks in advance of tree removal or structural alterations to buildings with closed areas such as attics, a qualified bat biologist (e.g., a biologist holding a California Department of Fish and Game collection permit and a Memorandum of Understanding with the California Department of Fish and Game allowing the biologist to handle and collect bats) shall conduct pre-construction surveys for potential bats in the vicinity of the planned activity. A qualified biologist will survey buildings and trees (over 12 inches in diameter at 4.5-foot height) scheduled for demolition to assess whether these structures are occupied by bats. No activities that would result in disturbance to active roosts will proceed prior to the completed surveys. If bats are discovered during construction, any and all construction activities that threaten individuals, roosts, or hibernacula will be stopped until surveys can be completed by a qualified bat biologist and proper mitigation measures implemented. ***If no active roosts present:*** no further action is warranted. ***If roosts or hibernacula are present:*** implement Mitigation Measures BIO-5b and 5c.	Retain a qualified bat biologist to conduct pre-construction survey for bats and potential roosting sites in vicinity of planned activity. Halt construction if bats are discovered during construction until surveys can be completed and proper mitigation measures implemented.	Prior to tree pruning or removal or issuance of demolition, grading or building permits.	Qualified bat biologist retained by project sponsor(s)	CDD
Mitigation Measure BIO-5b: Avoidance. If any active nursery or maternity roosts or hibernacula of special-status bats are located, the subsequent development project may be redesigned to avoid impacts. Demolition of that tree or structure will commence after young are flying (i.e., after July 31, confirmed by a qualified bat biologist) or before maternity colonies forms the following year (i.e., prior to March 1). For hibernacula, any subsequent development project shall only commence after bats have left the hibernacula. No-disturbance buffer zones acceptable to the California Department of Fish and Game will be observed during the maternity roost season (March 1 through July 31) and during the winter for hibernacula (October 15 through February 15). Also, a no-disturbance buffer acceptable in size to the California Department of Fish and Game will be created around any roosts in the Project vicinity (roosts that will not be destroyed by the Project but are within the Plan area) during the breeding season (April 15 through August 15), and around hibernacula during winter (October 15 through February 15). Bat roosts initiated during construction are presumed to be unaffected, and no buffer is necessary. However, the “take” of individuals is prohibited.	If any active nursery or maternity roosts or hibernacula are located, no disturbance buffer zones shall be established during the maternity roost and breeding seasons and hibernacula.	Prior to tree removal or pruning or issuance of demolition, grading or building permits	Qualified bat biologist retained by project sponsor(s)	CDD

Mitigation Monitoring and Reporting Program				
Mitigation Measure	**Action**	**Timing**	**Implementing Party**	**Monitoring Party**
Mitigation Measure BIO-5c: Safely evict non-breeding roosts. Non-breeding roosts of special-status bats shall be evicted under the direction of a qualified bat biologist. This will be done by opening the roosting area to allow airflow through the cavity. Demolition will then follow no sooner or later than the following day. There should not be less than one night between initial disturbance with airflow and demolition. This action should allow bats to leave during dark hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight. Trees with roosts that need to be removed should first be disturbed at dusk, just prior to removal that same evening, to allow bats to escape during the darker hours. However, the "take" of individuals is prohibited.	A qualified bat biologist shall direct the eviction of non-breeding roosts.	Prior to tree removal or pruning or issuance of demolition, grading or building permits.	Qualified bat biologist retained by project sponsor(s)	CDD
CULTURAL RESOURCES				
Impact CUL-1: The proposed Specific Plan could have a significant impact on historic architectural resources. (Potentially Significant)				
Mitigation Measure CUL-1: Site Specific Evaluations and Treatment in Accordance with the Secretary of the Interior's Standards: ***Site-Specific Evaluations:*** In order to adequately address the level of potential impacts for an individual project and thereby design appropriate mitigation measures, the City shall require project sponsors to complete site-specific evaluations at the time that individual projects are proposed at or adjacent to buildings that are at least 50 years old. The project sponsor shall be required to complete a site-specific historic resources study performed by a qualified architectural historian meeting the Secretary of the Interior's Standards for Architecture or Architectural History. At a minimum, the evaluation shall consist of a records search, an intensive-level pedestrian field survey, an evaluation of significance using standard National Register Historic Preservation and California Register Historic Preservation evaluation criteria, and recordation of all identified historic buildings and structures on California Department of Parks and Recreation 523 Site Record forms. The evaluation shall describe the historic context and setting, methods used in the investigation, results of the evaluation, and recommendations for management of identified resources. If federal or state funds are involved, certain agencies, such as the Federal Highway Administration and California Department of Transportation (Caltrans), have specific requirements for inventory areas and documentation format.	A qualified architectural historian has completed a site-specific historic resources study. The existing structure has not been found to be histori.	Submitted by applicant. Prepared by Ver Planck dated August 26, 2022.	Qualified architectural historian retained by the Project sponsor(s).	CDD

Mitigation Monitoring and Reporting Program				
Mitigation Measure	**Action**	**Timing**	**Implementing Party**	**Monitoring Party**
Treatment in Accordance with the Secretary of the Interior's Standards. Any future proposed project in the Plan Area that would affect previously recorded historic resources, or those identified as a result of site-specific surveys and evaluations, shall conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995). The Standards require the preservation of character defining features which convey a building's historical significance, and offers guidance about appropriate and compatible alterations to such structures.				
HAZARDOUS MATERIALS				
Impact HAZ-3: Hazardous materials used on any individual site during construction activities (i.e., fuels, lubricants, solvents) could be released to the environment through improper handling or storage. (Potentially Significant)				
Mitigation Measure HAZ-3: All development and redevelopment shall require the use of construction Best Management Practices (BMPs) to control handling of hazardous materials during construction to minimize the potential negative effects from accidental release to groundwater and soils. For projects that disturb less than one acre, a list of BMPs to be implemented shall be part of building specifications and approved of by the City Building Department prior to issuance of a building permit.	Implement best management practices to reduce the release of hazardous materials during construction.	Prior to building permit issuance for sites disturbing less than one acre and on-going during construction for all project sites	Project sponsor(s) and contractor(s)	CDD
NOISE				
Specific Plan Impact NOI-1: Construction activities associated with implementation of the Specific Plan would result in substantial temporary or periodic increases in ambient noise				
Mitigation Measure NOI-1a: Construction contractors for subsequent development projects within the Specific Plan area shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acousticallyattenuating shields or shrouds, etc.) when within 400 feet of sensitive receptor locations. Prior to demolition, grading or building permit issuance, a construction noise control plan that identifies the best available noise control techniques to be implemented, shall be prepared by the construction contractor and submitted to the City for review and approval. The plan shall include, but not be limited to, the following noise control elements: * Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler shall achieve lower noise levels from the exhaust by approximately 10 dBA. External jackets on the tools themselves shall be used where feasible in order to achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible;	A construction noise control plan shall be prepared and submitted to the City for review. Implement noise control techniques to reduce ambient noise levels.	Prior to demolition, grading or building permit issuance Measures shown on plans, construction documents and specification and ongoing through construction	Project sponsor(s) and contractor(s)	CDD

Mitigation Monitoring and Reporting Program				
Mitigation Measure	**Action**	**Timing**	**Implementing Party**	**Monitoring Party**
* Stationary noise sources shall be located as far from adjacent receptors as possible and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible; and * When construction occurs near residents, affected parties within 400 feet of the construction area shall be notified of the construction schedule prior to demolition, grading or building permit issuance. Notices sent to residents shall include a project hotline where residents would be able to call and issue complaints. A Project Construction Complaint and Enforcement Manager shall be designated to receive complaints and notify the appropriate City staff of such complaints. Signs shall be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and day and evening contact numbers, both for the construction contractor and City representative(s), in the event of problems.				
Specific Plan Impact NOI-3: The Specific Plan would introduce sensitive receptors to a noise environment with noise levels in excess of standards considered acceptable under the City of Menlo Park Municipal Code. (Potentially Significant)				

STAFF REPORT

Planning Commission
Meeting Date: **11/7/2022**
Staff Report Number: **22-058-PC**

Public Hearing: **Use Permit Revision and Variance/Kelly Blythe/6 Greenwood Place**

Recommendation

Staff recommends that the Planning Commission adopt a resolution denying a variance to exceed the maximum building coverage and denying a use permit revision for exterior modifications to a previously approved use permit for a new two-story residence on a substandard lot in the R-1-U (Single Family Urban Residential) zoning district. The draft resolution is included as Attachment A.

Policy Issues

Each use permit and variance request is considered individually. The Planning Commission should consider whether the required use permit and variance findings can be made for the proposal.

Background

Site location

The project site is located on Greenwood place, a cul-de-sac in the Suburban Park neighborhood. All other properties in the immediate vicinity are also single-family properties located in the R-1-U zoning district. The surrounding properties are developed with a mix of older, one-story, ranch-style homes and newer, two-story homes of varying architectural styles. A location map is included as Attachment B.

Project history

On February 25, 2019, the Planning Commission approved a use permit to construct a new two-story residence on a substandard lot with regard to minimum lot width and area in the R-1-U zoning district. The project was unanimously approved as recommended by the staff report. The project proposed to construct the new residence at the maximum floor area limit (2,800 square feet), and building coverage (35 percent of lot area). Hyperlinks to the staff report and meeting minutes are included as Attachments C and D, respectively. After approval of the use permit, the residence was constructed and received final inspection on September 9, 2020.

On October 15, 2020, a building permit application was submitted to convert a portion of the existing residence and existing covered patio, and add on an additional 174.3 square feet to create an attached accessory dwelling unit (ADU). The project resulted in the residence and ADU exceeding the maximum floor area limit by approximately 282 square feet and building coverage by 174.3 square feet. Under the state ADU laws and the Accessory Dwelling Unit chapter of the zoning ordinance (Chapter 16.79), accessory dwelling units are permitted by right and are allowed to exceed the maximum floor area limit and building coverage by up to 800 square feet, provided that the ADU is built concurrently with or after the main

dwelling unit. The building permit for the ADU conversion/construction received final inspection on July 13, 2021.

Analysis

Project description

The applicant is requesting a variance to further exceed the maximum building coverage in order to construct a new covered patio addition to the main house. Since the proposed patio addition would serve the main residence, a use permit revision is also required to modify the design and building coverage of the residence originally approved in 2019. The residence would remain a two-story, single-family residence, with common area and attached ADU on the first floor, and three bedrooms on the second floor. The project plans and project description letter are included as Attachment A Exhibit A and Attachment A Exhibit B, respectively.

With the exception of the requested variance, the development would meet Zoning Ordinance requirements for setbacks, floor area limit (FAL), daylight plane, parking, and height. If the variance is denied, the project would be out of compliance with maximum building coverage. A data table summarizing zoning standards is included as Attachment E. Of particular note, the project would have the following characteristics with regard to the Zoning Ordinance:

- The residence would remain at 3,082 square feet of floor area, including the existing ADU, where 2,800 square feet is the maximum floor area limit. As stated earlier, the maximum floor area limit is allowed to be exceeded by up to 800 square feet to accommodate an ADU.
- The residence would exceed the maximum building coverage and would be 41.7 percent where 35 percent is the maximum. Since the existing development already exceeds the maximum building coverage due to construction of the ADU (38.2 percent), additional exceedance of building coverage for the main residence would not be allowed without granting of a variance.

Design and materials

The applicant states the existing residence is a craftsman style of architecture. The proposed covered patio would match the existing residence and feature cement fiber shingle siding and composition shingle roofing material. The patio would be integrated into the rear of the house.

Variance

As part of this proposal, the applicant is requesting a variance to further exceed the maximum building coverage allowed on the property. The applicant has provided a variance request letter which is included as Attachment A Exhibit C. Per Section 16. 82. 340(b) of the Menlo Park Code, the required variance findings are evaluated below in succession:

1. *That a hardship peculiar to the property and not created by any act of the owner exists. In this context, personal, family or financial difficulties, loss of prospective profits and neighboring violations are not hardships justifying a variance. Further, a previous variance can never have set a precedent, for each case must be considered only on its individual merits;*

The applicant states that the hardship is due to previous conversion of a portion of the house and covered patio, and addition of floor area to create an attached ADU. The applicant further states that they were unaware that they would not be able to add additional square footage to the main residence and further exceed the maximum floor area limit and building coverage once the development had exceeded these

limits in order to accommodate the ADU. The applicant also states that this caveat is not addressed in the Municipal Code.

Staff believes that a hardship finding cannot be made for three reasons.

First, the prior conversion of existing floor area and construction of additional floor area and building coverage to create an ADU is an act of the owner, and not a peculiarity of the lot itself.

Second, Section 16.79.050(b)(4) of the Zoning Ordinance specifying that "an ADU may exceed the overall floor area limit and building coverage applicable to the parcel by up to (800) square feet provided that the ADU is built concurrently with, or after the existing or proposed primary unit and other structures onsite," plainly states that the floor area and building coverage may only be exceeded by the ADU, not the main residence.

Third, Section 16.79.050(b)(4) is clear on the timing of such floor area and building coverage exceedance, noting that all improvements to the main residence and other structures on the lot need to be conducted **prior to or concurrently** with the ADU in order to exceed the overall floor area and building coverage limits.

2. *That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other conforming property in the same vicinity and that a variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his/her neighbors;*

The applicant states that the requested variance is necessary for the preservation of substantial property rights enjoyed by other properties in the vicinity because other residences would be allowed to construct a similar build out if they had proposed the projects concurrently. The applicant also states that the original plan for the house included the proposed covered patio, but it was not included due to cost considerations

Staff believes that building the covered patio would constitute a special privilege for the owners since the ADU ordinance has been applied consistently to other properties seeking to exceed maximum floor area and building coverage limits. If the patio was proposed as part of the original project, the residence would have been out of compliance with the zoning ordinance, as the house that was approved in 2019 was already proposed at the maximum 35 percent building coverage limit.

The applicant's argument that others would be allowed to build this project is correct only if a neighbor applied to "max out" on floor area and building coverage in the main house concurrently with building an ADU. However, if a neighbor applied to add to their main house in excess of floor area and building coverage limits after they had already built an ADU, staff would apply the ADU ordinance consistently and deny the request. The intent of the ADU ordinance is to facilitate construction of additional housing units in the form of ADUs, not to facilitate piecemealed construction to max out allowable floor area and building coverage in the main residence.

3. *That the granting of the variance will not be materially detrimental to the public health, safety, or welfare, or will not impair an adequate supply of light and air to adjacent property; and*

Although constructing the covered patio would affect overall building coverage and aesthetics of the lot, staff believes that the location of the patio would not be particularly detrimental to the public health, safety, and welfare, or impair an adequate supply of light and air to the adjacent properties.

4. *That the conditions upon which the requested variance is based would not be applicable, generally, to other property within the same zoning classification.*

The applicant states that the conditions upon which the variance is requested would not be applicable to other property in the same zoning district because the project is based on a reclassification (conversion) of floor area and building coverage in the main house to the ADU. The applicant further states that the original concept of the plan dating back to 2018 included the covered patio and there is no mention in the municipal Code that area in the ADU cannot be added back to the main house.

Staff believes that the conditions the variance is requested are based upon apply to other property in the same zoning district. As mentioned previously, Section 16.79.050 clearly states that only the ADU is allowed to exceed maximum floor area and building coverage limits provided it is built concurrently with or after the main residence. If a property in the R-1-U district had converted part of its main residence into an ADU such that the overall floor area and building coverage were at or exceeded the overall limits of the lot, and later requested to add additional square footage to its main residence after the ADU conversion was complete, the request would be denied. Additionally, if the patio had been proposed in 2018, it would not have been allowed since the residence was already proposed at the maximum building coverage.

5. *That the condition upon which the requested variance is based is an unusual factor that was not anticipated or discussed in detail during any applicable Specific Plan process.*

The property is not within any Specific Plan area. Hence, a finding regarding an unusual factor does not apply.

Per Section 16.82.340(b), a variance may only be approved if all five findings are made. Since several of the findings cannot be made (1, 2 and 4), staff recommends the variance request be denied. Findings to this effect are included in the draft resolution. Staff believes that the ADU ordinance and other applicable standards have been applied consistently and there is no other unique characteristic of the lot that would warrant a variance.

Trees and landscaping

Landscaping on the property would not be substantially altered as a result of this project. Additionally, there are no heritage trees in the vicinity of the proposed covered patio and the slab is existing, so construction of the patio would not require further grading or foundation work that would potentially harm heritage trees. The plans and documents were reviewed by the City Arborist who noted that standard tree protection measures for other trees on the property would apply at the construction stage.

Correspondence

At the time of staff report publication, staff has not received any written correspondence on the project. The applicant submitted a document detailing outreach they conducted (Attachment F). The document indicates that the applicant discussed the project with several neighbors and did not receive any negative feedback or concerns on the project, and that four neighbors offered to write letters of support, which the applicant declined.

Conclusion

Staff believes that there is a lack of unique circumstances peculiar to the property to warrant a variance. The lot is a fairly typical lot in the R-1-U zoning district, and the applicant has already exceeded the maximum floor area and building coverage limits in order to develop an attached ADU. Staff has applied the ADU ordinance consistently on similar projects and therefore, granting of the variance would constitute a

special privilege not enjoyed by other properties in the same district. If a variance is not granted, the corresponding use permit revision would be out of compliance with the zoning ordinance, therefore, staff recommends the Planning Commission adopt a resolution denying the variance to further exceed the maximum building coverage for the proposed covered patio and denying the use permit revision to construct modifications to the previously approved use permit.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

A. Draft Planning Commission Resolution Adopting Findings for Denial of a Variance and Use Permit Revision
   Exhibits to Attachment A
   A. Project Plans
   B. Project Description Letter
   C. Variance Letter
B. Location Map
C. Hyperlink February 25, 2019 staff report: https://www.menlopark.org/DocumentCenter/View/20700/F1-6-Greenwood-Place?bidId=
D. Hyperlink February 25, 2019 Meeting Minutes: https://menlopark.org/AgendaCenter/ViewFile/Minutes/_02252019-3240
E. Data Table
F. Neighborhood Outreach Letter

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

Exhibits to Be Provided at Meeting
None

Report prepared by:
Chris Turner, Associate Planner

Report reviewed by:
Corinna Sandmeier, Acting Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK DENYING (1) A VARIANCE TO EXCEED THE MAXIMUM BUILDING COVERAGE ABOVE LIMITS SET BY THE R-1-U (SINGLE-FAMILY URBAN RESIDENTIAL) ZONING DISTRICT AND APPLICABLE ALLOWANCES IN CHAPTER 16.79 REGARDING CONSTRUCTION OF ACCESSORY DWELLING UNITS, AND (2) A USE PERMIT REVISION TO MODIFY A PREVIOUSLY-APPROVED USE PERMIT AND CONSTRUCT A NEW COVERED PATIO

WHEREAS, the City of Menlo Park ("City") received an application requesting a variance to further exceed the maximum building coverage on a property in the R-1-U (Single Family Urban Residential) zoning district, that had previously exceeded the maximum floor area and building coverage limits in order to construct an attached accessory dwelling unit (ADU). The request also includes a use permit revision to modify a previously-approved use permit to construct a new two-story, single-family residence on a substandard lot in the R-1-U zoning district, in order to construct the proposed covered patio (collectively, the "Project") from Kelly Blythe ("Owner" and "Applicant"), located at 6 Greenwood Place (APN 055-292-110) ("Property"). The variance and use permit revision are depicted in and subject to the development plans and documents which are attached hereto as Exhibit A through Exhibit C and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family Urban Residential (R-1-U) zoning district, which supports the construction of single family residences; and

WHEREAS, on February 25, 2019, the Planning Commission approved a use permit to construct a new two-story residence on a substandard lot in the R-1-U zoning district; and

WHEREAS, the residence approved by the use permit was constructed at the maximum building coverage of 35 percent; and

WHEREAS, pursuant to Section 16.79.050, the maximum floor area and/or building coverage is allowed to be exceeded by up to 800 square feet in order to accommodate construction of an accessory dwelling unit (ADU), provided that the ADU is constructed concurrently with or after the existing or proposed main dwelling unit; and

WHEREAS, on January 6, 2020, the applicant was issued a building permit to convert a portion of the main residence, and construct additions to create an attached ADU which would exceed the maximum floor area and building coverage limits. The ADU was constructed and received final inspection on July 13, 2021; and

WHEREAS, the existing development exceeds both maximum floor area and building coverage limits; and

WHEREAS, additional development of the main residence that would further exceed maximum floor area and/or building coverage limits are not permitted after development of an ADU has exceeded such limits; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project's environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on November 7, 2022, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the variance and use permit revision.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Variance Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings per Section 16.82.340 of the Zoning Ordinance pertaining to the denial of a variance:

1. That a hardship peculiar to the property and not created by any act of the owner does not exist; in that, the applicant previously was granted a use permit for the construction of a new two-story residence on a substandard lot, and a subsequent building permit for the conversion of existing space and addition to create an

attached ADU which exceeded the maximum floor area and building coverage limits.

2. That the variance is not necessary for the preservation and enjoyment or substantial property rights possessed by other conforming properties in the vicinity and that the variance, if granted, would constitute a special privilege of the recipient not enjoyed by his/her neighbors; in that, the existing development has already achieved the maximum development potential applicable to the R-1-U zoning district, including allowances for additional floor area and building coverage for an attached ADU. Granting a variance to further exceed the maximum building coverage for a covered patio after construction of an ADU would be a special privilege not enjoyed by their neighbors.

3. That the granting of the variance will not be materially detrimental to the public health, safety, or welfare, or will not impair an adequate supply of light and air to adjacent property; in that the patio is one story and located in the rear of the existing residence, and therefore would not impair adequate light and air to the adjacent property.

4. That the conditions upon which the requested variance is based would be applicable, generally, to property within the same zoning classification; in that, other properties in the same zoning classification would not be able to propose further building coverage exceedances after the maximum building coverage had been exceeded to accommodate construction of an ADU.

5. That the condition upon which the requested variance is based is an unusual factor that was not anticipated or discussed in detail during any applicable Specific Plan process; in that, the subject parcel is not located within a Specific Plan area.

Section 3. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The denial of the use permit revision to construct a new covered patio that would modify a previously-approved use permit for the construction of a new two-story residence on a substandard lot in the R-1-U zoning district is based on the following findings which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed project would exceed the maximum building coverage of the R-1-U zoning district and permitted exceedances allowed under Chapter 16.79

of the Zoning Ordinance and would, therefore, be out of compliance with applicable zoning standards.

Section 3. Variance and Conditional Use Permit. The Planning Commission hereby denies the variance and use permit revision No. PLN2022-00037, which variance and use permit revision are depicted in and subject to the development plans, project description letter, and variance letter which are attached hereto and incorporated herein by this reference as Exhibit A, Exhibit B, and Exhibit C, respectively.

Section 5. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

A. The Project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

Section 6. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Corinna Sandmeier, Acting Principal Planner and Planning Commission Liaison of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on November 7, 2022, by the following votes:

AYES:

NOES:

ABSENT:

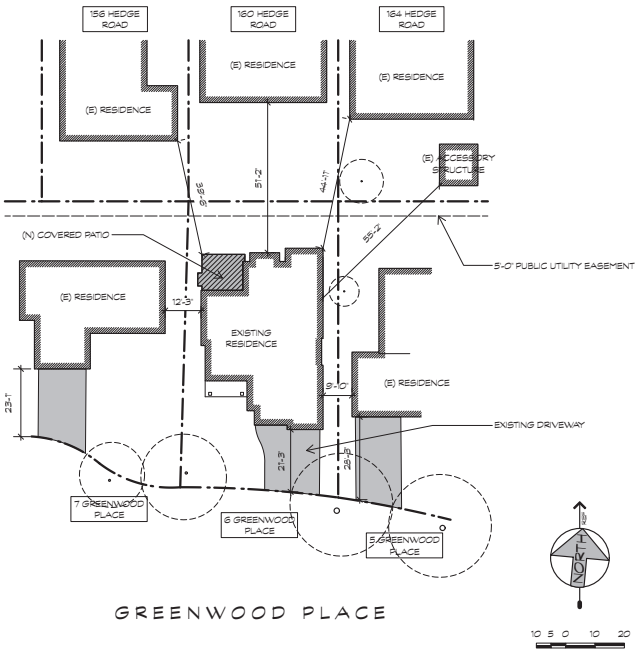
ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this 7th day of November, 2022

_____
Corinna Sandmeier
Acting Principal Planner and Planning Commission Liaison
City of Menlo Park

Exhibits

A. Project Plans
B. Project Description Letter
C. Variance Letter

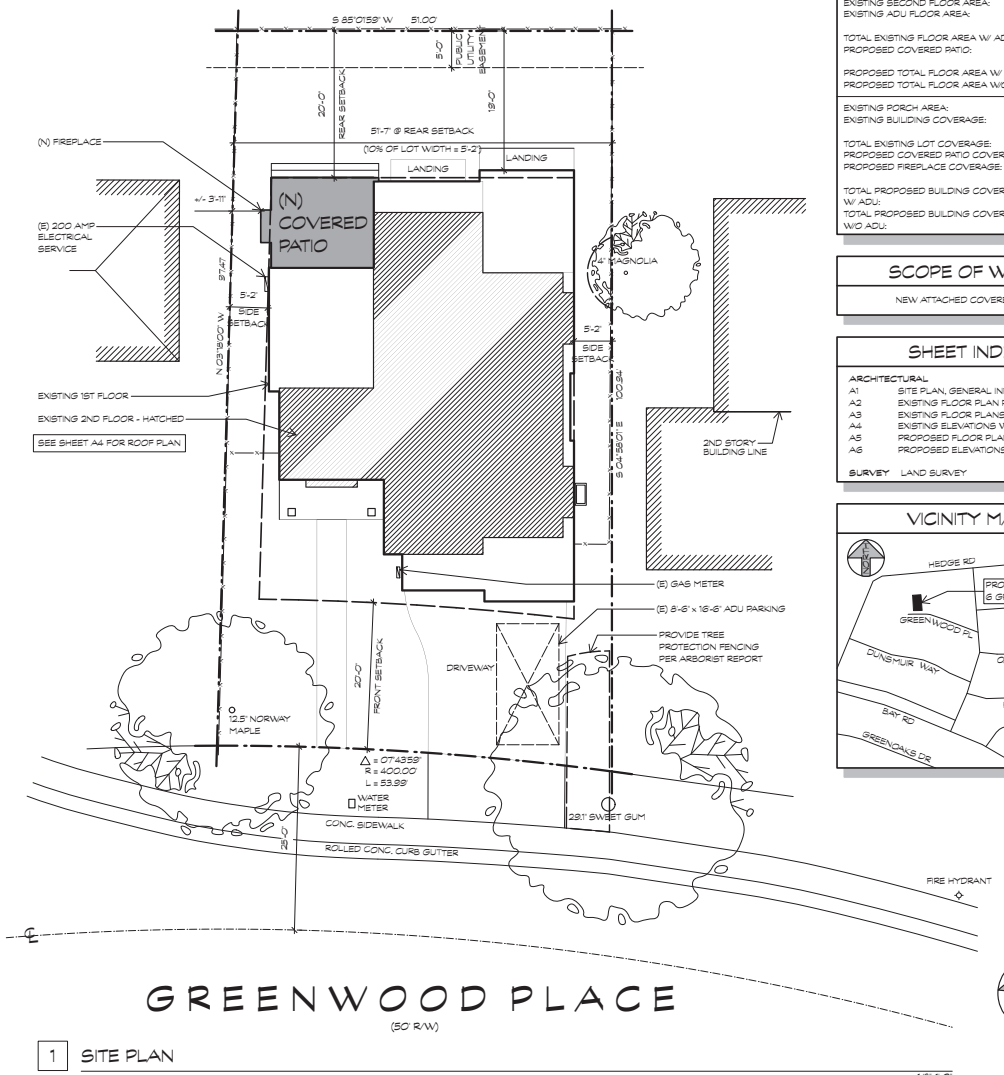


2 AREA PLAN

1"=20'-0"

3 STREETSCAPE

1/16"=1'-0"



1 SITE PLAN

1/8"=1'-0"

SITE DATA

APN:	055-292-110
ZONE:	R-1-U
OCCUPANCY:	R-3/U
CONSTRUCTION TYPE:	V-B
LOT AREA:	5,168.0 SF
MAXIMUM FLOOR AREA:	2,800.0 SF
MAXIMUM LOT COVERAGE (35%):	1,808.8 SF
EXISTING FIRST FLOOR AREA:	936.2 SF
EXISTING GARAGE FLOOR AREA:	525.8 SF
EXISTING SECOND FLOOR AREA:	1,185.3 SF
EXISTING ADU FLOOR AREA:	454.7 SF
TOTAL EXISTING FLOOR AREA W/ ADU:	3,082.0 SF
PROPOSED COVERED PATIO:	171.2 SF
PROPOSED TOTAL FLOOR AREA W/ ADU:	3,253.2 SF
PROPOSED TOTAL FLOOR AREA W/O ADU:	2,798.5 SF
EXISTING PORCH AREA:	59.8 SF
EXISTING BUILDING COVERAGE:	1,916.7 SF
TOTAL EXISTING LOT COVERAGE:	1,976.5 SF
PROPOSED COVERED PATIO COVERAGE:	171.2 SF
PROPOSED FIREPLACE COVERAGE:	6.4 SF
TOTAL PROPOSED BUILDING COVERAGE W/ ADU:	2,154.1 SF
TOTAL PROPOSED BUILDING COVERAGE W/O ADU:	1,693.4 SF

SCOPE OF WORK

NEW ATTACHED COVERED PATIO

SHEET INDEX

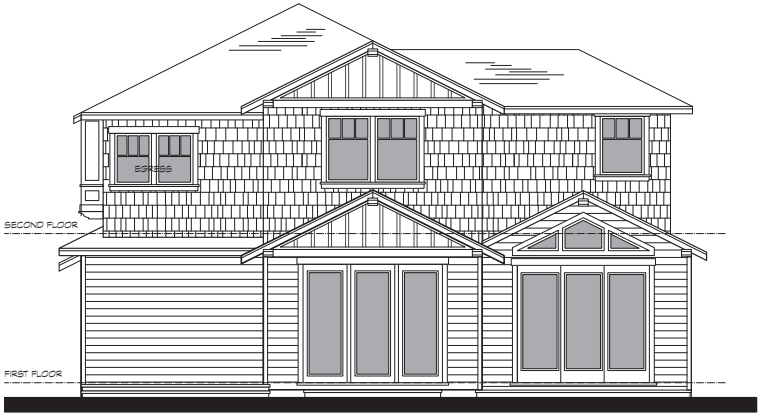
VICINITY MAP

REVISION
24 AUGUST 2022

metropolis ARCHITECTURE
445 N. Whisman Road
Suite #300
Mountain View,
CA 94043
650-318-0211

BLYTHE RESIDENCE
6 GREENWOOD PLACE
MENLO PARK, CALIFORNIA

Date	5 JULY 2022
Scale	NOTED
Drawn	METRO
Job	BLYTHE
Sheet	A1

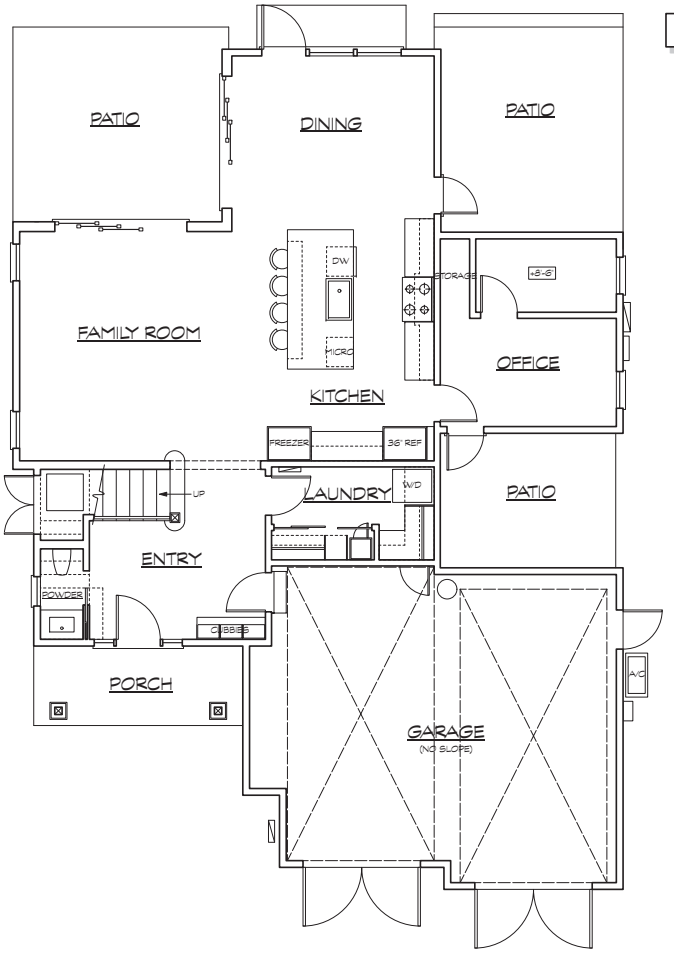


NORTH (REAR)

EAST (RIGHT)

2 EXISTING ELEVATIONS PRIOR TO ADU

1/4"=1'-0"



1 EXISTING FIRST FLOOR PLAN PRIOR TO ADU

1/4"=1'-0"

4 2 0 4 8 12

REVISION
24 AUGUST 2022

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CA 94043
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BLYTHE RESIDENCE
6 GREENWOOD PLACE
MENLO PARK, CALIFORNIA

Date	5 JULY 2022
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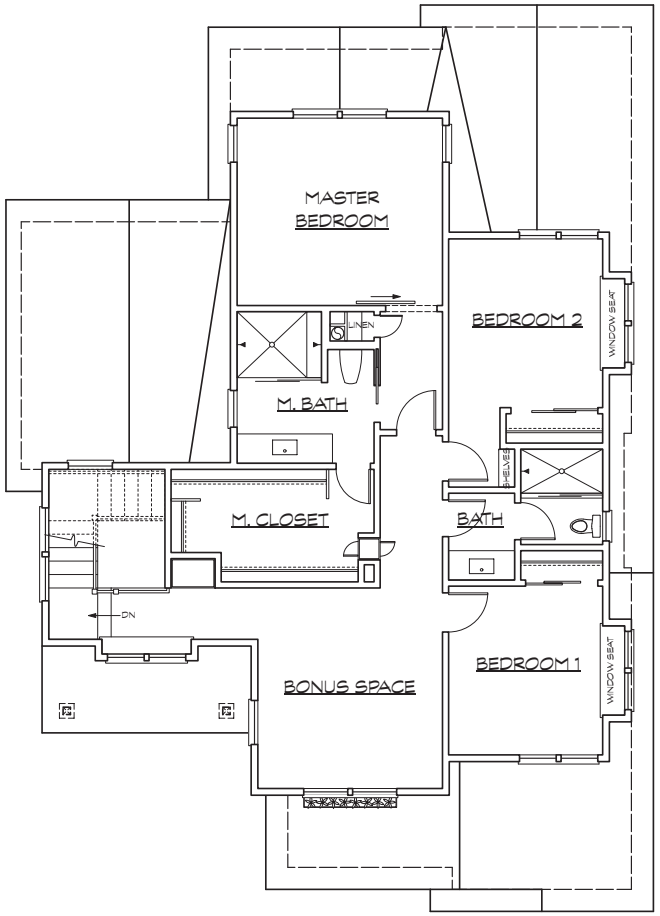
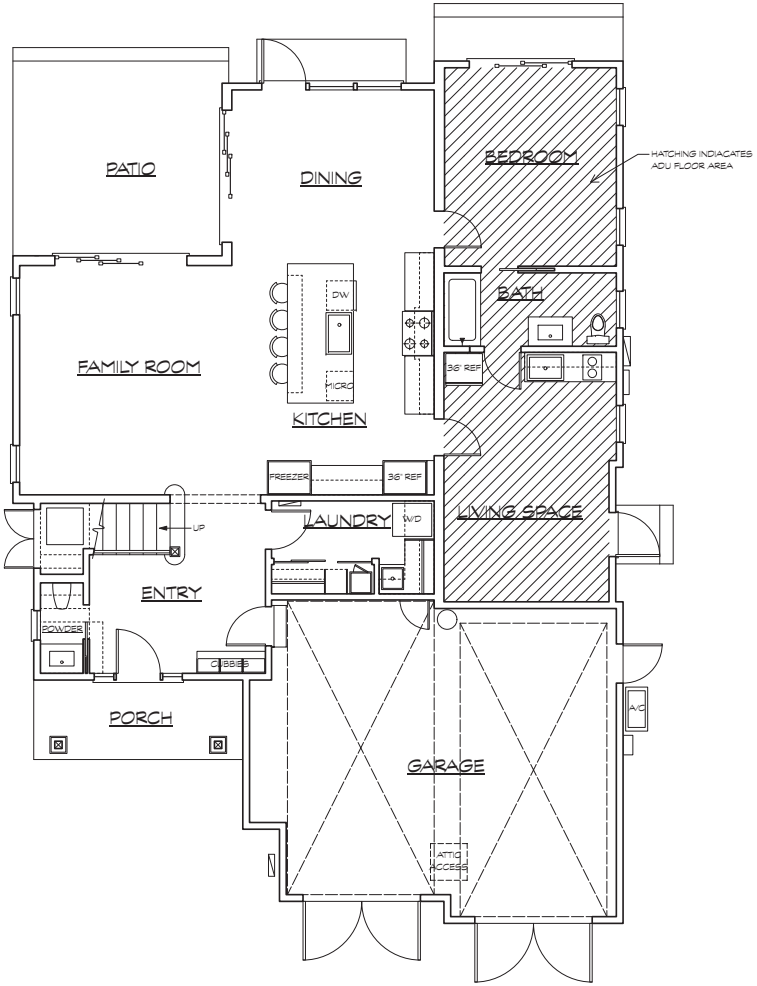
Drawn	METRO
Job	BLYTHE
Sheet	A2



2 EXISTING SECOND FLOOR PLAN

1/4"=1'-0"



1 EXISTING FIRST FLOOR PLAN W/ ADU ADDITION

1/4"=1'-0"

4 2 0 4 8 12

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24 AUGUST 2022

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BLYTHE RESIDENCE
6 GREENWOOD PLACE
MENLO PARK, CALIFORNIA

Date	5 JULY 2022
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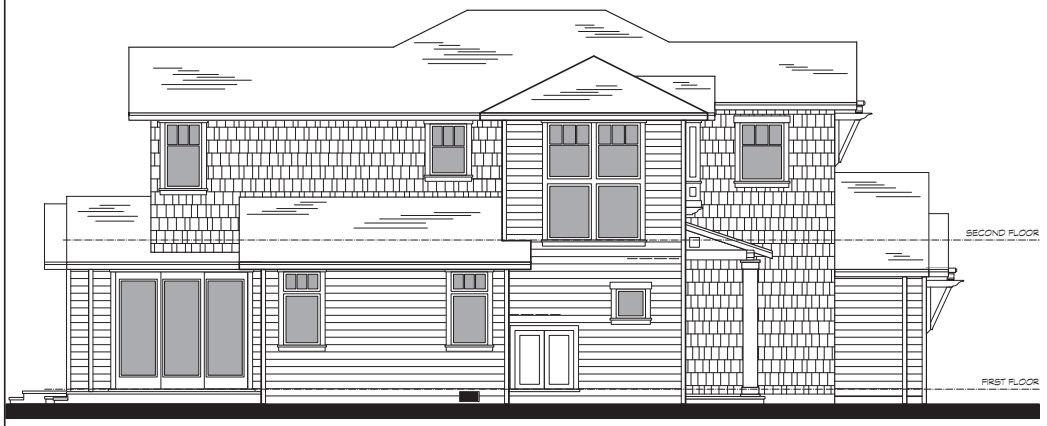
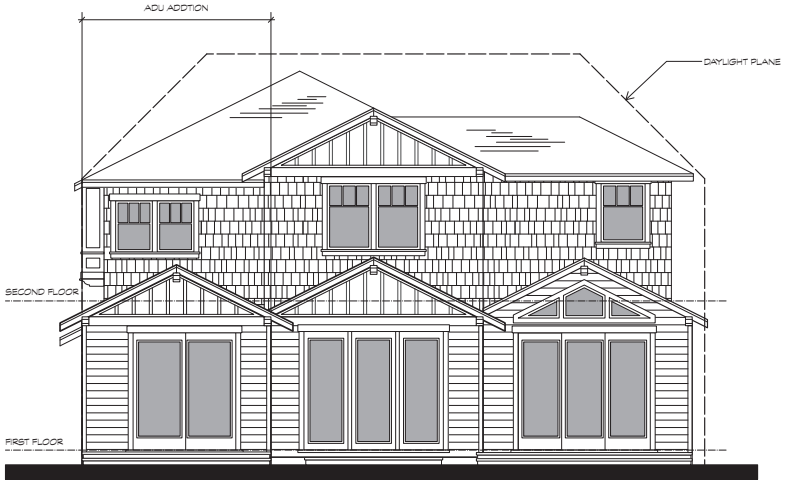
Job	BLYTHE
Sheet	A3



WEST (LEFT)

SOUTH (FRONT)

EAST (RIGHT)



NORTH (REAR)

4 2 0 4 8 12

1/4"=1'-0"

1 EXISTING ELEVATIONS W/ ADU ADDITION

REVISION
24 AUGUST 2022

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BLYTHE RESIDENCE
6 GREENWOOD PLACE
MENLO PARK, CALIFORNIA

Date	5 JULY 2022
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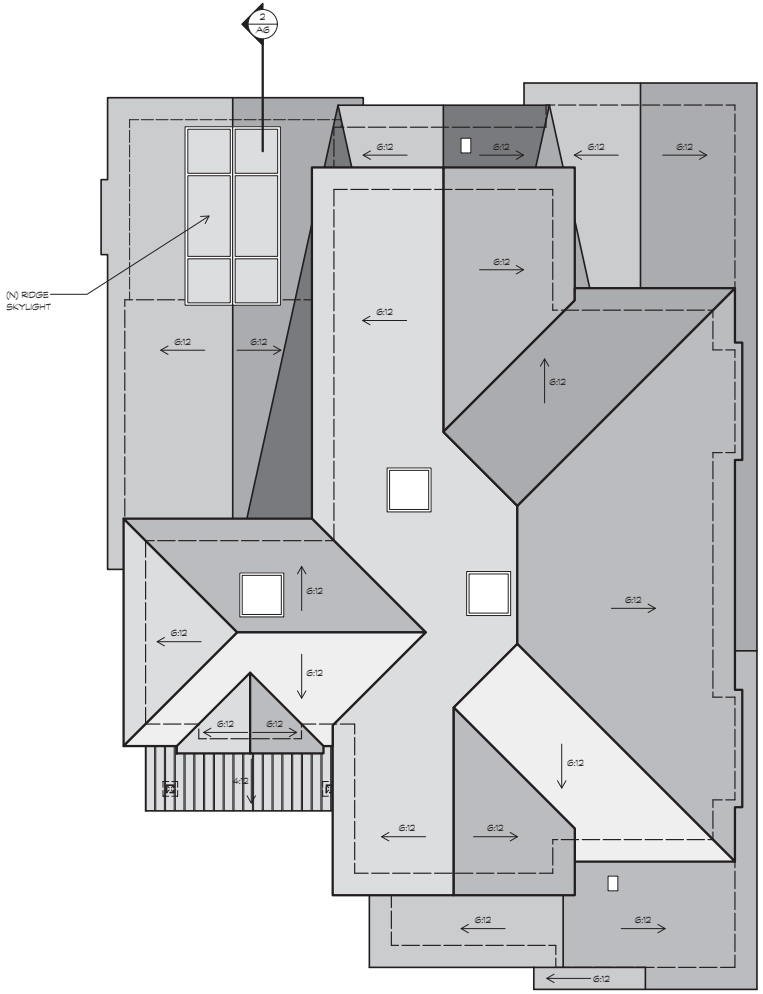
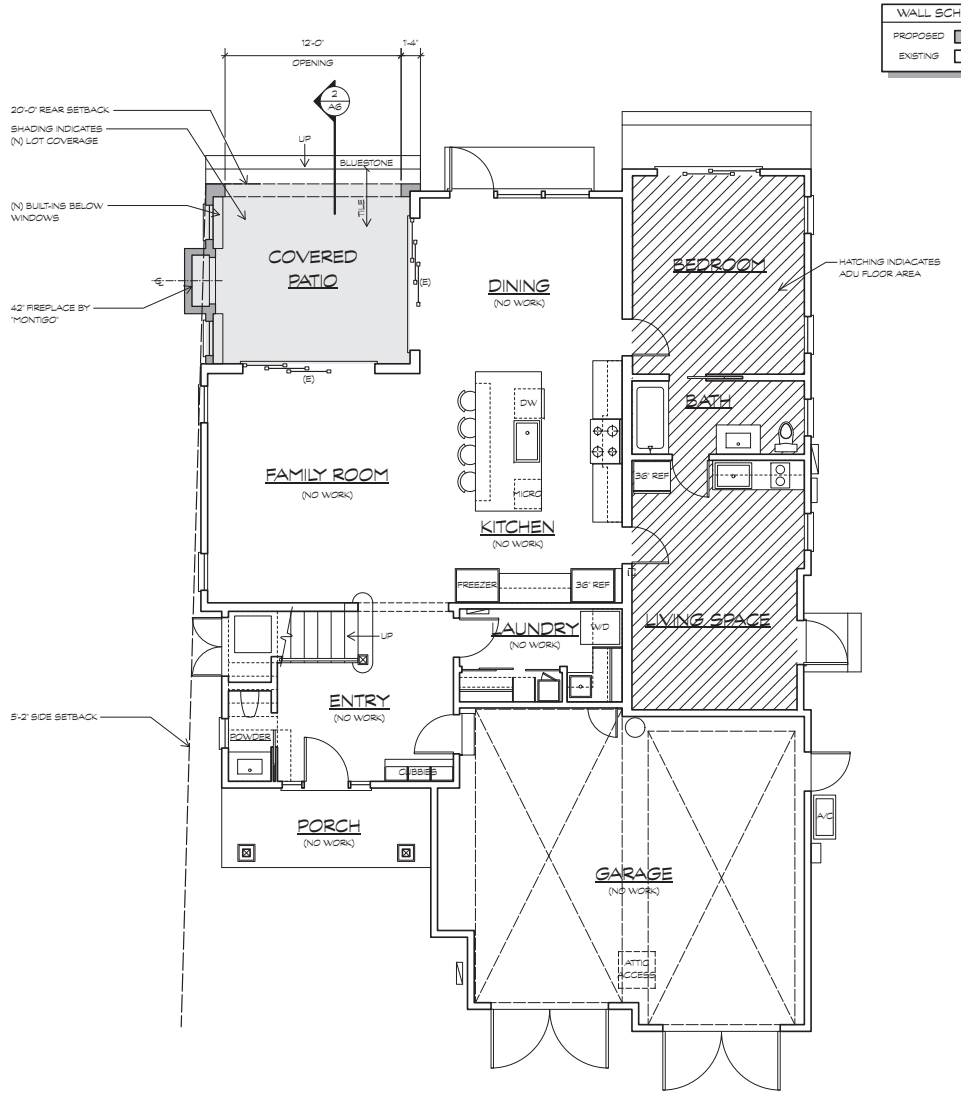
Job	BLYTHE
Sheet	A4



2 ROOF PLAN

1/4"=1'-0"



1 PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"

4 2 0 4 8 12

NORTH

REVISION
24 AUGUST 2022

metropolis
ARCHITECTURE
445 N. Whisman Road
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Mountain View,
CA 94043
650-918-0211

BLYTHE RESIDENCE
6 GREENWOOD PLACE
MENLO PARK, CALIFORNIA

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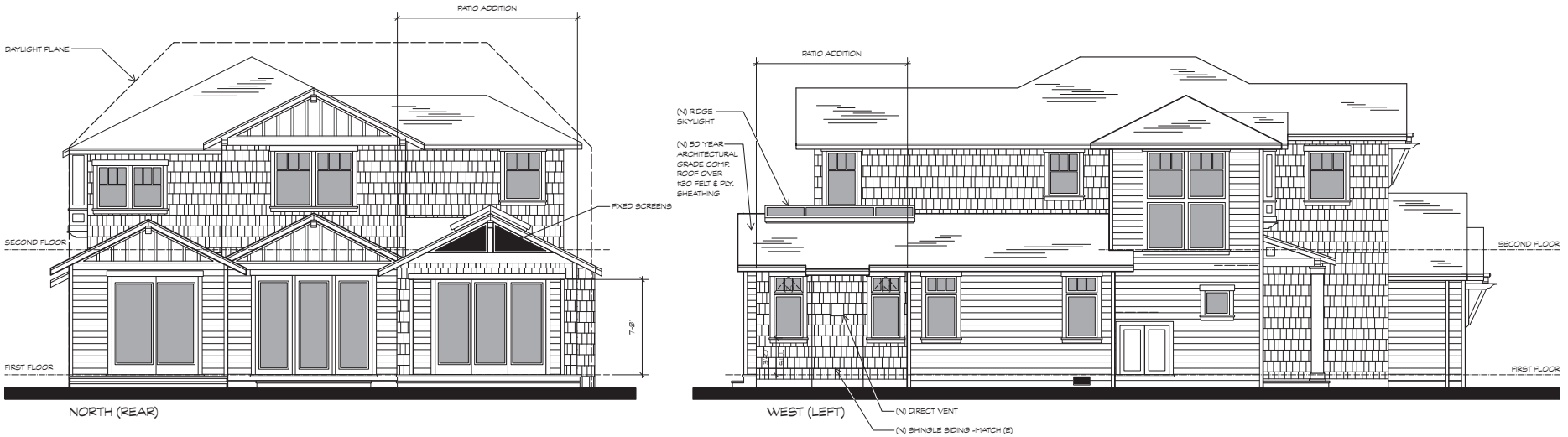


1 PROPOSED ELEVATIONS

LEGEND

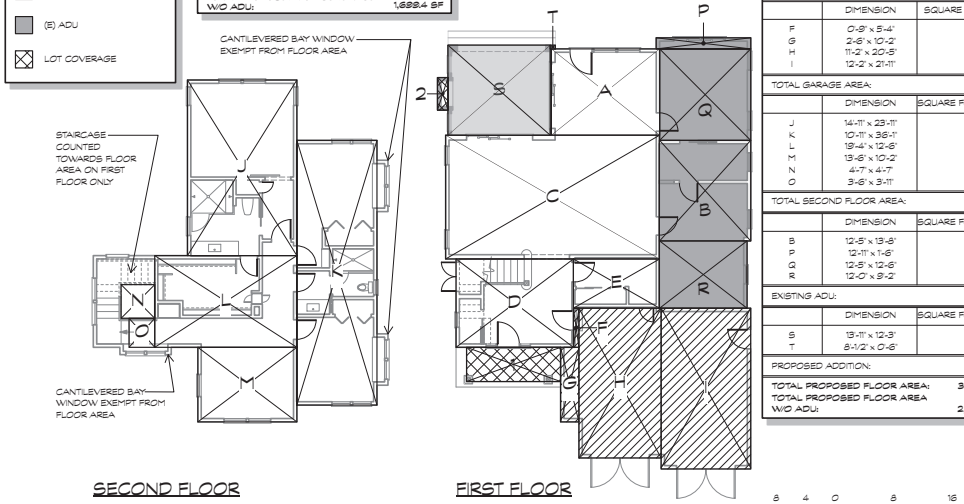
- (E) HOUSE FLOOR AREA
- (E) GARAGE FLOOR AREA
- PROPOSED PATIO ADDITION
- (E) ADU
- LOT COVERAGE

COVERAGE CALCULATION

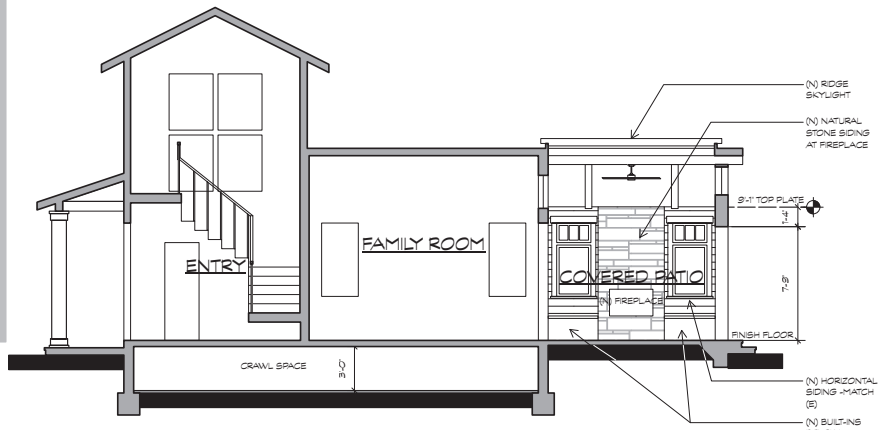
	DIMENSION	SQUARE FOOTAGE
1	12'-10" x 4'-8"	59.8 SF
2	1'-5" x 4'-5"	6.4 SF
TOTAL COVERAGE AREA:		66.2 SF
TOTAL PROPOSED LOT COVERAGE:		**2,154.1 SF**
TOTAL PROPOSED LOT COVERAGE W/O ADU:		**1,699.4 SF**

FLOOR AREA CALCULATION

	DIMENSION	SQUARE FOOTAGE
A	14'-9" x 11'-9"	173.5 SF
C	29'-2" x 16'-11"	491.5 SF
D	16'-0" x 12'-1"	192.7 SF
E	11'-9" x 6'-8"	78.5 SF
TOTAL FIRST FLOOR AREA:		936.2 SF
	DIMENSION	SQUARE FOOTAGE
F	0'-9" x 5'-4"	4.0 SF
G	2'-6" x 10'-2"	25.4 SF
H	11'-2" x 20'-5"	228.6 SF
I	12'-2" x 21'-11"	267.6 SF
TOTAL GARAGE AREA:		525.6 SF
	DIMENSION	SQUARE FOOTAGE
J	14'-11" x 23'-11"	357.0 SF
K	10'-11" x 36'-1"	393.9 SF
L	19'-4" x 12'-6"	242.2 SF
M	13'-6" x 10'-2"	137.3 SF
N	4'-7" x 4'-7"	21.0 SF
O	3'-6" x 3'-11"	13.9 SF
TOTAL SECOND FLOOR AREA:		1,165.3 SF
	DIMENSION	SQUARE FOOTAGE
B	12'-5" x 13'-8"	170.8 SF
P	12'-11" x 1'-6"	19.5 SF
Q	12'-5" x 12'-6"	154.8 SF
R	12'-0" x 9'-2"	109.6 SF
EXISTING ADU:		454.7 SF
	DIMENSION	SQUARE FOOTAGE
S	13'-11" x 12'-3"	170.8 SF
T	8'-1/2" x 0'-6"	0.4 SF
PROPOSED ADDITION:		171.2 SF
TOTAL PROPOSED FLOOR AREA:		**3,253.2 SF**
TOTAL PROPOSED FLOOR AREA W/O ADU:		**2,798.5 SF**



3 FLOOR AREA & LOT COVERAGE CALCULATIONS



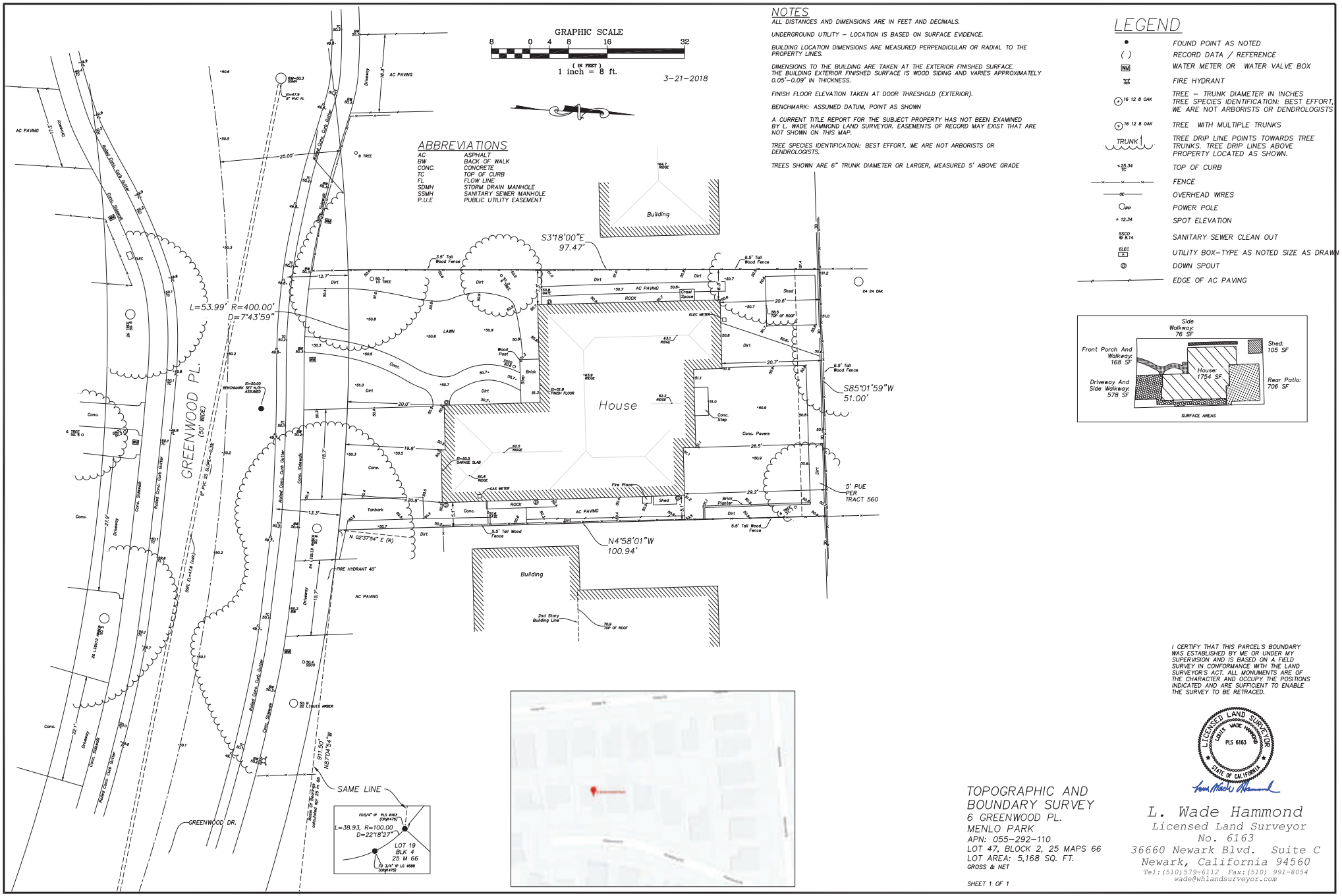
2 PROPOSED SECTION

REVISION
24 AUGUST 2022

metropolis ARCHITECTURE
445 N. Whisman Road
Suite #300
Mountain View,
CA 94043
650-318-0211

BLYTHE RESIDENCE
6 GREENWOOD PLACE
MENLO PARK, CALIFORNIA

Date	5 JULY 2022
Scale	NOTED
Drawn	METRO
Job	BLYTHE
Sheet	A6



I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LICENSED LAND SURVEYOR
LOUIS WADE HAMMOND
PLS 6163
STATE OF CALIFORNIA

TOPOGRAPHIC AND BOUNDARY SURVEY

6 GREENWOOD PL.
MENLO PARK
APN: 055-292-110
LOT 47, BLOCK 2, 25 MAPS 66
LOT AREA: 5,168 SQ. FT.
GROSS & NET

SHEET 1 OF 1

L. Wade Hammond
Licensed Land Surveyor
No. 6163
36660 Newark Blvd. Suite C
Newark, California 94560
Tel:(510)579-6112 Fax:(510) 991-8054
wade@whlandsurveyor.com

A12

July 1, 2022

City of Menlo Park
Planning Department
701 Laurel Street
Menlo Park, CA 94025

RE: Blythe Residence
6 Greenwood Place
Menlo Park, CA 94025

PROJECT DESCRIPTION

This project adds a 171.2 square foot roof and one wall on an existing patio to the first floor. The proposed structure will be constructed using conventional wood framing.

ARCHITECTURAL STYLE

The proposed covered porch is to match the exiting 2 story single family craftsman style residence. The exterior material is primarily painted cement-fiber shingle siding. The rear facade features screened openings along with a dual roller screen system. The wood windows will have simulated divided lites with interior spacer bars.

COMMUNITY OUTREACH

Community Outreach will be completed before the meeting.

Sincerely,

Lawrence Kahle
Metropolis Architecture
445 N. Whisman Rd Suite #300
Mountain View, CA 94043
(650) 318-0211

June 30, 2022

City of Menlo Park
Community Development Department
701 Laurel Street
Menlo Park, CA 94025

Project: Variance Application for 6 Greenwood Place

Dear Planning Commission:

We are requesting a variance for the construction of a new covered three-sided patio on an existing slab attached to an existing two story residence at 6 Greenwood Place. The purpose of this new covered three-sided patio is to replace a covered three-sided patio that was reclassified from the existing house to ADU space as part of the construction of a new ADU. The new patio is slightly smaller in square footage than the original patio converted to ADU space.

We believe the five findings can be made for the variance from the building coverage limit requirement in the Menlo Park Municipal Code.

Below are the findings required and our explanation of why they are met in this case:

(1) That a hardship peculiar to the property and not created by any act of the owner exists. In this context, personal, family or financial difficulties, loss of prospective profits and neighboring violations are not hardships justifying a variance. Further, a previous variance can never have set a precedent, for each case must be considered only on its individual merits;

The hardship is particular to 6 Greenwood Place and not created by any act of the owner but was created by the City. A legal ADU was created by doing three things: 1) enclosing an existing covered three-sided porch, 2) redesignating a portion of the existing home as part of the ADU, and 3) enclosing an existing patio. These three areas are contiguous, with the redesignated portion of the existing home between the two patios that were enclosed to make the permitted ADU.

When the ADU was permitted, the redesignation of the existing main house space to ADU was clearly presented in the project drawings.

At no time during the planning and permitting of the ADU was the owner notified that the removal of square footage from the main house would not be allowed to be added back to the main house in the future. This was an error of omission on the City's part - staff never notified the Owner nor is this addressed in the City codes.

Kelly Blythe 6 Greenwood Place, Menlo Park, California 94025 707-290-8448
KellyRBlythe@gmail.com

(2) That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other conforming property in the same vicinity and that a variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his/her neighbors;

The variance at 6 Greenwood Place is necessary for the preservation and enjoyment of substantial property rights possessed by other conforming property since any other homes wishing to build an ADU could do the same build-out if they submit the projects concurrently.

During the original planning for the main house in 2018, the covered patio was planned in the location requested in this variance application. However, while the slab was placed as part of the main house construction, adding the third wall and covering the slab was not included at the same time as the main house due to cost considerations. In 2020, when the ADU was permitted, the covered patio was still planned, but was planned for construction after the ADU, again for cost considerations.

The existing home had an existing three sided porch on the side of the house converted to the ADU. The owners wish to convert an uncovered existing patio on the back of the house to a covered three-sided porch, to regain the use of the same type of space that was lost to the ADU. While the new patio is enclosed on three sides and covered like the patio lost to the ADU, it is in fact slightly smaller in area than the patio that was lost to the ADU.

(3) That the granting of the variance will not be materially detrimental to the public health, safety, or welfare, or will not impair an adequate supply of light and air to adjacent property;

Granting of the variance will not be materially detrimental to the public health, safety, or welfare, or will not impair an adequate supply of light and air to adjacent property. The new covered patio is only one story, at the back of the house, on an existing slab.

(4) That the conditions upon which the requested variance is based would not be applicable, generally, to other property within the same zoning classification;

The conditions upon which the requested variance is based are not applicable to other properties within the same zoning classification due to the fact that this project is based on the reclassification of square footage of the main house to ADU space and the intention to replace the reclassified square footage of the existing three-sided patio with a similar sized three-sided patio on an existing slab that was constructed in 2020 with the intention of having said patio built on it. The intent to build this covered patio can be verified by project drawings dated 2018 that show the desired covered three-sided patio built on the existing slab.

The condition upon which the requested variance is based is an unusual factor that was not anticipated or discussed in detail during the applicable process.

At no time during the planning and permitting of the ADU was the owner notified that the loss of square footage from the main house was a "one-way street", and that there would be no way to regain the

square footage given over to the ADU. The owner has been told recently by City staff that had the ADU and the new covered patio been submitted at the same time, they would likely have been allowed since there is a clear cause-effect relationship between the two projects.

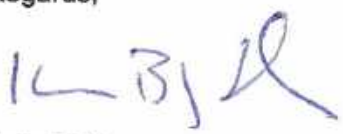
The fact that the ADU was built prior to the requested three-sided covered patio does not change the fact that there is a clear cause-effect relationship between the two projects.

There is nothing in the municipal code that dictates or indicates that building coverage removed from the main structure for an ADU cannot be built back, or that there is a required sequence in building that must be met, save that an ADU must be build during the construction of the main house or after the main house is completed, which is what was done in this case.

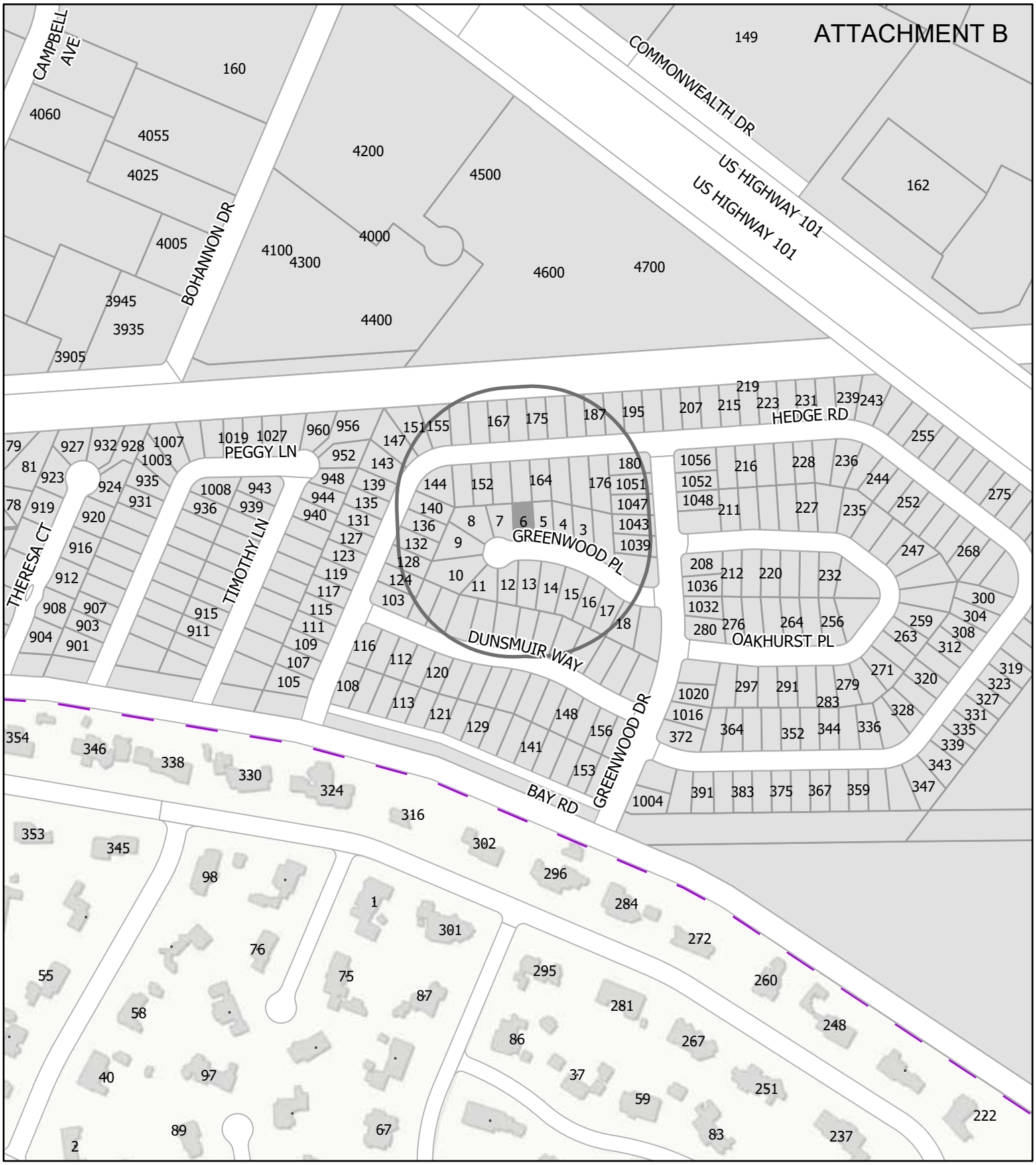
(5) That the condition upon which the requested variance is based is an unusual factor that was not anticipated or discussed in detail during any applicable specific plan process. (Ord. 979 § 12 (part), 2012: Ord. 879 § 3 (part), 1996).

The Specific Plan does not apply to this property.

Regards,



Kelly Blythe



CITY OF MENLO PARK

LOCATION MAP

6 GREENWOOD PLACE

CITY OF MENLO PARK

Scale: 1:4,000 Drawn By: CRT Checked By: CDS Date: 11/7/2022

N

6 Greenwood Place – Attachment E: Data Table

	PROPOSED PROJECT	EXISTING CONDITIONS	ZONING ORDINANCE
Lot area	5,168 sf	5,168 sf	7,000 sf min.
Lot width	51.6 ft.	51.6 ft.	65 ft. min.
Lot depth	100.9 ft.	100.9 ft.	100 ft. min.
Setbacks			
Front	21.3 ft.	21.3 ft.	20 ft. min.
Rear	19* ft.	19* ft.	20 ft. min.
Side (left)	5.2 ft.	5.2 ft.	5.2 ft. min.
Side (right)	5.2 ft.	5.2 ft.	5.2 ft. min.
Building coverage	2,154.1 sf 41.7 %	1,976.5 sf 38.2** %	1,808.8 sf max. 35.0 % max.
FAL (Floor Area Limit)	3,082** sf	3,082** sf	2,800 sf max.
Square footage by floor	936.2 sf/1st 1,144.3 sf/2nd 525.8 sf/garage 454.7 sf/ADU 231.0 sf/porches 6.4 sf/fireplace 21.0 sf/ area greater than 12 feet in height	936.2 sf/1st 1,144.3 sf/2nd 525.8 sf/garage 454.7 sf/ADU 59.8 sf/porches 21.0 sf/area greater than 12 feet in height	
Square footage of buildings	3,319.4 sf	3,141.8 sf	
Building height	26.8 ft.	26.8 ft.	28 ft. max.
Parking	2 covered, 1 uncovered	2 covered, 1 uncovered	1 covered/2 uncovered ****
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees					
Heritage trees	1***	Non-Heritage trees	4	New Trees	0
Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	0	Total Number of Trees	5

* This measurement is to the rear of the attached ADU, which has a minimum required rear setback of four feet, and therefore, the setback is compliant.
**The maximum floor area limit and building coverage are allowed to be exceeded by up to 800 square feet to accommodate an ADU.
***This tree is located in the public right-of-way.
****One uncovered parking space, which may be located anywhere on the lot, is required for the ADU.

Date: August 24, 2022

To: City of Menlo Park Planning Commission

From: Kelly Blythe

Re: Outreach to neighbors regarding rear patio build-out at 6 Greenwood Place

---

This memo is to document the outreach and responses from the neighbors regarding the pending rear patio build-out at our home on Greenwood Place.

A letter (Attachment A) was supplied to the homes in close proximity on our court who may be impacted by the construction. The letter explained the proposed project and included a plan view of the property showing the existing patio at the rear of the property that is to be covered.

A map (Attachment B) shows the specific homes where the letter was delivered.

There were no negative comments received and no concerns raised by any of the homes where the project information was discussed or delivered.

On the contrary, as is indicated on Attachment B there are several neighbors that offered to provide a letter to the City indicating their support for the project. We have declined their offer, but if the Commission would like, we can procure the letters for your review.

Attachment A

August 14, 2022

Dear Neighbors

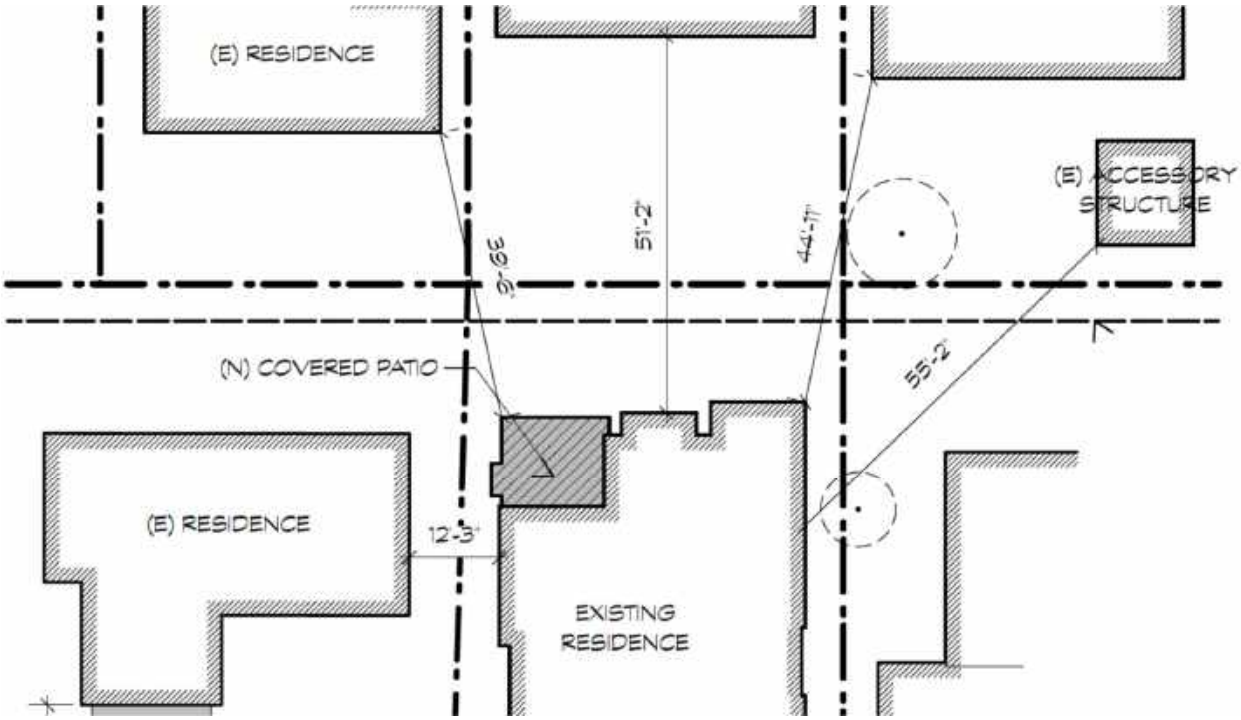
Juli and I are planning to cover an existing patio at the rear of our house at 6 Greenwood Place. Even though the patio exists, due to the City's odd permit requirements, we have been directed to apply for a permit and variance.

The patio is at the rear of the house and located in a corner such that walls of our house are on two sides. It is our plan to add a third wall and a roof, leaving the patio open to the back yard. See the drawing below.

We are well aware of the impact construction can have on a neighborhood. We will be using the same builder for our patio that built our home. We hope his track record for minimizing impact to neighbors will alleviate any concerns you may have.

If you have any questions we would be happy to discuss them and share more details of the plan with you.

Kelly, Juli, Ben and Joey
KellyRBlythe@gmail.com
707-290-8448




Hedge Rd
Hedge Rd
Hedge Rd
Hedge Rd
Greenwood Pl
Greenwood Pl
Dunsmuir Way
Dunsmuir Way
Project Area – Rear Patio at
6 Greenwood Place
Information handout delivered
Information handout delivered
Discussed project in person
Information handout delivered
Discussed project in person
Letter of support offered
Google
Map data ©2018 Google

STAFF REPORT

Planning Commission
Meeting Date: **11/7/2022**
Staff Report Number: **22-059-PC**

Public Hearing: **Use Permit/TJ Homes/316 Grayson Ct.**

Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish an existing one-story, single-family residence and construct a new two-story residence on a substandard lot with regard to minimum lot area and width in the R-1-U (Single Family Urban Residential) zoning district. The proposal also includes an attached accessory dwelling unit (ADU), which is not subject to discretionary review. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required use permit findings can be made for the proposal.

Background

Site location

Using Grayson Court in an east-west orientation, the subject property is located on the northern side of Grayson Court, between Willow Road and Laurel Avenue, in the Willows neighborhood. A location map is included as Attachment B.

Houses along Grayson Court include both one- and two-story residences. While most residences in the neighborhood are one story in height, some two-story residences exist as a result of new development and older residences containing second-story additions. The residences mainly reflect a ranch or traditional architectural style, with some contemporary-style residences. The neighborhood features predominantly single-family residences in the R-1-U (Single Family Urban Residential) district.

Analysis

Project description

The property is currently occupied by a one-story residence with a detached one-car garage. The lot is substandard with regard to lot width (50 feet provided; 65 feet minimum) and lot area (6,500 square feet provided; 7,000 square feet minimum). The relatively narrow lot configuration results in the existing residence being nonconforming with regard to the left side setback.

The applicant is proposing to demolish the existing one-story residence and construct a new two-story residence. A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Attachments D and E, respectively.

The proposed residence would have a total of three bedrooms and two and a half bathrooms, along with an attached accessory dwelling unit (ADU). The first floor of the residence includes a front-loading single-car garage, ADU, and shared living space, including the kitchen, dining room, and great room. The attached one-bed/one-bath ADU is proposed at the first story on the front left side of the residence and includes all the required components for an accessory dwelling unit. The second floor includes the three bedrooms, and two bathrooms. The required parking for the residence would be provided by the attached one-car garage and an uncovered parking space parallel to and in front of the house. The required parking for the ADU would be provided by an uncovered tandem parking space in the driveway. A covered porch is proposed at the front to access the residence and ADU.

The proposed residence would meet all Zoning Ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, parking, and height. Of particular note with regard to Zoning Ordinance requirements:

- The proposed floor area for the residence is 2,799 square feet, where 2,800 square feet is the maximum allowable FAL.
- The proposed floor area for the attached ADU is 281 square feet, where 800 square feet is the maximum allowable FAL exceedance for ADUs built concurrently or after the primary residence.
- The second-story would be 1,391 square feet, representing approximately 49.7 percent of the maximum FAL, where 50 percent is the maximum allowed.
- The proposed building coverage, would be 1,903 square feet, approximately 29.3 percent of the lot area, where 35 percent is the maximum allowed.
- The proposed building coverage, inclusive of the ADU, would be 2,184 square feet, approximately 33.6 percent of the lot area, where 35 percent is the maximum allowed.
- The proposed residence would be 27 feet in height, where 28 feet is the maximum allowed.

The proposed residence would have an approximately 30-foot front setback and an approximately 37-foot rear setback, where 20 feet is required for both. The proposed residence would correct the existing nonconforming side setback conditions at the left side of the lot, meeting the required minimum five-foot setback on both sides; the left side would be five feet, two inches from the property line and the right side would be five feet from the property line. The attached ADU would be set back four feet from the left side, in compliance with ADU regulations which allow reduced setbacks. The proposed second story would be mostly stepped back from the first story and features varied wall depths to minimize massing.

The proposal would comply with the daylight plane, with one intrusion which may be permitted on lots less than 10,000 square feet in size. The left side gable would intrude into the daylight plane two feet, six inches, where 10 feet is the maximum permitted intrusion when the required side yard setback is five feet. The length of the gable intrusion into the daylight plane would be 15 feet where 30 feet is the maximum permitted.

Design and materials

The applicant states that the proposed residence would be constructed in a farmhouse style with vertical board and batten siding on the upper floor. Roofing is proposed to be composite shake covering the gable and hip roof forms. The second-story windows would have sill heights with a minimum of two feet, six inches to a maximum of five feet, six inches. The rear balcony would have wooden rails with cementitious board and batten siding. The garage would have a wood carriage-house style overhead door.

Staff believes that the scale, materials, and style of the proposed residence would result in a consistent aesthetic approach and are generally consistent with the broader neighborhood, given the similar

architectural styles and sizes of structures in the area.

Flood zone

The subject property is located within the "AE" zone established by the Federal Emergency Management Agency (FEMA). Within this zone, flood-proofing techniques are required for new construction and substantial improvements of existing structures. Stated in general terms, the finished floor must be at least one foot above the base flood elevation (BFE). The Public Works Department has reviewed and tentatively approved the proposal for compliance with FEMA regulations. The sections (Plan Sheet A3.0 in Attachment D) show the BFE (26.3 feet) in relation to the existing average natural grade (approximately 25.5 feet) and the finished floor elevation (27.3 feet).

Trees and landscaping

The applicant has submitted an arborist report (Attachment F), detailing the species, size, and conditions of on-site and nearby heritage and non-heritage trees. The arborist report highlights a total of 13 trees on and around the subject property of which five are heritage size. There are eight non-heritage trees (Trees # 3, 4, 5, 6,7,8 9, and 10) located on the subject property, with heritage Trees #1 and #2 being street trees and Trees #11, 12 and 13 located on the neighboring properties at 307 Haight Street, 927 Laurel Street and 320 Grayson Court, respectively. All eight non-heritage trees on the subject property are proposed for removal.

The arborist report includes tree protection recommendations for the pre-construction, construction, and post-construction phases of the project. These arborist recommendations include the establishment of a tree protection zone for Trees #1, 2 and 11, guidance for preventing root damage, and guidance for pruning (less than 25 percent) of branches, amongst other specifications. As part of the project review process, the arborist report was reviewed by the City Arborist. Implementation of all recommendations to mitigate impacts to the heritage trees identified in the arborist report would be ensured as part of condition 1h.

Correspondence

Within the project description letter (Attachment E), the applicant states that they have reached out to neighbors within 300 feet of the subject property with a letter which included copies of the site plan, floor plans, and elevations. A virtual meeting was also held where three neighbors attended, one who raised concerns over the fence location and its maintenance. The applicant indicates they would coordinate with the neighbor regarding the fence. The homeowners also reached out to neighbors in the immediate vicinity and have received support for the proposal. As of the publication of this report, staff has not received any direct correspondence regarding the project.

