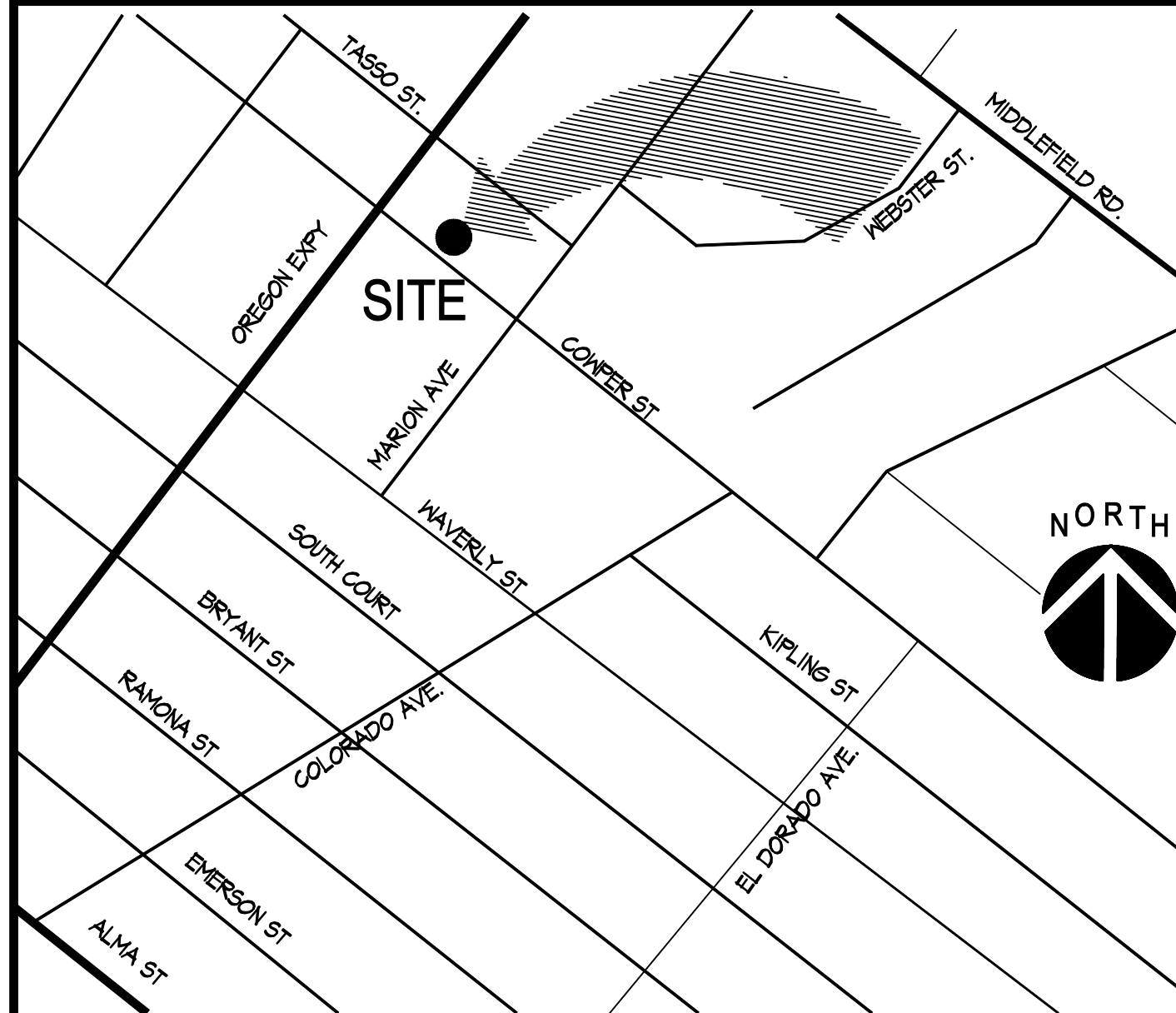


LOCATION MAP



PROJECT CONTACT

OWNER
ZHENSHU ZHAO
2451 COWPER STREET
PALO ALTO, CA 94301
(650) 505-6666
EMAIL: zhaozhenshu@gmail.com

ARCHITECT
MARCH DESIGN
569 CLYDE AVENUE, UNIT 520
MOUNTAIN VIEW, CA 94043
(650) 302-1987
EMAIL: mmm.ala@gmail.com

CIVIL ENGINEER
WEC & ASSOCIATES
2625 MIDDLEFIELD ROAD, #658
PALO ALTO, CA 94306
(650) 823-6466
EMAIL: ed@weceng.com

GREEN POINT RATER & CONSULTANT

JBRCY LLC
P.O. BOX 60792
PALO ALTO, CA 94306

(408) 677-6588
EMAIL: richardyyang@yahoo.com

DRAWING INDEX

ARCHITECTURAL

AI.0	TITLE SHEET
AI.1	CONTEXTUAL FRONT SETBACK & GARAGE PLACEMENT ANALYSIS
AI.2	SITE PHOTOS
AI.3	SITE PHOTOS
AI.4	PROPOSED SITE PLAN
A2.1	PROPOSED FLOOR PLANS
A2.2	PROPOSED ROOF PLAN AND STREET ELEVATION
A2.3	FLOOR AREA & LOT COVERAGE
A3.1	PROPOSED ELEVATIONS
A3.2	PROPOSED ELEVATIONS
A3.3	BUILDING SECTIONS
T-1	SPECIAL TREE PROTECTION INSTRUCTION SHEET
T-2	ARBORIST REPORT
GB-1	GREEN POINTS REQUIREMENTS & CHECKLIST
<u>CIVIL</u>	
C.O	TOPOGRAPHIC SURVEY

PROJECT SUMMARY

APN:	132-07-012
USE:	SINGLE FAMILY RESIDENCE
ZONING DISTRICT:	R-1
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY GROUP:	R3/ U
SIZE OF LOT:	+/-5.435 S.F. (0.12 ACRE)
ALLOWABLE LOT COVERAGE: (1,902 S.F.+ 5% OF PARCEL (FOR PATIO & PORCH))	2,174 S.F.
PROPOSED LOT COVERAGE: (EXCLUDING ADU)	1,849.0 S.F.
MAX. ALLOWABLE FLOOR AREA: (43% \times 5000 s.f.+30% \times 435 s.f.)	2,381 S.F.
FLOOR AREA BREAKDOWNS ATTACHED GARAGE: GROUND FLOOR: SECOND FLOOR TOTAL FLOOR AREA:	2131 S.F. 1,250.2 S.F. 917.5 S.F. 2,380.7 S.F.
ATTACHED ADU FLOOR AREA:	798.7 S.F.
MAXIMUM BUILDING HEIGHT:	30'-0"
PROPOSED BUILDING HEIGHT:	25'-0"
REQUIRED PARKING:	1
PARKING PROVIDED (ATTACHED 1 CAR GARAGE)	1
PROJECT IN SPECIAL HAZARD AREA:	NO
CONTEXTUAL FRONT YARD SETBACK:	NOT SUBJECT TO
CONTEXTUAL GARAGE PLACEMENT:	NOT SUBJECT TO
HISTORIC DESIGNATION:	NONE
FIRE SPRINKLER SYSTEM:	YES
TOTAL PERMEABLE AREA IN FRONT YARD	617 S.F. (26.5%). SEE A1.3 SITE PLAN FOR ADDITIONAL INFORMATION
PROPOSED ADU COMPLIES WITH PAMC SECTION 18.09.030 (TABLE 2)	

PROJECT SCOPE

1. DEMOLISH EXISTING HOUSE, 455 S.F. AND DETACHED 331 S.F. GARAGE.
2. NEW CONSTRUCTION OF A 2,167.6 S.F. TWO-STORY WOOD FRAMED HOUSE AND ATTACHED 1-CAR GARAGE WITH 213.1 S.F. MAIN EXTERIOR BUILDING MATERIALS ARE CEMENT PLASTER AND METAL ROOF.
3. ATTACHED ADU WITH 748.7 S.F.

APPLICABLE CODES

2022 CRC, CBC (FOR STRUCTURAL), CPC, CMC, CEC, CALIFORNIA ENERGY CODE (CenC),
CITY OF PALO ALTO ORDINANCES (PAMC)
2022 CALIFORNIA FIRE CODE, AND 2019 CALIFORNIA GREEN BUILDING STANDARD CODE.



REVISIONS

ZHAO RESIDENCE
NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU

2451 COWPER STREET
PALO ALTO, CA 94301
APN: 132-07-012

DATE 06/06/25

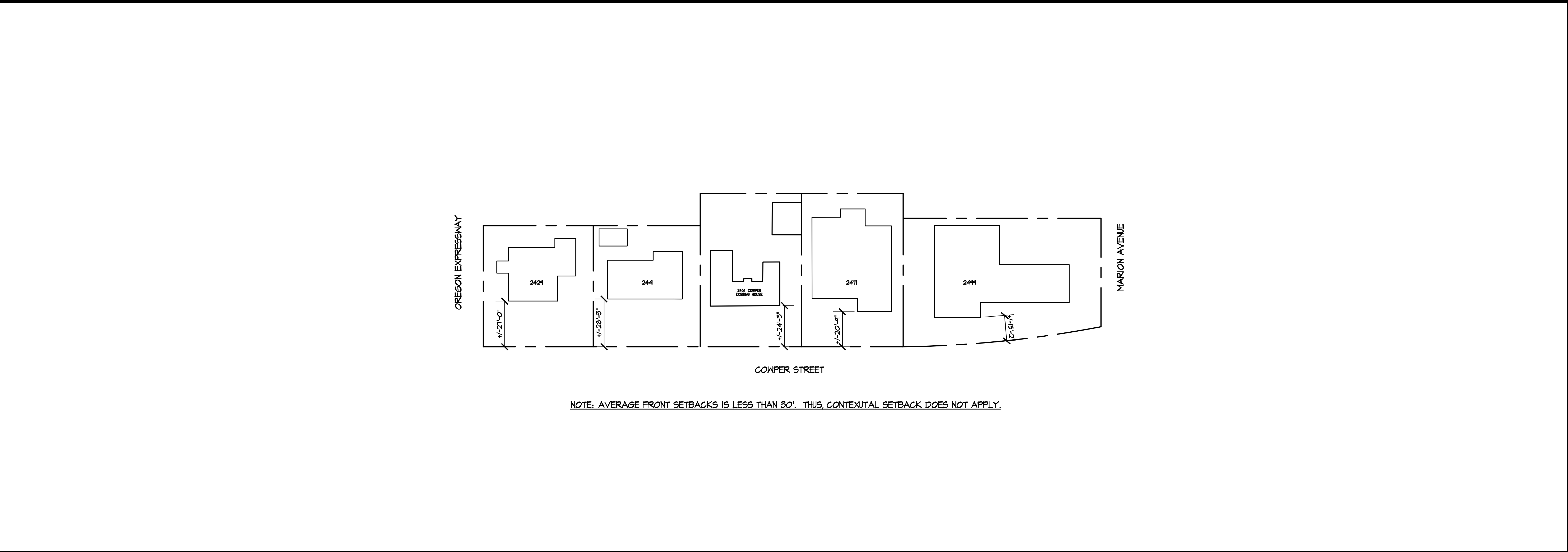
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RAWN MM

DB NO.

