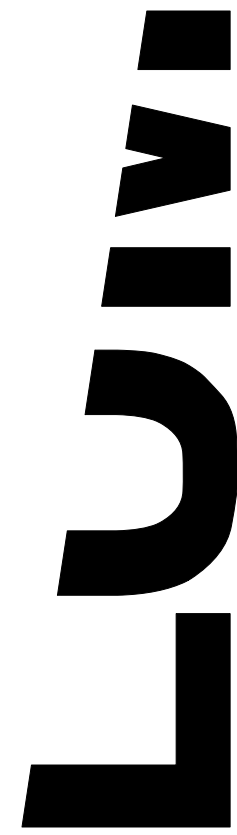
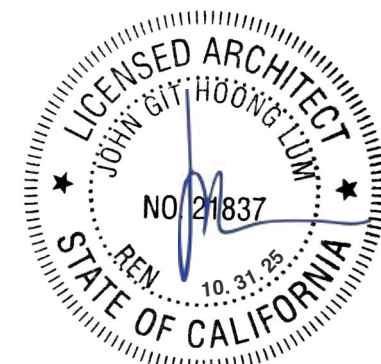


REDDY RESIDENCE

635 LOS TRANCOS RD., PALO ALTO, CA 94340
APN: 182-46-002



JOHN LUM ARCHITECTURE
3246 17TH ST. SAN FRANCISCO, CA 94110
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REDDY RESIDENCE

635 LOS TRANCOS RD.
PALO ALTO, CA 94340
APN: 182-46-002

DATE: 10.31.24 ISSUES / REVISIONS: BY: Site & Design Review kl

DEPARTMENT STAMPS:

TITLE SHEET

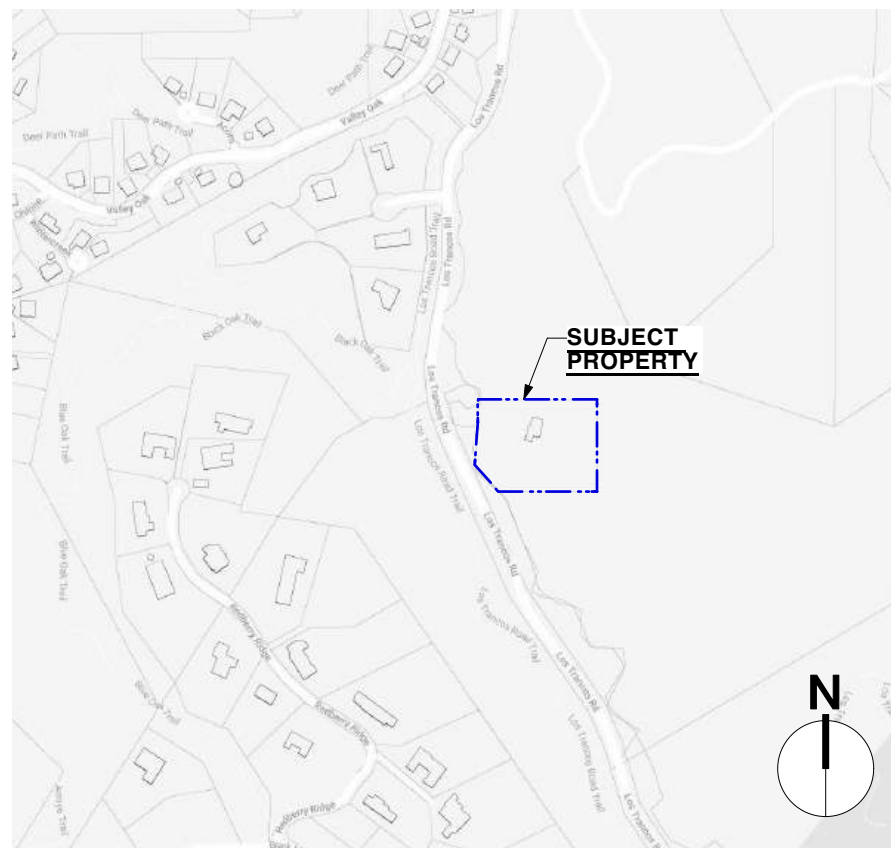
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DEPARTMENT STAMPS:

PROJECT IMAGE:



VICINITY MAP:



GROSS FLOOR AREA:

EXISTING HOUSE			
FIRST FLOOR	2,720	SQ.FT.	CONDITIONED
	42	SQ.FT.	UNCONDITIONED
TOTAL EXISTING	2,762	SQ.FT.	TOTAL
PROPOSED MAIN HOUSE			
FIRST FLOOR	2,383	SQ.FT.	CONDITIONED
	0	SQ.FT.	UNCONDITIONED
	2,383	SQ.FT.	TOTAL
SECOND FLOOR	2,082	SQ.FT.	CONDITIONED
	0	SQ.FT.	UNCONDITIONED
	2,082	SQ.FT.	TOTAL
TOTAL PROPOSED	4,465	SQ.FT.	CONDITIONED
	0	SQ.FT.	UNCONDITIONED
	4,465	SQ.FT.	TOTAL

PROPOSED GARAGE & GUEST WING			
FIRST FLOOR	0	SQ.FT.	CONDITIONED
	858	SQ.FT.	UNCONDITIONED
	858	SQ.FT.	TOTAL
SECOND FLOOR	858	SQ.FT.	CONDITIONED
	0	SQ.FT.	UNCONDITIONED
	858	SQ.FT.	TOTAL
TOTAL PROPOSED	858	SQ.FT.	CONDITIONED
	858	SQ.FT.	UNCONDITIONED
	1,716	SQ.FT.	TOTAL

PROPOSED POOL HOUSE			
FIRST FLOOR	727	SQ.FT.	CONDITIONED
	27	SQ.FT.	UNCONDITIONED
	754	SQ.FT.	TOTAL
TOTAL PROPOSED	727	SQ.FT.	CONDITIONED
	27	SQ.FT.	UNCONDITIONED
	754	SQ.FT.	TOTAL

PROPOSED TOTAL			
	6,050	SQ.FT.	CONDITIONED
	885	SQ.FT.	UNCONDITIONED
	6,935	SQ.FT.	TOTAL

PROJECT DATA:

APPLICABLE CODES:
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA ENERGY CODE (T24)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
APPLICABLE PALO ALTO MUNICIPAL CODES

PROJECT ADDRESS:

635 LOS TRANCOS ROAD
PALO ALTO, CA 94340
APN: 182-46-002

PROJECT DESCRIPTION:

DEMOLITION OF (E) ONE STORY SINGLE FAMILY RESIDENCE.
PROPOSED WORK INCLUDES:
(N) TWO-STORY SINGLE FAMILY RESIDENCE
(N) DETACHED GARAGE W/ GUEST SUITE ABOVE
(N) DETACHED ONE-STORY POOL HOUSE & OUTDOOR KITCHEN AREA
(N) SWIMMING POOL
(N) TENNIS COURT UNDER SEPARATE PERMIT.
ENTIRE BUILDING TO BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED PER NFPA-13D UNDER SEPARATE PERMIT.