Conclusion

Staff believes that the design, scale, and materials of the proposed residence are generally compatible with the surrounding neighborhood. The farmhouse style would be generally attractive and well-proportioned, and the inset of the second floor would help increase privacy while reducing the perception of mass. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

A. Draft Planning Commission Resolution of Approval Adopting Findings for project Use Permit, including project Conditions of Approval
   Exhibits to Attachment A
   - A. Project Plans (See Attachment D to this (November 7, 2022) Planning Commission Staff Report)
   - B. Conditions of Approval
   - C. Project Description Letter (See Attachment E to this (November 7, 2022) Planning Commission Staff Report)

B. Location Map
C. Data Table
D. Project Plans
E. Project Description Letter
F. Arborist Report

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings, and exhibits are available for public viewing at the Community Development Department.

Exhibits to Be Provided at Meeting

None

Report prepared by:
Fahteen Khan, Associate Planner

Report reviewed by:
Corinna Sandmeier, Acting Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO DEMOLISH AN EXISTING ONE-STORY RESIDENCE AND CONSTRUCT A NEW TWO-STORY RESIDENCE ON A SUBSTANDARD LOT WITH REGARD TO MINIMUM LOT WIDTH AND AREA IN THE R-1-U (SINGLE FAMILY URBAN RESIDENTIAL) ZONING DISTRICT

WHEREAS, the City of Menlo Park ("City") received an application requesting to demolish an existing one-story residence and construct a new two-story residence on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district (collectively, the "Project") from TJ Homes ("Applicant") and John and Katie Cromie ("Owner"), located at 316 Grayson Court (APN 062-215-515) ("Property"). The Project use permit is depicted in and subject to the development plans and project description letter which are attached hereto as Exhibit A and Exhibit C, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family Urban Residential (R-1-U) district. The R-1-U district supports single-family residential uses; and

WHEREAS, the proposed Project complies with all objective standards of the R-1-U district; and

WHEREAS, the proposed Project was reviewed by the Engineering Division and found to be in compliance with City standards; and

WHEREAS, the Applicant submitted an arborist report prepared by A Plus Tree Care & Sustainability which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project's environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures); and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on November 7, 2022, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit to demolish an existing one-story residence and construct a new two-story residence on a substandard lot is granted based on the following findings which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-U zoning district and the General Plan because the construction of a two-story residence is allowed on a substandard lot subject to granting of a use permit and provided that the proposed residence conforms to applicable zoning standards, including, but not limited to, minimum setbacks, maximum floor area limit, and maximum building coverage.
    b. The proposed residence would include the required number of off-street parking spaces because one covered and one uncovered parking space would be required at a minimum and is provided as such for the residence.
    c. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the new residence would be located in a single-family neighborhood and designed such that privacy

concerns would be addressed through second story setbacks greater than the minimum required setbacks in the R-1-U district.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2022-00013, which Use Permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit C, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit B.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

A. The Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures).

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Corinna Sandmeier, Acting Principal Planner and Planning Commission Liaison of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on November 7, 2022, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this 7th day of November, 2022.

_____

Corinna Sandmeier
Acting Principal Planner and Planning Commission Liaison
City of Menlo Park

Exhibits

A. Project Plans
B. Conditions of Approval
C. Project Description Letter

LOCATION: 316 Grayson Court	**PROJECT NUMBER:** PLN2022-00013	**APPLICANT:** TJ Homes	**OWNER:** John and Kaitie Cromie

PROJECT CONDITIONS:

1. The use permit shall be subject to the following standard conditions:

   a. The applicant shall be required to apply for a building permit within one year from the date of approval (by November 7, 2023) for the use permit to remain in effect.

   b. Development of the project shall be substantially in conformance with the plans prepared by Bassenian Lagoni Architects consisting of 19 plan sheets, dated received October 26, 2022 and approved by the Planning Commission on November 7, 2022, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

   c. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.

   d. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

   e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

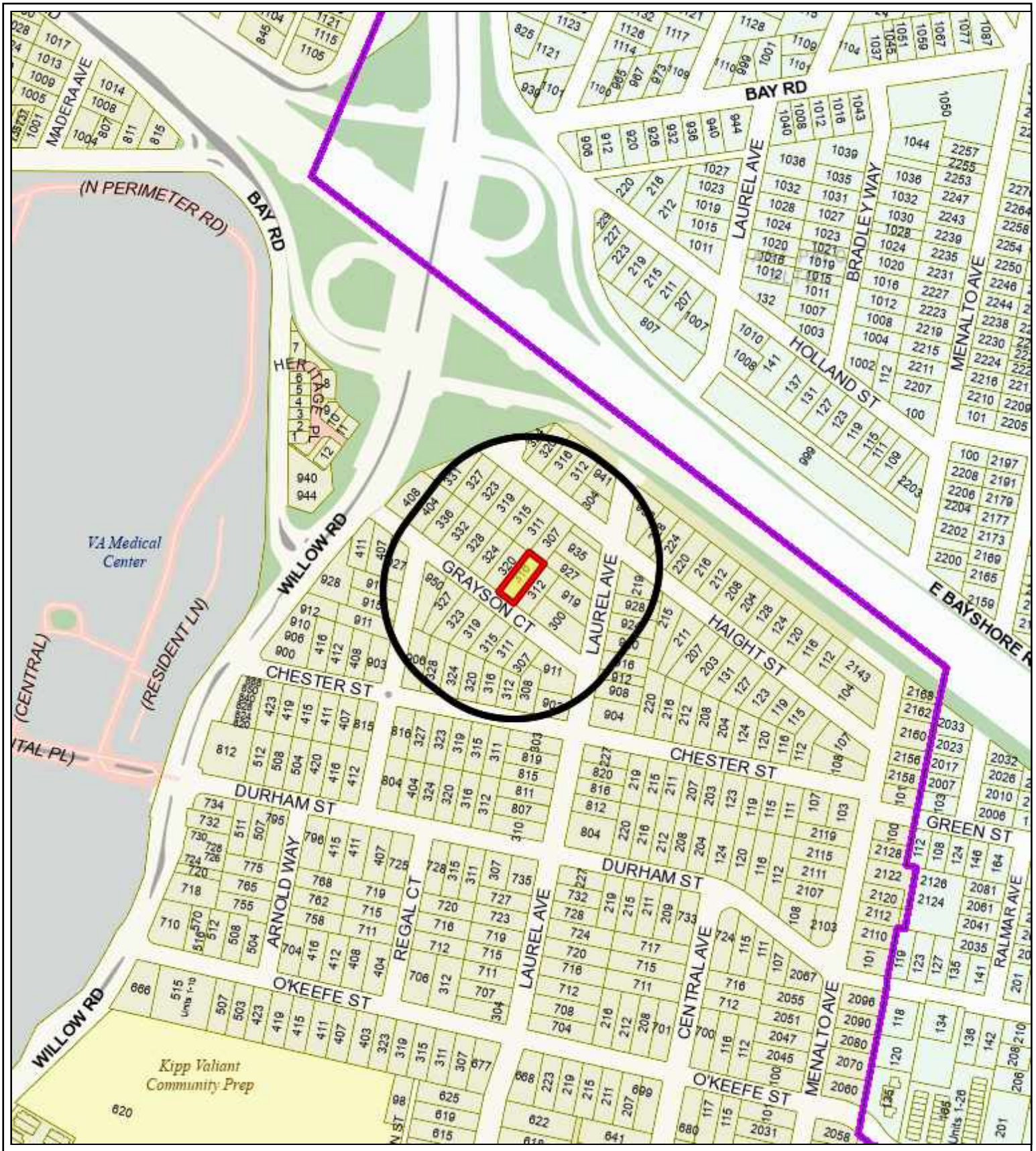
   f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

   g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

   h. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by California Tree and Landscape Consulting, Inc., dated revised October 24, 2022.

   i. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.

   j. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.



City of Menlo Park

Location Map
316 Grayson Court

Scale: 1:4,000 | Drawn By: FNK | Checked By: CDS | Date: 11/7/2022 | Sheet: 1

316 Grayson Court – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	6,500 sf	6,500 sf	7,000 sf min
Lot width	50 ft	50 ft	65 ft min
Lot depth	130 ft	130 ft	100 ft min
Setbacks			
Front	30.0 ft	27.8 ft	20 ft min
Rear	37.1 ft	48.0 ft	20 ft min
Side (left)	4.0 ft to ADU 5.2 ft to house	3.1 ft	5.0 ft
Side (right)	5.0 ft	9.6 ft	5.0 ft min
Building coverage*	2,184 sf 33.6 %	1,818 sf 28.0 %	2,275 sf max 35.0 % max
FAL (Floor Area Limit)*	3,080.0* sf	sf	2,800 sf max
Square footage by floor	948 sf-1st 281 sf-ADU 1,391 sf-2nd 460 sf-garage 130 sf-porch	1,431 sf-1st 387 sf-garage	
Square footage of buildings	3,210 sf	1,818 sf	
Building height	27.0 ft	14.8 ft	28 ft max
Parking	1 covered space,1 uncovered space	1 covered space	1 covered and 1 uncovered space
Note: Areas shown highlighted indicate a nonconforming or substandard situation			

Trees					
Heritage trees	5*	Non-Heritage trees	8	New trees	0
Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	8	Total Number of trees	5

* Floor area and building coverage for the proposed project includes the ADU, which is 281 square feet in size and is allowed to exceed the floor area limit and maximum building coverage.

* Of which two are street trees (tree #1 and #2) and the other three (trees #11,12 and 13) are located on the neighboring property.

316 GRAYSON COURT
MENLO PARK, CA 94025

November 2nd, 2022

PROJECT DATA

LEGAL DESCRIPTION :	LOT 19, BLOCK 14
APN :	062-215-150
PROJECT ADDRESS :	316 GRAYSON COURT MENLO PARK, CA 94025
ZONING :	R-1-U
BUILDING CLASSIFICATION:	SINGLE FAMILY DETACHED R3/U FIRE SPRINKLERS PER CRC R313.3
TYPE OF CONSTRUCTION :	TYPE V-B
FIRE ZONE :	N/A
SITE AREA :	6,500 SQ. FT.
COVERED PARKING :	1
ALLOWABLE LOT COVERAGE :	35%
PROPOSED LOT COVERAGE :	29% (1,903 SQ.FT.)
ALLOWABLE FAL :	2,800 SQ. FT.
PROPOSED FAL :	2,799 SQ. FT.
ALLOWABLE 2nd FLOOR FAL :	1,400 SQ. FT.
PROPOSED 2nd FLOOR FAL :	1,391 SQ. FT.
BUILDING HEIGHT:	± 27'-0"

SETBACKS :

	PROPOSED	REQUIRED
FRONT :	30'-0"	20'-0" MIN.
SIDE :	5'-2"(LEFT) / 5'-0"(RIGHT)	5'-0" MIN.
REAR :	37'-1"	20'-0" MIN.

SQUARE FOOTAGE:

	PROPOSED	FAL
FIRST FLOOR :	948 SQ. FT.	948 SQ. FT.
SECOND FLOOR :	1,301 SQ. FT.	1,391 SQ. FT.
ADU:	280 SQ. FT.	
TOTAL LIVABLE :	2,529 SQ. FT.	
GARAGE :	460 SQ. FT.	460 SQ. FT.
PORCH :	130 SQ. FT.	
OUTDOOR LIVING :	365 SQ. FT.	

CODES :	2019	CALIFORNIA BUILDING CODE
	2019	CALIFORNIA RESIDENTIAL CODE
	2019	CALIFORNIA MECHANICAL CODE
	2019	CALIFORNIA PLUMBING CODE
	2019	CALIFORNIA FIRE CODE
	2019	CALIFORNIA ELECTRICAL CODE
	2019	CALIFORNIA ENERGY CODE
	2019	CALIFORNIA GREEN BUILDING STANDARDS CODE
GOVERNING BODY :		CITY OF MENLO PARK

DIRECTORY

OWNER:
THOMAS JAMES HOMES
255 SHORELINE DRIVE, SUITE 428
REDWOOD CITY, CA 94065
CONTACT: CYNTHIA THIEBAUT
PHONE: (650) 382-0648
EMAIL: CTHIEBAUT@TJHUSA.COM

ARCHITECTS:
BASSENIAN LAGONI ARCHITECTS
2031 ORCHARD DRIVE
NEWPORT BEACH, CA 92660
CONTACT: TERESSA OEHRLEIN
PHONE: (949) 553-9100
EMAIL: TERESSA@BASSENIANLAGONI.COM

CIVIL ENGINEER:
CBG
2633 CAMINO RAMON #350
SAN RAMON, CA 94583
PHONE: (925) 866-0322

SHEET INDEX

FLOOD ZONE NOTES

THIS PROJECT IS IN A DESIGNATED FLOOD ZONE
ZONE: AE
BFE (BASE FLOOD ELEV.): 26.3
DFE (DESIGN FLOOD ELEV.): BFE + 12" = 27.3

CITY OF MENLO PARK REQUIREMENTS:

AN ELEVATION CERTIFICATE IS REQUIRED TO BE SUBMITTED FOR ALL EXISTING SUBSTANTIAL IMPROVEMENTS ON THE FLOOD ZONE. AN EXISTING ELEVATION CERTIFICATE IS NOT MANDATORY FOR NEW CONSTRUCTION BUT SITE ELEVATIONS SHOULD BE SHOWN CLEARLY ON THE TOPOGRAPHIC SURVEY. A POST-CONSTRUCTION ELEVATION CERTIFICATE WILL BE REQUIRED PRIOR TO FINAL INSPECTION FOR ALL APPLICABLE PROJECTS IN THE FLOOD ZONE.

THE ELEVATION CERTIFICATE AND TOPOGRAPHIC SURVEY SHALL BE BASED ON THE NAVD'88 (NORTH AMERICAN VERTICAL DATUM OF 1988). THIS IS THE DATUM USED IN THE CITY'S DIGITAL FLOOD INSURANCE RATE MAPS (FIRMS) AND REPRESENTS THE SEA LEVEL ELEVATION FROM WHICH ALL OTHER ELEVATIONS OR ALTITUDES ARE MEASURED. PRIOR TO OCT. 16, 2012, THE FIRMS WERE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD'29). PLANS AND ELEVATIONS CERTIFICATES BASED ON THIS OLD DATUM WILL NOT BE ACCEPTED.

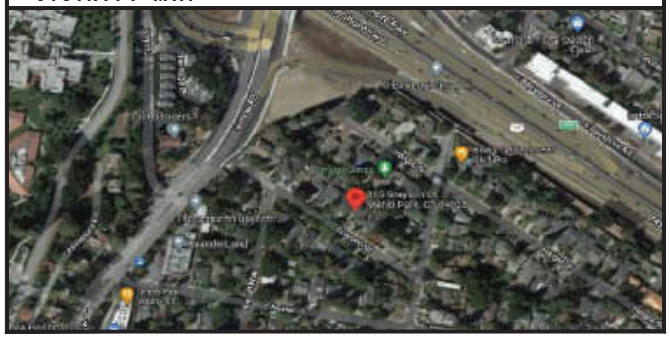
THE ON-SITE DRAINAGE PLAN SHALL SHOW HOW FLOOD WATERS WILL BE DIRECTED AROUND THE STRUCTURE. SHOW THAT THE 1% ANNUAL FLOOD WILL HAVE NO ADVERSE IMPACT ON NEIGHBORING PROPERTIES.

FLOOD NOTES:
1. THE PROJECT IS BUILT IN COMPLIANCE WITH THE CITY'S FLOOD DAMAGE PREVENTION ORDINANCE, CHAPTER 12, SECT. 42.
2. ALL MATERIALS BELOW DFE SHALL BE RESISTANT TO FLOOR DAMAGE. (I.E. CONCRETE, REDWOOD OR PRESSURE TREATED DOUGLAS FIR.)
3. THE BOTTOM ELEVATION OF ALL APPLIANCES AND UTILITIES (METERS, AIR CONDITIONING UNITS, ETC.) SHALL BE AT OR ABOVE DFE.
4. STORM RUNOFF RESULTING FROM THE PROJECT'S GRADING AND DRAINAGE ACTIVITIES SHALL NOT ENCROACH ONTO ANY NEIGHBORING LOT. RUN-OFF MUST BE CONTAINED ON-SITE.
5. NO BASEMENTS OR ANY HABITABLE ENCLOSURE BELOW THE DFE ARE ALLOWED FOR PROJECTS IN THE FLOOD ZONE.
6. FLOOD VENTS SHALL BE INSTALLED FOR ALL NON-HABITABLE ENCLOSURES BELOW THE DFE (I.E. CRAWLSPACE, GARAGE, ETC.) AT A RATE OF 1 S.I. OF NET OPENING TO 1 S.F. OF ENCLOSURE. REFER TO ENGINEERING PLANS HEREIN FOR VENT LOCATIONS AND CALCULATIONS.

GENERAL NOTES:
ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.

AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING UTILITY LATERALS, IN THE PUBLIC RIGHT OF WAY.

VICINITY MAP



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COVER SHEET

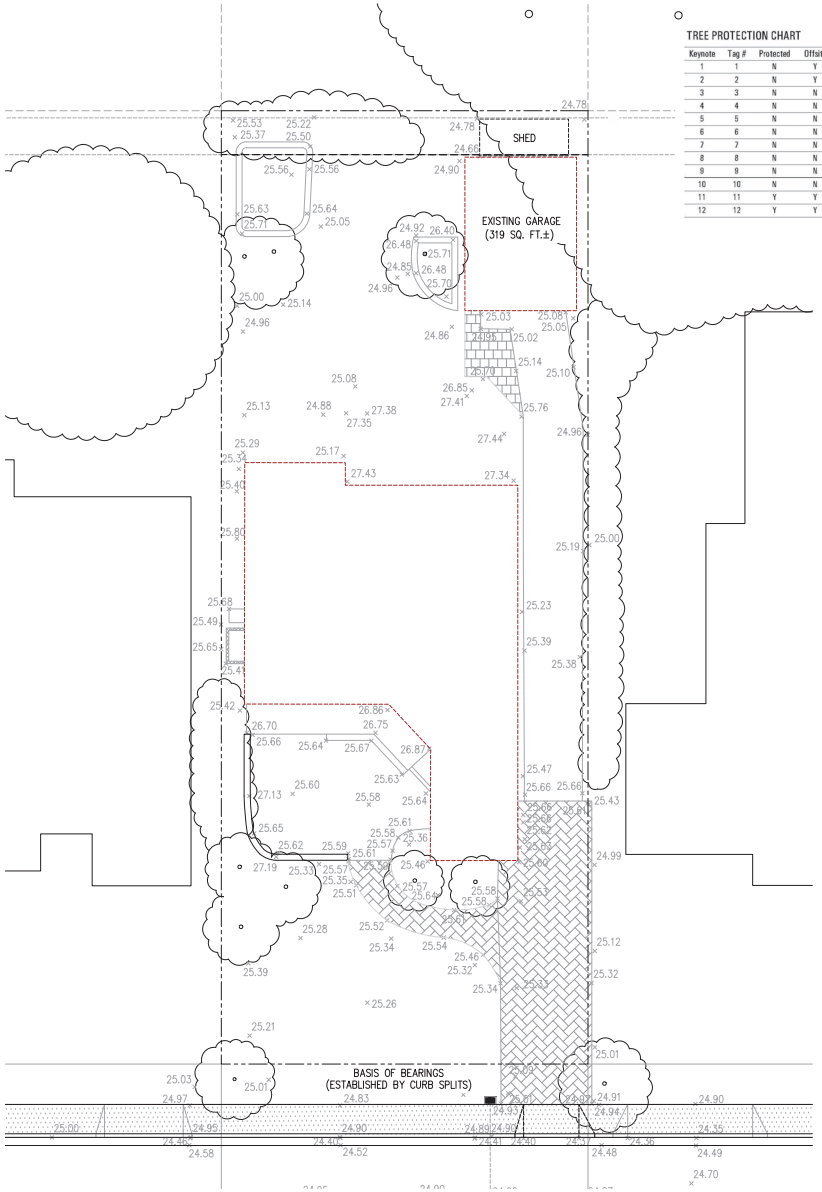
316 GRAYSON COURT

Menlo Park , California

918.21284

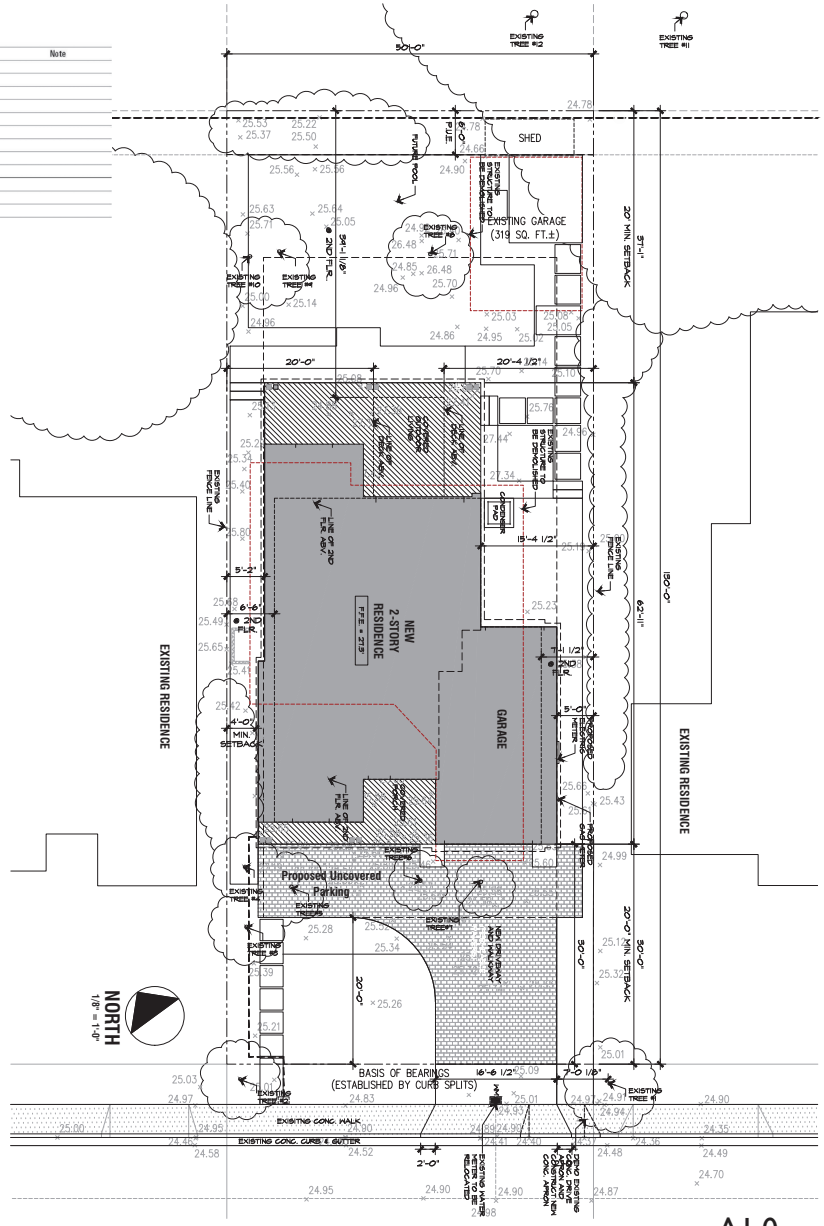
A0.0

10.20.22



TREE PROTECTION CHART

Keynote	Tag #	Protected	Offsite	Botanical Name	Common Name	DBH (inches)	Status	Note
1	1	N	Y	Zelkova serrata	Sawleaf Zelkova	7	Retain and Protect	
2	2	N	Y	Zelkova serrata	Sawleaf Zelkova	4.2	Retain and Protect	
3	3	N	N	Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweetgum	3.6	Remove	
4	4	N	N	Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweetgum	2.5	Remove	
5	5	N	N	Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweetgum	3	Remove	
6	6	N	N	Lagerstroemia indica	Crape Myrt	4	Remove	
7	7	N	N	Citrus limon	Lemon	4	Remove	
8	8	N	N	Acer palmatum	Japanese Maple	4.4	Remove	
9	9	N	N	Acer palmatum	Japanese Maple	1.8	Remove	
10	10	N	N	Podocarpus macrophyllus	Yew Pine	3	Remove	
11	11	Y	Y	Quercus agrifolia	Coast Live Oak	54	Retain and Protect	
12	12	Y	Y	Quercus agrifolia	Coast Live Oak	54	Retain and Protect	



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EXISTING & PROPOSED SITE PLAN

316 GRAYSON COURT

Menlo Park , California

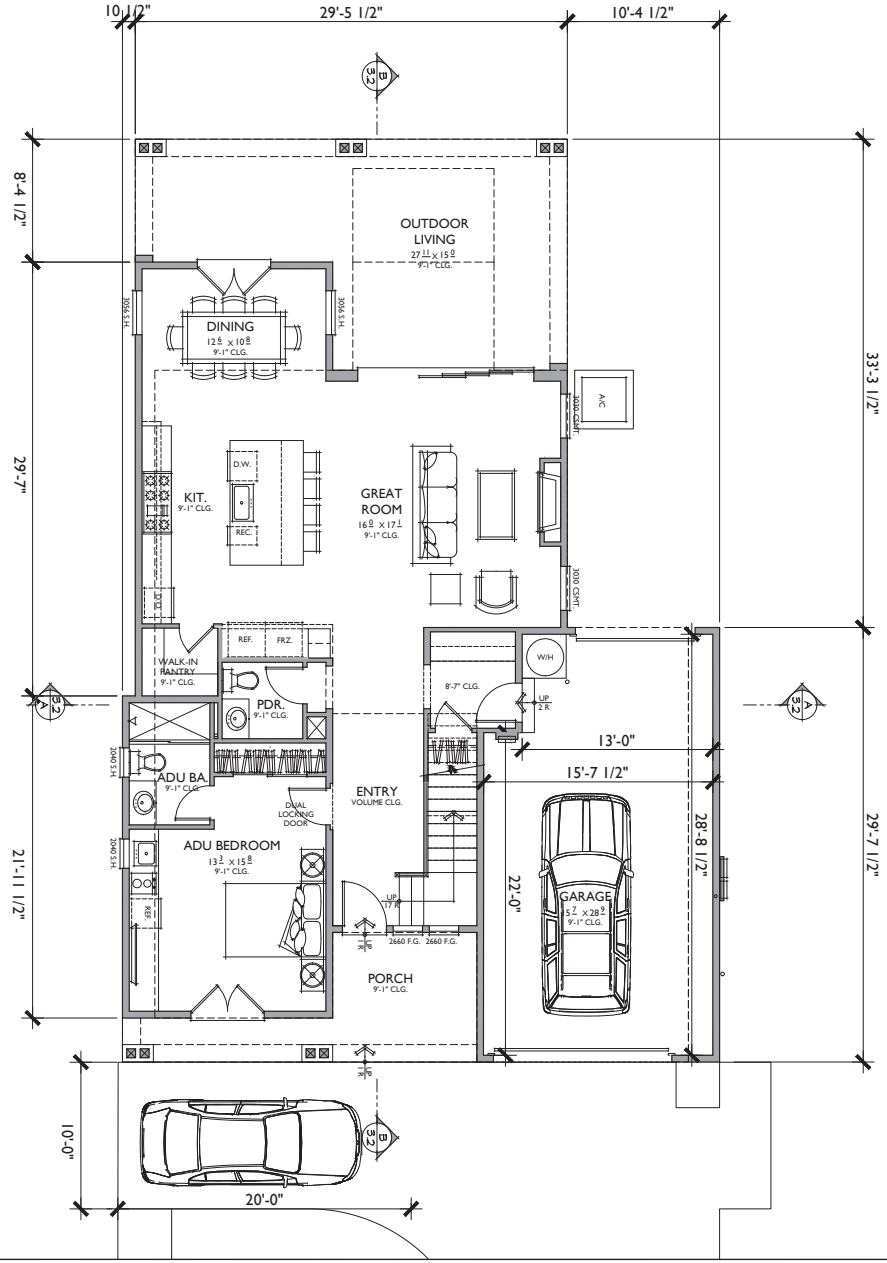
0 4 8 16

918.21284

A1.0

10.20.22

D2



3 BEDROOMS / 2.5 BATHS / LOFT + ADU
2 - CAR GARAGE

FAR TABLE	
1ST FLOOR	948 SQ. FT.
2ND FLOOR	1,391 SQ. FT.
GARAGE	460 SQ. FT.
TOTAL FAR (2800 MAX)	**2799 SQ. FT.**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FLOOR AREA TABLE	
1ST FLOOR	948 SQ. FT.
2ND FLOOR	1,301 SQ. FT.
ADU	280 SQ. FT.
TOTAL LIVING	**2529 SQ. FT.**
2 - CAR GARAGE	460 SQ. FT.
OUTDOOR LIVING	365 SQ. FT.
PORCH	130 SQ. FT.
LOT COVERAGE	29%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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CONCEPT FLOOR PLAN

First Floor

316 GRAYSON COURT

Menlo Park , California

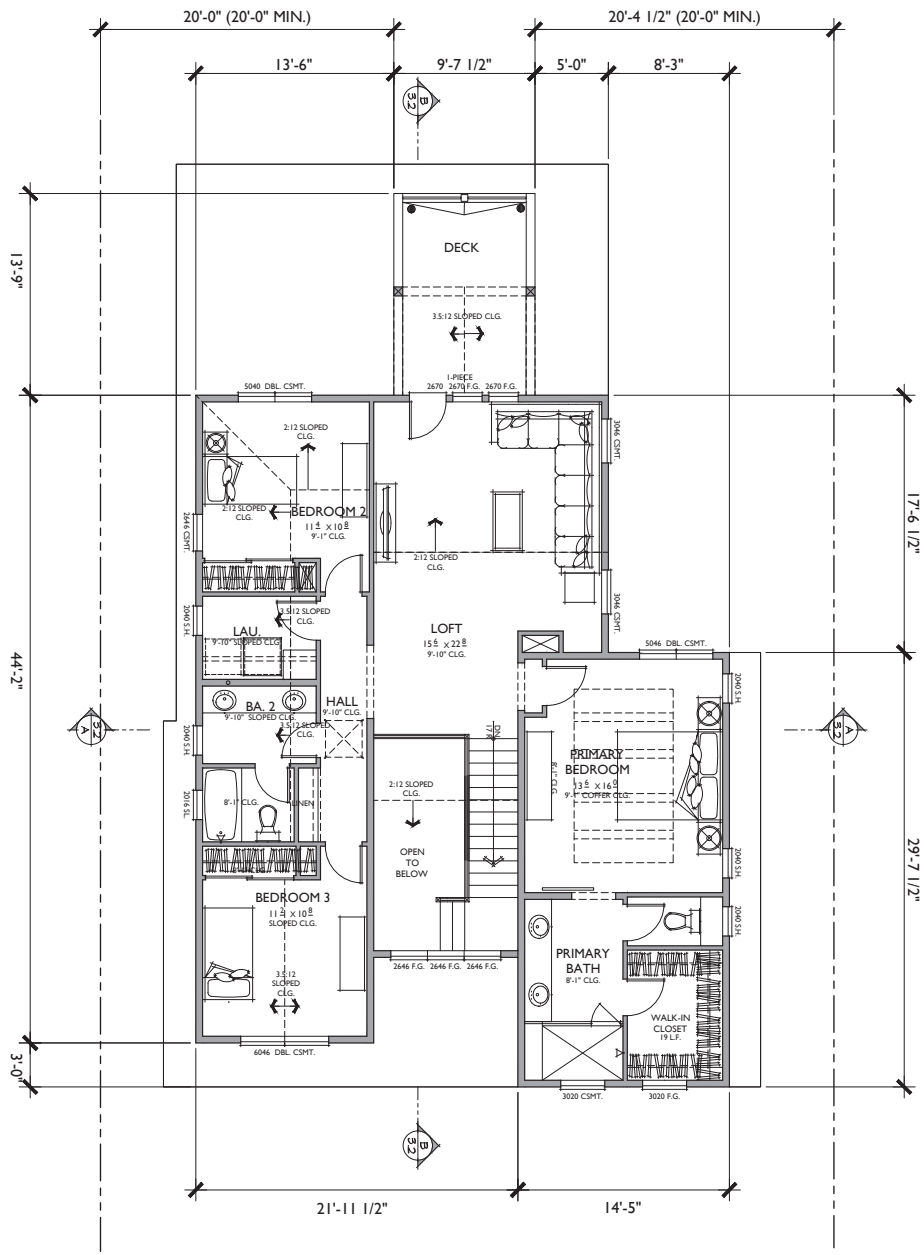
0 2 4 8

918.21284

NORTH

A2.0

10.20.22



3 BEDROOMS / 2.5 BATHS / LOFT + ADU
2 - CAR GARAGE

FAR TABLE	
1ST FLOOR	948 SQ. FT.
2ND FLOOR	1,391 SQ. FT.
GARAGE	460 SQ. FT.
TOTAL FAR (2800 MAX)	**2799 SQ. FT.**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FLOOR AREA TABLE	
1ST FLOOR	948 SQ. FT.
2ND FLOOR	1,301 SQ. FT.
ADU	280 SQ. FT.
TOTAL LIVING	**2529 SQ. FT.**
2 - CAR GARAGE	460 SQ. FT.
OUTDOOR LIVING	365 SQ. FT.
PORCH	130 SQ. FT.
LOT COVERAGE	29%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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CONCEPT FLOOR PLAN
Second Floor

316 GRAYSON COURT
Menlo Park , California

0 2 4 8

918.21284

NORTH

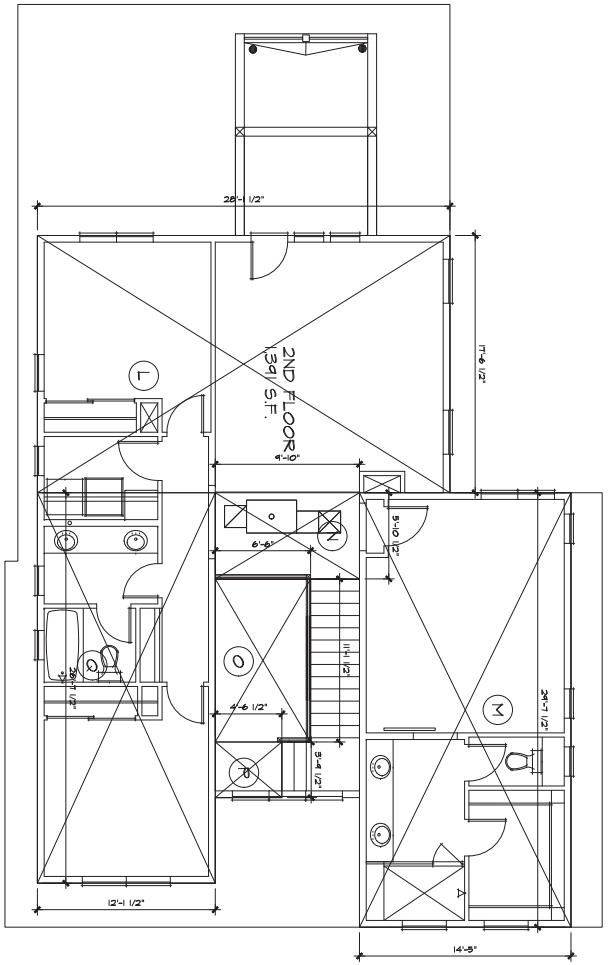
A2.1

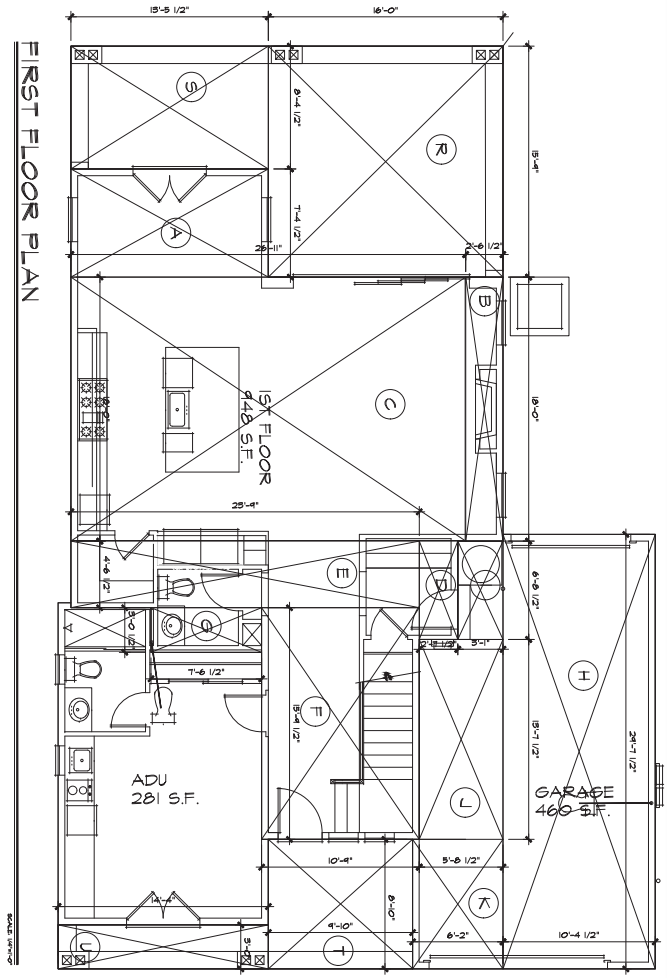
10.20.22

D4

AREA CALCULATION

LABEL	DIMENSIONS	AREA
FIRST FLOOR		
A	7'-4.5" X 13'-5.5"	100 SQ. FT.
B	18'-0" X 2'-6.5"	46 SQ. FT.
C	18'-0" X 26'-11"	483 SQ. FT.
D	6'-8.5" X 2'-7.5"	18 SQ. FT.
E	4'-6.5" X 23'-9"	108 SQ. FT.
F	15'-9.5" X 10'-9"	170 SQ. FT.
G	3'-.5" X 7'-6.5"	23 SQ. FT.
	SUBTOTAL	948 SQ. FT.
GARAGE		
H	29'-7.5" X 10'-4.5"	307 SQ. FT.
I	6'-8.5" X 3'-1"	21 SQ. FT.
J	13'-7.5" X 5'-8.5"	78 SQ. FT.
K	8'-10" X 6'-2"	54 SQ. FT.
	SUBTOTAL	460 SQ. FT.
SECOND FLOOR		
L	17'-6.5" X 28'-1.5"	493 SQ. FT.
M	29'-7.5" X 14'-5"	427 SQ. FT.
N	5'-10.5" X 9'-10"	59 SQ. FT.
O	11'-1.5" X 6'-6"	72 SQ. FT.
P	3'-9.5" X 4'-6.5"	17 SQ. FT.
Q	26'-7.5" X 12'-1.5"	323 SQ. FT.
	SUBTOTAL	1,391 SQ. FT.
OUTDOOR LIVING (FOR BUILDING COVERAGE ONLY)		
R	15'-9" X 16'-0"	252 SQ. FT.
S	8'-4.5" X 13'-5.5"	113 SQ. FT.
	SUBTOTAL	365 SQ. FT.
PORCH (FOR BUILDING COVERAGE ONLY)		
T	8'-10" X 9'-10"	87 SQ. FT.
U	3'-0" X 14'-4"	43 SQ. FT.
	SUBTOTAL	130 SQ. FT.
BUILDING COVERAGE		
	FIRST FLOOR (A-G)	948 SQ. FT.
	GARAGE (H-K)	460 SQ. FT.
	OUTDOOR LIVING (R-S)	365 SQ. FT.
	PORCH (T-U)	130 SQ. FT.
	TOTAL (35% MAX. = 2,170)	1,903 SQ. FT.
FLOOR AREA LIMIT		
	FIRST FLOOR (A-G)	948 SQ. FT.
	SECOND FLOOR (L-N)	1,391 SQ. FT.
	GARAGE (H-K)	460 SQ. FT.
	TOTAL (2800 MAX.)	2,799 SQ. FT.





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SQUARE FOOTAGE CALCULATIONS

316 GRAYSON COURT

Menlo Park , California

0 2 4 8

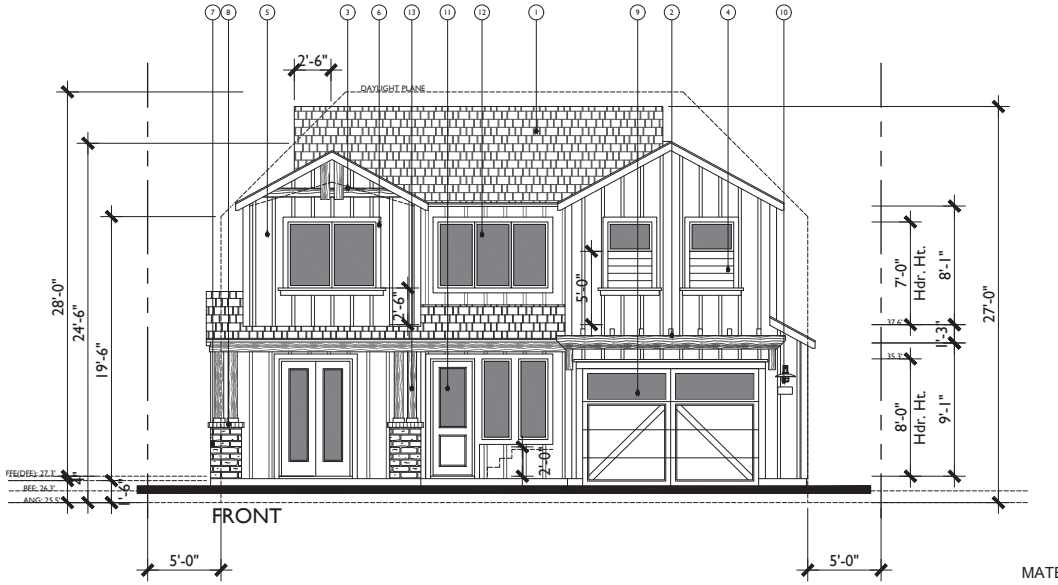
918.21284

NORTH

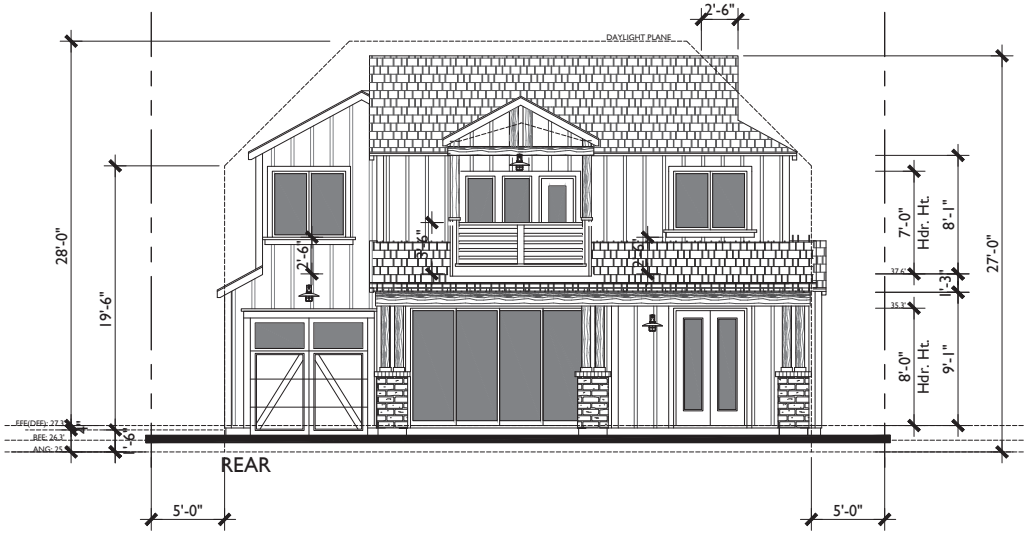
A2.2

10.20.22

D5



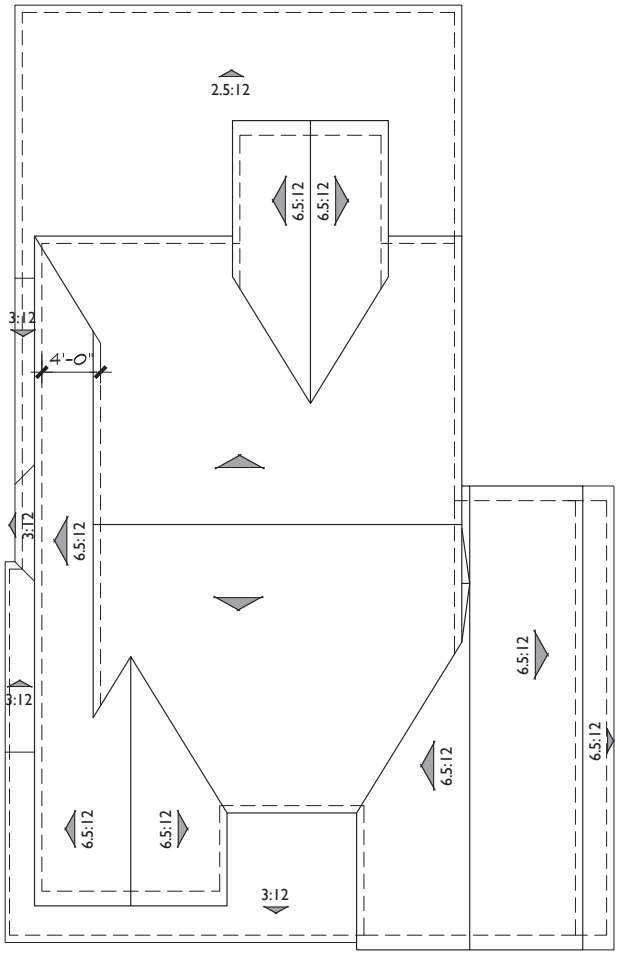
FRONT



REAR

MATERIALS LEGEND:

1. COMPOSITION SHINGLE ROOF
2. WOOD TRELLIS
3. DECORATIVE WOOD GABLE END
4. CEMENTITIOUS SIDING
5. CEMENTITIOUS BOARD & BATT
6. CEMENTITIOUS TRIM
7. BRICK VENEER
8. BRICK TRIM
9. SECTIONAL GARAGE DOOR W/ WINDOWS
10. COACH LIGHT
11. FIBERGLASS ENTRY DOOR W/ WINDOW
12. FIBERGLASS WINDOW
13. WOOD COLUMN
14. WOOD RAILING



ROOF PLAN

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 6"-12"
ROOF MATERIAL: COMP. SHINGLE

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ELEVATIONS

Front & Rear Elevations

316 GRAYSON COURT

Menlo Park , California

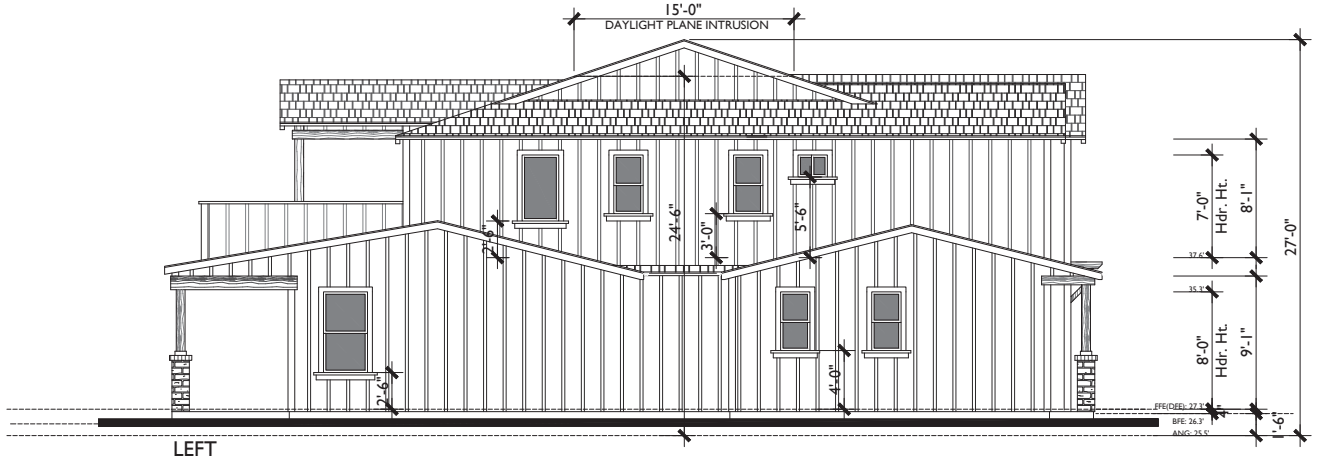
0 2 4 8

918.21284

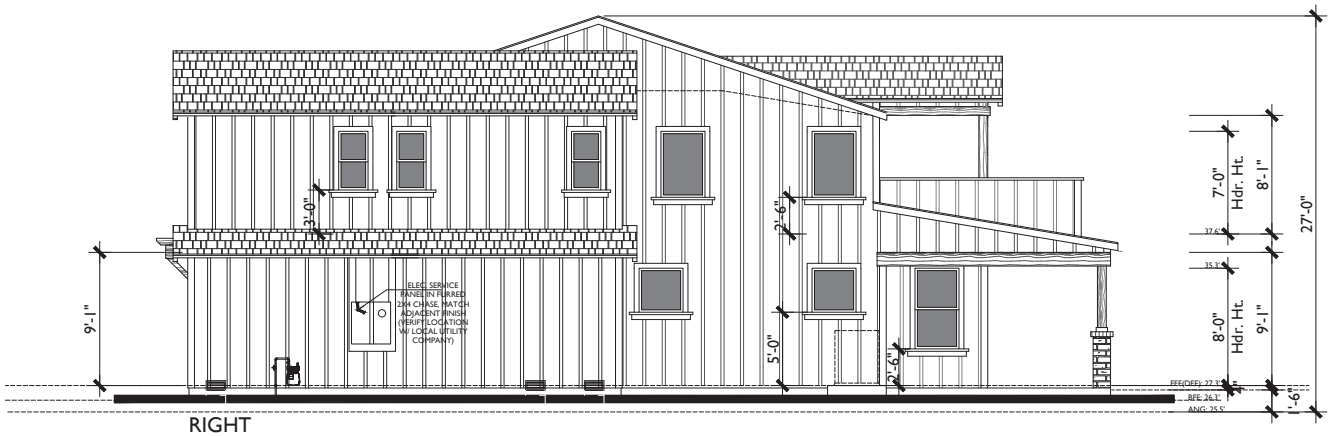
NORTH

A3.0

11.02.22



LEFT



RIGHT

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ELEVATIONS

Left & Right Elevations

316 GRAYSON COURT

Menlo Park , California

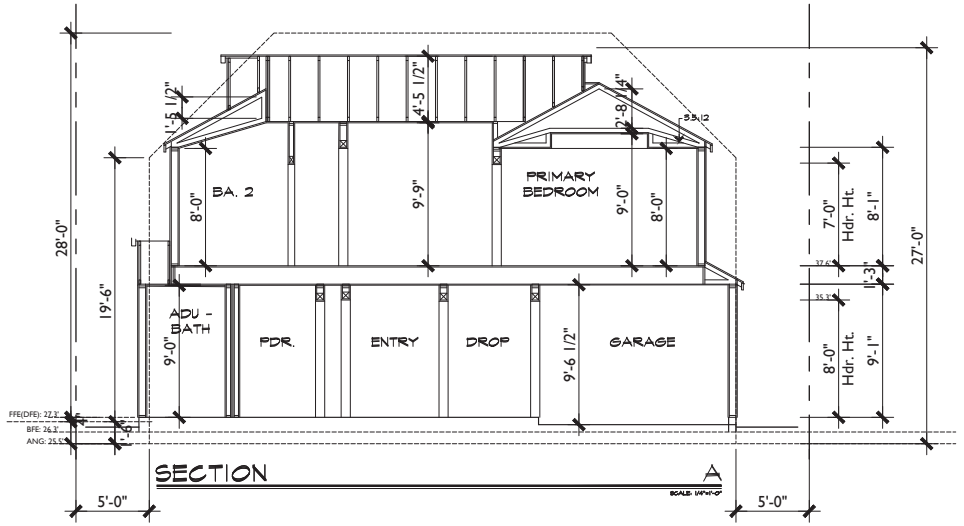
0 2 4 8

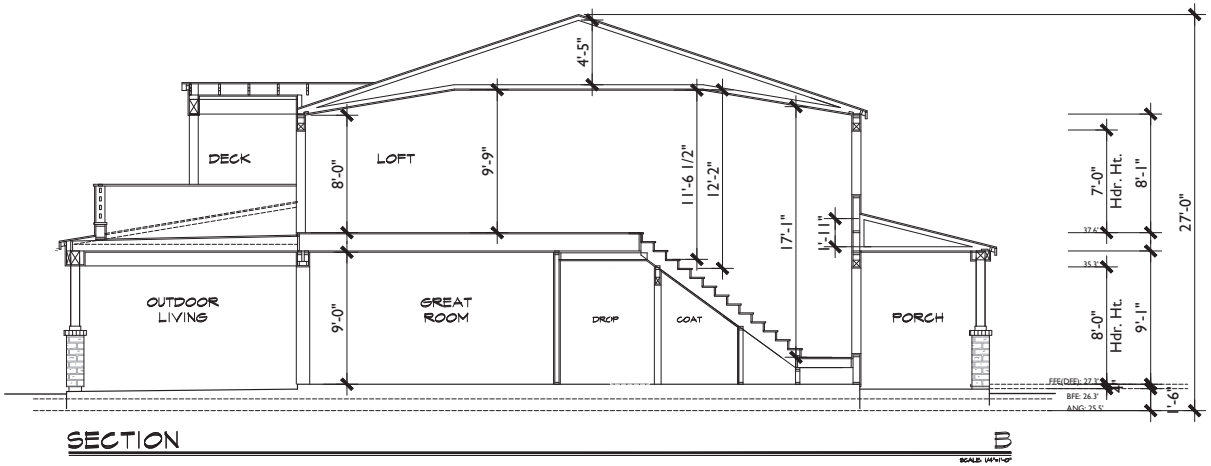
918.21284

A3.1

11.02.22

D7





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PROPOSED SECTIONS

316 GRAYSON COURT

Menlo Park , California

0 2 4 8

918.21284

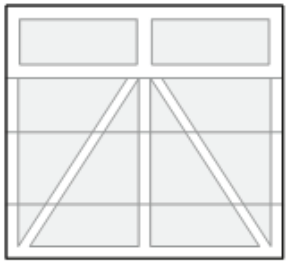
A3.2

11.02.22

D8

WINDOW FRAMES: BLACK

FRONT DOOR
MASONITE
HERITAGE - LOGAN
MATERIAL: FIBERGLASS
STYLE: 2 PANEL



GARAGE DOOR
CLOPAY GRANDE HARBOR
DESIGN 22
WINDOW: PLAIN LONG

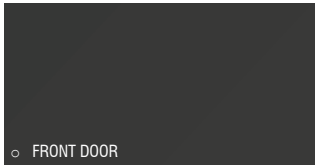
FENCE STAIN
SEMI-SOLID
DUNE GRAY

EXTERIOR ELEVATIONS
(NOT TO SCALE)

HOUSE NUMBERS

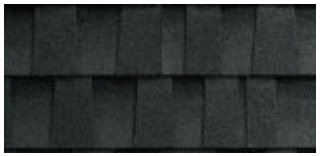
EXTERIOR LIGHT FIXTURE
10"W x 11.93"H

- GARAGE DOOR
- VERTICAL BOARD AND BATTEN
- TRIM & RAFTER TRAILS
- GUTTERS & DOWNSPOUTS



- FRONT DOOR

- TRELLIS
- BEAMS AT GABLE



THOMAS JAMES HOMES

316 GRAYSON COURT
MENLO PARK, CALIFORNIA 94025

This is an example of design specifications for this particular plan and elevation. Detailed specifications, finishes and features are subject to change, or may cease to exist at any time without notice or obligation. Square footages and lot dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Room size, walls, windows, doors, porches and balconies vary per home elevation and location. Not an offer or solicitation to sell real property. Thomas James Homes is a registered trademark of Thomas James Homes LLC. ©2018 Thomas James Homes. All rights reserved. CA DRE License #02037397

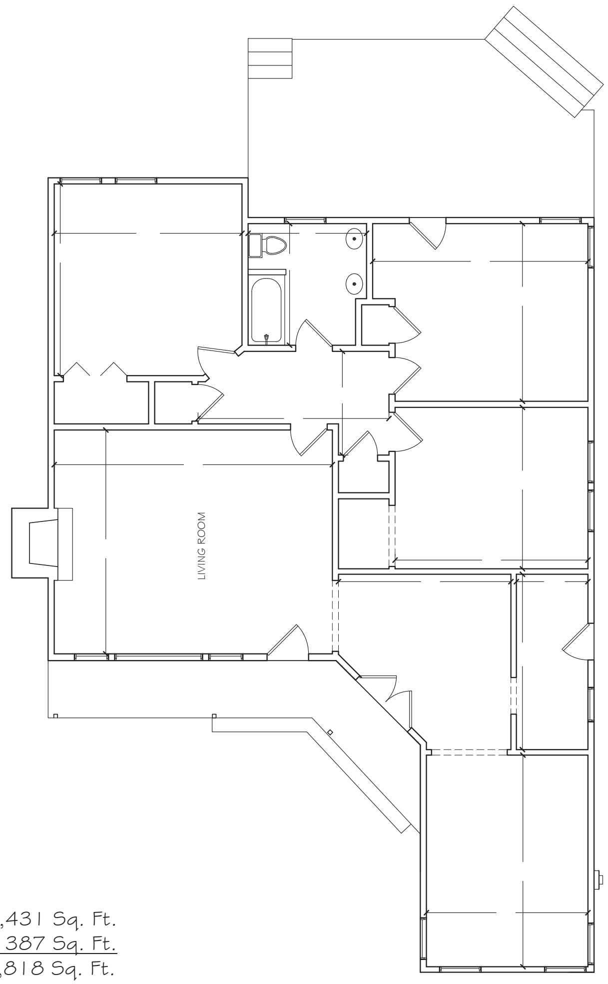
NOTES:
DIMENSIONS PROVIDED IN THIS DOCUMENT ARE BASED OFF THE ARCHITECTURAL PLANS AND ARE TO BE VERIFIED IN FIELD. ACTUAL FIELD CONDITIONS MAY EFFECT THESE DIMENSIONS. PROJECT MANGER TO NOTIFY DESIGNER OF DIMENSIONS AND FIELD CONDITIONS THAT DIFFER FROM THE DESIGN PACKAGE AND ARCHITECTURAL PLANS.

DATE: 08.08.22
DESIGNER: SAMIA S RASHED
ARCHITECT: BASSENIAN LAGONI

NOTE: RENDERINGS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE AN ACTUAL DEPICTION OF THE HOME OR IT'S SURROUNDINGS

A4.0 PLAN B25 V2 FARMHOUSE

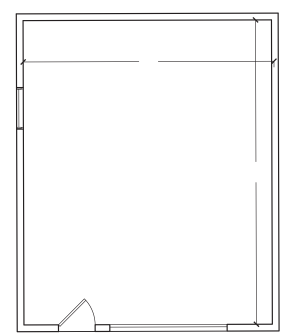
MAIN HOUSE



FAL :
1st Floor : 1,431 Sq. Ft.
Garage : 387 Sq. Ft.
Total FAL: 1,818 Sq. Ft.

Lot Coverage: 35% (2,245 Sq. Ft.)

DETACHED GARAGE



LEGEND

COUNTER
UPPER CABINET
FULL HEIGHT CABINET

W/D = WASHER/DRYER COMBO
W = WASHER
D = DRYER
= RANGE
REFR = REFRIGERATOR
OVEN = OVEN
DW = DISH WASHER
TC = TRASH COMPACTOR
FURN = FURNACE
= WALL HEATER
= GAS METER
= ELECTRIC METER
= ELECTRICAL PANEL
CLG = CEILING HEIGHT
HH = HEADER HEIGHT

PPM
PRECISION PROPERTY MEASUREMENTS
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LONG BEACH CA | 90804
T 562.621.9100
F 888.698.2966
WWW.PPMCO.NET

WORRY FREE RENOVATIONS

PREPARED FOR
MARK SHERLOCK

PROJECT TYPE
FLOOR PLAN

PROJECT NAME
GRAYSON COURT RESIDENCE

PROJECT ADDRESS
316 GRAYSON COURT
MENLO PARK, CA 94025

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SCALE
1/4" = 1'-0"

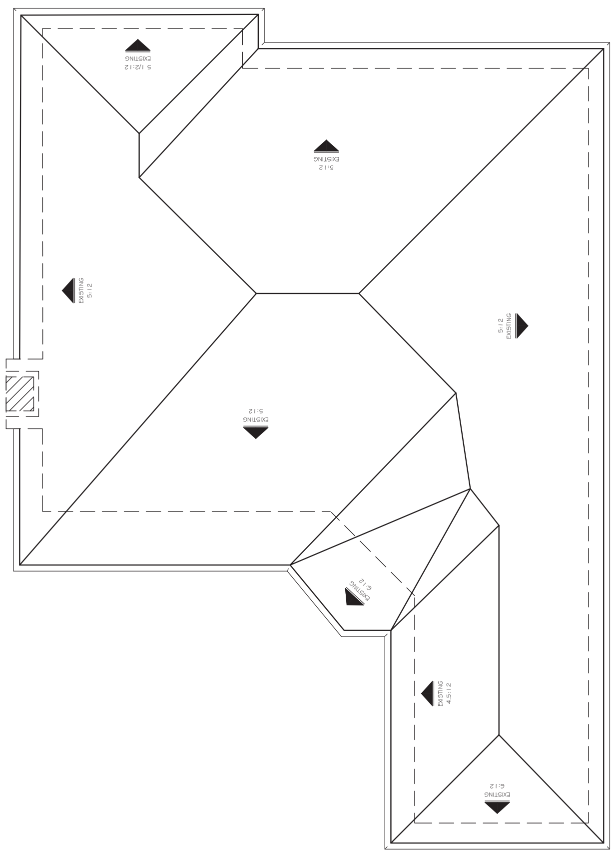
PROJECT
2437_BA

APPROVED BY
JS

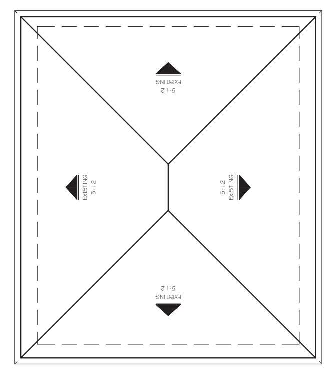
DATE
08/31/21

SHEET
A5.0

MAIN HOUSE



DETACHED GARAGE



LEGEND

▨ CHIMNEY OUTLINE

BUILDING FOOTPRINT

= DRAIN

= AIR CONDITIONER

= UTILITY BOX

PPM
PRECISION PROPERTY MEASUREMENTS
3626 E. PACIFIC COAST HIGHWAY | 2ND FLOOR
LONG BEACH CA | 90804
T 562.621.9100
F 888.698.2966
WWW.PPMCO.NET

WORRY FREE RENOVATIONS

PREPARED FOR

MARK SHERLOCK

PROJECT TYPE

ROOF PLAN

PROJECT NAME

GRAYSON COURT RESIDENCE

PROJECT ADDRESS

316 GRAYSON COURT
MENLO PARK, CA 94025

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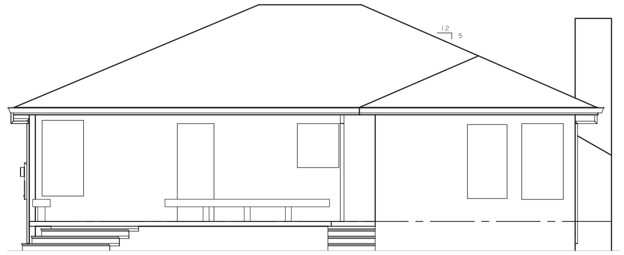
SCALE
1/4" = 1'-0"

PROJECT
2437_BA

APPROVED BY
JS

DATE
08/31/21

SHEET
A5.1



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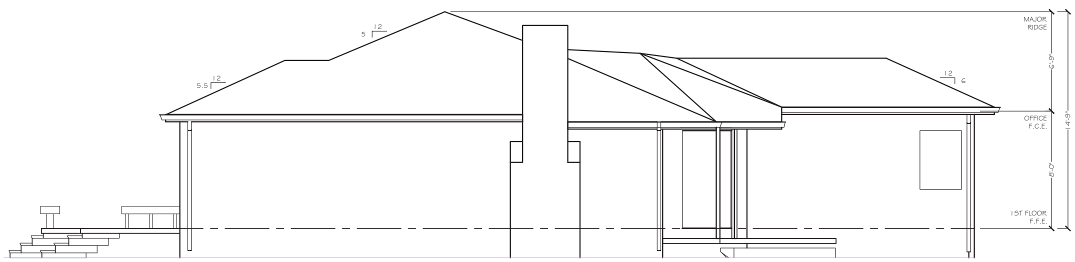
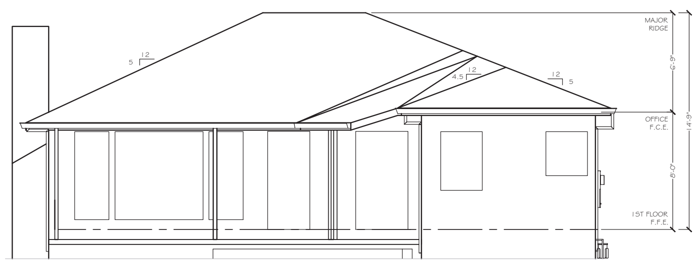


NORTHWEST



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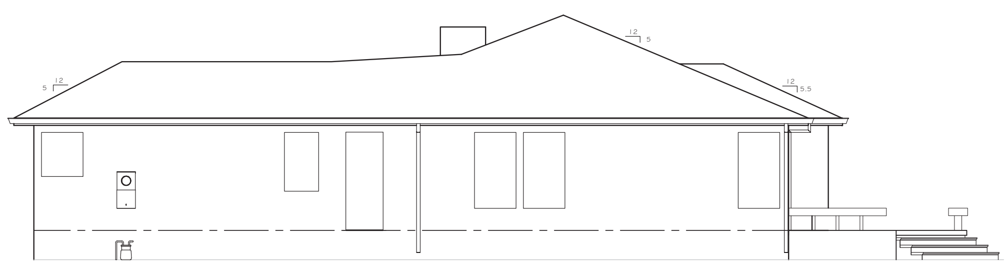
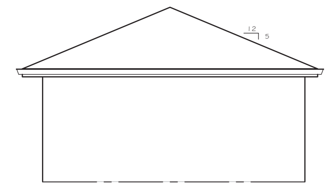


SOUTHEAST

DETACHED GARAGE



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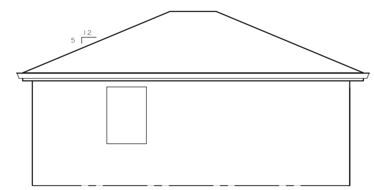

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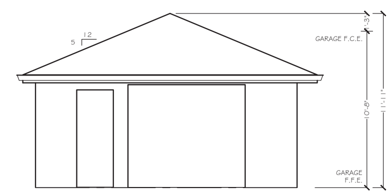

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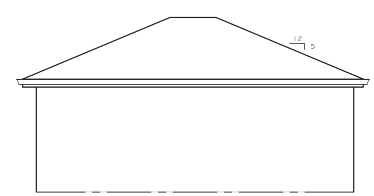

SOUTHEAST

LEGEND
FINISHED GRADE LINE
FINISHED FLOOR LINE
12 X
ROOF PITCH LABEL (RISE/RUN)

PPM
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LONG BEACH CA | 90804
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F 888.698.2966
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WORRY FREE RENOVATIONS

PREPARED FOR

MARK SHERLOCK

PROJECT TYPE

EXTERIOR ELEVATIONS

PROJECT NAME

GRAYSON COURT RESIDENCE

PROJECT ADDRESS

316 GRAYSON COURT
MENLO PARK, CA 94025

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PROJECT
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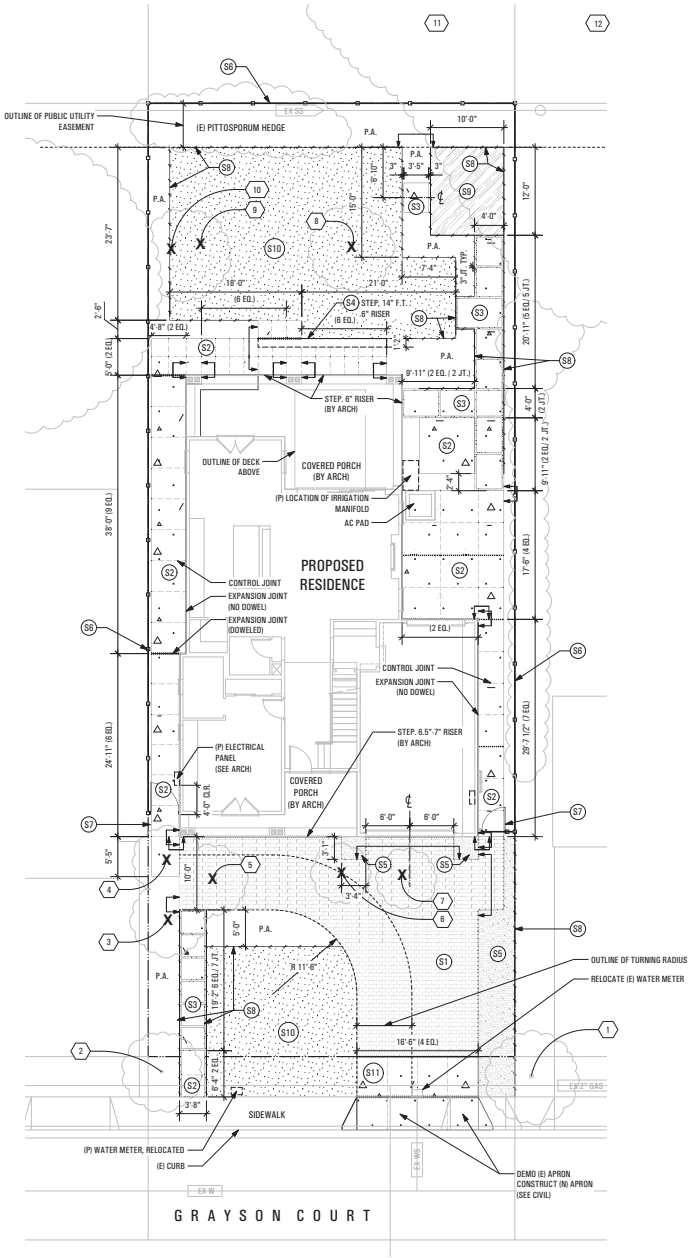
APPROVED BY
JS

DATE
08/31/21

SHEET
A5.2



MATERIALS KEYNOTE LEGEND

- S1 — 1 / L1.2 — CONCRETE UNIT PAVEMENT (REUSED), PROVIDED BY OWNER. CALSTONE CLASSIC COBBLE, COLOR: GRAY/ CHARCOAL/ TAN. LAYOUT PATTERN BY OWNER
- S2 — 2 / L1.2 — CONCRETE PAVEMENT. STANDARD GRAY CONCRETE WITH ACID ETCH FINISH. TOP CAST #05 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. TOOLED SCORE JOINTS AS SHOWN ON PLANS.
- S3 — 4 / L1.2 — CONCRETE PAVERS. STANDARD GRAY CONCRETE WITH ACID ETCH FINISH. TOP CAST #01 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. FILL GAPS WITH 3/8" 'DESERT GOLD' CRUSHED AGGREGATE BY LYNGSO.
- S4 — 3 / L1.2 — CONCRETE STAIR/STEP. STANDARD GRAY CONCRETE WITH ACID ETCH FINISH. TOP CAST #01 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS.
- S5 — 6 / L1.2 — DECORATIVE GRAVEL. 3/8" 'YOSEMITE TAN' CRUSHED AGGREGATE BY LYNGSO. 2" OVER COMPACTED SUBGRADE OVER FILTER FABRIC. WITH 8" GALVANIZED WIRE STAPLES.
- S6 — 1 / L1.2 — 6'-0" HIGH WOOD FENCE
- S7 — 7 / L1.2 — GATE
- S8 — 9 / L1.2 — STEEL HEADER
- S9 — 5 / L1.2 — STABILIZED DECOMPOSED GRANITE. 'SUNSET GOLD' PATH FINES BY LYNGSO
- S10 — 10 / L1.2 — 'SYNLAWN' SYNTHETIC TURF. LAWN AND LANDSCAPE SYSTEM
- S11 — 11 / L1.2 — VEHICULAR CONCRETE PAVEMENT. STANDARD GRAY CONCRETE WITH ACID ETCH FINISH. TOP CAST #05 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. TOOLED SCORE JOINTS AS SHOWN ON PLANS.

LAYOUT LEGEND

- VIEW NUMBER / SHEET NUMBER — DETAIL CALLOUT
- DIMENSION
- CENTERLINE
- ALIGN
- CONTROL JOINT
- EXPANSION JOINT (DOWELED)
- EXPANSION JOINT (NO DOWEL)
- (E) TREE TO REMAIN, TYP.
- (E) TREE TO BE REMOVED, TYP.
- (E) NEIGHBORING TREE, TYP.

ABBREVIATIONS

ADJ.	ADJACENT
AVG.	AVERAGE
C.L.	CENTER LINE
CLR.	CLEAR
CONC.	CONCRETE
(E)	EXISTING
E.W.	EACH WAY
EQ.	EQUAL SPACES
EQPT.	EQUIPMENT
F.G.	FINISH GRADE
F.S.	FINISH SURFACE
F.T.	FLUSH TREAD
HORIZ.	HORIZONTAL
HT.	HEIGHT
JT.	JOINT(S)
MAX.	MAXIMUM
MECH.	MECHANICAL
MFG.	MANUFACTURER
MIN.	MINIMUM
(N)	NEW
O.C.	ON CENTER
(P)	PROPOSED
P.A.	PLANTING AREA
P.O.B.	POINT OF BEGINNING
PVMT.	PAVEMENT
R.	RADIUS
REQ'D.	REQUIRED
RS.	RISER
SIM.	SIMILAR
SP.	SPACES
T.B.D.	TO BE DETERMINED
TR.	TREAD
TYP.	TYPICAL
U.	UNIT(S)
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD

TREE PROTECTION CHART

Keynote	Tag #	Protected	Offsite	Botanical Name	Common Name	DBH (inches)	Status	Note
1	1	N	Y	Zelkova serrata	Sawleaf Zelkova	7	Retain and Protect	
2	2	N	Y	Zelkova serrata	Sawleaf Zelkova	4.2	Retain and Protect	
3	3	N	N	Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweetgum	3.6	Remove	
4	4	N	N	Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweetgum	2.5	Remove	
5	5	N	N	Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweetgum	3	Remove	
6	6	N	N	Lagerstroemia indica	Crape Myrt	4	Remove	
7	7	N	N	Citrus limon	Lemon	4	Remove	
8	8	N	N	Acer palmatum	Japanese Maple	4.4	Remove	
9	9	N	N	Acer palmatum	Japanese Maple	1.8	Remove	
10	10	N	N	Podocarpus macrophyllus	Yew Pine	3	Remove	
11	11	Y	Y	Quercus agrifolia	Coast Live Oak	54	Retain and Protect	
12	12	Y	Y	Quercus agrifolia	Coast Live Oak	54	Retain and Protect	

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN.

JORGE DANIEL ABICH, PLA (CA #5899)

SEE SHEET L1.2 FOR CONSTRUCTION DETAILS

SCALE: 1/8" = 1'-0" — 0 4 8 12 16 20 FT

GENERAL NOTES

1. DRAWINGS
The drawings are for information only. The Contractor shall check and verify all dimensions, and existing conditions including structures, surface and subsurface utilities, pavements, and landscaping at site prior to commencement of the work. Any discrepancies in drawings shall be brought to the attention of the Owner's Representative and Landscape Architect. No work shall proceed until a resolution has been agreed upon to the satisfaction of the Owner's Representative.

2. SITE ACCEPTANCE
The Contractor shall review the project site to verify that conditions are suitable to receive work and that no defects or errors are present which would cause defective installation of products or cause latent defects in workmanship and function. Any discrepancies shall be brought to the attention of the Owner's Representative in writing. Commencement of work constitutes the Contractor's acceptance of the site conditions.

3. CODES AND ORDINANCES
All work and materials shall be in full accordance with all applicable federal, state, and local laws or codes and the applicable requirements of all regulatory agencies.

4. UTILITIES
Contact Common Ground Alliance (C.G.A.) at 811, at least two working days in advance of work (per CA GOV. CODE 4216). Protect existing features and utilities to remain during construction until final completion. If live utilities are encountered which were not indicated previously, protect the same from damage and immediately notify the owner's representative and affected utility provider. Do not proceed until further instructions are received from the owner's representative. The contractor is solely responsible and shall pay for repairs to damaged utilities due to the contractor's operations.

5. EXISTING CONSTRUCTION
The project involves construction within existing infrastructure systems and adjacent to existing facilities which are to remain operational and accessible at all times. All existing construction to remain shall be protected. New work shall meet existing construction level, plumb, and consistent. Any existing construction damaged by Contractor shall be replaced at Contractor's expense. Any disturbed areas outside project limit of work are to be restored to original conditions at Contractor's expense.

6. CONSTRUCTION MEANS AND COORDINATION
The Contractor:
- Shall be solely responsible for and have control over construction means, methods, techniques, sequences, and procedures and for coordinating all portions of work under the contract.
- Shall supervise and direct the work, using the Contractor's best skill and attention.
- Shall coordinate the location and installation of all site work.
- Shall coordinate all trades. Any work that must be removed or relocated due to lack of coordination of the trades is solely the Contractor's responsibility. Lack of specific details shall not be an excuse for improper installation of any material, device, or system.
- Shall maintain a secure site throughout the construction process.

7. LAYOUT NOTES
Written dimensions take precedence over scaled dimensions. Dimensions indicated on plans for horizontal control are accurate if measured on a level line. Measure horizontal control dimensions on a level line, not parallel with ground slope. Dimensions are to face of finish unless otherwise noted. Where dimensions are noted to be verified in field (VIF) the dimension shown is the design basis but may differ from actual conditions. Contractor shall verify these dimensions while laying out the work and report any discrepancies between the design basis and actual dimensions to the owner's representative prior to proceeding with the work. Where dimensions are noted "+/-" field dimensions may vary from the noted dimensions by minor amounts.

8. VERTICAL CONSTRUCTION
All vertical construction shall be installed true and plumb. All unit coursing, tops of walls, fences, and other vertical elements, shall be level unless otherwise noted. All curves shall be continuous and consistent tangential arcs, with no breaks or angles at points of tangency or formwork jointing.

9. FENCING
Fence locations and heights shown are diagrammatic. Final locations and heights are to be coordinated in the field by the landscape contractor.