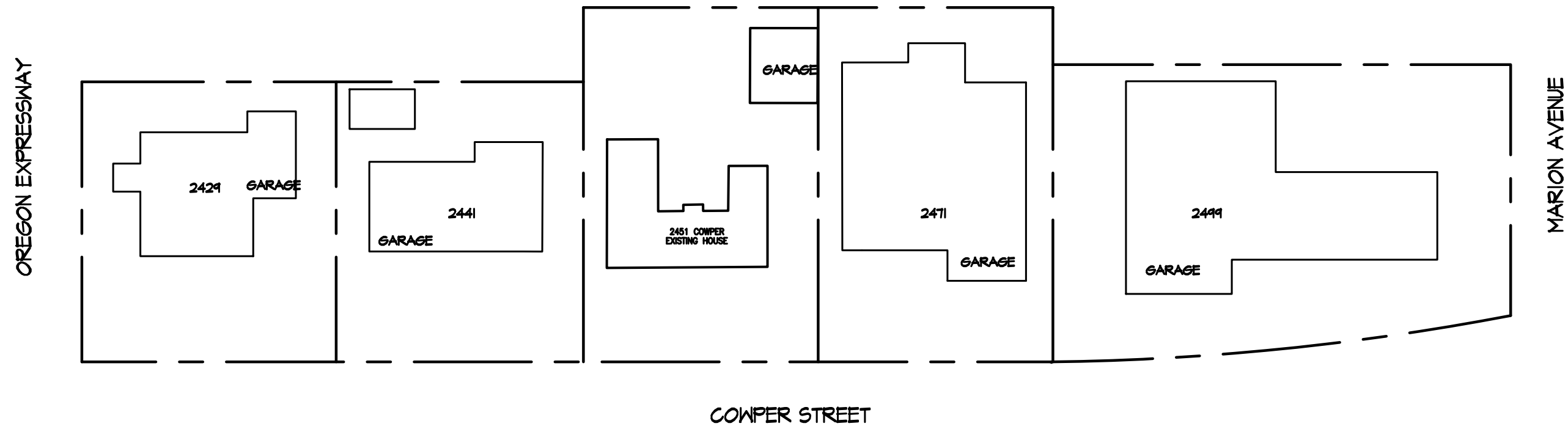
TITLE SHEET

A1.0

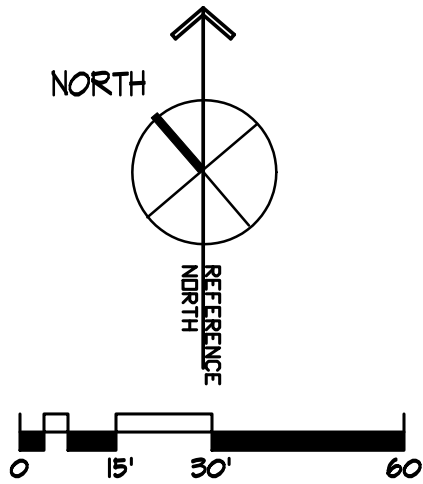


① CONTEXTUAL FRONT SETBACK ANALYSIS

1/30"=1'-0"



NOTE: 4 LOTS OF THE 5 LOTS (ENTIRE BLOCK) HAVE FRONT GARAGE.
THEREFORE, THE FRONT-HALF PATTERN IS PREDOMINANT AND THE CONTEXTUAL GARAGE PLACEMENT REGULATION DOES NOT APPLY.



② CONTEXTUAL GARAGE PLACEMENT

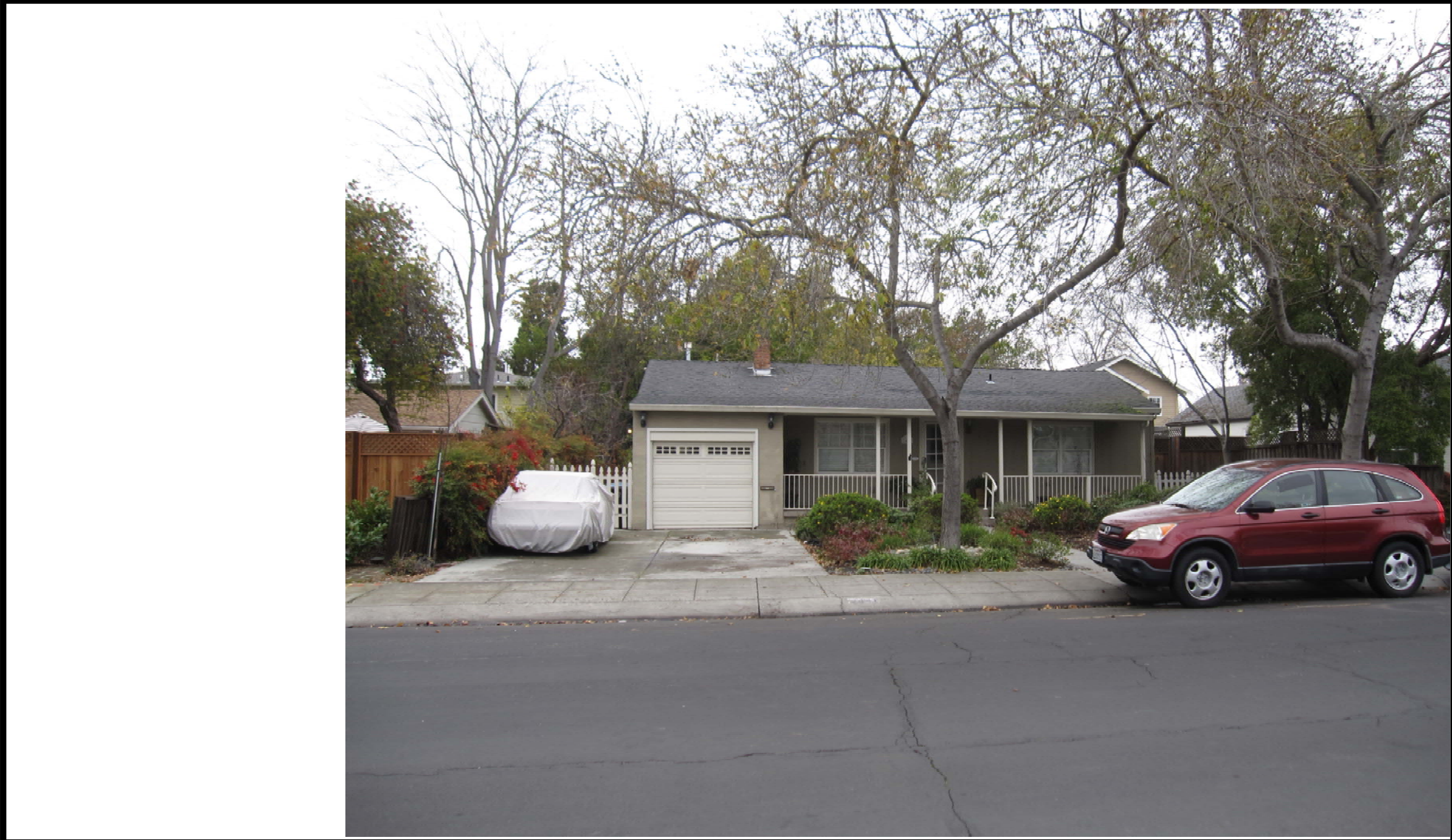
1/30"=1'-0"

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2451 COWPER STREET
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APN: 132-07-012

DATE	06/06/25
CHECKED	
DRAWN	MM
JOB NO.	

CONTEXTUAL
FRONT SETBACK &
GARAGE PLACEMENT



③ 2441 COWPER (LEFT SIDE NEIGHBOR)



② 2451 COWPER (SUBJECT PROPERTY)



① 2471 COWPER (RIGHT SIDE NEIGHBOR)



⑥ VIEW FROM REAR YARD TO LEFT REAR CORNER



⑤ VIEW TO THE REAR NEIGHBOR



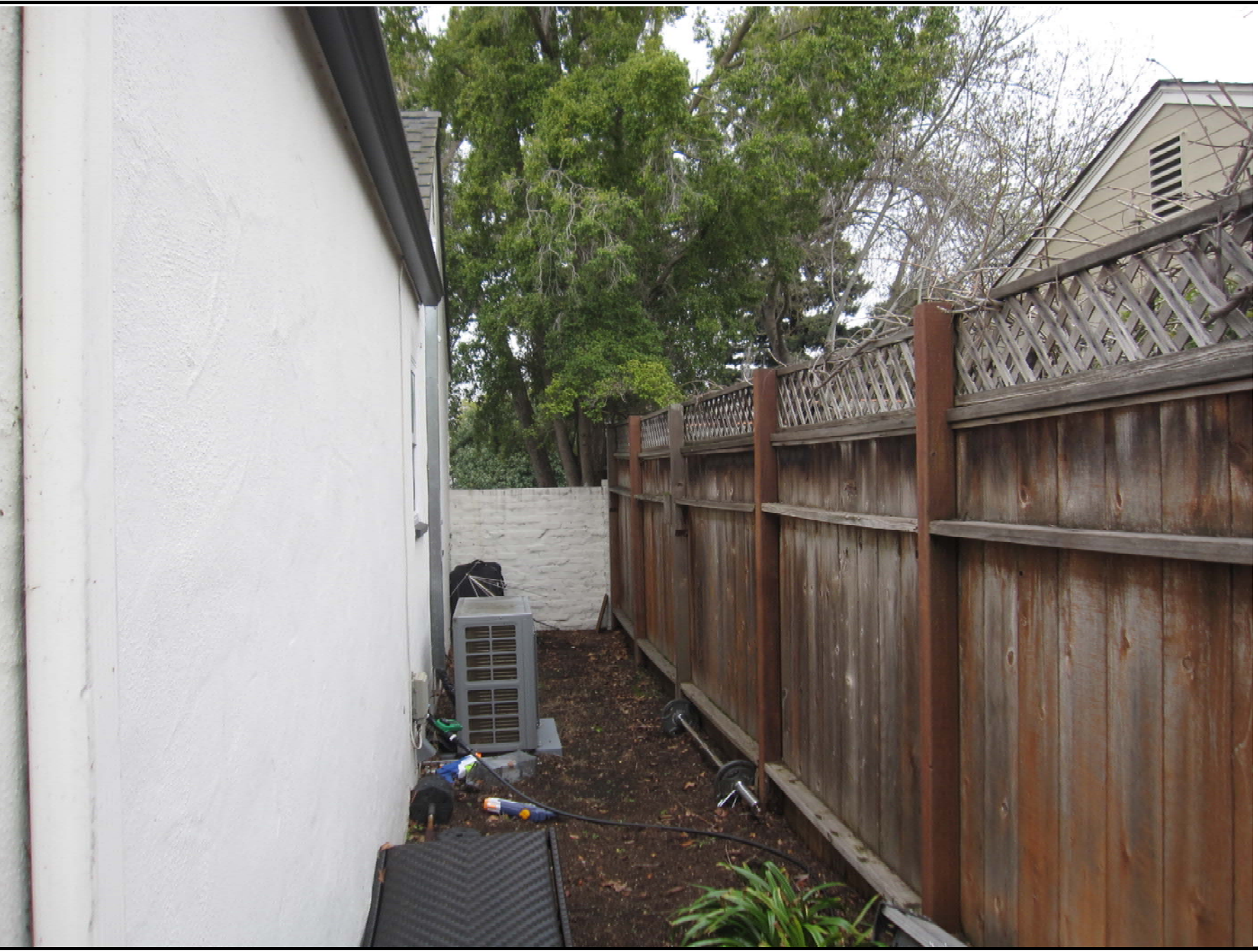
④ VIEW FROM REAR YARD TO RIGHT REAR CORNER



⑨ VIEW TO THE RIGHT SIDE YARD



⑧ VIEW FROM REAR YARD TO (E) DETACHED GARAGE



⑦ VIEW TO THE SIDE YARD (LEFT SIDE)