PLANNING INFORMATION:

ASSESSOR'S PARCEL NUMBER: 182-46-002
ZONING DISTRICT: OS
LOT SIZE: 154,864 SQ. FT. / 3.55 AC
HISTORIC RESOURCE STATUS: NONE
WUI ZONE: YES
FLOOD ZONE: X
NUMBER OF STORIES: EXISTING: 1 STORY (2 MAX.)
PROPOSED: 2 STORIES (2 MAX.)
BUILDING HEIGHT: EXISTING: 13'-5 1/2"
PROPOSED: 25'-0"
MAX: 25'-0"
SETBACKS: FRONT: 170'-0" (30'-0" MIN.)
REAR: 158'-0" (30'-0" MIN.)
INTERIOR SIDE: 45'-0" (30'-0" MIN.)
CREEK BANK: 163'-0" (20'-0" MIN.)
MAXIMUM F.A.R.: 5%: 0.05 x 154,864 = 7,743 SQ.FT.
UP TO 10%: 0.10 x 154,864 = 15,486 SQ.FT.
PROPOSED F.A.R.: 4.5%: 6,935 / 154,864 = 0.045
MAXIMUM IMPERVIOUS AREA: 5%: 0.05 x 154,864 = 7,743 SQ.FT.
UP TO 10%: 0.10 x 154,864 = 15,486 SQ.FT.
PROPOSED IMPERVIOUS AREA: 10%: 0.10 x 154,864 = 15,486 SQ.FT.

BUILDING INFORMATION:

CONSTRUCTION TYPE: EXISTING: TYPE - VB
PROPOSED: TYPE - VB
OCCUPANCY: EXISTING: R-3
PROPOSED: R-3
MINIMUM ROOF CLASS: CLASS B
FIRE SPRINKLER: EXISTING: N/A
PROPOSED: NFPA-13D

PROJECT PARTICIPANTS:

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WILDLAND URBAN INTERFACE (WUI) NOTES - CRC 2022

NEW BUILDINGS DETERMINED TO BE LOCATED IN ANY FIRE HAZARD SEVERITY ZONE WITHIN STATE RESPONSIBILITY OR ANY WILDLAND URBAN INTERFACE FIRE AREA SHALL COMPLY WITH §R337 OF THE 2022 CALIFORNIA RESIDENTIAL CODE, INCLUDING THE FOLLOWING:

1. THE PROPERTY OWNER/APPLICANT SHALL SUBMIT A COPY OF THE SPECIAL INSPECTION REPORT THAT DEMONSTRATES THE BUILDING WAS CONSTRUCTED IN COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING STANDARDS, INCLUDING THOSE FOR MATERIALS AND CONSTRUCTION METHODS FOR WILDFIRE EXPOSURE PRIOR TO COMPLETION OF CONSTRUCTION.

2. PRIOR TO FINAL INSPECTION AND COMPLETION OF THE BUILDING PERMIT PROCESS, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION CLEARANCE REQUIREMENTS PRESCRIBED IN CALIFORNIA PUBLIC RESOURCES CODE 4291 CALIFORNIA GOVERNMENT CODE SECTION 51182.

3. THE SPACE BETWEEN THE ROOF COVERING AND THE ROOF DECKING SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, PER CRC 2022 §R337.5.2.

4. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE AT LEAST 0.019-INCH NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER AT LEAST ONE LAYER OF MINIMUM 72-POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909, AT LEAST 36-INCH-WIDE RUNNING THE FULL LENGTH OF THE VALLEY, PER CRC 2022 §R337.5.3.

5. GUTTER GUARDS SHALL BE INSTALLED TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS PER CRC 2022 §R337.5.4.

6. EXTERIOR VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS PER CRC 2022 §R337.6.

7. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES UNLESS THEY RESIST THE INTRUSION OF FLAME AND BURNING EMBERS INTO THE ATTIC AREA OF THE STRUCTURE PER CRC 2019 §R337.6.1.

8. VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL BE COVERED WITH A NONCOMBUSTIBLE, CORROSION RESISTANT MESH WITH MIN. DIMENSIONS 1/16" AND NOT EXCEED 1/8" IN DIAMETER PER CRC 2022 §R337.6.2.1

9. THE EXPOSED UNDERSIDE OF THE EAVE SHALL BE COMPOSED OF FIRE-RETARDANT TREATED MATERIAL PER CRC 2022 §R337.7.5 AND §R337.7.6.

10. EXTERIOR WALLS SHALL BE COMPOSED OF FIRE-RETARDANT TREATED MATERIAL AND SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS PER CRC 2022 §R337.7.3. AND §R337.7.4.

11. EXTERIOR WALL COVERING SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS (WHERE OCCURRING) PER CRC 2022 §R337.7.3.1.

12. ALL EXTERIOR GLAZING SHALL HAVE MINIMUM 20-MINUTE FIRE-RESISTANCE RATING, INSULATED GLASS WITH AT LEAST ONE PANE TEMPERED, MEET THE SFM 12-7A-2 STANDARD, OR BE CONSTRUCTED OF GLASS BLOCK UNITS, PER CRC 2022 §R337.8.2.1.

13. OPERABLE SKYLIGHTS SHALL BE PROTECTED BY A NONCOMBUSTIBLE MESH SCREEN WHERE THE DIMENSIONS OF THE OPENINGS IN THE SCREEN SHALL NOT EXCEED 1/8" PER CRC 2022 §R337.8.2.2.