THOMAS JAMES HOMES
CONSULTING ABICH LANDSCAPE ARCHITECTURE
1136 Hearst Avenue, Unit A
Berkeley, CA 94702
abichlandarch@gmail.com
(510) 905-7444

Project Title
LANDSCAPE IMPROVEMENTS
316 GRAYSON COURT
MENLO PARK, CA 94025

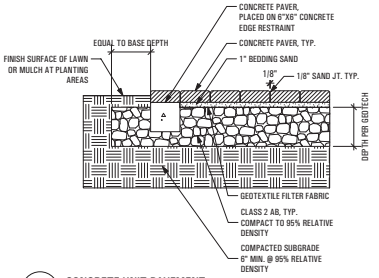
Stamp

Date	No.	Revision Notes

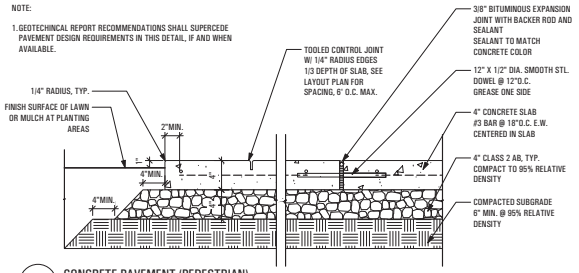
Issue Name: DESIGN REVIEW	Project ID: 2201-02
Drawn By: D1	Reviewed By: P1
Date: 10/20/2022	CAD File Name: 316 Grayson_DR.vwx

Sheet Title
LAYOUT AND MATERIALS PLAN

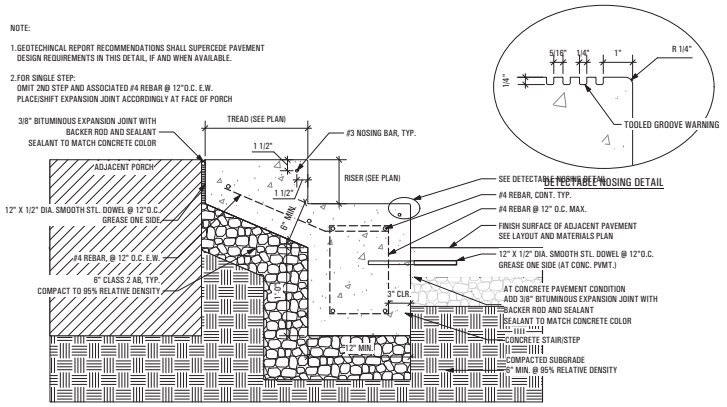
Sheet No.
L1.1



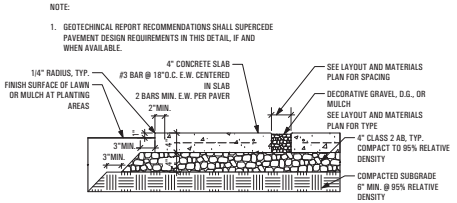
1 CONCRETE UNIT PAVEMENT
SCALE: 1" = 1'-0"



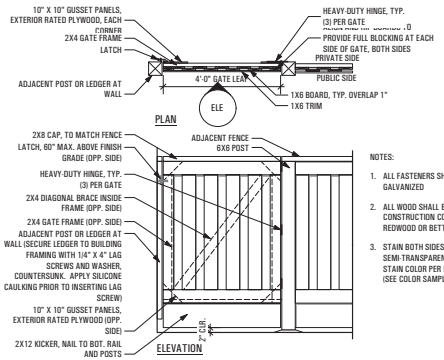
2 CONCRETE PAVEMENT (PEDESTRIAN)
SCALE: 1 1/2" = 1'-0"



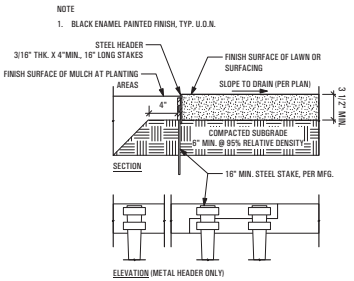
3 CONCRETE STAIR/STEP
SCALE: 1 1/2" = 1'-0"



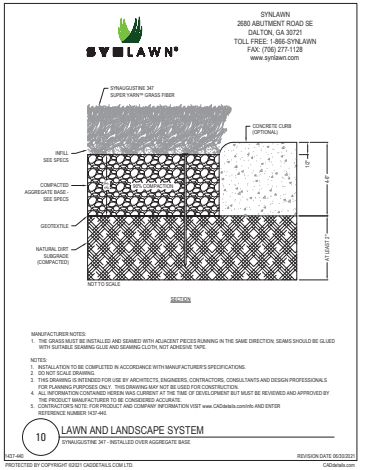
4 CONCRETE PAVERS
SCALE: 1" = 1'-0"



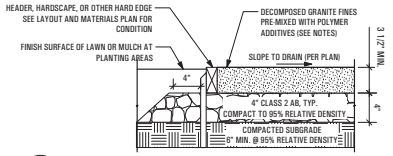
7 GATE
SCALE: 1/2" = 1'-0"



9 STEEL HEADER
SCALE: 1 1/2" = 1'-0"

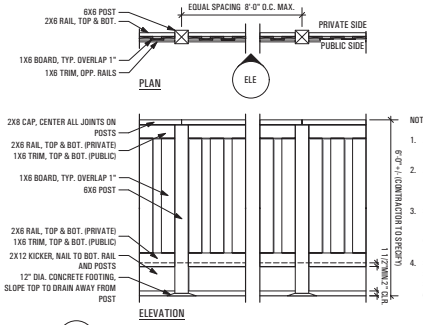


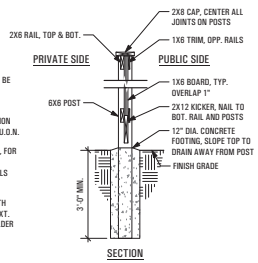
10 LAWN AND LANDSCAPE SYSTEM
SYNAUGUSTINE 347 - INSTALLED OVER AGGREGATE BASE



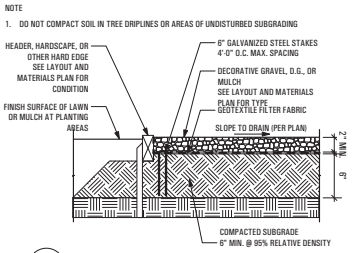
NOTE
1. DO NOT COMPACT SOIL IN TREE DRIPLINES OR AREAS OF UNDISTURBED SUBGRADING
2. GEOTECHINCAL REPORT RECOMMENDATIONS SHALL SUPERCEDE PAVEMENT DESIGN REQUIREMENTS IN THIS DETAIL, IF AND WHEN AVAILABLE.
3. SUBMIT GRAVEL FINES AND STABILIZER SAMPLE FOR APPROVAL PRIOR TO INSTALLATION
4. PRE-MIXED WATER BASED POLYMER PER MFG. INSTRUCTIONS
1. POLYPAVEMENT
2. TERRAXOAT
3. G3-CS
4. (OR APPROVED EQUAL)

5 DECOMPOSED GRANITE
SCALE: 1 1/2" = 1'-0"



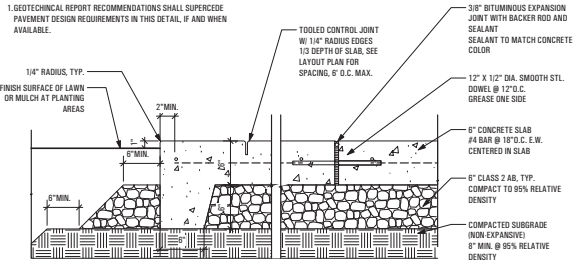


8 FENCE
SCALE: 1" = 1'-0"



6 DECORATIVE GRAVEL
SCALE: 1 1/2" = 1'-0"

REPRESENTATIVE STAIN COLORS



11 CONCRETE PAVEMENT (VEHICULAR)
SCALE: 1 1/2" = 1'-0"

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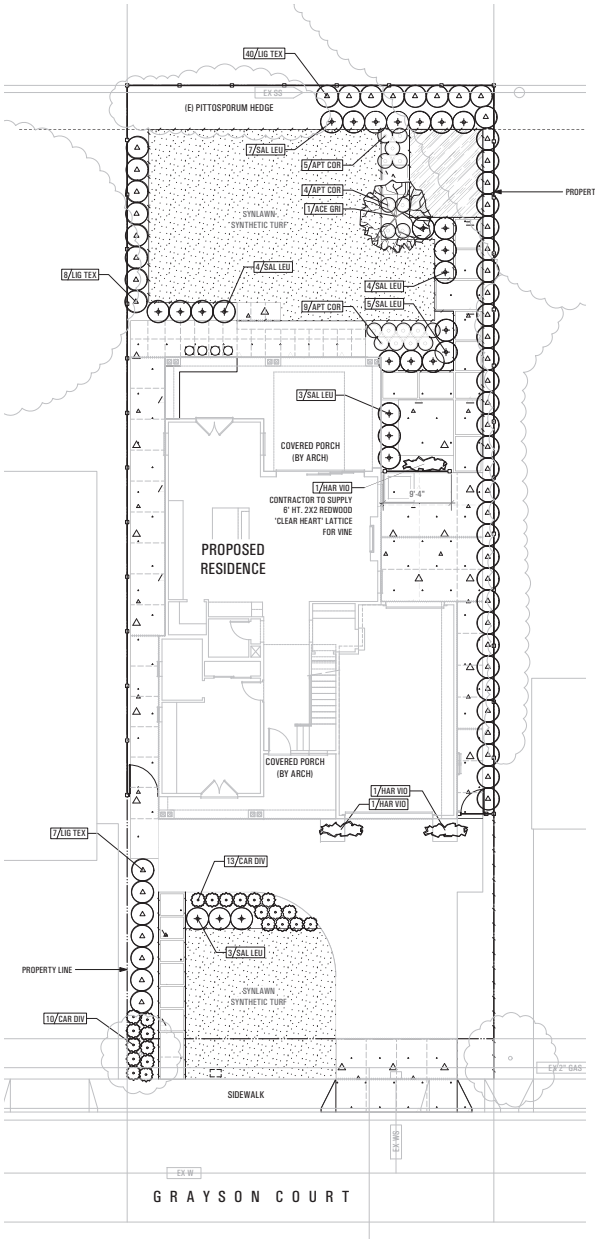
Sheet Title
CONSTRUCTION DETAILS

Sheet No.
L1.2



TREE LEGEND

KEY	ID	BOTANICAL NAME	COMMON NAME	QTY	CONT.	WUCOLS	NOTES	MATURE SPREAD (FT)
	ACE GRI	Acer griseum	Paperbark Maple	1	36"B	MOD		12 - 20 ft.

PLANT LEGEND

KEY	ID	BOTANICAL NAME	COMMON NAME	SPACING	QTY	CONT.	TYPE	WUCOLS
	APT COR	Aptenia cordifolia	Baby Sun Rose	24"O.C.	18	5G	Ground Cover	LOW
	CAR DIV	Carex divulsa	European (Berkeley) Sedge	24" O.C.	23	5G	Perennials	LOW
	HAR VIO	Hardenbergia violacea 'Happy Wanderer'	Vine Lilac	PER PLAN	3	5G	Vines	LOW
	LIG TEX	Ligustrum japonicum 'Texanum'	Waxleaf Privet	36" O.C.	55	5G	Shrubs	LOW
	SAL LEU	Salvia leucantha 'Santa Barbara'	Mexican Sage	36" O.C.	26	5G	Shrubs	LOW

WATER USE CALCULATIONS

(ETo): 55.1

Zone	Plant Type	Plant Factor (PF)	Irrigation Method	Irr. Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	(ETWU)
Regular Landscape Areas								
A1	Shrubs	0.2	Drip	0.81	0.247	10	3	87
A1	Shrubs	0.2	Drip	0.81	0.247	10	3	87
A1	Shrubs	0.2	Drip	0.81	0.247	78	19	661
A1	Shrubs	0.2	Drip	0.81	0.247	129	32	1,084
A2	Shrubs	0.2	Drip	0.81	0.247	41	10	344
A2	Shrubs	0.2	Drip	0.81	0.247	55	14	468
A2	Shrubs	0.2	Drip	0.81	0.247	571	141	4,819
A2	Shrubs	0.2	Drip	0.81	0.247	81	20	684
A3	Trees	0.5	Drip	0.81	0.617	10	6	204
					Totals:	986	247	8,437
Special Landscape Areas								
					Totals:	0	0	0
						ETWU Total:		8,437 gal/yr
						MAWA:		23,573 gal/yr

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	247
Total Area:	986
Average ETAF*:	0.25
All Landscape Areas	
Total ETAF x Area	247
Total Area:	986
Sitewide ETAF:	0.25

* = Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

PLANTING NOTES

1. DRAWING CONFORMANCE
All work shall conform to drawings and planting details. No deviations shall be accepted unless approved by the Owner's Representative.

2. SITE PREPARATION
Remove all vegetation and deleterious materials prior to rough grading operations. Test on-site soils for horticultural suitability and amendments. Preserve all horticulturally suitable topsoil by stockpiling on site. Topsoil shall be replaced in planting areas to achieve final finish grades. Rip and till areas to receive topsoil on the same day topsoil is relocated. Areas of contaminated soil shall be scraped to a depth of 24" and replaced with amended planting soil per soils analysis report.

3. DRAINAGE
All softscapes and hardscapes shall slope to drain away from buildings towards drainage appurtenances at a rate of .5% minimum to 1% maximum, unless otherwise noted.

4. WORK IN RIGHT OF WAY
Any work conducted within the right of way or to be maintained by local jurisdictional agencies shall be installed per the latest edition of the agency construction standards, and all other agency requirements.

5. UTILITY CLEARANCE
For all trees, a 5' minimum clearance shall be maintained from all water, electric and sanitary sewer utility lines. A 10' minimum clearance shall be maintained from all overhead utilities. All planting except low-growing groundcover shall be 3' clear of all fire appurtenances per NFPA 18.5.7

6. SOIL TESTING
Contractor shall submit soil samples to a certified soil testing laboratory for the determination of soil suitability and amendments. Contractor shall amend soils per the recommendations provided in the soil analysis report at the rates prescribed by the soil testing laboratory. All tree planting pits shall be backfilled with amended planting soil per the soil analysis report. Contractor shall submit a copy of the soil analysis report to the Landscape Architect for review of compliance with Water Efficient Landscape Ordinance.

7. PLANT STANDARDS
All plant material shall comply with ANSI Z60.1 "Standard For Nursery Stock," notes, and details on the drawings.

8. SUBSTITUTIONS
Planting substitutions, if necessary, shall be submitted to the Landscape Architect for approval. Any substitutions made without the approval of the Landscape Architect shall be rejected. Substitutions shall be made at no additional cost to the owner.

9. TREE PLANTING
All planting pits shall be bermed to allow for appropriate drainage. In soils with slow percolation rates, planting pits shall be augured 12" dia. X 8' depth and filled with drain rock to prevent ponding. All planting pits shall drain completely within a time frame of 2 hours.

10. MULCHING
All planting areas are to receive a 3" layer of bark mulch. Contractor shall submit a sample of proposed mulch material to Landscape Architect for review. All areas to receive mulch shall be treated with an organic pre-emergent herbicide to control weed growth.

11. CERTIFICATE OF COMPLETION
A Certificate of Completion shall be certified by the Landscape Contractor upon completion and final review of landscape installation and provided to the Owner's Representative for submittal to the local governing jurisdiction.

12. ESTABLISHMENT PERIOD
The establishment period shall be a minimum of 60 calendar days commencing upon written verification of substantial completion by the Owner's Representative. Contractor shall observe and maintain planting material to ensure planting material is acclimatized and displays healthy and vigorous growth. Any planting in need of replacement shall trigger an additional establishment period of 60 calendar days commencing on the date of replacement.

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN.

JORGE DANIEL ABICH, PLA (CA #5899)

SEE SHEET L2.2 FOR PLANTING DETAILS

SCALE: 1/8" = 1'-0" 0 4 8 12 16 20 FT

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Project Title
LANDSCAPE IMPROVEMENTS
316 GRAYSON COURT
MENLO PARK, CA 94025

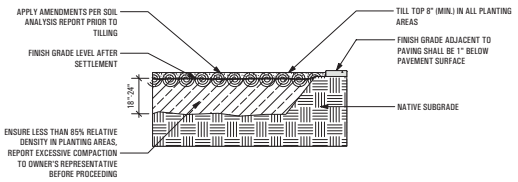
Stamp

Date No. Revision Notes

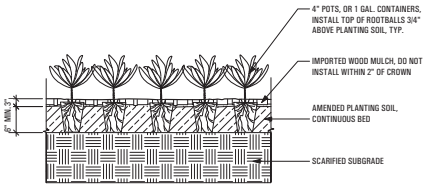
Issue Name: DESIGN REVIEW
Project ID: 2201-02
Drawn By: D1
Reviewed By: P1
Date: 10/20/2022
CAD File Name: 316 Grayson_DR.vwx

Sheet Title
PLANTING PLAN

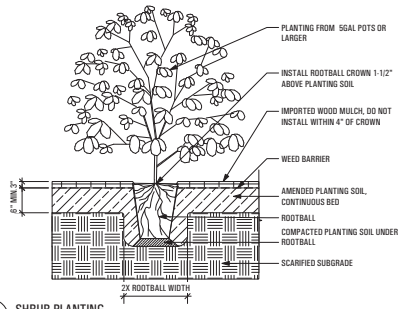
Sheet No.
L2.1



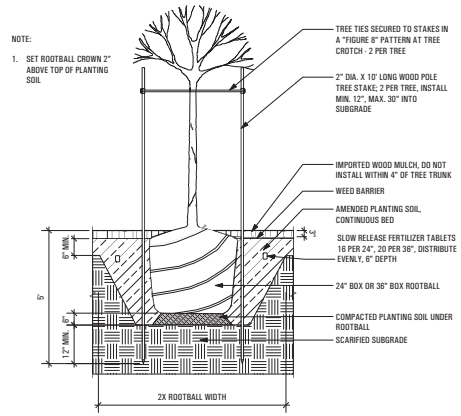
1 SOIL PREPARATION
SCALE: NTS



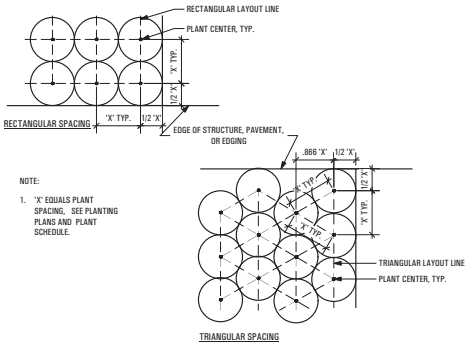
2 GROUNDCOVER PLANTING
SCALE: NTS



3 SHRUB PLANTING
SCALE: NTS

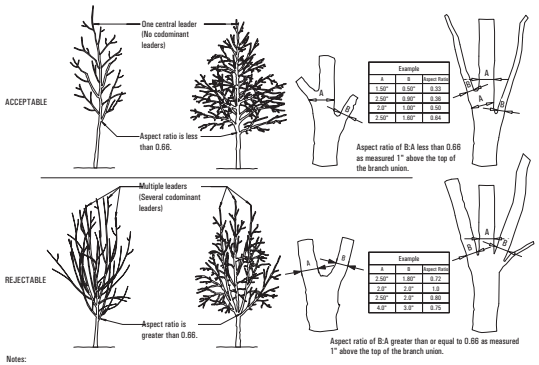


4 TREE PLANTING
SCALE: NTS



NOTE:
1. 'X' EQUALS PLANT SPACING. SEE PLANTING PLANS AND PLANT SCHEDULE.

5 PLANT SPACING
SCALE: NTS



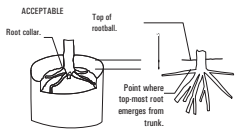
Example		
A	B	Aspect Ratio
1.50"	0.50"	0.33
2.50"	0.90"	0.36
2.0"	1.00"	0.50
2.50"	1.60"	0.64

Example		
A	B	Aspect Ratio
2.50"	1.80"	0.72
2.0"	2.0"	1.0
2.50"	2.0"	0.80
4.0"	3.0"	0.75

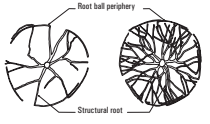
Notes:
1- Aspect ratio shall be less than 0.66 on all branch unions. Aspect ratio is the diameter of branch (B) divided by the diameter of the trunk (A) as measured 1" above the top of the branch union.

2- Any tree not meeting the crown observations detail may be rejected.

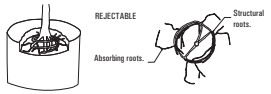
6 TREE BRANCHING STRUCTURE
SCALE: NTS



The point where top-most root(s) emerges from the trunk (root collar) should be within the top 2" of substrate. The root collar and the root ball interior should be free of defects including circling, kinked, ascending, and stem girdling roots. Structural roots shall reach the periphery near the top of the root ball.

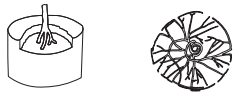


Roots radiate from trunk and reach side of root ball without deflecting down or around.



Structural roots circle interior of root ball. No structural roots are horizontal and reach the root ball periphery near the top of the root ball.

Only absorbing roots reach the periphery near the top of the root ball. Structural roots mostly wrap or are deflected on the root ball interior.



Structural roots descend into root ball interior. No structural roots are horizontal and reach the root ball periphery near the top of the root ball.

Structural roots circle and do not radiate from the trunk.

Structural roots primarily grow to one side.

Structural roots missing from one side, and/or grow tangent to trunk.

Notes:
1- Observations of roots shall occur prior to acceptance. Roots and substrate may be removed during the observation process; substrate/soil shall be replaced after observation has been completed.
2- Small roots (1/4" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperhy can be removed at the time of planting.
3- See specifications for observation process and requirements.

7 ROOT CONTAINER STRUCTURE
SCALE: NTS

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Project Title

LANDSCAPE IMPROVEMENTS
316 GRAYSON COURT
MENLO PARK, CA 94025

Stamp

Date	No.	Revision Notes

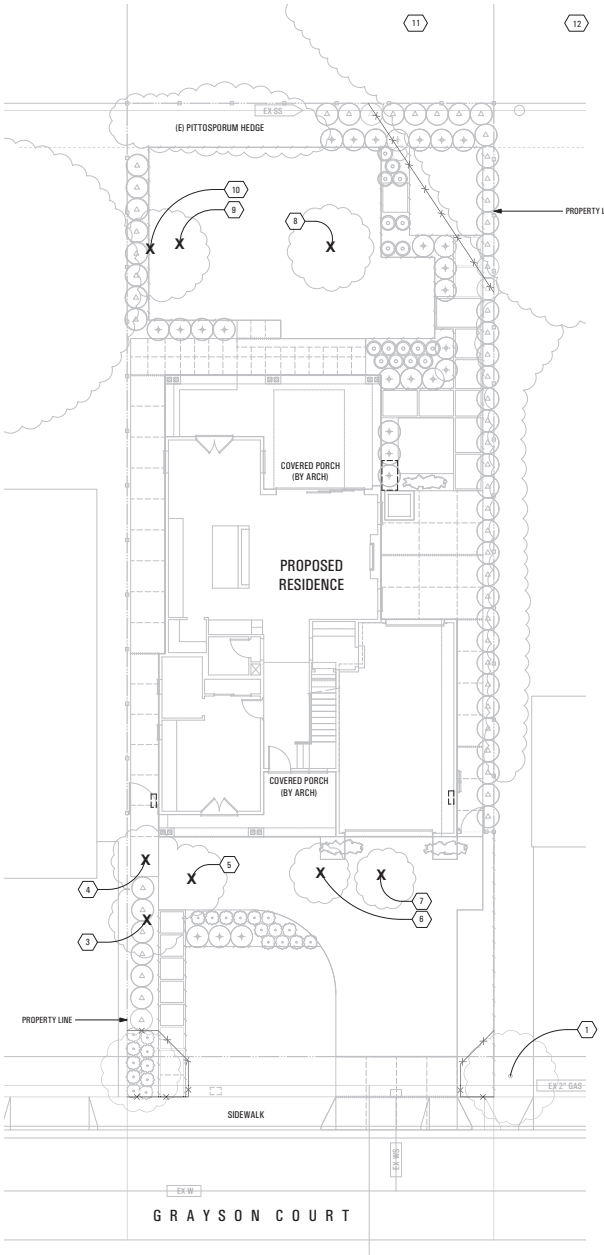
Issue Name	Project ID
DESIGN REVIEW	2201-02
Drawn By	Reviewed By
D1	P1
Date	CAD File Name
10/20/2022	316 Grayson_DR.vwx

Sheet Title

PLANTING DETAILS

Sheet No.

L2.2



TREE PROTECTION LEGEND

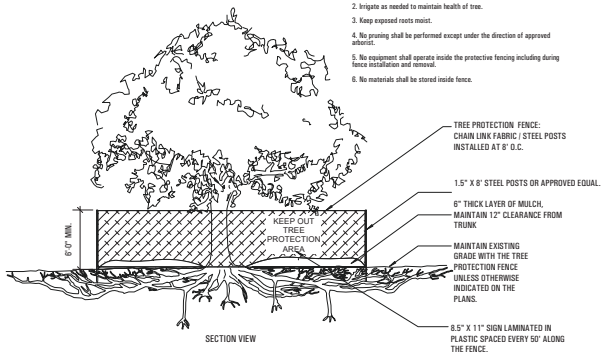
- (E) TREE TO REMAIN, TYP.
- (E) TREE TO BE REMOVED, TYP.
- (E) NEIGHBORING TREE, TYP.
- TREE PROTECTION FENCING
- 'NOT PROTECTED' DESIGNATION PER ARBORIST REPORT

TREE PROTECTION NOTES

1. Refer to the "ARBORIST REPORT, TREE INVENTORY, CONSTRUCTION IMPACT ASSESSMENT AND TREE PROTECTION PLAN. OCTOBER 20, 2022" prepared by "CALTLC"
2. Trees and shrubs not identified within the arborist report, but as included in survey drawings, are included for reference only.
3. Protect all existing items that are not noted for removal.
4. Existing trees to remain unless noted otherwise. Do not stockpile, drive over, or otherwise disturb soil under driplines of existing trees, except as required for planting operations.
5. Use hand tools only for work under driplines of existing trees to remain.
6. Trees noted to be removed shall be completely removed, including stump and root mass. Refer to arborist report for instructions on removing tree stumps within protected tree root zones.
7. No roots over 2" in diameter shall be cut except under the direction of an arborist. All cut roots shall be covered with burlap or straw and shall remain moist until re-buried in soil.
8. Contractor to refer to final arborist report for tree protection fencing locations.

TREE PROTECTION CHART

Keynote	Tag #	Protected	Offsite	Botanical Name	Common Name	DBH (inches)	Status	Note
1	1	N	Y	Zelkova serrata	Sawleaf Zelkova	7	Retain and Protect	
2	2	N	Y	Zelkova serrata	Sawleaf Zelkova	4.2	Retain and Protect	
3	3	N	N	Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweetgum	3.6	Remove	
4	4	N	N	Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweetgum	2.5	Remove	
5	5	N	N	Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweetgum	3	Remove	
6	6	N	N	Lagerstroemia indica	Crape Myrt	4	Remove	
7	7	N	N	Citrus limon	Lemon	4	Remove	
8	8	N	N	Acer palmatum	Japanese Maple	4.4	Remove	
9	9	N	N	Acer palmatum	Japanese Maple	1.8	Remove	
10	10	N	N	Podocarpus macrophyllus	Yew Pine	3	Remove	
11	11	Y	Y	Quercus agrifolia	Coast Live Oak	54	Retain and Protect	
12	12	Y	Y	Quercus agrifolia	Coast Live Oak	54	Retain and Protect	



1 TREE PROTECTION FENCING
SCALE: NTS

CITY OF MENLO PARK - TREE SPECIFICATIONS

1. A 6" layer of coarse mulch or woodchips is to be placed beneath the dripline of the protected trees. Mulch is to be kept 12" from the trunk.
2. A protective barrier of 6' chain link fencing shall be installed around the dripline of protected tree(s). The fencing can be moved within the dripline if authorized by the Project Arborist or City Arborist but not closer than 2' from the trunk of any tree. Fence posts shall be 1.5" in diameter and are to be driven 2' into the ground. The distance between posts shall not be more than 10'. This enclosed area is the Tree Protection Zone (TPZ).
3. Movable barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization form the Project Arborist or City Arborist.
4. Where the City Arborist or Project Arborist has determined that tree protection fencing will interfere with the safety of work crews, Tree Wrap may be used as an alternative form of tree protection. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the City Arborist or Project Arborist. Straw waddle may also be used as a trunk wrap by coiling the waddle around the trunk up to a minimum height of six feet from grade. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the straw waddle.
5. Avoid the following conditions.
   DO NOT:
   a. Allow run off of spillage of damaging materials into the area below any tree canopy.
   b. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
   c. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the City Arborist.
   d. Allow fires under and adjacent to trees.
   e. Discharge exhaust into foliage.
   f. Secure cable, chain, or rope to trees or shrubs.
   g. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the City Arborist.
   h. Apply soil sterilants under pavement near existing trees.
6. Only excavation by hand or compressed air shall be allowed within the dripline of trees. Machine trenching shall not be allowed.
7. Avoid injury to tree roots. When a ditching machine, which is being used outside of the dripline of trees, encounters roots smaller than 2", the wall of the trench adjacent to the trees shall be hand trimmed, making clear, clean cuts through the roots. All damaged, torn and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots 2" or larger, when encountered, shall be reported immediately to the Project Arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. Root is to be protected with dampened burlap.
8. Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots.
9. Where it is not possible to reroute pipes or trenches, the contractor shall bore beneath the dripline of the tree. The boring shall take place not less than 3' below the surface of the soil in order to avoid encountering "feeder" roots.
10. Trees that have been identified in the arborist's report as being in poor health and/or posing a health or safety risk, may be removed or pruned by more than one-third, subject to approval of the required permit by the Planning Division. Pruning of existing limbs and roots shall only occur under the direction of a Certified Arborist.
11. Any damage due to construction activities shall be reported to the Project Arborist or City Arborist within six hours so that remedial action can be taken.
12. An ISA Certified Arborist or ASCA Registered Consulting Arborist shall be retained as the Project Arborist to monitor the tree protection specifications. The Project Arborist shall be responsible for the preservation of the designated trees. Should the builder fail to follow the tree protection specifications, it shall be the responsibility of the Project Arborist to report the matter to the City Arborist as an issue of non-compliance.
13. Violation of any of the above provisions may result in sanctions or other disciplinary action.

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN.

JORGE-DANIEL ABICH, PLA (CA #5899)

SCALE: 1/8" = 1'-0"

0 4 8 12 16 20 FT

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Project Title
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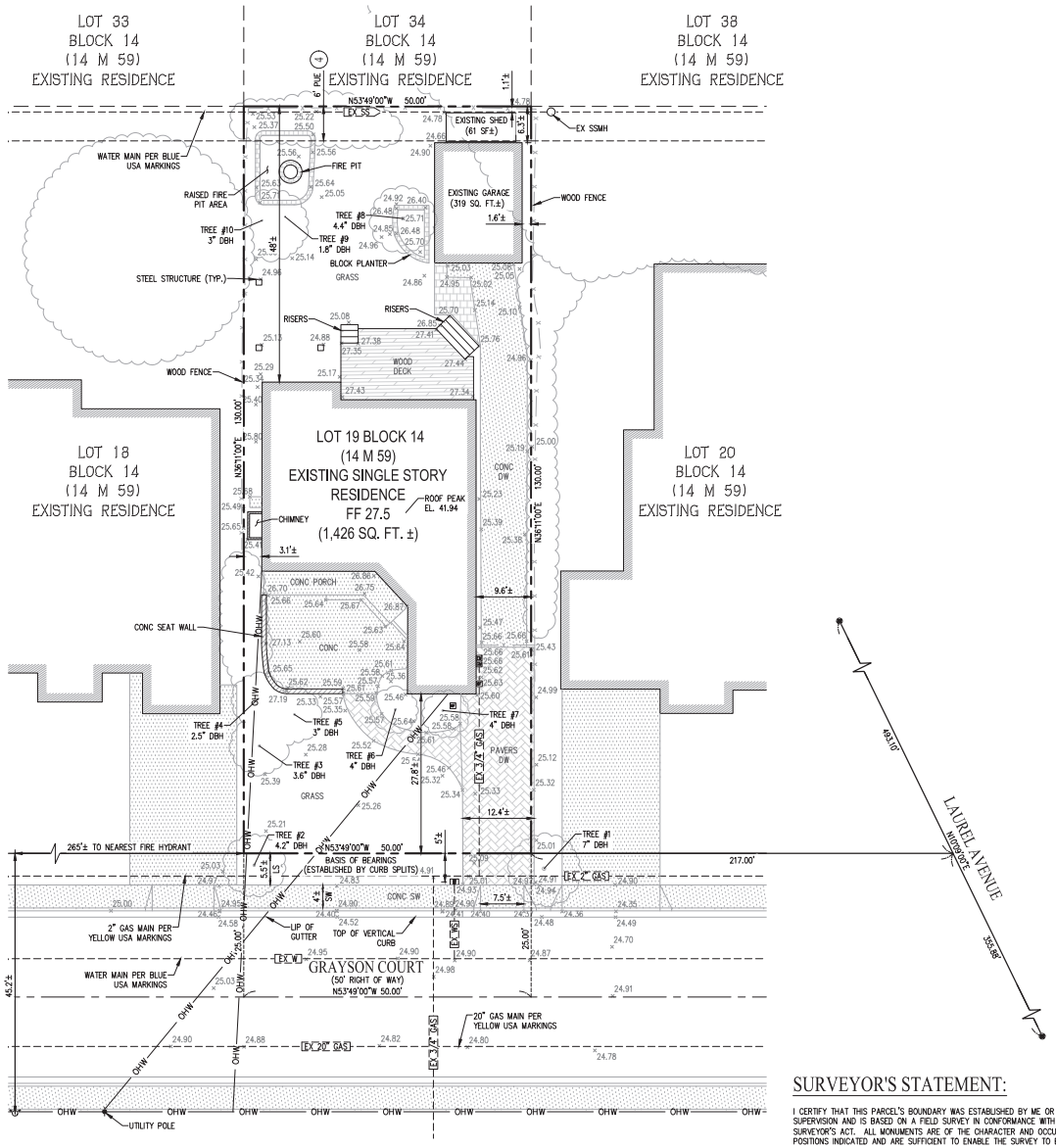
Stamp

Date No. Revision Notes

Issue Name: DESIGN REVIEW	Project ID: 2201-02
Drawn By: D1	Reviewed By: P1
Date: 10/20/2022	CAD File Name: 316 Grayson_DR.vwx

Sheet Title
TREE PROTECTION PLAN

Sheet No.
L2.3



TITLE REPORT

FIDELITY NATIONAL TITLE COMPANY
TITLE NO. FSMO-1082101515-BD
DATED JULY 28, 2021

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MENLO PARK, COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 19, BLOCK 14, AS DESIGNATED ON THE MAP ENTITLED "MENALTO PARK MAP NO. 2, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILES IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON DECEMBER 21, 1926, IN BOOK 14 OF MAPS AT PAGE 59.

EXCEPTIONS AND EXCLUSIONS:

(#) INDICATES TITLE REPORT ITEM NUMBER

ITEMS (1) THROUGH (3) RELATE TO TAXES AND LIENS, AND CANNOT BE PLOTTED.

(4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;

PURPOSE: SEWERS AND PUBLIC UTILITIES EASEMENT
AFFECTS: AS SHOWN ON SAID LAND

ITEMS (5) THROUGH (7) RELATE TO CC&R'S, A DEED OF TRUST, AND A STATEMENT OF INFORMATION, AND CANNOT BE PLOTTED.

BENCHMARK:

BENCHMARK ID: 6
DESCRIPTION: BRASS DISC SET IN TOP OF CURB, STAMPED "CITY BENCHMARK 6". AT THE INTERSECTION OF WILLOW ROAD AND DURHAM STREET. AT THE NORTHERLY END OF THE SOUTHWESTERLY CURB RETURN.
ELEVATION: 31.14' (NAVD 88)

BASIS OF BEARINGS:

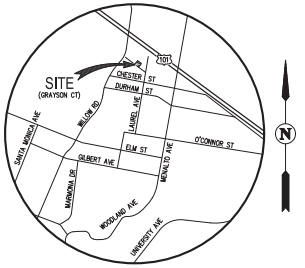
THE BASIS OF BEARING FOR THIS SURVEY IS NORTHEAST RIGHT OF WAY LINE OF GRAYSON COURT (FORMERLY JAMES STREET) AS ESTABLISHED BY THE SPLITTING OF CURBS, THE BEARING BEING N53°49'00"W PER "MENALTO PARK MAP NO. 2, SAN MATEO COUNTY, CALIFORNIA" (14 M 59).

ASSESSOR'S PARCEL NUMBER:

062-215-150

AREA:

6,500 SQ. FT.



VICINITY MAP
NOT TO SCALE

NOTES:

1) RECORD INFORMATION AND PROPERTY DESCRIPTION ARE PER TITLE REPORT LISTED HEREON.
2) THE BOUNDARY WAS ESTABLISHED USING CURB SPLITS.
3) UTILITIES SHOWN ARE BASED ON OBSERVED EVIDENCE AT THE TIME OF THE FIELD SURVEY. ADDITIONAL RESEARCH AND INVESTIGATION WOULD BE REQUIRED TO DETERMINE THE EXACT LOCATIONS OF UNDERGROUND UTILITIES. DO NOT RELY ON THIS SURVEY FOR SUCH LOCATIONS. SOME UTILITIES COULD BE COVERED BY STRUCTURES OR OBJECTS SUCH AS AUTOMOBILES, TRUCKS, CONTAINERS, ETC.
4) ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
5) NO SANITARY SEWER CLEANOUT WAS LOCATED DURING FIELD SURVEY.
6) ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
7) STRUCTURES, TREES, AND IMPROVEMENTS ON ADJACENT PROPERTIES HAVE NOT BEEN SURVEYED. LOCATIONS DEPICTED HEREIN ARE APPROXIMATE.
8) SURVEY UPDATED ON 9/29/21 TO REFERENCE TREE INFORMATION CONTAINED IN TREE INVENTORY IN THE PROJECT ARBORIST REPORT DATED SEPTEMBER 16, 2021 AND PREPARED BY HMH.

REFERENCES:

(#) INDICATES REFERENCE NUMBER
(1) "MENALTO PARK MAP NO. 2" (14 M 59)

FLOOD ZONE:

ZONE AE: AREAS DETERMINED TO BE INSIDE A REGULATORY FLOODWAY AREA (SPECIAL FLOOD HAZARD AREA). BASE FLOOD ELEVATION 26-27 FT± AS DETERMINED BY MAP LISTED HEREON.

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06081C0309F

DATED: APRIL 5, 2019

LEGEND & ABBREVIATIONS

	BOUNDARY LINE
	STREET CENTER LINE
	EXISTING RIGHT OF WAY
	ADJACENT PROPERTY LINE
	EXISTING STRUCTURE
EXUTILITY	EXISTING UTILITY AS NOTED
OHW	OVERHEAD WIRES
x x	FENCE LINE
	TIE LINE
E	EXISTING ELECTRIC METER
G	EXISTING GAS METER
W	EXISTING WATER FAUCET
W	EXISTING WATER METER
103.30	EXISTING GROUND ELEVATION
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE
	¾" IRON PIPE MONUMENT, SNF

CONC	CONCRETE
DW	DRIVEWAY
EL	ELEVATION
EX	EXISTING
FF	FINISHED FLOOR
LAT	LATERAL
LS	LANDSCAPE
OHW	OVERHEAD WIRES
PUE	PUBLIC UTILITY EASEMENT
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SNF	SEARCH NOT FOUND
SW	SIDEWALK
W	WATER
WM	WATER METER
WS	WATER SERVICE

SURVEYOR'S STATEMENT:

I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MARK H. WEHBER
REGISTERED L.S. NO. 7960

9/2/21
DATE

LICENSED LAND SURVEYOR
MARK H. WEHBER
7960
STATE OF CALIFORNIA

316 GRAYSON COURT
TOPOGRAPHIC & BOUNDARY SURVEY

CITY OF MENLO PARK COUNTY OF SAN MATEO CALIFORNIA

SCALE: 1" = 10' DATE: SEPTEMBER 2, 2021

0 10 20 30

JOB NO.: 3085-000

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
SACRAMENTO ▪ (916) 375-1877
WWW.CBANDG.COM

SHEET NO.
1
OF 1 SHEETS

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THOMAS JAMES HOMES
255 Shoreline Dr Suite 428,
Redwood City, CA 94065

316 GRAYSON COURT
Project Description
October 20, 2022

PARCEL GENERAL INFORMATION

The 6,500 sq. ft. parcel located at 316 Grayson Court is a substandard in width and area, which is the reason a Use Permit is required for the proposed two-story residence. The R-1-U zoning ordinance requires a minimum of 7000 sq ft in area, 65 ft in width and 100ft in depth. The existing parcel has a depth that complies with the zoning ordinance; however, the are of 6500sf and width of 50ft is less than the minimum prescribed in the ordinance.

There are 10 trees analyzed including (8) trees onsite and (2) trees offsite (see also Arborist Report & sheet L2.3). No trees are Significant Trees/Protected Heritage trees. Onsite: (8) non protected trees are proposed for removal. Offsite: (2) trees outside the front yard setback are to be retained. Tree protection will be provided during construction through fencing as well as construction methods to save the trees from being impacted. The temporary fencing will remain in-place until permit approval is obtained. (1) new tree is proposed in the rear yard - Paperbark Maple (acer griseum).

EXISTING HOME TO BE DEMOLISHED

The existing house is a single-story single-family post-war minimal home built in 1949. It is 1,426 sf home with a detached 319 sf garage and 61 square foot detached shed.

PROPOSED SINGLE FAMILY RESIDENCE

The immediate context along Grayson Court consists of single-story ranch style residences. Their main design features include shed and gable roofs, prominent front-facing gables, recessed long shallow porches and 1-car garages. Materials are typically horizontal siding or stucco with brick accents. The homes directly adjacent have hip roofs, accentuated front porches, and more prominent 1-car garages. The homes take advantage of the lot depth with L shaped footprints that step back creating larger side yards. There are two story homes in the larger neighborhood including one farmhouse style at the corner of Grayson/Arnold and a modern style home at the corner of Laurel/Chester.

Continuing the two-story home evolvement yet still blending with the ranch style aesthetic in the neighborhood, the new home proposes a two-story farmhouse style single-family residence featuring 3 bedrooms/2.5 baths with an open floor plan designed to appeal to families and a 1bedroom/1bath attached ADU. A long porch with wood posts on brick bases and a shed roof speak to the nostalgic ranch stoops. The second story massing steps back from the first story offering a human scale appearance from the street. Front gables provide interest at the front elevation and echo the surrounding gable/shed roof forms. A 1-car garage and 2 off street parking spaces are provided to match the pattern visible in the neighborhood. There is a second garage door at the back of the

THOMAS JAMES HOMES
255 Shoreline Dr Suite 428,
Redwood City, CA 94065

garage for the homeowner to access their workshop/tool area in the rear yard. (Note this is not intended nor designed for vehicular access).
The footprint of the home aligns with the adjacent homes and steps back on the right side to simulate the same side yard space as the right neighboring home providing relief to neighbors and more usable open space for homeowners. Classic materials and features such as the board and batten siding, eave trim, wood posts over brick bases, wood trellis and a traditional wood gable treatment, combined with the minimalist windows and modern black window frames provides a design that will compliment well with the neighborhood context.

NEIGHBOR RELATIONS

Thomas James Homes has reached out to neighbors within 300-ft. of this property with a copy of the site plan, floor plans, elevations and a letter addressing our project on March 27,2022. We held a virtual neighbor meeting on April 6th, 2022 to collect neighbor feedback. 3 neighbors attended of which only 1 had concerns. Please see the neighbor concerns below:

Neighbor at 312 Grayson Court
Concerns: Fence location and preference to maintain the right-side fence of the property.
Response: Thomas James Homes will be coordinating the fence prior to installation with the neighbor.

The home owners, John and Katie, have also reached out to neighbors in the immediate vicinity, who have expressed support for the project. Please see the attached Neighbor Support document.

We look forward to adding to the community in Menlo Park and welcome any questions the City may have as we continue through the Use Permit process.

Sincerely,

Anna Felver, Planning Manager at Thomas James Homes
afelver@tjhusa.com | 650. 402.3024

THOMAS JAMES HOMES
255 Shoreline Dr Suite 428,
Redwood City, CA 94065

316 GRAYSON COURT
Project Description
March 2, 2022

NEIGHBOR SUPPORT SUMMARY

The home owners of 316 Grayson Court, John & Katie Cromie, have reached out to several nearby neighbors, who have expressed support for the project proposal. See map below for locations. Notes from neighbors are also provided on the following pages. Note: Additional neighbor feedback is anticipated once residents within 300' of the property have had time to review the project proposal.

List of Neighbors Expressing Support	
Neighbor Address:	Neighbor Name:
404 Grayson Court	
328 Grayson Court	
324 Grayson Court	
320 Grayson Court	
312 Grayson Court	
307 Grayson Court	
311 Grayson Court	
319 Grayson Court	
407 Grayson Court	

THOMAS JAMES HOMES
255 Shoreline Dr Suite 428,
Redwood City, CA 94065

MAP OF NEIGHBOR SUPPORTERS

THOMAS JAMES HOMES
255 Shoreline Dr Suite 428,
Redwood City, CA 94065

Dear Menlo Park Planning Commission,

I have reviewed the proposed rebuild project at 316 Grayson Ct with owners John & Katie Cromie, and I am excited to express my support for the project as proposed.

Sincerely,

Tim Kelly

321 Grayson Court

Menlo Park

Dear Menlo Park Planning Commission,

I have reviewed the proposed rebuild project at 316 Grayson Ct with owners John & Katie Cromie, and I am excited to express my support for the project as proposed.

Sincerely, Julie Morris 312 Grayson Ct 2/28/22

Julie Morris

Dear Menlo Park Planning Commission,

I have reviewed the proposed rebuild project at 316 Grayson Ct with owners John & Katie Cromie, and I am excited to express my support for the project as proposed.

Sincerely,

Philip Reether

Philip Reether
407 Grayson Ct.
Menlo Park CA 94025

Dear Menlo Park Planning Commission,

I have reviewed the proposed rebuild project at 316 Grayson Ct with owners John & Katie Cromie, and I am excited to express my support for the project as proposed.

Sincerely,

03/01/22

Allan Ota
311 Grayson Ct.
Menlo Park, CA 94025

Dear Menlo Park Planning Commission,

I have reviewed the proposed rebuild project at 316 Grayson Ct with owners John & Katie Cromie, and I am excited to express my support for the project as proposed.

Sincerely,

3/11/22

404 Grayson Ct.

Dear Menlo Park Planning Commission,

We I have reviewed the proposed rebuild project at 316 Grayson Ct with owners John & Katie Cromie, and I am excited to express my support for the project as proposed.

Sincerely,

Danielle C. Stagner

328 Grayson Ct.

Dear Menlo Park Planning Commission,

I have reviewed the proposed rebuild project at 316 Grayson Ct with owners John & Katie Cromie, and I am excited to express my support for the project as proposed.

Sincerely,

Lea Rice

Lea Rice
307 Grayson Ct
Menlo Park Ca 94025

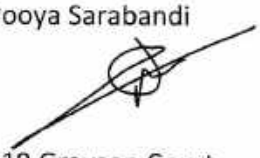
03/01/2022

Dear Menlo Park Planning Commission,

I have reviewed the proposed rebuild project at 316 Grayson Ct with owners John & Katie Cromie, and I am excited to express my support for the project as proposed.

Sincerely,

Pooya Sarabandi



319 Grayson Court
650-387-6935

Dear Menlo Park Planning Commission,

I have reviewed the proposed rebuild project at 316 Grayson Ct with owners John & Katie Cromie, and I am excited to express my support for the project as proposed.

Sincerely,

Charles Le Pere
320 Grayson Ct.
Menlo Park, CA 94025

California Tree and Landscape Consulting, Inc.

October 24, 2022

Cynthia Thiebaut, Director of Development
Thomas James Homes
255 Shoreline Drive, Suite 428
Redwood City, California 94065
Via Email: cthiebaut@tjhusa.com

REVISED FINAL ARBORIST REPORT, TREE INVENTORY, CONSTRUCTION IMPACT ASSESSMENT AND TREE PROTECTION PLAN

RE: 316 Grayson Court, Menlo Park, California [APN 062-215-150]

EXECUTIVE SUMMARY

Thomas James Homes contacted California Tree and Landscape Consulting, Inc. to document the trees on the property for a better understanding of the existing resource and any potential improvement obstacles that may arise. Thomas James Homes requested an Arborist Report, Tree Inventory, Construction Impact Assessment and Tree Protection Plan suitable for submittal to the City of Menlo Park. This is a Revised Final Arborist Report, Tree Inventory, Construction Impact Assessment and Tree Protection Plan for the initial filing of plans to develop the property. The date of the previous version was December 6, 2021.

Thomas M. Stein, ISA Certified Arborist WE-12854A, visited the property on November 16, 2021 and October 21, 2022, to provide species identification, measurements of DBH and canopy, field condition notes, recommended actions, ratings, and approximate locations for the trees. A total of 13 trees were evaluated on this property, 5 of which are protected trees according to the City of Menlo Park Municipal Code, Chapter 13.24.[1] Five of the trees are located off the parcel but were included in the inventory because they may be impacted by development of the parcel.

TABLE 1

Tree Species	Total Trees Inventoried	Trees on this Site[2]	Protected Heritage Oak Trees	Protected Heritage Other Trees	Protected Street Tree	Total Proposed for Removal	Total Proposed for Retention[3]
Citrus, *Citrus sp.*	1	1	0	0	0	1	0
Chinese Elm, *Ulnus parviflora*	1	0	0	1	0	0	1
Coast Live Oak, *Quercus agrifolia*	2	0	2	0	0	0	2
Crape Myrtle, *Lagerstroemia sp.*	1	1	0	0	0	1	0
Eastern Hophornbeam, *Ostrya virginiana*	2	0	0	0	2	0	2

[1] Any tree protected by the City's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair as a result of construction. In addition, any time development-related work is recommended to be supervised by a Project Arborist, it must be written in the report to describe the work plan and mitigation work. The Project Arborist shall provide a follow-up letter documenting the mitigation has been completed to specification.

[2] CalTLC, Inc. is not a licensed land surveyor. Tree locations are approximate and we do not determine tree ownership. Trees which appear to be on another parcel are listed as off-site and treated as the property of that parcel.

[3] Trees in close proximity to development may require special protection measures. See Appendix/Recommendations for specific details.

Tree Species	Total Trees Inventoried	Trees on this Site[2]	Protected Heritage Oak Trees	Protected Heritage Other Trees	Protected Street Tree	Total Proposed for Removal	Total Proposed for Retention[3]
Japanese Maple, *Acer palmatum*	2	2	0	0	0	2	0
Podocarpus, *Podocarpus gracilior*	1	1	0	0	0	2	0
Sweetgum, *Liquidamber styraciflua*	3	3	0	0	0	3	0
TOTALS	**13**	**0**	**2**	**1**	**2**	**9**	**4**

ASSIGNMENT

Perform an examination of the site to document the presence and condition of trees protected by the City of Menlo Park. The study area for this effort includes the deeded parcel as delineated in the field by the property fences and any significant or protected trees overhanging from adjacent parcels.

Prepare a report of findings. All trees protected by the City of Menlo Park are included in the inventory.

METHODS

Appendix 2 in this report are the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Descriptions will further explain our findings.

The protected trees evaluated as part of this report have a numbered tag that was placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: CalTLC, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag. They are attached with a natural-colored aluminum 10d nail, installed at approximately 6 feet above ground level on the approximate north side of the tree. The tag should last ~10-20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.

The appraisals included in this report (see Appendix 4) is based on the 10th Edition of the *Guide for Plant Appraisal*.[4] The trunk formula technique of appraisal provides a basic cost to replace a tree, determined by its species and size. The tree costs are extrapolated from that of the most commonly available and used tree for landscaping, which at this time in Northern California has been determined to be a 24" box specimen.[5] Based on the size and value of the tree as a 24" box, the species are valued at $51.49 to $93.62 per square inch of trunk area. Per the request of the city of Menlo Park, multi-stem trees are measured as a single trunk, just below the lowest point of branching.

The basic value is depreciated by the tree's condition, which is considered a function of its health, structure and form and expressed as a percentage of the basic value. The result is termed the deterioration of the tree.

The trees are further depreciated by the functional and external limitations that may impact their ability to grow to their normal size, shape and function. Functional limitations include limited soil volume, adequate growing space, poor soil quality, etc. External limitations include easements, government regulations and ownership issues beyond the control of the tree's owner.

The final value is rounded to the nearest $100 to obtain the assignment result. If the tree is not a complete loss, the value of loss is determined as a percentage of the original value. **It should be noted that Trees # 11 and 12 (Tags # 9638**

[4] 2018. Council of Tree and Landscape Appraisers. *Guide for Plant Appraisal*, 10th Edition, 2nd Printing. International Society of Arboriculture, Atlanta, GA

[5] 2004. *Western Chapter Species Classification and Group Assignment.* Western Chapter, International Society of Arboriculture. Porterville, CA

and 9639) are offsite and were inspected only from one side, from ground level at a distance of approximately 40 feet from the trunk. Only the trees' canopies were observable. The appraised values shown in the appraisal table and inventory summary should be considered only a rough estimate of the trees' values. If an accurate appraisal is required, they will need re-appraisal without the observation limitations, and may require more advanced inspection techniques to determine the extent of the trees' defects.

TERMS

Species of trees is listed by our local common name and botanical name by genus and species.

DBH (diameter breast high) is normally measured at 4'6" (54" above the average ground height, but if that varies then the location where it is measured is noted here. A steel diameter tape was used to measure the trees.

Canopy radius is measured in feet. It is the farthest extent of the crown composed of leaves and small twigs measured by a steel tape. This measurement often defines the Critical Root Zone (CRZ) or Protection Zone (PZ), which is a circular area around a tree with a radius equal to this measurement.

Actions listed are recommendations to improve health or structure of the tree. Trees in public spaces require maintenance. If a tree is to remain and be preserved, then the tree may need some form of work to reduce the likelihood of failure and increase the longevity of the tree. Preservation requirements and actions based on a proposed development plan are not included here.

Arborist Rating is subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead). The rating was done in the field at the time of the measuring and inspection.

Table A – Ratings Descriptions

No problem(s)	5	excellent
No apparent problem(s)	4	good
Minor problem(s)	3	fair
Major problem(s)	2	poor
Extreme problem(s)	1	hazardous, non-correctable
Dead	0	dead

Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Notes indicate the health, structure and environment of the tree and explain why the tree should be removed or preserved. Additional notes may indicate if problems are minor, extreme or correctible.

Remove is the recommendation that the tree be removed. The recommendation will normally be based either on poor structure or poor health and is indicated as follows:

Yes H – Tree is unhealthy
Yes S – Tree is structurally unsound

OBSERVATIONS AND CONCLUSIONS

The site is located in an existing subdivision with single-family residences, and the vegetation is comprised of ornamental landscape plants. The parcel has existing home with a reported area of 1,410 sq. ft and a lot size of 6,490 sq. ft. The home is connected to the electrical, communication, water, gas and sanitary sewer infrastructure. The development plan includes demolition of the existing home, hardscape, landscape and construction of a new 2 story home with a reported living area of 2,588 sq. ft. Refer to Appendix 2 – Tree Data for details.

RECOMMENDED REMOVALS OF HAZARDOUS, DEFECTIVE OR UNHEALTHY TREES

At this time, no trees have been recommended for removal from the proposed project area.

CONSTRUCTION IMPACT ASSESSMENT

This Arborist Report, Tree Inventory, Construction Impact Assessment and Tree Protection Plan is intended to provide to Thomas James Homes, the City of Menlo Park, and other members of the development team a detailed *pre-development review* of the species, size, and current structure and vigor of the trees within and/or overhanging the proposed project area. At this time, we have reviewed the Preliminary Site Plan drafted by Bassenian/Lagoni dated November 23, 2021; and the Topographic & Boundary Survey prepared by CBG dated September 2, 2021. The perceived construction impacts are summarized below. Refer to Appendix 2 – Tree Data for protective measures to be taken for trees that will remain.

Tree # 1 (Tag # 9636): No impact is expected from development for this street tree.

Tree # 2 (Tag # 9637): No impact is expected from development for this street tree.

Tree #s 3, 4, 5 (Tag #s 4292, 4293, 4291): These trees will be removed due to poor condition.

Tree #s 6, 7, 8, 9, 10 (Tag #s 4290, 4289, 4296, 4295, 4294): These trees will be removed for development and poor condition.

Tree # 11 (Tag # 9638): No impact is expected from development for this off-site tree.

Tree # 12 (Tag # 9639): No impact is expected from development for this off-site tree.

Tree # 13 (Tag 3 4297): No impact is expected from development for this off-site tree.

The Menlo Park Tree Ordinance requires any work directed by the Project Arborist should follow a written work plan and mitigation plan. The Project Arborist shall provide a letter documenting the work and mitigation has been completed to specification.

A tree protection verification letter is required from the Project Arborist prior to the start of construction. The letter shall include photos of the tree protection installed to specification. The letter should also specify that monthly inspections are required.

DISCUSSION

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience, and City ordinance requirements, so as to enhance tree longevity. This requires their root zones remain intact and viable, despite heavy equipment being on site, and the need to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil has serious consequences for tree health.

Following is a summary of Impacts to trees during construction and Tree Protection measures that should be incorporated into the site plans in order to protect the trees. Once the plans are approved, they become the document that all contractors will follow. ***The plans become the contract between the owner and the contractor, so that only items spelled out in the plans can be expected to be followed. Hence, all protection measures, such as fence locations, mulch requirements and root pruning specifications must be shown on the plans.***

RECOMMENDATIONS: SUMMARY OF TREE PROTECTION MEASURES

Hire a Project Arborist to help ensure protection measures are incorporated into the site plans and followed. The Project Arborist should, in cooperation with the Engineers and/or Architects:

- Identify the Root Protection Zones on the final construction drawings, prior to bidding the project.
- Show the placement of tree protection fences, as well as areas to be irrigated, fertilized and mulched on the final construction drawings.
- Clearly show trees for removal on the plans and mark them clearly on site. A Contractor who is a Certified Arborist should perform tree and stump removal. All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. **No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment**.
- Prior to any grading, or other work on the site that will come within 50’ of any tree to be preserved:
    1. Irrigate (if needed) and place a 6” layer of chip mulch over the protected root zone of all trees that will be impacted.
    2. Erect Tree Protection Fences. Place boards against trees located within 3’ of construction zones, even if fenced off.
    3. Remove lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation, and oversee the pruning, performed by a contractor who is an ISA Certified Arborist.
- For grade cuts, expose roots by hand digging, potholing or using an air spade and then cut roots cleanly prior to further grading outside the tree protection zones.
- For fills, if a cut is required first, follow as for cuts.

- Where possible, specify geotextile fabric and/or thickened paving, re-enforced paving, and structural soil in lieu of compacting, and avoid root cutting as much as possible, prior to placing fills on the soil surface. Any proposed retaining wall or fill soil shall be discussed with the engineer and arborist in order to reduce impacts to trees to be preserved.
- Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
- Design utility and irrigation trenches to minimize disturbance to tree roots. Where possible, dig trenches with hydro-vac equipment or air spade, placing pipes underneath the roots, or bore the deeper trenches underneath the roots.
- Include on the plans an Arborist inspection schedule to monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.

General Tree protection measures are included as Appendix 3. These measures need to be included on the Site, Grading, Utility and Landscape Plans. A final report of recommendations specific to the plan can be completed as part of, and in conjunction with, the actual plans. This will require the arborist working directly with the engineer and architect for the project. If the above recommendations are followed, the amount of time required by the arborist for the final report should be minimal.

Report Prepared by:

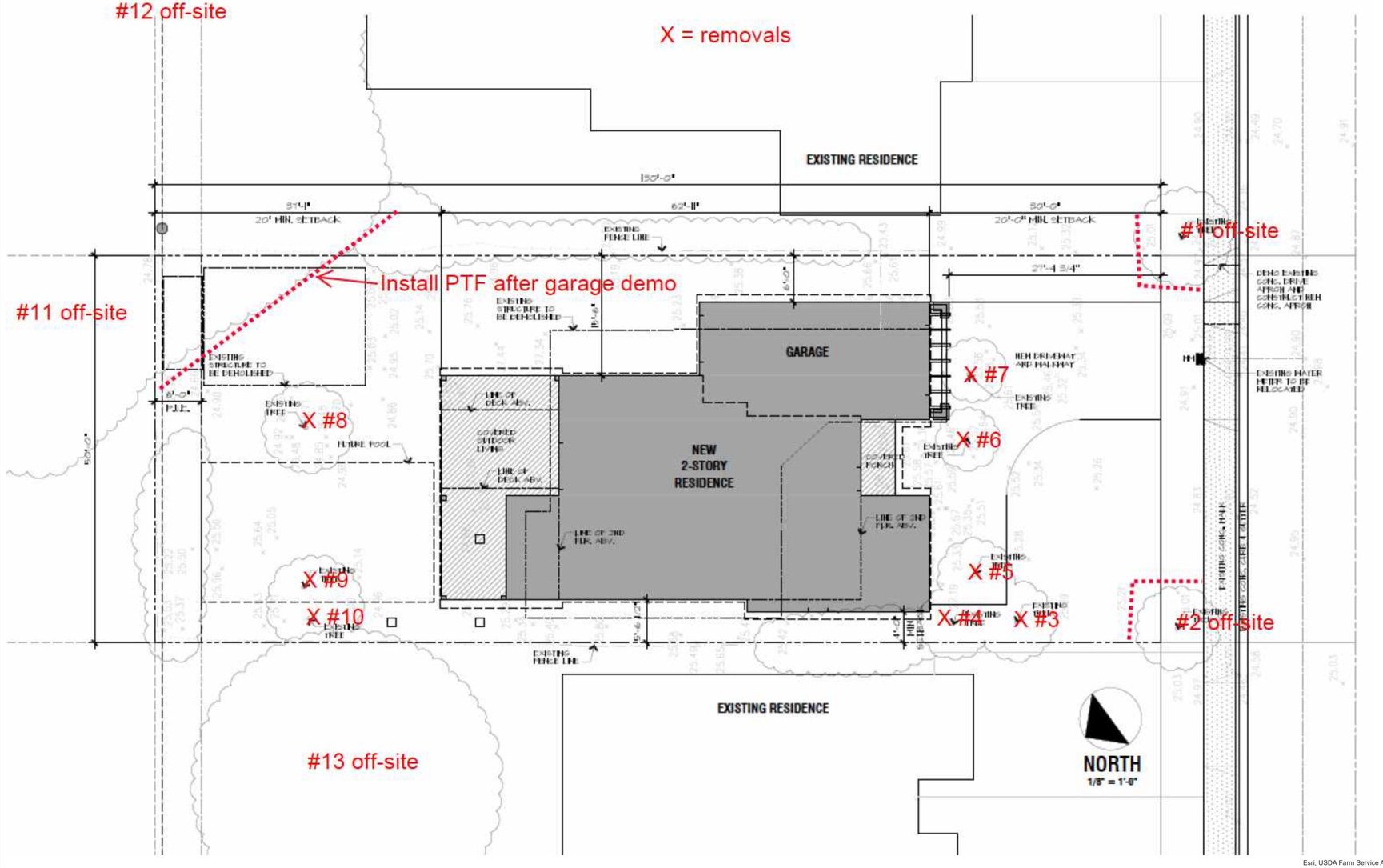
Thomas M. Stein
International Society of Arboriculture
Certified Arborist WE-12854A
ISA Tree Risk Qualified

Report Reviewed by:

Gordon Mann
Consulting Arborist and Urban Forester
Registered Consulting Arborist #480
ISA Certified Arborist and Municipal Specialist #WE-0151AM
CaUFC Certified Urban Forester #127
ISA Qualified Tree Risk Assessor

Enc.: Appendix 1 – Tree Protection Plan
Appendix 2 – Tree Data
Appendix 3 – General Practices for Tree Protection
Appendix 4 – Appraisal Value Table
Appendix 5 – Tree Protection Specifications
Appendix 6 – Photographs

SEE ARBORIST REPORT FOR ADDITIONAL DETAILS

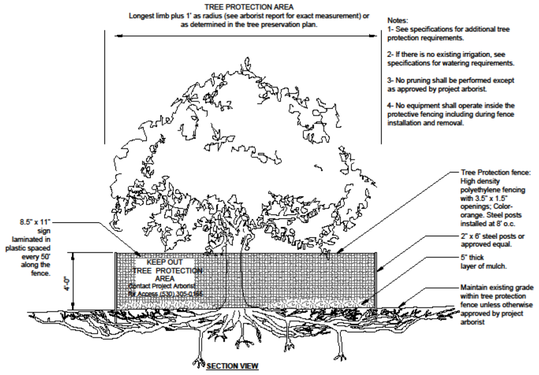


California Tree & Landscape Consulting, Inc.

359 Nevada St. Suite 201
Auburn, CA 95603

TREE PROTECTION GENERAL REQUIREMENTS

1. The project arborist for this project is California Tree & Landscape Consulting. The primary contact information is Nicole Harrison (530) 305-0165. The project arborist may continue to provide expertise and make additional recommendations during the construction process if and when additional impacts occur or tree response is poor. Monitoring and construction oversight by the project arborist is recommended for all projects and required when a final letter of assessment is required by the jurisdiction.
2. The project arborist should inspect the exclusionary root protection fencing installed by the contractors prior to any grading and/or grubbing for compliance with the recommended protection zones. Additionally, the project arborist shall inspect the fencing at the onset of each phase of construction. The root protection zone for trees is specified as the 'canopy radius' in Appendix 2 in the arborist report unless otherwise specified by the arborist. Note 'dripline' is not an acceptable location for installation of tree protection fencing.
3. The project arborist should directly supervise any clearance pruning, irrigation, fertilization, placement of mulch and/or chemical treatments. If clearance pruning is required, the Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist. Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site.
4. No trunk within the root protection zone of any trees shall be removed using a backhoe or other piece of grading equipment.
5. Clearly designate an area on the site that is outside of the protection area of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the protection zones of any trees on or off the site.
6. Any and all work to be performed inside the protected root zone fencing, including all grading and utility trenching, shall be approved and/or supervised by the project arborist.
7. Trenching, if required, inside the protected root zone shall be approved and/or supervised by the project arborist and may be required to be performed by hand, by a hydraulic or air spade, or other method which will place pipes underneath the roots without damage to the roots.
8. The root protection zone for trees is specified as the 'canopy radius' in Appendix 2 in the arborist report unless otherwise specified by the arborist. Note 'dripline' is not an acceptable location for installation of tree protection fencing.



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TREE PROTECTION PLAN

Property Line
Measured Tree Canopy
Tree Protection Fencing

Sheet No.
TPP 1.1

316 Grayson Ct.

City of Menlo Park, California

Prepared by Thomas M. Stein, ISA Cert #WE-12854A

Date: 10/21/2022

APPENDIX 2 – TREE DATA

Tree #	Tag #	Old Tag #	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Street Tree	Off-site	Common Name	Botanical Name	DBH	Circ.	Diameter Measured At	Measured Canopy Radius	Arborist Rating	Dvlpmt Status	Notes	Recommenda-tions	Construction Impact	Protective Measures to be Taken	Suitability for Preserva-tion	Appraised Value, Rounded ($)	Justification for Removal
1	9636	1	No	No	Yes	Yes	Eastern Hophornbeam	*Ostrya virginiana*	7	22	48	10	3 Fair - Minor Problems	Preserve	Street tree located 2' from SW. Overhanging site 8'. Branches at 54". Included bark at all branch junctions. 1' from paver driveway w/ lifting. New sidewalk. 1' from gas line. Electrical wires in canopy to adjacent house.	None at this time.	No impact is expected from development.	Install protective tree fence as shown in Appendix 1. Install 3-4" of wood chip mulch under canopy. Monitor irrigation needs 2x monthly; irrigate as needed.	G	$1,150	N/A
2	9637	2	No	No	Yes	Yes	Eastern Hophornbeam	*Ostrya virginiana*	4	13	54	7	3 Fair - Minor Problems	Preserve	Street tree located 3' from sidewalk and 1' from gas line. Broken branch E at 3'. Wires in canopy. Potential codominant branching at 6'. Perform young tree pruning for structure.	None at this time.	No impact is expected from development.	Install protective tree fence as shown in Appendix 1. Install 3-4" of wood chip mulch under canopy. Monitor irrigation needs 2x monthly; irrigate as needed.	G	$550	N/A
3	4292	3	No	No	No	No	Sweetgum	*Liquidamber styraciflua*	4	13	48	4	2 Poor-Major Structure or Health Problems	Remove	Growing ~2' E of property line. Branching at 4.5' above grade w/ included bark. Small lower branches broken at trunk. Communication wires in canopy.	**Developer proposes removal due to poor condition.**	N/A	N/A	P	N/A	Non-protected.
4	4293	4	No	No	No	No	Sweetgum	*Liquidamber styraciflua*	3	9	48	2	0-Dead	Remove	Located ~2' E of PL.	**Developer proposes removal due to poor condition.**	N/A	N/A	P	N/A	Non-protected.

Tree #	Tag #	Old Tag #	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Street Tree	Off-site	Common Name	Botanical Name	DBH	Circ.	Diameter Measured At	Measured Canopy Radius	Arborist Rating	Dvlpmt Status	Notes	Recommenda-tions	Construction Impact	Protective Measures to be Taken	Suitability for Preserva-tion	Appraised Value, Rounded ($)	Justification for Removal
5	4291	5	No	No	No	No	Sweetgum	*Liquidamber styraciflua*	3	9	54	3	0-Dead	Remove	Located ~6' E of PL.	**Developer proposes removal due to poor condition.**	N/A	N/A	P	N/A	Non-protected.
6	4290	6	No	No	No	No	Crape Myrtle	*Lagerstroemia sp.*	4	13	24	8	3 Fair - Minor Problems	Remove	Branching at 3' above grade. Growing 3' N of existing home and 2' from walkway.	**Developer proposes removal for develop-ment.**	N/A	N/A	P	N/A	Non-protected.
7	4289	7	No	No	No	No	Citrus-Lemon	*Citrus sp.*	4	13	6	4	2 Poor-Major Structure or Health Problems	Remove	Codominant branching at 12" above grade. Growing ~3' SW of existing home. Minor dieback in upper canopy. DLR estimated.	**Developer proposes removal due to poor condition.**	N/A	N/A	P	N/A	Non-protected.
8	4296	N/A	No	No	No	No	Japanese Maple	*Acer palmatum*	4	16	12	6	1-Extreme Structure or Health Problems	Remove	Severely drought stressed. Branching at 2.5' above grade. 3" branch broken at 2.5' above grade.	**Developer proposes removal due to poor condition.**	N/A	N/A	P	N/A	Non-protected.
9	4295	9	No	No	No	No	Japanese Maple	*Acer palmatum*	3	9	12	3	2 Poor-Major Structure or Health Problems	Remove	Canopy suppressed on NW side by adjacent tree. Drought stressed. Sparse upper canopy. Leans slightly E.	**Developer proposes removal due to poor condition.**	N/A	N/A	P	N/A	Non-protected.
10	4294	10	No	No	No	No	Podocarpus	*Podocarpus gracilior*	4	13	36	4	2 Poor-Major Structure or Health Problems	Remove	Branches at 42" above grade with included bark. One-sided SW. Growing 3' SW of fence.	**Developer proposes removal due to poor condition.**	N/A	N/A	P	N/A	Non-protected.

Tree #	Tag #	Old Tag #	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Street Tree	Off-site	Common Name	Botanical Name	DBH	Circ.	Diameter Measured At	Measured Canopy Radius	Arborist Rating	Dvlpmt Status	Notes	Recommenda-tions	Construction Impact	Protective Measures to be Taken	Suitability for Preserva-tion	Appraised Value, Rounded ($)	Justification for Removal
11	9638		Yes	No	No	Yes	Coast Live Oak	*Quercus agrifolia*	24	75	54	40	3 Fair - Minor Problems	Preserve	Offsite ~40' NE of E property line. Overhang site ~10'. Trunk obscured by privet and fence. All dimensions estimated. Tag on fence.	None at this time.	No impact is expected from development.	Install protective tree fence after garage demolition as shown in Appendix 1.	G	$8,350	N/A
12	9639		Yes	No	No	Yes	Coast Live Oak	*Quercus agrifolia*	20	63	54	35	3 Fair - Minor Problems	Preserve	All dimensions estimated. Lower trunk obscured by fence and structures. Overhang site 10'. Overweight limbs. Tag on fence.	None at this time.	No impact is expected from development.	Install protective tree fence after garage demolition as shown in Appendix 1.	G	$5,950	N/A
13	4297	N/A	No	Yes	No	Yes	Chinese Elm	*Ulnus parviflora*	15	47	54	22	2 Poor-Major Structure or Health Problems	Preserve	All dimensions estimated. Lower trunk obscured by fence. Overhanging site 3'. Growing ~20' NW of property line. Moderate lean at grade S. Mechanical wound E side from grade to 3'. Tag on fence.	None at this time.	No impact is expected from development.	None; off-site, negligible overhang.	G	Not appraised; not accessible	N/A

TOTAL INVENTORIED TREES = 13 trees (315 aggregate circumference inches)
TOTAL RECOMMENDED REMOVALS = None
TOTAL RECOMMENDED REMOVALS FOR DEVELOPMENT= 8 trees (95 aggregate circumference inches)
Rating (0-5, where 0 is dead) 0= 2 trees, 1=1 tree, 2=5 trees, 3=5 trees
Total Protected Street Trees = 2 trees (35 aggregate circumference inches)
Total Protected Oak Trees 31.4"+ = 2 trees (138 aggregate circumference inches)
Total Protected Other Trees 47.1"+ = 1 tree (47 aggregate circumference inches)
TOTAL PROTECTED TREES = 5 trees (220 aggregate circumference inches)

Note: Tree #s 3-10, 13 added to inventory 10/21/22.

APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions:

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 1'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

A protective barrier of 6' chain link fence shall be installed around the dripline of protected tree(s). The fencing can be moved within the dripline if authorized by the project arborist or city arborist, but not

closer than 2' from the trunk of any tree. Fence posts shall be 1.5" in diameter and are to be driven 2' into the ground. The distance between posts shall not be more than 10'. Movable barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the project arborist and city arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the project or city arborist.

Where the city or project arborist has determined that tree protection fencing will interfere with the safety of work crews, tree wrap may be used as an alternative form of tree protection. Wooden slats at least 1" thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the city or project arborist. Straw waddle may also be used as a trunk wrap by coiling waddle around the trunk up to a minimum height of 6' from grade. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the straw waddle.

Signage should be placed on the protective tree fence no further than 30' apart. The signage should present the following information:

- The tree protection fence shall not be moved without authorization of the Project or City Arborist.
- Storage of building materials or soil is prohibited within the Tree Protection Zone.
- Construction or operation of construction equipment is prohibited within the tree protection zone.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Do not allow run off or spillage of damaging materials into the area below any tree canopy.

Do not store materials, stockpile soil or park or drive vehicles within the TPZ.

Do not cut, break, skin or bruise roots, branches, or trunks without first obtaining authorization from the city arborist.

Do not allow fires under and adjacent to trees.

Do not discharge exhaust into foliage.

Do not secure cable, chain or rope to trees or shrubs.

Do not trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the city arborist.

Do not apply soil sterilant under pavement near existing trees.

Only excavation by hand, compressed air or hydro-vac shall be allowed within the dripline of trees.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay

organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.[6]

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Route pipes outside of the area that is 10 times the diameter of the protected tree to avoid conflicts with roots. Where it is not possible to reroute pipes or trenches, the contractor shall bore beneath the dripline of the tree. The boring shall take place not less than 3' below the surface of the soil in order to avoid encountering feeder roots. Alternatively, the trench can be excavated using hand, pneumatic of hydro-vac techniques within the RPZ. The goal is to avoid damaging the roots while excavating. The pipes should be fed under the exposed roots. Trenches should be filled within 24 hours, but where this is not possible the side of the trench adjacent to the trees shall be kept shaded with 4 layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

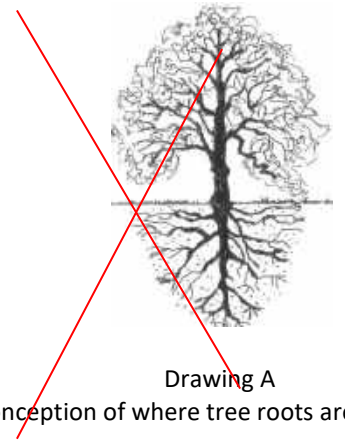
Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least once a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs.

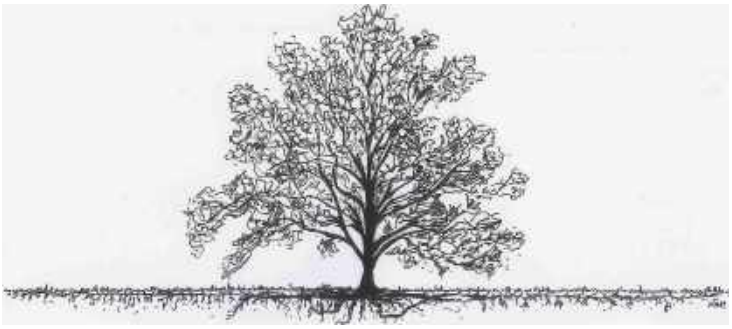
[6] International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy (see Drawing A below). The correct root structure of a tree is in Drawing B. All plants' roots need both water and air for survival. Surface roots are a common phenomenon with trees grown in compacted soil. Poor canopy development or canopy decline in mature trees is often the result of inadequate root space and/or soil compaction.



Drawing A
Common misconception of where tree roots are assumed to be located



Drawing B
The reality of where roots are generally located

Structural Issues

Limited space for canopy development produces poor structure in trees. The largest tree in a given area, which is 'shading' the other trees is considered Dominant. The 'shaded' trees are considered Suppressed. The following picture illustrates this point. Suppressed trees are more likely to become a potential hazard due to their poor structure.

Dominant Tree

Growth is upright

Canopy is balanced by limbs and foliage equally

Suppressed Tree

Canopy weight all to one side

Limbs and foliage grow away from dominant tree

Co-dominant leaders are another common structural problem in trees.

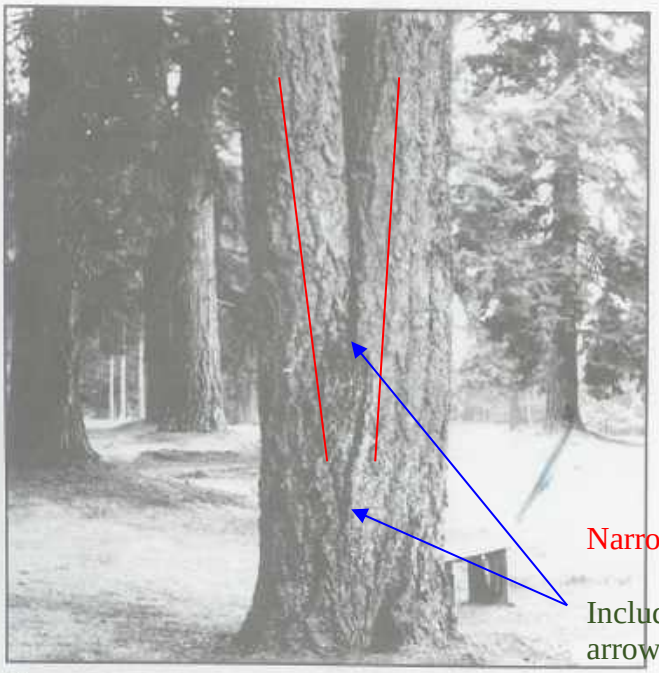


Figure 6. Codominant stems are inherently weak because the stems are of similar diameter.

The tree in this picture has a co-dominant leader at about 3' and included bark up to 7 or 8'. Included bark occurs when two or more limbs have a narrow angle of attachment resulting in bark between the stems – instead of cell to cell structure. This is considered a critical defect in trees and is the cause of many failures.

Narrow Angle

Included Bark between the arrows

Photo from Evaluation of Hazard Trees in Urban Areas by Nelda P. Matheny and James R. Clark, 1994 International Society of Arboriculture

Pruning Mature Trees for Risk Reduction

There are few good reasons to prune mature trees. Removal of deadwood, directional pruning, removal of decayed or damaged wood, and end-weight reduction as a method of mitigation for structural faults are the only reasons a mature tree should be pruned. Live wood over 3" should not be pruned unless absolutely necessary. Pruning cuts should be clean and correctly placed. Pruning should be done in accordance with the American National Standards Institute (ANSI) A300 standards. It is far better to use more small cuts than a few large cuts as small pruning wounds reduce risk while large wounds increase risk.

Pruning causes an open wound in the tree. Trees do not "heal" they compartmentalize. Any wound made today will always remain, but a healthy tree, in the absence of decay in the wound, will 'cover it' with callus tissue. Large, old pruning wounds with advanced decay are a likely failure point. Mature trees with large wounds are a high failure risk.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for overweight limbs (1) prune the limb to reduce the extension of the canopy, or (2) cable the limb to reduce movement. Cables do not hold weight they only stabilize the limb and require annual inspection.

Photo of another tree – not at this site.

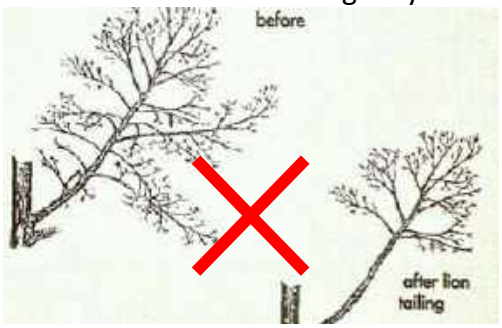
Normal limb structure

Over weight, reaching limb with main stem diameter small compared with amount of foliage present

Photo of another tree – not at this site

Lion's – Tailing is the pruning practice of removal of "an excessive number of inner and/or lower lateral branches from parent branches. Lion's tailing is not an acceptable pruning practice" ANSI A300 (part 1) 4.23. It increases the risk of failure.

Pruning – Cutting back trees changes their natural structure, while leaving trees in their natural form enhances longevity.



Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies. These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

Arborists. Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

ISA Certified Arborist. An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist. An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: https://www.asca-consultants.org/

Decay in Trees

Decay (in General): Fungi cause all decay of living trees. Decay is considered a disease because cell walls are altered, wood strength is affected, and living sapwood cells may be killed. Fungi decay wood by secreting enzymes. Different types of fungi cause different types of decay through the secretion of different chemical enzymes. Some decays, such as white rot, cause less wood strength loss than others because they first attack the lignin (causes cell walls to thicken and reduces susceptibility to decay and pest damage) secondarily the cellulose (another structural component in a cell walls). Others, such as soft rot, attack the cellulose chain and cause substantial losses in wood strength even in the initial stages of decay. Brown rot causes wood to become brittle and fractures easily with tension. Identification of internal decay in a tree is difficult because visible evidence may not be present.

According to Evaluation of Hazard Trees in Urban Areas (Matheny, 1994) decay is a critical factor in the stability of the tree. As decay progresses in the trunk, the stem becomes a hollow tube or cylinder rather than a solid rod. This change is not readily apparent to the casual observer. Trees require only a small amount of bark and wood to transport water, minerals and sugars. Interior heartwood can be eliminated (or degraded) to a great degree without compromising the transport process. Therefore, trees can contain significant amounts of decay without showing decline symptoms in the crown.

Compartmentalization of decay in trees is a biological process in which the cellular tissue around wounds is changed to inhibit fungal growth and provide a barrier against the spread of decay agents into the barrier zones is the formation of while a tree may be able to limit pruning cuts, in the event that there located vertically along the main additional cells. The weakest of the vertical wall. Accordingly, decay progression inward at large are more than one pruning cut trunk of the tree, the likelihood of decay progression and the associated structural loss of integrity of the internal wood is high.

Oak Tree Impacts

Our native oak trees are easily damaged or killed by having the soil within the Critical Root Zone (CRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

APPENDIX 4 – APPRAISAL VALUE TABLE

Client: Thomas James Homes: Tree Appraisal at 316 Grayson Court, Menlo Park, CA

Tree #	DBH	Species	Tree Sq In	Unit Cost Per Sq Inch	Basic Price	Physical Deterioration	Functional Limitations	External Limitations	Total Depreciation	Depreciated Cost	Rounded Cost	% Loss	Assignment Result (inc. $250 install cost)
1	7	E. Hophornbeam	38.645	93.62	$3,600.99	0..67	0.6	0.6	0.24	$.864.24	$900	0	$1,150
2	4	E. Hophornbeam	12.56	93.62	$1,175.83	0.70	0..6	0..6	0.25	$293.96	$300	0	$550
11	24	Coast Live Oak	452.16	51.49	$23,281.48	0.63	0.7	0.8	0.35	$8,148.52	$8,100	0	$8,350
12	20	Coast Live Oak	314.00	51.49	$16,167.69	0.67	0.7	0.8	0.35	$5,658.69	$5,700	0	$5,950
											Additional Costs	**0**	**$0**
											Assignment Result (Rounded):		**$16,000**

*The value of the trees was determined using the Trunk Formula Method, described in the *Guide for Plant Appraisal*[7], and on the *Species Classification and Group Assignment* published by the Western Chapter, International Society of Arboriculture (ISA).

[7] Council of Tree and Landscape Appraisers, 2018. *Guide for Plant Appraisal*, 10th Edition. International Society of Arboriculture, Champaign, IL.

COMMUNITY DEVELOPMENT DEPT.
701 Laurel Street
Menlo Park, CA 94025
650.330.6704
2/28/2011

TREE PROTECTION SPECIFICATIONS

1. A 6" layer of coarse mulch or woodchips is to be placed beneath the dripline of the protected trees. Mulch is to be kept 12" from the trunk.

2. A protective barrier of 6' chain link fencing shall be installed around the dripline of protected tree(s). The fencing can be moved within the dripline if authorized by the Project Arborist or City Arborist but not closer than 2' from the trunk of any tree. Fence posts shall be 1.5" in diameter and are to be driven 2' into the ground. The distance between posts shall not be more than 10'. This enclosed area is the Tree Protection Zone (TPZ).