March
DESIGN

ARCHITECTURE | INTERIOR | PLANNING

111 MAIN STREET, SUITE J3
LOS ALTOS, CA 94022
650.302.1987
mike@march.design

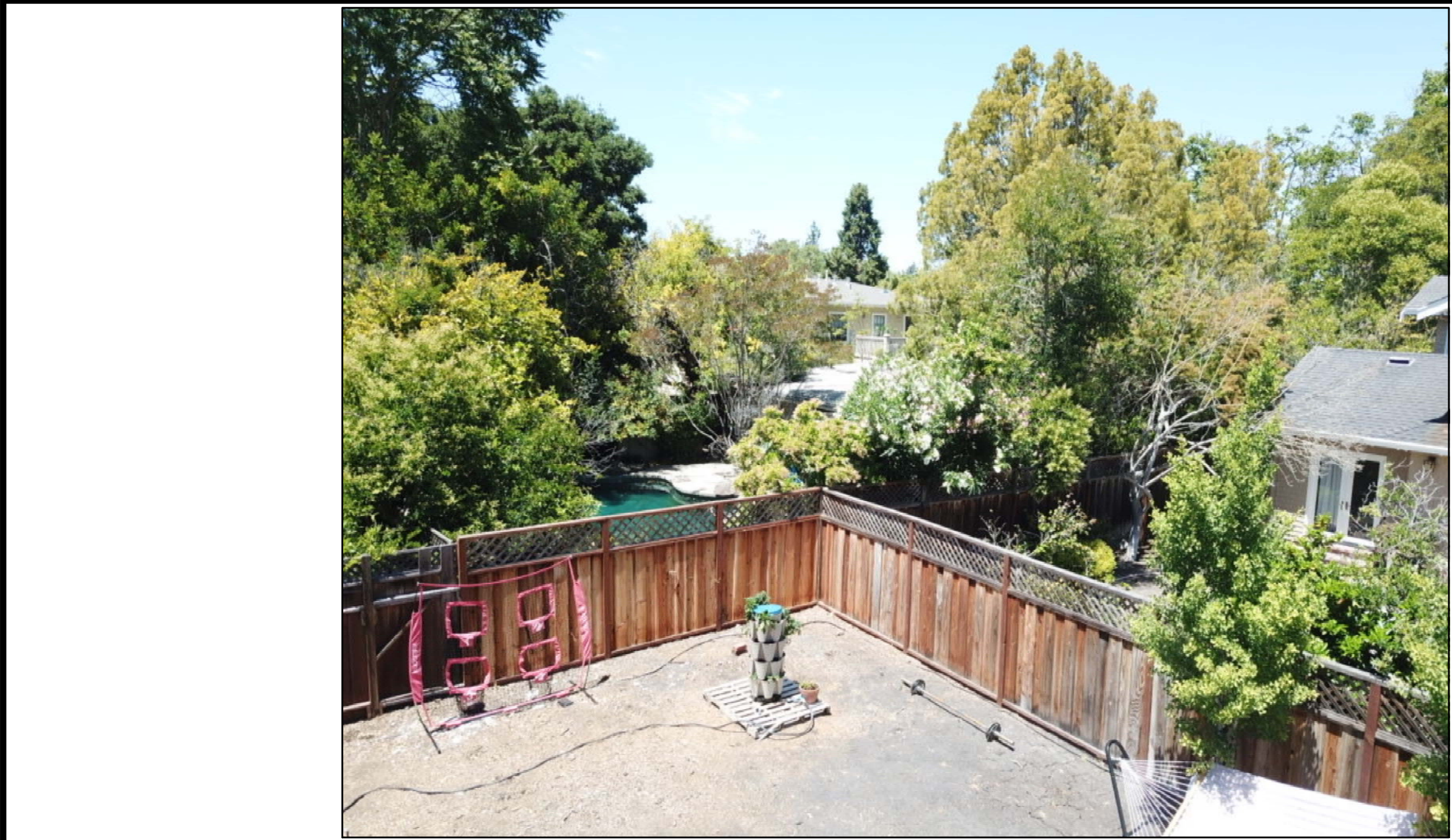
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SITE
PHOTOS

A1.2



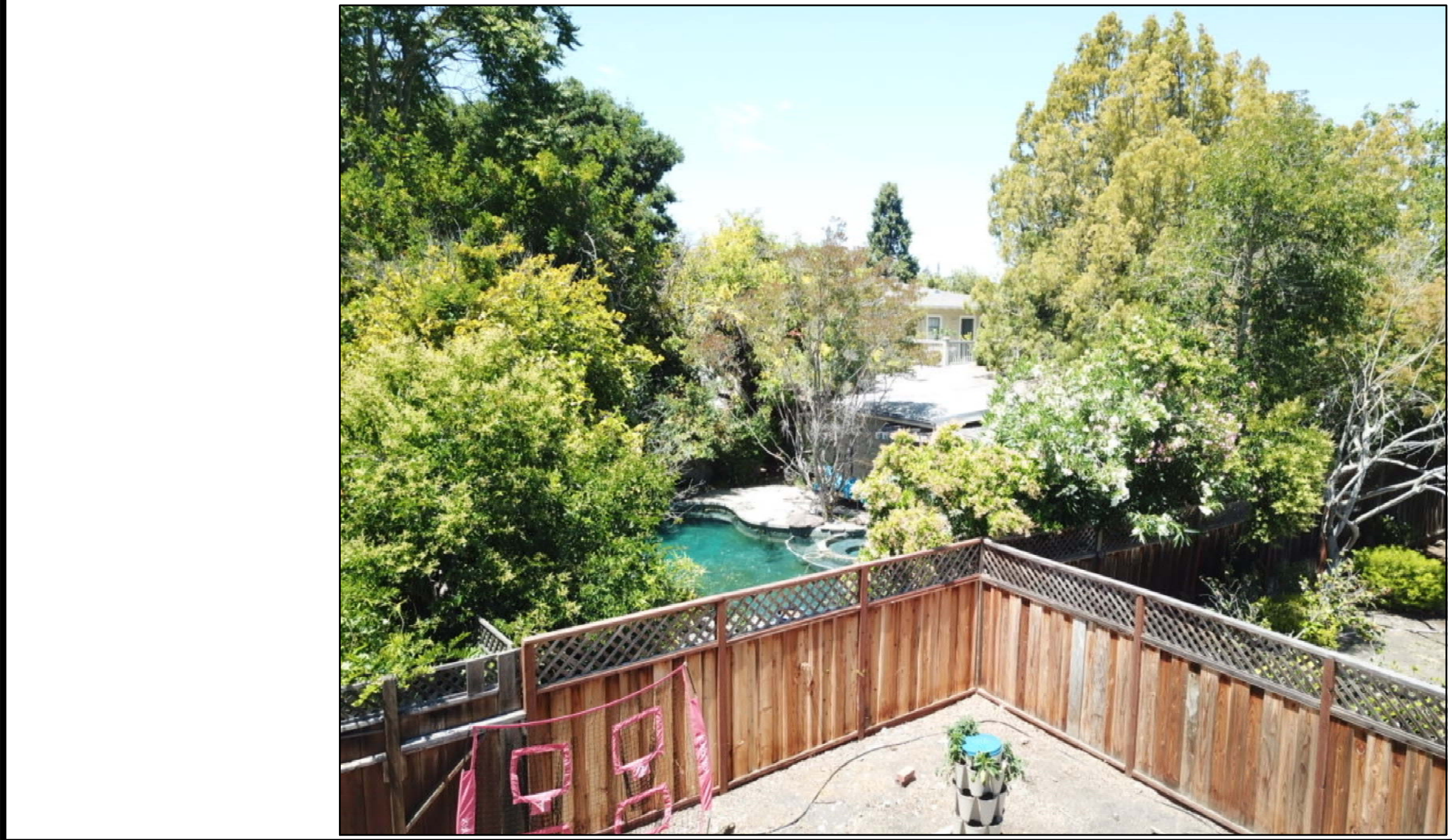
⑫ MASTER BEDROOM BAY WINDOW– VIEW TO LEFT