14. ALL EXTERIOR DOORS SHALL BE OF NONCOMBUSTIBLE/IGNITION-RESISTANT MATERIAL, OR 1-3/8" SOLID CORE, OR HAVE A 20-MINUTE FIRE-RESISTANCE RATING OR CONFORM TO SFM 12-7A-1 PER CRC 2022 §R337.8.3. (SEE CODE SECTION FOR ADDITIONAL PARAMETERS)

15. DECKS, STAIR TREADS, RISERS, DECK LANDING, PORCHES AND BALCONIES WITHIN 10 FEET OF THE PRIMARY STRUCTURE (DWELLING) SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE, FIRE-RETARDANT TREATED OR HEAVY-TIMBER CONSTRUCTION PER CRC 2022 §R337.9. (SEE CODE SECTION FOR ADDITIONAL PARAMETERS)

16. THE UNDERSIDE OF CANTILEVERED AND OVERHANGING DECKS, BALCONIES AND SIMILAR APPENDAGES SHALL CONSIST OF NONCOMBUSTIBLE/IGNITION-RESISTANT MATERIAL OR A LAYER OF TYPE X GYP. BEHIND AN EXTERIOR COVERING OR CONFORM TO SFM 12-7A-3, PER CRC 2022 §R337.7.8.

17. THE UNDERSIDE OF EXPOSED UNDERFLOOR SHALL CONSIST OF NONCOMBUSTIBLE/IGNITION-RESISTANT MATERIAL OR A LAYER OF TYPE X GYP. BEHIND AN EXTERIOR COVERING OR CONFORM TO SFM 12-7A-3 PER CRC 2022 §R337.7.9.

18. ALL NEW MATERIALS INSTALLED ON BUILDINGS ON ANY REMODEL WITHIN DESIGNATED WILDLAND URBAN INTERFACE AREAS SHALL BE COMPLIANT WITH CRC 2022 §R337.

19. EXTERIOR GARAGE DOORS SHALL HAVE NO GAP > 1/8" BETWEEN DOORS AND DOOR OPENINGS AT THE TOP, BOTTOM AND SIDES. SUCH GAPS SHALL BE CONTROLLED THROUGH OVERLAPPING TRIM OR METAL FLASHING AT DOOR JAMBS AND HEADER, AND WEATHER STRIPPER PER CRC 2022 §R337.8.4.

WINDOW & DOOR CONSTRUCTION NOTES

1. THE LOCATION / SPECIFICATION OF SAFETY GLAZING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY WINDOW & DOOR SIZES, HDR, HGT., SILL HGT., & MANUFACTURER W/ THE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.
3. ALL WINDOW & DOOR FRAME FINISHES TO BE SPECIFIED BY ARCHITECT
4. ALL DIMENSIONS ARE APPROXIMATE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACTUAL DIMENSIONS W/ DETAILS AND AS-BUILT CONDITIONS.
5. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL FOR ALL WINDOWS, PRIOR TO ORDERING.
6. VERIFY HARDWARE FOR ALL OPERABLE WINDOWS W/ ARCHITECT PRIOR TO FABRICATION. USE INTEGRAL MANUFACTURER HARDWARE WHERE POSSIBLE.
6. ALL SLAB-TYPE DOORS ARE TO BE SOLID-CORE WOOD, U.O.N.
7. ALL HINGED DOORS SHALL BE A MIN. 24" WIDE
8. WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.
9. WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.

EMERGENCY ESCAPE & RESCUE WINDOW NOTES - CRC 2022

1. CRC 2022 §R310.1 EMERGENCY ESCAPE AND RESCUE OPENINGS REQUIRED BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
- EXCEPTION 1 - BASEMENTS W/ CLG. HT. <80" ARE NOT REQUIRED EMERGENCY ESCAPE AND RESCUE OPENINGS.
- EXCEPTION 2 - EMERGENCY ESCAPE & RESCUE OPENINGS NOT REQUIRED FROM BASEMENTS OR SLEEPING ROOMS W/ EXIT DOOR OR EXIT ACCESS DOOR OPENING DIRECTLY INTO A PUBLIC WAY, OR TO A YARD, COURT, OR TO A BALCONY OPENING TO PUBLIC WAY.
- EXCEPTION 3 - UNINHABITABLE BASEMENTS NOT MORE THAN 200 SQ. FT. IN AREA.
- EXCEPTION 4 - STORM SHELTERS CONSTRUCTED IN ACCORDANCE W/ ICC 500.
- EXCEPTION 5 - WHERE THE DWELLING OR TOWNHOUSE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION R313, SLEEPING ROOMS IN BASEMENTS SHALL NOT BE REQUIRED TO HAVE EMERGENCY ESCAPE AND RESCUE OPENINGS PROVIDED THAT THE BASEMENT HAS EITHER ONE MEANS OF EGRESS + ONE EMERGENCY ESCAPE AND RESCUE OPENING, OR TWO MEANS OF EGRESS.

2. CRC 2022 §R310.1.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTIONS OTHER THAN THOSE ALLOWED BY THIS SECTION AND SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING SHALL COMPLY WITH ASTM F2090 AND SHALL NOT BE 70" ABOVE FINISHED FLOOR.

3. CRC 2022 §R310.2.1 MINIMUM OPENING AREA. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF AT LEAST 5.7 SQUARE FEET. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE AT LEAST 24 INCHES AND THE NET CLEAR WIDTH SHALL BE AT LEAST 20 INCHES. THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.
- EXCEPTION - GRADE FLOOR OPENINGS OR BELOW-GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF AT LEAST 5 SQUARE FEET.

4. CRC 2022 §R310.2.3 WINDOW SILL HEIGHT. WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, THE BOTTOM OF THE CLEAR OPENING SHALL BE AT MOST 44 INCHES FROM THE FLOOR. WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.4.

5. CRC 2022 §R310.4 AREA WELLS. THE HORIZONTAL AREA OF THE AREA WELL SHALL BE AT LEAST 9 SQUARE FEET, WITH A HORIZONTAL PROJECTION AND WIDTH OF AT LEAST 36 INCHES. THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
- EXCEPTION - THE LADDER OR STEPS REQUIRED BY SECTION R310.4.2.1 SHALL BE PERMITTED TO ENVELOPCH NOT MORE THAN 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.