3. Movable barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization form the Project Arborist or City Arborist.

4. Where the City Arborist or Project Arborist has determined that tree protection fencing will interfere with the safety of work crews, Tree Wrap may be used as an alternative form of tree protection. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the City Arborist or Project Arborist. Straw waddle may also be used as a trunk wrap by coiling the waddle around the trunk up to a minimum height of six feet from grade. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the straw waddle.

5. **Avoid the following conditions.**
   DO NOT:
   a. Allow run off of spillage of damaging materials into the area below any tree canopy.
   b. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
   c. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the City Arborist.
   d. Allow fires under and adjacent to trees.
   e. Discharge exhaust into foliage.
   f. Secure cable, chain, or rope to trees or shrubs.
   g. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the City Arborist.
   h. Apply soil sterilants under pavement near existing trees.

6. Only excavation by hand or compressed air shall be allowed within the dripline of trees. Machine trenching shall not be allowed.

7. Avoid injury to tree roots. When a ditching machine, which is being used outside of the dripline of trees, encounters roots smaller than 2", the wall of the trench adjacent to the trees shall be hand trimmed, making clear, clean cuts through the roots. All damaged, torn and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots 2" or larger, when encountered, shall be reported immediately to the Project Arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. Root is to be protected with dampened burlap.

8. Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots.

9. Where it is not possible to reroute pipes or trenches, the contractor shall bore beneath the dripline of the tree. The boring shall take place not less than 3' below the surface of the soil in order to avoid encountering "feeder" roots.

10. Trees that have been identified in the arborist's report as being in poor health and/or posing a health or safety risk, may be removed or pruned by more than one-third, subject to approval of the required permit by the Planning Division. Pruning of existing limbs and roots shall only occur under the direction of a Certified Arborist.

11. Any damage due to construction activities shall be reported to the Project Arborist or City Arborist within six hours so that remedial action can be taken.

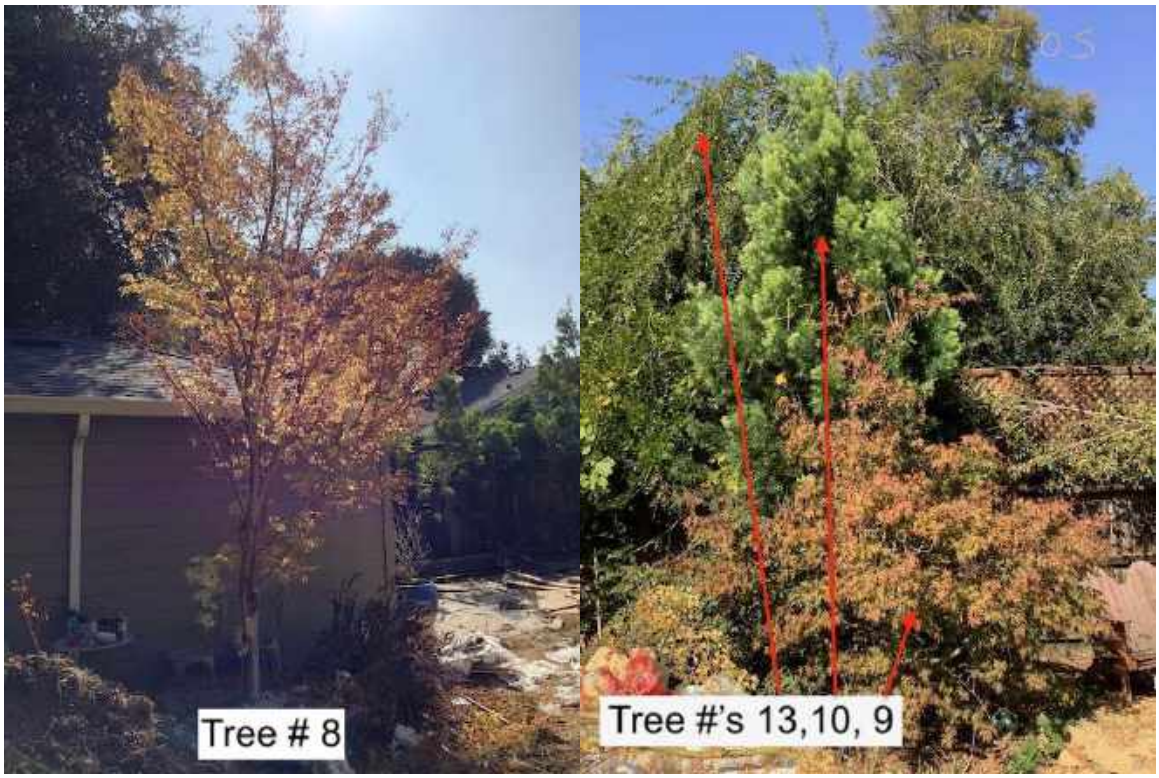
12. An ISA Certified Arborist or ASCA Registered Consulting Arborist shall be retained as the Project Arborist to monitor the tree protection specifications. The Project Arborist shall be responsible for the preservation of the designated trees. Should the builder fail to follow the tree protection specifications, it shall be the responsibility of the Project Arborist to report the matter to the City Arborist as an issue of non-compliance.

13. Violation of any of the above provisions may result in sanctions or other disciplinary action.

MONTHLY INSPECTIONS

It is required that the site arborist provide periodic inspections during construction.
Four-week intervals would be sufficient to access and monitor the effectiveness of the Tree Protection Plan and to provide recommendations for any additional care or treatment.

APPENDIX 6 – PHOTOGRAPHS



Photos of Tree #s 11 & 12 not shown

STAFF REPORT

Planning Commission
Meeting Date: **11/7/2022**
Staff Report Number: **22-060-PC**

Public Hearing: **Architectural Control/Techcon/3000 Sand Hill Road**

Recommendation

Staff recommends that the Planning Commission approve a request for architectural control for modifications to an existing office campus including exterior and interior modifications to the existing fitness center; the addition of a sundeck at the existing restaurant; and hardscaping and landscaping modifications throughout the site, including the addition of five arbors, in the C-1-C(X) (Administrative, Professional, and Research District, Restrictive, Conditional Development Permit) zoning district. A draft resolution, including the recommended conditions of approval, is included as Attachment A.

Policy Issues

The proposed project requires the Planning Commission to consider the merits of the project. The Planning Commission should consider whether the required architectural control findings can be made.

Background

Site location

The property at 3000 Sand Hill Road is part of what was originally a 38-acre parcel that was subdivided and developed with a Conditional Development Permit approved by the City on June 24, 1969. The Conditional Development Permit rezoned the 38 acres from an Open Space Conservation zoning district into R-2(X) (Low Density Apartment) and C-1-C(X) (Administrative, Professional, and Research, Restrictive) zoning districts. The project site at 3000 Sand Hill Road is one of three office campuses of the Sand Hill Collection (2400-2498 Sand Hill Road and 2700-2770 Sand Hill Road are the other two campuses). Situated in the western portion of the city and part of the Sharon Heights neighborhood, the total property area is approximately 16.5 acres. The generally circular-shaped site is bordered by residences within the R-2(X) zoning district and further surrounded by the Sharon Heights Golf and Country Club (2900 Sand Hill Road). A location map is included as Attachment B.

Analysis

Project description

The overall project intent is to provide enhanced amenities for workers and visitors of the office campus and the proposed improvements are grouped in four scopes of work: Buildings #3 and #4 entry and courtyard; restaurant sundeck; fitness center renovation; and seating area. The project plans are included as Attachment C and the project description letter, including community outreach summary, is included as Attachment D. The four scopes of work that comprise the project are described below.

<u>Buildings #3 and #4 entry and courtyard</u>

- Removal of existing landscape and paving at the entry and courtyards of Buildings #3 and #4, proposed

to be replaced with drought tolerant planting/irrigation and new concrete paving and interlocking pavers.
- Eight non-heritage trees are proposed for removal at Building #3 and three non-heritage trees are proposed for removal at Building #4. Two new trees are proposed at the Building #3 entry and courtyard.
- Two new freestanding aluminum arbors, one at each building, are proposed to serve as covered outdoor meeting and working space (10'-0" height; 480 square feet at Building #3 and 481 square feet at Building #4).
- New freestanding vine/green screen panels are included (8'-0" height).
- New freestanding corten steel blades are included (8'-0" height).
- New pedestrian bollard lighting.
- New power pedestals (mobile device charging stations).
- New concrete accent walls (3'-0" height).

Restaurant sundeck
- Removal of existing landscape and paving at the rear of the restaurant building, proposed to be replaced with drought tolerant planting/irrigation and new concrete paving and decomposed granite landscape areas.
- Four non-heritage trees are proposed for removal at the rear of the restaurant and 13 new trees would be planted.
- New wood deck area to serve as a space for tenants to work, dine, and meet outdoors.
- A freestanding steel arbor is proposed for shading a portion of the deck (10'-0" height; 352 square feet).
- New pedestrian bollard lighting.
- New power pedestals (mobile device charging stations).
- New circulation walkways that conform to Americans with Disabilities Act (ADA) regulations. Proposed improvements that would allow accessible access to new deck and lower rear landscaped areas.

Fitness center renovation
- Removal of existing landscaping and paving at the entry and rear of the building, proposed to be replaced with drought-tolerant planting/irrigation and new concrete paving.
- Existing building footprint to remain as-is with a proposed new storefront door, new exterior wood siding and paint, new interior layout with restrooms/showers and locker space, and new aluminum folding glass door system to connect to a new six-foot tall, wood-fenced exterior patio with sports surfacing for outdoor fitness activities.
- The architectural elevations (north, south, east, and west) of the existing building would remain generally as-is, with proposed new cladding and window/door openings to modernize and improve the aesthetic and function of the existing fitness center.
- A freestanding steel arbor with vine screen paneling is proposed along the northern fenced exterior patio for privacy and shading (10'-0" height; 220 square feet).
- Proposed new wood screen wall with signage at building frontage (6'-0" height).
- Proposed new wood fencing at building rear to screen existing mechanical equipment (6'-0" height).
- No trees would be removed as part of this scope of work.

Seating area
- Proposed removal of existing mulched area, to be replaced with a freestanding wooden arbor over a wooden deck to serve as space for tenants to work and meet outdoors (10'-0" height; 320 square feet). This new seating area is adjacent to an existing basketball court and synthetic turf area to remain.

- Two non-heritage trees are proposed for removal.
- New pedestrian bollard and bullet lighting (arbor only) are proposed.
- New gas fire pit is proposed.
- No trees would be removed as part of this scope of work.

Zoning and Conditional Development Permit conformance

The site is within the C-1-C(X) (Administrative, Professional, and Research District, Restrictive, Conditional Development Permit) zoning district. The proposed project is in compliance with the C-1-C development regulations codified in Municipal Code section 16.36.030. The project includes no change to existing conditions for lot area, lot dimensions, required yards, height of structures, or floor area ratio. The two zoning metrics that are affected by the proposed project are maximum building coverage and minimum landscaped area, both of which are further regulated by a Conditional Development Permit with equivalent or stricter standards (equivalent standard for building coverage; stricter standard for landscaping). In 1969, a Conditional Development Permit was approved "to allow development of a Professional – Administrative Park with peripheral townhouse apartments under strict design regulations to satisfy the particular needs of the site." The two relevant development standards from the Conditional Development Permit that apply to this project are listed below and conformance analyzed.

- Building coverage shall not exceed 20 percent of the Professional – Administrative site.
    - The site's existing building coverage is 14.0 percent. The project includes five arbors that contribute 1,853 square feet of new building coverage. The site's proposed building coverage is 14.3 percent, which is below the 20 percent maximum. The project is in conformance with this development standard.

- A minimum of 35 percent of the site shall be devoted to landscaped or natural open space.
    - The site's existing landscaping/open space is 42.0 percent. The project includes landscaping modifications. The site's proposed landscaping/open space is 41.3 percent, which is above the 35 percent minimum. The project is in conformance with this development standard.

The Conditional Development Permit for the site requires a minimum parking ratio of one parking space per 250 square feet of floor area. The on-site parking requirement is 646 spaces and the site currently includes 669 parking spaces (including 622 actual paved spaces and 47 spaces in landscape reserve). The project includes no modification to parking. All existing parking stalls, including accessible stalls, would remain and the site would continue to be conforming with regard to parking.

Open space, trees and landscaping

The applicant has submitted an arborist report/tree protection report (Attachment E) detailing the species, size, and conditions of existing trees on the site. The report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance and protection. A total of 92 trees are within or nearby the four scopes of work described above. Of these trees, 35 trees are considered heritage trees. No heritage trees are proposed for removal. As part of the project review process, the arborist report/tree protection report was reviewed by the City Arborist. All arborist recommendations and tree protection measures identified in the report shall be implemented and will be ensured through the conditions of approval. In total, across the four scopes of work for the campus improvements, 17 non-heritage trees are proposed for removal and 15 new trees are proposed, along with new drought tolerant landscaping and irrigation improvements throughout the site. As previously noted, the project exceeds the minimum landscaping/open space development standard of the site's Conditional Development Permit.

Correspondence

During application review, staff received correspondence from neighbors who expressed concerns for the previously proposed establishment of a pickleball court in the southwestern portion of the site, where the current seating area scope of work for the project is located. The applicant conducted further outreach to better understand the concerns and ultimately elected to remove the pickleball court from the project.

Conclusion

The proposal meets the development standards of the underlying zoning district and the Conditional Development Permit. Staff believes that the proposed improvements are in keeping with the design of the existing office campus and would allow the existing office campus to provide new/enhanced amenities for tenants and visitors. Staff recommends that the Planning Commission approve the architectural control request.

Impact on City Resources

The project sponsor is required to pay Planning, Building, and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The proposed project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Attachments

A. Draft Planning Commission Resolution of Approval Adopting Findings for project Architectural Control, including project Conditions of Approval
    Exhibit A – Project Plans [See Attachment C of this Staff Report]
    Exhibit B – Project Description Letter [See Attachment D of this Staff Report]
    Exhibit C – Conditions of Approval
B. Location Map
C. Project Plans
D. Project Description Letter
E. Arborist Report and Tree Protection Report

Report prepared by:
Calvin Chan, Senior Planner

Report reviewed by:
Corinna Sandmeier, Acting Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING ARCHITECTURAL CONTROL REVIEW FOR MODIFICATIONS TO AN EXISTING OFFICE CAMPUS INCLUDING EXTERIOR AND INTERIOR MODIFICATIONS TO THE EXISTING FITNESS CENTER; THE ADDITION OF A SUNDECK AT THE EXISTING RESTAURANT; AND HARDSCAPING AND LANDSCAPING MODIFICATIONS THROUGHOUT THE SITE, INCLUDING THE ADDITION OF FIVE ARBORS, IN THE C-1-C(X) (ADMINISTRATIVE, PROFESSIONAL, AND RESEARCH DISTRICT, RESTRICTIVE, CONDITIONAL DEVELOPMENT PERMIT) ZONING DISTRICT

WHEREAS, the City of Menlo Park ("City") received an application requesting architectural control review for modifications to an existing office campus including exterior and interior modifications to the existing fitness center; the addition of a sundeck at the existing restaurant; and hardscaping and landscaping modifications throughout the site, including the addition of five arbors (collectively, the "Project") from Techcon ("Applicant"), on behalf of the property owner 3000 SH LLC ("Owner"), located at 3000 Sand Hill Road (APN 074-500-010) ("Property"). The architectural control review is depicted in and subject to the development plans which are attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the Property is located in the C-1-C(X) (Administrative, Professional, and Research District, Restrictive, Conditional Development Permit) zoning district, which supports professional, administrative, and executive offices; and

WHEREAS, the proposed Project complies with all objective standards of the C-1-C zoning district and the Conditional Development Permit (X combining zoning district) governing the Property; and

WHEREAS, the findings and conditions for the architectural control would ensure that all City requirements are applied consistently and correctly as part of the project's implementation; and

WHEREAS, the proposed Project was reviewed by the Engineering Division and found to be in compliance with City standards; and

WHEREAS, the Applicant submitted an arborist report prepared by Tree Management Experts which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project; and

WHEREAS, the Project requires discretionary action by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14,

§15000 et seq.) require analysis and a determination regarding the Project's environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on November 7, 2022, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the architectural control permit.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Architectural Control Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the architectural control for modifications to an existing office campus including exterior and interior modifications to the existing fitness center; the addition of a sundeck at the existing restaurant; and hardscaping and landscaping modifications throughout the site, including the addition of five arbors, is granted based on the following findings which are made pursuant to Menlo Park Municipal Code Section 16.68.020:

1. That the general appearance of the structures is in keeping with the character of the neighborhood; in that, the Project includes five arbors that are complementary in style to the existing office campus and will provide opportunity for shading and meeting in compliance with the zoning district and Conditional Development Permit.

2. That the development will not be detrimental to the harmonious and orderly growth of the city; in that, the Project is in keeping with the design of the existing office campus and would allow the existing office campus to provide new/enhanced amenities for tenants and visitors. The Project is designed in a manner that is consistent with all applicable requirements of the City of Menlo Park Municipal Code.

3. That the development will not impair the desirability of investment or occupation in the neighborhood; in that, the Project provides new/enhanced amenities for tenants and visitors through building and landscaping materials compatible with the appearance of the existing neighboring buildings. Therefore, the Project would not impair the desirability of investment or occupation in the neighborhood.

4. That the development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking; in that, the on-site parking requirement is 646 spaces and the site currently includes 669 parking spaces (including 622 actual paved spaces and 47 spaces in landscape reserve). The project includes no modification to parking.

5. That the Project is consistent with any specific plan, which the Project is not subject to, however, the Project is in compliance with the Conditional Development Permit for the site.

Section 3. Architectural Control Permit. The Planning Commission hereby approves the Architectural Control Permit No. PLN2022-00026, which architectural control is depicted in and subject to the project plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Architectural Control Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

A. The Project is categorically exempt under Class 1 (Section 15301, “Existing Facilities”) of the current California Environmental Quality Act (CEQA) Guidelines.

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Corinna Sandmeier, Acting Principal Planner and Planning Commission Liaison of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on November 7, 2022, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this 7th day of November, 2022

_____
Corinna Sandmeier
Acting Principal Planner and Planning Commission Liaison
City of Menlo Park

Exhibits

A. Project Plans
B. Project Description Letter
C. Conditions of Approval

LOCATION:	PROJECT NUMBER:	APPLICANT:	OWNER:
3000 Sand Hill Road	PLN2022-00026	Techcon	3000 Sand Hill LLC

PROJECT CONDITIONS:

1. The architectural control permit shall be subject to the following standard conditions:

    a. Development of the project shall be substantially in conformance with the plans prepared by Studio G Architects, Inc. and siTe, consisting of 55 plan sheets, dated received November 1, 2022 and approved by the Planning Commission on November 7, 2022, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

    b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.

    c. The applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project and in effect at the time of building permit issuance.

    d. Applicant shall keep the property in a clean and sanitary condition at all times, and maintain its site in a fashion that does not constitute a public nuisance and that does not violate any provision of the City of Menlo Park Municipal Code.

    e. The Project shall adhere to all ordinances, plans, regulations, and specifications of the City of Menlo Park and all applicable local, State, and Federal laws and regulations.

    f. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

    g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

    h. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

    i. Heritage trees in the vicinity of the construction project shall be retained and/or protected pursuant to the Heritage Tree Ordinance and the Arborist Report and Tree Protection Report prepared by Tree Management Experts, dated October 18, 2022. Upon building permit application, all tree protection measures identified within the Arborist Report and Tree Protection Report shall be included as a sheet within the plan set and shall be adhered to.

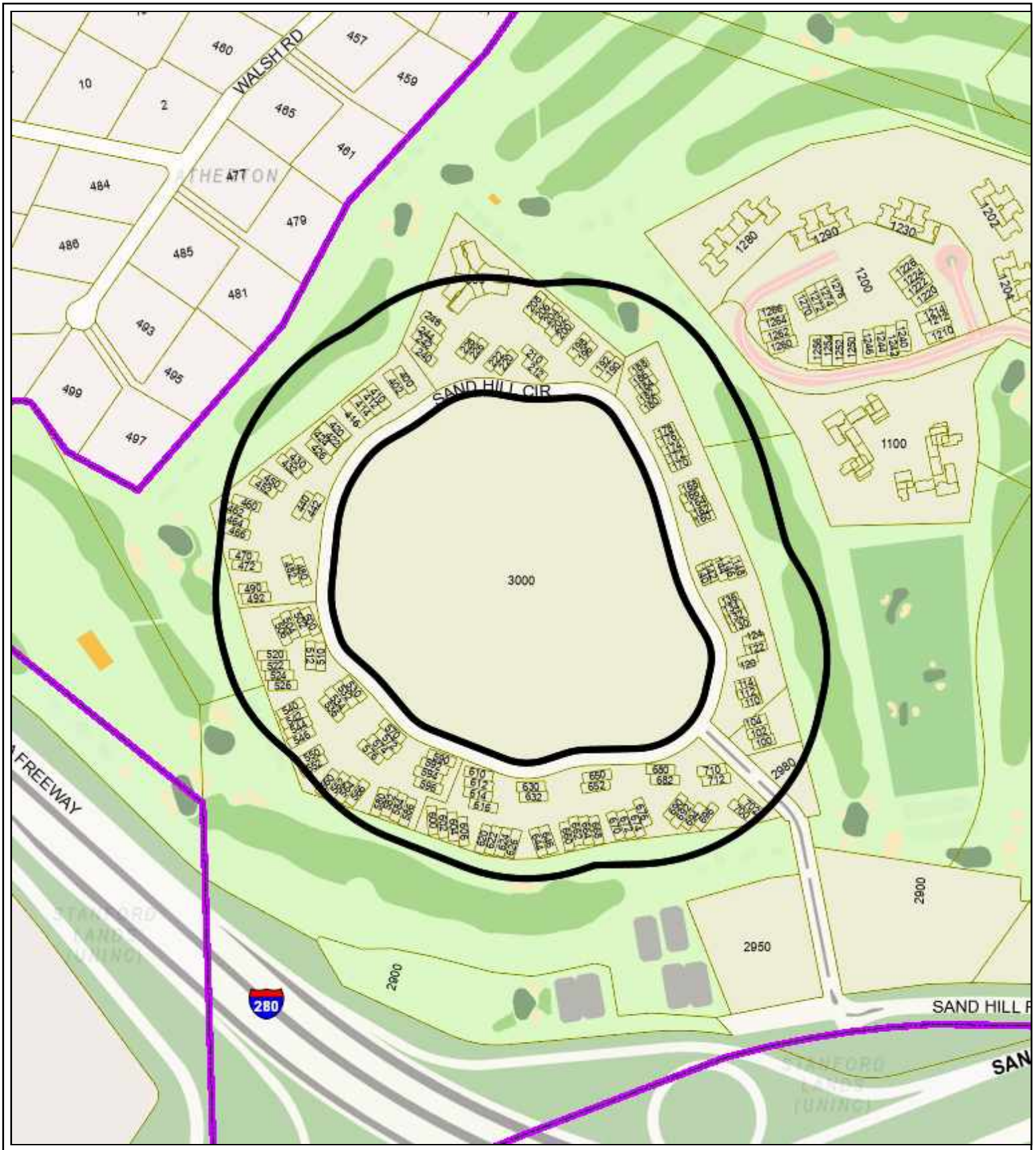
    j. Prior to building permit issuance, the Applicant shall submit plans for construction parking management, construction staging, material storage and Traffic Control Handling Plan to be reviewed and approved by the City. The applicant shall secure adequate parking for any and all construction trades.

LOCATION:	PROJECT NUMBER:	APPLICANT:	OWNER:
3000 Sand Hill Road	PLN2022-00026	Techcon	3000 Sand Hill LLC

PROJECT CONDITIONS:

k. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.

l. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.



City of Menlo Park

Location Map

3000 Sand Hill Road

Scale: 1:4,000 | Drawn By: CC | Checked By: CDS | Date: 11/14/2022 | Sheet: 1

DIVCOWEST - THE SAND HILL COLLECTION

THE RANCH - 3000 SAND HILL ROAD - CITY OF MENLO PARK

EXTERIOR IMPROVEMENTS

PROJECT SUMMARY

THIS DRAWING SET CONTAINS FOUR (4) SEPARATE PLAN SETS FOR PROPOSED EXTERIOR IMPROVEMENTS TO AN EXISTING COMMERCIAL DEVELOPMENT AT 3000 SAND HILL ROAD. THE PROPOSED IMPROVEMENTS INCLUDE ACCESSIBILITY UPGRADES, AS WELL AS UPGRADES TO OTHER DEVELOPED LANDSCAPE AREAS FOR THE BENEFIT OF THE PROPERTY'S TENANTS. RENOVATIONS TO AN EXISTING FITNESS CENTER FACILITY ARE INCLUDED IN THIS APPLICATION. PEDESTRIAN LED SITE LIGHTING IS PROPOSED. TREES WILL BE REMOVED AND REPLACED IN ACCORDANCE WITH CITY OF MENLO PARK TREE MITIGATION POLICY.

- APN: 074-500-010
- ZONING: C1C(X)
- TOTAL PROPERTY AREA: 16.48+/- ACRES
- GROSS FLOOR AREA: 161,395 SF
- SITE AND BUILDING COVERAGE (EXISTING)
  - TOTAL BUILDING COVERAGE: 100,584 SF (14.0%)
    - BUILDING 1: 21,418 SF
    - BUILDING 2: 21,509 SF
    - BUILDING 3: 26,155 SF
    - BUILDING 4: 26,215 SF
    - RESTAURANT: 3,105 SF
    - SAND HILL ROOM: 1,000 SF
    - FITNESS CENTER: 1,181 SF
  - TOTAL LANDSCAPE COVERAGE: 301,761 SF (42.0%)
  - TOTAL PAVED COVERAGE: 315,732 SF (44.0%)
- PROPOSED ADDITIONS TO BUILDING COVERAGE:
  - TOTAL INCREASE IN BUILDING COVERAGE: 1,853 SF
    - BUILDING 3 ARBOR: 480 SF
    - BUILDING 4 ARBOR: 481 SF
    - RESTAURANT ARBOR: 352 SF
    - FITNESS CENTER ARBOR: 220 SF
    - SEATING AREA ARBOR: 320 SF
- TOTAL TREES TO BE REMOVED: 17 (NO HERITAGE TREES INCLUDED)
  - (8) TREES AT BUILDING 3 (198, 200, 1196, 1197, 1198, 1199, 1200, 1201)
  - (3) TREES AT BUILDING 4 (1188, 1189, 1192)
  - (4) TREES AT RESTAURANT (120, 123, 124, 128)
  - (2) TREES AT SEATING AREA (40, 86)
- REPLACEMENT NON-INVASIVE TREE QTY: 15
  - (2) TREES AT BUILDING 3
  - (13) TREES AT RESTAURANT

GENERAL NOTES:
PLANS CREATED REFERENCING 2019 CBC, 2019 CEC, 2019 CMC, 2019 CPC, 2019 CALIFORNIA GREEN STANDARDS CODE, MENLO PARK MUNICIPAL CODE

CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WORK IS COMPLETE AND IN COMPLIANCE WITH THE MOST CURRENT CODES, ORDINANCES AND REQUIREMENTS OF THE GOVERNING AGENCY. SITE IS NOT RESPONSIBLE FOR CHANGES WHICH OCCUR TO THE CODES, ORDINANCES OR REQUIREMENTS AFTER THE GOVERNING AGENCY'S APPROVAL OR DURING INSTALLATION.

CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. SITE IS NOT RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS, NOR RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING PORTIONS OF THE WORK UNDER A CONTRACT WITH CONTRACTOR.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AT THE TIME THE PLANS WERE DRAFTED AND DO NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF SUCH UTILITIES. IN NORTHERN CALIFORNIA, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ALERT AT 1-800-642-2444 PRIOR TO PERFORMING ANY CONSTRUCTION WORK. IN OTHER AREAS, CONTRACTOR SHALL CONTACT A SIMILAR AGENCY/ORGANIZATION.

VICINITY MAP

PROPERTY MAP

ADDITIONAL PROJECT NOTES:

- PLANS HAVE BEEN DEVELOPED USING NAVD 88 DATUM PER CITY STANDARD.
- PROJECT DOES NOT TRIGGER C.3 REQUIREMENTS, SEE STORMWATER DATA FORM ON GO.03.
- NO BUILDING DOWNSPOUTS WILL BE MODIFIED OR ADDED AS PART OF THIS SCOPE.
- PROJECT DOES NOT ENCROACH PUBLIC RIGHT OF WAY.
- ALL NEW IMPROVEMENTS MEET ADA REQUIREMENTS
- NO MODIFICATIONS TO PARKING ARE INCLUDED. ALL EXISTING STALLS, INCLUDING ACCESSIBLE STALLS, ARE TO REMAIN.
  - EXISTING VAN ACCESSIBLE STALL: 6
  - EXISTING ACCESSIBLE STALL: 10
  - EXISTING STANDARD STALL: 622

PLAN SET INDEX

- SCOPE OF WORK: PROPOSED SITE IMPROVEMENTS INCLUDE THE REMOVAL OF EXISTING LANDSCAPE AND PAVING AT THE ENTRY AND COURTYARD OF BUILDINGS 3 AND 4, TO BE REPLACED WITH DROUGHT-TOLERANT PLANTING, NEW CONCRETE PAVING, AND A DETACHED METAL SHADE STRUCTURE. NEW LED PEDESTRIAN LIGHTING IS PROPOSED. TREE REMOVAL IS INCLUDED IN THIS SCOPE. NO MODIFICATIONS TO EXISTING BUILDINGS INCLUDED.

- SCOPE OF WORK: PROPOSED SITE IMPROVEMENTS INCLUDE THE REMOVAL OF EXISTING LANDSCAPE AND PAVING AT THE REAR OF THE RESTAURANT BUILDING, TO BE REPLACED WITH DROUGHT-TOLERANT PLANTING, A NEW ACCESSIBLE WOOD DECK, NEW CONCRETE PAVING, AND A METAL SHADE STRUCTURE. NEW LED PEDESTRIAN LIGHTING IS PROPOSED. TREE REMOVAL IS INCLUDED IN THIS SCOPE. NO MODIFICATIONS TO EXISTING BUILDING INCLUDED.

- SCOPE OF WORK: PROPOSED BUILDING IMPROVEMENTS INCLUDE REPLACEMENT OF DOORS, NEW STOREFRONT DOOR, NEW FOLDING DOOR SYSTEM, NEW EXTERIOR WOOD SIDING AND PAINT. PROPOSED SITE IMPROVEMENTS INCLUDE REMOVAL OF EXISTING LANDSCAPE AND PAVING AT THE FRONT AND REAR OF THE FITNESS CENTER BUILDING, TO BE REPLACED WITH DROUGHT-TOLERANT PLANTING, A NEW ACCESSIBLE ENTRY WALKWAY, A NEW ENCLOSED OUTDOOR WORKOUT SPACE, AND A DETACHED METAL SHADE STRUCTURE. NEW LED PEDESTRIAN LIGHTING IS PROPOSED.

- SCOPE OF WORK: PROPOSED SITE IMPROVEMENTS INCLUDE REMOVAL OF AN EXISTING UNDEVELOPED LANDSCAPE AREA, TO BE REPLACED WITH A NEW ACCESSIBLE WALKWAY AND PATIO SPACE AND A DETACHED WOOD SHADE STRUCTURE. NEW LED PEDESTRIAN LIGHTING IS PROPOSED. NO MODIFICATIONS TO EXISTING BUILDINGS INCLUDED.

PROJECT CONTACTS:

PROPERTY OWNER
DIVCOWEST
301 HOWARD STREET, SUITE 2100
SAN FRANCISCO, CA 94105
CONTACT: BRAD SCOTT

ARCHITECT
STUDIO G ARCHITECTS, INC.
299 BASSETT STREET, SUITE 250
SAN JOSE, CA 95110
CONTACT: FREDDY SEEN

LANDSCAPE ARCHITECT
siTe
18450 TECHNOLOGY DRIVE, SUITE E1
MORGAN HILL, CA 95037
CONTACT: JACKSON DERLER

CIVIL ENGINEER
siTe
18450 TECHNOLOGY DRIVE, SUITE E1
MORGAN HILL, CA 95037

PROPERTY OWNER

DIVCOWEST

IN ASSOCIATION WITH

siTe.

STUDIO g

THE SAND HILL COLLECTION - THE RANCH
3000 SAND HILL ROAD - CITY OF MENLO PARK
EXTERIOR IMPROVEMENTS

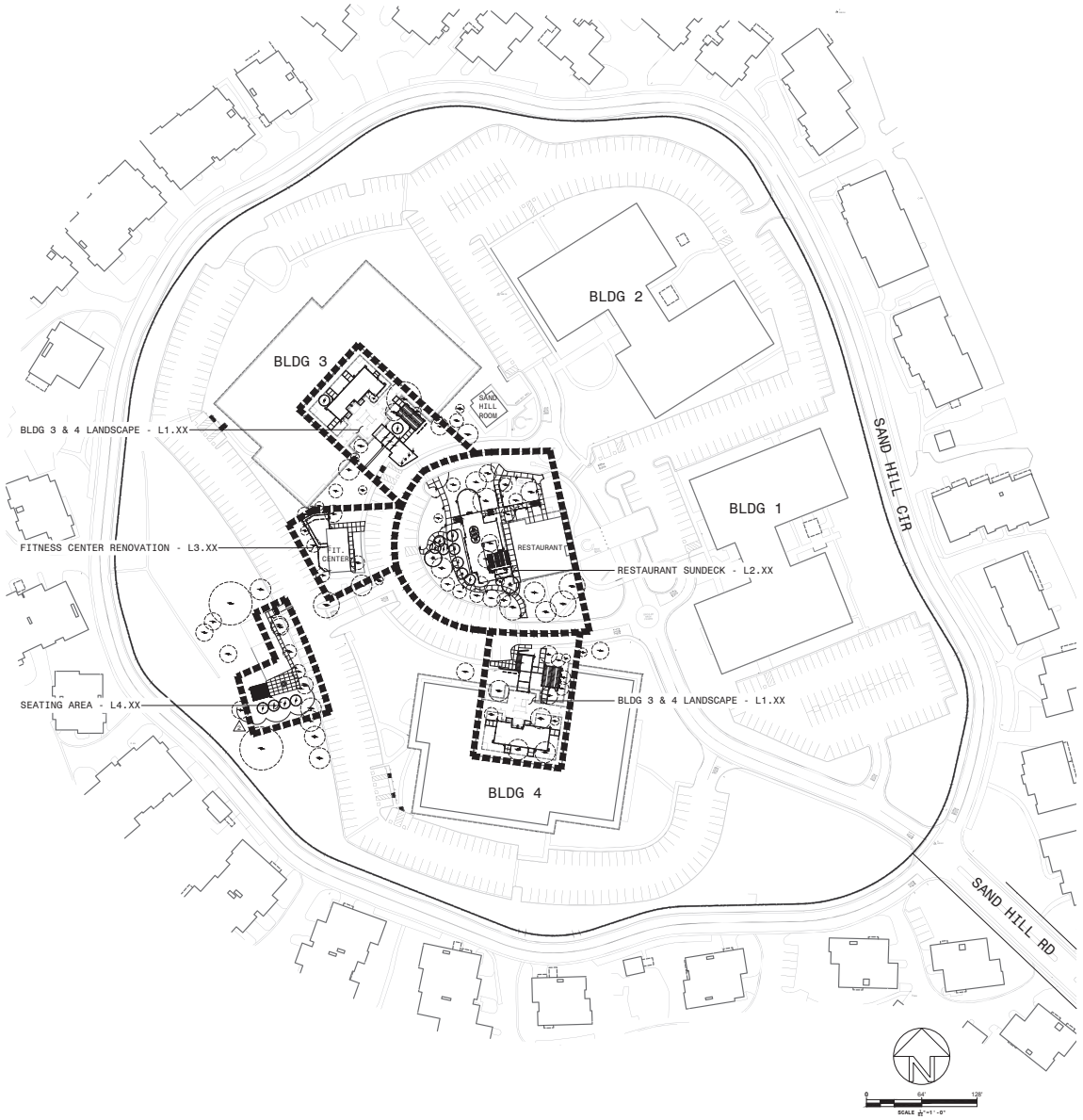
REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

PROJECT COVER SHEET

SHEET NUMBER

GO.01



BUILDING 3 AND 4 LANDSCAPE - L1.XX

RESTAURANT SUNDECK - L2.XX

FITNESS CENTER RENOVATION - L3.XX

SEATING AREA - L4.XX

PROPERTY OWNER

DIVCOWEST.

IN ASSOCIATION WITH

siTe.

STUDIO g

THE SAND HILL COLLECTION - THE RANCH

3000 SAND HILL ROAD - CITY OF MENLO PARK

EXTERIOR IMPROVEMENTS

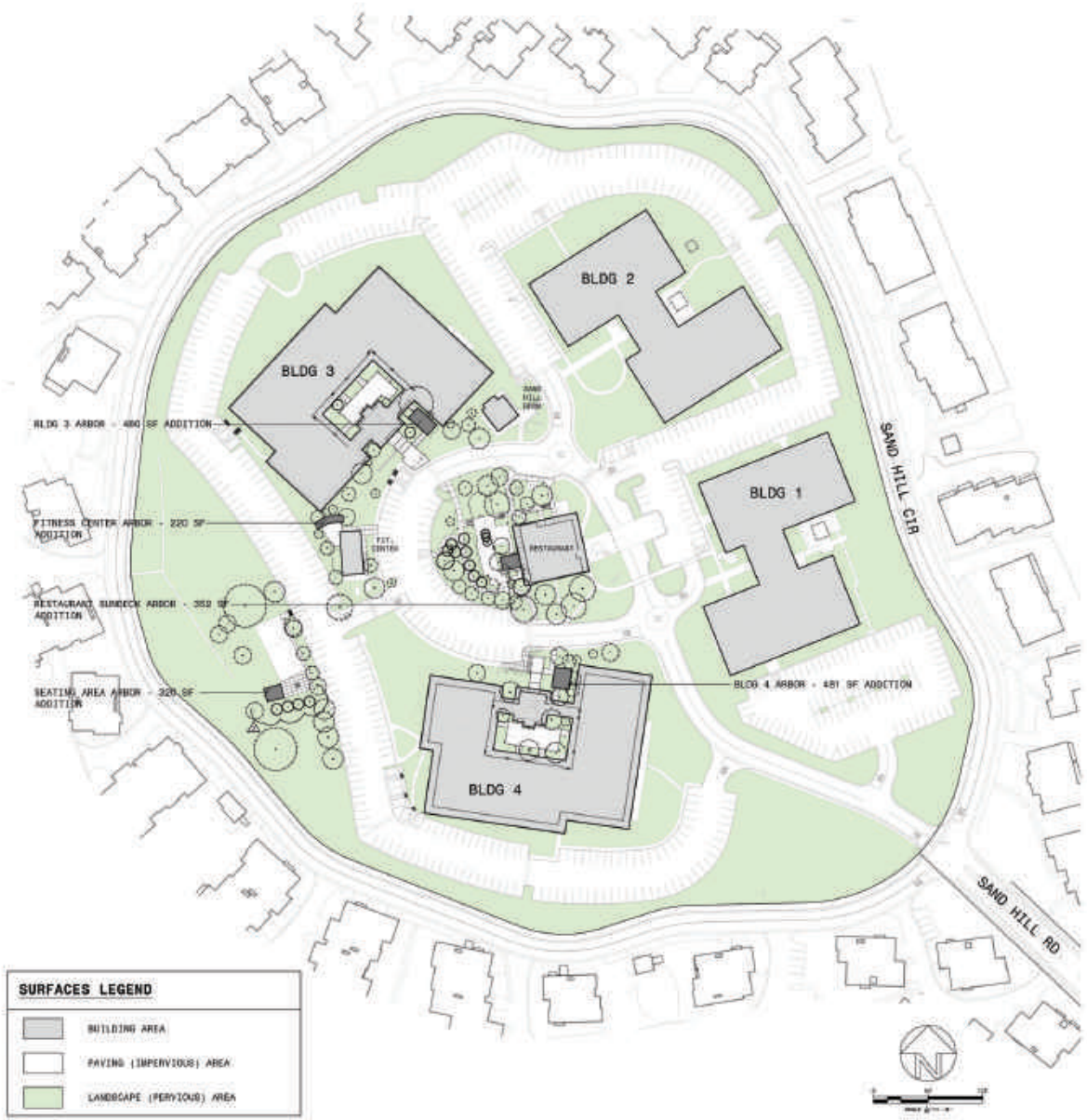
REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

PROPOSED SITE PLAN

SHEET NUMBER

G0.02



EXISTING

DESCRIPTION	AREA
BUILDING 1	21,418 SF
BUILDING 2	21,509 SF
BUILDING 3	26,155 SF
BUILDING 4	26,216 SF
RESTAURANT	3,105 SF
SAND HILL ROOM	1,000 SF
FITNESS CENTER	1,181 SF
TOTAL BUILDING COVERAGE	100,584 SF (14.0%)
TOTAL PAVED COVERAGE	315,732 SF (44.0%)
TOTAL LANDSCAPE COVERAGE	301,761 SF (42.0%)

PROPOSED INCREASE IN BUILDING COVERAGE

DESCRIPTION	AREA
BUILDING 3 ARBOR	480 SF
BUILDING 4 ARBOR	481 SF
RESTAURANT ARBOR	352 SF
FITNESS CENTER ARBOR	220 SF
SEATING AREA ARBOR	320 SF

POST-PROJECT TOTALS

DESCRIPTION	
TOTAL BUILDING COVERAGE	102,437 SF (14.3%)
TOTAL PAVED COVERAGE	319,365 SF (44.4%)
TOTAL LANDSCAPE COVERAGE	298,275 SF (41.3%)

IMPERVIOUS AREA WORKSHEET

Page 2

IMPERVIOUS AREA TABLE

Total Area of Parcel		A	719877 ft²
Existing Pervious Area		B	301761 ft²
Existing Impervious Area		C	418116
Existing % Impervious	$\frac{C}{A} \times 100$	D	58.0 %
Existing Impervious Area To Be Replaced W/ New Impervious Area		E	5966
Existing Pervious Area To Be Replaced W/ New Impervious Area		F	3948
New Impervious Area (Creating and/or Replacing)*	E+F	G	9914 ft²
Existing Impervious Area To Be Replaced W/ New Pervious Area		H	1332 ft²
Net Change in Impervious Area*	F−H	I	2616
Proposed Pervious Area	B−I	J	298754
Proposed Impervious Area*	C+I	K	419323
Proposed % Impervious	$\frac{K}{A} \times 100$	L	58.4

*Net change in impervious area is the area required to

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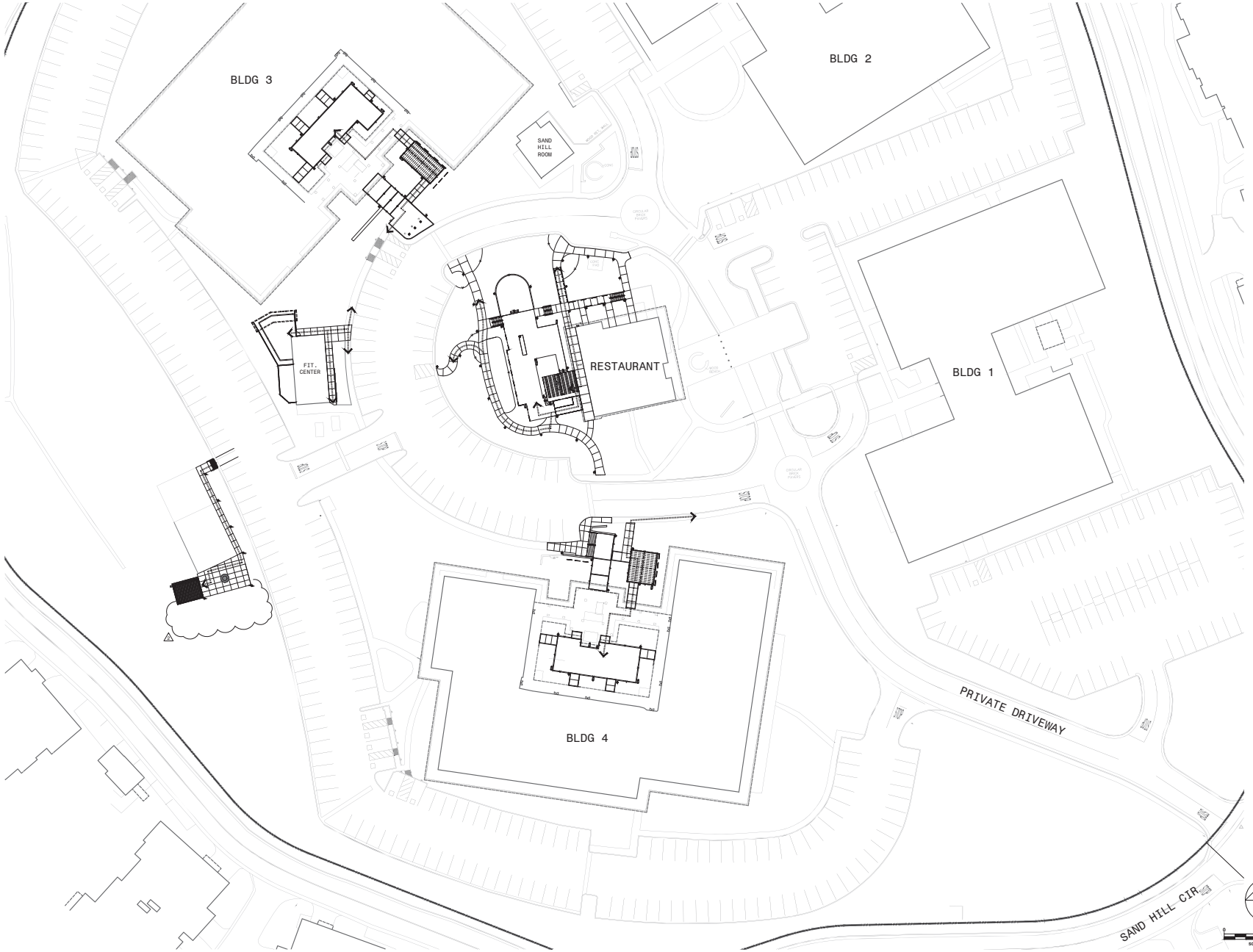
THE SAND HILL COLLECTION - THE RANCH
3000 SAND HILL ROAD - CITY OF MENLO PARK
EXTERIOR IMPROVEMENTS

MARK	DATE	DESCRIPTION
	[illegible]	PLANNING SUBMITTAL
	[illegible]	RESUBMITTAL #1
1	[illegible]	RESUBMITTAL #2

BUILDING COVERAGE DIAGRAM

G0.03



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THE SAND HILL COLLECTION - THE RANCH

3000 SAND HILL ROAD - CITY OF MENLO PARK

EXTERIOR IMPROVEMENTS

REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

ADA PATH OF TRAVEL

SHEET NUMBER

G0.04

C4

TREE MITIGATION LEGEND

SYMBOL	DESCRIPTION
	EXISTING TREE
NH	NON-HERITAGE TREE TO BE REMOVED
	PROPOSED TREE

TREES TO BE REMOVED

TREE#	SPECIES	DBH
	BUILDING 3	
198	PRUNUS SERRULATA 'KWANZAN' (KWANZAN FLOWERING CHERRY)	7.2"
200	QUERCUS AGRIFOLIA (COAST LIVE OAK)	4.7"
1196	LIQUIDAMBAR STYRACIFLUA (AMERICAN SWEETGUM)	13.1"
1197	PRUNUS CERASIFERA 'ATROPURPUREA' (PURPLE-LEAF PLUM)	6.7"
1198	PRUNUS CERASIFERA 'ATROPURPUREA' (PURPLE-LEAF PLUM)	3.9"
1199	ACER PALMATUM (JAPANESE MAPLE)	1.8"
1200	LIQUIDAMBAR STYRACIFLUA (AMERICAN SWEETGUM)	13.5"
1201	LIQUIDAMBAR STYRACIFLUA (AMERICAN SWEETGUM)	10.5"
	BUILDING 4	
1188	LIQUIDAMBAR STYRACIFLUA (AMERICAN SWEETGUM)	15.6"
1189	LIQUIDAMBAR STYRACIFLUA (AMERICAN SWEETGUM)	14.3"
1192	LIQUIDAMBAR STYRACIFLUA (AMERICAN SWEETGUM)	12.3"
	RESTAURANT	
120	LAGERSTROEMIA INDICA (CRAPE MYRTLE)	7.4"
123	LAGERSTROEMIA INDICA (CRAPE MYRTLE)	6.1"
124	LAGERSTROEMIA INDICA (CRAPE MYRTLE)	5.7"
128	UNKNOWN	7.8"
	SEATING AREA	
40	PRUNUS CERASIFERA (CHERRY PLUM)	7.4"
86	PRUNUS CERASIFERA (CHERRY PLUM)	7.4"

NOTES:
1. DBH IS MEASURED 4'-6" ABOVE GRADE ON THE UPHILL SIDE OF TREE.
2. ONLY TREES SHOWN WITHIN THE LIMIT OF TREE PROTECTION REQUIRE PROTECTION METHODS. SEE DETAIL ON SHEET L0.4 FOR INFORMATION ON INSTALLATION OF TREE PROTECTION.
3. ALL TREES TO BE REMOVED SHALL HAVE THEIR STUMPS GROUND DOWN TO A MINIMUM DEPTH OF 2 FEET. REMOVE ALL LARGE ROOTS FROM PLANTING AREAS A MINIMUM DISTANCE OF 5 FEET BEYOND THE DRIPLINE OF THE TREE.
4. SEE PLANTING PLANS FOR REPLACEMENT TREE LOCATIONS.

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SHEET TITLE

TREE REMOVAL AND PROTECTION PLAN

SHEET NUMBER

G0.05

TREE PROTECTION NOTES:

SITE PREPARATION:
ALL EXISTING TREES SHALL BE FENCED OFF WITHIN, AT, OR OUTSIDE OF THE DRIPLINE OF THE TREE. LOCATION OF THE FENCING SHALL BE 1 FOOT IN DISTANCE FROM THE TRUNK FOR EVERY 1 INCH OF TRUNK DIAMETER MEASURED AT BREAST HEIGHT. FENCING SHALL BE A MINIMUM OF SIX FEET HIGH, MADE OF WIRE WITH STEEL STAKES (SUCH AS CYCLONE FENCNING). IF THE FENCE IS WITHIN THE DRIPLINE OF THE TREE, EVERY ATTEMPT SHOULD BE MADE TO RELOCATEE THE FENCE OUTSIDE OF THE DRIPLINE. IF NOT POSSIBLE, THE TREE SHALL BE PRUNED TO REDUCE THE CHANCE OF LIMB BREAKAGE FROM CONSTRUCTION EQUIPMENT ENCROACHING WITHIN THE DRIPLINE. ALL JOBSITE PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA IS FORBIDDEN WITHOUT THE CONSNET OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, THE STORAGE OF MATERIALS, DISPOSAL OF NOXIOUS MATERIALS, PARKED CARS AND ANY HEAVY EQUIPMENT. PENALTIES BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVEALUATION GUIDE PUBLISHED BY THE INTERNATION SOCIETY OF ARBORICULTURE SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING:
ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIPLINE OF ANY TREE OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION, SHALL FIRST BE REVIEWED BY THE PROJECT ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING, OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY THE ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACKFILLED TO THE ORIGINAL LEVEL. THE ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACKFILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS:
THE ARBORIST ON THE JOB SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES, AND PRESCRIBING NECESSARY REMEDIAL WORK TO INSURE THE HEALTH AND STABILITY OF SAID TREES. THIS INCLUDES, BUT IS NO LIMITED TO, ALL ARBORIST ACTIVITES BROUGHT OUT IN THE SITE PREPARATION AND GRADING/EXCAVATION SECTIONS ON THIS SHEET. IN ADDITION, PRUNING, AS OUTLINED IN THE 'PRUNING STANDARDS' OF THE WESTER CHAPTER OF THE INTERNATION SOCIETY OF ARBORICULTURE, SHALL BE PRESRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL, AND OTHER ACTIVITES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISIONERS OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION:
UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. THE ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

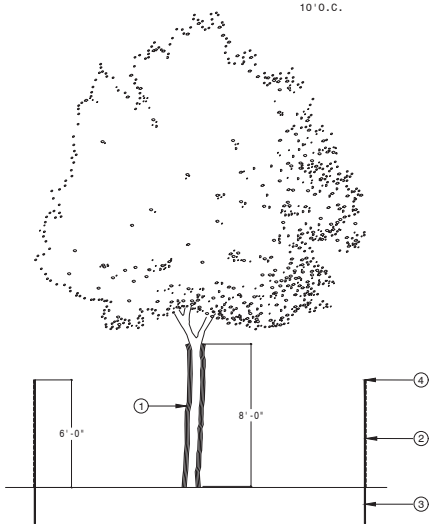
NOTES:
1. PROTECTION FOR TREES SHALL BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
2. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED TWO TO THREE FEET BEYOND THE AREA OF WORK, BUT BETWEEN THE AREA OF WORK AND THE TREE TRUNK.
3. WHEN CONSTRUCTION IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH THE TREE CANOPY AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TREE TRUNK FROM DAMAGE.

① SNOW FENCING (*INSTALL ONLY AT TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH CANOPY): THREE (3) LAYERS OF WIRE AND LATH SNOW FENCING TO EIGHT (8) FEET ABOVE GROUND.

② 6'-0" TALL CHAINLINK OR MESH FENCING. PLACE AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS (WHERE POSSIBLE).

③ 8'-0" TALL FENCE POST. POST SHALL BE 2" DIAMETER G.I. PIPE OR T-POST.

④ FLUORESCENT FLAGGING TAPE. HANG TAPE ON TOP OF FENCE @ 10'O.C.



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THE SAND HILL COLLECTION - THE RANCH
3000 SAND HILL ROAD - CITY OF MENLO PARK
EXTERIOR IMPROVEMENTS

REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

TREE PROTECTION DETAIL AND NOTES

SHEET NUMBER

G0.06

Tree Management Experts

[illegible]

ARBORIST REPORT
and
TREE PROTECTION REPORT

Arborist Report

- Provide a tree inventory for approximately 79 existing trees.
- Identify tree impacts due to proposed construction and determine where impacts will require tree removal or re-design.
- Provide details for each tree, as described in Community Development comments, Section C – Arborist Comments, dated September 19, 2022.
- Provide a marked set of drawings to show tree protection measures needed for each area.
- Provide data tables, georeferenced tree locations and the Arborist Report and Tree Protection Plan in digital formats to be incorporated into plan sheets by others.

Background

The 3000 Sand Hill Road property hosts commercial office space, a restaurant, a fit center and outdoor meeting spaces. The owners plan to expand access and [illegible] spaces in 5 areas at the core of the property.

The following documents were reviewed for this report:
- A set of exterior i[illegible] Studio G. This is [illegible]

Heritage trees in the City [illegible] (diameter at breast height) [illegible] by the City Council, and m[illegible] point where the stems me[illegible] to protect all trees so defin[illegible]

Tree Management Experts

[illegible]

Projects

[illegible] in different areas. [illegible] the ground floor [illegible] between the offices [illegible] perimeter landscaped [illegible] side.

[illegible]

Building 3: Existing outdoor areas will be enhanced to accommodate outdoor meeting spaces, including a new patio over most of the landscaped courtyard, a new patio in front of the building and toward the south, and a new low wall to provide visual separation between the office building and parking lot.

Fit Center: An area to the west of the building will be enclosed and surfaced to allow outdoor fitness activities. A privacy screen will also be added to the east side of the building to separate the indoor uses from the parking lot.

West Seating: A new seating or gathering area will be placed to the south of the existing artificial turf and basketball court. This new area will have a paver surface and a new fire pit.

Restaurant: A new outdoor dining deck will be placed in the existing la[illegible] west of the restaurant. The new deck will be accessed by existing [illegible]

Building 4: Existing outdoor areas will be enhanced to accommodate ou[illegible] spaces, including a ne[illegible] front of the building an[illegible] improve accessibility.

A total of 92 trees are with[illegible] trees. Each tree is referen[illegible] the Landscape Site Plan a[illegible] identification, defects, and [illegible]

Tree Management Experts

[illegible]

Site and Soil Conditions

The site appears to have [illegible] is reasonably undisturbed, [illegible] Characteristic loam to clay [illegible] moderate speed with high [illegible]

When this soil is wet, equi[illegible] separation of coarse partic[illegible] formation of layers, and de[illegible] horticultural properties of the soil.

Project Considerations

Buildings 3 and 4

Tree impacts to these two projects are similar with demolition of existing hardscape and planters, plus removal of turf, smaller plants and some trees being necessary. We anticipate that grading will be needed to slope finished surfaces to existing area drains, and that new curbing will require over-cutting and forming, and that equipment access will be necessary. New patio surfaces will require base rock and compaction, plus installation of paver materials. Demolition materials and excavation tailings from grading and footings will require staging and off-hauling. New landscaping will require trenching for irrigation mains and laterals, placement of irrigation control boxes, installation of low voltage lighting, and excavation of planting pits.

Fit Center

Tree impacts for the fit center will be due to the installation of flat work for a new outdoor use area, plus footings as needed for a privacy screen, fence and an arbor. It is anticipated that grading and installation of base rock and pavers will require site disturb[illegible] access. Excavation tailings from grading and footings will likely require [illegible] hauling.

West Seating

Tree impacts in the west s[illegible] lighting. The flat work will [illegible] and will include placement [illegible]

Restaurant

Tree impacts to the new d[illegible] the pier locations will likely [illegible]

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[illegible]

produce tailings that will re[illegible] protection zones to constru[illegible]

Tree Protection

Project Arborist & Periodi[illegible]

PROJECT ARBORIST

The Project Arborists f[illegible] as:

Tree Management Exp[illegible]
MP Business License [illegible]

Name	[illegible]	[illegible]
Aaron Wang	MW-5597A	847.630.3599
Roy C. Leggitt, III	WE-0564A	415.606.3610

MONTHLY INSPECTIONS

The Project Arborist shall make periodic inspections on a not less than four-week interval to assess and monitor the effectiveness of the Tree Protection Plan and to provide recommendations for any additional care or treatment.

REPORTING REQUIREMENTS

Any damage to trees due to construction activities shall be reported to the Project Arborist or City Arborist within six hours so that remedial action can be taken. The Project Arborist shall be responsible for the preservation of the designated trees. Should the builder fail to follow the tree protection specifications, it shall be [illegible] the Project Arborist to report the matter to the City Arborist as an iss[illegible] compliance.

In addition, after each [illegible] follow-up letter to the c[illegible] whether mitigation has [illegible] determines that the st[illegible] term viability of the tree[illegible] appropriate mitigation [illegible]

Any tree on site protec[illegible] according to its apprais[illegible] activities.

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[illegible]

Construction Procedures

PROHIBITED ACTIVITIES

Do Not:
a. Allow run off of [illegible] canopy.
b. Store materials [illegible]
c. Cut, break, ski[illegible] authorization fr[illegible]
d. Allow fires und[illegible]
e. Discharge exh[illegible]
f. Secure cable, [illegible]
g. Trench, dig, or [illegible] of the tree(s) without first ob[illegible]
h. Apply soil steri[illegible]

DEMOLITION

All tree protective fencing, root buffers, and mulch must be in place prior to demolition. Refer to specific sections below for proper installation of each of these items.

At no time is any wheeled equipment or an excavator allowed to enter or cross over TPZ areas, except where a temporary root buffer has been installed. Use of a tracked Bobcat® or similar loader may be permitted within TPZ areas only on required root buffers, within the footprint of existing structures, or when the Project Arborist is on site to determine appropriate access points and to monitor soil and root conditions. Larger equipment shall not enter the TPZ under any circumstances.

FOUNDATION PERIMETER CONSTRUCTION

Foundation perimeter construction within TPZ areas must be done [illegible] fencing, root buffers, and mulch in place at all times. Equipment mu[illegible] new building footprints, on required root buffers or outside TPZ areas. The Project Arborist must be on sit[illegible]

WALKWAY CONSTRUCT[illegible]

Because proposed wa[illegible] organic material from [illegible] walkways within three [illegible] direction of the Project [illegible] and depth of the existi[illegible]

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[illegible]

STAGING AREAS

Staging areas are ava[illegible] staging within TPZ are[illegible] proper trunk protection [illegible]

BACKFILL AND FILL SOIL

Within TPZ areas, all b[illegible] must be placed withou[illegible] otherwise causing compaction that excee[illegible] placement may be done during wet soil conditio[illegible] within TPZ areas, except where backfillin[illegible]

Tree Protection Measures

Tree Protection Implementation Methods

To implement tree protection measures effectively, fences shall enclose the areas outlined on the attached site plan markup. It is recommended that fence posts be installed first, then place mulch and root buffers according to layout. Where tree canopies are contiguous, fencing may enclose multiple trees.

Surface installations such as root buffers and mulch must be installed in appropriate locations between areas identified by fence posts.

Following surface installations, chain link fencing must be strung tightly and closed off at all locations.

Tree Protection Measures for All Areas

TREE PROTECTIVE FENCING AND WARNING SIGNS

Placement: fence insta[illegible] plan markup. For non-[illegible] dripline or a circle 10x [illegible] as necessary and repl[illegible]

Type and Size: 6-foot [illegible] galvanized iron posts [illegible] more than 10 feet on c[illegible] by the City Arborist or [illegible] appropriate root buffer[illegible] may a fence be moved [illegible]

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[illegible]

Duration: Tree fencing [illegible] in place for the duratio[illegible]

'Warning' Signs: 'Warn[illegible] every 20 feet stating "[illegible] removed"

TRUNK WRAP

Where root buffers are [illegible] and where construction may affec[illegible] of trees shall be protected with one of t[illegible]

Option 1: Armored stra[illegible] unk with straw wattles, encase this in [illegible] with a layer of orange plastic snow fencing. Where the diameter of the tree combined with the straw wattles exceeds the diameter of Sonotube® or similar available (usually 48"), 2x4 planking shall be laid edge to edge around the straw wattle and secured with zip ties and snow-fence.

Option 2: Straw wattle wrap: This method may be easier to install on multi-trunk trees. Wrap at least the lower 6 feet of the trunk with straw wattles and secure with a layer of orange plastic snow fencing.

Option 3: Plywood box wrap: Build a box out of ½ inch plywood screwed together with 2 x 4 bracing. Place blocking between the plywood box and the trunk to prevent movement, cushioning the blocking with a strip of carpet or ½ inch thick cloth layer.

MULCH

Placement: All areas enclosed by Tree Protective Fencing shall hav[illegible] of mulch applied, leaving a 12-inch distance around each tree trunk [illegible]

Type and Size: Mulch [illegible] an approved equal.

Duration: Mulch shall [illegible] construction activity.

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[illegible]

ROOT BUFFER

Placement: A tempora[illegible] storing or staging take[illegible] delineated in the attach[illegible]

Type and Size: The Ro[illegible] each designated area [illegible] stabilize the tree chips [illegible] quarry gravel. The root buffer must be co[illegible] of plywood. The plywood cap may be s[illegible] wood chips may be added periodically upo[illegible] following monthly inspections.

Duration: All Root Buff[illegible] project.

Construction Impact Mitigation

GRADE CHANGES

Grading changes shall not exceed 4 inches of depth in cuts, or 4 inches of depth in fill where such grade changes are within Tree Protection Zones except as approved by the City Arborist or Project Arborist

UTILITY TRENCHING

If any utility trenches must be excavated through any TPZ area or within 10 trunk diameters from any tree, either directional boring not less than 3 feet below grade or Air-spade® (or equivalent) excavation is required.

When roots are encountered during excavation outside of this area, [illegible] diameter shall be cleanly severed by hand across the cross-section [illegible] pruners or a saw with a pruning blade.

Whenever roots larger [illegible] immediately to the Pro[illegible] be left in situ and exca[illegible] of larger roots may res[illegible] this can only be determ[illegible]

If roots are left in place [illegible] must remain open for [illegible] with four layers of dam[illegible] keep the burlap wet.

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THE SAND HILL COLLECTION - THE RANCH
3000 SAND HILL ROAD - CITY OF MENLO PARK
EXTERIOR IMPROVEMENTS

REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

ARBORIST REPORT

SHEET NUMBER

G0.07

FOUNDATION CONSTRUCTION

Foundation construction will involve soil impacts from perimeter footing excavations during the perimeter of the new building. Root losses are anticipated for these activities. The following mitigation is required:

Excavation

All excavation within the TPZ shall be done by hand (compressed air, no machine trenching in TPZ areas will be allowed as it is expected to have impacted a depth below active root growth, in most cases three (3) feet. Root excavation activities should be avoided in favor of shoring the side of excavations.

All roots encountered 4" and larger in diameter shall be cleanly severed by hand across the cross-section using hand saw, pruners or a saw sawz-all at the excavation perimeter. Excavation within the TPZ shall be performed under the direction of the Project Arborist. Trenches that must remain open for more than 24 hours shall be lined on the side adjacent to trees with four layers of dampened, untreated burlap, being rewetted as often as necessary to keep the burlap wet.

Excavation Tailings

All tailings derived from excavation of the perimeter footings shall be immediately placed within the confines of the perimeter foundation, or outside all TPZ areas. No tailings shall be stockpiled, abandoned or allowed to remain overnight in any TPZ area even where a root buffer is in place.

Soil Fracturing

All inadvertent compaction of soil within any TPZ shall be loosened by soil fracturing with Air-spade® (or equivalent) excavation equipment subsequent to all arborist/site monitor needs.

Construction Impacts and Mitigation – tree by tree

Trees not shown on this plan set will not be impacted by construction.

Additional trees are shown on the plan set that are not impacted by construction and are not considered in this report.

Tree 39

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.

Tree 40

This tree will be removed due to poor health and poor structure.

Tree 41

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.

Tree 82

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses and vehicular traffic.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.

Tree 85

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses and vehicular traffic.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.

Tree 86

This tree will be removed due to poor health and poor structure.

Tree 91

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses and vehicular traffic.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.

Tree 92

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to construction of a new ADA accessible ramp and sidewalk, and installation of new landscape lighting.

Project Arborist involvement: mandatory during all grading and trenching activity.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.
- Arborist oversight during grading for the new ADA accessible ramp and sidewalk, a total of 70 square feet.
- Arborist oversight during trenching for the new landscape lighting, a total of 20 linear feet.

Tree 93

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to construction of a new ADA accessible ramp and sidewalk, and installation of new landscape lighting.

Project Arborist involvement: mandatory during all grading and trenching activity.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.
- Arborist oversight during grading for the new ADA accessible ramp and sidewalk, a total of 60 square feet.
- Arborist oversight during trenching for the new landscape lighting, a total of 15 linear feet.

Tree 94

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to construction of a new ADA accessible sidewalk, and installation of new landscape lighting.

Project Arborist involvement: mandatory during all grading and trenching activity.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.
- Arborist oversight during grading for the new ADA accessible sidewalk, a total of 50 square feet.
- Arborist oversight during trenching for the new landscape lighting, a total of 16 linear feet.

Tree 95

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to construction of a new ADA accessible sidewalk, and installation of new landscape lighting.

Project Arborist involvement: mandatory during all grading and trenching activity.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.
- Arborist oversight during grading for the new ADA accessible sidewalk, a total of 60 square feet.
- Arborist oversight during trenching for the new landscape lighting, a total of 15 linear feet.

Tree 96

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to construction of a new ADA accessible sidewalk, and installation of new landscape lighting.

Project Arborist involvement: mandatory during all grading and trenching activity.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.
- Arborist oversight during grading for the new ADA accessible sidewalk, a total of 50 square feet.
- Arborist oversight during trenching for the new landscape lighting, a total of 16 linear feet.

Tree 97

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.

Tree 98

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.

Tree 99

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.

Tree 100

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.

Tree 109

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.

Tree 110

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.

Tree 111

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.

Tree 112

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.

Tree 113

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and trenching for new landscape lighting.

Project Arborist involvement: mandatory during demolition of existing sidewalks, and mandatory during trenching activities.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist on site during demolition of approximately 250 square feet of sidewalk.
- Project Arborist on site during trenching of 40 feet for lighting.

Tree 114

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and trenching for new landscape lighting.

Project Arborist involvement: mandatory during demolition of existing sidewalks, and mandatory during trenching activities.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.
- Project Arborist on site during demolition of approximately 20 square feet of sidewalk.
- Project Arborist on site during trenching of 10 feet for lighting.

Tree 115

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and trenching for new landscape lighting.

Project Arborist involvement: mandatory during demolition of existing sidewalks, and mandatory during trenching activities.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.
- Project Arborist on site during demolition of approximately 60 square feet of sidewalk.
- Project Arborist on site during trenching of 25 feet for lighting.

Tree 116

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and trenching for new landscape lighting.

Project Arborist involvement: mandatory during demolition of existing sidewalks, and mandatory during trenching activities.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.
- Project Arborist on site during demolition of approximately 40 square feet of sidewalk.
- Project Arborist on site during trenching of 20 feet for lighting.

Tree 117

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and trenching for new landscape lighting.

Project Arborist involvement: mandatory during demolition of existing sidewalks, and mandatory during trenching activities.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.
- Project Arborist on site during demolition of approximately 40 square feet of sidewalk.
- Project Arborist on site during trenching of 10 feet for lighting.

Tree 118

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.

Tree 119

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, excavation of planting pits for new landscape installations, installation of new landscape lighting, and installation of landscape irrigation.

Project Arborist involvement: mandatory during demolition of existing sidewalks, trenching for landscape lighting, trenching for irrigation installations, and excavation for new tree planting pits.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.

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THE SAND HILL COLLECTION - THE RANCH

3000 SAND HILL ROAD - CITY OF MENLO PARK

EXTERIOR IMPROVEMENTS

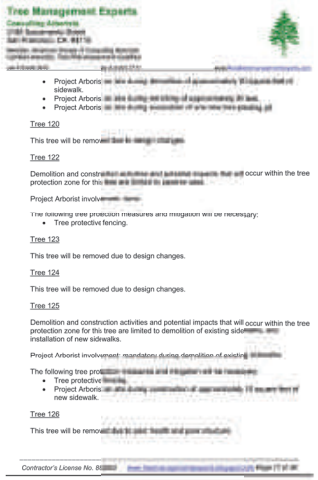
REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

ARBORIST REPORT

SHEET NUMBER

G0.08



- Project Arborist on site during demolition of approximately 10 square feet of sidewalk.
- Project Arborist on site during trenching of approximately 30 feet.
- Project Arborist on site during excavation of one new tree planting pit

Tree 120

This tree will be removed due to design changes.

Tree 122

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 123

This tree will be removed due to design changes.

Tree 124

This tree will be removed due to design changes.

Tree 125

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, and installation of new sidewalks.

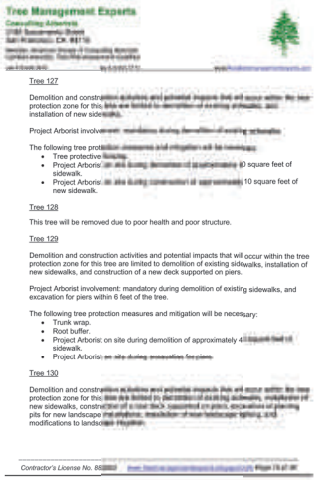
Project Arborist involvement: mandatory during demolition of existing sidewalks

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist on site during construction of approximately 10 square feet of new sidewalk.

Tree 126

This tree will be removed due to poor health and poor structure.



Tree 127

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, and installation of new sidewalks.

Project Arborist involvement: mandatory during demolition of existing sidewalks

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist on site during demolition of approximately 40 square feet of sidewalk.
- Project Arborist on site during construction of approximately 10 square feet of new sidewalk.

Tree 128

This tree will be removed due to poor health and poor structure.

Tree 129

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and construction of a new deck supported on piers.

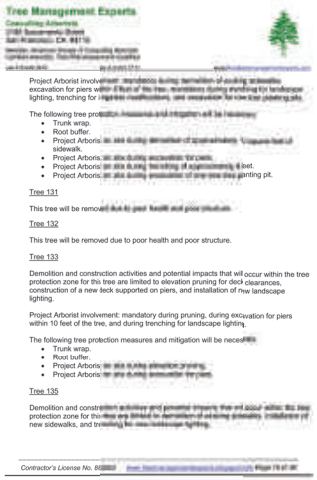
Project Arborist involvement: mandatory during demolition of existing sidewalks, and excavation for piers within 6 feet of the tree.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- Root buffer.
- Project Arborist on site during demolition of approximately 40 square feet of sidewalk.
- Project Arborist on site during excavation for piers.

Tree 130

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, construction of a new deck supported on piers, excavation of planting pits for new landscape installation, installation of new landscape lighting, and modifications to landscape irrigation.



Project Arborist involvement: mandatory during demolition of existing sidewalks, excavation for piers within 6 feet of the tree, mandatory during trenching for landscape lighting, trenching for irrigation modifications, and excavation for one tree planting pits.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- Root buffer.
- Project Arborist on site during demolition of approximately 10 square feet of sidewalk.
- Project Arborist on site during excavation for piers.
- Project Arborist on site during trenching of approximately 6 feet.
- Project Arborist on site during excavation of one tree pits planting pit.

Tree 131

This tree will be removed due to poor health and poor structure.

Tree 132

This tree will be removed due to poor health and poor structure.

Tree 133

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to elevation pruning for deck clearances, construction of a new deck supported on piers, and installation of new landscape lighting.

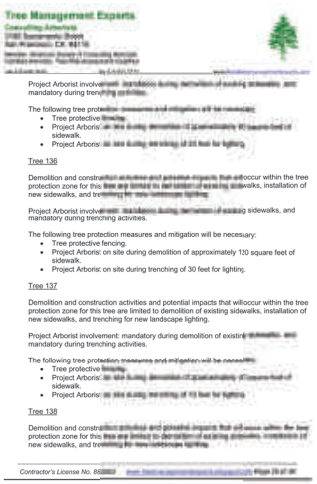
Project Arborist involvement: mandatory during pruning, during excavation for piers within 10 feet of the tree, and during trenching for landscape lighting.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- Root buffer.
- Project Arborist on site during elevation pruning.
- Project Arborist on site during excavation for piers.

Tree 135

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and installing the new landscape lighting.



Project Arborist involvement: mandatory during demolition of existing sidewalks, and mandatory during trenching activities.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist on site during demolition of approximately 10 square feet of sidewalk.
- Project Arborist on site during trenching of 30 feet for lighting.

Tree 136

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and trenching for new landscape lighting.

Project Arborist involvement: mandatory during demolition of existing sidewalks, and mandatory during trenching activities.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist on site during demolition of approximately 110 square feet of sidewalk.
- Project Arborist on site during trenching of 30 feet for lighting.

Tree 137

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and trenching for new landscape lighting.

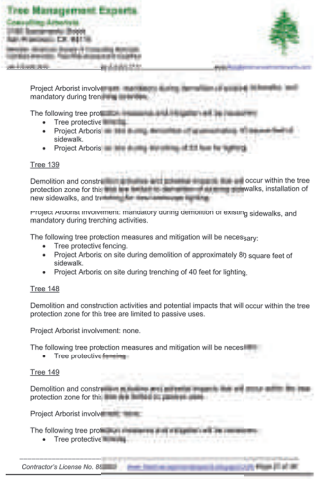
Project Arborist involvement: mandatory during demolition of existing sidewalks, and mandatory during trenching activities.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist on site during demolition of approximately 40 square feet of sidewalk.
- Project Arborist on site during trenching of 10 feet for lighting.

Tree 138

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and trenching for new landscape lighting.



Project Arborist involvement: mandatory during demolition of existing sidewalks, and mandatory during trenching activities.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist on site during demolition of approximately 10 square feet of sidewalk.
- Project Arborist on site during trenching of 33 feet for lighting.

Tree 139

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and trenching for new landscape lighting.

Project Arborist involvement: mandatory during demolition of existing sidewalks, and mandatory during trenching activities.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist on site during demolition of approximately 80 square feet of sidewalk.
- Project Arborist on site during trenching of 40 feet for lighting.

Tree 148

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

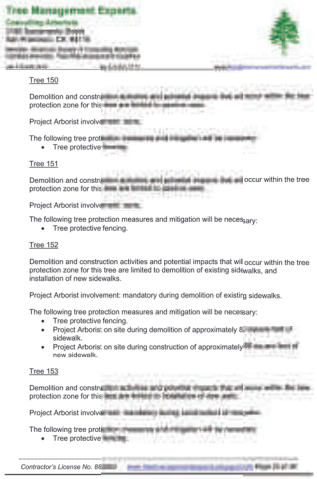
Tree 149

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.



Tree 150

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 151

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 152

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, and installation of new sidewalks.

Project Arborist involvement: mandatory during demolition of existing sidewalks.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist: on site during demolition of approximately 60 square feet of sidewalk.
- Project Arborist: on site during construction of approximately 80 square feet of new sidewalk.

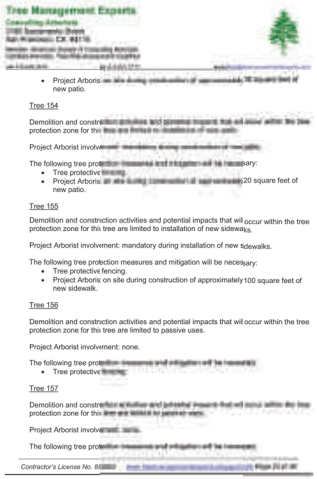
Tree 153

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of new path.

Project Arborist involvement: mandatory during hand excavation.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.



- Project Arborist on site during construction of approximately 20 square feet of new patio.

Tree 154

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of new path.

Project Arborist involvement: mandatory during construction of new patio.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist: on site during construction of approximately 20 square feet of new patio.

Tree 155

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of new sidewalks.

Project Arborist involvement: mandatory during installation of new sidewalks.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist: on site during construction of approximately 100 square feet of new sidewalk.

Tree 156

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

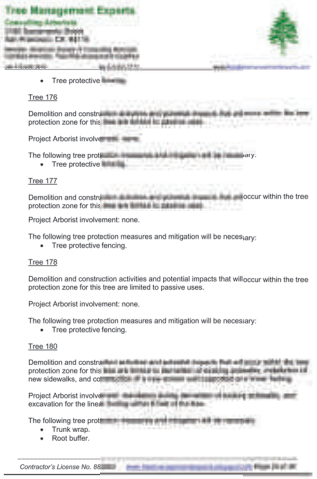
- Tree protective fencing.

Tree 157

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:



- Tree protective fencing.

Tree 176

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 177

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 178

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 180

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and construction of a new planter wall supported on a linear footing.

Project Arborist involvement: mandatory during demolition of existing sidewalks, and excavation for the linear footing within 6 feet of the tree.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- Root buffer.

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THE SAND HILL COLLECTION - THE RANCH

3000 SAND HILL ROAD - CITY OF MENLO PARK

EXTERIOR IMPROVEMENTS

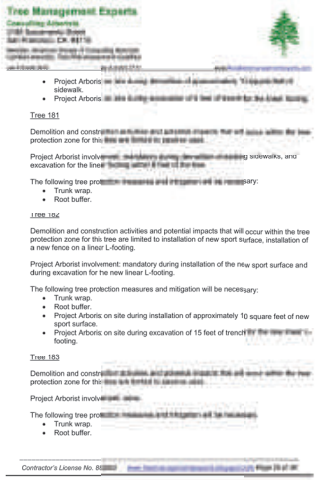
REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

ARBORIST REPORT

SHEET NUMBER

G0.09



Tree Management Experts

- Project Arborist on site during demolition of approximately 10 square feet of sidewalk.
- Project Arborist on site during excavation of 5 feet of trench for the linear footing.

Tree 181

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: mandatory during demolition of existing sidewalks, and excavation for the linear footing within 8 feet of the tree.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- Root buffer.

Tree 182

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of new sport surface, installation of a new fence on a linear L-footing.

Project Arborist involvement: mandatory during installation of the new sport surface and during excavation for the new linear L-footing.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- Root buffer.
- Project Arborist on site during installation of approximately 10 square feet of new sport surface.
- Project Arborist on site during excavation of 15 feet of trench for the new linear L-footing.

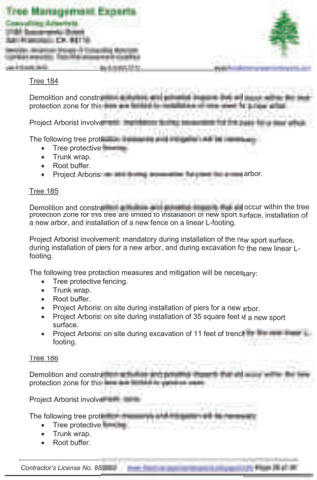
Tree 183

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- Root buffer.



Tree Management Experts

Tree 184

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of new sport surface, installation of a new arbor, and installation of a new fence on a linear L-footing.

Project Arborist involvement: mandatory during excavation for the piers for a new arbor.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Trunk wrap.
- Root buffer.
- Project Arborist on site during excavation for piers for a new arbor.

Tree 185

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of new sport surface, installation of a new arbor, and installation of a new fence on a linear L-footing.

Project Arborist involvement: mandatory during installation of the new sport surface, during installation of piers for a new arbor, and during excavation for the new linear L-footing.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Trunk wrap.
- Root buffer.
- Project Arborist: on site during installation of piers for a new arbor.
- Project Arborist: on site during installation of 35 square feet of a new sport surface.
- Project Arborist: on site during excavation of 11 feet of trench for the new linear L-footing.

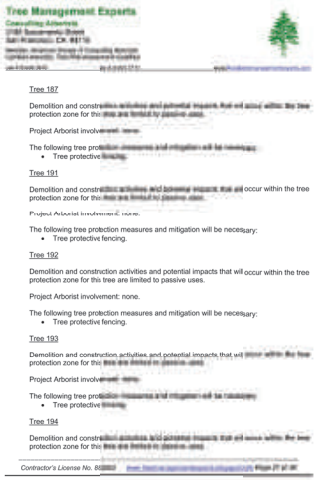
Tree 186

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Trunk wrap.
- Root buffer.



Tree Management Experts

Tree 187

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 191

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 192

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 193

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

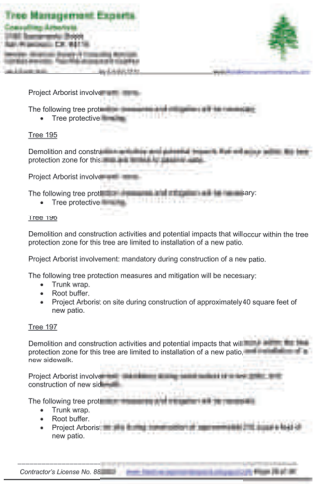
Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 194

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.