⑪ MASTER BEDROOM BAY WINDOW– VIEW TO REAR



⑩ MASTER BEDROOM BAY WINDOW– VIEW TO RIGHT



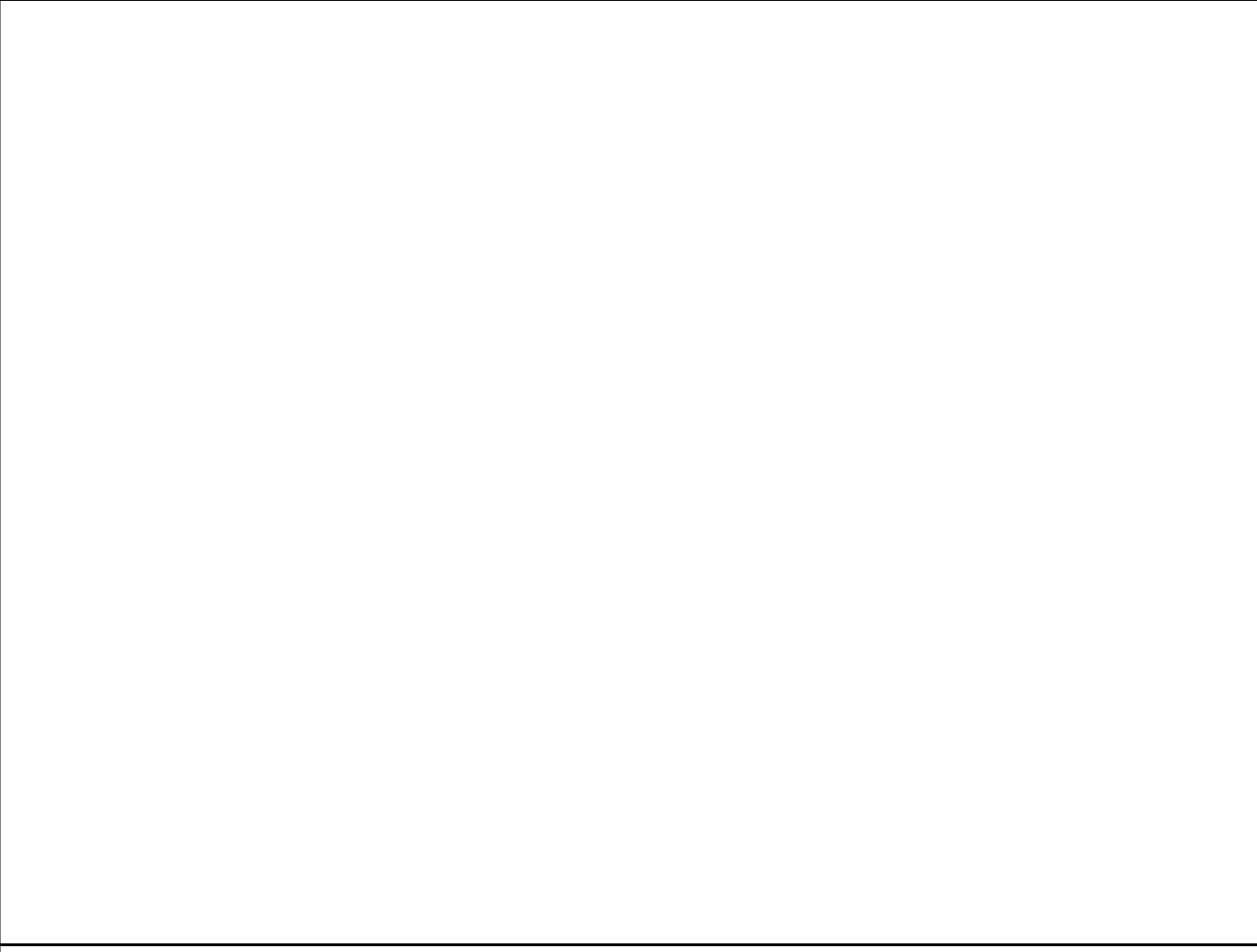
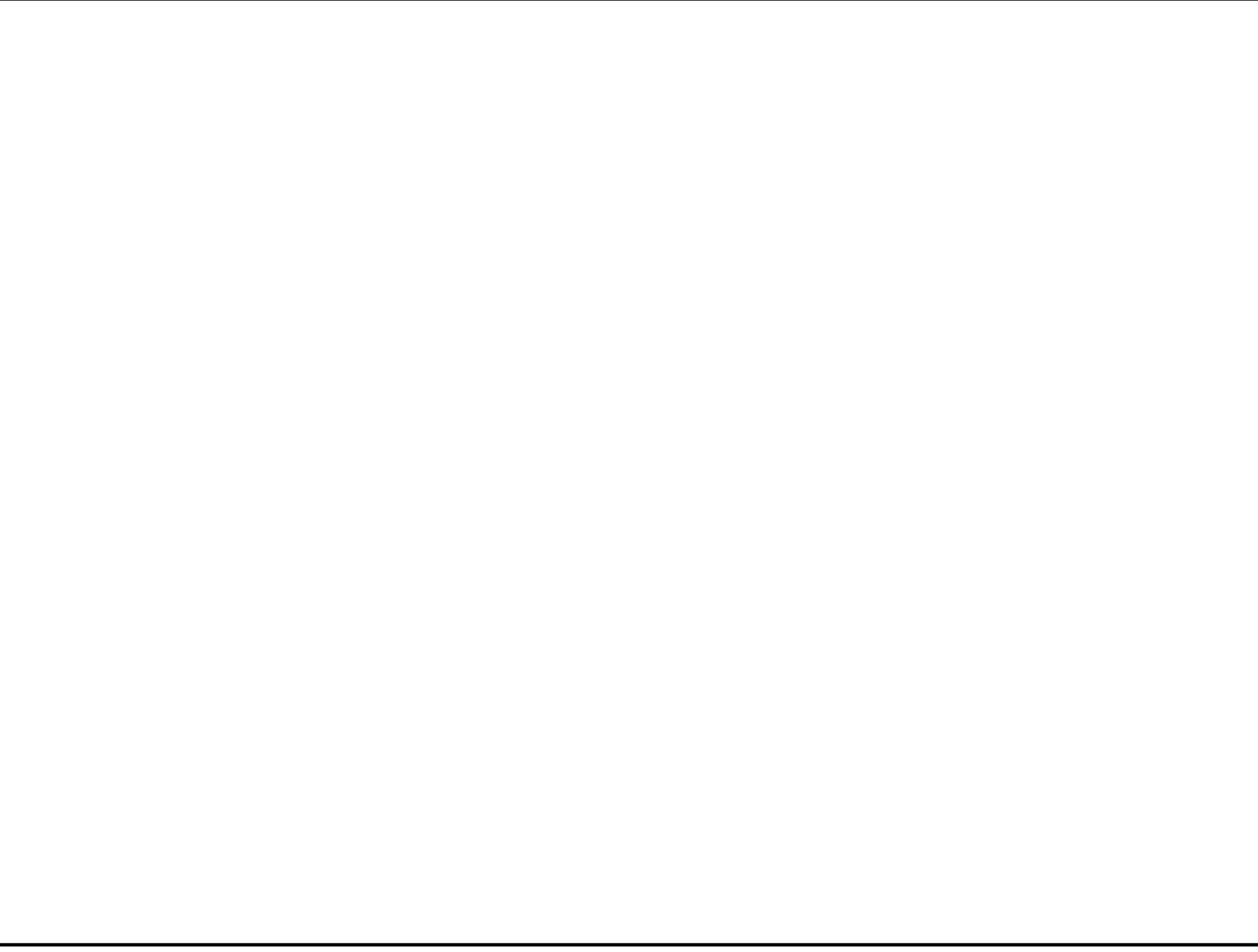
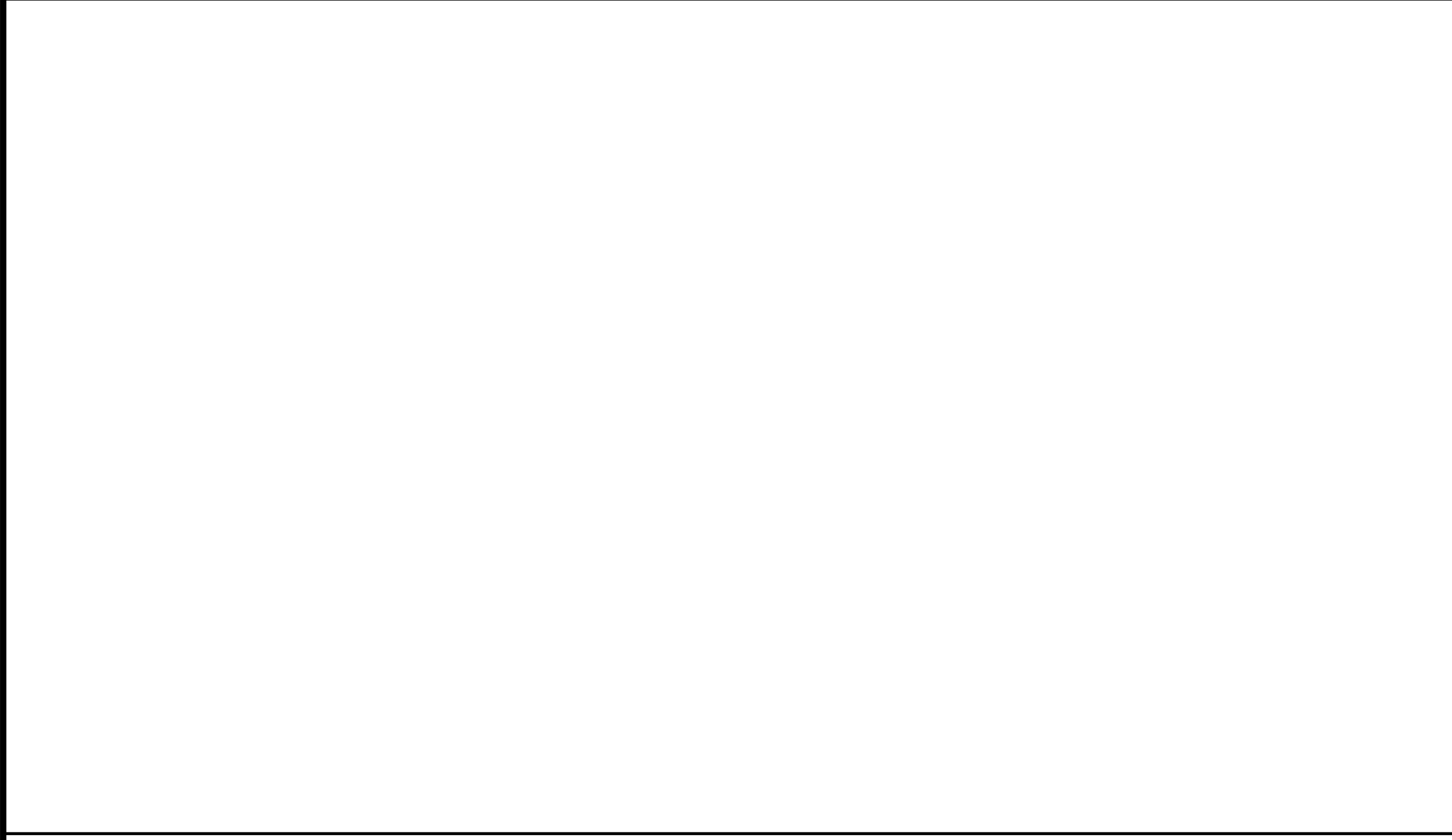
⑮ MASTER BATHROOM– VEIW TO LEFT



⑭ MASTER BATHROOM– VEIW TO REAR



⑬ MASTER BATHROOM– VEIW TO RIGHT





MARCH
DESIGN

ARCHITECTURE | INTERIOR | PLANNING

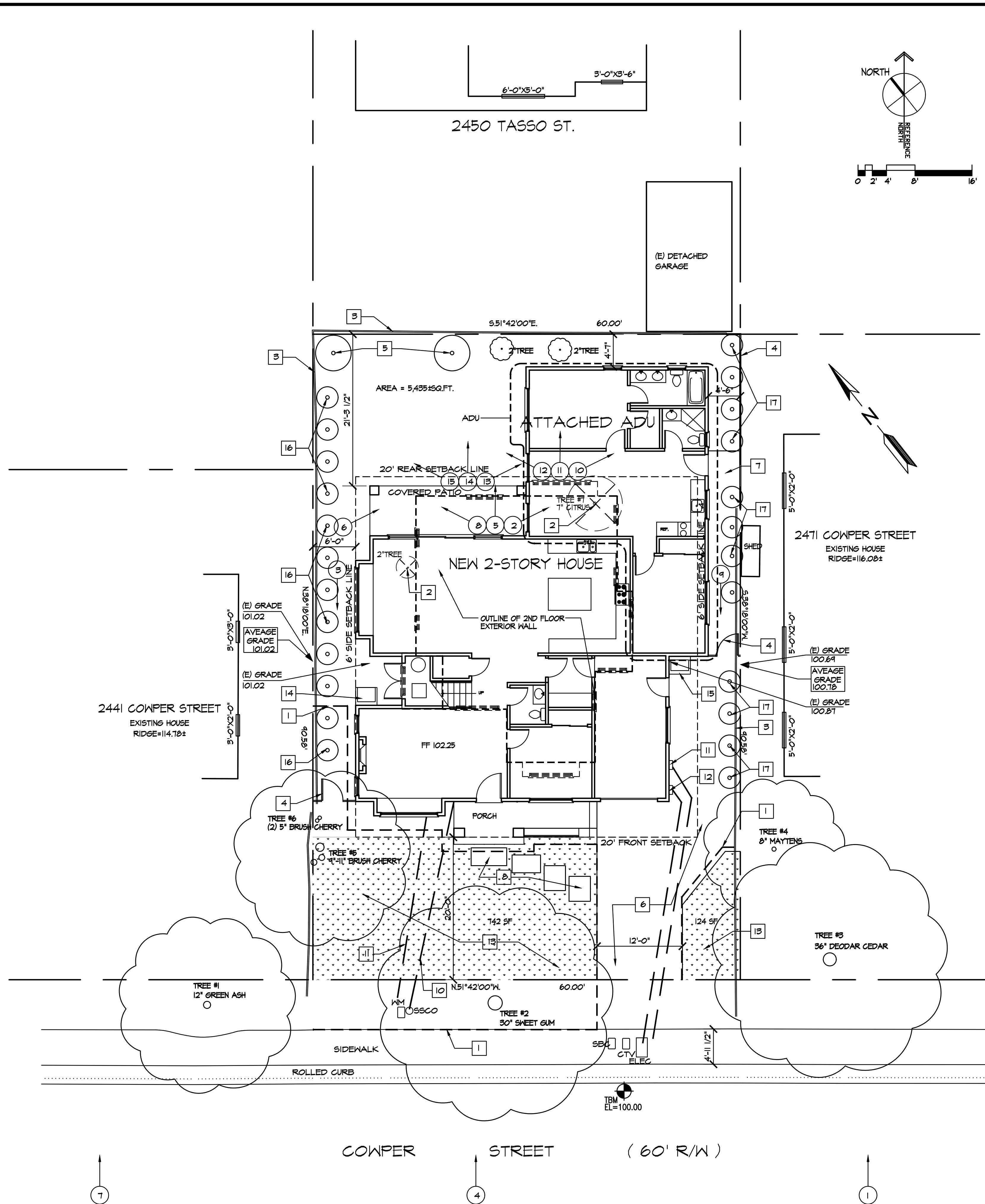
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JOB NO.	

SITE
PHOTOS



PROPERTY LINE

TREE PROTECTION FENCING (PER CITY'S STANDARDS); SEE SHT. T-1

PERMEABLE AREA AT FRONT YARD

(E) TREE TO REMAIN

(E) TREE TO BE REMOVED

(N) TREE TO BE PLANTED. SEE KEYNOTES

PHOTO KEY
(SEE PHOTOS ON A1.2 & A1.3)

LEGEND

1. BUILDING SETBACK VERIFICATION. PRIOR TO FOUNDATION INSPECTION BY THE CITY, THE LLS OF RECORD SHALL PROVIDE A WRITTEN CERTIFICATION THAT ALL BUILDING SETBACKS ARE PER THE APPROVED PLANS.

2. ALL REMAINING EXISTING LANDSCAPE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, TYPICAL.

3. REMOVE EXISTING LANDSCAPE WHERE NEW CONSTRUCTION OCCURRED, VERIFY WITH OWNER FOR ITEM TO BE SAVED AND REUSED

4. REMOVE EXISTING FENCE WHERE NEW CONSTRUCTION OCCURRED

5. PREPARE SITE FOR NEW CONSTRUCTION WHERE OCCURRED, SEE NEW FLOOR PLAN

6. ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF WORK. APPLY FOR THIS PERMIT AT THE PUBLIC WORKS ENGINEERING (PWE) DIVISION. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY."

7. REMOVE ALL (E) ONSITE SUBGRADE SEWER LINE & INSTALL (N) FROM STREET MAIN.

8. ALL TREE PROTECTION AND INSPECTION SCHEDULE MEASURES, DESIGN RECOMMENDATIONS, WATERING, AND CONSTRUCTION SCHEDULING SHALL BE IMPLEMENTED IN FULL BY OWNER AND CONTRACTOR, AS STATED IN THE TREE PROTECTION REPORT ON SHEET T-1 AND APPROVED PLANS.