6. CRC 2022 §R310.4.2 LADDER AND STEPS. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION R311.7. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES. SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED AT MOST 18 INCHES ON CENTER VERTICALLY FOR THE FULL WIDTH OF THE WINDOW WELL.

7. CRC 2022 §R310.4.3 DRAINAGE. WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED BY SECTION R405.1 OR BY AN APPROVED ALTERNATIVE METHOD.
- EXCEPTION - A DRAINAGE SYSTEM FOR WINDOW WELLS IS NOT REQUIRED WHERE THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS IN ACCORDANCE WITH THE UNITED SOIL CLASSIFICATION SYSTEM, GROUP I SOILS, AS DETAILED IN TABLE R405.1.

8. CRC 2022 §R310.2.4 EMERGENCY ESCAPE AND RESCUE OPENINGS UNDER DECKS AND PORCHES. EMERGENCY ESCAPE AND RESCUE OPENINGS INSTALLED UNDER DECKS AND PORCHES SHALL BE FULLY OPERABLE AND PROVIDE A PATH AT LEAST 36 INCHES IN HEIGHT TO A YARD OR COURT.

9. CRC 2022 §R310.5 REPLACEMENT WINDOWS. REPLACEMENT WINDOWS INSTALLED IN BUILDINGS MEETING THE SCOPE OF THIS CODE SHALL BE EXEMPT FROM THE MAXIMUM SILL HEIGHT REQUIREMENTS OF SECTION R310.2.2 AND THE REQUIREMENTS OF SECTION R310.2.1, PROVIDED THAT (1) THE REPLACEMENT WINDOW IS THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN THE EXISTING FRAME OR EXISTING ROUGH OPENING, (2) THE REPLACEMENT WINDOW IS OF THE SAME OPERATING STYLE AS THE EXISTING WINDOW OR A STYLE THAT PROVIDES FOR AN EQUAL OR GREATER WINDOW OPENING AREA THAN THE EXISTING WINDOW, AND (3) THE REPLACEMENT WINDOW IS NOT PART OF A CHANGE OF OCCUPANCY.

10. CRC 2022 §R310.3 EMERGENCY ESCAPE AND RESCUE DOORS. WHERE A DOOR IS PROVIDED AS THE REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL BE A SIDE-HINGED DOOR OR A SLIDER, WHERE THE OPENING IS BELOW THE ADJACENT GRADE, IT SHALL BE PROVIDED WITH AN AREA WELL. SEE CODE SECTION FOR PARAMETERS.

11. CRC 2022 §R310.6 DWELLING ADDITIONS. WHERE DWELLING ADDITIONS CONTAIN SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN EACH NEW SLEEPING ROOM. WHERE DWELLING ADDITIONS HAVE BASEMENTS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN THE NEW BASEMENT.
- EXCEPTION 1 - AN EMERGENCY ESCAPE AND RESCUE OPENING IS NOT REQUIRED IN A NEW BASEMENT THAT CONTAINS A SLEEPING ROOM WITH AN EMERGENCY ESCAPE AND RESCUE OPENING.
- EXCEPTION 2 - AN EMERGENCY ESCAPE AND RESCUE OPENING IS NOT REQUIRED IN A NEW BASEMENT WHERE THERE IS AN EMERGENCY ESCAPE AND RESCUE OPENING IN AN EXISTING BASEMENT THAT IS ACCESSED FROM THE NEW BASEMENT.
- EXCEPTION 3 - AN OPERABLE WINDOW COMPLYING W/ §R310.7.1 SHALL BE ACCEPTABLE AS AN EMERGENCY ESCAPE AND RESCUE OPENING.

SAFETY GLAZING HAZARDOUS LOCATIONS NOTES - CRC 2022

PER CRC 2022 §R308.4 THE FOLLOWING HAZARDOUS LOCATIONS REQUIRE SAFETY GLAZING:

1. §R308.4.1 GLAZING IN DOORS - EXCEPT DECORATIVE GLAZING OR SMALL OPENINGS THAT PREVENT THE PASSAGE OF A 3" Ø SPHERE
2. §R308.4.2 GLAZING ADJACENT TO DOORS - WHERE BOTTOM EDGE OF GLAZING IS < 60" ABOVE THE WALKING SURFACE AND THE NEAREST VERTICAL EDGE OF THE GLAZING IS < 24" HORIZONTALLY FROM DOOR JAMBS - EXCEPTIONS - DECORATIVE GLAZING, WHERE A GALL IS LOCATED BETWEEN THE WALKING SURFACE AND THE GLAZING, OR A STORAGE ROOM < 3' IN DEPTH; GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.
3. §R308.4.3 GLAZING IN WINDOWS - GLAZING THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE > 9 SQ. FT.
 - BOTTOM EDGE OF GLAZING < 18" ABOVE FLOOR
 - TOP EDGE OF GLAZING > 36" ABOVE FLOOR
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY FROM THE GLAZING PLANE- EXCEPTIONS - DECORATIVE GLAZING OR GLAZING PROTECTED BY A GUARDRAIL PER THE SPECIFICS OF THIS CODE SECTION - SEE CODE SECTION FOR PARAMETERS
4. §R308.4.4 GLAZING IN GUARDS AND RAILINGS
5. §R308.4.5 GLAZING AT WET SURFACES - GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM BATHS, BATHTUBS, SHOWERS & POOLS, WHERE THE BOTTOM EDGE OF THE GLAZING IS < 60" ABOVE THE WALKING SURFACE - EXCEPT GLAZING MEASURED > 60" HORIZONTALLY FROM THE EDGE OF THE WET SURFACE
6. §R308.4.6 GLAZING ADJACENT TO STAIRS & RAMPS - WHERE THE BOTTOM EDGE OF THE GLAZING IS < 36" ABOVE THE PLANE OF THE WALKING SURFACE OF STAIRWAYS, LANDINGS & RAMPS - EXCEPT GLAZING IN ADJACENT WALKING SURFACES AND A HORIZONTAL RAIL IS INSTALLED AT 34" TO 38" ABOVE THE WALKING SURFACE (SEE SECTION FOR PARAMETERS) - GLAZING > 36" HORIZONTALLY AWAY FROM THE EDGE OF THE WALKING SURFACE
7. §R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING - WHERE THE GLAZING IS > 36" ABOVE THE LANDING & < 60" HORIZONTALLY FROM THE BOTTOM TREAD NOSING - EXCEPTIONS - WHERE GLAZING IS PROTECTED BY GUARDRAIL COMPLYING WITH §R312 AND GUARDRAIL IS > 18" HORIZONTALLY FROM THE PLANE OF GLAZING