Tree Management Experts

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 195

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- Root buffer.
- Project Arborist: on site during construction of approximately 40 square feet of new patio.

Tree 196

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of a new patio.

Project Arborist involvement: mandatory during construction of a new patio.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- Root buffer.
- Project Arborist: on site during construction of approximately 40 square feet of new patio.

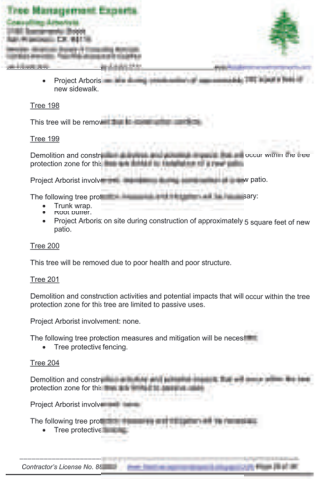
Tree 197

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of a new patio, and installation of a new sidewalk.

Project Arborist involvement: mandatory during sawcutting of a new patio, and construction of new sidewalk.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- Root buffer.
- Project Arborist: on site during construction of approximately 210 square feet of new patio.



Tree Management Experts

- Project Arborist on site during construction of approximately 190 square feet of new sidewalk.

Tree 198

This tree will be removed due to construction conflicts.

Tree 199

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of a new patio.

Project Arborist involvement: mandatory during construction of a new patio.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- none owner:
- Project Arborist: on site during construction of approximately 5 square feet of new patio.

Tree 200

This tree will be removed due to poor health and poor structure.

Tree 201

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

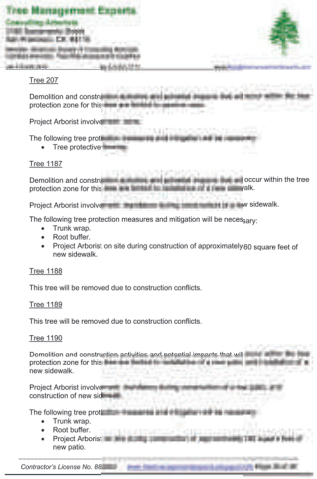
Tree 204

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.



Tree Management Experts

Tree 207

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 1187

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of a new sidewalk.

Project Arborist involvement: mandatory during sawcutting of a new sidewalk.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- Root buffer.
- Project Arborist: on site during construction of approximately 60 square feet of new sidewalk.

Tree 1188

This tree will be removed due to construction conflicts.

Tree 1189

This tree will be removed due to construction conflicts.

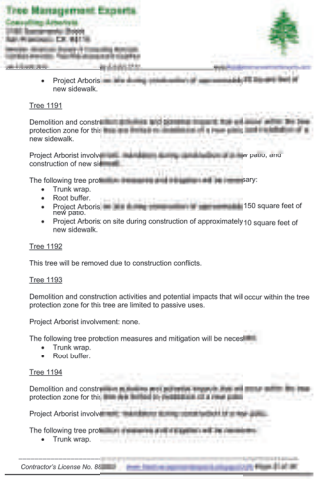
Tree 1190

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of a new patio and installation of a new sidewalk.

Project Arborist involvement: mandatory during construction of a new patio, and construction of new sidewalk.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- Root buffer.
- Project Arborist: on site during construction of approximately 140 square feet of new patio.



Tree Management Experts

- Project Arborist on site during construction of approximately 70 square feet of new sidewalk.

Tree 1191

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of a new patio, and installation of a new sidewalk.

Project Arborist involvement: mandatory during construction of a new patio, and construction of new sidewalk.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- Root buffer.
- Project Arborist: on site during construction of approximately 150 square feet of new patio.
- Project Arborist: on site during construction of approximately 10 square feet of new sidewalk.

Tree 1192

This tree will be removed due to construction conflicts.

Tree 1193

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- Root buffer.

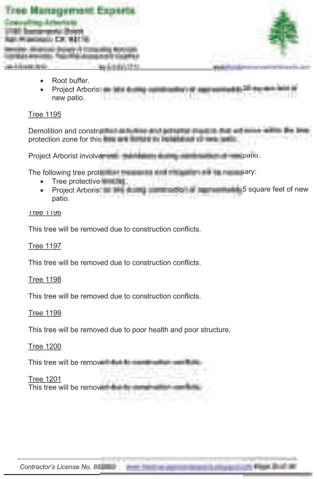
Tree 1194

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of a new patio.

Project Arborist involvement: mandatory during construction of a new patio.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.



Tree Management Experts

- Root buffer.
- Project Arborist: on site during construction of approximately 20 square feet of new patio.

Tree 1195

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of new patio.

Project Arborist involvement: mandatory during construction of new patio.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist: on site during construction of approximately 5 square feet of new patio.

Tree 1196

This tree will be removed due to construction conflicts.

Tree 1197

This tree will be removed due to construction conflicts.

Tree 1198

This tree will be removed due to construction conflicts.

Tree 1199

This tree will be removed due to poor health and poor structure.

Tree 1200

This tree will be removed due to construction conflicts.

Tree 1201

This tree will be removed due to construction conflicts.

PROPERTY OWNER

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THE SAND HILL COLLECTION - THE RANCH

3000 SAND HILL ROAD - CITY OF MENLO PARK

EXTERIOR IMPROVEMENTS

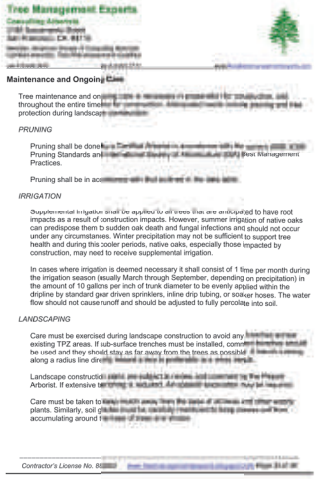
REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

ARBORIST REPORT

SHEET NUMBER

G0.10


Tree Management Experts

Maintenance and Ongoing Care

Tree maintenance and ongoing care is necessary to preserve trees for construction, and throughout the entire timeline for construction. Anticipated needs include pruning and tree protection during landscape construction.

PRUNING

Pruning shall be done by a Certified Arborist in accordance with the current ANSI A300 Pruning Standards and International Society of Arboriculture (ISA) Best Management Practices.

Pruning shall be in accordance with that outlined in the tree table.

IRRIGATION

Supplemental irrigation shall be applied to all trees that are anticipated to have root impacts as a result of construction impacts. However, summer irrigation of native oaks can predispose them to sudden oak death and fungal infections and should not occur under any circumstances. Winter precipitation may not be sufficient to support tree health and during this cooler periods, native oaks, especially those impacted by construction, may need to receive supplemental irrigation.

In cases where irrigation is deemed necessary it shall consist of 1 fine per month during the irrigation season (usually March through September, depending on precipitation) in the amount of 10 gallons per inch of trunk diameter to be evenly applied within the dripline by standard gear driven sprinklers, inline drip tubing, or soaker hoses. The water flow should not cause runoff and should be adjusted to fully percolate into soil.

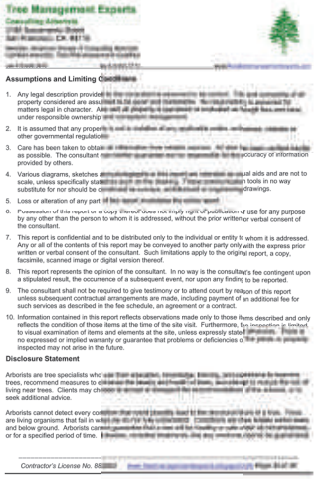
LANDSCAPING

Care must be exercised during landscape construction to avoid any trenches across existing TPZ areas. If sub-surface trenches must be installed, compact trenches should be used and they should stay as far away from the trees as possible. A trench running along a radius line directly toward a tree is preferable to a cross cut.

Landscape construction plans are subject to review and comment by the Project Arborist. If extensive trenching is required, an updated exploration may be required.

Care must be taken to keep mulch away from the base of all trees and other woody plants. Similarly, soil grades must be carefully maintained to keep planes soil from accumulating around the base of trees and shrubs.

Contractor's License No. 8[redacted] Page 3 of 4


Tree Management Experts

Assumptions and Limiting Conditions

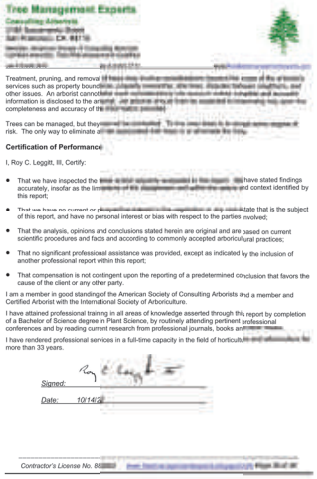
1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is considered as unencumbered, unless shown otherwise.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches, photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, no inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Contractor's License No. 8[redacted] Page 3 of 4


Tree Management Experts

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, easements, disputes between neighbors, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should not be expected to reasonably rely upon the completeness and accuracy of information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

Certification of Performance

I, Roy C. Leggitt, III, Certify:

- That we have inspected the trees and/or property referred to in this report, and have stated findings accurately, insofar as the limitations of the assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am a member in good standing of the American Society of Consulting Arborists and a member and Certified Arborist with the International Society of Arboriculture.

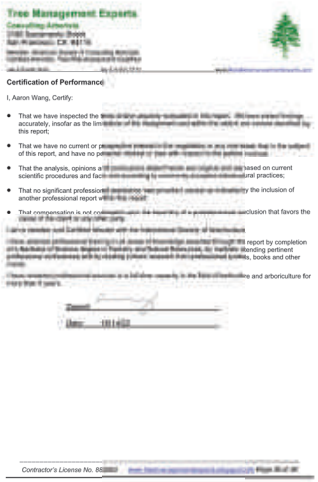
I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Plant Science, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full-time capacity in the field of horticulture and arboriculture for more than 33 years.

Signed: [redacted]

Date: 10/14/22

Contractor's License No. 8[redacted] Page 3 of 4


Tree Management Experts

Certification of Performance

I, Aaron Wang, Certify:

- That we have inspected the trees and/or property referred to in this report, and have stated findings accurately, insofar as the limitations of the assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am a member and Certified Arborist with the International Society of Arboriculture.

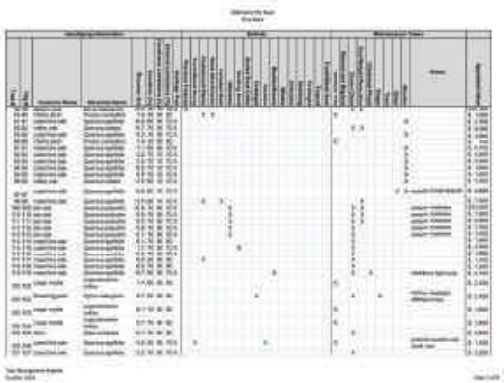
I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Forestry and Natural Resources, by maintaining attending pertinent professional conferences and by reading current research from professional journals, books and other media.

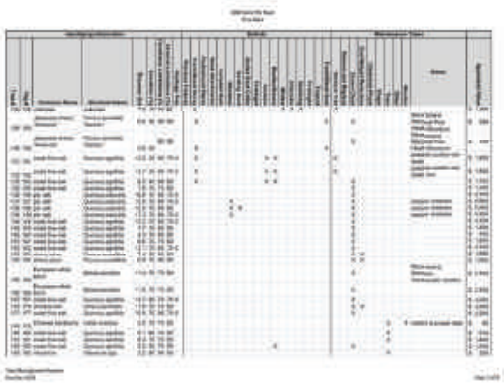
I have rendered professional services in a full-time capacity in the field of horticulture and arboriculture for more than 8 years.

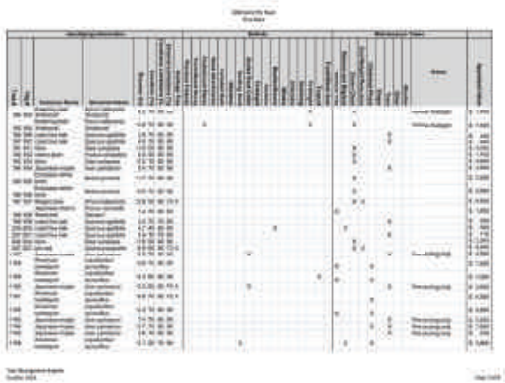
Signed: [redacted]

Date: 10/14/22

Contractor's License No. 8[redacted] Page 3 of 4







PROPERTY OWNER

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THE SAND HILL COLLECTION - THE RANCH

3000 SAND HILL ROAD - CITY OF MENLO PARK

EXTERIOR IMPROVEMENTS

REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

ARBORIST REPORT

SHEET NUMBER

G0.11

[illegible]

3000 Sand Hill
Tree Appraisal

Tree #	Tag #	Species	Diameter (in)	Trunk Area	Cond %	FL %	EL %	Repl Dia	Repl Trunk Area	Replacement Tree Cost	Unit Tree Cost	Basic Cost	Depreciated Cost	Repl Tree Install	Aftercare	Total Addl Costs	Total Costs	Appraisal (Rounded)
39	39	*Pinus halepensis*	23.8	444.88	60%	90%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 26,332.44	$ 9,953.66	$ -	$ -	$ -	$ 9,953.66	$ 10,000
40	40	*Prunus cerasifera*	7.4	43.01	30%	90%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 4,313.92	$ 1,048.28	$ -	$ -	$ -	$ 1,048.28	$ 1,000
41	41	*Quercus agrifolia*	10.8	91.61	80%	90%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 5,422.31	$ 2,732.85	$ -	$ -	$ -	$ 2,732.85	$ 2,700
82	82	*Quercus lobata*	19.7	304.81	70%	90%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 18,041.37	$ 7,956.25	$ -	$ -	$ -	$ 7,956.25	$ 8,000
85	85	*Quercus agrifolia*	15.0	176.72	70%	90%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 10,459.71	$ 4,612.73	$ -	$ -	$ -	$ 4,612.73	$ 4,600
86	86	*Prunus cerasifera*	7.4	43.01	20%	90%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 4,313.92	$ 698.86	$ -	$ -	$ -	$ 698.86	$ 700
91	91	*Quercus agrifolia*	17.1	229.66	80%	80%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 13,593.44	$ 6,089.86	$ -	$ -	$ -	$ 6,089.86	$ 6,100
92	92	*Quercus agrifolia*	13.2	136.85	70%	70%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 8,100.00	$ 2,778.30	$ -	$ -	$ -	$ 2,778.30	$ 2,800
93	93	*Quercus agrifolia*	12.5	122.72	70%	70%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 7,263.69	$ 2,491.44	$ -	$ -	$ -	$ 2,491.44	$ 2,500
94	94	*Quercus agrifolia*	10.0	78.54	70%	70%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 4,648.76	$ 1,594.52	$ -	$ -	$ -	$ 1,594.52	$ 1,600
95	95	*Quercus agrifolia*	9.9	76.98	70%	70%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 4,556.25	$ 1,562.79	$ -	$ -	$ -	$ 1,562.79	$ 1,600
96	96	*Quercus lobata*	13.5	143.14	80%	70%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 8,472.37	$ 3,321.17	$ -	$ -	$ -	$ 3,321.17	$ 3,300
97	97	*Quercus agrifolia*	15.6	191.13	80%	70%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 11,313.22	$ 4,434.78	$ -	$ -	$ -	$ 4,434.78	$ 4,400
98	98	*Quercus agrifolia*	23.5	433.74	60%	70%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 25,672.78	$ 7,547.80	$ -	$ -	$ -	$ 7,547.80	$ 7,500
109	109	*Quercus palustris*	20.5	330.06	70%	80%	70%	1.69	2.24	$ 225.00	$ 100.30	$ 33,106.77	$ 12,977.85	$ -	$ -	$ -	$ 12,977.85	$ 13,000
110	110	*Quercus palustris*	15.9	198.56	70%	80%	70%	1.69	2.24	$ 225.00	$ 100.30	$ 19,916.06	$ 7,807.09	$ -	$ -	$ -	$ 7,807.09	$ 7,800
111	111	*Quercus palustris*	15.0	176.72	70%	80%	70%	1.69	2.24	$ 225.00	$ 100.30	$ 17,725.22	$ 6,948.29	$ -	$ -	$ -	$ 6,948.29	$ 6,900
112	112	*Quercus palustris*	15.8	196.07	70%	80%	70%	1.69	2.24	$ 225.00	$ 100.30	$ 19,666.33	$ 7,709.20	$ -	$ -	$ -	$ 7,709.20	$ 7,700
113	113	*Quercus palustris*	15.1	179.08	70%	80%	70%	1.69	2.24	$ 225.00	$ 100.30	$ 17,962.34	$ 7,041.24	$ -	$ -	$ -	$ 7,041.24	$ 7,000
114	114	*Quercus agrifolia*	9.1	65.04	70%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 3,849.64	$ 1,940.22	$ -	$ -	$ -	$ 1,940.22	$ 1,900
115	115	*Quercus agrifolia*	11.7	107.51	70%	80%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 6,363.69	$ 2,494.57	$ -	$ -	$ -	$ 2,494.57	$ 2,500
116	116	*Quercus agrifolia*	10.0	78.54	70%	80%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 4,648.76	$ 1,822.31	$ -	$ -	$ -	$ 1,822.31	$ 1,800
117	117	*Quercus agrifolia*	8.0	50.27	50%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 2,975.21	$ 1,071.07	$ -	$ -	$ -	$ 1,071.07	$ 1,100
118	118	*Quercus agrifolia*	8.0	50.27	70%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 2,975.21	$ 1,499.50	$ -	$ -	$ -	$ 1,499.50	$ 1,500
119	119	*Quercus agrifolia*	19.7	304.81	60%	80%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 18,041.37	$ 6,061.90	$ -	$ -	$ -	$ 6,061.90	$ 6,100
120	120	*Lagerstroemia indica*	7.4	43.01	80%	80%	90%	1.63	2.09	$ 225.00	$ 107.82	$ 4,637.36	$ 2,671.12	$ -	$ -	$ -	$ 2,671.12	$ 2,700
122	122	*Pyrus calleryana*	9.7	73.90	50%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 7,412.29	$ 2,668.43	$ -	$ -	$ -	$ 2,668.43	$ 2,700
123	123	*Lagerstroemia indica*	6.1	29.22	70%	80%	90%	1.63	2.09	$ 225.00	$ 107.82	$ 3,151.13	$ 1,588.17	$ -	$ -	$ -	$ 1,588.17	$ 1,600
124	124	*Lagerstroemia indica*	5.7	25.52	70%	80%	90%	1.63	2.09	$ 225.00	$ 107.82	$ 2,751.42	$ 1,386.72	$ -	$ -	$ -	$ 1,386.72	$ 1,400
125	125	*Olea europaea*	12.1	114.99	70%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 6,806.25	$ 3,430.35	$ -	$ -	$ -	$ 3,430.35	$ 3,400
126	126	*Quercus agrifolia*	14.5	165.13	20%	80%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 9,774.02	$ 1,094.69	$ -	$ -	$ -	$ 1,094.69	$ 1,100
127	127	*Quercus agrifolia*	13.2	136.85	70%	80%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 8,100.00	$ 3,175.20	$ -	$ -	$ -	$ 3,175.20	$ 3,200
128	128	*unknown*	7.8	47.78	30%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 4,792.90	$ 1,035.27	$ -	$ -	$ -	$ 1,035.27	$ 1,000
129	129	*Prunus serrulata 'Kanzan'*	6.2	30.19	30%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 1,786.98	$ 385.99	$ -	$ -	$ -	$ 385.99	$ 390
130	130	*Prunus serrulata 'Kanzan'*	3.6	10.18	30%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 602.48	$ 130.14	$ -	$ -	$ -	$ 130.14	$ 130
131	131	*Quercus agrifolia*	12.2	116.90	30%	80%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 6,919.21	$ 1,162.43	$ -	$ -	$ -	$ 1,162.43	$ 1,200
132	132	*Quercus agrifolia*	13.7	147.41	30%	80%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 8,725.26	$ 1,465.84	$ -	$ -	$ -	$ 1,465.84	$ 1,500
133	133	*Quercus agrifolia*	9.2	66.48	40%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 3,934.71	$ 1,133.20	$ -	$ -	$ -	$ 1,133.20	$ 1,100
135	135	*Quercus agrifolia*	7.9	49.02	70%	70%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 2,901.29	$ 1,279.47	$ -	$ -	$ -	$ 1,279.47	$ 1,300
136	136	*Quercus palustris*	16.8	221.67	70%	80%	70%	1.69	2.24	$ 225.00	$ 100.30	$ 22,234.52	$ 8,715.93	$ -	$ -	$ -	$ 8,715.93	$ 8,700
137	137	*Quercus palustris*	15.0	176.72	70%	80%	70%	1.69	2.24	$ 225.00	$ 100.30	$ 17,725.22	$ 6,948.29	$ -	$ -	$ -	$ 6,948.29	$ 6,900
138	138	*Quercus palustris*	12.2	116.90	70%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 11,725.43	$ 5,909.62	$ -	$ -	$ -	$ 5,909.62	$ 5,900

3000 Sand Hill
Tree Appraisal

Tree #	Tag #	Species	Diameter (in)	Trunk Area	Cond %	FL %	EL %	Repl Dia	Repl Trunk Area	Replacement Tree Cost	Unit Tree Cost	Basic Cost	Depreciated Cost	Repl Tree Install	Aftercare	Total Addl Costs	Total Costs	Appraisal (Rounded)
139	139	*Quercus palustris*	17.3	235.06	70%	80%	70%	1.69	2.24	$ 225.00	$ 100.30	$ 23,577.69	$ 9,242.46	$ -	$ -	$ -	$ 9,242.46	$ 9,200
148	148	*Quercus agrifolia*	12.2	116.90	70%	80%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 6,919.21	$ 2,712.33	$ -	$ -	$ -	$ 2,712.33	$ 2,700
149	149	*Quercus agrifolia*	7.7	46.57	70%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 2,756.25	$ 1,389.15	$ -	$ -	$ -	$ 1,389.15	$ 1,400
150	150	*Quercus agrifolia*	4.3	14.52	70%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 859.56	$ 433.22	$ -	$ -	$ -	$ 433.22	$ 430
151	151	*Quercus agrifolia*	8.6	58.09	70%	70%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 3,438.22	$ 1,516.26	$ -	$ -	$ -	$ 1,516.26	$ 1,500
152	152	*Quercus agrifolia*	13.1	134.78	70%	80%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 7,977.74	$ 3,127.27	$ -	$ -	$ -	$ 3,127.27	$ 3,100
153	153	*Prunus cerasifera*	7.4	43.01	50%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 4,313.92	$ 1,553.01	$ -	$ -	$ -	$ 1,553.01	$ 1,600
154	154	*Prunus cerasifera*	6.9	37.39	70%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 3,750.66	$ 1,890.33	$ -	$ -	$ -	$ 1,890.33	$ 1,900
155	155	*Betula pendula*	11.4	102.07	70%	70%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 6,041.53	$ 2,664.31	$ -	$ -	$ -	$ 2,664.31	$ 2,700
156	156	*Betula pendula*	11.5	103.87	70%	70%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 6,147.99	$ 2,711.26	$ -	$ -	$ -	$ 2,711.26	$ 2,700
157	157	*Quercus agrifolia*	14.7	169.72	60%	70%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 10,045.51	$ 2,953.38	$ -	$ -	$ -	$ 2,953.38	$ 3,000
176	176	*Ulmus parvifolia*	11.5	103.87	70%	70%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 10,418.49	$ 4,594.55	$ -	$ -	$ -	$ 4,594.55	$ 4,600
177	177	*Quercus agrifolia*	10.9	93.31	70%	80%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 5,523.19	$ 2,165.09	$ -	$ -	$ -	$ 2,165.09	$ 2,200
178	178	*Celtis sinensis*	2.0	3.14	70%	70%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 185.95	$ 82.00	$ -	$ -	$ -	$ 82.00	$ 80
180	180	*Quercus agrifolia*	5.1	20.43	80%	70%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 1,209.14	$ 609.41	$ -	$ -	$ -	$ 609.41	$ 610
181	181	*Quercus agrifolia*	8.4	55.42	70%	70%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 3,280.17	$ 1,446.55	$ -	$ -	$ -	$ 1,446.55	$ 1,400
182	182	*Quercus agrifolia*	9.2	66.48	50%	70%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 3,934.71	$ 1,239.43	$ -	$ -	$ -	$ 1,239.43	$ 1,200
183	183	*Viburnum spp.*	2.2	3.80	80%	90%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 381.29	$ 247.08	$ -	$ -	$ -	$ 247.08	$ 250
184	184	*Pyrus calleryana 'Aristocrat'*	6.2	30.19	70%	90%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 3,028.26	$ 1,717.02	$ -	$ -	$ -	$ 1,717.02	$ 1,700
185	185	*Pyrus calleryana 'Aristocrat'*	12.8	128.68	70%	90%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 12,907.11	$ 7,318.33	$ -	$ -	$ -	$ 7,318.33	$ 7,300
186	186	*Quercus agrifolia*	2.9	6.61	70%	60%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 390.96	$ 147.78	$ -	$ -	$ -	$ 147.78	$ 150
187	187	*Quercus agrifolia*	4.0	12.57	70%	60%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 743.80	$ 281.16	$ -	$ -	$ -	$ 281.16	$ 280
191	191	*Olea europaea*	11.0	95.03	50%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 5,625.00	$ 2,025.00	$ -	$ -	$ -	$ 2,025.00	$ 2,000
192	192	*Prunus cerasifera*	6.0	28.27	50%	90%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 2,836.04	$ 1,148.59	$ -	$ -	$ -	$ 1,148.59	$ 1,100
193	193	*Olea europaea*	14.0	153.94	70%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 9,111.57	$ 4,592.23	$ -	$ -	$ -	$ 4,592.23	$ 4,600
194	194	*Acer palmatum*	8.4	55.42	70%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 5,558.63	$ 2,801.55	$ -	$ -	$ -	$ 2,801.55	$ 2,800
195	195	*Betula pendula*	11.7	107.51	70%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 6,363.69	$ 3,207.30	$ -	$ -	$ -	$ 3,207.30	$ 3,200
196	196	*Betula pendula*	10.9	93.31	70%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 5,523.19	$ 2,783.69	$ -	$ -	$ -	$ 2,783.69	$ 2,800
197	197	*Pinus halepensis*	25.8	522.79	50%	60%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 30,944.01	$ 6,498.24	$ -	$ -	$ -	$ 6,498.24	$ 6,500
198	198	*Prunus serrulata 'Kanzan'*	7.2	40.72	70%	90%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 2,409.92	$ 1,366.42	$ -	$ -	$ -	$ 1,366.42	$ 1,400
199	199	*Quercus agrifolia*	4.2	13.85	70%	70%	80%	2.20	3.80	$ 225.00	$ 59.19	$ 820.04	$ 321.46	$ -	$ -	$ -	$ 321.46	$ 320
200	200	*Quercus agrifolia*	4.7	17.35	40%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 1,026.91	$ 295.75	$ -	$ -	$ -	$ 295.75	$ 300
201	201	*Quercus agrifolia*	2.9	6.61	70%	70%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 390.96	$ 172.41	$ -	$ -	$ -	$ 172.41	$ 170
204	204	*Olea europaea*	11.8	109.36	50%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 6,472.93	$ 2,330.26	$ -	$ -	$ -	$ 2,330.26	$ 2,300
207	207	*Quercus palustris*	16.9	224.32	60%	90%	70%	1.69	2.24	$ 225.00	$ 100.30	$ 22,500.00	$ 8,505.00	$ -	$ -	$ -	$ 8,505.00	$ 8,500
1187		*Acer palmatum*	13.5	143.14	70%	50%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 14,357.43	$ 4,522.59	$ -	$ -	$ -	$ 4,522.59	$ 4,500
1188		*Liquidambar styraciflua*	15.6	191.13	70%	60%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 19,171.60	$ 7,246.86	$ -	$ -	$ -	$ 7,246.86	$ 7,200
1189		*Liquidambar styraciflua*	14.3	160.61	80%	60%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 16,109.47	$ 6,959.29	$ -	$ -	$ -	$ 6,959.29	$ 7,000
1190		*Acer palmatum*	15.2	181.46	60%	60%	70%	1.69	2.24	$ 225.00	$ 100.30	$ 18,201.04	$ 4,586.66	$ -	$ -	$ -	$ 4,586.66	$ 4,600

3000 Sand Hill
Tree Appraisal

Tree #	Tag #	Species	Diameter (in)	Trunk Area	Cond %	FL %	EL %	Repl Dia	Repl Trunk Area	Replacement Tree Cost	Unit Tree Cost	Basic Cost	Depreciated Cost	Repl Tree Install	Aftercare	Total Addl Costs	Total Costs	Appraisal (Rounded)
1191		*Liquidambar styraciflua*	16.8	221.67	70%	60%	70%	1.69	2.24	$ 225.00	$ 100.30	$ 22,234.52	$ 6,536.95	$ -	$ -	$ -	$ 6,536.95	$ 6,500
1192		*Liquidambar styraciflua*	12.3	118.82	70%	60%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 11,918.44	$ 4,505.17	$ -	$ -	$ -	$ 4,505.17	$ 4,500
1193		*Acer palmatum*	7.4	43.01	70%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 4,313.92	$ 2,174.22	$ -	$ -	$ -	$ 2,174.22	$ 2,200
1194		*Acer palmatum*	13.7	147.41	70%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 14,785.98	$ 7,452.14	$ -	$ -	$ -	$ 7,452.14	$ 7,500
1195		*Acer palmatum*	3.8	11.34	70%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 1,137.57	$ 573.33	$ -	$ -	$ -	$ 573.33	$ 570
1196		*Liquidambar styraciflua*	13.1	134.78	50%	70%	80%	1.69	2.24	$ 225.00	$ 100.30	$ 13,519.22	$ 3,785.38	$ -	$ -	$ -	$ 3,785.38	$ 3,800
1197		*Prunus cerasifera 'Atropurpurea'*	6.7	35.26	50%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 3,536.38	$ 1,273.10	$ -	$ -	$ -	$ 1,273.10	$ 1,300
1198		*Prunus cerasifera 'Atropurpurea'*	3.9	11.95	50%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 1,198.22	$ 431.36	$ -	$ -	$ -	$ 431.36	$ 430
1199		*Acer palmatum*	1.8	2.54	30%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 255.24	$ 55.13	$ -	$ -	$ -	$ 55.13	$ 60
1200		*Liquidambar styraciflua*	13.5	143.14	60%	70%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 14,357.43	$ 5,427.11	$ -	$ -	$ -	$ 5,427.11	$ 5,400
1201		*Liquidambar styraciflua*	10.5	86.59	50%	70%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 8,685.36	$ 2,735.89	$ -	$ -	$ -	$ 2,735.89	$ 2,700

3000 Sand Hill
Expected Construction Impacts

Tree #	Common Name	Binomial Name	Diameter (in)	Heritage Tree	Planned Removal	Reason for Removal	10x TPZ Radius (ft)	Estimated Minimum Distance to Impacts (ft)	Expected Root Loss	Expected Canopy Losses	Significant Impacts (>25%)	Tree Protection Fencing	Trunk Wrap	Root Buffer	Notes
39	*Aleppo pine*	Pinus halepensis	23.8	X			19.8	36	0%	0%		X			
40	*cherry plum*	Prunus cerasifera	7.4		X	Poor Health/Structure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
41	*coast live oak*	Quercus agrifolia	10.8	X			9.0	18.5	0%	0%		X			
82	*valley oak*	Quercus lobata	19.7	X			16.4	41	0%	0%		X			
85	*coast live oak*	Quercus agrifolia	15.0	X			12.5	59	0%	0%		X			
86	*cherry plum*	Prunus cerasifera	7.4		X	Poor Health/Structure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
91	*coast live oak*	Quercus agrifolia	17.1	X			14.3	26.5	0%	0%		X			
92	*coast live oak*	Quercus agrifolia	13.2	X			11.0	4.75	20%	5%			X	X	
93	*coast live oak*	Quercus agrifolia	12.5	X			10.4	4.75	20%	5%			X	X	
94	*coast live oak*	Quercus agrifolia	10.0	X			8.3	2.5	40%	5%	X		X	X	
95	*coast live oak*	Quercus agrifolia	9.9	X			8.3	3	35%	5%	X		X	X	
96	*valley oak*	Quercus lobata	13.5	X			11.3	5.5	20%	5%			X	X	
97	*coast live oak*	Quercus agrifolia	15.6	X			13.0	26	0%	0%		X			
98	*coast live oak*	Quercus agrifolia	23.5	X			19.6	39.5	0%	0%		X			
109	*pin oak*	Quercus palustris	20.5	X			17.1	59	0%	0%		X			
110	*pin oak*	Quercus palustris	15.9	X			13.3	43	0%	0%		X			
111	*pin oak*	Quercus palustris	15.0	X			12.5	22	0%	0%		X			
112	*pin oak*	Quercus palustris	15.8	X			13.2	16.5	0%	0%		X			
113	*pin oak*	Quercus palustris	15.1	X			12.6	7.75	20%	0%		X			
114	*coast live oak*	Quercus agrifolia	9.1				7.6	9	0%	0%		X			
115	*coast live oak*	Quercus agrifolia	11.7	X			9.8	9.25	5%	0%		X			
116	*coast live oak*	Quercus agrifolia	10.0	X			8.3	4.1	20%	0%		X			
117	*coast live oak*	Quercus agrifolia	8.0				6.7	7.25	0%	0%		X			
118	*coast live oak*	Quercus agrifolia	8.0				6.7	13	0%	0%		X			
119	*coast live oak*	Quercus agrifolia	19.7	X			16.4	12.25	20%	0%		X			
120	*crape myrtle*	Lagerstroemia indica	7.4		X	Design Decision	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
122	*flowering pear*	Pyrus calleryana	9.7				8.1	8.25	0%	0%		X			
123	*crape myrtle*	Lagerstroemia indica	6.1		X	Construction Conflict	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
124	*crape myrtle*	Lagerstroemia indica	5.7		X	Construction Conflict	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
125	*olive*	Olea europaea	12.1				10.1	8	5%	0%		X			
126	*coast live oak*	Quercus agrifolia	14.5	X	X	Poor Health/Structure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
127	*coast live oak*	Quercus agrifolia	13.2	X			11.0	5%	20%	0%		X			
128	*unknown*	unknown	7.8		X	Poor Health/Structure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

3000 Sand Hill
Expected Construction Impacts

Tree #	Common Name	Binomial Name	Diameter (in)	Heritage Tree	Planned Removal	Reason for Removal	10x TPZ Radius (ft)	Estimated Minimum Distance to Impacts (ft)	Expected Root Loss	Expected Canopy Losses	Significant Impacts (>25%)	Tree Protection Fencing	Trunk Wrap	Root Buffer	Notes
129	*Japanese cherry 'Kwanzan'*	Prunus serrulata 'Kanzan'	6.2				5.2	0	30%	0%	X		X	X	Recommend Removal-Poor Health/Structure
130	*Japanese cherry 'Kwanzan'*	Prunus serrulata 'Kanzan'	3.6				3.0	3	15%	0%			X	X	Recommend Removal-Poor Health/Structure
131	coast live oak	Quercus agrifolia	12.2	X	X	Poor Health/Structure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
132	coast live oak	Quercus agrifolia	13.7	X	X	Poor Health/Structure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
133	coast live oak	Quercus agrifolia	9.2				7.7	2	30%	15%	X		X	X	
135	coast live oak	Quercus agrifolia	7.9				6.6	3.5	45%	10%	X	X			
136	pin oak	Quercus palustris	16.8	X			14.0	6.7	35%	5%	X	X			
137	pin oak	Quercus palustris	15.0	X			12.5	4.75	35%	5%	X	X			
138	pin oak	Quercus palustris	12.2				10.2	7	20%	0%		X			
139	pin oak	Quercus palustris	17.3	X			14.4	7.75	20%	0%		X			
148	coast live oak	Quercus agrifolia	12.2	X			10.2	49	0%	0%		X			
149	coast live oak	Quercus agrifolia	7.7				6.4	31.5	0%	0%		X			
150	coast live oak	Quercus agrifolia	4.3				3.6	12.5	0%	0%		X			
151	coast live oak	Quercus agrifolia	8.6				7.2	8	0%	0%		X			
152	coast live oak	Quercus agrifolia	13.1	X			10.9	3.25	30%	0%	X	X			
153	cherry plum	Prunus cerasifera	7.4				6.2	4.25	20%	10%		X			
154	cherry plum	Prunus cerasifera	6.9				5.8	4	10%	10%		X			
155	European white birch	Betula pendula	11.4				9.5	1.75	40%	15%	X	X			Recommend Removal - Construction Conflict
156	European white birch	Betula pendula	11.5				9.6	20.5	0%	0%		X			
157	coast live oak	Quercus agrifolia	14.7	X			12.3	29.75	0%	0%		X			
176	chinese elm	Ulmus parvifolia	11.5				9.6	40	0%	0%		X			
177	coast live oak	Quercus agrifolia	10.9	X			9.1	16.5	0%	0%		X			
178	Chinese hackberry	Celtis sinensis	2.0				1.7	28.75	0%	0%		X			
180	coast live oak	Quercus agrifolia	5.1				4.3	3.25	15%	0%			X	X	
181	coast live oak	Quercus agrifolia	8.4				7.0	5	5%	0%			X	X	
182	coast live oak	Quercus agrifolia	9.2				7.7	3.5	20%	0%			X	X	
183	viburnum	Viburnum spp.	2.2				1.8	3.5	0%	0%			X	X	

3000 Sand Hill
Expected Construction Impacts

Tree #	Common Name	Binomial Name	Diameter (in)	Heritage Tree	Planned Removal	Reason for Removal	10x TPZ Radius (ft)	Estimated Minimum Distance to Impacts (ft)	Expected Root Loss	Expected Canopy Losses	Significant Impacts (>25%)	Tree Protection Fencing	Trunk Wrap	Root Buffer	Notes
184	flowering pear 'Aristocrat'	Pyrus calleryana 'Aristocrat'	6.2				5.2	3.5	20%	0%		X	X	X	
185	flowering pear 'Aristocrat'	Pyrus calleryana 'Aristocrat'	12.8				10.7	4	15%	0%		X	X	X	
186	coast live oak	Quercus agrifolia	2.9				2.4	3.5	0%	0%		X	X	X	
187	coast live oak	Quercus agrifolia	4.0				3.3	7.75	0%	0%		X			
191	olive	Olea europaea	11.0				9.2	25	0%	0%		X			
192	cherry plum	Prunus cerasifera	6.0				5.0	26.5	0%	0%		X			
193	olive	Olea europaea	14.0				11.7	18.75	0%	0%		X			
194	Japanese maple	Acer palmatum	8.4				7.0	15.5	0%	0%		X			
195	European white birch	Betula pendula	11.7				9.8	18.5	0%	0%		X			
196	European white birch	Betula pendula	10.9				9.1	2.75	20%	5%			X	X	
197	Aleppo pine	Pinus halepensis	25.8	X			21.5	3.25	50%	0%	X		X	X	Recommend Removal - Construction Conflict
198	Japanese cherry 'Kwanzan'	Prunus serrulata 'Kanzan'	7.2		X	Construction Conflict	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
199	coast live oak	Quercus agrifolia	4.2				3.5	2	15%	5%			X	X	
200	coast live oak	Quercus agrifolia	4.7		X	Poor Health/Structure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
201	coast live oak	Quercus agrifolia	2.9				2.4	15.75	0%	0%		X			
204	olive	Olea europaea	11.8				9.8	18.75	0%	0%		X			
207	pin oak	Quercus palustris	16.9	X			14.1	49.5	0%	0%		X			
1187	Japanese maple	Acer palmatum	13.5				11.3	6.5	20%	0%			X		
1188	American sweetgum	Liquidambar styraciflua	15.6		X	Infrastructure Conflict/Damage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1189	American sweetgum	Liquidambar styraciflua	14.3		X	Infrastructure Conflict/Damage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1190	Japanese maple	Acer palmatum	15.2	X			12.7	3	45%	5%	X		X		
1191	American sweetgum	Liquidambar styraciflua	16.8	X			14.0	2	30%	5%	X		X		
1192	American sweetgum	Liquidambar styraciflua	12.3		X	Infrastructure Conflict/Damage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1193	Japanese maple	Acer palmatum	7.4				6.2	9.5	0%	0%			X		
1194	Japanese maple	Acer palmatum	13.7				11.4	10.25	10%	0%			X		
1195	Japanese maple	Acer palmatum	3.8				3.2	2.5	5%	0%		X			

3000 Sand Hill
Expected Construction Impacts

Tree #	Common Name	Binomial Name	Diameter (in)	Heritage Tree	Planned Removal	Reason for Removal	10x TPZ Radius (ft)	Estimated Minimum Distance to Impacts (ft)	Expected Root Loss	Expected Canopy Losses	Significant Impacts (>25%)	Tree Protection Fencing	Trunk Wrap	Root Buffer	Notes
1196	American sweetgum	Liquidambar styraciflua	13.1		X	Construction Conflict	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1197	purple-leaf plum 'Atropurpurea'	Prunus cerasifera 'Atropurpurea'	6.7		X	Construction Conflict	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1198	purple-leaf plum 'Atropurpurea'	Prunus cerasifera 'Atropurpurea'	3.9		X	Construction Conflict	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1199	Japanese maple	Acer palmatum	1.8		X	Poor Health/Structure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1200	American sweetgum	Liquidambar styraciflua	13.5		X	Construction Conflict	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1201	American sweetgum	Liquidambar styraciflua	10.5		X	Construction Conflict	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

C12

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THE SAND HILL COLLECTION - THE RANCH
3000 SAND HILL ROAD - CITY OF MENLO PARK
EXTERIOR IMPROVEMENTS

REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

ARBORIST REPORT

SHEET NUMBER

G0.12

LANDSCAPE ARCHITECTURAL DRAWINGS

3000 SAND HILL- BUILDING 3 & 4 LANDSCAPE

CITY OF MENLO PARK, CALIFORNIA

GENERAL NOTES:
PLANS CREATED REFERENCING 2019 CBC, 2019 CEC, 2019 CMC, 2019 CPC, 2019 CALIFORNIA GREEN STANDARDS CODE, MENLO PARK MUNICIPAL CODE

IF REQUIRED BY MUNICIPALITY, A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR AGENCY ADOPTED WELO AS FOLLOWS:

(1) SUBMIT SOIL SAMPLES TO A LABORATORY FOR ANALYSIS AND RECOMMENDATIONS.
  (A) SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.
  (B) THE SOIL ANALYSIS MAY INCLUDE: SOIL TEXTURE, INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE, PH, TOTAL SOLUBLE SALTS, SODIUM, PERCENT ORGANIC MATTER, AND RECOMMENDATIONS.
(2) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL COMPLY WITH ONE OF THE FOLLOWING:
  (A) IF SIGNIFICANT MASS GRADING IS NOT PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE; OR
  (B) IF SIGNIFICANT MASS GRADING IS PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE CERTIFICATE OF COMPLETION
(3) THE SOIL ANALYSIS REPORT SHALL BE MADE AVAILABLE, IN A TIMELY MANNER, TO THE PROFESSIONALS PREPARING THE LANDSCAPE DESIGN PLANS AND IRRIGATION DESIGN PLANS TO MAKE ANY NECESSARY ADJUSTMENT TO THE DESIGN PLANS.
(4) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE LOCAL AGENCY WITH CERTIFICATE OF COMPLETION.

CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WORK IS COMPLETE AND IN COMPLIANCE WITH THE MOST CURRENT CODES, ORDINANCES AND REQUIREMENTS OF THE GOVERNING AGENCY. SITE IS NOT RESPONSIBLE FOR CHANGES WHICH OCCUR TO THE CODES, ORDINANCES OR REQUIREMENTS AFTER THE GOVERNING AGENCY'S APPROVAL OR DURING INSTALLATION.

CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. SITE IS NOT RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS, NOR RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

AS REQUESTED BY THE OWNER, SITE WILL VISIT THE SITE AT INTERVALS APPROPRIATE TO THE STAGE OF CONSTRUCTION TO REVIEW THE PROGRESS AND QUALITY OF WORK AND TO DETERMINE IN GENERAL IF THE WORK IS BEING PERFORMED IN A MANNER INDICATING THAT THE WORK, WHEN COMPLETED, WILL BE SUBSTANTIAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. HOWEVER, SITE WILL NOT MAKE EXHAUSTIVE OR CONTINUOUS ON-SITE INSPECTION TO CHECK QUALITY OF THE WORK.

THERE IS NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED BY SITE FOR THE COMPLETION OF THE WORK OR THE QUALITY OF PERFORMANCE OF THE CONSTRUCTION CONTRACTOR(S).

CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

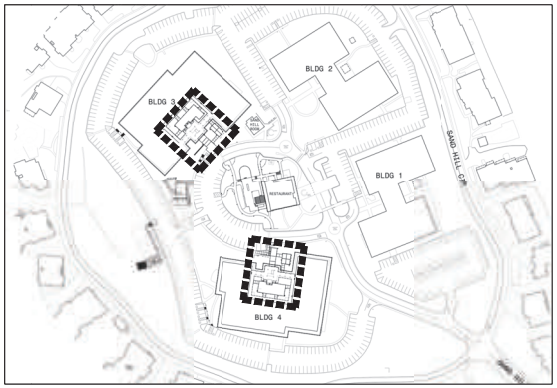
CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING PORTIONS OF THE WORK UNDER A CONTRACT WITH CONTRACTOR.

IN THE EVENT OWNER CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES OF CHANGES TO ANY PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS, AND THESE ALTERATIONS ARE NOT APPROVED IN WRITING BY SITE, OWNER RECOGNIZES THAT SUCH ALTERATION AND THE RESULTS THEREOF ARE NOT THE RESPONSIBILITY OF SITE. IN ADDITION, OWNER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD SITE HARMLESS FROM ANY DAMAGE, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE) ARISING FROM SUCH ALTERATIONS.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AT THE TIME THE PLANS WERE DRAFTED AND DO NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF SUCH UTILITIES. IN NORTHERN CALIFORNIA, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ALERT AT 1-800-642-2444 PRIOR TO PERFORMING ANY CONSTRUCTION WORK. IN OTHER AREAS, CONTRACTOR SHALL CONTACT A SIMILAR AGENCY/ORGANIZATION.

CONTRACTOR SHALL PROVIDE PROPER PROJECT MAINTENANCE AFTER THE PROJECT IS COMPLETE, AS NEGOTIATED BETWEEN CONTRACTOR AND OWNER. ANY LACK OF OR IMPROPER MAINTENANCE MAY RESULT IN DAMAGE TO PROPERTY OR PERSONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY LACK OF OR IMPROPER MAINTENANCE.

KEY MAP



SCOPE OF WORK

THESE PLANS INCLUDE IMPROVEMENTS TO DEVELOPED LANDSCAPE AREA AT THE CROSSING AT 3000 SAND HILL RD BUILDING 3 AND 4. IMPROVEMENTS INCLUDE REMOVAL OF EXISTING HARDSCAPE TO BE REPLACED WITH DECORATIVE CONCRETE AND INTERLOCKING PAVERS, AND NEW DROUGHT TOLERANT PLANTING WITH DRIP IRRIGATION. A FREESTANDING ALUMINUM SHADE STRUCTURE IS INCLUDED AT EACH BUILDING. PEDESTRIAN SITE LIGHTING IS INCLUDED. NO MODIFICATION TO EXISTING PARKING ARE INCLUDED.

- APN: 745-500-010
- TOTAL PROPERTY AREA: 16.48+/- ACRES
- TOTAL SHADE STRUCTURES: 2
  - TYPE OF CONSTRUCTION: TYPE II-B
  - MAX HEIGHT: 10'-0"
  - STRUCTURE A: 480 SF
  - STRUCTURE B: 481 SF

DRAWING INDEX

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THE SAND HILL COLLECTION - THE RANCH
3000 SAND HILL ROAD - CITY OF MENLO PARK
EXTERIOR IMPROVEMENTS

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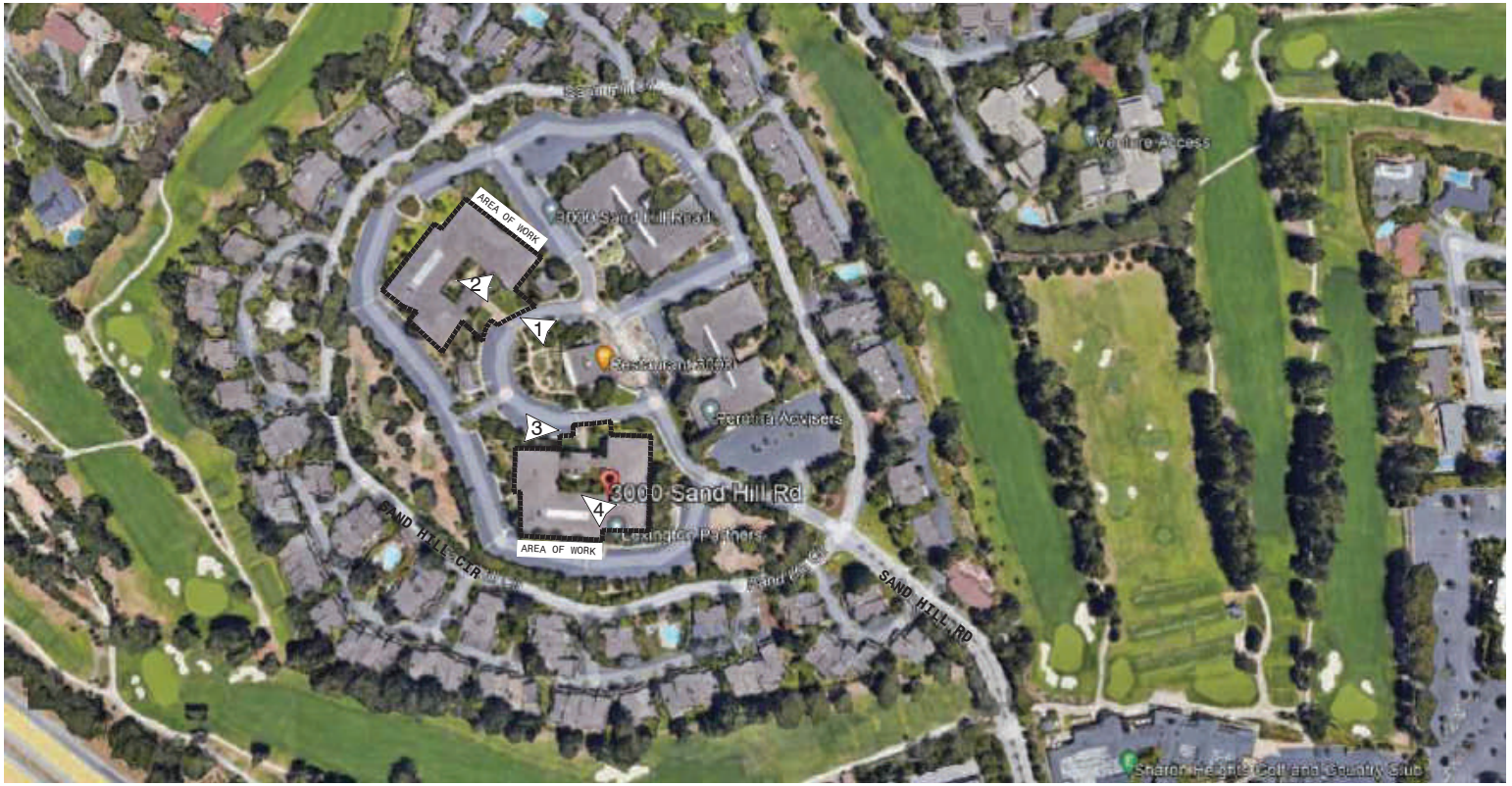
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

BUILDING 3 AND 4 COVER SHEET

SHEET NUMBER

L1.00



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THE SAND HILL COLLECTION - THE RANCH

3000 SAND HILL ROAD - CITY OF MENLO PARK

EXTERIOR IMPROVEMENTS

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2	2022.09.14	RESUBMITTAL #2

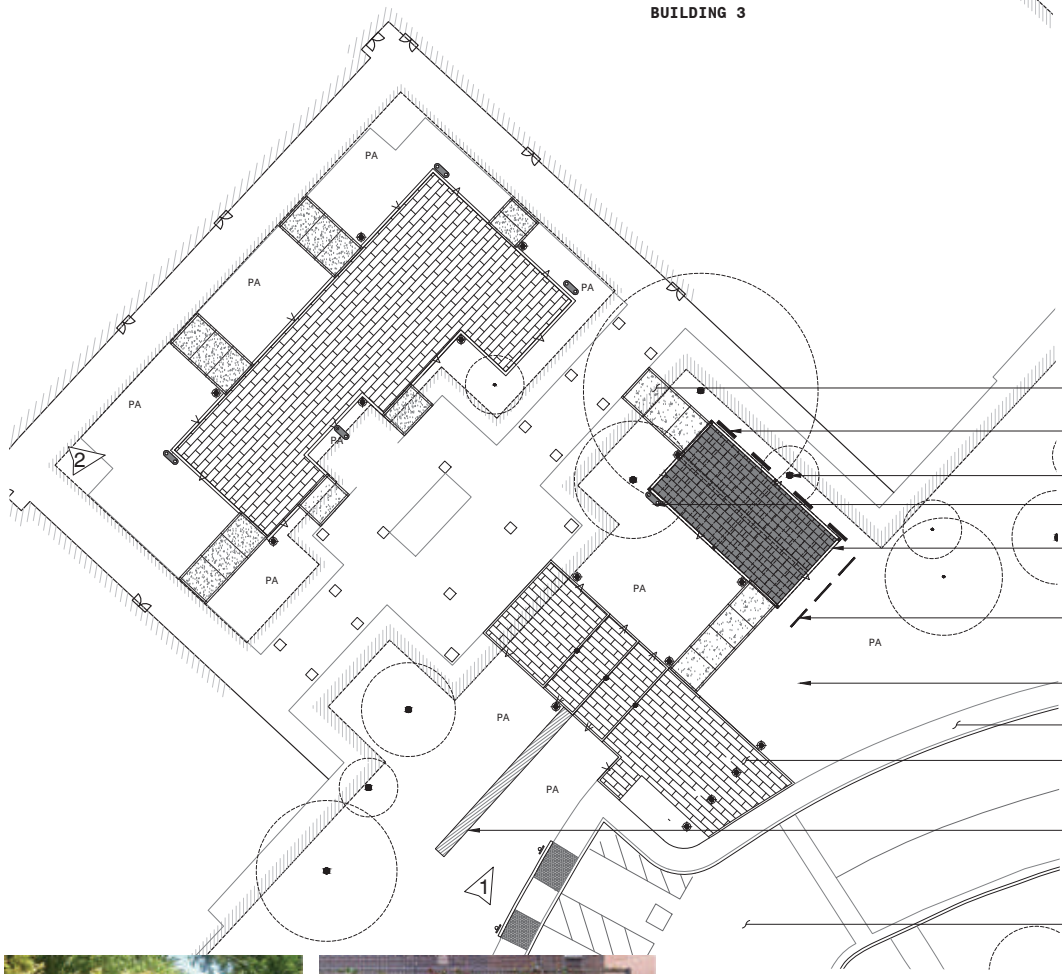
SHEET TITLE

BUILDING 3 & 4 EXISTING CONDITIONS

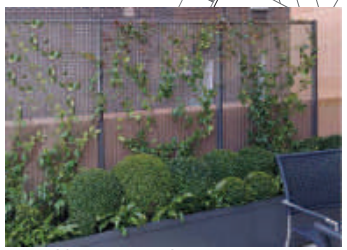
SHEET NUMBER

L1.01

BUILDING 3



CORTEN STEEL BLADES



VINE SCREEN PANELS

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
TYP	TYPICAL
PA	PLANTING AREA
	STEP
	POWER PEDESTAL
	BOLLARD LIGHTS
	CONCRETE PAVING
	CONTROL JOINT
	EXPANSION JOINT
	INTERLOCKING PAVERS
	PERMEABLE PAVERS
	CONCRETE HEADER

NOTES:
1. SEE SHEET L1.21-L1.22 FOR CONSTRUCTION DETAILS.
2. SEE SHEET L5.00 FOR MATERIALS LIST.
3. LOCATE EXPANSION JOINTS ADJACENT TO ALL STRUCTURES, INCLUDING WALLS AND STEPS. NEW OR RELOCATED UTILITY BOXES, INCLUDING ELECTRICAL PULL BOXES, SHALL BE LOCATED IN PLANTING AREAS 18" MIN FROM ADJACENT HARDSCAPE.
4. SITE FURNISHINGS ARE TO BE PROVIDED BY THE PROPERTY OWNER AND ARE SHOWN FOR REFERENCE ONLY.

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THE SAND HILL COLLECTION - THE RANCH

3000 SAND HILL ROAD - CITY OF MENLO PARK

EXTERIOR IMPROVEMENTS

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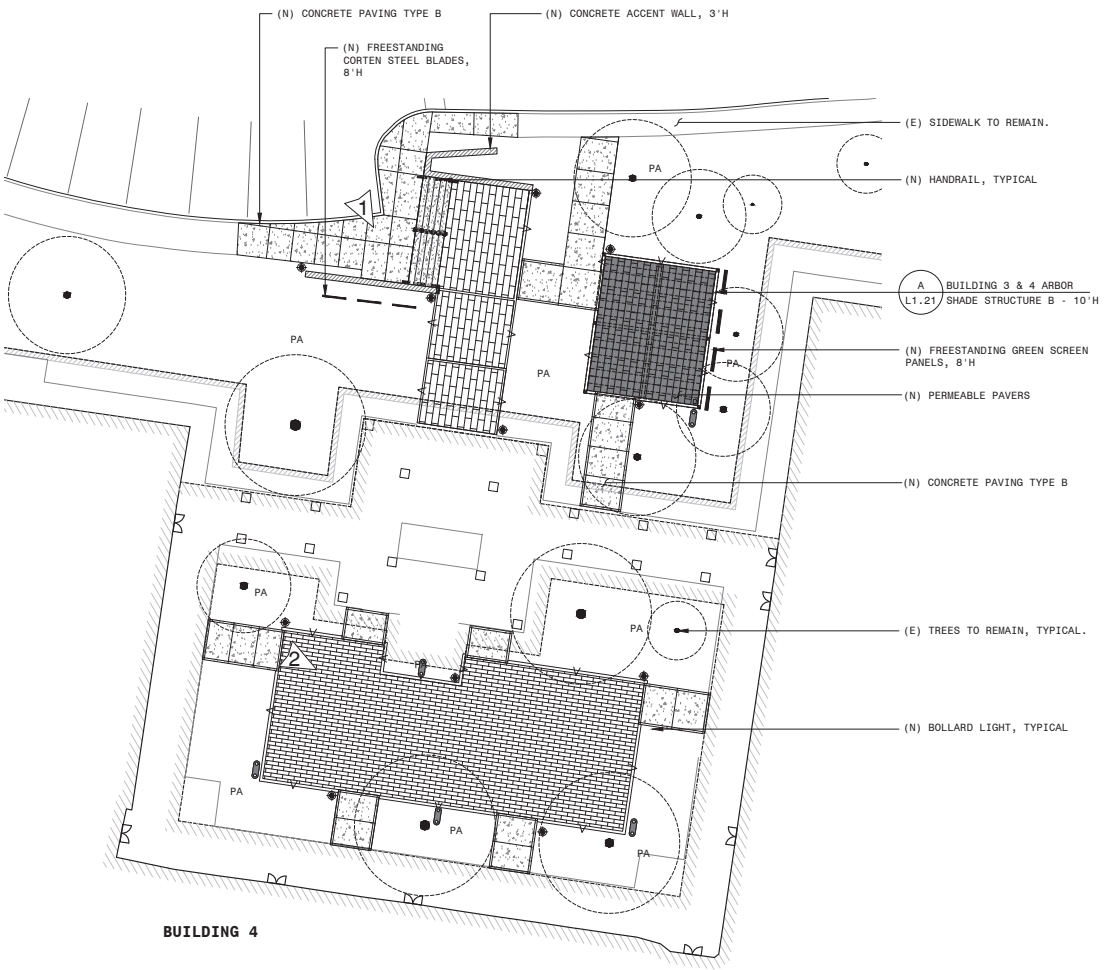
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

BUILDING 3 & 4 CONSTRUCTION PLAN

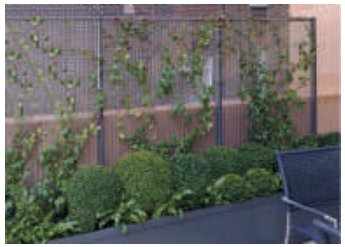
SHEET NUMBER

L1.11



BUILDING 4

CORTEN STEEL BLADES



VINE SCREEN PANELS

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
TYP	TYPICAL
PA	PLANTING AREA
	STEP
	POWER PEDESTAL
	BOLLARD LIGHTS
	CONCRETE PAVING
	CONTROL JOINT
	EXPANSION JOINT
	INTERLOCKING PAVERS
	PERMEABLE PAVERS
	CONCRETE HEADER

NOTES:
1. SEE SHEET L1.21-L1.22 FOR CONSTRUCTION DETAILS.
2. SEE SHEET L5.00 FOR MATERIALS LIST.
3. LOCATE EXPANSION JOINTS ADJACENT TO ALL STRUCTURES, INCLUDING WALLS AND STEPS. NEW OR RELOCATED UTILITY BOXES, INCLUDING ELECTRICAL PULL BOXES, SHALL BE LOCATED IN PLANTING AREAS 18" MIN FROM ADJACENT HARDSCAPE.
4. SITE FURNISHINGS ARE TO BE PROVIDED BY THE PROPERTY OWNER AND ARE SHOWN FOR REFERENCE ONLY.

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THE SAND HILL COLLECTION - THE RANCH

3000 SAND HILL ROAD - CITY OF MENLO PARK

EXTERIOR IMPROVEMENTS

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1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

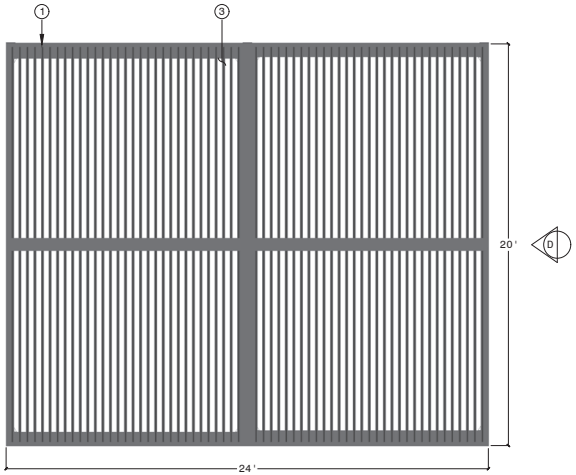
BUILDING 3 & 4 CONSTRUCTION PLAN

SHEET NUMBER

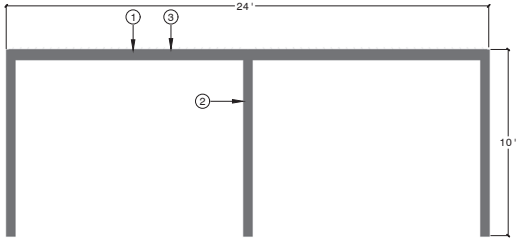
L1.12

NOTES:
1. SEE MATERIALS LIST FOR COLORS AND FINISHES.
2. SEE STRUCTURAL DRAWINGS FOR FOUNDATION AND CONNECTION DETAILS.

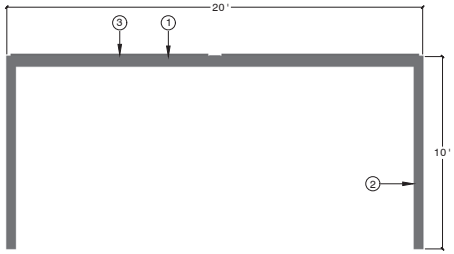
1. 6X6 ALUMINUM BEAM
2. 6X6 ALUMINUM POST
3. STRUXURE LOUVER SYSTEM W/2X8 FRAME AND SOMFY MOTOR



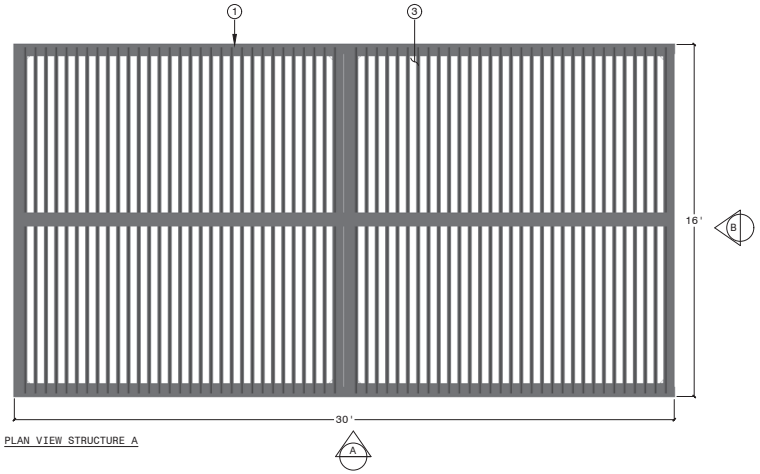
PLAN VIEW STRUCTURE B



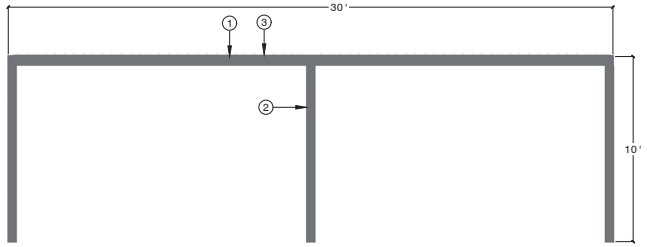
ELEVATION C



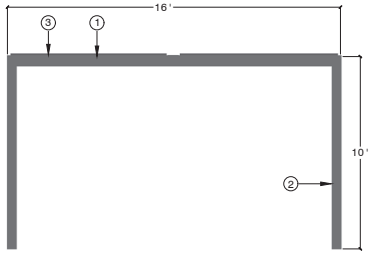
ELEVATION D



PLAN VIEW STRUCTURE A



ELEVATION A



ELEVATION B

A BUILDING 3 & 4 ARBOR
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THE SAND HILL COLLECTION - THE RANCH
3000 SAND HILL ROAD - CITY OF MENLO PARK
EXTERIOR IMPROVEMENTS

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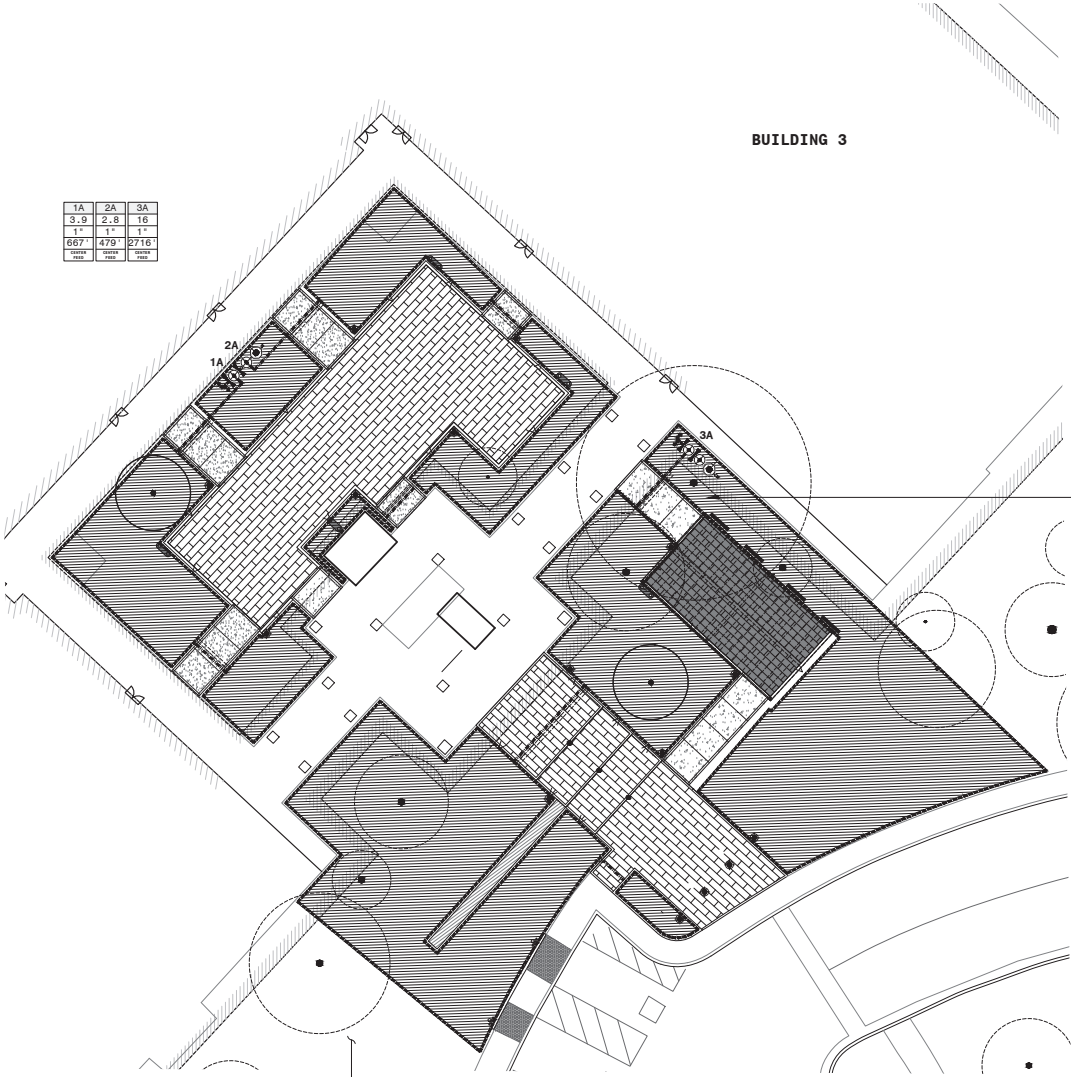
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE
BUILDING 3 & 4 CONSTRUCTION DETAILS

SHEET NUMBER
L1.21



IRRIGATION LEGEND

SYMBOL	DESCRIPTION (*=SEE NOTES)
	PVC BALL VALVE
	DRIP ZONE CONTROL KIT
	QUICK COUPLER VALVE
	ON-GRADE TREE BUBBLER
	NON-PRESSURE LATERAL
	NON-PRESSURE SUPPLY LINE
	PRESSURE SUPPLY MAINLINE
	6" SLEEVE
	ON-GRADE DRIP TUBING DRIPLINE SPACING:12" EMITTER SPACING:12"
	VALVE TAG: STATION NUMBER GPM LINESIZE APPROX LENGTH OF DRIP TUBING ZONE TYPE

NOTES:
CONTRACTOR TO VERIFY EXISTENCE AND FUNCTIONALITY OF IRRIGATION COMPONENTS. IF COMPONENTS ARE NOT CURRENTLY INSTALLED OR ARE NOT FUNCTIONAL, CONTRACTOR TO INSTALL COMPONENTS PER IRRIGATION EQUIPMENT LEGEND ON SHEET L6.01.

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING IRRIGATION SYSTEM INCURRED DURING CONSTRUCTION.
2. IRRIGATION IS SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. INSTALL MAINLINE AND LATERALS IN PLANTING AREAS WHEN POSSIBLE.

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THE SAND HILL COLLECTION - THE RANCH
3000 SAND HILL ROAD - CITY OF MENLO PARK
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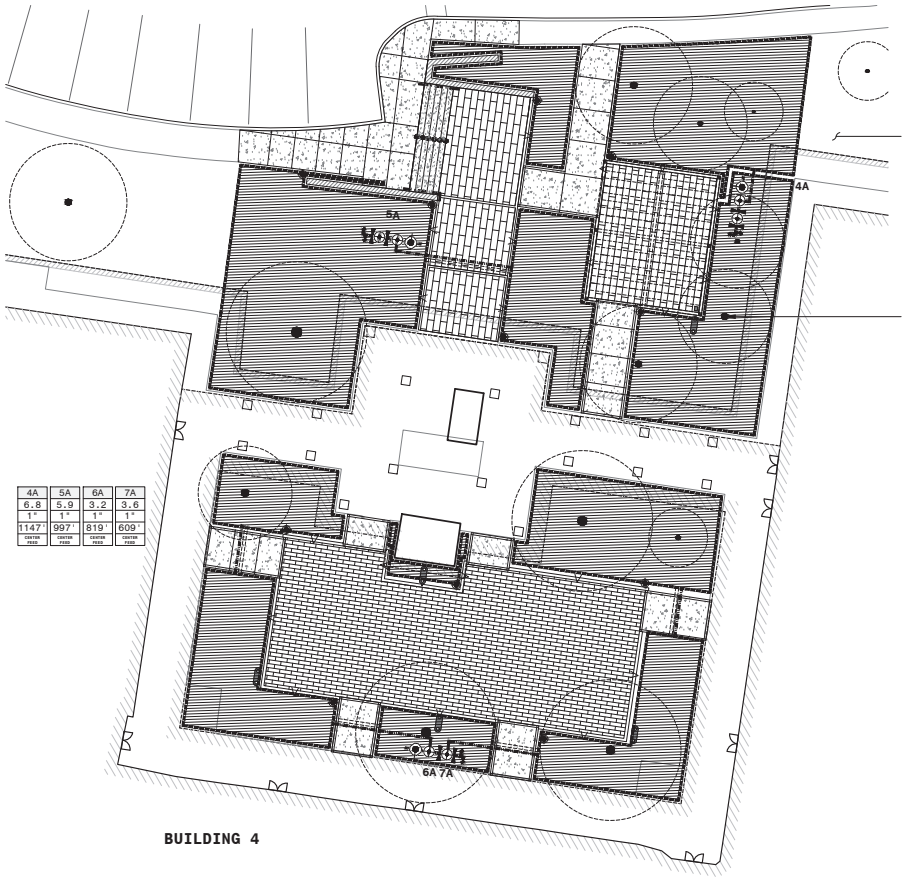
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

BUILDING 3 & 4 IRRIGATION PLAN

SHEET NUMBER

L1.31



BUILDING 4

IRRIGATION LEGEND

SYMBOL	DESCRIPTION (*=SEE NOTES)
	PVC BALL VALVE
	DRIP ZONE CONTROL KIT
	QUICK COUPLER VALVE
	ON-GRADE TREE BUBBLER
	NON-PRESSURE LATERAL
	NON-PRESSURE SUPPLY LINE
	PRESSURE SUPPLY MAINLINE
	6" SLEEVE
	ON-GRADE DRIP TUBING DRIPLINE SPACING:12" EMITTER SPACING:12"
	VALVE TAG: STATION NUMBER GPM LINESIZE APPROX LENGTH OF DRIP TUBING ZONE TYPE

VALVE TAG: # (STATION NUMBER) / XX (GPM) / 1" (LINESIZE) / X" (APPROX LENGTH OF DRIP TUBING) / CENTER FEED (ZONE TYPE)

NOTES:
CONTRACTOR TO VERIFY EXISTENCE AND FUNCTIONALITY OF IRRIGATION COMPONENTS. IF COMPONENTS ARE NOT CURRENTLY INSTALLED OR ARE NOT FUNCTIONAL, CONTRACTOR TO INSTALL COMPONENTS PER IRRIGATION EQUIPMENT LEGEND ON SHEET L6.01.

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING IRRIGATION SYSTEM INCURRED DURING CONSTRUCTION.
2. IRRIGATION IS SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. INSTALL MAINLINE AND LATERALS IN PLANTING AREAS WHEN POSSIBLE.

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THE SAND HILL COLLECTION - THE RANCH

3000 SAND HILL ROAD - CITY OF MENLO PARK

EXTERIOR IMPROVEMENTS

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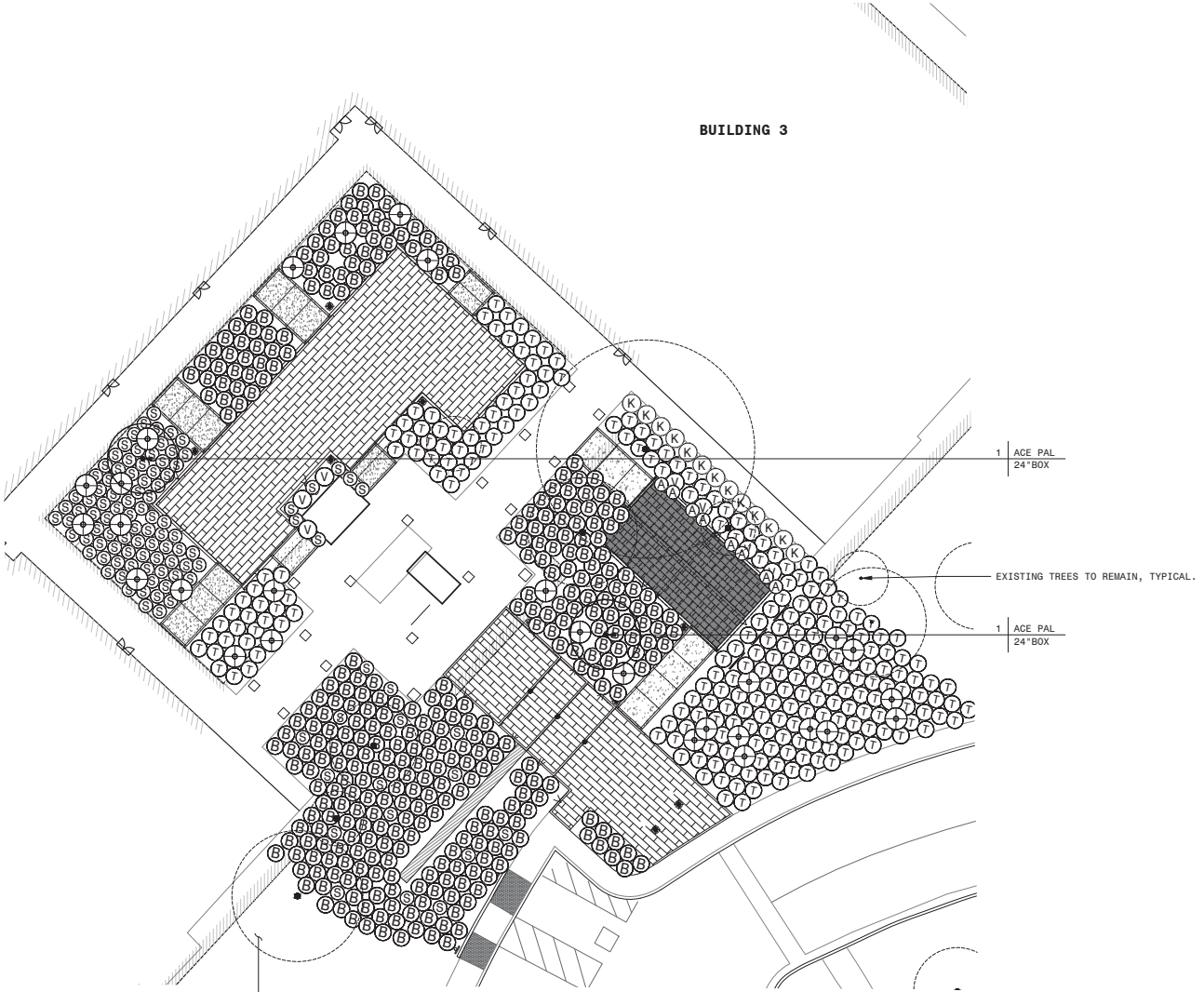
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

BUILDING 3 & 4 IRRIGATION PLAN

SHEET NUMBER

L1.32



PLANT LEGEND

SYMBOL	BOTANICAL NAME
TREES	
ACE PAL	ACER PALMATUM
SHRUBS	
⊕	SALVIA CLEVELANDII 'POZO BLUE'
Ⓢ	SESLERIA 'AUTUMNALIS'
Ⓑ	LOMANDRA 'BREEZE'
Ⓣ	LOMANDRA 'TROPIC BELLE'
Ⓥ	VERBENA BONARIENSIS
Ⓚ	CALMAGROSTIS ACUTIFLORA 'KARL FORESTER
VINES	
Ⓐ	ACTINIDIA ARGUTA

NOTES:
1. SEE SHEET L4.3 FOR PLANTING LEGEND AND NOTES
2. SEE SHEET L4.4 FOR PLANTING DETAILS
3. ALL PLANTING AREAS TO RECEIVE 3" LAYER BARK MULCH, SEE SHEET L4.3, NOTE 12 FOR MORE INFORMATION.

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THE SAND HILL COLLECTION - THE RANCH

3000 SAND HILL ROAD - CITY OF MENLO PARK

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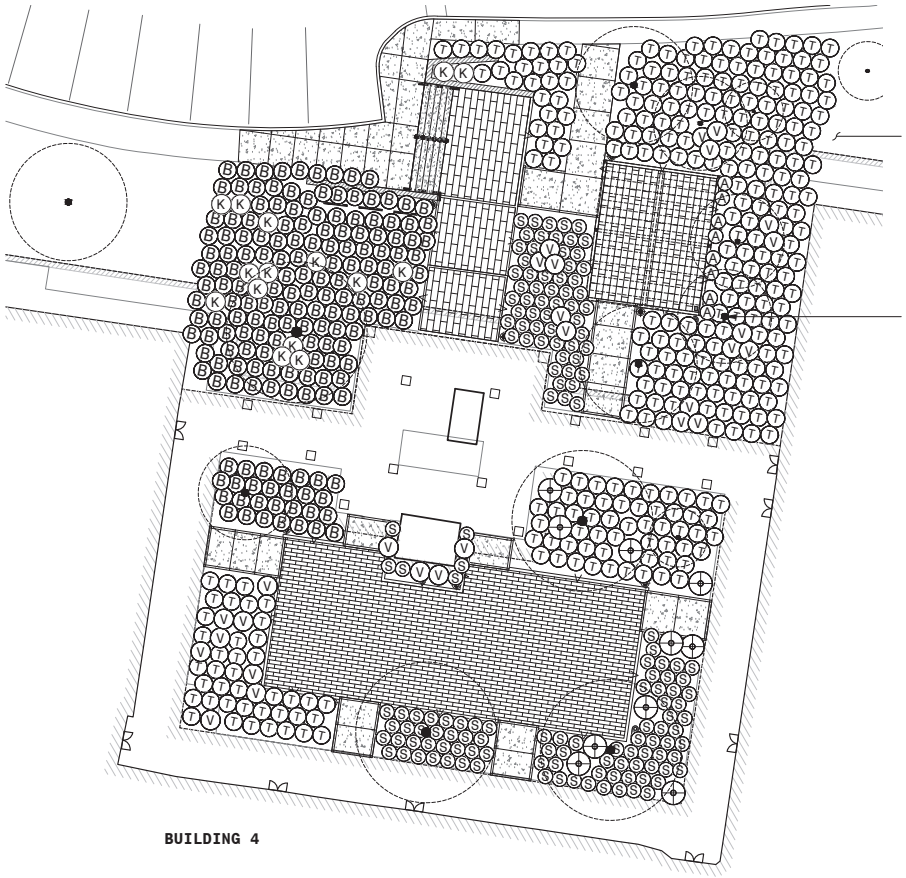
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

BUILDING 3 & 4 PLANTING PLAN

SHEET NUMBER

L1.41



BUILDING 4

PLANT LEGEND

SYMBOL	BOTANICAL NAME
TREES	
ACE PAL	ACER PALMATUM
SHRUBS	
⊕	SALVIA CLEVELANDII 'POZO BLUE'
Ⓢ	SESLERIA 'AUTUMNALIS'
Ⓑ	LOMANDRA 'BREEZE'
Ⓣ	LOMANDRA 'TROPIC BELLE'
Ⓥ	VERBENA BONARIENSIS
Ⓚ	CALMAGROSTIS ACUTIFLORA 'KARL FORESTER
VINES	
Ⓐ	ACTINIDIA ARGUTA

NOTES:
1. SEE SHEET L4.3 FOR PLANTING LEGEND AND NOTES
2. SEE SHEET L4.4 FOR PLANTING DETAILS
3. ALL PLANTING AREAS TO RECEIVE 3" LAYER BARK MULCH, SEE SHEET L4.3, NOTE 12 FOR MORE INFORMATION.