9. UTILITY TRENCHING SHALL NOT OCCUR WITHIN THE TPZ OF THE PROTECTED TREE. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT NO TRENCHING OCCURS WITHIN THE TPZ OF THE PROTECTED TREE BY CONTRACTORS, CITY CREWS OR FINAL LANDSCAPE WORKERS. SEE SHEET T-1 FOR INSTRUCTIONS.

10. SEE ARBORIST REPORT ON SHT. T-2 FOR TREE PROTECTION AND MITIGATION MEASURES DURING THE DEMOLITION AND CONSTRUCTION.

11. THE CONSULTING ARBORIST MUST BE CONTACTED TO VERIFICATION TREE PROTECTION FENCING.

- GENERAL NOTES
1. PROVIDE TYPE I TREE PROTECTION FENCING PER CITY'S TREE PROTECTION REGULATIONS. SEE SHT. T-1 & T-2 FOR ADDITIONAL INFORMATION & PROTECTION MEASURES AND SEQUENCING

2. (E) NON-PROTECTED TREE OR SHRUBS TO BE REMOVED.

3. (E) 6' WD. FENCE TO REMAIN.

4. NEW 6' HT. WD. FENCE & GATE.

5. (N) 24" BOX ARBUTUS MARINA (STRAWBERRY TREE). 2 TOTAL WITH MINIMUM PLANTING HEIGHT OF 8 FEET.

6. (N) CONC. PAVEMENT DRIVEWAY.

7. (N) CONC. WALKWAY & PATIO.

8. (N) CONC. WALK PADS.

9. (N) 2" WATER LINE CONNECTING TO CITY'S WATER MAIN. VERIFY FIRE SPRINKLER WATER REQUIREMENTS.

10. (N) 4" SEWER LINE CONNECTING TO CITY'S MAIN. COORDINATE WITH UTILITY COMPANY.

11. (N) 400 AMP ELEC. METER LOCATION W/ OVERHEAD CONNECTION. VERIFY AND COORDINATE WITH UTILITY COMPANY.

12. (N) GAS METER. VERIFY AND COORDINATE WITH UTILITY COMPANY.

13. TURF OR LANDSCAPING AREA

14. NEW AC UNITS FOR MAIN HOUSE ON CONC. PAD. MAXIMUM NOISE LEVEL FOR THE AC UNITS SHALL NOT EXCEED 66db AS MEASURE AT PROPERTY LINE.

15. NEW AC UNIT FOR ADU ON CONC. PAD. MAXIMUM NOISE LEVEL FOR THE AC UNITS SHALL NOT EXCEED 66db AS MEASURE AT PROPERTY LINE.

16. (N) 15 GALLON INDIAN LAUREL (FICUS MICROCARPA NITIDA). 12 TOTAL W/ INITIAL PLANTING HEIGHT OF 6 FEET.

17. (N) 15 GALLON SKYROCKET JUNIPER. 12 TOTAL WITH INITIAL PLANTING HEIGHT OF 6 FEET.

KEYNOTES

TOTAL FRONT YARD (20'-0" SETBACK) AREA		1200 S.F.
TOTAL PERMEABLE AREA		866 S.F. (72.1%)

PERMEABLE AREA AT FRONT YARD

TREE #	SPECIES	DBH	CANOPY	RETAIN OR REMOVE	REPLACEMENT TREE(S)	REGULATED OR NOT
1	GREEN ASH	12"	25'	RETAIN	N/A	REGULATED
2	SWEET GUM	30"	40'	RETAIN	N/A	REGULATED
3	DECODAR CEDAR	36"	40'	RETAIN	N/A	REGULATED
4	MAYTENS	8"	10'	RETAIN	N/A	NOT REGULATED
5	BRUSH CHERRY	10"/10" 10"/11"	30'	RETAIN	N/A	REGULATED
6	BRUSH CHERRY	5"/5"	10'	RETAIN	N/A	NOT REGULATED
7	CITRUS	7"	5'	REMOVE	NOT REQUIRED	NOT REGULATED

TREE TABLE

MARCH
DESIGN

ARCHITECTURE | INTERIOR | PLANNING

111 MAIN STREET, SUITE J3
LOS ALTOS, CA 94022
650.302.1987
mike@march.design

REVISIONS

ZHAO RESIDENCE

NEW SINGLE FAMILY RESIDENCE + ATTACHED ADU

2451 COWPER STREET
PALO ALTO, CA 94301
APN: 132-07-012

DATE 06/06/25

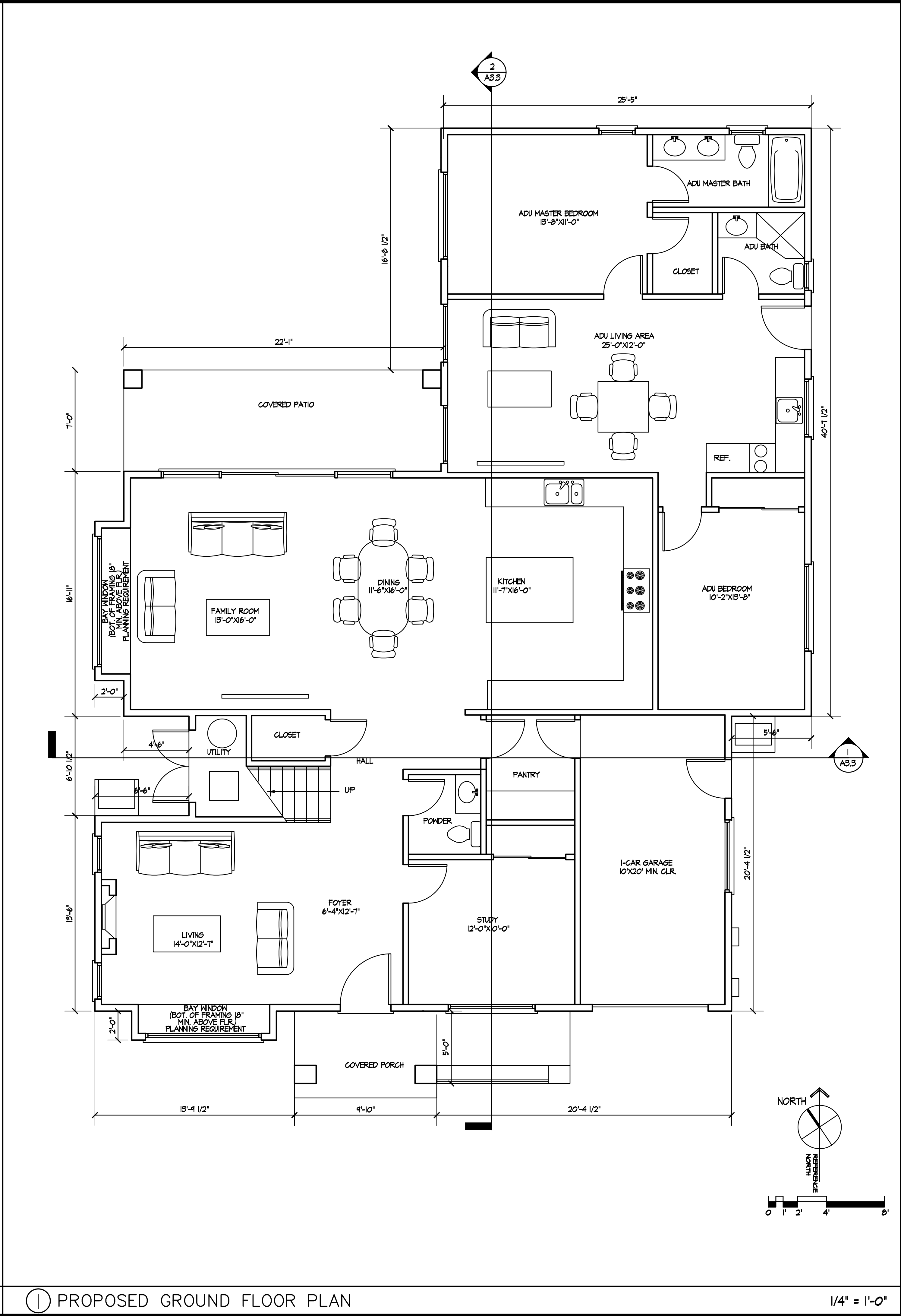
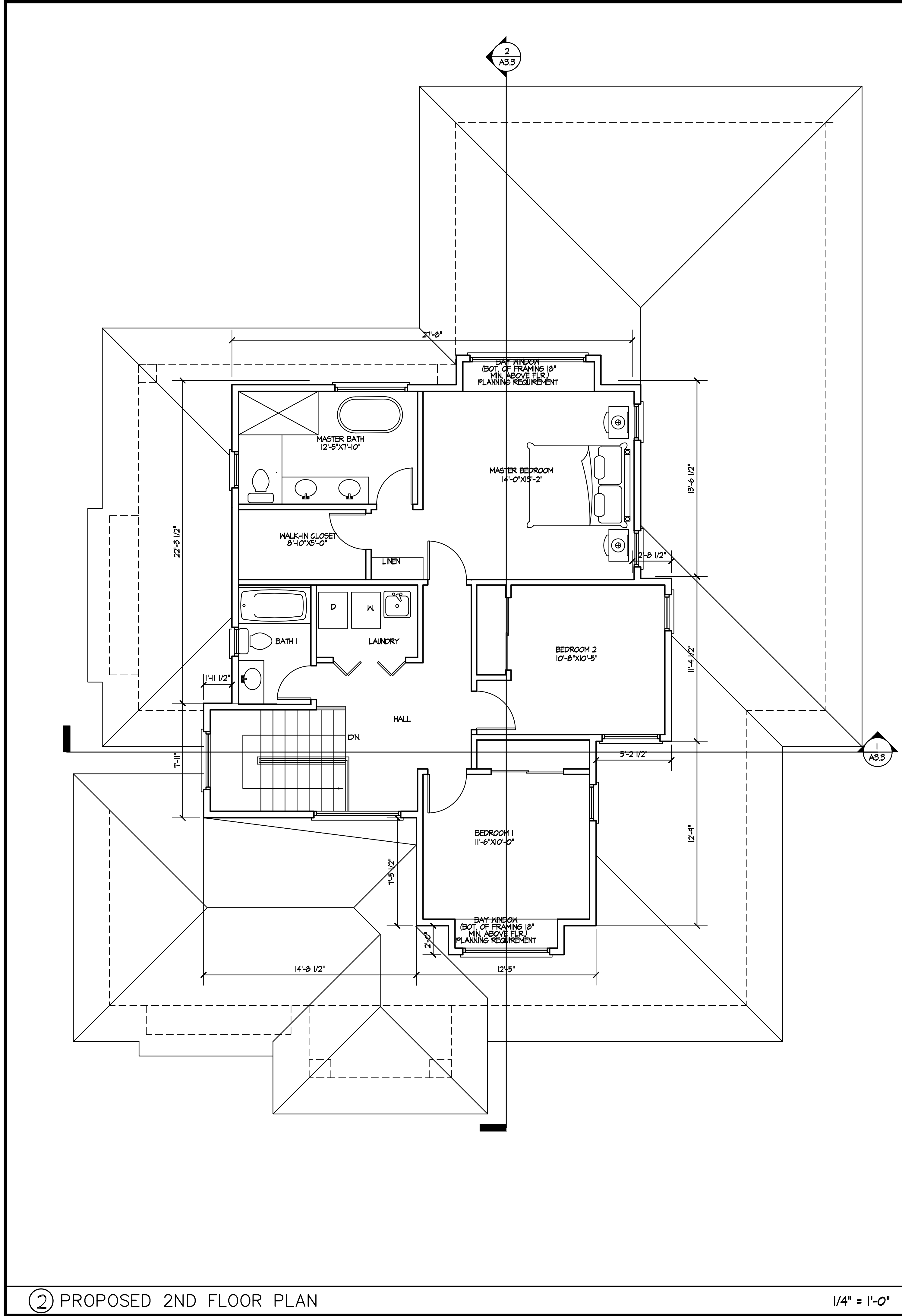
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JOB NO.