GENERAL NOTES:

1. AIA DOCUMENT 201, "GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT," ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK. SUPPLEMENTARY CONDITIONS TO THE CONTRACT ALSO APPLY.
2. ALL CONSTRUCTION SHALL CONFORM TO CURRENT STATE & LOCAL CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDINANCES, TYPE, ETC., THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
4. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.
6. CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.
7. SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT.
8. DURING THE BIDDING AND NEGOTIATION PERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL CONFIRM IN WRITING APPROX. ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
9. ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.
10. CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
11. IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
12. WRITTEN DIMENSIONS REFER TO FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED.
13. DIMENSIONS ARE TO TOP OF FIN. FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.
14. "SIM" OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION OR PLAN.
15. "TYP" OR "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
16. DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
18. ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.
19. ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
20. LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED OR LAMINATE GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR.

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. MEASUREMENTS SHALL NOT BE TAKEN OFF SCALE DRAWINGS. NOTED DIMENSIONS SHALL TAKE PRECEDENCE WITH CONDITIONS IN THE FIELD. DIMENSIONS SHALL BE DISCUSSED WITH THE ARCHITECT PRIOR TO PROCEEDING WITH AFFECTED WORK.
2. ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.O.N.
3. GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES.
4. CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
5. CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.
6. ALL BLOCKING AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE.
7. ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE, U.O.N.
8. ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE.
9. ALL NON FIRE-RATED INTERIOR DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
10. ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
11. CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK
12. INSTALL WATER-EFFICIENT FIXTURES AND FITTINGS AS SUMMARIZED IN CGBSC2022 §4.303. CONTRACTOR SHALL REPLACE ALL NONCOMPLIANT FIXTURES IN PROJECT AREA.
13. WHERE (N) STRUCTURAL WORK REQUIRES THE OPENING OF (E) WALLS PARALLEL TO & WITHIN 3'-0" OF PROPERTY LINE APPLY (N) 5/8" TYPE-X GYP. BD. AT INSIDE FACE OF STUD.
14. ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
15. SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
16. ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE. U.O.N.
17. PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.

GEOTECHNICAL OBSERVATION NOTES

EARTHWORK, UTILITY TRENCH BACKFILLING, SLAB SUBGRADE AND NON-EXPANSIVE FILL PREPARATION, HELICAL PIER INSTALLATION, FOUNDATION AND SLAB CONSTRUCTION, RETAINING WALL DRAINAGE AND BACKFILLING, AND SITE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY EARTHWORK OR FOUNDATION CONSTRUCTION, AND SHOULD OBSERVE AND TEST DURING EARTHWORK AND FOUNDATION CONSTRUCTION, AS RECOMMENDED IN THE GEOTECHNICAL REPORT. GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST 5 DAYS PRIOR TO EARTHWORK, BASEMENT AND TRENCH BACKFILL AND SUBGRADE PREPARATION WORK TO ALLOW TIME FOR SAMPLING OF ON-SITE SOIL AND LABORATORY COMPACTION CURVE TESTING TO BE PERFORMED PRIOR TO ON-SITE COMPACTION DENSITY TESTING.

GUARDRAIL & HANDRAIL NOTES - CRC 2022

1. U.O.N. HANDRAILS SHALL BE 'TYPE I' PER CRC 2022 §R311.7.8.5.
2. 'TYPE I' HANDRAIL - W/ CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE Ø MIN. 1-1/4" & MAX 2". ALL OTHER HANDRAILS SHALL HAVE A PERIM. OF MIN. 4" & MAX. 6-1/4", & A MAX. CROSS-SECTIONAL DIM. OF 2-1/4". EDGES SHALL HAVE A MIN. RADIUS OF 0.01".
3. 'TYPE II' HANDRAIL - HANDRAILS W/ A PERIM. > 6 1/4" SHALL PROVIDE A GRASPABLE FINGER RECESS ARE ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN MAX. 3/4" MEASURED VERTICALLY FROM THE TALLEST POINT OF THE PROFILE AND ACHIEVE A MIN. 5/16" DEPTH WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS RECESS SHALL CONTINUE FOR MIN. 3/8" TO A LEVEL THAT IS 1-3/4" BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE MIN. 1-1/4" & MAX. 2-3/4". EDGES SHALL HAVE A MIN. RADIUS OF 0.01".
4. U.O.N. GUARDRAILS SHALL HAVE NO OPENING THAT ALLOWS THE PASSAGE OF A 4" Ø SPHERE PER CRC 2022 §R312.1.3

ABBREVIATIONS:

CL	CENTER LINE
E	PROPERTY LINE
&	AND
@	AT
Ø	DIAMETER
#	NUMBER
S	SUB-SECTION
(E)	EXISTING
(N)	DEMOLISH
(N)	NEW
(R)	REPLACE
ABV.	ABOVE
ADJ.	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ARCH.	ARCHITECTURE
ASPH.	ASPHALT
BD.	BOARD
BASE BD.	BASE BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BOT.	BOTTOM
BM.	BEAM
B.U.	BUILT-UP
CLG.	CEILING
CNTL	CONTROL
CONT.	CONTINUOUS
CTR.	CENTER
CLR.	CLEAR
C.L.	CENTER LINE
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIM.	DIMENSION
DN.	DOWN
D.J.	DOUBLE POLE
D.S.	DOWN SPOUT
DWG.	DRAWING
E	EAST
EA	EACH
EL. OR ELEV.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
EXP.	EXPOSED
EXT.	EXTERIOR
F.A.U.	FORCED-AIR UNIT
FDN.	FOUNDATION
F.F.	FINISHED FLOOR
F.F.E.	FINISHED FLOOR ELEVATION
F.N.	FINISH
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
F.P.	FACE OF PLYWOOD
FURN.	FURNACE
GA.	GAUGE
GALV.	GALVANIZED
GND.	GROUND
G.S.M.	GALVANIZED SHEET METAL
GYP. BD.	GYPSUM BOARD
H.C.	HOLLOW CORE
HDR.	HEADER
HDWD.	HARD WOOD
HGT.	HIGH
H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING
I.D.	INSIDE DIMENSION
INSUL.	INSULATION
INT.	INTERIOR
JST.	JOIST
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MN.	MINIMUM
MTL.	METAL
N	NORTH
N.I.C.	NOT IN CONTRACT
NUMBER	NUMBER
OVER	OVER
O/	ON CENTER
O.C.	OWNER FURNISHED, CONTRACTOR INSTALLED
OPNC.	OPENING
OPNG.	OPENING
O.D.	OUTSIDE DIMENSION
P.C.	PLUMBING CHASE
PL.	PLATE
PLYWD.	PLYWOOD
PT.	PRESSURE TREATED
PTD.	POINT
PAINTED	PAINTED
R	RADIUS
RET. AIR	RETURN AIR
RM.	ROOM
RD.WD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S	SOUTH
S.S.D.	SEE STRUCTURAL DRAWINGS
SASM	SELF-ADHERED SHEET MEMBRANE
SQ. FT.	SQUARE FOOT
SHT.	SHEET
SHG.	SHEATHING
SIM.	SIMILAR
S.P.	SINGLE POLE
SQ.	SQUARE
S.S.T.	STAINLESS STEEL
ST.	STEEL
STD.	STANDARD
SUP. AIR	SUPPLY AIR
T&G	TONGUE AND GROOVE
T.B.D.	TO BE DETERMINED
THK.	THICK
T.O.P.	TOP OF SLAB
T.O.S.	TOP OF PLATE
T.O.F.F.	TOP OF FINISHED FLOOR
T.O.W.	TOP OF WALL
T.P.	TOILET PAPER HOLDER
T.R.	TOWEL RACK
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VAR.	VARIES
V.D.C.	VERIFY DURING CONSTRUCTION
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W	WEST
WITH	WITH
W.C.	WATER CLOSET
WOOD	WOOD
W.P.	WATER PROOF
W.H.	WATER HEATER

SYMBOLS:

WALL TYPES:	
NEW WALL - NON-RATED:	
NEW WALL - 1-HOUR FIRE-RATED WALL:	
NEW WALL - 2-HOUR FIRE-RATED WALL:	
NEW WALL - LOW:	
EXISTING WALL:	
DEMO WALL:	
DIMENSIONS:	
C.L. OF WALL:	
FACE OF FINISH:	
C.L. OF STUD:	
FACE OF STUD:	
FACE OF CONCRETE:	
LINE TYPES:	
OVERHEAD LINE:	
HIDDEN LINE:	
PROPERTY LINE:	
SETBACK LINE:	
CENTER LINE:	
BREAK LINE:	
ELEVATION LINE:	
MARKERS:	
SECTION DETAIL:	
PLAN DETAIL:	
ELEVATION:	
SECTION:	
INTERIOR ELEVATION:	
GRID LINE	
REVISION:	
DOOR TAG:	
WINDOW TAG:	
STEP:	

REDDY RESIDENCE

636 LOS TRANCOS RD.
PALO ALTO, CA 94400
APN: 182-46-002

DATE:	ISSUES / REVISIONS:	BY:
10.31.24	Site & Design Review	kl

DEPARTMENT STAMPS:

GENERAL NOTES

A0.01



A - SUBJECT PROPERTY: AERIAL VIEW



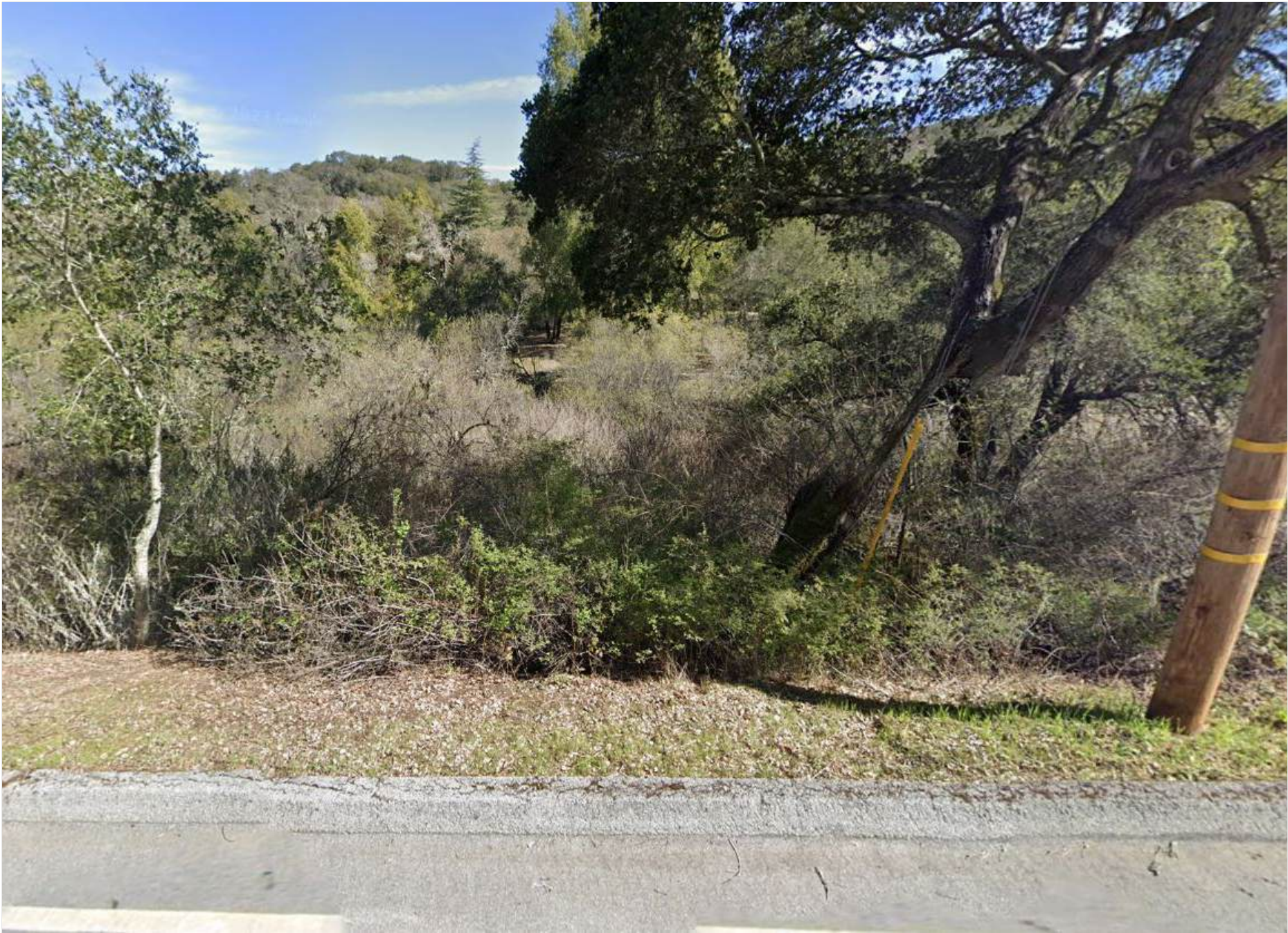
B - DRIVEWAY (ROW EASEMENT) ACCESS FROM LOS TRANCOS RD.