PROPERTY OWNER

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THE SAND HILL COLLECTION - THE RANCH

3000 SAND HILL ROAD - CITY OF MENLO PARK

EXTERIOR IMPROVEMENTS

REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

BUILDING 3 & 4 PLANTING PLAN

SHEET NUMBER

L1.42

LANDSCAPE ARCHITECTURAL DRAWINGS

3000 SAND HILL- RESTAURANT SUNDECK

CITY OF MENLO PARK, CALIFORNIA

GENERAL NOTES:
PLANS CREATED REFERENCING 2019 CBC, 2019 CEC, 2019 CMC, 2019 CPC, 2019 CALIFORNIA GREEN STANDARDS CODE, MENLO PARK MUNICIPAL CODE

IF REQUIRED BY MUNICIPALITY, A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR AGENCY ADOPTED WELO AS FOLLOWS:

(1) SUBMIT SOIL SAMPLES TO A LABORATORY FOR ANALYSIS AND RECOMMENDATIONS.
  (A) SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.
  (B) THE SOIL ANALYSIS MAY INCLUDE: SOIL TEXTURE, INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE, PH, TOTAL SOLUBLE SALTS, SODIUM, PERCENT ORGANIC MATTER, AND RECOMMENDATIONS.
(2) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL COMPLY WITH ONE OF THE FOLLOWING:
  (A) IF SIGNIFICANT MASS GRADING IS NOT PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE; OR
  (B) IF SIGNIFICANT MASS GRADING IS PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE CERTIFICATE OF COMPLETION
(3) THE SOIL ANALYSIS REPORT SHALL BE MADE AVAILABLE, IN A TIMELY MANNER, TO THE PROFESSIONALS PREPARING THE LANDSCAPE DESIGN PLANS AND IRRIGATION DESIGN PLANS TO MAKE ANY NECESSARY ADJUSTMENT TO THE DESIGN PLANS.
(4) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE LOCAL AGENCY WITH CERTIFICATE OF COMPLETION.

CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WORK IS COMPLETE AND IN COMPLIANCE WITH THE MOST CURRENT CODES, ORDINANCES AND REQUIREMENTS OF THE GOVERNING AGENCY. SITE IS NOT RESPONSIBLE FOR CHANGES WHICH OCCUR TO THE CODES, ORDINANCES OR REQUIREMENTS AFTER THE GOVERNING AGENCY'S APPROVAL OR DURING INSTALLATION.

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THERE IS NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED BY SITE FOR THE COMPLETION OF THE WORK OR THE QUALITY OF PERFORMANCE OF THE CONSTRUCTION CONTRACTOR(S).

CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

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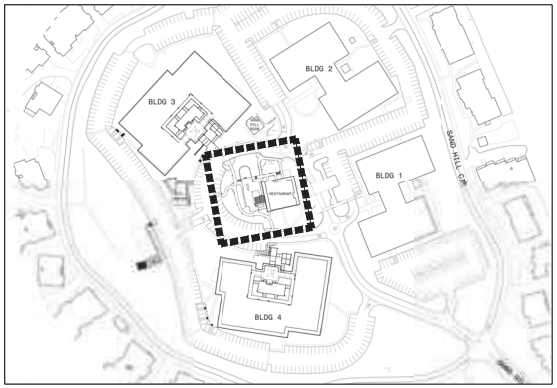
IN THE EVENT OWNER CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES OF CHANGES TO ANY PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS, AND THESE ALTERATIONS ARE NOT APPROVED IN WRITING BY SITE, OWNER RECOGNIZES THAT SUCH ALTERATION AND THE RESULTS THEREOF ARE NOT THE RESPONSIBILITY OF SITE. IN ADDITION, OWNER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD SITE HARMLESS FROM ANY DAMAGE, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE) ARISING FROM SUCH ALTERATIONS.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AT THE TIME THE PLANS WERE DRAFTED AND DO NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF SUCH UTILITIES. IN NORTHERN CALIFORNIA, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ALERT AT 1-800-642-2444 PRIOR TO PERFORMING ANY CONSTRUCTION WORK. IN OTHER AREAS, CONTRACTOR SHALL CONTACT A SIMILAR AGENCY/ORGANIZATION.

CONTRACTOR SHALL PROVIDE PROPER PROJECT MAINTENANCE AFTER THE PROJECT IS COMPLETE, AS NEGOTIATED BETWEEN CONTRACTOR AND OWNER. ANY LACK OF OR IMPROPER MAINTENANCE MAY RESULT IN DAMAGE TO PROPERTY OR PERSONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY LACK OF OR IMPROPER MAINTENANCE.

KEY MAP



SCOPE OF WORK

THESE PLANS INCLUDE IMPROVEMENTS TO THE DEVELOPED LANDSCAPE AREA AT RESTAURANT 3000 ON SAND HILL RD. THE EXISTING LANDSCAPED AREA WILL BE IMPROVED TO CREATE AN OUTDOOR AMENITY SPACE FOR THE RESTAURANT. IMPROVEMENTS INCLUDE NEW WALKWAYS THAT CONFORM TO ADA REGULATIONS, ADA ACCESSIBLE PARKING, HARDWOOD DECK THAT INCLUDES A SERVICE BAR STATION, DECOMPOSED GRANITE PATIOS, A SHADE STRUCTURE, AND NEW PLANTING AREAS. BOLLARD LIGHTING IS PROPOSED. TREES WILL BE REMOVED AND REPLACED IN ACCORDANCE WITH CITY OF MENLO PARK TREE MITIGATION POLICY.

- APN: 074-500-010
- TOTAL PROPERTY AREA: 16.48+/- ACRES
- TOTAL SHADE STRUCTURES: 1
  - TOTAL COVERAGE: 352 SF
  - TYPE OF CONSTRUCTION: TYPE II-B
  - MAX HEIGHT: 10'-0"
- PEDESTRIAN LED BOLLARD LIGHT
  - QTY:24

DRAWING INDEX

PROPERTY OWNER

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THE SAND HILL COLLECTION - THE RANCH
3000 SAND HILL ROAD - CITY OF MENLO PARK
EXTERIOR IMPROVEMENTS

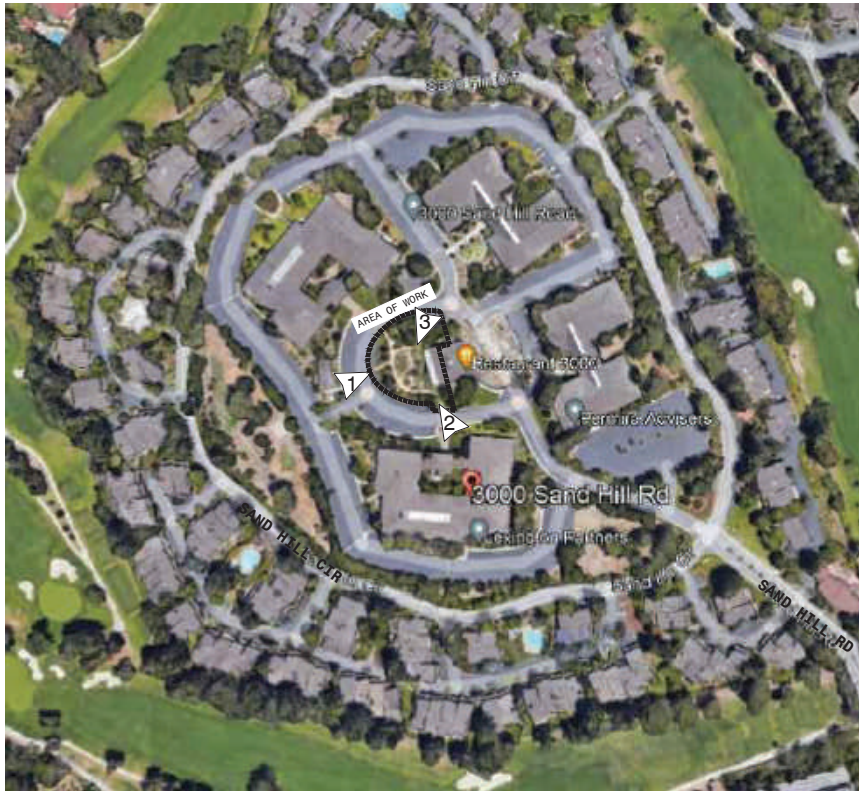
REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

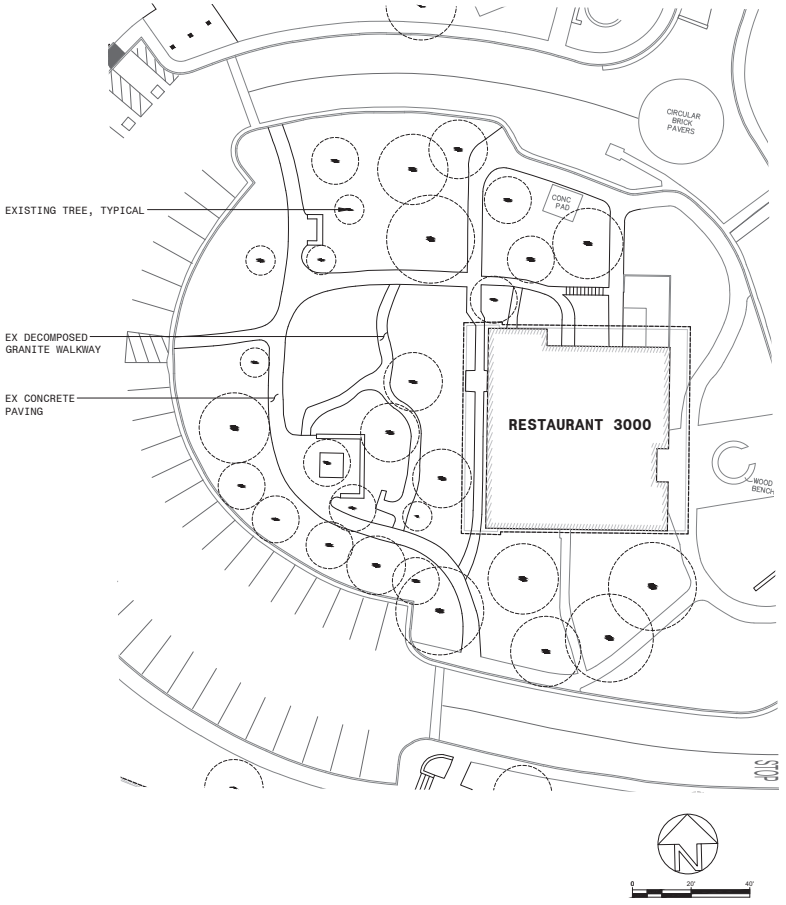
SHEET TITLE

RESTAURANT SUNDECK COVER SHEET

SHEET NUMBER

L2.00





PROPERTY OWNER

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THE SAND HILL COLLECTION - THE RANCH
3000 SAND HILL ROAD - CITY OF MENLO PARK
EXTERIOR IMPROVEMENTS

REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

RESTAURANT SUNDECK EXISTING CONDITIONS

SHEET NUMBER

L2.01

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
PA	PLANTING AREA
TYP	TYPICAL
	LIGHT BOLLARD
	CONCRETE PAVING
	DECOMPOSED GRANITE
	CONTROL JOINT
	EXPANSION JOINT
	CONCRETE HEADER
	ALUMINUM HEADER
	A L2.22 HANDRAIL
	B L2.22 GUARDRAIL

NOTES:
1. SEE SHEET L2.21-L2.22 FOR CONSTRUCTION DETAILS.
2. SEE SHEET L5.00 FOR MATERIALS LIST.
3. LOCATE EXPANSION JOINTS ADJACENT TO ALL STRUCTURES, INCLUDING WALLS AND STEPS.NEW OR RELOCATED UTILITY BOXES, INCLUDING ELECTRICAL PULL BOXES, SHALL BE LOCATED IN PLANTING AREAS 18" MIN FROM ADJACENT HARDSCAPE.
4. SITE FURNISHINGS ARE TO BE PROVIDED BY THE PROPERTY OWNER AND ARE SHOWN FOR REFERENCE ONLY.

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THE SAND HILL COLLECTION - THE RANCH

3000 SAND HILL ROAD - CITY OF MENLO PARK

EXTERIOR IMPROVEMENTS

REV#	DATE	DESCRIPTION
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SHEET TITLE

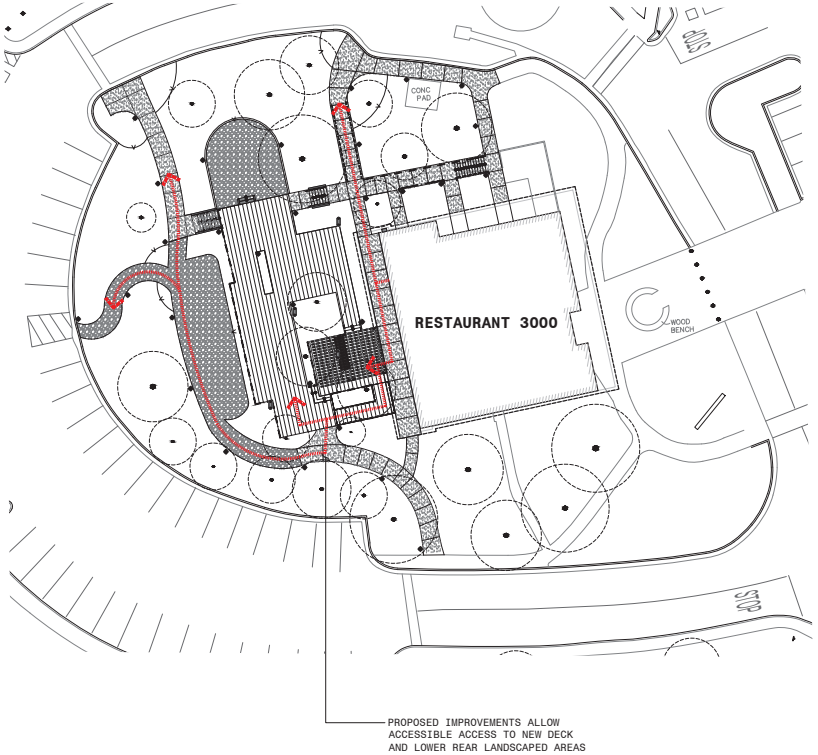
RESTAURANT SUNDECK CONSTRUCTION PLAN

SHEET NUMBER

L2.11

EXISTING ACCESSIBLE PATH OF TRAVEL

PROPOSED ACCESSIBLE PATH OF TRAVEL



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THE SAND HILL COLLECTION - THE RANCH
3000 SAND HILL ROAD - CITY OF MENLO PARK
EXTERIOR IMPROVEMENTS

REV#	DATE	DESCRIPTION
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2	2022.09.14	RESUBMITTAL #2

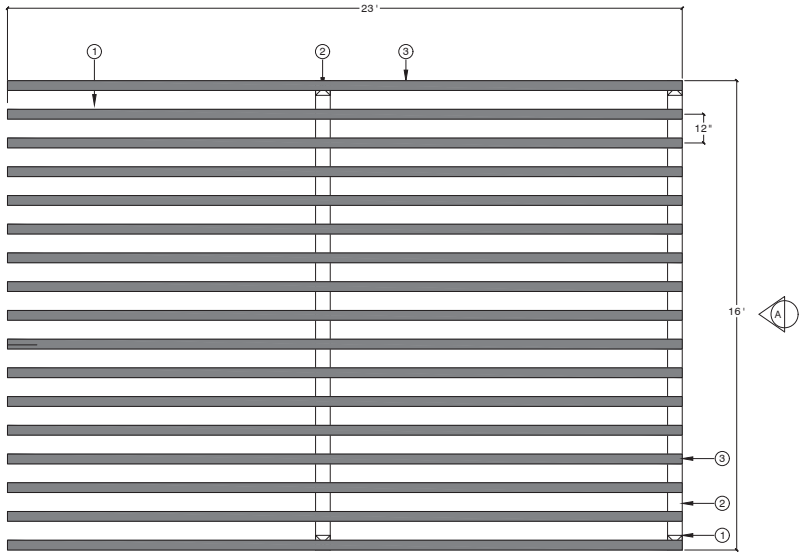
SHEET TITLE

RESTAURANT SUNDECK CONSTRUCTION PLAN

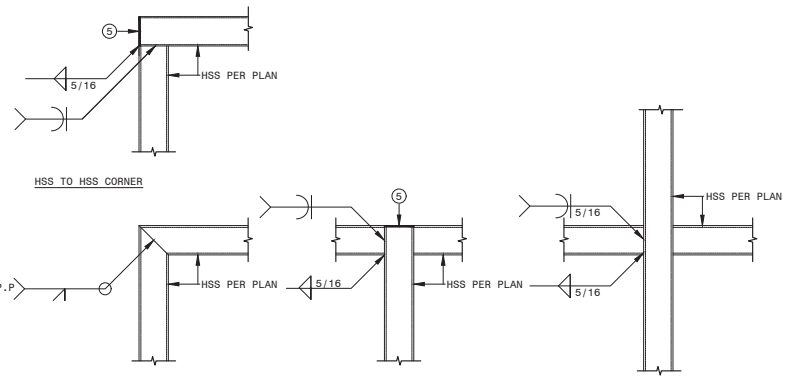
SHEET NUMBER

L2.12

NOTES:
1. SEE MATERIALS LIST FOR COLORS AND FINISHES.
2. SEE STRUCTURAL PLANS FOR HSS CONNECTIONS AND FOUNDATION DETAILS.

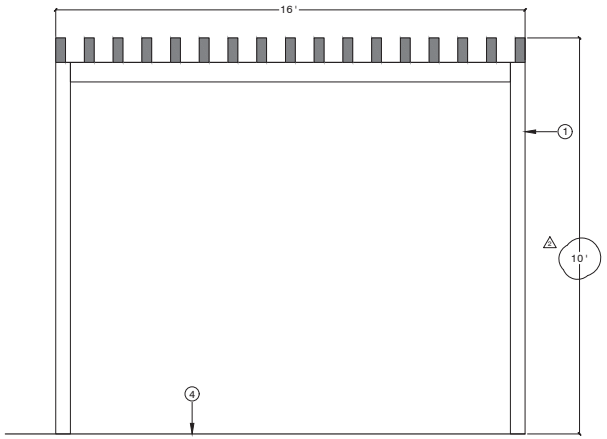


PLAN VIEW

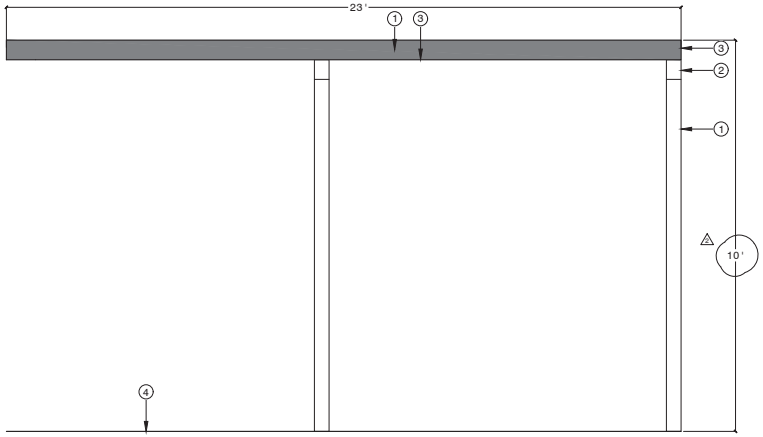


A RESTAURANT SUNDECK ARBOR
SCALE 1/2"=1'

1. HSS 6X6X$\frac{3}{8}$ COLUMN
2. HSS 8X6X$\frac{1}{4}$ BEAM
3. HSS 8X4X$\frac{1}{4}$ SLAT
4. ADJACENT DECK
5. $\frac{1}{4}$" CAP PLATE



ELEVATION A



ELEVATION B

PROPERTY OWNER

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THE SAND HILL COLLECTION - THE RANCH
3000 SAND HILL ROAD - CITY OF MENLO PARK
EXTERIOR IMPROVEMENTS

REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
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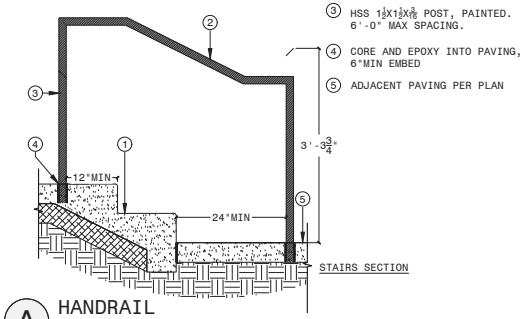
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE
RESTAURANT SUNDECK CONSTRUCTION DETAILS

SHEET NUMBER
L2.21

NOTES:
1. SEE MATERIALS LIST FOR COLORS AND FINISHES.
2. HANDRAILS SHALL COMPLY WITH CBC11B-505.

1. EXISTING STAIRS OR RAMP
2. HSS $1\frac{1}{2}$"$1\frac{1}{2}$"$\frac{1}{8}$", PAINTED. MITER JOINT WITH BEVEL WELD ALL AROUND CORNERS.
3. HSS $1\frac{1}{2}$"$1\frac{1}{2}$"$\frac{3}{16}$" POST, PAINTED. 6'-0" MAX SPACING.
4. CORE AND EPOXY INTO PAVING, 6"MIN EMBED
5. ADJACENT PAVING PER PLAN



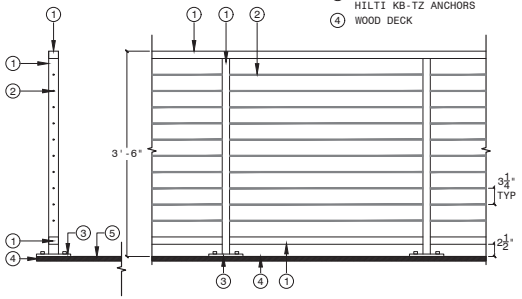
STAIRS SECTION

A HANDRAIL

SCALE 1"=1'-0"

NOTES:
1. SEE MATERIALS LIST FOR COLORS AND FINISHES.
2. SEE STRUCTURAL PLANS FOR MORE DETAIL.

1. 2x1.5x11GA HSS
2. ¼" BRAIDED STEEL CABLE WITH SS TURNBUCKLES
3. 7X7X½" BASE PLATE W/(4) ¾"X4" HILTI KB-TZ ANCHORS
4. WOOD DECK



B GUARDRAIL

SCALE 1"=1'-0"

PROPERTY OWNER

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THE SAND HILL COLLECTION - THE RANCH
3000 SAND HILL ROAD - CITY OF MENLO PARK
EXTERIOR IMPROVEMENTS

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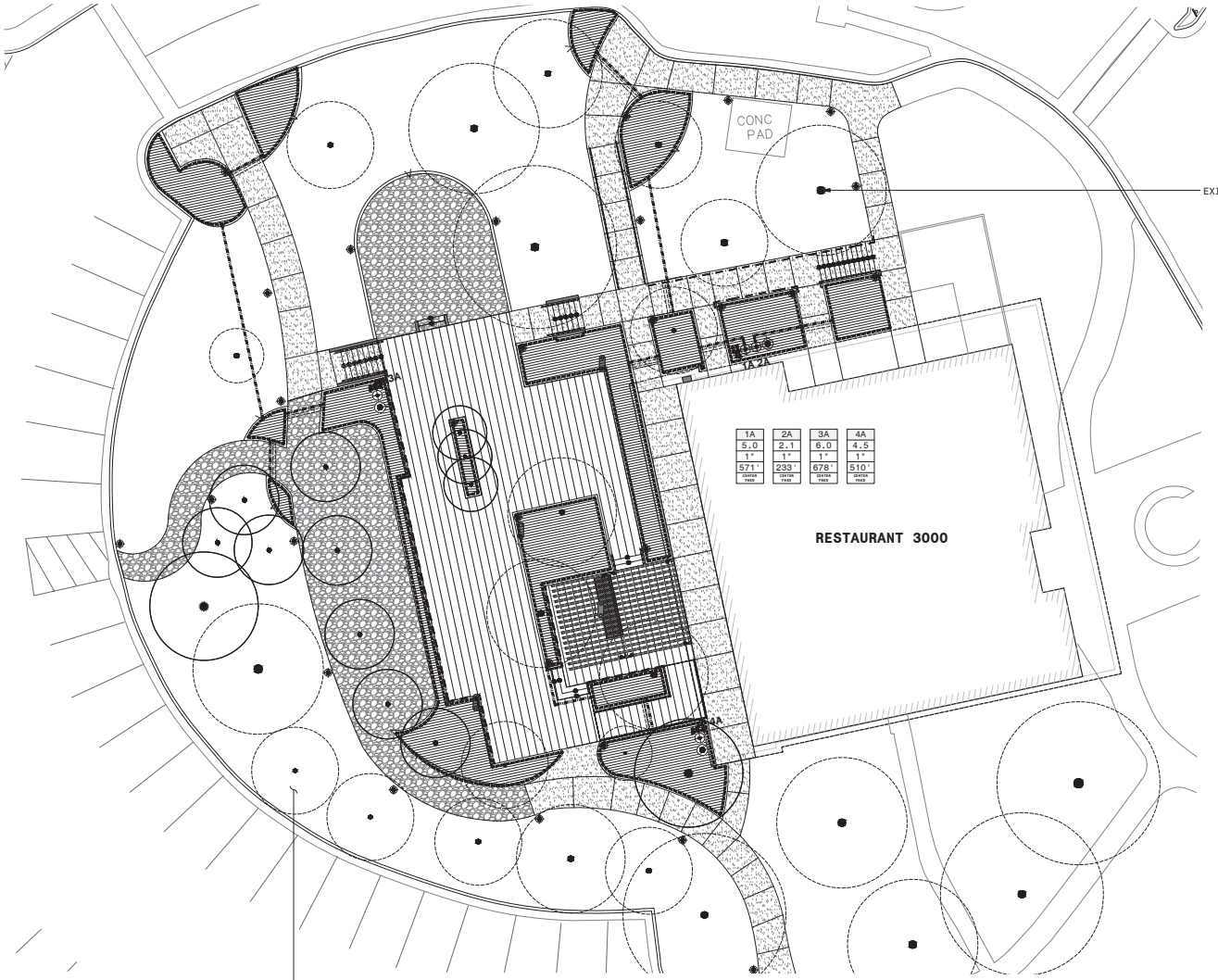
SHEET TITLE

RESTAURANT SUNDECK CONSTRUCTION DETAILS

SHEET NUMBER

L2.22



IRRIGATION LEGEND

SYMBOL	DESCRIPTION (*=*SEE NOTES*)
	PVC BALL VALVE
	DRIP ZONE CONTROL KIT
	QUICK COUPLER VALVE
	ON-GRADE TREE BUBBLER
	NON-PRESSURE LATERAL (PURPLE)
	NON-PRESSURE SUPPLY LINE (PURPLE)
	PRESSURE SUPPLY MAINLINE (PURPLE)
	6" SLEEVE
	ON-GRADE DRIP TUBING (PURPLE) DRIPLINE SPACING:12" EMITTER SPACING:12"

VALVE TAG:

#	#
XX	XX
1"	1"
	X'
	CENTER FEED

- # — STATION NUMBER
- XX — GPM
- 1" — LINESIZE
- X' — APPROX LENGTH OF DRIP TUBING
- CENTER FEED — ZONE TYPE

NOTES:
1. CONTRACTOR TO VERIFY EXISTENCE AND FUNCTIONALITY OF IRRIGATION COMPONENTS. IF COMPONENTS ARE NOT CURRENTLY INSTALLED OR ARE NOT FUNCTIONAL, CONTRACTOR TO INSTALL COMPONENTS PER IRRIGATION EQUIPMENT LEGEND ON SHEET L6.01.
2. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING IRRIGATION SYSTEM INCURRED DURING CONSTRUCTION.
3. IRRIGATION IS SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. INSTALL MAINLINE AND LATERALS IN PLANTING AREAS WHEN POSSIBLE.

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THE SAND HILL COLLECTION - THE RANCH
3000 SAND HILL ROAD - CITY OF MENLO PARK
EXTERIOR IMPROVEMENTS

REV#	DATE	DESCRIPTION
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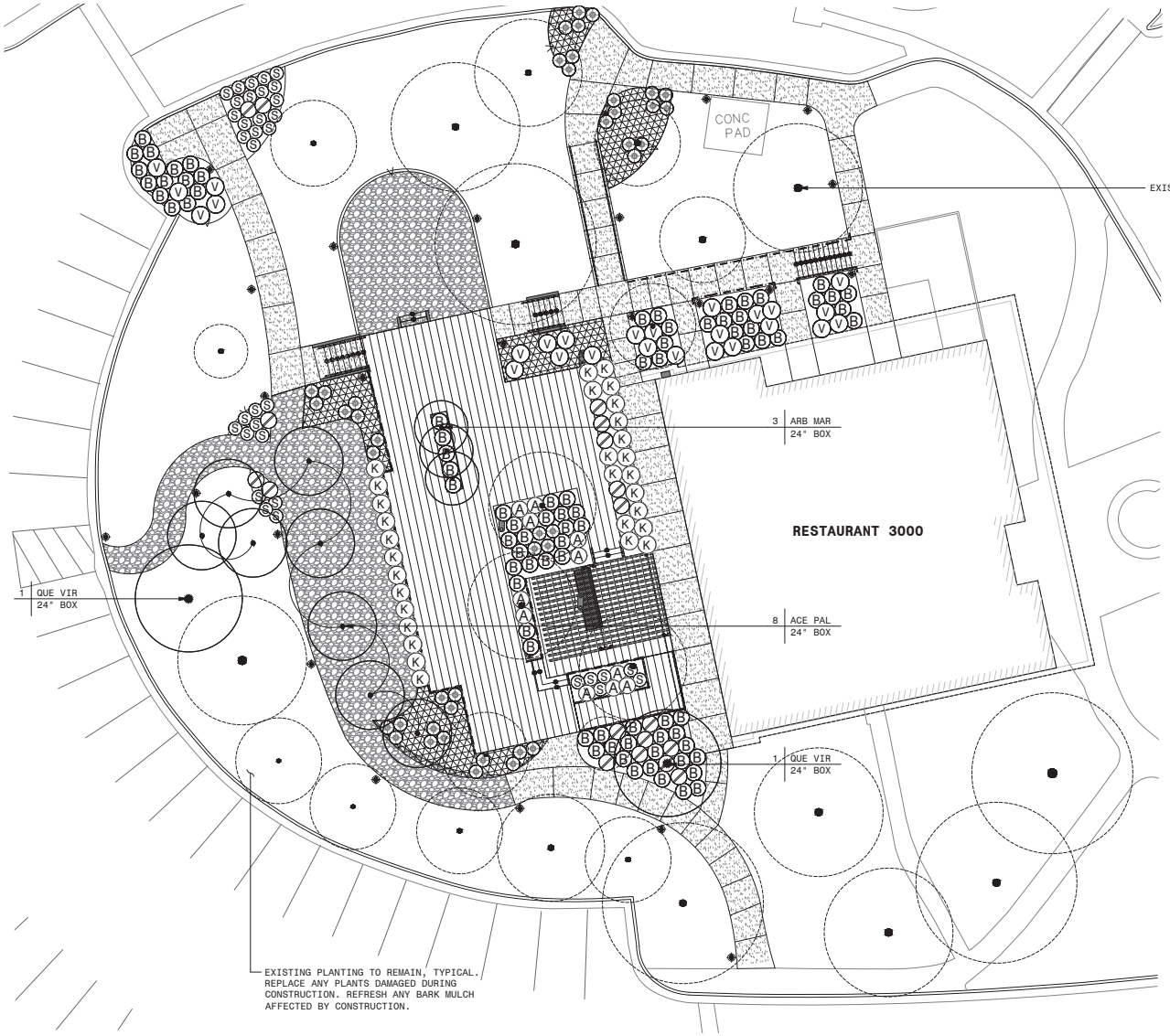
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

RESTAURANT SUNDECK IRRIGATION PLAN

SHEET NUMBER

L2.31



PLANT LEGEND

SYMBOL	BOTANICAL NAME
SHRUBS/GROUNDCOVER	
ARB MAR	ARBUTUS X MARINA
ACE PAL	ACER PALMATUM 'BLOODGOOD'
QUE AGR	QUERCUS VIRGINIANA 'HERITAGE'
SHRUBS/GROUNDCOVER	
(A)	AGAVE 'BLUE FLAME'
(B)	LOMANDRA 'BREEZE'
(K)	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'
	SALVIA 'YANGII'
	SALVIA CLEVELANDII 'POZO BLUE'
(V)	VERBENA BONARIENSIS
(S)	SESLERIA 'GREENLEE'
	BACCHARIUS PILULARIS 'PIGEON POINT'

NOTES:
1. SEE SHEET L6.01 FOR PLANTING LEGEND AND NOTES
2. ALL PLANTING AREAS TO RECEIVE 3" LAYER BARK MULCH, SEE SHEET L6.01, NOTE 12 FOR MORE INFORMATION.

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THE SAND HILL COLLECTION - THE RANCH

3000 SAND HILL ROAD - CITY OF MENLO PARK

EXTERIOR IMPROVEMENTS

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SHEET TITLE

RESTAURANT SUNDECK PLANTING PLAN

SHEET NUMBER

L2.41

LANDSCAPE ARCHITECTURAL DRAWINGS
FITNESS CENTER - 3000 SAND HILL ROAD
MENLO PARK, CA

REFERENCED DRAWINGS:
SITE TOPOGRAPHIC SURVEY PROVIDED BY BKF ENGINEERS
NO GEOTECHNICAL REPORT WAS PROVIDED FOR THIS SCOPE OF WORK. TECHCON TAKES NO RESPONSIBILITY FOR UNDISCLOSED GEOTECHNICAL OR GEOLOGICAL CONDITIONS.

GENERAL NOTES:
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CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

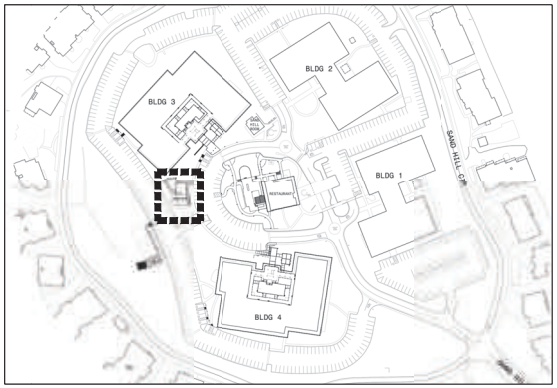
CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING PORTIONS OF THE WORK UNDER A CONTRACT WITH CONTRACTOR.

IN THE EVENT OWNER CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES OF CHANGES TO ANY PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS, AND THESE ALTERATIONS ARE NOT APPROVED IN WRITING BY SITE, OWNER RECOGNIZES THAT SUCH ALTERATION AND THE RESULTS THEREOF ARE NOT THE RESPONSIBILITY OF SITE. IN ADDITION, OWNER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD SITE HARMLESS FROM ANY DAMAGE, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE) ARISING FROM SUCH ALTERATIONS.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AT THE TIME THE PLANS WERE DRAFTED AND DO NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF SUCH UTILITIES. IN NORTHERN CALIFORNIA, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ALERT AT 1-800-642-2444 PRIOR TO PERFORMING ANY CONSTRUCTION WORK. IN OTHER AREAS, CONTRACTOR SHALL CONTACT A SIMILAR AGENCY/ORGANIZATION.

CONTRACTOR SHALL PROVIDE PROPER PROJECT MAINTENANCE AFTER THE PROJECT IS COMPLETE, AS NEGOTIATED BETWEEN CONTRACTOR AND OWNER. ANY LACK OF OR IMPROPER MAINTENANCE MAY RESULT IN DAMAGE TO PROPERTY OR PERSONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY LACK OF OR IMPROPER MAINTENANCE.

KEY MAP



SCOPE OF WORK

THESE PLANS INCLUDE IMPROVEMENTS TO THE EXTERIOR AREAS AT AN EXISTING FITNESS CENTER AT 3000 SAND HILL ROAD, MENLO PARK, CA. IMPROVEMENTS INCLUDE THE REMOVAL OF EXISTING CONCRETE PAVING AND LANDSCAPE TO BE REPLACED WITH NEW CONCRETE PAVING AND DROUGHT-TOLERANT PLANTING WITH DRIP IRRIGATION PER AB1881 REQUIREMENTS. A COURTYARD ENCLOSED WITH A WOOD FENCE WILL BE BUILT WITH AN EGRESS GATE. A 10'-0" STEEL ARBOR IS INCLUDED IN THIS SCOPE. NO TREES WILL BE REMOVED AS PART OF THIS SCOPE. NO MODIFICATIONS TO PARKING ARE INCLUDED. 2

- APN: 074-50-0010
- TOTAL SITE AREA: 16.48+/- ACRES
- TOTAL SITE AREA DISTURBED: 1775 SF

DRAWING INDEX

PROPERTY OWNER

DIVCOWEST.

IN ASSOCIATION WITH

siTe.

STUDIO g

THE SAND HILL COLLECTION - THE RANCH
3000 SAND HILL ROAD - CITY OF MENLO PARK
EXTERIOR IMPROVEMENTS

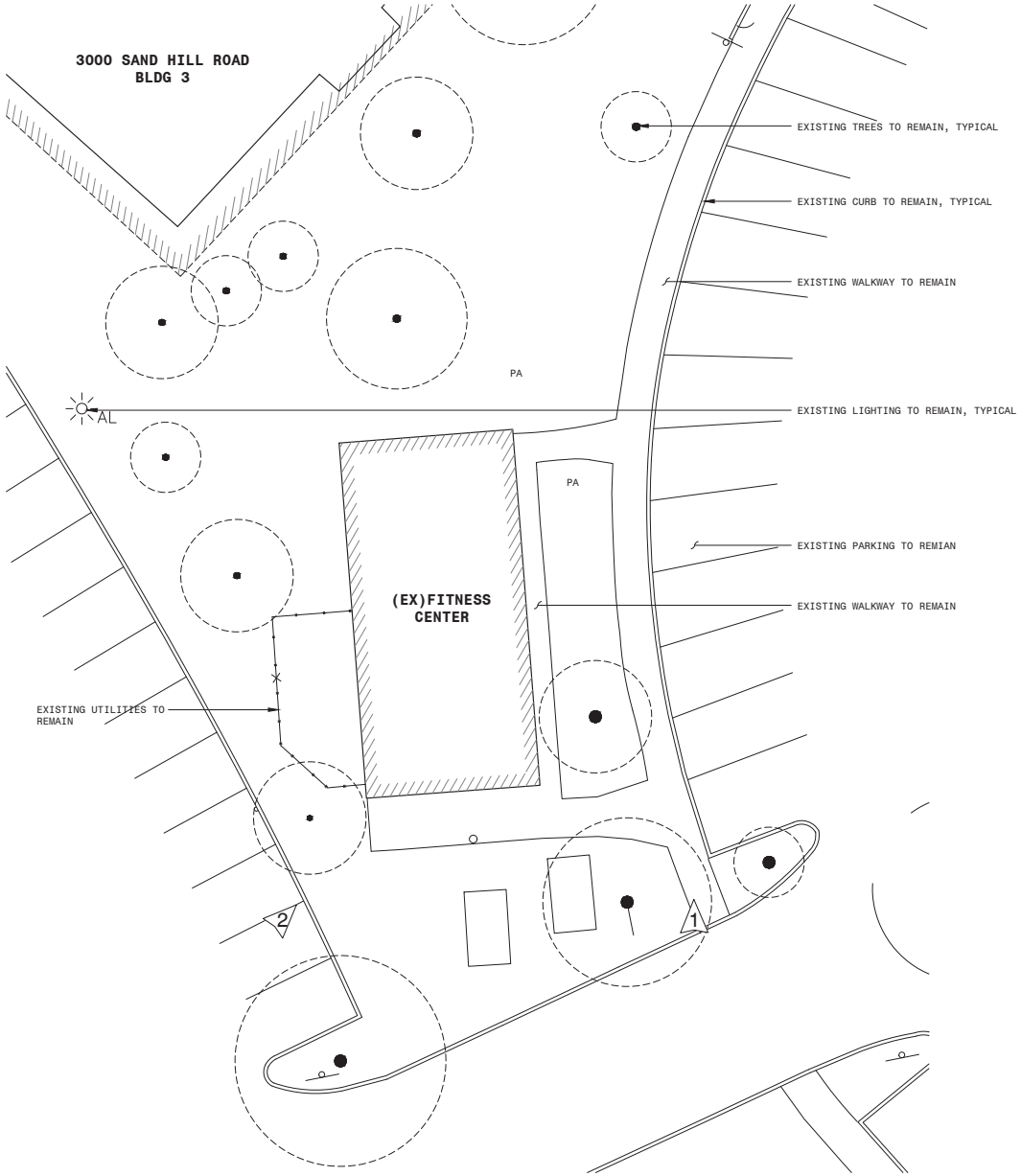
REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

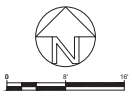
SHEET TITLE

FITNESS CENTER COVER SHEET

SHEET NUMBER

L3.00





PROPERTY OWNER

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THE SAND HILL COLLECTION - THE RANCH
3000 SAND HILL ROAD - CITY OF MENLO PARK
EXTERIOR IMPROVEMENTS

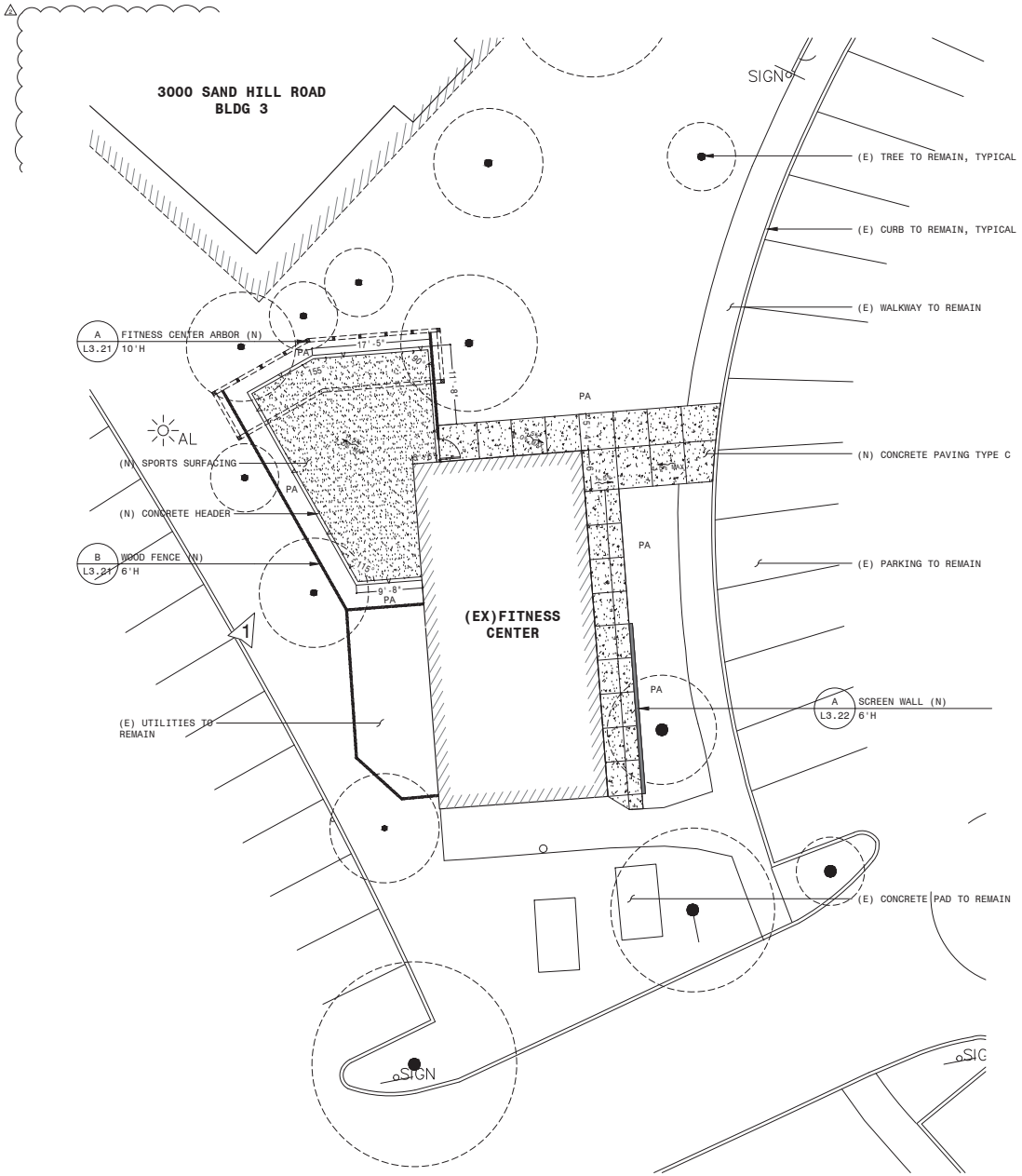
REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

FITNESS CENTER EXISTING CONDITIONS

SHEET NUMBER

L3.01



WOOD FENCE

VINE SCREEN AT ARBOR

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
Z	MEET FLUSH
EQ	EQUAL
PA	PLANTING AREA
TYP	TYPICAL
	ALIGN
℄	CENTERLINE
1.0%	SLOPE DIRECTION
	CONCRETE PAVING
	SPORTS SURFACING
	CONTROL JOINT
	EXPANSION JOINT
	CONCRETE HEADER
A L3.21	WOOD FENCE
	PEDESTRIAN GATE

NOTES:
1. SEE SHEET L3.21-L3.22 FOR CONSTRUCTION DETAILS.
2. SEE SHEET L5.00 FOR MATERIALS LIST.
3. LOCATE EXPANSION JOINTS ADJACENT TO ALL STRUCTURES, INCLUDING WALLS AND STEPS.
4. NEW OR RELOCATED UTILITY BOXES, INCLUDING ELECTRICAL PULL BOXES, SHALL BE LOCATED IN PLANTING AREAS 18" MIN FROM ADJACENT HARDSCAPE.
5. SITE FURNISHINGS ARE TO BE PROVIDED BY THE PROPERTY OWNER AND ARE SHOWN FOR REFERENCE ONLY.

PROPERTY OWNER

DIVCOWEST.

IN ASSOCIATION WITH

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THE SAND HILL COLLECTION - THE RANCH

3000 SAND HILL ROAD - CITY OF MENLO PARK

EXTERIOR IMPROVEMENTS

REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

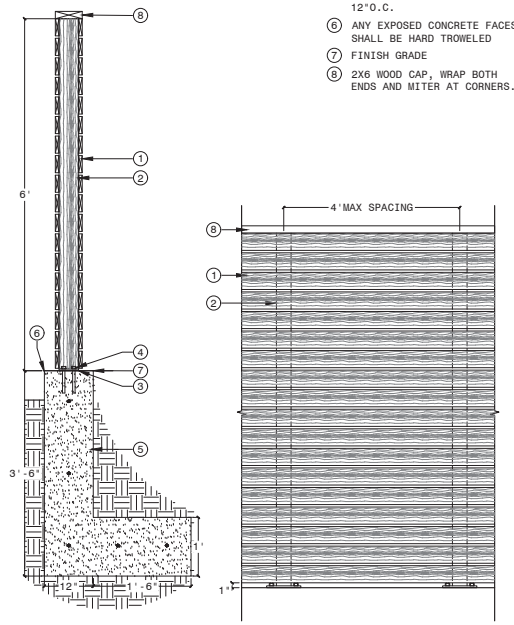
FITNESS CENTER CONSTRUCTION PLAN

SHEET NUMBER

L3.11

NOTES:
1. SEE MATERIALS LIST FOR COLORS AND FINISHES.
2. PROVIDE CONTROL JOINTS ALIGNED WITH ADJACENT PAVING JOINTS, OR AT 6' O.C.
3. WOOD SLATS SHALL WRAP ENDS, MITER AT CORNERS.

1. 1X4 WOOD SLAT W/COUNTERSUNK FASTENERS
2. 4X4 PRESSURE TREATED WOOD
3. SIMPSON EZ POST BASE
4. HILTI KWIK BOLT TZ ANCHOR
5. 12"W X 42"DEEP CONCRETE FOOTING W/(3)#5 REBAR CONTINUOUS AND #4 TIES @ 12"O.C.
6. ANY EXPOSED CONCRETE FACES SHALL BE HARD TROWELED
7. FINISH GRADE
8. 2X6 WOOD CAP, WRAP BOTH ENDS AND MITER AT CORNERS.



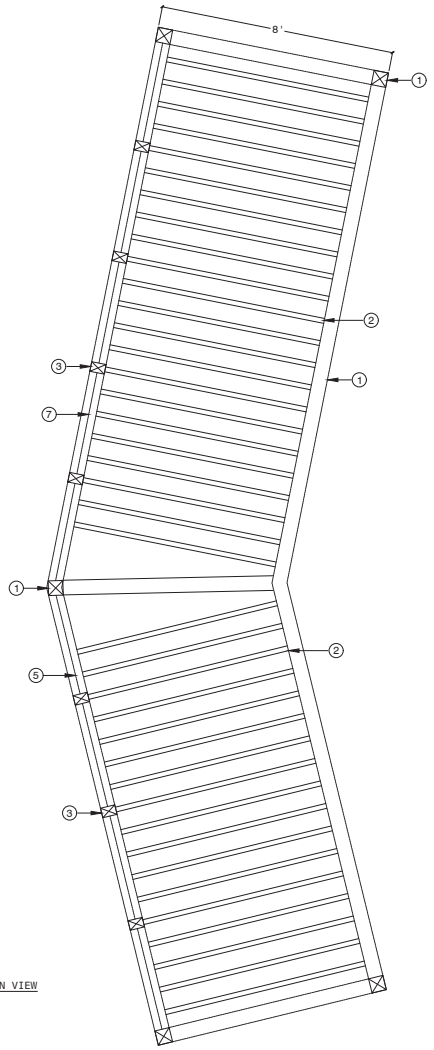
SECTION

ELEVATION (COURTYARD SIDE)

B WOOD FENCE

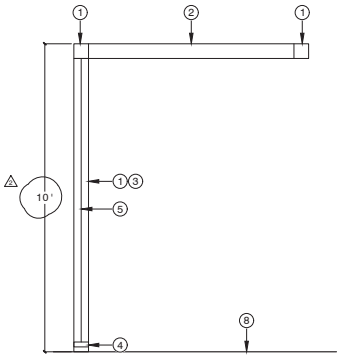
SCALE 1"=1'-0"

NOTES:
1. SEE MATERIALS LIST FOR COLORS AND FINISHES.
2. SEE STRUCTURAL SHEETS S2.0 AND S5.0 FOR ADDITIONAL DETAILS ON FRAMING AND FOUNDATION.

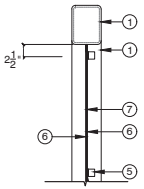


PLAN VIEW

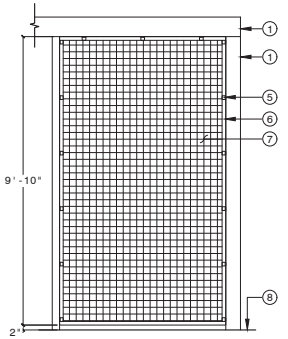
1. HSS 6X6X¼ POST AND BEAM
2. HSS 2X6X¼ SLAT @ 10"O.C.
3. HSS 4X6X⅜" POST
4. HSS 2X6X⅜" SUPPORT BEAM FOR WIRE MESH
5. 1.5"x1.5x.25 L-BRACKET @ 24"OC MAX SPACING. WELD TO COLUMNS.
6. 1.5"x.125 STEEL STRAP
7. 2"SQ WIRE MESH, TACK WELD TO STEEL STRAP FRAME.
8. ADJACENT FINISH GRADE



SECTION



VINE SCREEN SECTION ENLARGEMENT



VINE SCREEN ELEVATION

A FITNESS CENTER ARBOR

SCALE 1/2"=1'-0"

PROPERTY OWNER

DIVCOWEST.

IN ASSOCIATION WITH

siTe. STUDIO

THE SAND HILL COLLECTION - THE RANCH

3000 SAND HILL ROAD - CITY OF MENLO PARK

EXTERIOR IMPROVEMENTS

REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

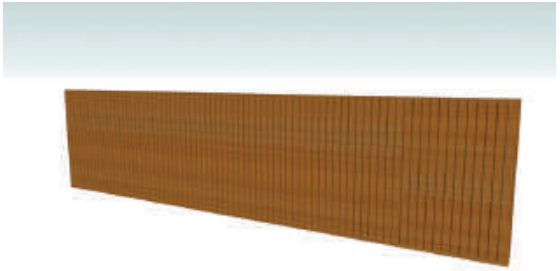
FITNESS CENTER CONSTRUCTION DETAILS

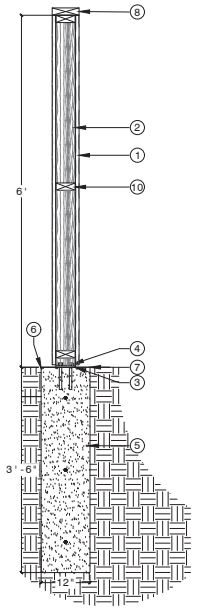
SHEET NUMBER

L3.21

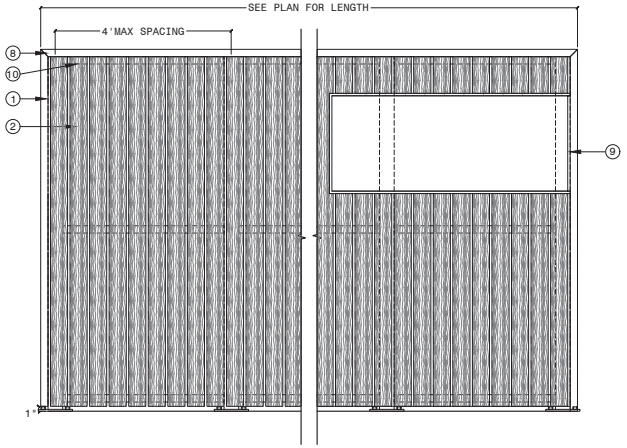
NOTES:
1. SEE MATERIALS LIST FOR COLORS AND FINISHES.
2. PROVIDE CONTROL JOINTS ALIGNED WITH ADJACENT PAVING JOINTS, OR AT 6' O.C.
3. WOOD SLATS SHALL WRAP ENDS, MITER AT CORNERS.

1. 1X4 WOOD SLAT W/COUNTERSUNK FASTENERS
2. 4X4 PRESSURE TREATED WOOD
3. SIMPSON EZ POST BASE
4. HILTI KWIK BOLT TZ ANCHOR
5. 12" DIA X 48"DEEP CONCRETE PIER FOOTING W/(4)#5 VERT AND #4 TIES @ 12"O.C.
6. ANY EXPOSED CONCRETE FACES SHALL BE HARD TROWELED
7. FINISH GRADE
8. 2X6 WOOD CAP, WRAP BOTH ENDS AND MITER AT CORNERS.
9. BLACKENED STEEL PLATE. OPTION FOR SIGNAGE BY OTHERS.
10. 2X4 PT WOOD CROSSBEAM





SECTION



ELEVATION
(COURTYARD SIDE)

A SCREEN WALL

SCALE 1"=1'-0"

PROPERTY OWNER

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THE SAND HILL COLLECTION - THE RANCH

3000 SAND HILL ROAD - CITY OF MENLO PARK

EXTERIOR IMPROVEMENTS

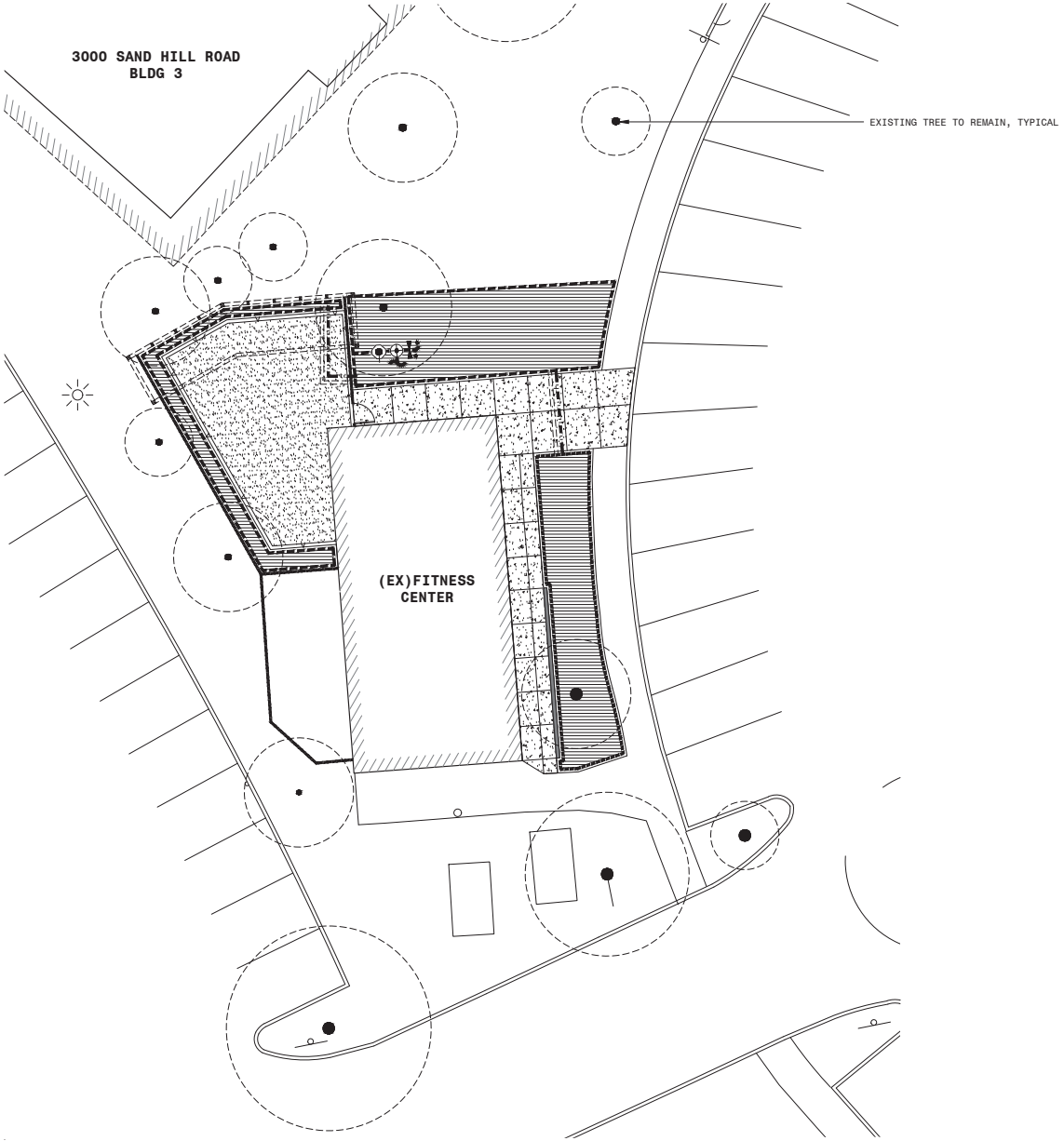
REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

FITNESS CENTER CONSTRUCTION DETAILS

SHEET NUMBER

L3.22



IRRIGATION LEGEND

SYMBOL	DESCRIPTION (*=*SEE NOTES*)
M	WATER METER*
	BACKFLOW DEVICE*
PR	PRESSURE REGULATOR*
MV	MASTER VALVE*
WS	WEATHER SENSOR*
C	IRRIGATION CONTROLLER (REPLACE IN-PLACE)
	PVC BALL VALVE
	DRIP ZONE CONTROL KIT
	QUICK COUPLER VALVE
	ON-GRADE TREE BUBBLER
	NON-PRESSURE LATERAL
	NON-PRESSURE SUPPLY LINE
	PRESSURE SUPPLY MAINLINE
=======	SLEEVE
	ON-GRADE DRIP TUBING DRIPLINE SPACING:12" EMITTER SPACING:12"
	VALVE TAG: STATION NUMBER GPM LINESIZE APPROX LENGTH OF DRIP TUBING ZONE TYPE

NOTES:
CONTRACTOR TO VERIFY EXISTENCE AND FUNCTIONALITY OF IRRIGATION COMPONENTS. IF COMPONENTS ARE NOT CURRENTLY INSTALLED OR ARE NOT FUNCTIONAL, CONTRACTOR TO INSTALL COMPONENTS PER IRRIGATION EQUIPMENT LEGEND ON SHEET L6.01.

- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO IRRIGATION SYSTEM INCURRED DURING CONSTRUCTION.
- IRRIGATION IS SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. INSTALL MAINLINE AND LATERALS IN PLANTING AREAS WHEN POSSIBLE.

PROPERTY OWNER

DIVCOWEST.

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THE SAND HILL COLLECTION - THE RANCH
3000 SAND HILL ROAD - CITY OF MENLO PARK
EXTERIOR IMPROVEMENTS

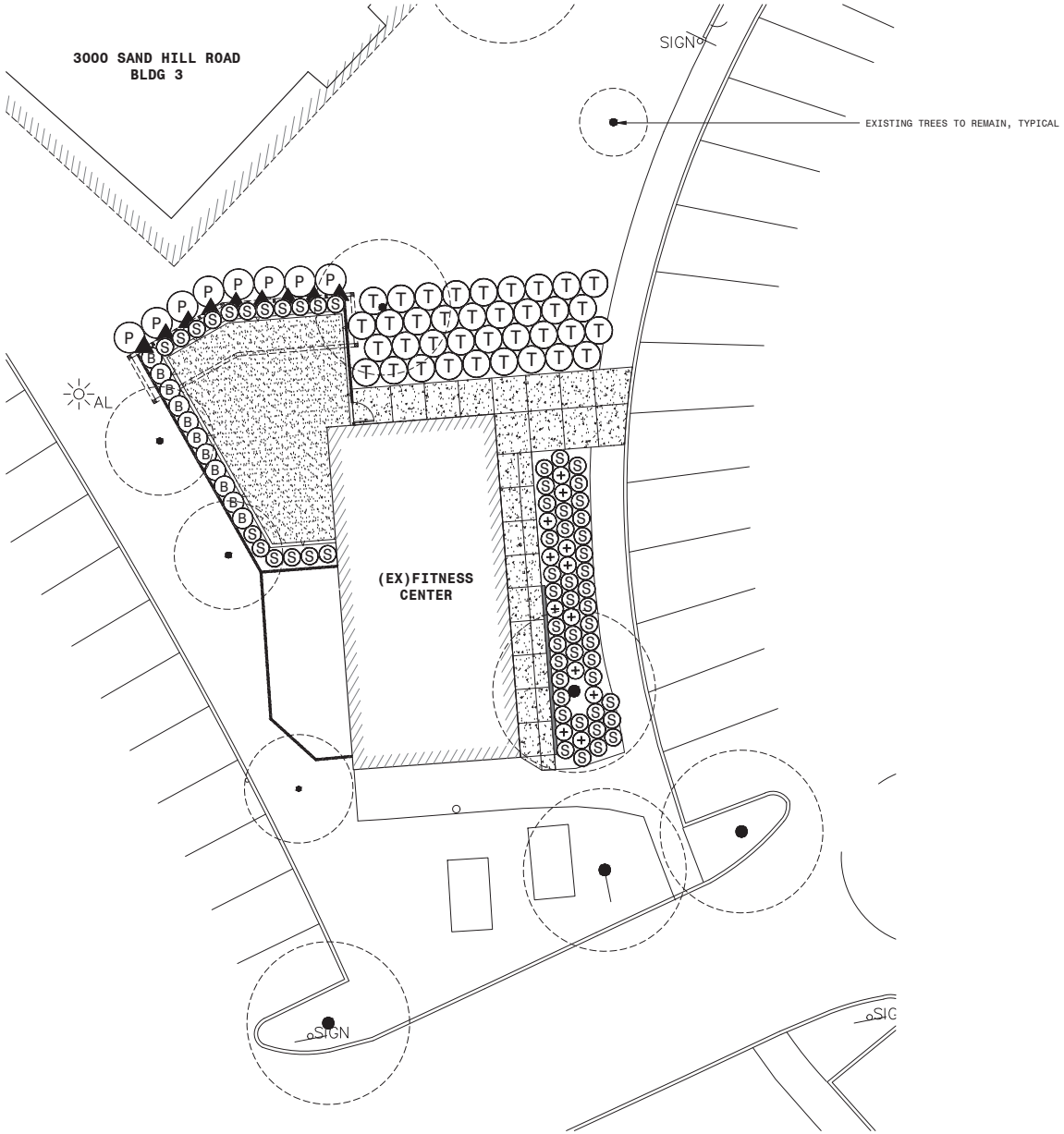
REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

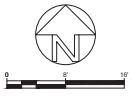
SHEET TITLE

FITNESS CENTER IRRIGATION PLAN

SHEET NUMBER

L3.31





PLANT LEGEND		
SYMBOL	BOTANICAL NAME	CONTAINER SIZE
SHRUBS/GROUNDCOVER		
B	LOMANDRA 'BREEZE'	1 GALLON
T	LOMANDRA 'TROPIC BELLE'	1 GALLON
+	NEPETA 'WALKER'S LOW'	1 GALLON
P	PITTOSPORUM 'SILVER SHEEN'	5 GALLON
S	SESLERIA AUTUMNALIS	1 GALLON
VINES		
▲	FICUS PUMILA	1 GALLON

NOTES:
1. SEE SHEET L6.01 FOR PLANTING LEGEND AND NOTES
2. ALL PLANTING AREAS TO RECEIVE 3" LAYER BARK MULCH, SEE SHEET L6.01, NOTE 12 FOR MORE INFORMATION.

PROPERTY OWNER

DIVCOWEST.

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THE SAND HILL COLLECTION - THE RANCH
3000 SAND HILL ROAD - CITY OF MENLO PARK
EXTERIOR IMPROVEMENTS

REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

FITNESS CENTER PLANTING PLAN

SHEET NUMBER

L3.41

FITNESS CENTER EXTERIOR IMPROVEMENTS FOR DIVCO WEST

3000 SAND HILL RD, MENLO PARK, CA

☐ PRELIMINARY - NOT FOR CONSTRUCTION (NOT FOR CONSTRUCTION)

☑ PLANNING DEPARTMENT (NOT FOR CONSTRUCTION)

☐ HEALTH DEPARTMENT (NOT FOR CONSTRUCTION)

☐ PRICING PLANS (NOT FOR CONSTRUCTION)

☐ BUILDING SUBMITTAL

SCOPE OF WORK

THIS PROJECT INCLUDES IMPROVEMENTS TO AN EXISTING BUILDING.

BUILDING EXTERIOR WORK TO INCLUDE:
-REMOVAL OF EXISTING DOORS
-NEW EXTERIOR WOOD SIDING
-NEW DOORS, STOREFRONT DOOR AND FOLDING DOOR SYSTEM
-NEW EXTERIOR PAINT

SITE AND LANDSCAPING TO INCLUDE:
-REMOVAL OF EXISTING SIDEWALK AND PAVERS AS REQUIRED FOR NEW LANDSCAPE PAVERS AND WALKWAY.
-NEW OUTDOOR GYM WORKOUT AREA.
-NEW OUTDOOR STEEL ARBOR AND WOOD FENCE.
-NEW SIGNAGE WITH SCREENING WALL

PROJECT DIRECTORY

OWNER:

DIVCOWEST
BRAD SCOTT
301 HOWARD ST, SUITE 2100
SAN FRANCISCO, CA 94105
P: 415.284.8420
E: BScott@divcowest.com

ARCHITECT:

STUDIO G ARCHITECTS, INC.
FREDDY SEEN
299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
P: 408.283.0100x10
E: freddy@studiogarchitectsinc.com

LANDSCAPE ARCHITECT:

SITE
JACKSON DERLER
16200 VINEYARD BLVD #100
MORGAN HILL, CA 95037
P: 714.306.4735
E: jderler@techconcorp.com

VICINITY MAP

PROJECT INFORMATION

A.P.N.	074500010
ZONING	C-1-C(x)
CONSTRUCTION TYPE	V-B
OCCUPANCY	B
NUMBER OF STORIES	1
FIRE SPRINKLERS	NO
SITE AREA	16.48 Acres (717,868 SF)
BUILDING AREA	1,181 SF
PROJECT AREA	1,181 SF
APPLICABLE CODES	2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA FIRE CODE 2019 CALGREEN CODE * ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS AND REGULATIONS.

SHEET INDEX

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

STUDIO g ARCHITECTS

PROJECT ADDRESS
3000 SAND HILL ROAD,
MENLO PARK, CA 94025

FITNESS CENTER EXTERIOR IMPROVEMENTS FOR

DIVCOWEST

STAMP

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REVISIONS

NO.	DATE	DESCRIPTION
	3/17/2022	CLIENT REVIEW
	4/29/2022	PLANNING SUBMITTAL

DATE	4/29/2022
SCALE	
PROJECT ID	2022.040
DRAWN BY	DP

COVER SHEET

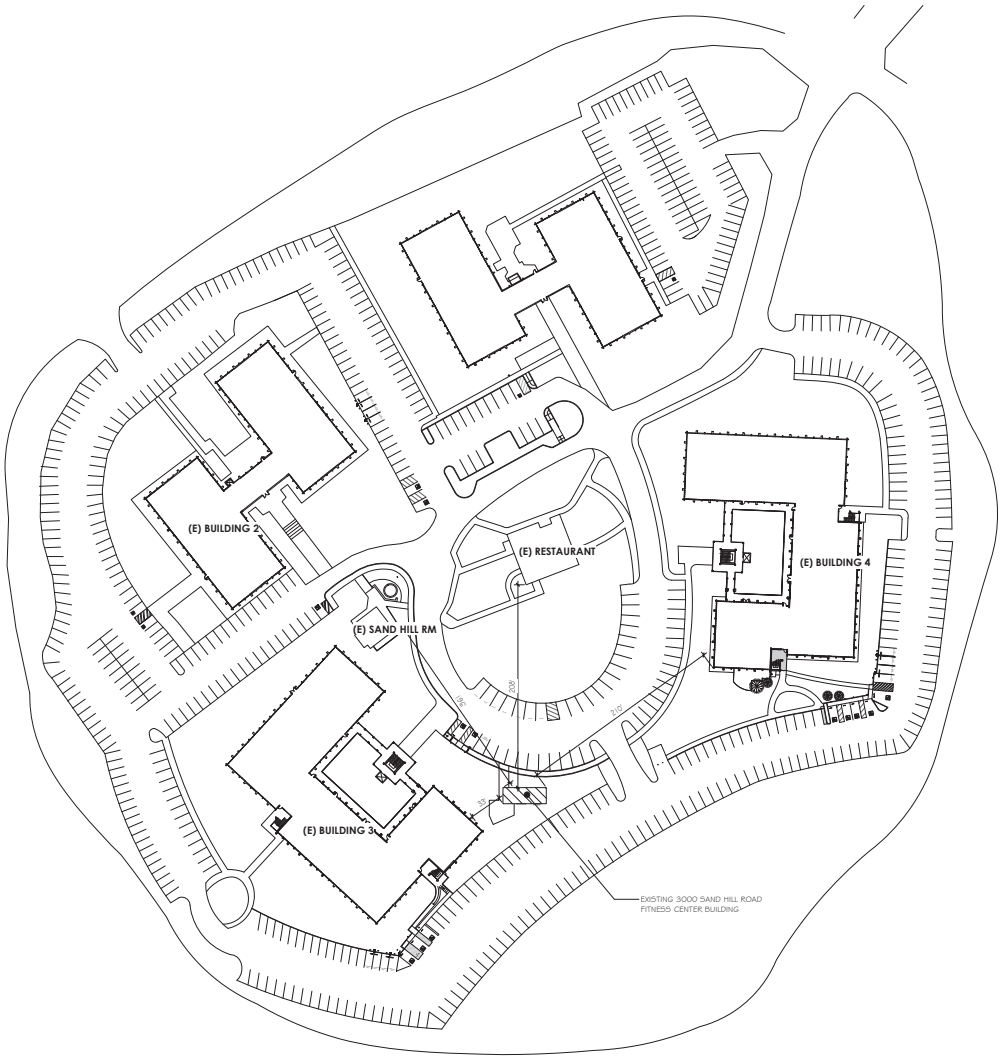
SHEET TITLE

SHEET NO. **AP0.0**

4/29/2022 5:00:51 PM

2 STREETSCAPE

1" = 40'-0"



1 AREA PLAN

1" = 60'-0"

299 BASSETT ST, SUITE 230
SAN JOSE, CA 95110
T:408.283.0100

STUDIO g ARCHITECTS

PROJECT ADDRESS

3000 SAND HILL ROAD,
MENLO PARK, CA 94025

FITNESS CENTER EXTERIOR IMPROVEMENTS FOR

DIVCOWEST

STAMP

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REVISIONS

NO.	DATE	DESCRIPTION
	3/17/2022	CLIENT REVIEW
	4/29/2022	PLANNING SUBMITTAL

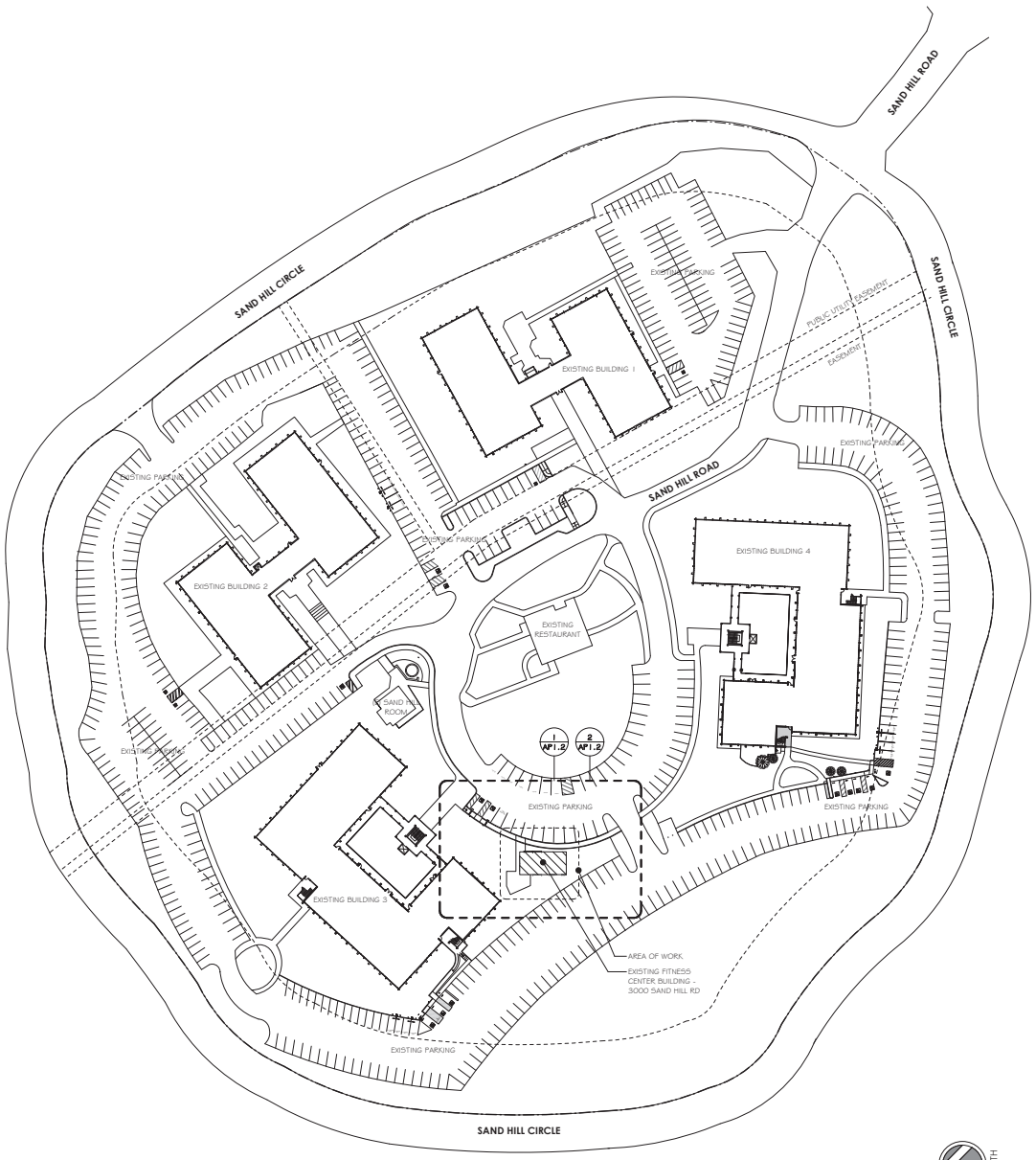
DATE	4/29/2022
SCALE	As indicated
PROJECT ID	2022.040
DRAWN BY	DP

AREA PLAN & STREETSCAPE

SHEET TITLE

SHEET NO. **AP1.0**

4/29/2022 5:01:18 PM



1 **OVERALL SITE PLAN**
1" = 60'-0"

Parking Summary

EXISTING PARKING NO CHANGE - NO PARKING TO BE ADDED OR REMOVED.

Site and Building Coverage

NO NEW BUILDING AREA ADDED

ALL EXISTING AREAS:

TOTAL SITE AREA:	717,868 SF
TOTAL BUILDING COVERAGE:	100,584 SF / 717,868 SF = 14.0%
TOTAL LANDSCAPE COVERAGE:	443,374 SF / 717,868 SF = 61.8%
TOTAL PAVED COVERAGE:	173,910 SF / 717,868 SF = 24.2%
BUILDING ONE:	21,418 SF
BUILDING TWO:	21,509 SF
BUILDING THREE:	26,155 SF
BUILDING FOUR:	26,216 SF
RESTAURANT:	3,105 SF
SAND HILL ROOM:	1,000 SF
FITNESS CENTER:	**1,181 SF (PROJECT SCOPE)**

Legend

EXISTING BUILDING FOOTPRINT AT AREA OF WORK

SETBACK LINE

PROPERTY LINE

299 BASSETT ST, SUITE 230
SAN JOSE, CA 95110
T:408.283.0100

STUDIO g ARCHITECTS

PROJECT ADDRESS
3000 SAND HILL ROAD,
MENLO PARK, CA 94025

FITNESS CENTER EXTERIOR IMPROVEMENTS FOR

DIVCOWEST

STAMP

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REVISIONS

NO.	DATE	DESCRIPTION
	3/17/2022	CLIENT REVIEW
	4/29/2022	PLANNING SUBMITTAL

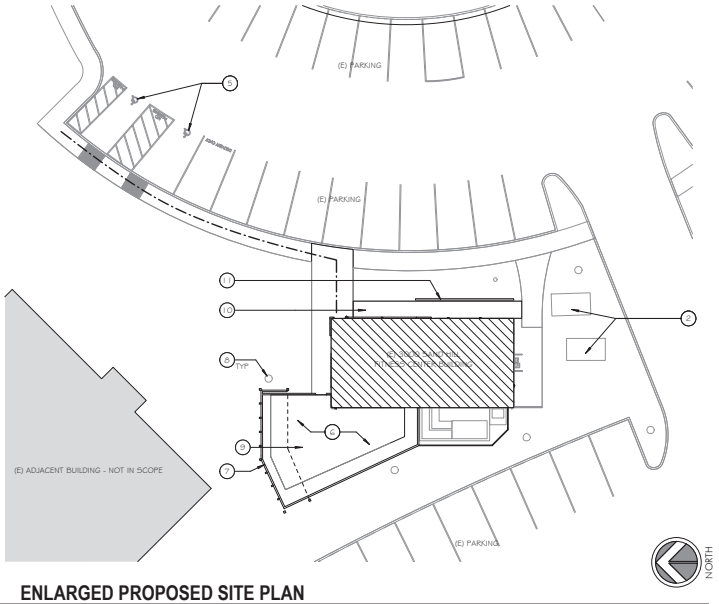
DATE	4/29/2022
SCALE	As indicated
PROJECT ID	2022.040
DRAWN BY	DP

SITE PLAN - OVERALL

SHEET TITLE

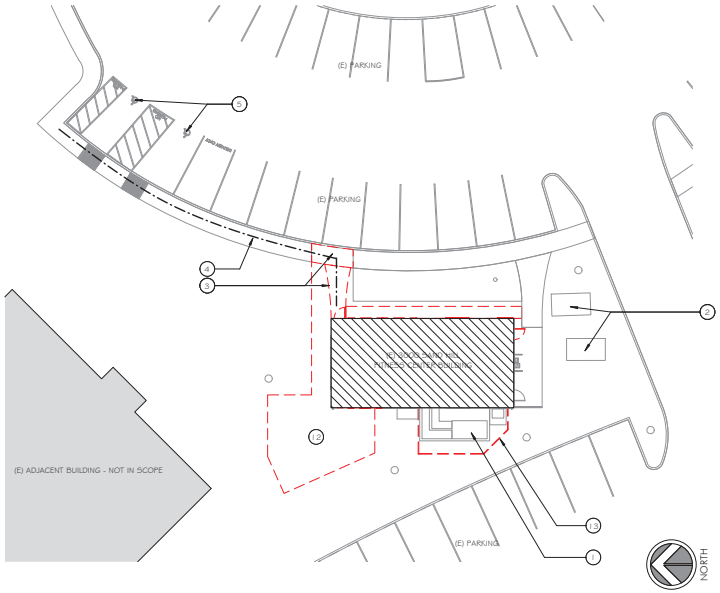
SHEET NO. **AP1.1**

4/29/2022 5:01:32 PM



2 ENLARGED PROPOSED SITE PLAN

1/16" = 1'-0"



1 ENLARGED EXISTING/DEMOLITION SITE PLAN

1/16" = 1'-0"

General Notes

A. FOR NEW OUTDOOR SPACE, FENCE, SCREEN WALL AND OTHER SITE IMPROVEMENTS, SEE LANDSCAPE DRAWINGS.

Keynotes

Indicated by (x) on the plans

1 (E) MECHANICAL EQUIPMENT TO REMAIN.
2 (E) AUXILIARY STORAGE
3 DEMO (E) PORTION OF SIDEWALK AS REQUIRED FOR NEW LANDSCAPE PAVING, PATCH AND REPAIR, SEE LANDSCAPE DRAWINGS.
4 (E) ACCESSIBLE PATH OF TRAVEL
5 (E) ACCESSIBLE PARKING STALLS
6 (N) OUTDOOR SPACE, SEE LANDSCAPE DRAWINGS
7 (N) WOOD FENCE, SEE LANDSCAPE DRAWINGS
8 (E) TREE, SEE LANDSCAPE DRAWINGS.
9 (N) ARBOR STRUCTURE, SEE LANDSCAPE DRAWINGS
10 (N) CONCRETE WALK, SEE LANDSCAPE DRAWINGS.
11 (N) WOOD SCREEN WITH SIGNAGE, SEE LANDSCAPE DRAWINGS.
12 REMOVE PORTION OF (E) LANDSCAPE FOR NEW LANDSCAPE WORK, SEE LANDSCAPE DRAWINGS.
13 (E) MECHANICAL EQUIPMENT FENCE TO BE REMOVED.