PROPOSED
SITE PLAN

A1.4



REVISIONS	

ZHAO RESIDENCE

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DATE	06/06/25
CHECKED	
DRAWN	MM
JOB NO.	

**PROPOSED
FLOOR PLANS**

GENERAL NOTES

KEYNOTES

1/8" = 1'-0"

PROPOSED ROOF PLANS

1/8" = 1'-0"

STREET ELEVATION

March
DESIGN

ARCHITECTURE | INTERIOR | PLANNING

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650.302.1987
mike@march.design

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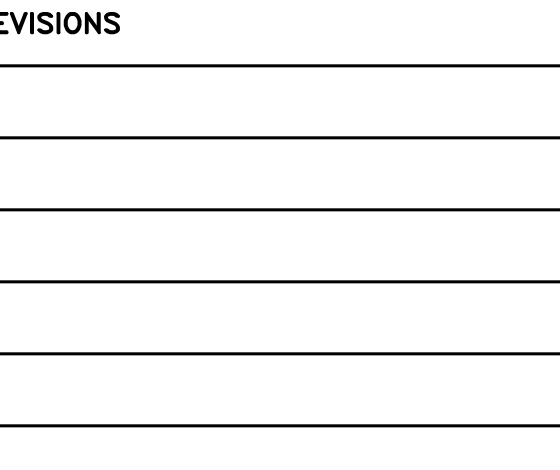
CHECKED

DRAWN MM

JOB NO.

**PROPOSED
ROOF PLAN &
STREET ELEVATION**

A2.2



DATE	06/06/25
CHECKED	
DRAWN	MM
DOB NO.	

A2.3

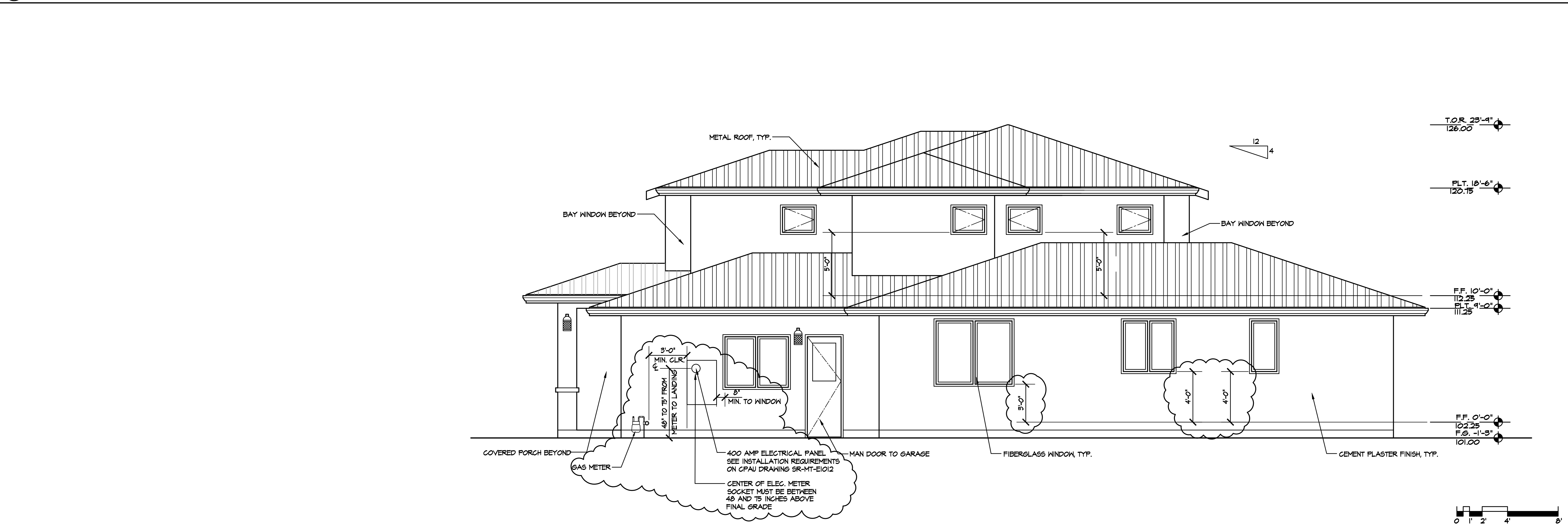


"J1"	77.3
"J2"	93.8
"M"	49.2
"N"	20.0
"O"	22.0
"P"	153.4
"Q"	20.0
SUBTOTAL	435.7

① PROPOSED GROUND FLOOR AREA CALCULATION 1/4" = 1'-0"

<u>GROUND FLOOR AREA</u>	
"A"	213.1
GARAGE	213.1 S.F.
<hr/>	
"B"	452.8
"C"	185.9
"D"	240.7
"E"	370.8
<hr/>	
SUBTOTAL	1250.2 S.F.

1 PROPOSED STREET ELEVATION (SOUTH)



2 PROPOSED RIGHT SIDE ELEVATION (EAST)

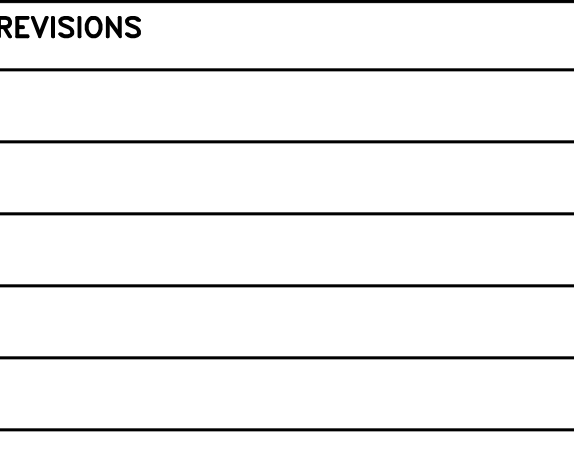


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**PROPOSED
EXTERIOR
ELEVATIONS**

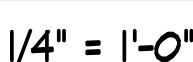
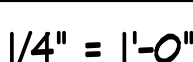


PROPOSED EXTERIOR ELEVATIONS

A3.2


$$3'' = 1'-0''$$

- ① PROPOSED REAR ELEVATION (NORTH)

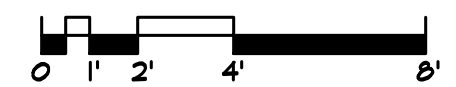
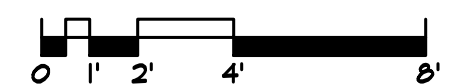

$$1\frac{1}{2}'' = 1'-0''$$




BUILDING SECTIONS

A3.3


$$1/2'' = 1'-0''$$


$$1/2'' = 1'-0''$$

$$1/4'' = 1'-0''$$

$$1/4'' = 1'-0''$$

City of Palo Alto Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. **An approved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.**

For detailed information on Palo Alto's regulated trees and protection during development, review the **City Tree Technical Manual (TTM)** found at www.cityofpaloalto.org/trees/.



TREE DISCLOSURE STATEMENT

CITY OF PALO ALTO
Planning Division, 250 Hamilton Avenue
Palo Alto, CA 94301
(650) 329-2441
<http://www.cityofpaloalto.org>

Palo Alto Municipal Code, Chapter 8.10.040, requires disclosure and protection of certain trees located on private and public property, and that they be shown on approved site plans. A completed disclosure statement must accompany all building permit applications that include exterior work, all demolition or grading permit operations, or other development activity.

PROPERTY ADDRESS: 2451 Cowper Street

Are there Regulated¹ trees on or adjacent to the property? ☒ YES ☐ NO (If no, proceed to Section 4)

[Sections 1 - 4 MUST be completed by the applicant. Please circle and/or check where applicable.]

1. Where are the trees? Check those that apply. (Plans must be submitted showing over 4" diameter trees)

☐ On the property
☐ On adjacent property overhanging the project site
☒ In the City planter strip or right-of-way easement within 30' of property line (Street Trees)*

*Street trees require special protection by a fenced enclosure, per the attached instructions. Prior to receiving any permit, you must provide an authorized Street Tree Protection Verification form by calling Public Works Operations at 493-5953 for inspection of required type I, II or III fencing (see attached Detail #605).

2. Are there any Protected¹ or Designated¹ Trees? YES (Check where applicable) ☐ NO

☐ Protected Tree (s)
☐ Designated Tree (s)
☐ On or overhanging the property

3. Is there activity or grading within the dripline? (radius 10 times the trunk diameter) of these trees? YES ☐ NO ☒
If Yes, a **Tree Preservation Report** must be prepared by an ISA certified arborist and submitted for staff review (see TTM - Section 6.25). Attach this report to Sheet T-1, Tree Protection, its Part of the Plan™, per Site Plan Requirements.

4. Are the Site Plan Requirements** completed? ☒ YES ☐ NO

**Protection of Regulated trees during development require the following: (1) Plans must show the measured trunk diameter and canopy dripline; (2) Plans must denote, as a bold dashed line, a fenced enclosure area out to the dripline, per Sheet T-1 and Detail #605 - <http://www.cityofpaloalto.org/trees/forms.htm> (See also TTM - Section 2.15 for area to be fenced)

I, the undersigned, agree to the conditions of this disclosure. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Palo Alto Municipal Code Section 8.10.040, which can lead to criminal and/or civil legal action.

Signature: Mike Ma Print: Mike Ma Date: 04/08/25
(Prop. Owner or Agent)

FOR STAFF USE:


Protective Fencing
Sections 5-6 must be completed by staff for the issuance of any development permit (demolition, grading or building permit).

5. Protected Trees. The specified tree fencing is in place. A written statement is attached verifying that protective fencing is correctly in place around protected and/or designated trees. YES ☐ NO ☐
(N/A if there are no protected trees, check here ☐)

6. Street Trees. A signed Public Works Street Tree Protection Verification form is attached. YES ☐ NO ☐
(N/A if there are no street trees, check here ☐)

¹ Regulated Trees - a) Street trees - trees on public property; b) Protected trees - Coast Live Oaks or Valley Oaks which are 11.5" in diameter or larger, Coast Redwoods which are 18" in diameter or larger, when measured 54" above natural grade; and Heritage trees are trees designated by City Council; and c) Designated Trees - commercial or non-residential property trees, which are part of an approved landscape plan.
² Palo Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at <http://www.cityofpaloalto.org/planning-community/tree-technical-manual.html>

S:\Plan\Platdiv\Arb\Tree Protection Info\Tree Disclosure Statement Revised 08/06



For written specifications associated with illustrations below, see Public Works Specifications Section 31. Detailed specifications are found in the Palo Alto Tree Technical Manual (TTM) (www.cityofpaloalto.org/trees/)

Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).

- Restricted activity area - see Tree Technical Manual Sec 2.15(E).
- Restricted trenching area - see Tree Technical Manual Sec 2.20(C-D), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.

For all Ordinance Protected and Designated trees, as detailed in the site specific tree preservation report (TPR) prepared by the applicant's project arborist as displayed on the plans.

Type I Tree Protection

Note: Ordinance Protected & Designated Trees. Issuance of a permit requires applicant's project arborist written verification Type I is installed correctly according to the plans and Tree Preservation Report

8.5x11-inch Warning Signs one each side

TPZ

6-foot high chain-link fence, typical

Other 16" Tree Diameter - 10' TPZ

Any inadvertent sidewalk or curb replacement or trenching requires approval

Fence distance to water branches or TPZ

Street

Parkway

Sidewalk

Yard

Fencing must provide public passage while protecting all other land in TPZ

Type II Tree Protection

2-inches of Orange Plastic Fencing overlaid with 2-inch Thick Wooden Slats

Any proposed trench in TPZ requires approval. See TTM 2.20 C-D for instructions

Restricted use for trees in sidewalk, cutting-tree wells only

Note: Street Trees. Issuance of a permit requires Public Works Operations inspection and signed approval on the Street Tree Verification (STV) form provided.

Type III Tree Protection

(to be used only with approval of Public Works Operations)

Tree fencing is required and shall be erected before demolition, grading or construction begins.