C - VIEW OF DRIVEWAY (ROW EASEMENT) FROM LOS TRANCOS RD.



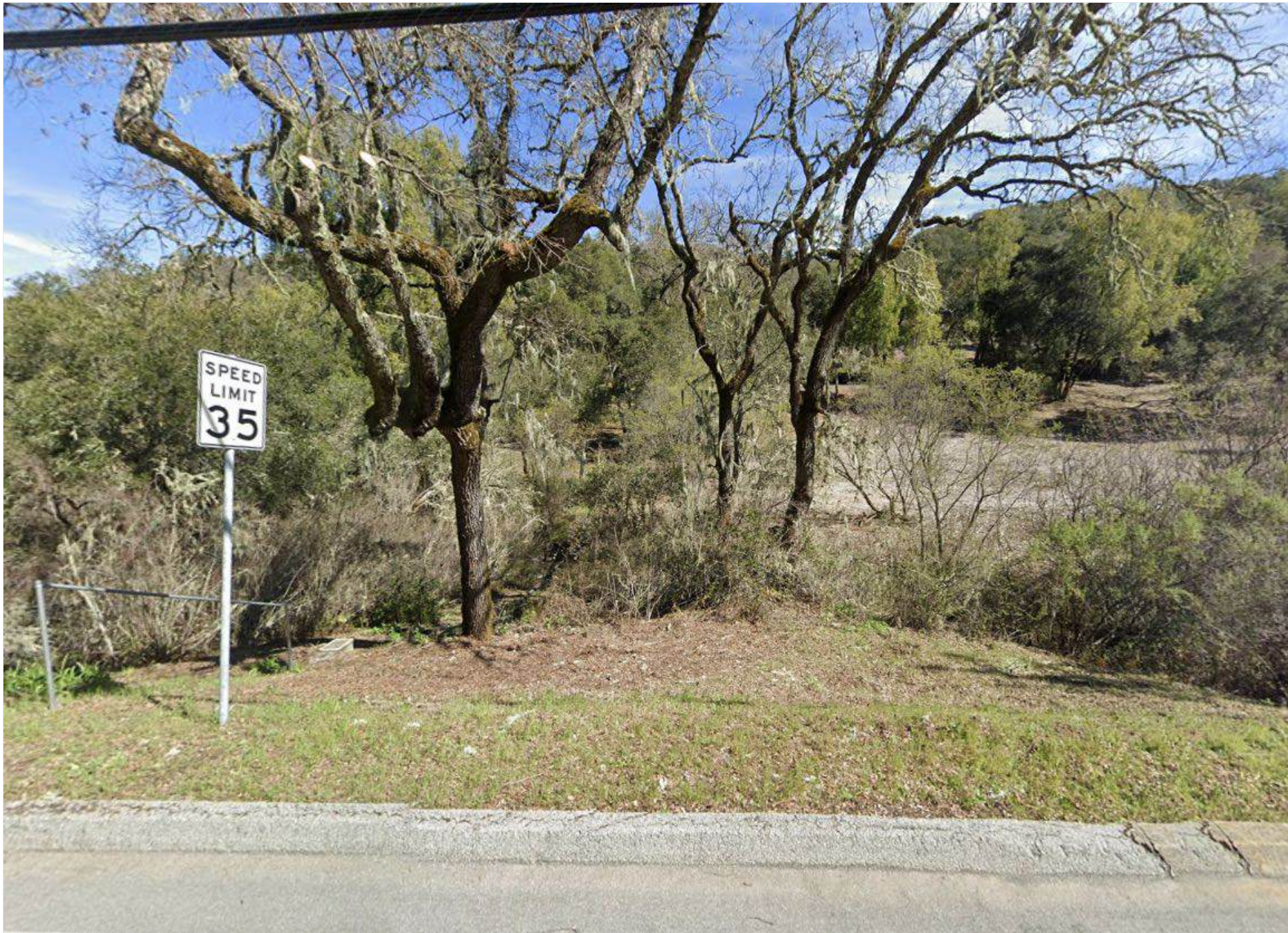
D - UTILITIES ENCLOSURE ALONG LOS TRANCOS RD.