Legend

EXISTING BUILDING FOOTPRINT AT AREA OF WORK

SETBACK LINE

PROPERTY LINE

299 BASSETT ST, SUITE 250
SAN JOSE, CA 95110
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STUDIO g ARCHITECTS

PROJECT ADDRESS
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MENLO PARK, CA 94025

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REVISIONS

NO.	DATE	DESCRIPTION
	3/17/2022	CLIENT REVIEW
	4/29/2022	PLANNING SUBMITTAL

DATE	4/29/2022
SCALE	As indicated
PROJECT ID	2022.040
DRAWN BY	DP

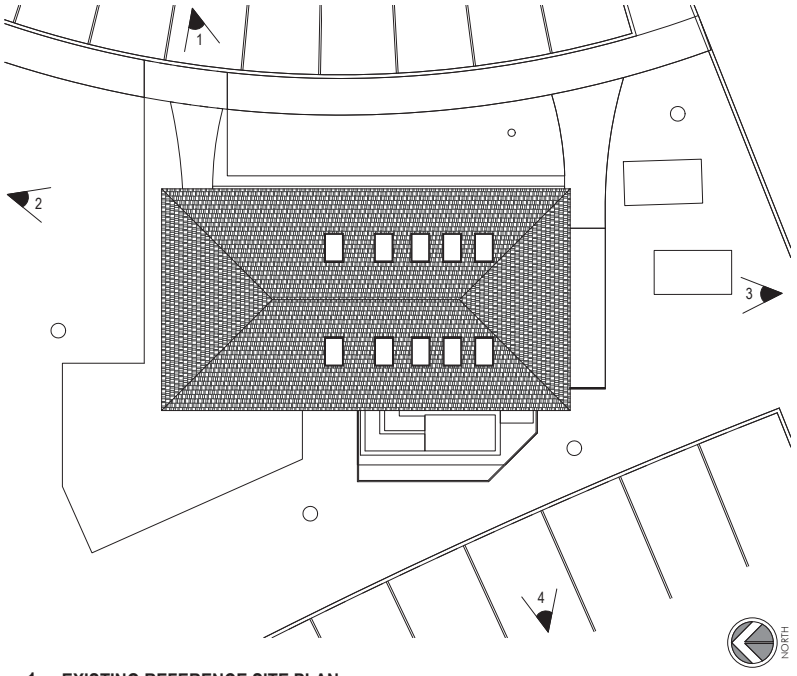
ENLARGED SITE PLANS

SHEET TITLE

SHEET NO. AP1.2

4/29/2022 5:01:50 PM

VIEW ONE - EAST / FRONT



1 EXISTING REFERENCE SITE PLAN
1/8" = 1'-0"

VIEW FOUR - WEST / REAR

VIEW THREE - SOUTH / SIDE

VIEW TWO - NORTH / SIDE

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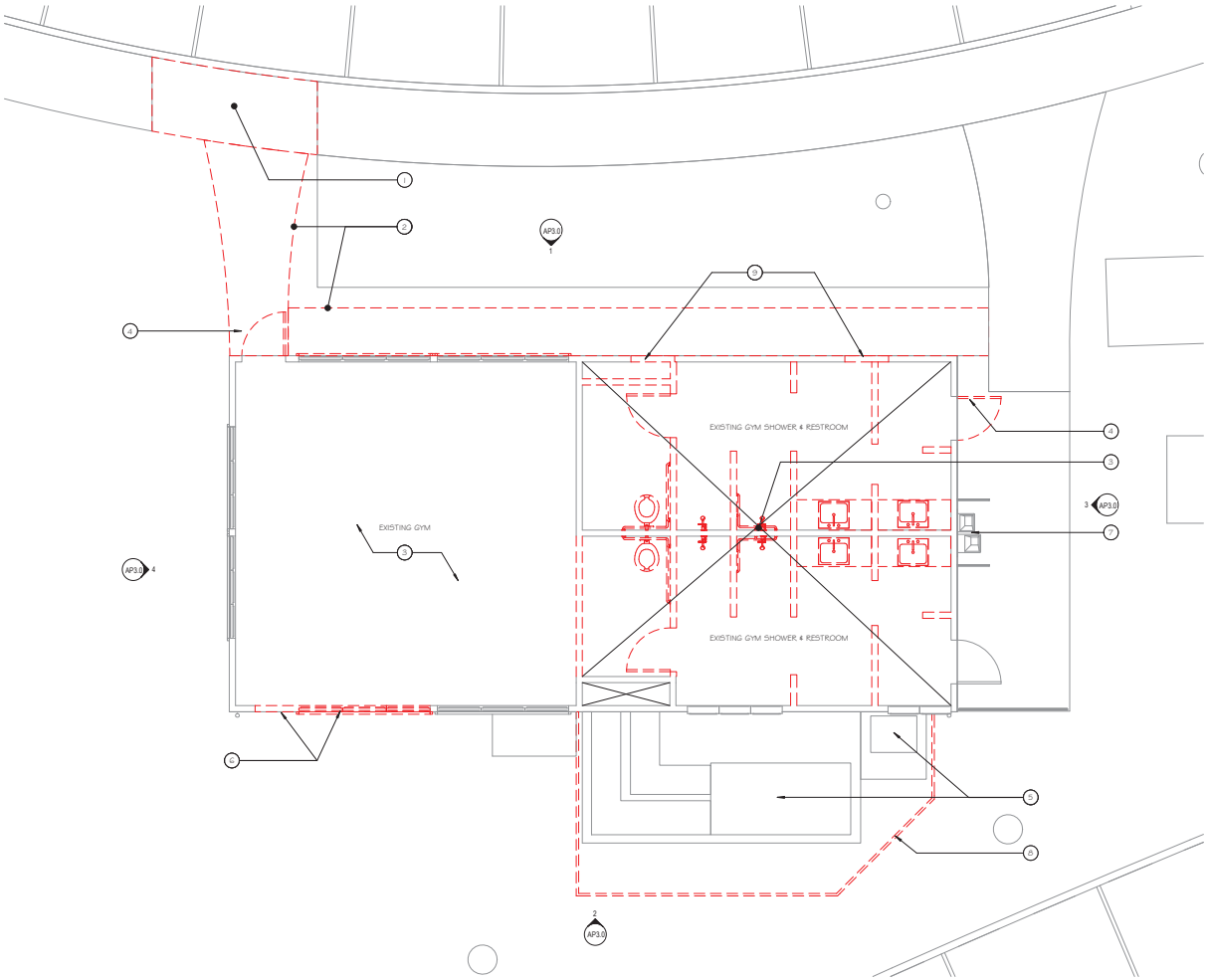
PHOTOGRAPHS

SHEET TITLE

SHEET NO. AP1.3

4/29/2022 5:02:07 PM



1 DEMOLITION / EXISTING FLOOR PLAN

1/4" = 1'-0"

Keynotes

Indicated by (x) on the plans

1 DEMO (E) PORTION OF SIDEWALK AS REQUIRED FOR NEW LANDSCAPE PAVING; PATCH AND REPAIR, SEE LANDSCAPE DRAWINGS.
2 REMOVE (E) WALKWAY AS REQUIRED FOR NEW PAVERS AND WALK, SEE LANDSCAPE DRAWINGS.
3 INTERIOR DEMOLITION UNDER SEPARATE TENANT IMPROVEMENTS.
4 REMOVE EXISTING DOOR AND REPLACE WITH NEW OR RELOCATED DOOR THAT SWINGS IN DIRECTION OF TRAVEL.
5 (E) MECHANICAL EQUIPMENT TO REMAIN.
6 DEMO (E) WINDOW SYSTEM, SILL AND (E) PORTION OF WALL & PREP FOR NEW FOLDING DOOR SYSTEM AND GLAZING
7 (E) DRINKING FOUNTAIN TO REMAIN
8 (E) MECHANICAL EQUIPMENT FENCE TO BE REMOVED.
9 REMOVE PORTION OF (E) WALL TO ACCOMMODATE NEW DOOR AND FRAMES

Legend

EXISTING WALL TO REMAIN: CLEAN, PATCH, REPAIR & PREP AS REQ'D TO RECEIVE NEW PAINT

EXISTING NON-STRUCTURAL WALL TO BE REMOVED

EXISTING DOOR & FRAME TO REMAIN; CLEAN & PREP AS REQ'D FOR NEW & FINISHED LOOK.

EXISTING DOOR & FRAME TO BE REMOVED. PATCH & REPAIR RELATED AREAS AFFECTED BY DEMOLITION & PREP AS REQ'D FOR NEW CONSTRUCTION.

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	4/29/2022	PLANNING SUBMITTAL

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SCALE	1/4" = 1'-0"
PROJECT ID	2022.040
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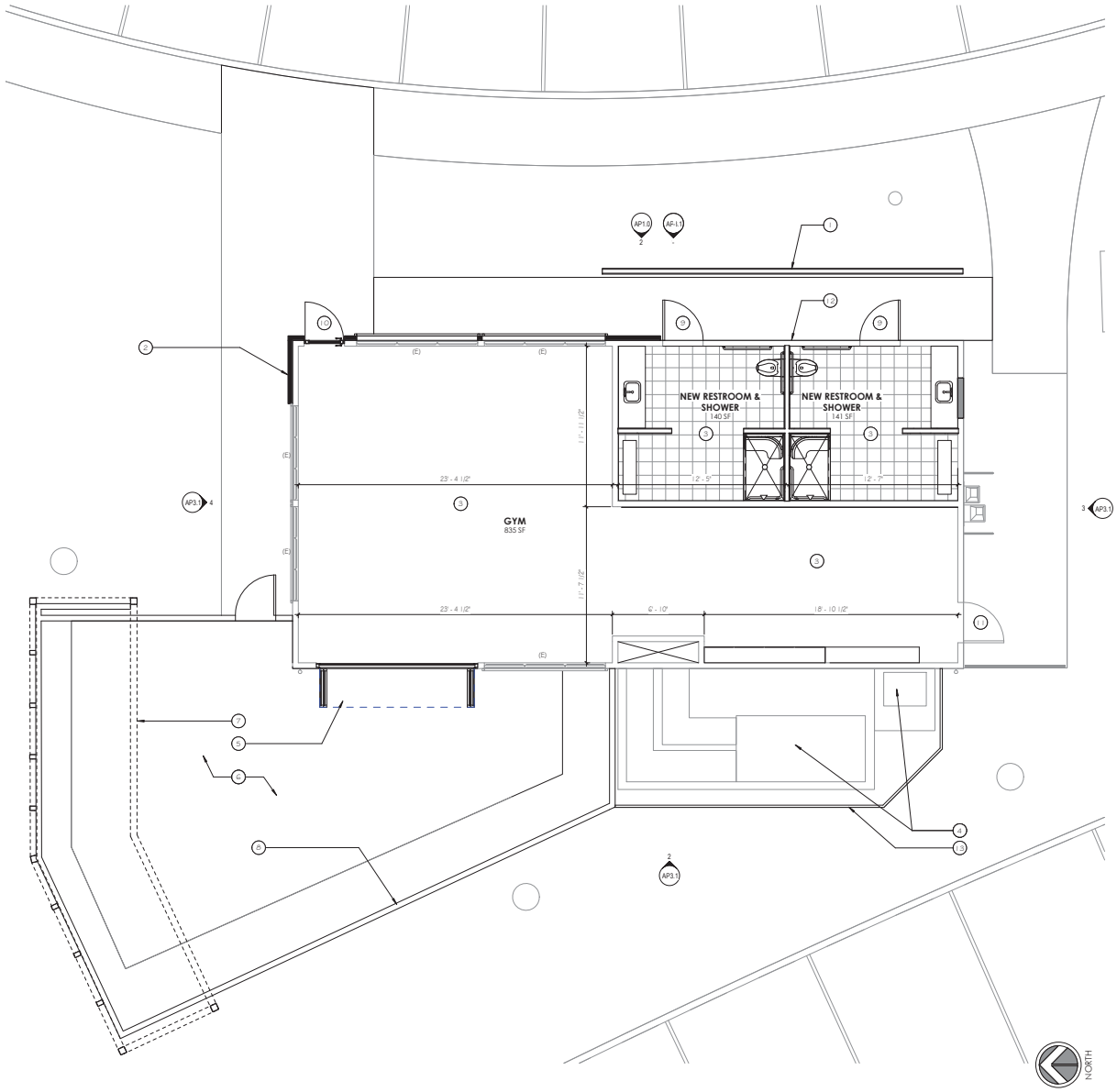
EXISTING & DEMOLITION FLOOR PLAN

SHEET TITLE

SHEET NO. AP2.0

4/29/2022 5:02:11 PM



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

0 4' 8' 12' 16'

Floorplan General Notes

A. ALL EXISTING TO REMAIN AND NEW WALL SURFACES TO RECEIVE SMOOTH LEVEL 4 FINISH.
B. ALL GYP. BD. PARTITIONS SHALL BE TAPED AND SANDED SMOOTH TO A LEVEL 4 FINISH U.O.N. CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHEREVER REQUIRED. THESE SURFACES SHALL BE ALIGNED AND SANDED SMOOTH. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.
C. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, U.O.N. ALL CLEAR DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECTS APPROVAL.
D. CONTRACTOR SHALL PROVIDE MOISTURE RESISTANT GYP. BD. IN BATHROOMS AS NOTED. SHOWER AREAS EXPOSED TO GREATER CONCENTRATIONS OF MOISTURE TO RECEIVE TILE BACKER BOARD.
E. EXISTING PARTITIONS/EXTERIOR WALLS PATCH/REPAIR GYP. BD. AS NECESSARY. (TAPE, MUD, SAND TO LEVEL 4 FINISH). PATCH AND SKIM BASE OF WALLS WHERE BASE IS REMOVED. PREPARE FOR (N) N.I.C. FINISHES.
F. FINISH FACES SHALL ALIGN AT JUNCTION OF NEW AND EXISTING CONSTRUCTION U.O.N.
G. LIGHTING/SIGNAGE SHALL COMPLY WITH CBC SECTION 1011.
H. MAINTAIN ALL EXISTING RATED CONSTRUCTION UNLESS OTHERWISE NOTED ON PLANS. PATCH AND REPAIR AS REQUIRED TO INSURE INTEGRITY OF EXISTING FIRE RATINGS.
I. PATCH AND REPAIR ALL AREAS THAT ARE AFFECTED DURING CONSTRUCTION.
J. PENETRATIONS OF FIRE-RATED CONSTRUCTION TO COMPLY WITH CURRENT CBC.
K. PRESERVE AND MAINTAIN EXISTING EXITS THROUGHOUT CONSTRUCTION.
L. THE GENERAL CONTRACTOR SHALL ESTABLISH THE LOCATION OF ALL NEW WALLS IN THE FIELD ON THE FLOOR, EITHER WITH CHALK LINES OR TAPE AS APPROPRIATE. THEN GENERAL CONTRACTOR SHALL ARRANGE A WALK OF THE ENTIRE PROJECT AREA WITH THE OWNER AND ARCHITECT TO CONFIRM THAT THE SIZE, SHAPE, AND PLACEMENT OF ALL ROOMS RECEIVES OWNER APPROVAL PRIOR TO FRAMING ANY NEW WALLS. IF THE OWNER REQUESTS ANY CHANGE, GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH SUCH CHANGE.
M. UPON COMPLETION OF PARTITION LAYOUT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR REVIEW AND VERIFICATION OF LAYOUT PRIOR TO PARTITION INSTALLATION.
N. VERIFY POSITIONS OF EXISTING STRUCTURAL MEMBERS TO BE LOCATED WITHIN NEW WALL CONSTRUCTION AND NOTIFY ARCHITECT OF DISCREPANCIES.

Keynotes

Indicated by (x) on the plans

1 (N) WOOD SCREEN WITH SIGNAGE, SEE LANDSCAPE DRAWINGS.
2 INFILL WALL AS REQUIRED TO MATCH EXISTING WALL CONDITION AND PER WALL LEGEND WHERE DOOR WAS REMOVED.
3 (N) INTERIOR IMPROVEMENTS UNDER SEPARATE T.I. PERMIT
4 (E) MECHANICAL EQUIPMENT TO REMAIN.
5 (N) ALUMINUM FOLDING GLASS DOOR SYSTEM, COLOR TO MATCH (E) WINDOWS
6 (N) OUTDOOR SPACE, SEE LANDSCAPE DRAWINGS
7 (N) ARBOR STRUCTURE, SEE LANDSCAPE DRAWINGS
8 (N) WOOD FENCE, SEE LANDSCAPE DRAWINGS
9 (N) EXTERIOR HM DOORS AND FRAMES TO MATCH (E) STANDARD.
10 (N) STOREFRONT DOOR
11 (E) DOOR WITH NEW PAINT.
12 (E) SIDING WITH NEW PAINT, TYP.
13 (N) MECHANICAL EQUIPMENT FENCE, SEE LANDSCAPE DRAWINGS.

Legend

EXISTING WALL TO REMAIN: CLEAN, PATCH, REPAIR & PREP AS REQ'D TO RECEIVE NEW PAINT

NEW WALL CONSTRUCTION

EXISTING DOOR & FRAME TO REMAIN; CLEAN & PREP AS REQ'D FOR NEW & FINISHED LOOK.

NEW DOOR AND FRAME

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REVISIONS

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	4/29/2022	PLANNING SUBMITTAL

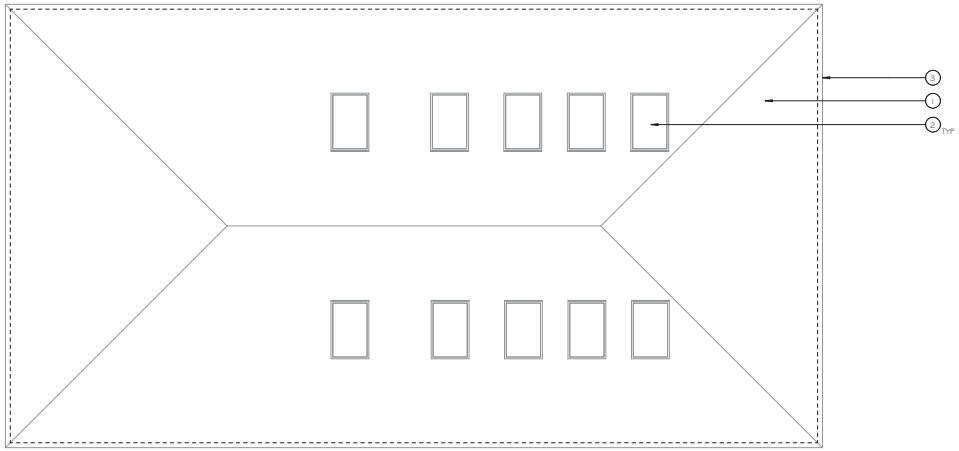
DATE	4/29/2022
SCALE	1/4" = 1'-0"
PROJECT ID	2022.040
DRAWN BY	DP

PROPOSED FLOOR PLAN

SHEET TITLE

SHEET NO. AP2.1

4/29/2022 5:02:15 PM



1 ROOF PLAN - EXISTING
1/4" = 1'-0"

Keynotes

Indicated by (x) on the plans

1 (E) ROOF TO REMAIN. REPAIR LEAKS AND REPLACE DAMAGED ROOF ELEMENTS AS REQUIRED.
2 (E) SKYLIGHTS TO REMAIN, PATCH AND REPAIR AS REQUIRED.
3 PAINT (E) FASCIA, PATCH AND REPAIR AS REQUIRED

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PROJECT ID	2022.040
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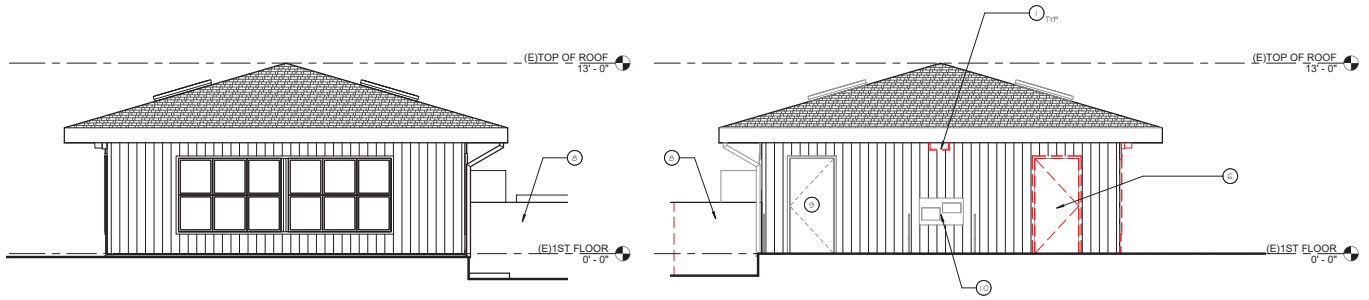
ROOF PLAN

SHEET TITLE

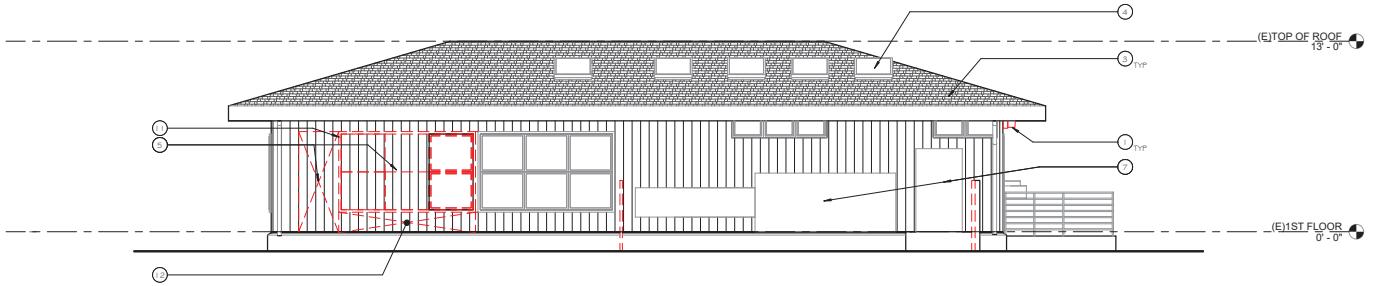
SHEET NO. AP2.2

4/29/2022 5:02:18 PM

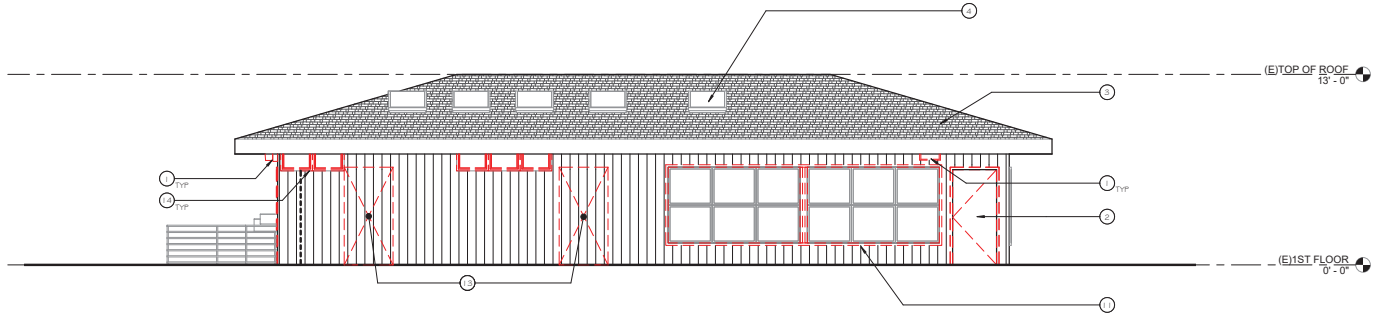


4 EXISTING RIGHT/NORTH ELEVATION
1/4" = 1'-0"

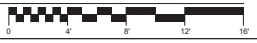
3 EXISTING LEFT/SOUTH ELEVATION
1/4" = 1'-0"



2 EXISTING REAR/WEST ELEVATION
1/4" = 1'-0"



1 EXISTING FRONT/EAST ELEVATION
1/4" = 1'-0"



Keynotes

Indicated by (x) ⟶ on the plans

1 REMOVE ALL EXTERIOR (E) LIGHTING FIXTURES & ASSOCIATED ASSEMBLIES.
2 REPLACE (E) DOOR WITH (N) STOREFRONT DOOR
3 (E) ROOF TO REMAIN. REPAIR LEAKS AND REPLACE DAMAGED ROOF ELEMENTS AS REQUIRED.
4 (E) SKYLIGHTS TO REMAIN, PATCH AND REPAIR AS REQUIRED.
5 DEMO (E) WINDOW SYSTEM, SILL AND (E) PORTION OF WALL & PREP FOR NEW FOLDING DOOR SYSTEM AND GLAZING
6 REMOVE EXISTING DOOR AND REPLACE WITH NEW OR RELOCATED DOOR THAT SWINGS IN DIRECTION OF TRAVEL.
7 (E) MECHANICAL EQUIPMENT TO REMAIN.
8 (E) MECHANICAL EQUIPMENT FENCE TO BE REMOVED.
9 (E) DOOR WITH NEW PAINT.
10 (E) DRINKING FOUNTAIN TO REMAIN
11 REMOVE (E) WINDOW TRIM AS REQUIRED, PATCH, REPAIR AND PAINT TO NEW COLOR.
12 DEMO (E) SILL BELOW WINDOW
13 REMOVE PORTION OF (E) WALL TO ACCOMMODATE NEW DOOR AND FRAMES
14 REMOVE (E) WINDOW. INFILL OPENING TO MATCH ADJACENT WALL, TYP.

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DATE	4/29/2022
SCALE	1/4" = 1'-0"
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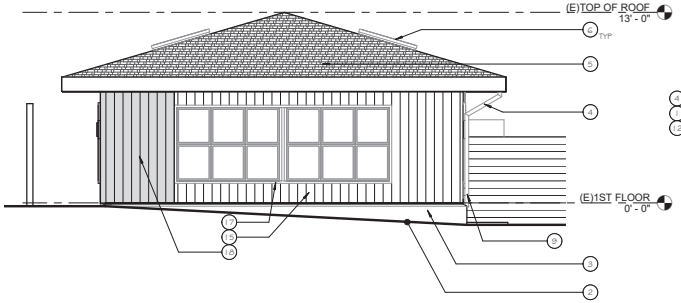
EXISTING EXTERIOR ELEVATIONS

SHEET TITLE

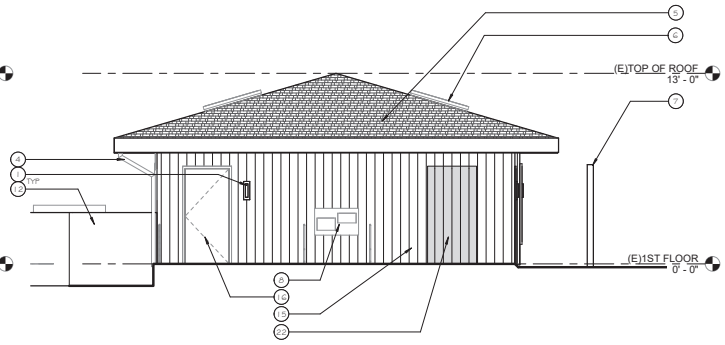
SHEET NO. AP3.0

4/29/2022 5:02:24 PM



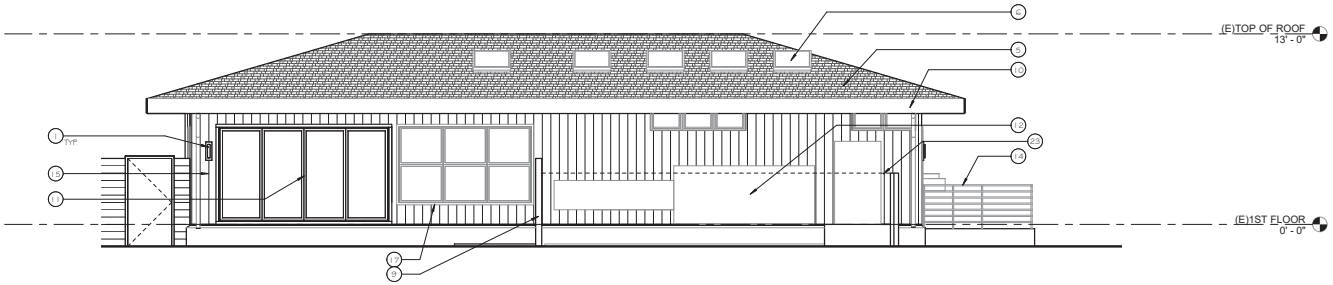
4 PROPOSED RIGHT/NORTH ELEVATION

1/4" = 1'-0"



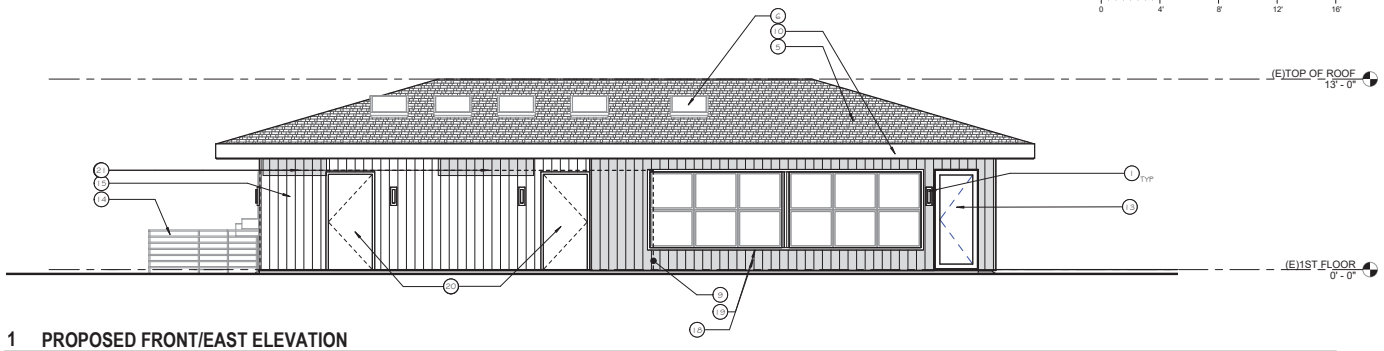
3 PROPOSED LEFT/SOUTH ELEVATION

1/4" = 1'-0"



2 PROPOSED REAR/WEST ELEVATION

1/4" = 1'-0"



1 PROPOSED FRONT/EAST ELEVATION

1/4" = 1'-0"

Keynotes

Indicated by (x) on the plans

1 PROVIDE ALL NEW BUILDING STANDARD LED LIGHTING THROUGHOUT SUITE.
2 (E) APPROXIMATE LINE OF GRADE
3 (E) BUILDING FOUNDATION
4 (E) DOWNSPOUT TO REMAIN, PAINT TO MATCH ADJACENT WALL
5 (E) ROOF TO REMAIN. REPAIR LEAKS AND REPLACE DAMAGED ROOF ELEMENTS AS REQUIRED.
6 (E) SKYLIGHTS TO REMAIN, PATCH AND REPAIR AS REQUIRED.
7 (N) WOOD SCREEN WITH SIGNAGE, SEE LANDSCAPE DRAWINGS.
8 (E) DRINKING FOUNTAIN TO REMAIN
9 (N) WOOD FENCE, SEE LANDSCAPE DRAWINGS
10 PAINT (E) FASCIA, PATCH AND REPAIR AS REQUIRED
11 (N) ALUMINUM FOLDING GLASS DOOR SYSTEM, COLOR TO MATCH (E) WINDOWS
12 (E) MECHANICAL EQUIPMENT TO REMAIN.
13 (N) STOREFRONT DOOR
14 (E) METAL RAILING
15 (E) SIDING WITH NEW PAINT, TYP.
16 (E) DOOR WITH NEW PAINT.
17 PROVIDE NEW BUILDING STANDARD SIDELIGHT AS SHOWN.
18 INFILL WALL AS REQUIRED TO MATCH EXISTING WALL CONDITION AND PER WALL LEGEND WHERE DOOR WAS REMOVED.
19 (N) WOOD TRIM, PAINT TO MATCH NEW WOOD SIDING
20 (N) EXTERIOR HM DOORS AND FRAMES TO MATCH (E) STANDARD.
21 WALL INFILL AT (E) CLERESTORY WINDOWS OPENING.
22 WALL INFILL AT (E) DOOR OPENING TO MATCH ADJACENT WALL.
23 (N) MECHANICAL EQUIPMENT FENCE, SEE LANDSCAPE DRAWINGS.

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PROJECT ID	2022.040
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PROPOSED EXTERIOR ELEVATIONS

SHEET TITLE

SHEET NO. AP3.1

4/29/2022 5:02:30 PM

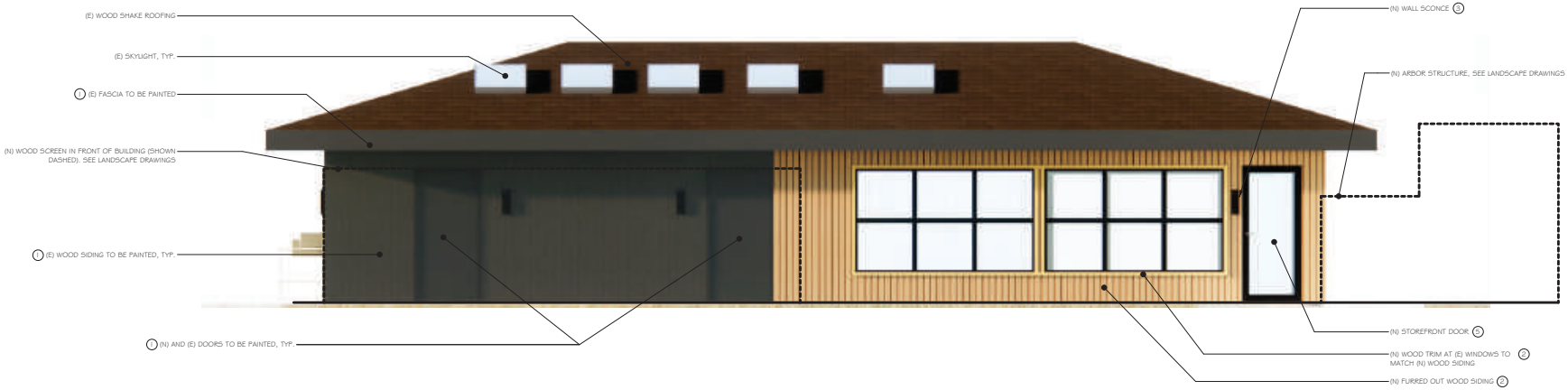
5. STOREFRONT DOOR

4. FOLDING GLASS DOORS

3. WALL SCONCE

2. CEDAR SIDING

1. GENERAL PAINT
SHERWIN WILLIAMS
7061 NIGHT OWL



FRONT (EAST) ELEVATION - MATERIAL REFERENCE

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DATE 4/29/2022
SCALE
PROJECT ID 2022.040
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MATERIAL BOARD

SHEET TITLE

SHEET NO. AP5.0

4/29/2022 5:02:33 PM

LANDSCAPE ARCHITECTURAL DRAWINGS

SEATING AREA - 3000 SAND HILL ROAD

MENLO PARK, CA

REFERENCED DRAWINGS:
SITE TOPOGRAPHIC SURVEY PROVIDED BY BKF ENGINEERS

GENERAL NOTES:
PLANS CREATED REFERENCING 2019 CBC, 2019 CEC, 2019 CMC, 2019 CPC, 2019 CALIFORNIA GREEN STANDARDS CODE, MENLO PARK MUNICIPAL CODE

SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR AGENCY ADOPTED WELO AS FOLLOWS:

(1) SUBMIT SOIL SAMPLES TO A LABORATORY FOR ANALYSIS AND RECOMMENDATIONS.
  (A) SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.
  (B) THE SOIL ANALYSIS MAY INCLUDE: SOIL TEXTURE, INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE, PH, TOTAL SOLUBLE SALTS, SODIUM, PERCENT ORGANIC MATTER, AND RECOMMENDATIONS.
(2) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL COMPLY WITH ONE OF THE FOLLOWING:
  (A) IF SIGNIFICANT MASS GRADING IS NOT PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE; OR
  (B) IF SIGNIFICANT MASS GRADING IS PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE CERTIFICATE OF COMPLETION
(3) THE SOIL ANALYSIS REPORT SHALL BE MADE AVAILABLE, IN A TIMELY MANNER, TO THE PROFESSIONALS PREPARING THE LANDSCAPE DESIGN PLANS AND IRRIGATION DESIGN PLANS TO MAKE ANY NECESSARY ADJUSTMENT TO THE DESIGN PLANS.
(4) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE LOCAL AGENCY WITH CERTIFICATE OF COMPLETION.

CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WORK IS COMPLETE AND IN COMPLIANCE WITH THE MOST CURRENT CODES, ORDINANCES AND REQUIREMENTS OF THE GOVERNING AGENCY. SITE IS NOT RESPONSIBLE FOR CHANGES WHICH OCCUR TO THE CODES, ORDINANCES OR REQUIREMENTS AFTER THE GOVERNING AGENCY'S APPROVAL OR DURING INSTALLATION.

CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. SITE IS NOT RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS, NOR RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

AS REQUESTED BY THE OWNER, SITE WILL VISIT THE SITE AT INTERVALS APPROPRIATE TO THE STAGE OF CONSTRUCTION TO REVIEW THE PROGRESS AND QUALITY OF WORK AND TO DETERMINE IN GENERAL IF THE WORK IS BEING PERFORMED IN A MANNER INDICATING THAT THE WORK, WHEN COMPLETED, WILL BE SUBSTANTIAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. HOWEVER, SITE WILL NOT MAKE EXHAUSTIVE OR CONTINUOUS ON-SITE INSPECTION TO CHECK QUALITY OF THE WORK.

THERE IS NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED BY SITE FOR THE COMPLETION OF THE WORK OR THE QUALITY OF PERFORMANCE OF THE CONSTRUCTION CONTRACTOR(S).

CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

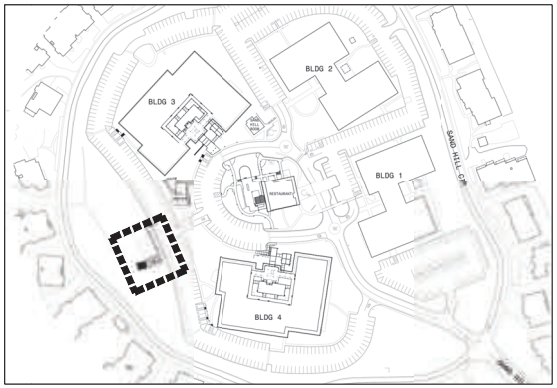
CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING PORTIONS OF THE WORK UNDER A CONTRACT WITH CONTRACTOR.

IN THE EVENT OWNER CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES OF CHANGES TO ANY PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS, AND THESE ALTERATIONS ARE NOT APPROVED IN WRITING BY SITE, OWNER RECOGNIZES THAT SUCH ALTERATION AND THE RESULTS THEREOF ARE NOT THE RESPONSIBILITY OF SITE. IN ADDITION, OWNER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD SITE HARMLESS FROM ANY DAMAGE, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE) ARISING FROM SUCH ALTERATIONS.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AT THE TIME THE PLANS WERE DRAFTED AND DO NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF SUCH UTILITIES. IN NORTHERN CALIFORNIA, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ALERT AT 1-800-642-2444 PRIOR TO PERFORMING ANY CONSTRUCTION WORK. IN OTHER AREAS, CONTRACTOR SHALL CONTACT A SIMILAR AGENCY/ORGANIZATION.

CONTRACTOR SHALL PROVIDE PROPER PROJECT MAINTENANCE AFTER THE PROJECT IS COMPLETE, AS NEGOTIATED BETWEEN CONTRACTOR AND OWNER. ANY LACK OF OR IMPROPER MAINTENANCE MAY RESULT IN DAMAGE TO PROPERTY OR PERSONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY LACK OF OR IMPROPER MAINTENANCE.

KEY MAP



SCOPE OF WORK

THESE PLANS INCLUDE IMPROVEMENTS TO THE LANDSCAPED AREAS AT 3000 SAND HILL ROAD, MENLO PARK, CA. IMPROVEMENTS INCLUDE THE REMOVAL OF EXISTING MULCHED AREA, TO BE REPLACED WITH A PATIO AND WOOD DECK COVERED BY A WOOD FRAMED SHADE STRUCTURE. NO TREES WILL BE REMOVED AS PART OF THIS SCOPE. LED PEDESTRIAN LIGHTING IS INCLUDED, AND A NATURAL GAS FIRE PIT IS INCLUDED. NO MODIFICATIONS TO PARKING ARE INCLUDED.

- APN: 074-500-010
- TOTAL SITE AREA: 16.48+/- ACRES
- TOTAL SITE AREA DISTURBED: 1,355 SF

DRAWING INDEX

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THE SAND HILL COLLECTION - THE RANCH
3000 SAND HILL ROAD - CITY OF MENLO PARK
EXTERIOR IMPROVEMENTS

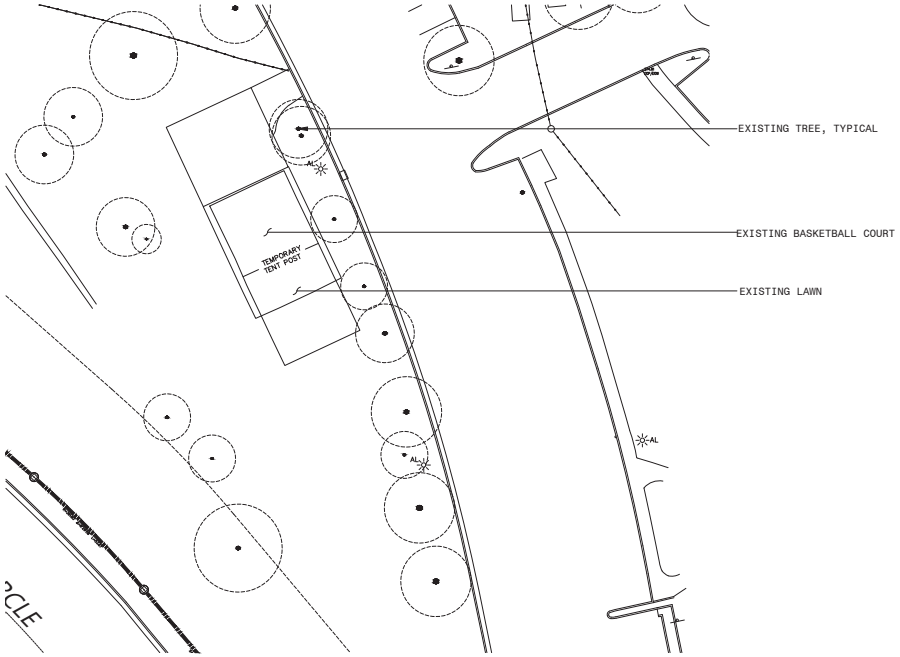
REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

SEATING AREA COVER SHEET

SHEET NUMBER

L4.00



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THE SAND HILL COLLECTION - THE RANCH
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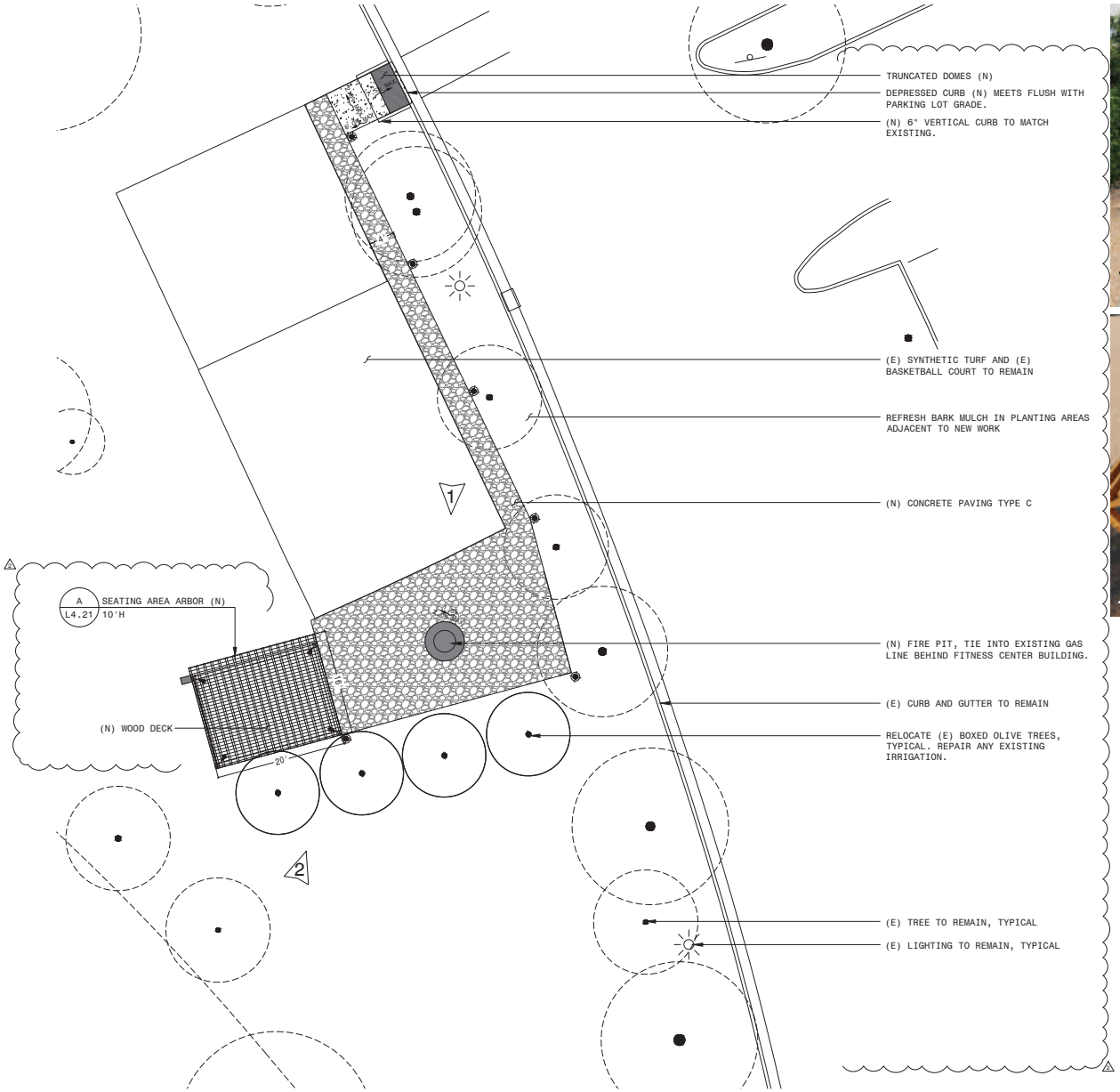
SHEET TITLE

SEATING AREA EXISTING CONDITIONS

SHEET NUMBER

L4.01



CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
Z	MEET FLUSH
EQ	EQUAL
PA	PLANTING AREA
TYP	TYPICAL
	ALIGN
℄	CENTERLINE
1.0%	SLOPE DIRECTION
	BOLLARD LIGHT
	BULLET LIGHT (LOW VOLTAGE)
	CONCRETE PAVING TYPE C
	WOOD DECK
	DECOMPOSED GRANITE
	CONTROL JOINT
	EXPANSION JOINT
	GUARDRAIL

NOTES:
1. SEE SHEET L4.21 FOR CONSTRUCTION DETAILS.
2. SEE SHEET L5.00 FOR MATERIALS LIST.
3. LOCATE EXPANSION JOINTS ADJACENT TO ALL STRUCTURES, INCLUDING WALLS AND STEPS. SEE SHEET L5.01, DETAIL B FOR MORE INFORMATION ON SPACING.
4. NEW OR RELOCATED UTILITY BOXES, INCLUDING ELECTRICAL PULL BOXES, SHALL BE LOCATED IN PLANTING AREAS 18" MIN FROM ADJACENT HARDSCAPE.
5. SITE FURNISHINGS ARE TO BE PROVIDED BY THE PROPERTY OWNER AND ARE SHOWN FOR REFERENCE ONLY.

PROPERTY OWNER

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THE SAND HILL COLLECTION - THE RANCH

3000 SAND HILL ROAD - CITY OF MENLO PARK

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SHEET TITLE

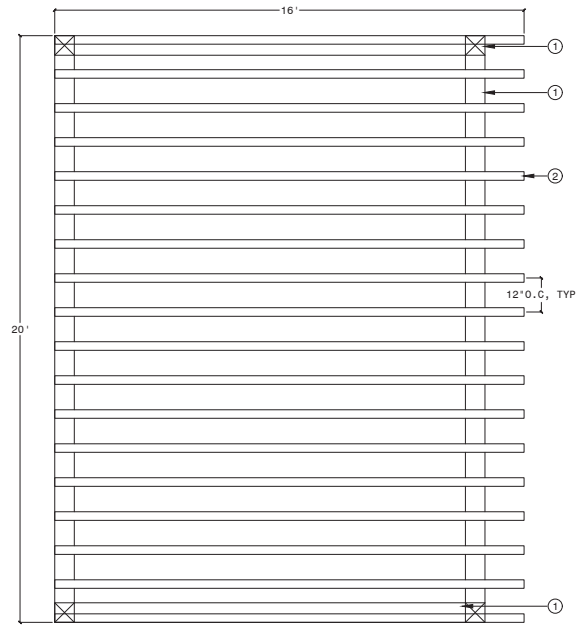
SEATING AREA CONSTRUCTION PLAN

SHEET NUMBER

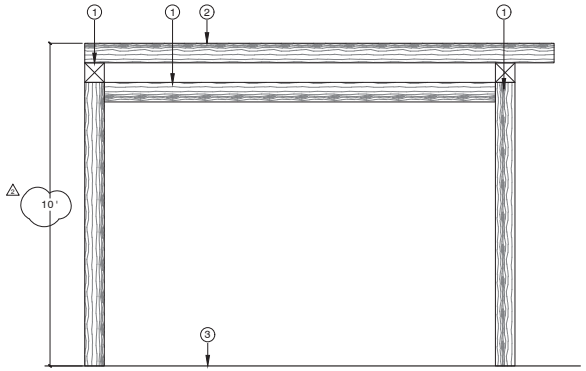
L4.11

NOTES:
1. SEE MATERIALS LIST FOR COLORS AND FINISHES.
2. SEE STRUCTURAL PLANS FOR FOUNDATION DETAILS.

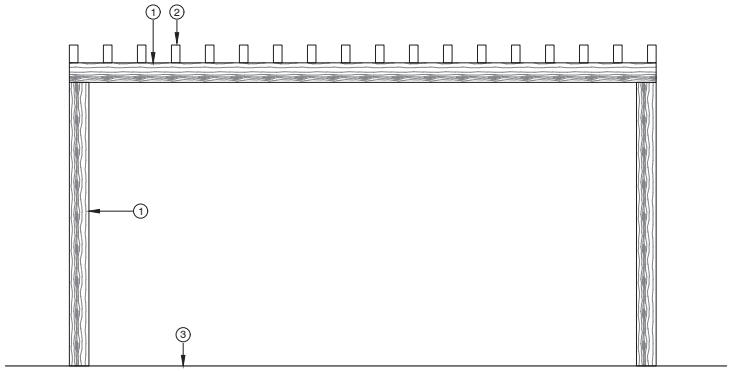
1. 8X8 WOOD POST AND BEAM
2. 4X8 WOOD SLAT @ 12"O.C.
3. ADJACENT FINISH GRADE



PLAN VIEW



ELEVATION A



ELEVATION B

A SEATING AREA ARBOR
SCALE 1/2"=1'-0"

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THE SAND HILL COLLECTION - THE RANCH

3000 SAND HILL ROAD - CITY OF MENLO PARK

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SHEET TITLE

SEATING AREA CONSTRUCTION DETAILS

SHEET NUMBER

L4.21

CONSTRUCTION PLAN NOTES:

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE INSTALLATION OF ALL IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

2. CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING INSTALLATION. IF ANY DISCREPANCIES EXIST, THEY SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING ALL SEWER, WATER AND UTILITY LINES ABOVE OR BELOW GRADE THAT MIGHT BE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED FOR REPAIR, RESTORATION, OR REPLACEMENT OF AFOREMENTIONED UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS.

4. HARDSCAPE AND STRUCTURAL ELEMENTS SHALL BE PLACED PER GEOTECHNICAL SOILS REPORT. IF SUCH REPORT IS UNAVAILABLE CONTRACTOR SHALL DISCUSS PLACEMENT ON SUITABLE GRADE WITH THE OWNER'S AUTHORIZED REPRESENTATIVE.

5. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, ALL MATERIALS DESIGNATED FOR REMOVAL SHALL BE DISPOSED OF OFF-SITE.

6. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, MATERIALS TO BE PURCHASED AND FURNISHED BY THE CONTRACTOR SHALL BE NEW.

7. CONCRETE INDICATED FOR SAWCUTTING AND REMOVAL SHALL BE CUT TO A TRUE LINE WITH NEATLY SAWED EDGES. IF A SAWCUT IS WITHIN THREE (3) FEET OF AN EXISTING EXPANSION OR CONTROL JOINT, CONCRETE SHALL BE REMOVED TO THAT NEAREST JOINT.

8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, MANUFACTURER'S CUT OR DATA SHEETS FOR APPROVAL PRIOR TO ORDERING MATERIALS. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

9. ABANDONED PIPES SHALL BE CAPPED OR PLUGGED IN A MANNER APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

10. **COSTS INCURRED DUE TO REPAIR, RESTORATION, OR REPLACEMENT OF EXISTING IMPROVEMENTS DESIGNATED "TO BE PROTECTED" OR "TO REMAIN" WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR**

11. **DEVIATIONS BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.**

CONSTRUCTION MATERIALS LIST:

CONTRACTOR TO PROVIDE SAMPLES OF MATERIALS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING UNLESS NOTED OTHERWISE. ALL SAMPLES SHALL DEMONSTRATE FINAL FINISH. SAMPLES FOR HARDSCAPE SHALL BE 4' X 4' AND DEMONSTRATE ALL COLORS, FINISHES, AND JOINTING. SAMPLES FOR WALLS SHALL DEMONSTRATE COLORS, FINISHES, AND EDGE CONDITIONS.

CONCRETE PAVING: CONCRETE SHALL HAVE MEDIUM SANDBLAST FINISH WITH 1/4" TOOLED JOINTS PER PLAN . LOCATE EXPANSION JOINTS ADJACENT TO ALL STRUCTURES/VERTICAL FACES AND AT MAXIMUM SPACING PER DETAIL AND SPECIFICATIONS.
- TYPE A SHALL BE NATURAL GRAY
- TYPE B SHALL BE DAVIS INTEGRAL COLOR 'PEWTER'
- TYPE C SHALL BE DAVIS INTEGRAL COLOR 'COBBLESTONE'

EXPANSION JOINT: SHALL BE ASPHALTIC FELT MATERIAL WITH MASTIC FILL, COLOR SHALL BE ALUMINUM GRAY OR APPROVED EQUIVALENT. LOCATE EXPANSION JOINTS ADJACENT TO ALL STRUCTURES/VERTICAL FACES AND/OR AT 12'-0" MAXIMUM SPACING UNLESS SHOWN OTHERWISE ON PLANS.

CONCRETE HEADER: SHALL BE NATURAL GRAY WITH MEDIUM SANDBLAST FINISH. LOCATE CONTROL JOINTS TO ALIGN WITH ADJACENT HARDSCAPE, OR AT 6'MAX SPACING.

ALUMINUM HEADER: SHALL BE PERMASTRIP L-SHAPED ALUMINUM MAINTENANCE STRIP BY PERMALOC. COLOR SHALL BE BLACK, SIZE 1/8"x6".

INTERLOCKING PAVERS: SHALL BE 12X36 STEPSTONE PAVERS, COLOR TO BE FRENCH GRAY SLAG AND AGAVE SLAG.

DECOMPOSED GRANITE: SHALL BE GRANITECRETE, COLOR SHALL BE NATURAL GOLD.

SPORTS SURFACING: SHALL BE NO FAULT SAFETY SURFACING, COLOR LIGHT GRAY.

TRUNCATED DOMES: SHALL BE WET-SET, COLOR FEDERAL YELLOW.

ACCENT WALL: COLOR SHALL MATCH OTHER ON SITE WITH BOARD FORM FINISH.

BUILDING 3 & 4 ARBOR:
- FRAME SHALL BE ALUMINUM SUPPLIED BY STRUXURE, INC.
- LOUVER SYSTEM SHALL BE PIVOT XL MANUFACTURED BY STRUXURE. PROVIDE RAIN AND WIND SENSORS.
- ALL ALUMINUM SHALL BE GREY POWDERCOAT.

RESTAURANT SUNDECK ARBOR:
- FRAME SHALL BE HSS SIZED PER DETAIL. SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION.
- ALL STEEL SHALL BE SHOP-PRIMED AND FIELD PAINTED. PAINT COLOR SHALL BE WHITE.

FITNESS CENTER ARBOR:
- FRAME SHALL BE HSS SIZED PER DETAIL. SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION.
- ALL STEEL SHALL BE SHOP-PRIMED AND FIELD PAINTED. PAINT COLOR SHALL BE SHERWIN WILLIAMS 'NIGHT OWL'.
- WIRE MESH SHALL BE 2" SQUARE, PAINTED TO MATCH STRUCTURE.

SEATING AREA ARBOR:
- FRAME COLOR SHALL BE DOUGLAS FIR SIZED PER DETAIL. SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION.
- ALL FRAME COMPONENTS SHALL BE MARINE GRADE. PLUG FASTENERS WHERE POSSIBLE.

RESTAURANT SUNDECK DECK:
- DECK WOOD SHALL BE IPE SIZED PER DETAIL. SEAL ALL IPE WITH PENOFIN FOR TROPICAL HARDWOOD.
- ALL FASTENERS SHALL BE HIDDEN.

SEATING AREA DECK:
- DECK WOOD SHALL BE IPE SIZED PER DETAIL. SEAL ALL IPE WITH PENOFIN FOR TROPICAL HARDWOOD.
- ALL FASTENERS SHALL BE HIDDEN.

HANDRAILS: SHALL BE HSS PER DETAIL, PRIMED AND PAINTED. PAINT COLOR SHALL BE BENJAMIN MOORE 'RACCOON FUR'

GUARDRAILS:
- SHALL BE HSS PER DETAIL, PRIMED AND PAINTED. PAINT COLOR SHALL BE BENJAMIN MOORE 'RACCOON FUR'
- CABLES AND ALL HARDWARE SHALL BE STAINLESS STEEL, SIZED PER DETAIL.

WOOD FENCE:
- POSTS SHALL BE PT WOOD PER DETAIL. SLATS AND CAP SHALL BE CLEAR CEDAR TO MATCH ARCHITECTURE, SIZED PER DETAIL AND SEALED WITH WATER-BASED CLEAR HARDWOOD SEALER.
- GATE SHALL BE HSS PER DETAIL, PRIMED AND PAINTED SHERWIN WILLIAMS 'NIGHT OWL'. INSTALL VON DUPRIN 98 OR APPROVED EQUIVALENT PANIC HARDWARE AND LEVER TRIM.
- HINGE SHALL BE LOCINOX MAMMOTH 180.

SCREEN WALL:
- POSTS SHALL BE PT WOOD PER DETAIL. SLATS AND CAP SHALL BE CLEAR CEDAR TO MATCH ARCHITECTURE, SIZED PER DETAIL AND SEALED WITH WATER-BASED CLEAR HARDWOOD SEALER.
- BLACKENED STEEL PANEL SHALL BE SIZED PER DETAIL. BLACKENING PROCESS SHALL BE SHOP-FINISHED AND FILED-PAINTED

FIRE PIT: SHALL BE NEWLINE HARDSCAPES STONELEDGE FIRE PIT, COLOR GRANITE.

PROPERTY OWNER

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THE SAND HILL COLLECTION - THE RANCH
3000 SAND HILL ROAD - CITY OF MENLO PARK
EXTERIOR IMPROVEMENTS

REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

CONSTRUCTION NOTES AND MATERIALS LIST

SHEET NUMBER

L5.00

BOLLARD LIGHT

BULLET LIGHT

LOW VOLTAGE TRANSFORMER

POWER PEDESTAL

FIRE PIT

Product	Type	Height (in)	Outside Dia (in)	Inside Dia (in)	Recess Pocket	Weight Pocket (lbs.)
Ashland	round pit	20½	48½	42½	85	1,385
Ashland	4-piece coping		59	59½	4	240
Ashland	round steel insert			48	1	85
StoneLedge	round pit	17½	50	30	102	1,740
StoneLedge	4-piece coping		54½	29½	4	400
StoneLedge	round steel insert			28	1	35
Yorkshire	rectangle pit	16½	56 x 44 x 16	36 x 24	65	1,885
Yorkshire	square pit	20½	44 x 44 x 16	28¼ x 28¼	50	1,142
Yorkshire	rectangle steel insert		35½ x 23½ x 9		1	100
Yorkshire	square steel insert		27¾ x27¾ x 9¾		1	75

Note: All dimensions shown are nominal.
Color swatches are for reference. Please refer to actual samples for proper color matching.

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THE SAND HILL COLLECTION - THE RANCH
3000 SAND HILL ROAD - CITY OF MENLO PARK
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1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

PRODUCT CUTSHEETS

SHEET NUMBER

L5.10

CONSTRUCTION PLAN NOTES:

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE INSTALLATION OF ALL IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

2. CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING INSTALLATION. IF ANY DISCREPANCIES EXIST, THEY SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING ALL SEWER, WATER AND UTILITY LINES ABOVE OR BELOW GRADE THAT MIGHT BE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED FOR REPAIR, RESTORATION, OR REPLACEMENT OF AFOREMENTIONED UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS.

4. HARDSCAPE AND STRUCTURAL ELEMENTS SHALL BE PLACED PER GEOTECHNICAL SOILS REPORT. IF SUCH REPORT IS UNAVAILABLE CONTRACTOR SHALL DISCUSS PLACEMENT ON SUITABLE GRADE WITH THE OWNER'S AUTHORIZED REPRESENTATIVE.

5. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, ALL MATERIALS DESIGNATED FOR REMOVAL SHALL BE DISPOSED OF OFF-SITE.

6. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, MATERIALS TO BE PURCHASED AND FURNISHED BY THE CONTRACTOR SHALL BE NEW.

7. CONCRETE INDICATED FOR SAWCUTTING AND REMOVAL SHALL BE CUT TO A TRUE LINE WITH NEATLY SAWED EDGES. IF A SAWCUT IS WITHIN THREE (3) FEET OF AN EXISTING EXPANSION OR CONTROL JOINT, CONCRETE SHALL BE REMOVED TO THAT NEAREST JOINT.

8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, MANUFACTURER'S CUT OR DATA SHEETS FOR APPROVAL PRIOR TO ORDERING MATERIALS. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

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11. **DEVIATIONS BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.**

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CONCRETE PAVING: CONCRETE SHALL HAVE MEDIUM SANDBLAST FINISH WITH 1/4" TOOLED JOINTS PER PLAN . LOCATE EXPANSION JOINTS ADJACENT TO ALL STRUCTURES/VERTICAL FACES AND AT MAXIMUM SPACING PER DETAIL AND SPECIFICATIONS.
- TYPE A SHALL BE NATURAL GRAY
- TYPE B SHALL BE DAVIS INTEGRAL COLOR 'PEWTER'
- TYPE C SHALL BE DAVIS INTEGRAL COLOR 'COBBLESTONE'

EXPANSION JOINT: SHALL BE ASPHALTIC FELT MATERIAL WITH MASTIC FILL, COLOR SHALL BE ALUMINUM GRAY OR APPROVED EQUIVALENT. LOCATE EXPANSION JOINTS ADJACENT TO ALL STRUCTURES/VERTICAL FACES AND/OR AT 12'-0" MAXIMUM SPACING UNLESS SHOWN OTHERWISE ON PLANS.

CONCRETE HEADER: SHALL BE NATURAL GRAY WITH MEDIUM SANDBLAST FINISH. LOCATE CONTROL JOINTS TO ALIGN WITH ADJACENT HARDSCAPE, OR AT 6'MAX SPACING.

ALUMINUM HEADER: SHALL BE PERMASTRIP L-SHAPED ALUMINUM MAINTENANCE STRIP BY PERMALOC. COLOR SHALL BE BLACK, SIZE 1/8"x6".

INTERLOCKING PAVERS: SHALL BE 12X36 STEPSTONE PAVERS, COLOR TO BE FRENCH GRAY SLAG AND AGAVE SLAG.

DECOMPOSED GRANITE: SHALL BE GRANITECRETE, COLOR SHALL BE NATURAL GOLD.

SPORTS SURFACING: SHALL BE NO FAULT SAFETY SURFACING, COLOR LIGHT GRAY.

TRUNCATED DOMES: SHALL BE WET-SET, COLOR FEDERAL YELLOW.

ACCENT WALL: COLOR SHALL MATCH OTHER ON SITE WITH BOARD FORM FINISH.

BUILDING 3 & 4 ARBOR:
- FRAME SHALL BE ALUMINUM SUPPLIED BY STRUXURE, INC.
- LOUVER SYSTEM SHALL BE PIVOT XL MANUFACTURED BY STRUXURE. PROVIDE RAIN AND WIND SENSORS.
- ALL ALUMINUM SHALL BE GREY POWDERCOAT.

RESTAURANT SUNDECK ARBOR:
- FRAME SHALL BE HSS SIZED PER DETAIL. SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION.
- ALL STEEL SHALL BE SHOP-PRIMED AND FIELD PAINTED. PAINT COLOR SHALL BE WHITE.

FITNESS CENTER ARBOR:
- FRAME SHALL BE HSS SIZED PER DETAIL. SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION.
- ALL STEEL SHALL BE SHOP-PRIMED AND FIELD PAINTED. PAINT COLOR SHALL BE SHERWIN WILLIAMS 'NIGHT OWL'.
- WIRE MESH SHALL BE 2" SQUARE, PAINTED TO MATCH STRUCTURE.

SEATING AREA ARBOR:
- FRAME COLOR SHALL BE DOUGLAS FIR SIZED PER DETAIL. SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION.
- ALL FRAME COMPONENTS SHALL BE MARINE GRADE. PLUG FASTENERS WHERE POSSIBLE.

RESTAURANT SUNDECK DECK:
- DECK WOOD SHALL BE IPE SIZED PER DETAIL. SEAL ALL IPE WITH PENOFIN FOR TROPICAL HARDWOOD.
- ALL FASTENERS SHALL BE HIDDEN.

SEATING AREA DECK:
- DECK WOOD SHALL BE IPE SIZED PER DETAIL. SEAL ALL IPE WITH PENOFIN FOR TROPICAL HARDWOOD.
- ALL FASTENERS SHALL BE HIDDEN.

HANDRAILS: SHALL BE HSS PER DETAIL, PRIMED AND PAINTED. PAINT COLOR SHALL BE BENJAMIN MOORE 'RACCOON FUR'

GUARDRAILS:
- SHALL BE HSS PER DETAIL, PRIMED AND PAINTED. PAINT COLOR SHALL BE BENJAMIN MOORE 'RACCOON FUR'
- CABLES AND ALL HARDWARE SHALL BE STAINLESS STEEL, SIZED PER DETAIL.

WOOD FENCE:
- POSTS SHALL BE PT WOOD PER DETAIL. SLATS AND CAP SHALL BE CLEAR CEDAR TO MATCH ARCHITECTURE, SIZED PER DETAIL AND SEALED WITH WATER-BASED CLEAR HARDWOOD SEALER.
- GATE SHALL BE HSS PER DETAIL, PRIMED AND PAINTED SHERWIN WILLIAMS 'NIGHT OWL'. INSTALL VON DUPRIN 98 OR APPROVED EQUIVALENT PANIC HARDWARE AND LEVER TRIM.
- HINGE SHALL BE LOCINOX MAMMOTH 180.

SCREEN WALL:
- POSTS SHALL BE PT WOOD PER DETAIL. SLATS AND CAP SHALL BE CLEAR CEDAR TO MATCH ARCHITECTURE, SIZED PER DETAIL AND SEALED WITH WATER-BASED CLEAR HARDWOOD SEALER.
- BLACKENED STEEL PANEL SHALL BE SIZED PER DETAIL. BLACKENING PROCESS SHALL BE SHOP-FINISHED AND FILED-PAINTED

FIRE PIT: SHALL BE NEWLINE HARDSCAPES STONELEDGE FIRE PIT, COLOR GRANITE.

PERMEABLE PAVERS: SHALL BE STEPSTONE CAL ARC PERVIOUS PAVERS.

PROPERTY OWNER

DIVCOWEST

IN ASSOCIATION WITH

siTe. STUDIO g

THE SAND HILL COLLECTION - THE RANCH
3000 SAND HILL ROAD - CITY OF MENLO PARK
EXTERIOR IMPROVEMENTS

REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

CONSTRUCTION NOTES AND MATERIALS LIST

SHEET NUMBER

L5.00

PLANTING PLAN NOTES:

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.
2. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.
3. PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.
4. A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.
5. SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.
6. ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.
7. LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
8. TREES HALL BE PLANTED NO CLOSER THAN TEN (10) FEET FROM EXISTING UTILITIES AND NO CLOSER THAN FIVE (5) FEET FROM NEW UTILITIES.
9. TREES PLANTED WITHIN FIVE (5) FEET OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. CONTRACTOR MUST CONTACT THE CITY OF MENLO PARK ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.
11. ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1). FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4". FOR CALIPERS GREATER THAN 4" CALIPER SHALL BE MEASURED 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS. CALIPER IS MEASURED 6" ABOVE THE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

    CALIPER SIZE STANDARDS:
    15 GALLON: 0.75 - 1.25"
    24" BOX: 1.25 - 2"
    36" BOX: 2 - 3.5"
    48" BOX: 3.5 - 5"
    60" BOX: 4 - 6"

12. **ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. IN THE EVENT THAT BARK MULCH EXISTS ON SITE, CONTRACTOR SHALL PROVIDE SAMPLE OF EXISTING AND PROPOSED MATCHING BARK MULCH FOR APPROVAL. OTHERWISE, BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.**

PLANT PALETTE

BOTANICAL NAME	CONTAINER SIZE	MATURE SIZE HxW	WUCOLS
TREES			
ACER PALMATUM 'BLOODGOOD'	24"BOX	15'x15'	M
ARBUTUS 'MARINA'	24"BOX	40'x25'	L
QUERCUS VIRGINIANA 'CATHEDRAL'	24"BOX	50'x50'	M
SHRUBS			
AGAVE 'BLUE FLAME'	5 GALLON	4'x4'	L
BACCHARIS PILULARIS 'PIGEON POINT'	1 GALLON	2'x8'	L
CALAMAGROSTIS 'KARL FOERSTER'	1 GALLON	6'x3'	M
LOMANDRA 'BREEZE'	1 GALLON	3'x3'	L
LOMANDRA 'TROPIC BELLE'	1 GALLON	4'x4'	L
NEPETA 'WALKER'S LOW'	1 GALLON	3'x4'	L
PITTOSPORUM 'SILVER SHEEN'	5 GALLON	10'x6'	M
SALVIA YANGII	1 GALLON	4'x4'	L
SALVIA CLEVELANDII 'POZO BLUE'	1 GALLON	3'x5'	L
SESLERIA AUTUMNALIS	1 GALLON	2'x2'	M
SESLERIA 'GREENLEE'	1 GALLON	2'x2'	M
VERBENA BONARIENSIS	1 GALLON	6'x2'	VL
VINES			
ACTINIDIA ARGUTA	5 GALLON	12'x3'	M
FICUS PUMILA	5 GALLON	12'x4'	M

TREES

ACER PALMATUM 'BLOODGOOD'

ARBUTUS 'MARINA'

QUERCUS VIRGINIANA 'CATHEDRAL'

SHRUBS

AGAVE 'BLUE FLAME'

BACCHARIS PILULARIS 'PIGEON POINT'

CALAMAGROSTIS X 'KARL FOERSTER'

LOMANDRA 'BREEZE'

LOMANDRA 'TROPIC BELLE'

NEPETA 'WALKER'S LOW'

PITTOSPORUM 'SILVER SHEEN'

SALVIA 'POZO BLUE'

VINES

ACTINIDIA ARGUTA

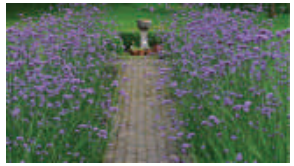
FICUS PUMILA

SALVIA YANGII

SESLERIA AUTUMNALIS

SESLERIA 'GREENLEE'

VERBENA BONARIENSIS



PROPERTY OWNER

DIVCOWEST.

IN ASSOCIATION WITH

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THE SAND HILL COLLECTION - THE RANCH

3000 SAND HILL ROAD - CITY OF MENLO PARK

EXTERIOR IMPROVEMENTS

REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE

PLANTING NOTES AND LEGEND

SHEET NUMBER

L6.01

October 18th, 2022

3000 Sand Hill Road Project Narrative

Overall Project Intent:
As tenants return to the office from the pandemic, it is now more important than ever to provide amenities that accelerate change and support a new kind of work and workforce. Office campuses are no longer receptacles for modes of work, but places that should encourage a sense of culture, community, focused endeavor and work-life balance. While 3000 Sand Hill Road is a flourishing and beautiful campus, there are areas that are longing for improvement. The areas within the campus that have been determined most critical for improvement are the fitness center, the undeveloped field that has potential for a small seating area, the landscape area adjacent to the restaurant (called the 'Sun Deck') and the courtyard spaces in front of buildings 3 & 4. We are reaching out to the adjacent community via a typed letter stating the intents of the project. We have also responded some feedback from the adjacent community regarding the seating area and are responding to those comments accordingly.

Fitness Center:

- Improvements Include:
  - This building is currently an under-utilized and under-whelming facility that has great potential for being an asset to tenants and promoting a healthy work environment. Divco is proposing to keep the building footprint as-is and provide a new storefront door, new exterior wood siding/paint, a new interior layout with lockers and improved fitness equipment and a new folding door system to connect to a fenced exterior patio for outdoor stretching, yoga and other fitness activities. The architectural elevation of the existing building will remain as-is, receiving new cladding to modernize and improve the aesthetic of the existing structure to remain. Other improvements include removal/replacement of existing concrete paving and landscape to be replaced with new hardscape and drought tolerant planting with drip irrigation per AB1881 requirements.
  - No trees will be removed as part of this scope and no modifications to parking lot are included.
  - A new 220 SF arbor is proposed along the fence to help with privacy and provide some shade in the afternoon.

Seating Area:

- Improvements Include:
  - Improvements include the removal of portions of an existing undeveloped field, to be replaced with a small concrete patio.
  - A new 320 SF wooden arbor is proposed to provide shade and act as a quiet destination for tenants to enjoy outdoor working, meetings, etc.
  - No trees will be removed as part of this scope. LED pedestrian lighting is included. No modifications to parking are included.

Techcon 16200 Vineyard Blvd., Suite 100 Morgan Hill, CA 95037
Phone: (408) 778-1350 | Fax: (408) 778-2548

Sun Deck

- Improvements Include:
    - Improvements include the removal of existing landscape and paving at the rear of the restaurant building, to be replaced with drought tolerant planting/irrigation.
    - New circulation walkways that conform to current applicable building codes enforced at time of drawing completion.
    - Hardwood deck to serve as a destination for tenants to work, dine and meet outdoors.
    - Trees will be removed and replaced in accordance with city of Menlo Park tree mitigation policy and per the tree removal/mitigation plan.
    - A new 352 SF wooden arbor is proposed to provide shade to a portion of the deck.

Courtyards buildings #3 & #4

- Improvements Include:
    - Removal of existing landscape and paving at the entry and courtyards of buildings 3 & 4 to be replaced with drought tolerant planting/irrigation and new concrete paving.
    - Two freestanding 10' tall aluminum arbors (one 480SF, the other 481SF) is included at each building to serve for outdoor meeting and working.
    - Pedestrian site lighting is included.
    - No modification to existing parking is included.

Below us a summary of the community outreach, as well as a copy of the letter provided to the neighborhood:

June 29, 2022: Phone call between Brad Scott (3000 Sand Hill asset manager) and a member of leadership for the HOA that represents the residential area surrounding 3000 Sand Hill Road (the "HOA").
Topic: Discussed the 3000 Sand Hill Road projects currently under review by the City of Menlo Park (the "City"), which includes a new deck adjacent to the restaurant, updated courtyard spaces at the entries of buildings 3 & 4, a renovation of the existing gym, and the addition of a pickleball court with seating patio and shade arbor (combined, the "3000 Projects").

June 30, 2022: Meeting between Martha Velez (3000 Sand Hill general manager) and Dustin Gillespie (3000 Sand Hill senior property manager) and four members of HOA leadership:
Topic: Property management met with HOA leadership to discuss various 3000 Sand Hill Road related matters. Specific to the 3000 Projects, the addition of a pickleball court to the 3000 campus was discussed.

August 3, 2022: 174 letters were sent to the neighboring community regarding the 3000 Projects currently under review by the City along with contact information for any questions. Attached for reference is a copy of the letter.

September 1, 2022: Meeting between Ben Elder (3000 Sand Hill portfolio manager), Brad Scott (3000 Sand Hill asset manager), Martha Velez (3000 Sand Hill general manager) and Dustin Gillespie (3000 Sand Hill senior property manager) and four members of HOA leadership:
Topic: Ownership met with HOA leadership and the addition of a pickleball court to the 3000 campus was discussed. Based on HOA feedback, ownership agreed to remove the pickleball court from the scope of work. The HOA did not raise opposition to the other 3000 Projects included in the scope of work.

If there are any additional questions or comments not addressed in the narrative above, there is additional information for building coverage, tree removal/replacement quantities, total property area, etc. on the Project Cover Sheet G0.01.

Sincerely,
Jackson Derler, RLA
Techcon / siTe

Techcon 16200 Vineyard Blvd., Suite 100 Morgan Hill, CA 95037
Phone: (408) 778-1350 | Fax: (408) 778-2548

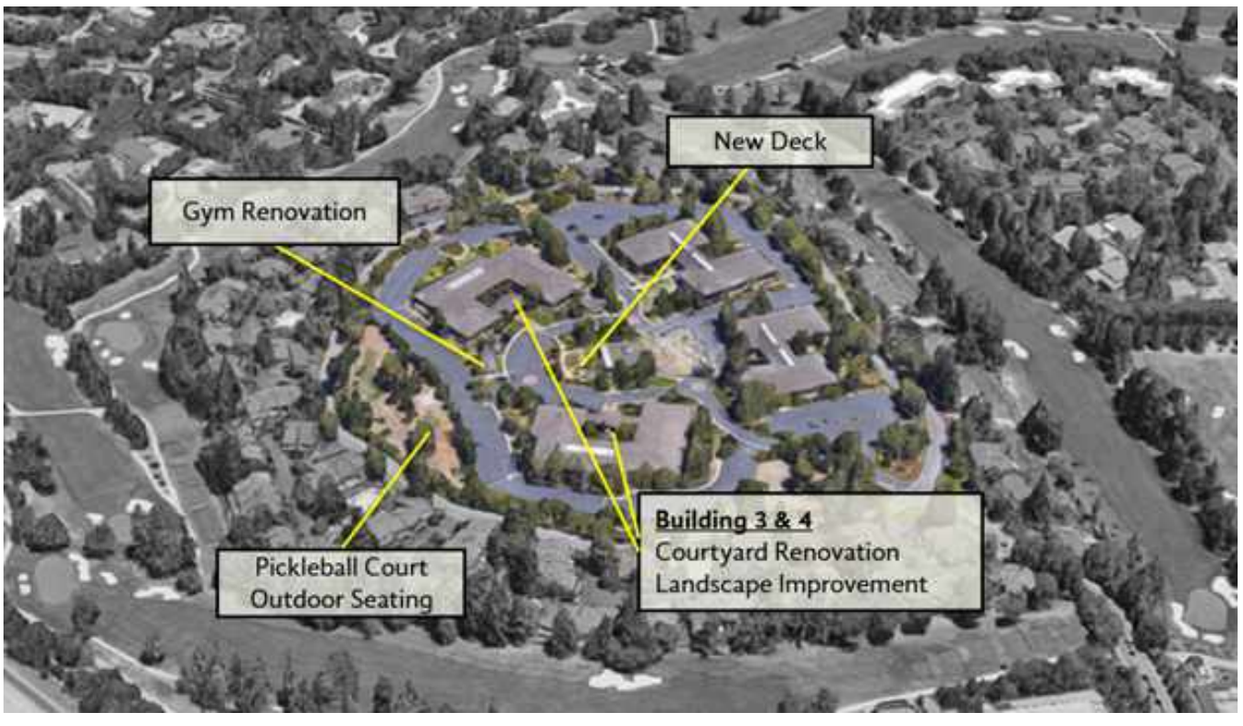
THE RANCH

3000 Sand Hill Road

Hello:

This note is to provide notice regarding an upcoming project at the 3000 Sand Hill Road campus. The map below shows the scope of the project, which entails a new deck adjacent to the restaurant, updated courtyard spaces at the entries of buildings 3 & 4, a renovation of the existing gym, and the addition of a pickleball court with seating patio and shade arbor. There are no new enclosed structures, and no heritage trees are proposed for removal. If you have any questions or concerns, please reach out to The Ranch Property Management Office at theranch@sandhillcollection.com.