Rev	By	Date
0	DW31	12/14/92
01	D.D.	08/04/04
02	D.D.	08/18/06

Scale: NTS

Tree Protection During Construction


City of Palo Alto Standard

Approved by: Dave Dockter

PE No. _____

Date 2006

Dwg No. 605



City of Palo Alto Tree Technical Manual

ARBORIST INSPECTION SCHEDULE

All Checked Items Apply to this project:

1. ☒ **Inspection of Protective Tree Fencing.** The Street Tree Verification Form shall be signed by the City Arborist. For other Protected Trees, the project arborist shall provide a written statement with a photograph verifying that he has conducted a field inspection of the trees and that the protective tree fencing is in place prior to issuance of a demolition, grading, or building permit. (see Verification of Tree Protection, Section 1.39).

2. ☐ **Pre-Construction Meeting.** Prior to commencement of construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading equipment operators, project arborist, City Arborist, and, if a city maintained irrigation system exists, the Parks Manager (Contact 650-496-6962).

3. ☐ **Inspection of Rough Grading.** The project arborist shall perform an inspection during the course of rough grading adjacent to the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least 48 hours advance notice of such activity.

4. ☐ **Monthly Inspections.** The project arborist shall perform a monthly activity inspection to monitor and advise for conditions and tree health. The City Arborist shall be in receipt of the activity report during the first week of each calendar month or, immediately if there are **any revisions** to the approved plans or protection measures. Fax to (650) 329-2154. (see Monthly Inspection Report, Section 1.17).

5. ☐ **Special activity within the Tree Protection Zone.** Work in this area (TPZ - described in #7 below) requires the direct onsite supervision of the project arborist (see Trenching, Excavation and Equipment, TTM Section 2.20 C).

6. ☐ **Landscape Architect Inspection.** For discretionary development projects, prior to temporary or final occupancy the applicant or contractor shall arrange for the Landscape Architect to perform an on site inspection of all plant stock, quality of the materials and planting (see Quality, Section 5.20.1 A) and that the irrigation is functioning consistent with the approved construction plans. The City shall be in receipt of written verification of Landscape Architect approval prior to scheduling the final inspection, unless otherwise approved.

7. ☐ **Other** (please describe) _____

---WARNING---
Tree Protection Zone

This fencing shall not be removed without City Arborist approval (650-496-5953)

Removal without permission is subject to a \$500 fine per day*

***Palo Alto Municipal Code Section 8.10.110**

City of Palo Alto Tree Protection Instructions are located at <http://www.city.palo-alto.ca.us/trees/technical-manual.html>


Place
Tree Protection Report
here

Use additional T1 sheets as needed

City of Palo Alto
250 Hamilton Avenue, Palo Alto, CA 94301

Search: Advanced

[Home](#) [Planning & Community Environment](#)



Tree Technical Manual

To purchase the Tree Technical Manual

June, 2001 First Edition

View by section:

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- Section 2.0 - Protection of Trees During Construction (PDF, 259KB)
- Section 3.0 - Removal, Replacement & Planting of Trees (PDF, 117KB)
- Section 4.0 - Hazardous Trees (PDF, 105KB)
- Section 5.0 - Tree Maintenance Guidelines (PDF, 110KB)
- Section 6.0 - Tree Reports (PDF, 84KB)

View ALL sections:

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APPENDICES

A: Palo Alto Municipal Code Chapter 8.10, Tree Preservation & Management Regulations

B: Tree City - USA

C: ISA Hazard Evaluation Form

D: List of Inherent Failure Patterns for Selected Species (Reference source)

E: ISA Tree Pruning Guidelines (PDF, 1.45MB)


F: Tree Care Safety Standards, ANSI Z133.1-1994 (Reference source)

G: Pruning Performance Standards, ANSI A300-1995 (Reference source)

H: Tree Planting Details, Diagram 504 & 505

I: Tree Disclosure Statement

J: Palo Alto Standard Tree Protection Instructions



**PALO ALTO
STREET TREE PROTECTION INSTRUCTIONS
-SECTION 31-**

APPENDIX J

31-1 **General**

a. **Tree protection has three primary functions:** 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved.

b. **The Tree Protection Zone (TPZ)** is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing.

31-2 **Reference Documents**

a. **Detail 605** - Illustration of situations described below.

b. **Tree Technical Manual (TTM) Forms** (<http://www.cityofpaloalto.org/trees/>)

1. Trenching Restriction Zones (TTM, Section 2.20(C))
2. Arborist Reporting Protocol (TTM, Section 6.30)
3. Site Plan Requirements (TTM, Section 6.35)
4. Tree Disclosure Statement (TTM, Appendix J)

c. **Street Tree Verification (STV) Form** (<http://www.cityofpaloalto.org/trees/forms>)

31-3 **Execution**

a. **Type I Tree Protection:** The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paving or concrete that will not be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved by Public Works Operations.

b. **Type II Tree Protection:** For trees situated within a planting strip, only the planting strip and yard side of the TPZ shall be enclosed with the required chain-link protective fencing in order to keep the sidewalk and street open for public use.

c. **Type III Tree Protection:** To be used only with approval of Public Works Operations. Trees situated in a tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch thick wooden slats bound securely (slats shall not be allowed to dig into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging any branches. Major limbs may also require plastic fencing as directed by the City Arborist.

d. **Size, type and area to be fenced.** All trees to be preserved shall be protected with six (6') foot high chain link fences. Fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet or no more than 10-foot spacing. Fencing shall extend to the outer branching, unless specifically approved on the STV Form.

e. **"Warning" signs.** A warning sign shall be weather proof and prominently displayed on each fence at 20-foot intervals. The sign shall be minimum 8.5-inches x 11-inches and clearly state in half inch tall letters: "WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.110."

f. **Duration.** Tree fencing shall be erected before demolition, grading or construction begins and remain in place until final inspection of the project, except for work specifically allowed in the TPZ. Work or soil disturbance in the TPZ requires approval by the project arborist or City Arborist (in the case of work around Street Trees). Excavations within the public right of way require a Street Work Permit from Public Works.


g. **During construction**

1. All neighbors' trees that overhang the project site shall be protected from impact of any kind.
2. The applicant shall be responsible for the repair or replacement plus penalty of any publicly owned trees that are damaged during the course of construction, pursuant to Section 8.04.070 of the Palo Alto Municipal Code.
3. The following tree preservation measures apply to all trees to be retained:
 - a. No storage of material, spoil, vehicles or equipment shall be permitted within the TPZ.
 - b. The ground under and around the tree canopy area shall not be altered.
 - c. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

END OF SECTION

City of Palo Alto 2004 Standard Drawings and Specifications
Street Tree Verification of Protection, PWE, Section 31

Revised 08/06



**City of Palo Alto
Tree Department
Public Works Operations
PO Box 10250 Palo Alto, CA 94303
650/496-5953 FAX: 650/852-6289
treeprotection@CityofPaloAlto.org**

**Verification of
Street Tree Protection**

Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant.

APPLICATION DATE: _____

ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED: _____

APPLICANT'S NAME: _____

APPLICANT'S ADDRESS: _____

APPLICANT'S TELEPHONE & FAX NUMBERS: _____

This section to be filled out by City Tree Staff

1. The Street Trees at the above address(es) are adequately protected. The type of protection used is: YES ☐ NO ☐
* If NO, go to #2 below

Inspected by: _____

Date of inspection: _____

2. The Street Trees at the above address are **NOT** adequately protected. The following modifications are required: _____
Indicate how the required modifications were communicated to the applicant: _____

Subsequent Inspection

Street trees at above address were found to be adequately protected: YES ☐ NO ☐
* If NO, indicate in "Notes" below the disposition of case.

Inspected by: _____

Date of inspection: _____

Notes: List City street trees by species, site, condition and type of tree protection installed. Also note if pictures were taken. Use back of sheet if necessary.

Return approved sheet to Applicant for demolition or building permit issuance.

S:\PWO\GIS\Tree\DS\SR_TreeProtect 5/17/06

T-1

All other tree-related reports shall be added to the space provided on this sheet (adding as needed)
Include this sheet(s) on Project Sheet Index or Legend Page.
A copy of T-1 can be downloaded at www.cityofpaloalto.org/arb/forms

Special Tree Protection Instruction Sheet
City of Palo Alto

T-1

Certification of Performance¹⁰

I, Robert Weatherill certify:

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

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

* That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;

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

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

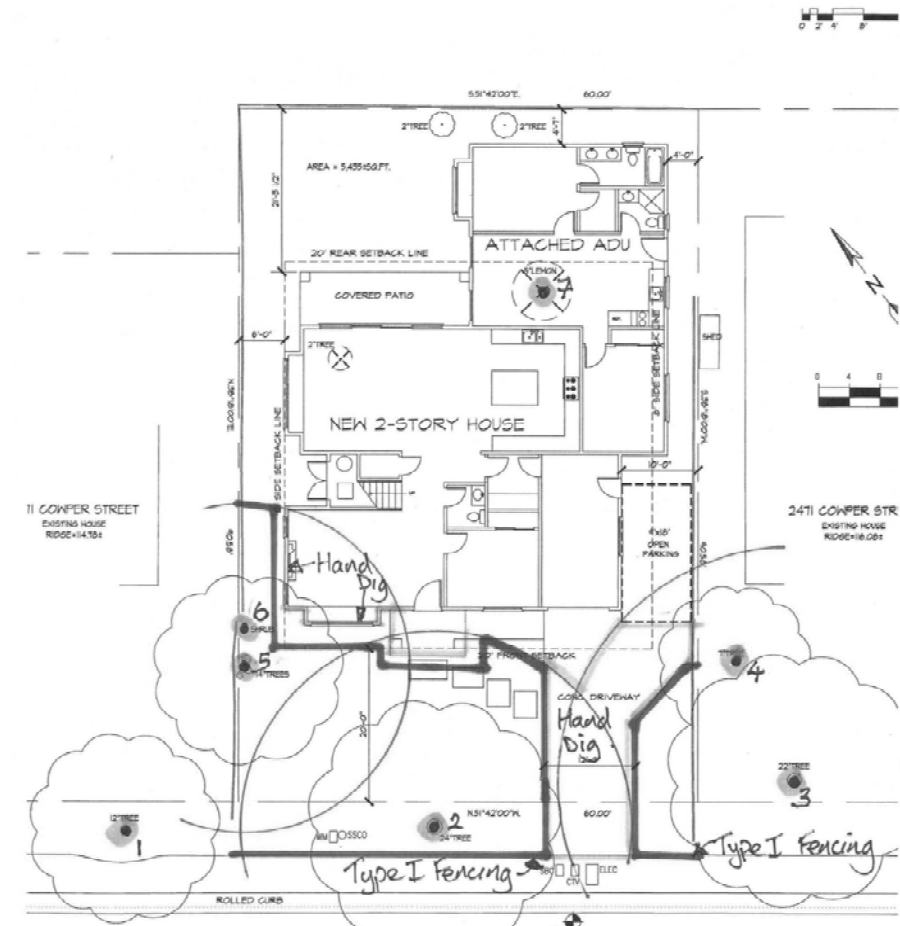
* That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 20 years.

Signed




Robert Weatherill
Certified Arborist WE 1936A
Date: 2/13/24



Location of proposed new house, protected trees and their Tree Protection Zones



Image 2.15.2
Tree Protection Fence at the Dripline

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

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

3. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.¹⁰

4. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.¹⁰

5. Do Not:¹⁰

- Allow run off or spillage of damaging materials into the area below any tree canopy.
- Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
- Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
- Allow fires under any adjacent trees.
- Discharge exhaust into foliage.
- Secure cable, chain or rope to trees or shrubs.
- Apply soil sterilants under pavement near existing trees.

Tree Survey

Tree#	Species	DBH	Ht/Sp	Can Rating	Comments
1	Green ash <i>Fraxinus velutina</i>	12.1"	30/25	65	Good health and condition, Street tree. Regulated
2	Sweet gum <i>Liquidambar styraciflua</i>	29.5"	60/40	65	Good health and condition Street tree. Regulated
3	Dodder cedar <i>Chamaecyparis</i>	36" cal	85/40	60	Good health and condition neighbor's tree. Regulated
4	Maytree <i>Maytenus borealis</i>	8" cal	15/10	55	Fair health and condition, neighbor's tree. Not Regulated
5	Black cherry <i>Strydom paniculatum</i>	9.8" 9.5" 9.7" 11.3"	40/30	40	Fair health, poor condition, codominant at 1'. Regulated
6	Black cherry <i>Strydom paniculatum</i>	5.7" 5.4"	40/10	50	Fair health and condition, codominant at grade. Not Regulated
7	Citrus <i>Citrus spp</i>	6.5" @ 2'	10/5	50	Fair health and condition Not Regulated

Summary:

The trees on the site are a variety of natives and non-natives.

Tree #s 1 and 2 are Street trees. Tree # 1 is a smaller tree in front of the neighbor's property and does not require protection. Tree # 2 is a larger tree in front of this property and should be protected during construction.

Tree # 3 is a Protected mature tree on the neighbor's property. The tree should be protected during construction.

Tree # 5 is a Protected mature tree on this property and should be protected during construction.

The remaining trees on this property are not protected and can be removed if desired. Any tree that is removed should be replaced in accordance with Palo Alto's Municipal Code such that there is zero net canopy loss on the property.

Zhenzhu Zhao

2451 Cowper St.,
Palo Alto, CA 94301

Site: 2451 Cowper St., Palo Alto

Dear Zhenzhu,

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

Method:

Palo Alto regulates the following trees:

Locally Native Protected Species Trees

- Big Leaf Maple (*Acer macrophyllum*) 11.5" or more DBH
- California Incense Cedar (*Calocedrus decurrens*) 11.5" or more DBH
- Coast Live Oak (*Quercus agrifolia*) 11.5" or more DBH
- Blue Oak (*Quercus douglasii*) 11.5" or more DBH
- California Black Oak (*Quercus kelloggii*) 11.5" or more DBH
- Valley Oak (*Quercus lobata*) 11.5" or more DBH
- Coast Redwood (*Sequoia sempervirens*) 14" or more DBH

Protected Mature Trees

- Any mature tree measuring 15" or more DBH
- Invasive species trees and high water use trees are excluded.

Designated Trees

- Any tree designated for protection during review and approval of a development project.

Public Trees / Street Trees

- "Public trees" include any tree, in any street, park, or public place in the city of Palo Alto. "Street Tree" refers to the Public Trees located in the city road right of way.

Palo Alto requests that all trees with a trunk diameter greater than 6 inches at standard height be included in the report including all street trees and trees on neighboring properties that might be impacted.

Terms and Conditions³
The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care:

1. All property lines and ownership of property, trees, and landscape plants and features are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any title and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.

3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and it's named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.

4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.

5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warranty or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, even any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.

7. Advanced Tree Care has no warranty, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.

8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.

9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale, and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphic material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.

Glossary

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

References

(1) Matheny, N.P., and Clark, J.P. *Evaluation of Hazard Trees in Urban Areas*. International Society of Arboriculture, 1994.

(2) Harris, R.W., Matheny, N.P. and Clark, J.P. *Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines*. Prentice Hall, 1999.

(3) Carlson, Russell E. *Palowonia on The Green: An Assessment of Tree Health and Structural Condition*. Tree Tech Consulting, 1998.

(4) Extracted from a copy of Tree Protection guidelines. Anon

(5) T. D. Sydnor, *Arboricultural Glossary*, School of Natural Resources, 2000

(6) D Dostker, *Tree Technical Manual*. City of Palo Alto, June, 2001

- Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.⁶
- Route pipes into alternate locations to avoid conflict with roots.⁶
- Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.⁶
- Comparison of the soil within the dripline shall be kept to a minimum.⁽²⁾ If access is required to go through the TPZ of a protected tree, the area within the TPZ should be protected from compaction either with steel plates or with 4" of wood chip overlaid with plywood.
- Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.
- Ensure upon completion of the project that the original ground level is restored

Tree Protection Plan

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

Tree # 2: TPZ should be at 24 feet from the trunk of the tree, shown as a thin red line. This can be reduced to edge of sidewalk and driveway in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2¹⁰. Shown as a thick red line.

The small area of foundation within the TPZ should be hand dug. Any roots encountered can be cut without jeopardizing the health or stability of the tree. The roots should be cut with hand saw or pruners.

Excavation of the driveway within the TPZ should be done with hand tools. Any roots encountered can be cut without jeopardizing the health or stability of the tree. The roots should be cut with hand saw or pruners.

Tree # 3: TPZ should be at 30 feet from the trunk of the tree, shown as a thin red line. This can be reduced to the edge of sidewalk and driveway in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2¹⁰. This is marked on the drawing with a thick red line.

Excavation of the driveway within the TPZ should be done with hand tools. Any roots encountered can be cut without jeopardizing the health or stability of the tree. The roots should be cut with hand saw or pruners.

Tree # 5: TPZ should be at 21 feet from the trunk of the tree, shown as a thin red line. This can be reduced to the edge of proposed construction in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2¹⁰. This is marked on the drawing with a thick red line.

The foundation within the TPZ should be hand dug. Any roots encountered greater than 2" in diameter should be worked around and not cut.

The location of the regulated trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

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

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

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

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

Sincerely




Robert Weatherill
Certified Arborist WE 1936A

REVISIONS

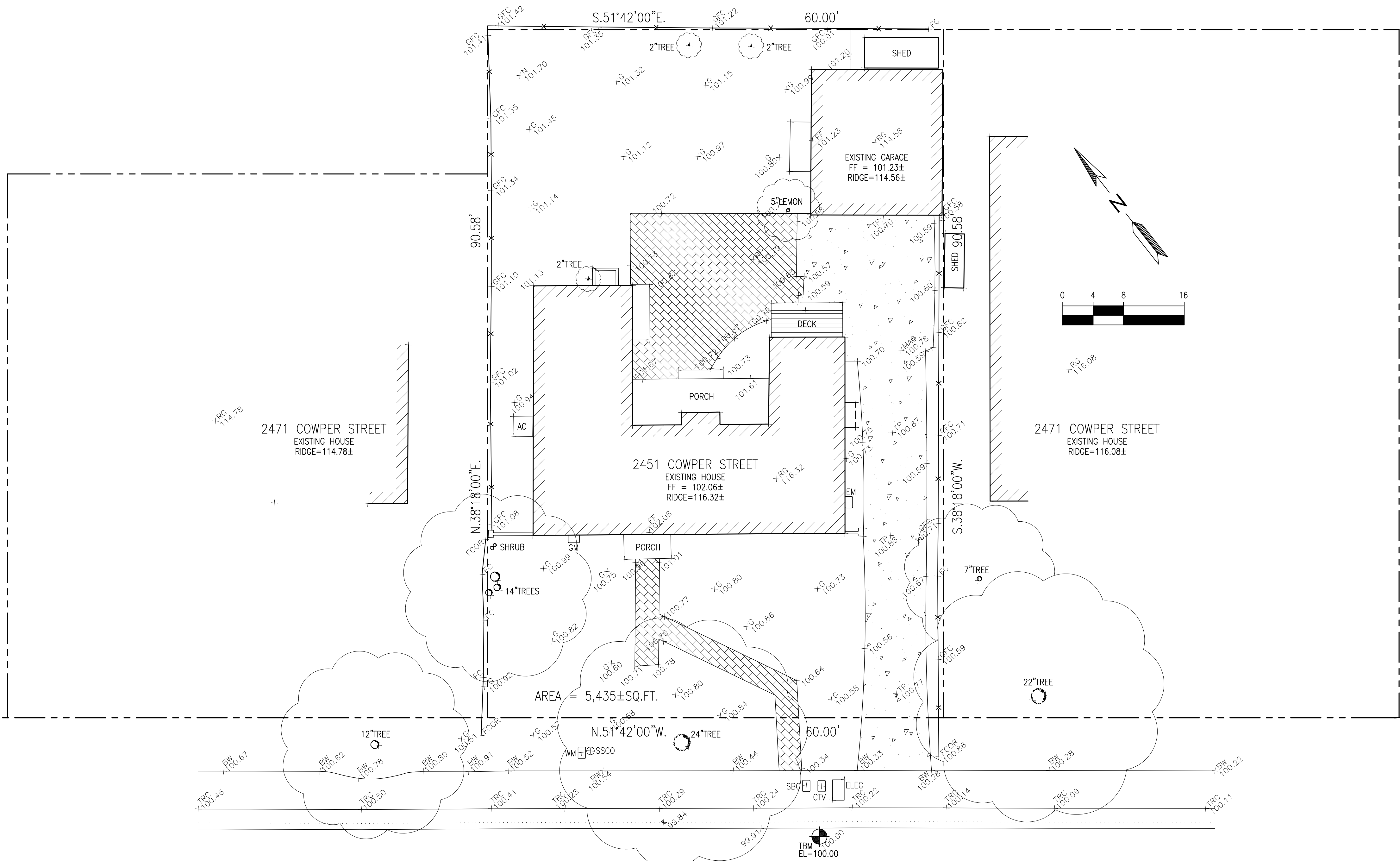
DATE 06/06/25

CHECKED

DRAWN MM

JOB NO.

ARBORIST REPORT



- LEGEND:**
- AC ASPHALT CONCRETE
 - BC BUILDING CORNER
 - BW BACK OF WALK
 - CB CATCH BASIN
 - CMP CORRUGATED METAL PIPE
 - CO CLEAN OUT
 - CRN CROWN
 - DW DRIVEWAY
 - EC EDGE OF CONCRETE
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - FCOR FENCE CORNER
 - FD FOUND
 - FF FINISHED FLOOR
 - FL FLOW LINE
 - FH FIRE HYDRANT
 - FW FRONT OF WALK
 - G GROUND
 - GC GARAGE CORNER
 - GF GARAGE FACE/Front
 - GFC GROUND AT FENCE
 - GM GAS METER
 - HCR HANDICAP RAMP
 - INV INVERT
 - IP IRON PIPE
 - JP JOINT POLE
 - LG LIP OF GUTTER
 - O/H OVERHEAD
 - PC PROPERTY CORNER
 - RW RETAINING WALL
 - SL STREET LIGHT
 - SSCO SANITARY SEWER CLEANOUT
 - SSMH SANITARY SEWER MANHOLE
 - SDMH STORM DRAIN MANHOLE
 - TBC TOP BACK ROLLED CURB
 - TC TOP OF CURB
 - TOB TOP OF BANK
 - TOE TOE OF BANK
 - TP TOP OF PAVEMENT
 - TRC TOP OF ROLLED CURB
 - TW TOP OF WALL
 - U/G UNDERGROUND
 - VCP VITRIFIED CLAY PIPE
 - WV WATER VALVE
 - WM WATER METER BOX
 - CTV- CABLE TELEVISION LINE
 - E- ELECTRICAL LINE
 - G- GAS LINE
 - SS- SANITARY SEWER LINE
 - SD- STORM DRAIN LINE
 - T- TELEPHONE LINE
 - W- WATER LINE

BASIS OF BEARINGS:

THE BEARING, N38°18'00"E, OF THE RIGHT OF WAY LINE OF MARION AVENUE, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 391 OF MAPS AT PAGE 17, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BASIS OF ELEVATION:

TBM ELEV=100.00 (ASSUMED)

UTILITY NOTE:

UNDERGROUND UTILITIES: SHOWN PER SURFACE EVIDENCE AND RECORD MAPS. MAY BE DIFFERENT THAN AS SHOWN. BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT (USA) 1-800-642-2444.

FLOOD ZONE INFO:

NOT IN THE FLOOD ZONE

NOTE:

1. MEASUREMENT OF BUILDING LINE IS TO THE FACE OF STUCCO OR SIDING

2. SINCE A COPY OF TITLE REPORT WAS NOT PROVIDED, ONSITE EASEMENT WAS NOT EVALUATED.

ZHAO RESIDENCE

2451 COWPER STREET
PALO ALTO, CA
APN: 132-07-012

W E C
& ASSOCIATES

2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



ISSUED		
No.	Description	Date

DATE: JAN 2, 2025
SCALE: 1/8"=1'-0"
DRAWN: BG
JOB: 10078

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NO.

C.0