Thank you,
The Ranch Property Management Team



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Techcon Corp.
Attn: Jackson Derler

via email to jderler@techconcorp.com

RE: 3000 Sand Hill Road, Menlo Park
PLN2022-00026

Date: 10/18/22

ARBORIST REPORT and TREE PROTECTION REPORT

Arborist Report

- Provide a tree inventory for approximately 79 existing trees.
- Identify tree impacts due to proposed construction and determine where impacts will require tree removal or re-design.
- Provide details for each tree, as described in Community Development comments, Section C – Arborist Comments, dated September 19, 2022.
- Provide a marked set of drawings to show tree protection measures needed for each area.
- Provide data tables, georeferenced tree locations and the Arborist Report and Tree Protection Plan in digital formats to be incorporated into plan sheets by others.

Background

The 3000 Sand Hill Road property hosts commercial office space, a restaurant, a fit center and outdoor meeting spaces. The owners plan to expand access and uses for outdoor spaces in 5 areas at the core of the property.

The following documents were reviewed for this report:

- A set of exterior improvement plans provided by Techcon, Site Designed Built, and Studio G. This is the plan set for Planning Submittal that will also include this report.

Heritage trees in the City of Menlo Park are defined as any tree larger than 15” DBH (diameter at breast height), native oak trees larger than 10” DBH, certain trees designated by the City Council, and multi-stemmed trees measuring larger than 15” diameter at the point where the stems merge. This Arborist Report and Tree Protection Plan are intended to protect all trees so defined, and is subject to review and approval by City staff.

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Tree Management Experts has been designated as the Project Arborist for purposes of these development improvements. The Project Arborist refers to either of the following Certified Arborists who have been pre-approved by the City of Menlo Park:

Aaron Wang	aaron@treemanagementexperts.com	cell 847.630.3599
Roy Leggitt	roy@treemanagementexperts.com	cell 415.606.3610

Projects

The property has a dispersed landscape with different types of designs in different areas. Some buildings have courtyards with walkways and direct access from the ground floor offices. All buildings have surrounding landscaping that fills the areas between the offices and other buildings and/or parking areas. The entire property has a perimeter landscaped buffer that varies in width and has a wider area that is flat on the west side.

The five projects comprising this construction phase are as follows:

Building 3: Existing outdoor areas will be enhanced to accommodate outdoor meeting spaces, including a new patio over most of the landscaped courtyard, a new patio in front of the building and toward the south, and a new low wall to provide visual separation between the office building and parking lot.

Fit Center: An area to the west of the building will be enclosed and surfaced to allow outdoor fitness activities. A privacy screen will also be added to the east side of the building to separate the indoor uses from the parking lot.

West Seating: A new seating or gathering area will be placed to the south of the existing artificial turf and basketball court. This new area will have a paver surface and a new fire pit.

Restaurant: A new outdoor dining deck will be placed in the existing landscape area to the west of the restaurant. The new deck will be accessed by existing concrete walkways.

Building 4: Existing outdoor areas will be enhanced to accommodate outdoor meeting spaces, including a new patio over most of the landscaped courtyard, a new patio in front of the building and toward the east and new handrails and connecting pathways to improve accessibility.

A total of 92 trees are within or nearby these 5 work areas. Of these trees, 35 are heritage trees. Each tree is referenced by an assigned number that corresponds to those used on the Landscape Site Plan and the tree tags affixed to the trees in the field. The data for tree identification, defects, and recommendations are listed in the attached data table.

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Site and Soil Conditions

The site appears to have characteristic Accelerator-Fagan-Urban loam to clay-loam soil that is reasonably undisturbed, except where buildings and hardscaping have been built. Characteristic loam to clay loam soils in this area are well drained, percolate water at a moderate speed with high runoff and are fairly deep (29-41 in).

When this soil is wet, equipment cannot be operated within any TPZ area without causing a separation of coarse particles from fine particles, a process that causes compaction and formation of layers, and destroys the natural soil pore space and thus horticultural properties of the soil.

Project Considerations

Buildings 3 and 4

Tree impacts to these two projects are similar with demolition of existing hardscape and planters, plus removal of turf, smaller plants and some trees being necessary. We anticipate that grading will be needed to slope finished surfaces to existing area drains, and that new curbing will require over-cutting and forming, and that equipment access will be necessary. New patio surfaces will require base rock and compaction, plus installation of paver materials. Demolition materials and excavation tailings from grading and footings will require staging and off-hauling. New landscaping will require trenching for irrigation mains and laterals, placement of irrigation control boxes, installation of low voltage lighting, and excavation of planting pits.

Fit Center

Tree impacts for the fit center will be due to the installation of flat work for a new outdoor use area, plus footings as needed for a privacy screen, fence and an arbor. It is anticipated that grading and installation of base rock and pavers will require site disturbance and equipment access. Excavation tailings from grading and footings will likely require staging and off-hauling.

West Seating

Tree impacts in the west seating area will occur due to flat work and trenching for landscape lighting. The flat work will disturb soil grades, including parts of some tree protection zones, and will include placement of base rock and compaction.

Restaurant

Tree impacts to the new dining deck will be limited to piers and carpentry activity. Some of the pier locations will likely be inside tree protection zones, and excavation for piers will

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produce tailings that will require off-hauling. Carpentry activity will require access to tree protection zones to construct the deck atop the piers.

Tree Protection

Project Arborist & Periodic Inspections

PROJECT ARBORIST

The Project Arborists for these construction activities is designated as:

Tree Management Experts
MP Business License No: 71214

Name	ISA Cert. #	Phone #
Aaron Wang	MW-5597A	847.630.3599
Roy C. Leggitt, III	WE-0564A	415.606.3610

MONTHLY INSPECTIONS

The Project Arborist shall make periodic inspections on a not less than four-week interval to assess and monitor the effectiveness of the Tree Protection Plan and to provide recommendations for any additional care or treatment.

REPORTING REQUIREMENTS

Any damage to trees due to construction activities shall be reported to the Project Arborist or City Arborist within six hours so that remedial action can be taken. The Project Arborist shall be responsible for the preservation of the designated trees. Should the builder fail to follow the tree protection specifications, it shall be the responsibility of the Project Arborist to report the matter to the City Arborist as an issue of non-compliance.

In addition, after each construction monitoring visit, the Project Arborist shall provide a follow-up letter to the city with an assessment of the severity of impacts and confirming whether mitigation has been completed to specification. If the Project Arborist determines that the structural integrity of the trees has been compromised or the long-term viability of the trees has been compromised, then the trees should be removed and appropriate mitigation should be provided.

Any tree on site protected by the Menlo Park Municipal Code will require replacement according to its appraised value if it is damaged beyond repair as a result of construction activities.

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Construction Procedures

PROHIBITED ACTIVITIES

Do Not:

a. Allow run off of spillage of damaging materials into the area below any tree canopy.
b. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
c. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the City Arborist.
d. Allow fires under and adjacent to trees.
e. Discharge exhaust into foliage.
f. Secure cable, chain, or rope to trees or shrubs.
g. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the City Arborist.
h. Apply soil sterilants under pavement near existing trees.

DEMOLITION

All tree protective fencing, root buffers, and mulch must be in place prior to demolition. Refer to specific sections below for proper installation of each of these items.

At no time is any wheeled equipment or an excavator allowed to enter or cross over TPZ areas, except where a temporary root buffer has been installed. Use of a tracked Bobcat® or similar loader may be permitted within TPZ areas only on required root buffers, within the footprint of existing structures, or when the Project Arborist is on site to determine appropriate access points and to monitor soil and root conditions. Larger equipment shall not enter the TPZ under any circumstances.

FOUNDATION PERIMETER CONSTRUCTION

Foundation perimeter construction within TPZ areas must be done with tree protective fencing, root buffers, and mulch in place at all times. Equipment must remain within the new building footprints, on required root buffers or outside TPZ areas. The Project Arborist must be on site during any excavation activities within TPZ areas.

WALKWAY CONSTRUCTION

Because proposed walkways pass through TPZ areas of the property, any clearing of organic material from the surface, placement of base rock and forming activities for walkways within three (3) feet of depth from current grade must be done under the direction of the Project Arborist. The exception to this is for work within the existing width and depth of the existing pavement.

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STAGING AREAS

Staging areas are available outside of TPZ areas throughout the site. Storing and staging within TPZ areas can only be done on top of a required root buffer and with proper trunk protection, as specified in this report.

BACKFILL AND FILL SOIL

Within TPZ areas, all backfill and fill soil shall be comprised of clean native topsoil. Soil must be placed without tamping, vibration, rolling, saturating or otherwise causing compaction that exceeds 85 percent. No fill soil movement or placement may be done during wet soil conditions. Do not place, store or stage any fill soil within TPZ areas, except where backfilling against the construction perimeter.

Tree Protection Measures

Tree Protection Implementation Methods

To implement tree protection measures effectively, fences shall enclose the areas outlined on the attached site plan markup. It is recommended that fence posts be installed first, then place mulch and root buffers according to layout. Where tree canopies are contiguous, fencing may enclose multiple trees.

Surface installations such as root buffers and mulch must be installed in appropriate locations between areas identified by fence posts.

Following surface installations, chain link fencing must be strung tightly and closed off at all locations.

Tree Protection Measures for All Areas

TREE PROTECTIVE FENCING AND WARNING SIGNS

Placement: fence installation lines shall enclose the areas outlined on the attached site plan markup. For non-heritage trees to be retained on site, fencing will enclose the dripline or a circle 10x the tree diameter in radius, whichever is greater, to be adjusted as necessary and replaced with root buffers to accommodate construction activities.

Type and Size: 6-foot high chain link fencing shall be placed on 2-inch tubular galvanized iron posts driven a minimum of 2 feet into undisturbed soil and spaced not more than 10 feet on center. Where temporary access may be necessary, as approved by the City Arborist or Project Arborist, fences may be set on concrete blocks and appropriate root buffers, as described below, shall be installed. Under no circumstances may a fence be moved closer than 2 feet from the base of a tree.

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Duration: Tree fencing shall be erected prior to any demolition activity, and shall remain in place for the duration of the project.

'Warning' Signs: 'Warning' signs shall posted on Tree Protective Fencing not more than every 20 feet stating "WARNING – *Tree Protective Zone* – This fence shall not be removed"

TRUNK WRAP

Where root buffers are installed in lieu of Tree Protective Fencing, and where construction may affect the stems or branches of a tree, the trunks of trees shall be protected with one of the following methods:

Option 1: Armored straw wattle wrap: Wrap the lower 8 feet of the trunk with straw wattles, encase this in a length of Sonotube®, or similar, and secure with a layer of orange plastic snow fencing. Where the diameter of the tree combined with the straw wattles exceeds the diameter of Sonotube® or similar available (usually 48"), 2x4 planking shall be laid edge to edge around the straw wattle and secured with zip ties and snow-fence.

Option 2: Straw wattle wrap: This method may be easier to install on multi-trunk trees. Wrap at least the lower 6 feet of the trunk with straw wattles and secure with a layer of orange plastic snow fencing.

Option 3: Plywood box wrap: Build a box out of ½ inch plywood screwed together with 2 x 4 bracing. Place blocking between the plywood box and the trunk to prevent movement, cushioning the blocking with a strip of carpet or ½ inch thick cloth layer.

MULCH

Placement: All areas enclosed by Tree Protective Fencing shall have a 6-inch deep layer of mulch applied, leaving a 12-inch distance around each tree trunk free of mulch.

Type and Size: Mulch material shall be 2-inch unpainted, untreated wood chip mulch or an approved equal.

Duration: Mulch shall be placed in all designated areas prior to any demolition or construction activity.

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ROOT BUFFER

Placement: A temporary protective Root Buffer must be installed before any driving, storing or staging takes place within any TPZ areas. Root buffers should be placed as delineated in the attached site plan markup.

Type and Size: The Root Buffer shall consist of a base course of tree chips spread over each designated area to a minimum depth of 6 inches. In some cases, it may further stabilize the tree chips to place a cap of a base course of 3/4-inch quarry gravel. The root buffer must be covered with a minimum 3/4-inch or thicker layer of plywood. The plywood cap may be secured with clips to join the sheets. Additional wood chips may be added periodically upon the recommendation of the Project Arborist following monthly inspections.

Duration: All Root Buffers shall remain in place for the duration of the project.

Construction Impact Mitigation

GRADE CHANGES

Grading changes shall not exceed 4 inches of depth in cuts, or 4 inches of depth in fill where such grade changes are within Tree Protection Zones except as approved by the City Arborist or Project Arborist

UTILITY TRENCHING

If any utility trenches must be excavated through any TPZ area or within 10 trunk diameters from any tree, either directional boring not less than 3 feet below grade or Air-spade® (or equivalent) excavation is required.

When roots are encountered during excavation outside of this area, any roots under 2” in diameter shall be cleanly severed by hand across the cross-section using bypass pruners or a saw with a pruning blade.

Whenever roots larger than 2” in diameter are encountered, they shall be reported immediately to the Project Arborist who shall determine whether they can be cut or must be left in situ and excavated around using hand or compressed air techniques. Removal of larger roots may result in a hazardous tree and would require removal of a tree, and this can only be determined by having the Project Arborist inspect larger roots.

If roots are left in place they must be protected with dampened burlap. Trenches that must remain open for more than 24 hours shall be lined on the side adjacent to trees with four layers of dampened, untreated burlap, being rewetted as often as necessary to keep the burlap wet.

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FOUNDATION CONSTRUCTION

Foundation construction will cause root impacts from perimeter footing excavation along the perimeter of the new building. Root losses are anticipated for trees in these areas. The following mitigation is required:

Excavation

All excavation within the TPZ shall be done by hand or compressed air, no machine trenching in TPZ areas will permitted until excavation has reached a depth below active root growth, in most cases three (3) feet. Over-excavation cutbacks should be avoided in favor of shoring the side of excavations.

All roots encountered of any size whatsoever shall be cleanly severed by hand across the cross-section using bypass pruners or a saw with a pruning blade at the excavation perimeter. Excavation within the TPZ shall be performed under the direction of the Project Arborist. Trenches that must remain open for more than 24 hours shall be lined on the side adjacent to trees with four layers of dampened, untreated burlap, being rewetted as often as necessary to keep the burlap wet.

Excavation Tailings

All tailings derived from excavation of the perimeter footings shall be immediately placed within the confines of the perimeter foundation, or outside all TPZ areas. No tailings shall be stockpiled, abandoned or allowed to remain overnight in any TPZ area even where a root buffer is in place.

Soil Fracturing

All inadvertent compaction of soil within any TPZ shall be loosened by soil fracturing with Air-spade® (or equivalent) excavation equipment subsequent to all equipment access needs.

Construction Impacts and Mitigation – tree by tree

Trees not shown on this plan set will not be impacted by construction.

Additional trees are shown on the plan set that are not impacted by construction and are not considered in this report.

Tree 39

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

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Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 40

This tree will be removed due to poor health and poor structure.

Tree 41

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 82

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses and vehicular traffic.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 85

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses and vehicular traffic.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 86

This tree will be removed due to poor health and poor structure.

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Tree 91

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses and vehicular traffic.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 92

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to construction of a new ADA accessible ramp and sidewalk, and installation of new landscape lighting.

Project Arborist involvement: mandatory during all grading and trenching activity.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Arborist oversight during grading for the new ADA accessible ramp and sidewalk, a total of 70 square feet.
- Arborist oversight during trenching for the new landscape lighting, a total of 20 linear feet.

Tree 93

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to construction of a new ADA accessible ramp and sidewalk, and installation of new landscape lighting.

Project Arborist involvement: mandatory during all grading and trenching activity.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Arborist oversight during grading for the new ADA accessible ramp and sidewalk, a total of 60 square feet.
- Arborist oversight during trenching for the new landscape lighting, a total of 18 linear feet.

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Tree 94

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to construction of a new ADA accessible sidewalk, and installation of new landscape lighting.

Project Arborist involvement: mandatory during all grading and trenching activity.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Arborist oversight during grading for the new ADA accessible sidewalk, a total of 50 square feet.
- Arborist oversight during trenching for the new landscape lighting, a total of 16 linear feet.

Tree 95

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to construction of a new ADA accessible sidewalk, and installation of new landscape lighting.

Project Arborist involvement: mandatory during all grading and trenching activity.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Arborist oversight during grading for the new ADA accessible sidewalk, a total of 60 square feet.
- Arborist oversight during trenching for the new landscape lighting, a total of 15 linear feet.

Tree 96

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to construction of a new ADA accessible sidewalk, and installation of new landscape lighting.

Project Arborist involvement: mandatory during all grading and trenching activity.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Arborist oversight during grading for the new ADA accessible sidewalk, a total of 50 square feet.
- Arborist oversight during trenching for the new landscape lighting, a total of 18 linear feet.

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Tree 97

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 98

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 99

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 100

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 109

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

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Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 110

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 111

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 112

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 113

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and trenching for new landscape lighting.

Project Arborist involvement: mandatory during demolition of existing sidewalks, and mandatory during trenching activities.

The following tree protection measures and mitigation will be necessary:

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- Tree protective fencing.
- Project Arborist on site during demolition of approximately 120 square feet of sidewalk.
- Project Arborist on site during trenching of 40 feet for lighting.

Tree 114

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and trenching for new landscape lighting.

Project Arborist involvement: mandatory during demolition of existing sidewalks, and mandatory during trenching activities.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist on site during demolition of approximately 20 square feet of sidewalk.
- Project Arborist on site during trenching of 10 feet for lighting.

Tree 115

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and trenching for new landscape lighting.

Project Arborist involvement: mandatory during demolition of existing sidewalks, and mandatory during trenching activities.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist on site during demolition of approximately 60 square feet of sidewalk.
- Project Arborist on site during trenching of 20 feet for lighting.

Tree 116

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and trenching for new landscape lighting.

Project Arborist involvement: mandatory during demolition of existing sidewalks, and mandatory during trenching activities.

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The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist on site during demolition of approximately 60 square feet of sidewalk.
- Project Arborist on site during trenching of 20 feet for lighting.

Tree 117

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and trenching for new landscape lighting.

Project Arborist involvement: mandatory during demolition of existing sidewalks, and mandatory during trenching activities.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist on site during demolition of approximately 40 square feet of sidewalk.
- Project Arborist on site during trenching of 10 feet for lighting.

Tree 118

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 119

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, excavation of planting pits for new landscape installations, installation of new landscape lighting, and modifications to landscape irrigation.

Project Arborist involvement: mandatory during demolition of existing sidewalks, trenching for landscape lighting, trenching for irrigation modifications, and excavation for new tree planting pits.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

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- Project Arborist on site during demolition of approximately 80 square feet of sidewalk.
- Project Arborist on site during trenching of approximately 20 feet.
- Project Arborist on site during excavation of one new tree planting pit.

Tree 120

This tree will be removed due to design changes.

Tree 122

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 123

This tree will be removed due to design changes.

Tree 124

This tree will be removed due to design changes.

Tree 125

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, and installation of new sidewalks.

Project Arborist involvement: mandatory during demolition of existing sidewalks.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist on site during construction of approximately 10 square feet of new sidewalk.

Tree 126

This tree is declining and dying, a separate Heritage Tree Removal Permit will be submitted for tree removal hopefully prior to the start of construction. If the tree is removed, the below impacts and mitigation will not be necessary.

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Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, and installation of new sidewalks.

Project Arborist involvement: mandatory during demolition of existing sidewalks.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist on site during construction of approximately 15 square feet of new sidewalk.

Tree 127

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, and installation of new sidewalks.

Project Arborist involvement: mandatory during demolition of existing sidewalks.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist on site during demolition of approximately 80 square feet of sidewalk.
- Project Arborist on site during construction of approximately 10 square feet of new sidewalk.

Tree 128

This tree will be removed due to poor health and poor structure.

Tree 129

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and construction of a new deck supported on piers.

Project Arborist involvement: mandatory during demolition of existing sidewalks, and excavation for piers within 6 feet of the tree.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- Root buffer.
- Project Arborist on site during demolition of approximately 40 square feet of sidewalk.

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- Project Arborist on site during excavation for piers.

Tree 130

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, construction of a new deck supported on piers, excavation of planting pits for new landscape installations, installation of new landscape lighting, and modifications to landscape irrigation.

Project Arborist involvement: mandatory during demolition of existing sidewalks, excavation for piers within 6 feet of the tree, mandatory during trenching for landscape lighting, trenching for irrigation modifications, and excavation for new tree planting pits.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- Root buffer.
- Project Arborist on site during demolition of approximately 10 square feet of sidewalk.
- Project Arborist on site during excavation for piers.
- Project Arborist on site during trenching of approximately 8 feet.
- Project Arborist on site during excavation of one new tree planting pit.

Tree 131

This tree is declining and dying, a separate Heritage Tree Removal Permit will be submitted for tree removal hopefully prior to the start of construction. If the tree is removed, the below impacts and mitigation will not be necessary.

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to elevation pruning for deck clearances, construction of a new deck supported on piers, and installation of new landscape lighting.

Project Arborist involvement: mandatory during pruning, during excavation for piers within 10 feet of the tree, and during trenching for landscape lighting.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- Root buffer.
- Project Arborist on site during elevation pruning.
- Project Arborist on site during excavation for piers.

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Tree 132

This tree is declining and dying, a separate Heritage Tree Removal Permit will be submitted for tree removal hopefully prior to the start of construction. If the tree is removed, the below impacts and mitigation will not be necessary.

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to elevation pruning for deck clearances, construction of a new deck supported on piers, and installation of new landscape lighting.

Project Arborist involvement: mandatory during pruning, during excavation for piers within 10 feet of the tree, and during trenching for landscape lighting.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- Root buffer.
- Project Arborist on site during elevation pruning.
- Project Arborist on site during excavation for piers.

Tree 133

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to elevation pruning for deck clearances, construction of a new deck supported on piers, and installation of new landscape lighting.

Project Arborist involvement: mandatory during pruning, during excavation for piers within 10 feet of the tree, and during trenching for landscape lighting.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- Root buffer.
- Project Arborist on site during elevation pruning.
- Project Arborist on site during excavation for piers.

Tree 135

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and trenching for new landscape lighting.

Project Arborist involvement: mandatory during demolition of existing sidewalks, and mandatory during trenching activities.

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The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist on site during demolition of approximately 80 square feet of sidewalk.
- Project Arborist on site during trenching of 20 feet for lighting.

Tree 136

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and trenching for new landscape lighting.

Project Arborist involvement: mandatory during demolition of existing sidewalks, and mandatory during trenching activities.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist on site during demolition of approximately 120 square feet of sidewalk.
- Project Arborist on site during trenching of 30 feet for lighting.

Tree 137

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and trenching for new landscape lighting.

Project Arborist involvement: mandatory during demolition of existing sidewalks, and mandatory during trenching activities.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist on site during demolition of approximately 40 square feet of sidewalk.
- Project Arborist on site during trenching of 10 feet for lighting.

Tree 138

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and trenching for new landscape lighting.

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Project Arborist involvement: mandatory during demolition of existing sidewalks, and mandatory during trenching activities.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist on site during demolition of approximately 40 square feet of sidewalk.
- Project Arborist on site during trenching of 20 feet for lighting.

Tree 139

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and trenching for new landscape lighting.

Project Arborist involvement: mandatory during demolition of existing sidewalks, and mandatory during trenching activities.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist on site during demolition of approximately 80 square feet of sidewalk.
- Project Arborist on site during trenching of 40 feet for lighting.

Tree 148

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 149

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

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Tree 150

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 151

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 152

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, and installation of new sidewalks.

Project Arborist involvement: mandatory during demolition of existing sidewalks.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist on site during demolition of approximately 80 square feet of sidewalk.
- Project Arborist on site during construction of approximately 80 square feet of new sidewalk.

Tree 153

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of new patio.

Project Arborist involvement: mandatory during construction of new patio.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

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- Project Arborist on site during construction of approximately 30 square feet of new patio.

Tree 154

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of new patio.

Project Arborist involvement: mandatory during construction of new patio.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.
- Project Arborist on site during construction of approximately 20 square feet of new patio.

Tree 155

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of new sidewalks.

Project Arborist involvement: mandatory during installation of new sidewalks.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.
- Project Arborist on site during construction of approximately 100 square feet of new sidewalk.

Tree 156

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.

Tree 157

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

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- Tree protective fencing.

Tree 176

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.

Tree 177

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.

Tree 178

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.

Tree 180

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to demolition of existing sidewalks, installation of new sidewalks, and construction of a new screen wall supported on a linear footing.

Project Arborist involvement: mandatory during demolition of existing sidewalks, and excavation for the linear footing within 6 feet of the tree.

The following tree protection measures and mitigation will be necessary:
- Trunk wrap.
- Root buffer.

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- Project Arborist on site during demolition of approximately 10 square feet of sidewalk.
- Project Arborist on site during excavation of 6 feet of trench for the linear footing.

Tree 181

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: mandatory during demolition of existing sidewalks, and excavation for the linear footing within 6 feet of the tree.

The following tree protection measures and mitigation will be necessary:
- Trunk wrap.
- Root buffer.

Tree 182

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of new sport surface, installation of a new fence on a linear L-footing.

Project Arborist involvement: mandatory during installation of the new sport surface and during excavation for the new linear L-footing.

The following tree protection measures and mitigation will be necessary:
- Trunk wrap.
- Root buffer.
- Project Arborist on site during installation of approximately 10 square feet of new sport surface.
- Project Arborist on site during excavation of 15 feet of trench for the new linear L-footing.

Tree 183

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:
- Trunk wrap.
- Root buffer.

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Tree 184

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of new piers for a new arbor.

Project Arborist involvement: mandatory during excavation for the piers for a new arbor.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Trunk wrap.
- Root buffer.
- Project Arborist on site during excavation for piers for a new arbor.

Tree 185

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of new sport surface, installation of a new arbor, and installation of a new fence on a linear L-footing.

Project Arborist involvement: mandatory during installation of the new sport surface, during installation of piers for a new arbor, and during excavation for the new linear L-footing.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Trunk wrap.
- Root buffer.
- Project Arborist on site during installation of piers for a new arbor.
- Project Arborist on site during installation of 35 square feet of a new sport surface.
- Project Arborist on site during excavation of 11 feet of trench for the new linear L-footing.

Tree 186

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Trunk wrap.
- Root buffer.

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Tree 187

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 191

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 192

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 193

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 194

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

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Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 195

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 196

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of a new patio.

Project Arborist involvement: mandatory during construction of a new patio.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- Root buffer.
- Project Arborist on site during construction of approximately 40 square feet of new patio.

Tree 197

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of a new patio, and installation of a new sidewalk.

Project Arborist involvement: mandatory during construction of a new patio, and construction of new sidewalk.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- Root buffer.
- Project Arborist on site during construction of approximately 210 square feet of new patio.

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- Project Arborist on site during construction of approximately 100 square feet of new sidewalk.

Tree 198

This tree will be removed due to construction conflicts.

Tree 199

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of a new patio.

Project Arborist involvement: mandatory during construction of a new patio.

The following tree protection measures and mitigation will be necessary:
- Trunk wrap.
- Root buffer.
- Project Arborist on site during construction of approximately 5 square feet of new patio.

Tree 200

This tree will be removed due to poor health and poor structure.

Tree 201

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.

Tree 204

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:
- Tree protective fencing.

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Tree 207

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.

Tree 1187

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of a new sidewalk.

Project Arborist involvement: mandatory during construction of a new sidewalk.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- Root buffer.
- Project Arborist on site during construction of approximately 60 square feet of new sidewalk.

Tree 1188

This tree will be removed due to construction conflicts.

Tree 1189

This tree will be removed due to construction conflicts.

Tree 1190

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of a new patio, and installation of a new sidewalk.

Project Arborist involvement: mandatory during construction of a new patio, and construction of new sidewalk.

The following tree protection measures and mitigation will be necessary:

- Trunk wrap.
- Root buffer.
- Project Arborist on site during construction of approximately 150 square feet of new patio.

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- Project Arborist on site during construction of approximately 40 square feet of new sidewalk.

Tree 1191

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of a new patio, and installation of a new sidewalk.

Project Arborist involvement: mandatory during construction of a new patio, and construction of new sidewalk.

The following tree protection measures and mitigation will be necessary:
- Trunk wrap.
- Root buffer.
- Project Arborist on site during construction of approximately 150 square feet of new patio.
- Project Arborist on site during construction of approximately 10 square feet of new sidewalk.

Tree 1192

This tree will be removed due to construction conflicts.

Tree 1193

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to passive uses.

Project Arborist involvement: none.

The following tree protection measures and mitigation will be necessary:
- Trunk wrap.
- Root buffer.

Tree 1194

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of a new patio.

Project Arborist involvement: mandatory during construction of a new patio.

The following tree protection measures and mitigation will be necessary:
- Trunk wrap.

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- Root buffer.
- Project Arborist on site during construction of approximately 20 square feet of new patio.

Tree 1195

Demolition and construction activities and potential impacts that will occur within the tree protection zone for this tree are limited to installation of new patio.

Project Arborist involvement: mandatory during construction of new patio.

The following tree protection measures and mitigation will be necessary:

- Tree protective fencing.
- Project Arborist on site during construction of approximately 5 square feet of new patio.

Tree 1196

This tree will be removed due to construction conflicts.

Tree 1197

This tree will be removed due to construction conflicts.

Tree 1198

This tree will be removed due to construction conflicts.

Tree 1199

This tree will be removed due to poor health and poor structure.

Tree 1200

This tree will be removed due to construction conflicts.

Tree 1201
This tree will be removed due to construction conflicts.

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Maintenance and Ongoing Care

Tree maintenance and ongoing care is necessary in preparation for construction, and throughout the entire timeline for construction. Anticipated needs include pruning and tree protection during landscape construction:

PRUNING

Pruning shall be done by a Certified Arborist in accordance with the current ANSI A300 Pruning Standards and International Society of Arboriculture (ISA) Best Management Practices.

Pruning shall be in accordance with that outlined in this report. A separate pruning regimen is currently in place for the entire 3000 Sand Hill Road Property. This pruning should continue to be carried out on schedule

IRRIGATION

Supplemental irrigation shall be applied to all trees that are anticipated to have root impacts as a result of construction impacts. However, summer irrigation of native oaks can predispose them to sudden oak death and fungal infections and should not occur under any circumstances. Winter precipitation may not be sufficient to support tree health and during this cooler periods, native oaks, especially those impacted by construction, may need to receive supplemental irrigation.

In cases where irrigation is deemed necessary it shall consist of 1 time per month during the irrigation season (usually March through September, depending on precipitation) in the amount of 10 gallons per inch of trunk diameter to be evenly applied within the dripline by standard gear driven sprinklers, inline drip tubing, or soaker hoses. The water flow should not cause runoff and should be adjusted to fully percolate into soil.

LANDSCAPING

Care must be exercised during landscape construction to avoid any trenches across existing TPZ areas. If sub-surface trenches must be installed, common trenches should be used and they should stay as far away from the trees as possible. A trench running along a radius line directly toward a tree is preferable to a cross trench.

Landscape construction plans are subject to review and comment by the Project Arborist. If extensive trenching is required, Air-spade® excavation may be required.

Care must be taken to keep mulch away from the base of all trees and other woody plants. Similarly, soil grades must be carefully monitored to keep excess soil from accumulating around the base of trees and shrubs.

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Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

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Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

Certification of Performance

I, Roy C. Leggitt, III, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am a member in good standing of the American Society of Consulting Arborists and a member and Certified Arborist with the International Society of Arboriculture.

I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Plant Science, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full-time capacity in the field of horticulture and arboriculture for more than 33 years.

Signed: Roy C. Leggitt, III

Date: *10/18/22*

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Certification of Performance

I, Aaron Wang, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am a member and Certified Arborist with the International Society of Arboriculture.

I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Forestry and Natural Resources, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full-time capacity in the field of horticulture and arboriculture for more than 8 years.

Signed: _____

Date: *10/18/22*

Identifying Information									Defects																	Maintenance Tasks											
Tree #	Tag #	Common Name	Binomial Name	Diameter (in)	Condition (%)	Functional Limitations (%)	External Limitations (%)	Heritage Tree	Previous Failures	Trunk/Basal Decay	Codominant Stems	Weak Attachments	Included Bark	Mistletoe	Girdling Root	Buried Root Collar	Fireblight	Cankers	Beetles/Borers	Mildew	Chlorosis	Declining	Fireblight	Topped	Trunk/Basal Scar	Remove Tree	Remove and Replace	Crown Clean	End-Weight Reduction	Clearance Prune	Shape	Train	Other	Monitor	Notes	Appraised Value
39	39	Aleppo pine	*Pinus halepensis*	23.8	60	90	70	X	X																			X	X							$10,000
40	40	cherry plum	*Prunus cerasifera*	7.4	30	90	90				X	X														X										$ 1,000
41	41	coast live oak	*Quercus agrifolia*	10.8	80	90	70	X																										X		$ 2,700
82	82	valley oak	*Quercus lobata*	19.7	70	90	70	X																				X	X							$ 8,000
85	85	coast live oak	*Quercus agrifolia*	15.0	70	90	70	X																										X		$ 4,600
86	86	cherry plum	*Prunus cerasifera*	7.4	20	90	90																			X										$ 700
91	91	coast live oak	*Quercus agrifolia*	17.1	80	80	70	X																										X		$ 6,100
92	92	coast live oak	*Quercus agrifolia*	13.2	70	70	70	X																										X		$ 2,800
93	93	coast live oak	*Quercus agrifolia*	12.5	70	70	70	X																										X		$ 2,500
94	94	coast live oak	*Quercus agrifolia*	10.0	70	70	70	X																										X		$ 1,600
95	95	coast live oak	*Quercus agrifolia*	9.9	70	70	70	X																										X		$ 1,600
96	96	valley oak	*Quercus lobata*	13.5	80	70	70	X																										X		$ 3,300
97	97	coast live oak	*Quercus agrifolia*	15.6	80	70	70	X																									X	X	remove 8 inch branch	$ 4,400
98	98	coast live oak	*Quercus agrifolia*	23.5	60	70	70	X			X		X																X							$ 7,500
109	109	pin oak	*Quercus palustris*	20.5	70	80	70	X						X														X	X						remove mistletoe	$13,000
110	110	pin oak	*Quercus palustris*	15.9	70	80	70	X						X														X	X						remove mistletoe	$ 7,800
111	111	pin oak	*Quercus palustris*	15.0	70	80	70	X						X														X	X						remove mistletoe	$ 6,900
112	112	pin oak	*Quercus palustris*	15.8	70	80	70	X						X														X							remove mistletoe	$ 7,700
113	113	pin oak	*Quercus palustris*	15.1	70	80	70	X						X														X							remove mistletoe	$ 7,000
114	114	coast live oak	*Quercus agrifolia*	9.1	70	80	90																					X								$ 1,900
115	115	coast live oak	*Quercus agrifolia*	11.7	70	80	70	X							X													X								$ 2,500
116	116	coast live oak	*Quercus agrifolia*	10.0	70	80	70	X																				X								$ 1,800
117	117	coast live oak	*Quercus agrifolia*	8.0	50	80	90				X																	X								$ 1,100
118	118	coast live oak	*Quercus agrifolia*	8.0	70	80	90																					X								$ 1,500
119	119	coast live oak	*Quercus agrifolia*	19.7	60	80	70	X											X									X		X					clear from light pole	$ 6,100
120	120	crape myrtle	*Lagerstroemia indica*	7.4	80	80	90																			X										$ 2,700
122	122	flowering pear	*Pyrus calleryana*	9.7	50	80	90										X											X			X				remove fireblight affected limbs	$ 2,700
123	123	crape myrtle	*Lagerstroemia indica*	6.1	70	80	90																			X										$ 1,600
124	124	crape myrtle	*Lagerstroemia indica*	5.7	70	80	90																			X										$ 1,400
125	125	olive	*Olea europaea*	12.1	70	80	90																					X								$ 3,400

Identifying Information									Defects																	Maintenance Tasks											Appraised Value
Tree #	Tag #	Common Name	Binomial Name	Diameter (in)	Condition (%)	Functional Limitations (%)	External Limitations (%)	Heritage Tree	Previous Failures	Trunk/Basal Decay	Codominant Stems	Weak Attachments	Included Bark	Mistletoe	Girdling Root	Buried Root Collar	Fireblight	Cankers	Beetles/Borers	Mildew	Chlorosis	Declining	Fireblight	Topped	Trunk/Basal Scar	Remove Tree	Remove and Replace	Crown Clean	End-Weight Reduction	Clearance Prune	Shape	Train	Other	Monitor	Notes	
126	126	coast live oak	*Quercus agrifolia*	14.5	20	80	70	X		X								X										X							possible sudden oak death tree, Recommmend Removal Poor Health/Structure	$ 1,100
127	127	coast live oak	*Quercus agrifolia*	13.2	70	80	70	X																				X								$ 3,200
128	128	unknown	*unknown*	7.8	30	80	90			X										X	X	X				X										$ 1,000
129	129	Japanese cherry 'Kwanzan'	*Prunus serrulata 'Kanzan'*	6.2	30	80	90			X															X			X							Recommend Removal-Poor Health/Structure	$ 390
130	130	Japanese cherry 'Kwanzan'	*Prunus serrulata 'Kanzan'*	3.6	30	80	90			X															X			X							Recommend Removal-Poor Health/Structure	$ 130
131	131	coast live oak	*Quercus agrifolia*	12.2	30	80	70	X		X								X	X									X							possible sudden oak death tree, Recommmend Removal Poor Health/Structure	$ 1,200
132	132	coast live oak	*Quercus agrifolia*	13.7	30	80	70	X		X								X	X									X							possible sudden oak death tree, Recommmend Removal Poor Health/Structure	$ 1,500
133	133	coast live oak	*Quercus agrifolia*	9.2	40	80	90			X								X	X									X								$ 1,100
135	135	coast live oak	*Quercus agrifolia*	7.9	70	70	90																					X								$ 1,300
136	136	pin oak	*Quercus palustris*	16.8	70	80	70	X																				X								$ 8,700
137	137	pin oak	*Quercus palustris*	15.0	70	80	70	X						X														X							remove mistletoe	$ 6,900
138	138	pin oak	*Quercus palustris*	12.2	70	80	90							X	X													X							remove mistletoe	$ 5,900
139	139	pin oak	*Quercus palustris*	17.3	70	80	70	X						X														X							remove mistletoe	$ 9,200
148	148	coast live oak	*Quercus agrifolia*	12.2	70	80	70	X																				X								$ 2,700
149	149	coast live oak	*Quercus agrifolia*	7.7	70	80	90																					X								$ 1,400
150	150	coast live oak	*Quercus agrifolia*	4.3	70	80	90																					X								$ 430
151	151	coast live oak	*Quercus agrifolia*	8.6	70	70	90																					X								$ 1,500
152	152	coast live oak	*Quercus agrifolia*	13.1	70	80	70	X																				X								$ 3,100
153	153	cherry plum	*Prunus cerasifera*	7.4	50	80	90																					X	X							$ 1,600
154	154	cherry plum	*Prunus cerasifera*	6.9	70	80	90																					X	X							$ 1,900

Identifying Information									Defects																	Maintenance Tasks											Notes	Appraised Value
Tree #	Tag #	Common Name	Binomial Name	Diameter (in)	Condition (%)	Functional Limitations (%)	External Limitations (%)	Heritage Tree	Previous Failures	Trunk/Basal Decay	Codominant Stems	Weak Attachments	Included Bark	Mistletoe	Girdling Root	Buried Root Collar	Fireblight	Cankers	Beetles/Borers	Mildew	Chlorosis	Declining	Fireblight	Topped	Trunk/Basal Scar	Remove Tree	Remove and Replace	Crown Clean	End-Weight Reduction	Clearance Prune	Shape	Train	Other	Monitor		
155	155	European white birch	*Betula pendula*	11.4	70	70	90																					X							Recommend Removal - Construction Conflict	$ 2,700
156	156	European white birch	*Betula pendula*	11.5	70	70	90																					X								$ 2,700
157	157	coast live oak	*Quercus agrifolia*	14.7	60	70	70	X																				X								$ 3,000
176	176	chinese elm	*Ulmus parvifolia*	11.5	70	70	90																					X	X							$ 4,600
177	177	coast live oak	*Quercus agrifolia*	10.9	70	80	70	X																				X								$ 2,200
178	178	Chinese hackberry	*Celtis sinensis*	2.0	70	70	90																									X		X	replant at proper dept	$ 80
180	180	coast live oak	*Quercus agrifolia*	5.1	80	70	90																									X				$ 610
181	181	coast live oak	*Quercus agrifolia*	8.4	70	70	90																									X				$ 1,400
182	182	coast live oak	*Quercus agrifolia*	9.2	50	70	90												X									X								$ 1,200
183	183	viburnum	*Viburnum spp.*	2.2	80	90	90																									X				$ 250
184	184	flowering pear 'Aristocrat'	*Pyrus calleryana 'Aristocrat'*	6.2	70	90	90																X					X							remove fireblight	$ 1,700
185	185	flowering pear 'Aristocrat'	*Pyrus calleryana 'Aristocrat'*	12.8	70	90	90				X												X					X							remove fireblight	$ 7,300
186	186	coast live oak	*Quercus agrifolia*	2.9	70	60	90																									X				$ 150
187	187	coast live oak	*Quercus agrifolia*	4.0	70	60	90																									X				$ 280
191	191	olive	*Olea europaea*	11.0	50	80	90																					X								$ 2,000
192	192	cherry plum	*Prunus cerasifera*	6.0	50	90	90																					X								$ 1,100
193	193	olive	*Olea europaea*	14.0	70	80	90																					X								$ 4,600
194	194	Japanese maple	*Acer palmatum*	8.4	70	80	90																									X				$ 2,800
195	195	European white birch	*Betula pendula*	11.7	70	80	90																					X								$ 3,200
196	196	European white birch	*Betula pendula*	10.9	70	80	90																					X								$ 2,800
197	197	Aleppo pine	*Pinus halepensis*	25.8	50	60	70	X																				X	X							$ 6,500
198	198	Japanese cherry 'Kwanzan'	*Prunus serrulata 'Kanzan'*	7.2	70	90	90																			X										$ 1,400
199	199	coast live oak	*Quercus agrifolia*	4.2	70	70	80																									X				$ 320
200	200	coast live oak	*Quercus agrifolia*	4.7	40	80	90												X								X								$ 300
201	201	coast live oak	*Quercus agrifolia*	2.9	70	70	90																									X				$ 170
204	204	olive	*Olea europaea*	11.8	50	80	90																					X								$ 2,300
207	207	pin oak	*Quercus palustris*	16.9	60	90	70	X																				X	X							$ 8,500
1187		Japanese maple	*Acer palmatum*	13.5	70	50	90									X																X			fine pruning only	$ 4,500

Identifying Information									Defects																	Maintenance Tasks											
Tree #	Tag #	Common Name	Binomial Name	Diameter (in)	Condition (%)	Functional Limitations (%)	External Limitations (%)	Heritage Tree	Previous Failures	Trunk/Basal Decay	Codominant Stems	Weak Attachments	Included Bark	Mistletoe	Girdling Root	Buried Root Collar	Fireblight	Cankers	Beetles/Borers	Mildew	Chlorosis	Declining	Fireblight	Topped	Trunk/Basal Scar	Remove Tree	Remove and Replace	Crown Clean	End-Weight Reduction	Clearance Prune	Shape	Train	Other	Monitor	Notes	Appraised Value
1188		American sweetgum	*Liquidambar styraciflua*	15.6	70	60	90																			X				X						$ 7,200
1189		American sweetgum	*Liquidambar styraciflua*	14.3	80	60	90																	X		X				X						$ 7,000
1190		Japanese maple	*Acer palmatum*	15.2	60	60	70	X								X																X			fine pruning only	$ 4,600
1191		American sweetgum	*Liquidambar styraciflua*	16.8	70	60	70	X																						X						$ 6,500
1192		American sweetgum	*Liquidambar styraciflua*	12.3	70	60	90																			X				X						$ 4,500
1193		Japanese maple	*Acer palmatum*	7.4	70	80	90																									X			fine pruning only	$ 2,200
1194		Japanese maple	*Acer palmatum*	13.7	70	80	90																							X		X			fine pruning only	$ 7,500
1195		Japanese maple	*Acer palmatum*	3.8	70	80	90																									X			fine pruning only	$ 570
1196		American sweetgum	*Liquidambar styraciflua*	13.1	50	70	80								X												X			X						$ 3,800
1197		purple-leaf plum 'Atropurpurea'	*Prunus cerasifera 'Atropurpurea'*	6.7	50	80	90															X					X	X								$ 1,300
1198		purple-leaf plum 'Atropurpurea'	*Prunus cerasifera 'Atropurpurea'*	3.9	60	80	90																				X	X								$ 430
1199		Japanese maple	*Acer palmatum*	1.8	30	80	90																	X			X					X				$ 60
1200		American sweetgum	*Liquidambar styraciflua*	13.5	60	70	90																	X			X	X								$ 5,400
1201		American sweetgum	*Liquidambar styraciflua*	10.5	50	70	90															X		X			X	X		X						$ 2,700

Tree #	Tag #	Species	Diameter (in)	Trunk Area	Cond %	FL %	EL %	Repl Dia	Repl Trunk Area	Replacement Tree Cost	Unit Tree Cost	Basic Cost	Depreciated Cost	Repl Tree Install	Aftercare	Total Addl Costs	Total Costs	Appraisal (Rounded)
39	39	*Pinus halepensis*	23.8	444.88	60%	90%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 26,332.44	$ 9,953.66	$ -	$ -	$ -	$ 9,953.66	$ 10,000
40	40	*Prunus cerasifera*	7.4	43.01	30%	90%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 4,313.92	$ 1,048.28	$ -	$ -	$ -	$ 1,048.28	$ 1,000
41	41	*Quercus agrifolia*	10.8	91.61	80%	90%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 5,422.31	$ 2,732.85	$ -	$ -	$ -	$ 2,732.85	$ 2,700
82	82	*Quercus lobata*	19.7	304.81	70%	90%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 18,041.37	$ 7,956.25	$ -	$ -	$ -	$ 7,956.25	$ 8,000
85	85	*Quercus agrifolia*	15.0	176.72	70%	90%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 10,459.71	$ 4,612.73	$ -	$ -	$ -	$ 4,612.73	$ 4,600
86	86	*Prunus cerasifera*	7.4	43.01	20%	90%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 4,313.92	$ 698.86	$ -	$ -	$ -	$ 698.86	$ 700
91	91	*Quercus agrifolia*	17.1	229.66	80%	80%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 13,593.44	$ 6,089.86	$ -	$ -	$ -	$ 6,089.86	$ 6,100
92	92	*Quercus agrifolia*	13.2	136.85	70%	70%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 8,100.00	$ 2,778.30	$ -	$ -	$ -	$ 2,778.30	$ 2,800
93	93	*Quercus agrifolia*	12.5	122.72	70%	70%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 7,263.69	$ 2,491.44	$ -	$ -	$ -	$ 2,491.44	$ 2,500
94	94	*Quercus agrifolia*	10.0	78.54	70%	70%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 4,648.76	$ 1,594.52	$ -	$ -	$ -	$ 1,594.52	$ 1,600
95	95	*Quercus agrifolia*	9.9	76.98	70%	70%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 4,556.25	$ 1,562.79	$ -	$ -	$ -	$ 1,562.79	$ 1,600
96	96	*Quercus lobata*	13.5	143.14	80%	70%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 8,472.37	$ 3,321.17	$ -	$ -	$ -	$ 3,321.17	$ 3,300
97	97	*Quercus agrifolia*	15.6	191.13	80%	70%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 11,313.22	$ 4,434.78	$ -	$ -	$ -	$ 4,434.78	$ 4,400
98	98	*Quercus agrifolia*	23.5	433.74	60%	70%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 25,672.78	$ 7,547.80	$ -	$ -	$ -	$ 7,547.80	$ 7,500
109	109	*Quercus palustris*	20.5	330.06	70%	80%	70%	1.69	2.24	$ 225.00	$ 100.30	$ 33,106.77	$ 12,977.85	$ -	$ -	$ -	$ 12,977.85	$ 13,000
110	110	*Quercus palustris*	15.9	198.56	70%	80%	70%	1.69	2.24	$ 225.00	$ 100.30	$ 19,916.06	$ 7,807.09	$ -	$ -	$ -	$ 7,807.09	$ 7,800
111	111	*Quercus palustris*	15.0	176.72	70%	80%	70%	1.69	2.24	$ 225.00	$ 100.30	$ 17,725.22	$ 6,948.29	$ -	$ -	$ -	$ 6,948.29	$ 6,900
112	112	*Quercus palustris*	15.8	196.07	70%	80%	70%	1.69	2.24	$ 225.00	$ 100.30	$ 19,666.33	$ 7,709.20	$ -	$ -	$ -	$ 7,709.20	$ 7,700
113	113	*Quercus palustris*	15.1	179.08	70%	80%	70%	1.69	2.24	$ 225.00	$ 100.30	$ 17,962.34	$ 7,041.24	$ -	$ -	$ -	$ 7,041.24	$ 7,000
114	114	*Quercus agrifolia*	9.1	65.04	70%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 3,849.64	$ 1,940.22	$ -	$ -	$ -	$ 1,940.22	$ 1,900
115	115	*Quercus agrifolia*	11.7	107.51	70%	80%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 6,363.69	$ 2,494.57	$ -	$ -	$ -	$ 2,494.57	$ 2,500
116	116	*Quercus agrifolia*	10.0	78.54	70%	80%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 4,648.76	$ 1,822.31	$ -	$ -	$ -	$ 1,822.31	$ 1,800
117	117	*Quercus agrifolia*	8.0	50.27	50%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 2,975.21	$ 1,071.07	$ -	$ -	$ -	$ 1,071.07	$ 1,100
118	118	*Quercus agrifolia*	8.0	50.27	70%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 2,975.21	$ 1,499.50	$ -	$ -	$ -	$ 1,499.50	$ 1,500
119	119	*Quercus agrifolia*	19.7	304.81	60%	80%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 18,041.37	$ 6,061.90	$ -	$ -	$ -	$ 6,061.90	$ 6,100
120	120	*Lagerstroemia indica*	7.4	43.01	80%	80%	90%	1.63	2.09	$ 225.00	$ 107.82	$ 4,637.36	$ 2,671.12	$ -	$ -	$ -	$ 2,671.12	$ 2,700
122	122	*Pyrus calleryana*	9.7	73.90	50%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 7,412.29	$ 2,668.43	$ -	$ -	$ -	$ 2,668.43	$ 2,700
123	123	*Lagerstroemia indica*	6.1	29.22	70%	80%	90%	1.63	2.09	$ 225.00	$ 107.82	$ 3,151.13	$ 1,588.17	$ -	$ -	$ -	$ 1,588.17	$ 1,600
124	124	*Lagerstroemia indica*	5.7	25.52	70%	80%	90%	1.63	2.09	$ 225.00	$ 107.82	$ 2,751.42	$ 1,386.72	$ -	$ -	$ -	$ 1,386.72	$ 1,400
125	125	*Olea europaea*	12.1	114.99	70%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 6,806.25	$ 3,430.35	$ -	$ -	$ -	$ 3,430.35	$ 3,400
126	126	*Quercus agrifolia*	14.5	165.13	20%	80%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 9,774.02	$ 1,094.69	$ -	$ -	$ -	$ 1,094.69	$ 1,100
127	127	*Quercus agrifolia*	13.2	136.85	70%	80%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 8,100.00	$ 3,175.20	$ -	$ -	$ -	$ 3,175.20	$ 3,200
128	128	*unknown*	7.8	47.78	30%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 4,792.90	$ 1,035.27	$ -	$ -	$ -	$ 1,035.27	$ 1,000
129	129	*Prunus serrulata 'Kanzan'*	6.2	30.19	30%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 1,786.98	$ 385.99	$ -	$ -	$ -	$ 385.99	$ 390
130	130	*Prunus serrulata 'Kanzan'*	3.6	10.18	30%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 602.48	$ 130.14	$ -	$ -	$ -	$ 130.14	$ 130
131	131	*Quercus agrifolia*	12.2	116.90	30%	80%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 6,919.21	$ 1,162.43	$ -	$ -	$ -	$ 1,162.43	$ 1,200
132	132	*Quercus agrifolia*	13.7	147.41	30%	80%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 8,725.26	$ 1,465.84	$ -	$ -	$ -	$ 1,465.84	$ 1,500
133	133	*Quercus agrifolia*	9.2	66.48	40%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 3,934.71	$ 1,133.20	$ -	$ -	$ -	$ 1,133.20	$ 1,100
135	135	*Quercus agrifolia*	7.9	49.02	70%	70%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 2,901.29	$ 1,279.47	$ -	$ -	$ -	$ 1,279.47	$ 1,300
136	136	*Quercus palustris*	16.8	221.67	70%	80%	70%	1.69	2.24	$ 225.00	$ 100.30	$ 22,234.52	$ 8,715.93	$ -	$ -	$ -	$ 8,715.93	$ 8,700
137	137	*Quercus palustris*	15.0	176.72	70%	80%	70%	1.69	2.24	$ 225.00	$ 100.30	$ 17,725.22	$ 6,948.29	$ -	$ -	$ -	$ 6,948.29	$ 6,900
138	138	*Quercus palustris*	12.2	116.90	70%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 11,725.43	$ 5,909.62	$ -	$ -	$ -	$ 5,909.62	$ 5,900

Tree #	Tag #	Species	Diameter (in)	Trunk Area	Cond %	FL %	EL %	Repl Dia	Repl Trunk Area	Replacement Tree Cost	Unit Tree Cost	Basic Cost	Depreciated Cost	Repl Tree Install	Aftercare	Total Addl Costs	Total Costs	Appraisal (Rounded)
139	139	*Quercus palustris*	17.3	235.06	70%	80%	70%	1.69	2.24	$ 225.00	$ 100.30	$ 23,577.69	$ 9,242.46	$ -	$ -	$ -	$ 9,242.46	$ 9,200
148	148	*Quercus agrifolia*	12.2	116.90	70%	80%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 6,919.21	$ 2,712.33	$ -	$ -	$ -	$ 2,712.33	$ 2,700
149	149	*Quercus agrifolia*	7.7	46.57	70%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 2,756.25	$ 1,389.15	$ -	$ -	$ -	$ 1,389.15	$ 1,400
150	150	*Quercus agrifolia*	4.3	14.52	70%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 859.56	$ 433.22	$ -	$ -	$ -	$ 433.22	$ 430
151	151	*Quercus agrifolia*	8.6	58.09	70%	70%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 3,438.22	$ 1,516.26	$ -	$ -	$ -	$ 1,516.26	$ 1,500
152	152	*Quercus agrifolia*	13.1	134.78	70%	80%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 7,977.74	$ 3,127.27	$ -	$ -	$ -	$ 3,127.27	$ 3,100
153	153	*Prunus cerasifera*	7.4	43.01	50%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 4,313.92	$ 1,553.01	$ -	$ -	$ -	$ 1,553.01	$ 1,600
154	154	*Prunus cerasifera*	6.9	37.39	70%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 3,750.66	$ 1,890.33	$ -	$ -	$ -	$ 1,890.33	$ 1,900
155	155	*Betula pendula*	11.4	102.07	70%	70%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 6,041.53	$ 2,664.31	$ -	$ -	$ -	$ 2,664.31	$ 2,700
156	156	*Betula pendula*	11.5	103.87	70%	70%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 6,147.99	$ 2,711.26	$ -	$ -	$ -	$ 2,711.26	$ 2,700
157	157	*Quercus agrifolia*	14.7	169.72	60%	70%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 10,045.51	$ 2,953.38	$ -	$ -	$ -	$ 2,953.38	$ 3,000
176	176	*Ulmus parvifolia*	11.5	103.87	70%	70%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 10,418.49	$ 4,594.55	$ -	$ -	$ -	$ 4,594.55	$ 4,600
177	177	*Quercus agrifolia*	10.9	93.31	70%	80%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 5,523.19	$ 2,165.09	$ -	$ -	$ -	$ 2,165.09	$ 2,200
178	178	*Celtis sinensis*	2.0	3.14	70%	70%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 185.95	$ 82.00	$ -	$ -	$ -	$ 82.00	$ 80
180	180	*Quercus agrifolia*	5.1	20.43	80%	70%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 1,209.14	$ 609.41	$ -	$ -	$ -	$ 609.41	$ 610
181	181	*Quercus agrifolia*	8.4	55.42	70%	70%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 3,280.17	$ 1,446.55	$ -	$ -	$ -	$ 1,446.55	$ 1,400
182	182	*Quercus agrifolia*	9.2	66.48	50%	70%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 3,934.71	$ 1,239.43	$ -	$ -	$ -	$ 1,239.43	$ 1,200
183	183	*Viburnum spp.*	2.2	3.80	80%	90%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 381.29	$ 247.08	$ -	$ -	$ -	$ 247.08	$ 250
184	184	*Pyrus calleryana 'Aristocrat'*	6.2	30.19	70%	90%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 3,028.26	$ 1,717.02	$ -	$ -	$ -	$ 1,717.02	$ 1,700
185	185	*Pyrus calleryana 'Aristocrat'*	12.8	128.68	70%	90%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 12,907.11	$ 7,318.33	$ -	$ -	$ -	$ 7,318.33	$ 7,300
186	186	*Quercus agrifolia*	2.9	6.61	70%	60%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 390.96	$ 147.78	$ -	$ -	$ -	$ 147.78	$ 150
187	187	*Quercus agrifolia*	4.0	12.57	70%	60%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 743.80	$ 281.16	$ -	$ -	$ -	$ 281.16	$ 280
191	191	*Olea europaea*	11.0	95.03	50%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 5,625.00	$ 2,025.00	$ -	$ -	$ -	$ 2,025.00	$ 2,000
192	192	*Prunus cerasifera*	6.0	28.27	50%	90%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 2,836.04	$ 1,148.59	$ -	$ -	$ -	$ 1,148.59	$ 1,100
193	193	*Olea europaea*	14.0	153.94	70%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 9,111.57	$ 4,592.23	$ -	$ -	$ -	$ 4,592.23	$ 4,600
194	194	*Acer palmatum*	8.4	55.42	70%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 5,558.63	$ 2,801.55	$ -	$ -	$ -	$ 2,801.55	$ 2,800
195	195	*Betula pendula*	11.7	107.51	70%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 6,363.69	$ 3,207.30	$ -	$ -	$ -	$ 3,207.30	$ 3,200
196	196	*Betula pendula*	10.9	93.31	70%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 5,523.19	$ 2,783.69	$ -	$ -	$ -	$ 2,783.69	$ 2,800
197	197	*Pinus halepensis*	25.8	522.79	50%	60%	70%	2.20	3.80	$ 225.00	$ 59.19	$ 30,944.01	$ 6,498.24	$ -	$ -	$ -	$ 6,498.24	$ 6,500
198	198	*Prunus serrulata 'Kanzan'*	7.2	40.72	70%	90%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 2,409.92	$ 1,366.42	$ -	$ -	$ -	$ 1,366.42	$ 1,400
199	199	*Quercus agrifolia*	4.2	13.85	70%	70%	80%	2.20	3.80	$ 225.00	$ 59.19	$ 820.04	$ 321.46	$ -	$ -	$ -	$ 321.46	$ 320
200	200	*Quercus agrifolia*	4.7	17.35	40%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 1,026.91	$ 295.75	$ -	$ -	$ -	$ 295.75	$ 300
201	201	*Quercus agrifolia*	2.9	6.61	70%	70%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 390.96	$ 172.41	$ -	$ -	$ -	$ 172.41	$ 170
204	204	*Olea europaea*	11.8	109.36	50%	80%	90%	2.20	3.80	$ 225.00	$ 59.19	$ 6,472.93	$ 2,330.26	$ -	$ -	$ -	$ 2,330.26	$ 2,300
207	207	*Quercus palustris*	16.9	224.32	60%	90%	70%	1.69	2.24	$ 225.00	$ 100.30	$ 22,500.00	$ 8,505.00	$ -	$ -	$ -	$ 8,505.00	$ 8,500
1187		*Acer palmatum*	13.5	143.14	70%	50%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 14,357.43	$ 4,522.59	$ -	$ -	$ -	$ 4,522.59	$ 4,500
1188		*Liquidambar styraciflua*	15.6	191.13	70%	60%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 19,171.60	$ 7,246.86	$ -	$ -	$ -	$ 7,246.86	$ 7,200
1189		*Liquidambar styraciflua*	14.3	160.61	80%	60%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 16,109.47	$ 6,959.29	$ -	$ -	$ -	$ 6,959.29	$ 7,000
1190		*Acer palmatum*	15.2	181.46	60%	60%	70%	1.69	2.24	$ 225.00	$ 100.30	$ 18,201.04	$ 4,586.66	$ -	$ -	$ -	$ 4,586.66	$ 4,600

Tree #	Tag #	Species	Diameter (in)	Trunk Area	Cond %	FL %	EL %	Repl Dia	Repl Trunk Area	Replacement Tree Cost	Unit Tree Cost	Basic Cost	Depreciated Cost	Repl Tree Install	Aftercare	Total Addl Costs	Total Costs	Appraisal (Rounded)
1191		*Liquidambar styraciflua*	16.8	221.67	70%	60%	70%	1.69	2.24	$ 225.00	$ 100.30	$ 22,234.52	$ 6,536.95	$ -	$ -	$ -	$ 6,536.95	$ 6,500
1192		*Liquidambar styraciflua*	12.3	118.82	70%	60%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 11,918.44	$ 4,505.17	$ -	$ -	$ -	$ 4,505.17	$ 4,500
1193		*Acer palmatum*	7.4	43.01	70%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 4,313.92	$ 2,174.22	$ -	$ -	$ -	$ 2,174.22	$ 2,200
1194		*Acer palmatum*	13.7	147.41	70%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 14,785.98	$ 7,452.14	$ -	$ -	$ -	$ 7,452.14	$ 7,500
1195		*Acer palmatum*	3.8	11.34	70%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 1,137.57	$ 573.33	$ -	$ -	$ -	$ 573.33	$ 570
1196		*Liquidambar styraciflua*	13.1	134.78	50%	70%	80%	1.69	2.24	$ 225.00	$ 100.30	$ 13,519.22	$ 3,785.38	$ -	$ -	$ -	$ 3,785.38	$ 3,800
1197		*Prunus cerasifera 'Atropurpurea'*	6.7	35.26	50%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 3,536.38	$ 1,273.10	$ -	$ -	$ -	$ 1,273.10	$ 1,300
1198		*Prunus cerasifera 'Atropurpurea'*	3.9	11.95	50%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 1,198.22	$ 431.36	$ -	$ -	$ -	$ 431.36	$ 430
1199		*Acer palmatum*	1.8	2.54	30%	80%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 255.24	$ 55.13	$ -	$ -	$ -	$ 55.13	$ 60
1200		*Liquidambar styraciflua*	13.5	143.14	60%	70%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 14,357.43	$ 5,427.11	$ -	$ -	$ -	$ 5,427.11	$ 5,400
1201		*Liquidambar styraciflua*	10.5	86.59	50%	70%	90%	1.69	2.24	$ 225.00	$ 100.30	$ 8,685.36	$ 2,735.89	$ -	$ -	$ -	$ 2,735.89	$ 2,700

Tree #	Common Name	Binomial Name	Diameter (in)	Heritage Tree	Planned Removal	Reason for Removal	10x TPZ Radius (ft)	Estimated Minimum Distance to Impacts (ft)	Expected Root Loss	Expected Canopy Losses	Significant Impacts (>25%)	Tree Protection Fencing	Trunk Wrap	Root Buffer	Notes
39	*Aleppo pine*	Pinus halepensis	23.8	X			19.8	36	0%	0%		X			
40	*cherry plum*	Prunus cerasifera	7.4		X	Poor Health/Structure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
41	*coast live oak*	Quercus agrifolia	10.8	X			9.0	18.5	0%	0%		X			
82	*valley oak*	Quercus lobata	19.7	X			16.4	41	0%	0%		X			
85	*coast live oak*	Quercus agrifolia	15.0	X			12.5	59	0%	0%		X			
86	*cherry plum*	Prunus cerasifera	7.4		X	Poor Health/Structure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
91	*coast live oak*	Quercus agrifolia	17.1	X			14.3	26.5	0%	0%		X			
92	*coast live oak*	Quercus agrifolia	13.2	X			11.0	4.75	20%	5%			X	X	
93	*coast live oak*	Quercus agrifolia	12.5	X			10.4	4.75	20%	5%			X	X	
94	*coast live oak*	Quercus agrifolia	10.0	X			8.3	2.5	40%	5%	X		X	X	
95	*coast live oak*	Quercus agrifolia	9.9	X			8.3	3	35%	5%	X		X	X	
96	*valley oak*	Quercus lobata	13.5	X			11.3	5.5	20%	5%			X	X	
97	*coast live oak*	Quercus agrifolia	15.6	X			13.0	26	0%	0%		X			
98	*coast live oak*	Quercus agrifolia	23.5	X			19.6	39.5	0%	0%		X			
109	*pin oak*	Quercus palustris	20.5	X			17.1	59	0%	0%		X			
110	*pin oak*	Quercus palustris	15.9	X			13.3	43	0%	0%		X			
111	*pin oak*	Quercus palustris	15.0	X			12.5	22	0%	0%		X			
112	*pin oak*	Quercus palustris	15.8	X			13.2	16.5	0%	0%		X			
113	*pin oak*	Quercus palustris	15.1	X			12.6	7.75	20%	0%		X			
114	*coast live oak*	Quercus agrifolia	9.1				7.6	9	0%	0%		X			
115	*coast live oak*	Quercus agrifolia	11.7	X			9.8	9.25	5%	0%		X			
116	*coast live oak*	Quercus agrifolia	10.0	X			8.3	4.1	20%	0%		X			
117	*coast live oak*	Quercus agrifolia	8.0				6.7	7.25	0%	0%		X			
118	*coast live oak*	Quercus agrifolia	8.0				6.7	13	0%	0%		X			
119	*coast live oak*	Quercus agrifolia	19.7	X			16.4	12.25	20%	0%		X			
120	*crape myrtle*	Lagerstroemia indica	7.4		X	Design Decision	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
122	*flowering pear*	Pyrus calleryana	9.7				8.1	8.25	0%	0%		X			
123	*crape myrtle*	Lagerstroemia indica	6.1		X	Construction Conflict	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
124	*crape myrtle*	Lagerstroemia indica	5.7		X	Construction Conflict	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
125	*olive*	Olea europaea	12.1				10.1	8	5%	0%		X			
126	*coast live oak*	Quercus agrifolia	14.5	X			12.1	9.75	5%	0%		X			Recommend Removal - Poor Health/Structure
127	*coast live oak*	Quercus agrifolia	13.2	X			11.0	5%	20%	0%		X			

Tree #	Common Name	Binomial Name	Diameter (in)	Heritage Tree	Planned Removal	Reason for Removal	10x TPZ Radius (ft)	Estimated Minimum Distance to Impacts (ft)	Expected Root Loss	Expected Canopy Losses	Significant Impacts (>25%)	Tree Protection Fencing	Trunk Wrap	Root Buffer	Notes
128	*unknown*	unknown	7.8		X	Poor Health/Structure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
129	*Japanese cherry 'Kwanzan'*	Prunus serrulata 'Kanzan'	6.2				5.2	0	30%	0%	X		X	X	Recommend Removal-Poor Health/Structure
130	*Japanese cherry 'Kwanzan'*	Prunus serrulata 'Kanzan'	3.6				3.0	3	15%	0%			X	X	Recommend Removal-Poor Health/Structure
131	coast live oak	Quercus agrifolia	12.2	X			10.2	1.5	30%	15%	X		X	X	Recommend Removal - Poor Health/Structure
132	coast live oak	Quercus agrifolia	13.7	X			11.4	1.5	30%	15%	X		X	X	Recommend Removal - Poor Health/Structure
133	coast live oak	Quercus agrifolia	9.2				7.7	2	30%	15%	X		X	X	
135	coast live oak	Quercus agrifolia	7.9				6.6	3.5	45%	10%	X	X			
136	pin oak	Quercus palustris	16.8	X			14.0	6.7	35%	5%	X	X			
137	pin oak	Quercus palustris	15.0	X			12.5	4.75	35%	5%	X	X			
138	pin oak	Quercus palustris	12.2				10.2	7	20%	0%		X			
139	pin oak	Quercus palustris	17.3	X			14.4	7.75	20%	0%		X			
148	coast live oak	Quercus agrifolia	12.2	X			10.2	49	0%	0%		X			
149	coast live oak	Quercus agrifolia	7.7				6.4	31.5	0%	0%		X			
150	coast live oak	Quercus agrifolia	4.3				3.6	12.5	0%	0%		X			
151	coast live oak	Quercus agrifolia	8.6				7.2	8	0%	0%		X			
152	coast live oak	Quercus agrifolia	13.1	X			10.9	3.25	30%	0%	X	X			
153	cherry plum	Prunus cerasifera	7.4				6.2	4.25	20%	10%		X			
154	cherry plum	Prunus cerasifera	6.9				5.8	4	10%	10%		X			
155	European white birch	Betula pendula	11.4				9.5	1.75	40%	15%	X	X			Recommend Removal - Construction Conflict
156	European white birch	Betula pendula	11.5				9.6	20.5	0%	0%		X			
157	coast live oak	Quercus agrifolia	14.7	X			12.3	29.75	0%	0%		X			
176	chinese elm	Ulmus parvifolia	11.5				9.6	40	0%	0%		X			
177	coast live oak	Quercus agrifolia	10.9	X			9.1	16.5	0%	0%		X			
178	Chinese hackberry	Celtis sinensis	2.0				1.7	28.75	0%	0%		X			

Tree #	Common Name	Binomial Name	Diameter (in)	Heritage Tree	Planned Removal	Reason for Removal	10x TPZ Radius (ft)	Estimated Minimum Distance to Impacts (ft)	Expected Root Loss	Expected Canopy Losses	Significant Impacts (>25%)	Tree Protection Fencing	Trunk Wrap	Root Buffer	Notes
180	coast live oak	Quercus agrifolia	5.1				4.3	3.25	15%	0%			X	X	
181	coast live oak	Quercus agrifolia	8.4				7.0	5	5%	0%			X	X	
182	coast live oak	Quercus agrifolia	9.2				7.7	3.5	20%	0%			X	X	
183	viburnum	Viburnum spp.	2.2				1.8	3.5	0%	0%			X	X	
184	flowering pear 'Aristocrat'	Pyrus calleryana 'Aristocrat'	6.2				5.2	3.5	20%	0%		X	X	X	
185	flowering pear 'Aristocrat'	Pyrus calleryana 'Aristocrat'	12.8				10.7	4	15%	0%		X	X	X	
186	coast live oak	Quercus agrifolia	2.9				2.4	3.5	0%	0%		X	X	X	
187	coast live oak	Quercus agrifolia	4.0				3.3	7.75	0%	0%		X			
191	olive	Olea europaea	11.0				9.2	25	0%	0%		X			
192	cherry plum	Prunus cerasifera	6.0				5.0	26.5	0%	0%		X			
193	olive	Olea europaea	14.0				11.7	18.75	0%	0%		X			
194	Japanese maple	Acer palmatum	8.4				7.0	15.5	0%	0%		X			
195	European white birch	Betula pendula	11.7				9.8	18.5	0%	0%		X			
196	European white birch	Betula pendula	10.9				9.1	2.75	20%	5%			X	X	
197	Aleppo pine	Pinus halepensis	25.8	X			21.5	3.25	50%	0%	X		X	X	Recommend Removal - Construction Conflict
198	Japanese cherry 'Kwanzan'	Prunus serrulata 'Kanzan'	7.2		X	Construction Conflict	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
199	coast live oak	Quercus agrifolia	4.2				3.5	2	15%	5%			X	X	
200	coast live oak	Quercus agrifolia	4.7		X	Poor Health/Structure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
201	coast live oak	Quercus agrifolia	2.9				2.4	15.75	0%	0%		X			
204	olive	Olea europaea	11.8				9.8	18.75	0%	0%		X			
207	pin oak	Quercus palustris	16.9	X			14.1	49.5	0%	0%		X			
1187	Japanese maple	Acer palmatum	13.5				11.3	6.5	20%	0%			X		
1188	American sweetgum	Liquidambar styraciflua	15.6		X	Infrastructure Conflict/Damage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1189	American sweetgum	Liquidambar styraciflua	14.3		X	Infrastructure Conflict/Damage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1190	Japanese maple	Acer palmatum	15.2	X			12.7	3	45%	5%	X		X		
1191	American sweetgum	Liquidambar styraciflua	16.8	X			14.0	2	30%	5%	X		X		

Tree #	Common Name	Binomial Name	Diameter (in)	Heritage Tree	Planned Removal	Reason for Removal	10x TPZ Radius (ft)	Estimated Minimum Distance to Impacts (ft)	Expected Root Loss	Expected Canopy Losses	Significant Impacts (>25%)	Tree Protection Fencing	Trunk Wrap	Root Buffer	Notes
1192	American sweetgum	Liquidambar styraciflua	12.3		X	Infrastructure Conflict/Damage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1193	Japanese maple	Acer palmatum	7.4				6.2	9.5	0%	0%			X		
1194	Japanese maple	Acer palmatum	13.7				11.4	10.25	10%	0%			X		
1195	Japanese maple	Acer palmatum	3.8				3.2	2.5	5%	0%		X			
1196	American sweetgum	Liquidambar styraciflua	13.1		X	Construction Conflict	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1197	purple-leaf plum 'Atropurpurea'	Prunus cerasifera 'Atropurpurea'	6.7		X	Construction Conflict	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1198	purple-leaf plum 'Atropurpurea'	Prunus cerasifera 'Atropurpurea'	3.9		X	Construction Conflict	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1199	Japanese maple	Acer palmatum	1.8		X	Poor Health/Structure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1200	American sweetgum	Liquidambar styraciflua	13.5		X	Construction Conflict	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1201	American sweetgum	Liquidambar styraciflua	10.5		X	Construction Conflict	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

Tree Protection Legend

- 10x Tree Protection Zone (TPZ)
- Tree Protection Fencing
- Root Buffer
- Trunk Wrap

Tree Management Experts
Consulting Arborists
Certified Arborists, Certified Tree Risk Assessors
Contractor's License No. 885953, D-49 Tree Service
(415) 606-3610 Roy@treemanagementexperts.com

TREE MITIGATION LEGEND

SYMBOL	DESCRIPTION
	EXISTING TREE
NH	NON-HERITAGE TREE TO BE REMOVED
	PROPOSED TREE

TREES TO BE REMOVED

TREE#	SPECIES	DBH
	BUILDING 3	
198	PRUNUS SERRULATA 'KWANZAN' (KWANZAN FLOWERING CHERRY)	7.2"
200	QUERCUS AGRIFOLIA (COAST LIVE OAK)	4.7"
1196	LIQUIDAMBAR STYRACIFLUA (AMERICAN SWEETGUM)	13.1"
1197	PRUNUS CERASIFERA 'ATROPURPUREA' (PURPLE-LEAF PLUM)	6.7"
1198	PRUNUS CERASIFERA 'ATROPURPUREA' (PURPLE-LEAF PLUM)	3.9"
1199	ACER PALMATUM (JAPANESE MAPLE)	1.8"
1200	LIQUIDAMBAR STYRACIFLUA (AMERICAN SWEETGUM)	13.5"
1201	LIQUIDAMBAR STYRACIFLUA (AMERICAN SWEETGUM)	10.5"
	BUILDING 4	
1188	LIQUIDAMBAR STYRACIFLUA (AMERICAN SWEETGUM)	15.6"
1189	LIQUIDAMBAR STYRACIFLUA (AMERICAN SWEETGUM)	14.3"
1192	LIQUIDAMBAR STYRACIFLUA (AMERICAN SWEETGUM)	12.3"
	RESTAURANT	
120	LAGERSTROEMIA INDICA (CRAPE MYRTLE)	7.4"
123	LAGERSTROEMIA INDICA (CRAPE MYRTLE)	6.1"
124	LAGERSTROEMIA INDICA (CRAPE MYRTLE)	5.7"
128	UNKNOWN	7.8"
	SEATING AREA	
40	PRUNUS CERASIFERA (CHERRY PLUM)	7.4"
86	PRUNUS CERASIFERA (CHERRY PLUM)	7.4"

NOTES:
1. DBH IS MEASURED 4'-6" ABOVE GRADE ON THE UPHILL SIDE OF TREE.
2. ONLY TREES SHOWN WITHIN THE LIMIT OF TREE PROTECTION REQUIRE PROTECTION METHODS. SEE DETAIL ON SHEET L0.4 FOR INFORMATION ON INSTALLATION OF TREE PROTECTION.
3. ALL TREES TO BE REMOVED SHALL HAVE THEIR STUMPS GROUND DOWN TO A MINIMUM DEPTH OF 2 FEET. REMOVE ALL LARGE ROOTS FROM PLANTING AREAS A MINIMUM DISTANCE OF 5 FEET BEYOND THE DRIPLINE OF THE TREE.
4. SEE PLANTING PLANS FOR REPLACEMENT TREE LOCATIONS.

PROPERTY OWNER
DIVCOWEST.

IN ASSOCIATION WITH
siTe.
STUDIO g

THE SAND HILL COLLECTION - THE RANCH
3000 SAND HILL ROAD - CITY OF MENLO PARK
EXTERIOR IMPROVEMENTS

REV#	DATE	DESCRIPTION
	2022.05.02	PLANNING SUBMITTAL
1	2022.07.13	RESUBMITTAL #1
2	2022.09.14	RESUBMITTAL #2

SHEET TITLE
TREE REMOVAL AND PROTECTION PLAN

SHEET NUMBER
G0.05

STAFF REPORT

Planning Commission
Meeting Date: **11/7/2022**
Staff Report Number: **22-061-PC**

Regular Business: **Review of Draft 2023 Planning Commission Meeting Dates**

Recommendation

Staff recommends that the Planning Commission provide feedback on the proposed 2023 Planning Commission calendar, included as Attachment A.

Policy Issues

Review of the draft Planning Commission calendar does not raise any particular policy issues.

Background

Each year, the Planning Commission reviews the Planning Commission calendar for the upcoming year.

Analysis

Attachment A identifies the proposed 2023 Planning Commission meeting dates. The proposed meeting dates were selected with consideration of the following factors:

- Typical schedule of two meetings per month;
- City holidays and other noted celebrations and religious holidays; and
- Avoidance of back-to-back meetings when possible.

At times, the Planning Commission may also need to schedule a study session or special meetings. These meetings can be scheduled on an as needed basis, and therefore, have not been identified on the calendar, with the exception of a special joint Housing Commission and Planning Commission meeting on January 12, 2023.

In addition to the above listed factors, the draft 2023 Planning Commission calendar takes into account Columbus Day/Indigenous Peoples' Day, which while not a City holiday, is observed by the local school districts and some government and private sector organizations. At the November 7 meeting, the Commissioners should be prepared to discuss their schedules to determine if any modifications are needed to the draft schedule. Staff recognizes that schedule conflicts may arise in the future, but if the Commission can determine if any meeting dates would result in a lack of a quorum, these dates should be avoided now. For example, if a Planning Commissioner is aware of a particularly problematic conflict with a local school break, that can be discussed at this meeting.

The Planning Commission may make a formal motion/second and vote to approve the draft calendar (with or without revisions), or Commissioners may provide individual input for staff to review and finalize administratively. Once the Commission has approved the 2023 meeting dates, staff will provide the City Clerk with the information and update the City's webpage.

Impact on City Resources

Review of the draft Planning Commission calendar does not affect City resources.

Environmental Review

Review of the draft Planning Commission calendar is not a "project" under the California Environmental Quality Act (CEQA), and thus no environmental review is required.

Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

A. Draft 2023 Planning Commission Calendar

Report prepared by:
Corinna Sandmeier, Acting Principal Planner

PLANNING COMMISSION

DRAFT MEETING DATES FOR 2023

January

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

March

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April

S	M	T	W	T	F	S
						1
2	3	4	5*	6*	7	8
9	10	11	12*	13*	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25*	26*	27*
28	29	30	31			

June

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

July

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15*	16*
17*	18	19	20	21	22	23
24*	25*	26	27	28	29	30*

October

S	M	T	W	T	F	S
1*	2	3	4	5	6*	7*
8*	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

December

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

PC MEETINGS **CITY HALL CLOSED** **CITY HOLIDAYS**

SPECIAL MEETINGS WILL BE SCHEDULED AS NEEDED

1/12/23 - Special Joint HC and PC

Legend

- PC Meetings
- City Hall Closed
- City Holidays
- Jewish Holidays
- Columbus Day/Indigenous Peoples' Day
- Special Meeting
- Juneteenth
- Draft CC Calendar (2nd and 4th Tuesdays)

Date	Jewish Holidays
Apr. 5-13	Passover *(no work permitted on 4/5; 4/6; 4/12 and 4/13)*
May 25-27	Shavuot *(no work permitted)*
Sept. 15-17	Rosh Hashanah *(no work permitted)*
Sept. 24-25	Yom Kippur *(no work permitted)*
Sept 29 to Oct. 1	Sukkot *(no work permitted on 10/30; 11/1)*
Oct. 6-8	Simchat Torah *(no work permitted)*
Dec. 7-15	Chanukah/Hanukkah

Note:
**No work is permitted*

Date	School Breaks
Dec. 26 to Jan 6	Winter Break
Feb. 20-24	Mid-Winter Break
Apr 10-14	Spring Break

Date	City Hall Holidays
Jan. 2	New Year's Day (in lieu)
Jan. 16	Martin Luther King Day
Feb. 20	President's Day
May 29	Memorial Day
July 4	Independence Day's observed
Sept. 4	Labor Day
Nov 10	Veterans Day
Nov 23-24	Thanksgiving
Dec. 25	Christmas Day