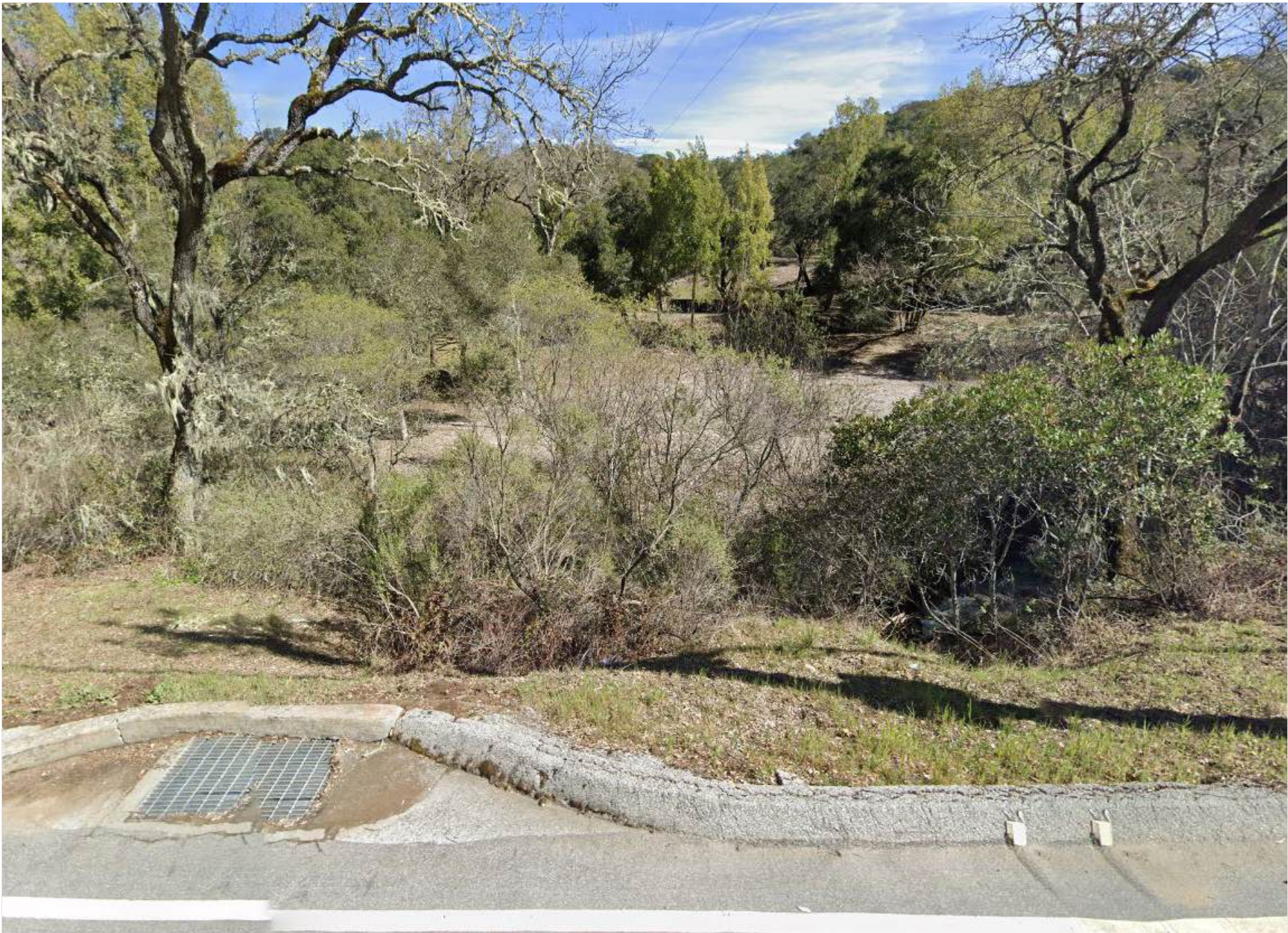
E - VIEW TOWARDS SITE FROM LOS TRANCOS RD.



F - VIEW OF SITE FOR PROPOSED TENNIS COURT FROM LOS TRANCOS RD.



G - VIEW TOWARDS SITE FROM LOS TRANCOS RD. (EXISTING DRIVEWAY BEYOND)



H - VIEW OF EXISTING HOUSE FROM LOS TRANCOS RD.



I - VIEW OF EXISTING UTILITY AT LOS TRANCOS RD.



REDDY RESIDENCE

636 LOS TRANCOS RD.
PALO ALTO, CA 94400
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DEPARTMENT STAMPS:

SITE PHOTOS

A0.02



A - EXTERIOR CLADDING & SOFFITS - NATURAL CEDAR WOOD SIDING



B - EXTERIOR CLADDING - SHOU-SUGI-BAN WOOD SIDING



PERSPECTIVE RENDERING: VIEW APPROACHING MAIN HOUSE FROM DRIVEWAY



C - EXTERIOR CLADDING - METAL CLADDING



D - EXTERIOR SCREENING - FIXED METAL SLATS



E - RETAINING WALLS - BOARD FORMED CONCRETE



F - ALUMINUM DOORS & WINDOWS



G - HARDSCAPING - CONCRETE PAVERS



H - PLANTING - NATIVE CALIFORNIAN SPECIES

JOHN LUM

JOHN LUM ARCHITECTURE
3246 17TH ST. SAN FRANCISCO, CA 94110
T. 415.358.9950



REDDY RESIDENCE

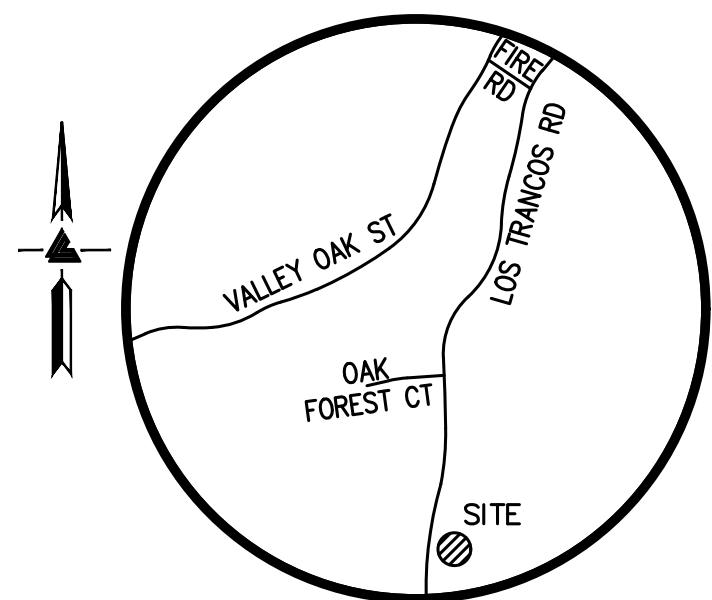
636 LOS TRANCOS RD.
PALO ALTO, CA 94400
APN: 182-46-002

DATE:	ISSUES / REVISIONS:	BY:
10.31.24	Site & Design Review	KL

DEPARTMENT STAMPS:

MATERIALS BOARD

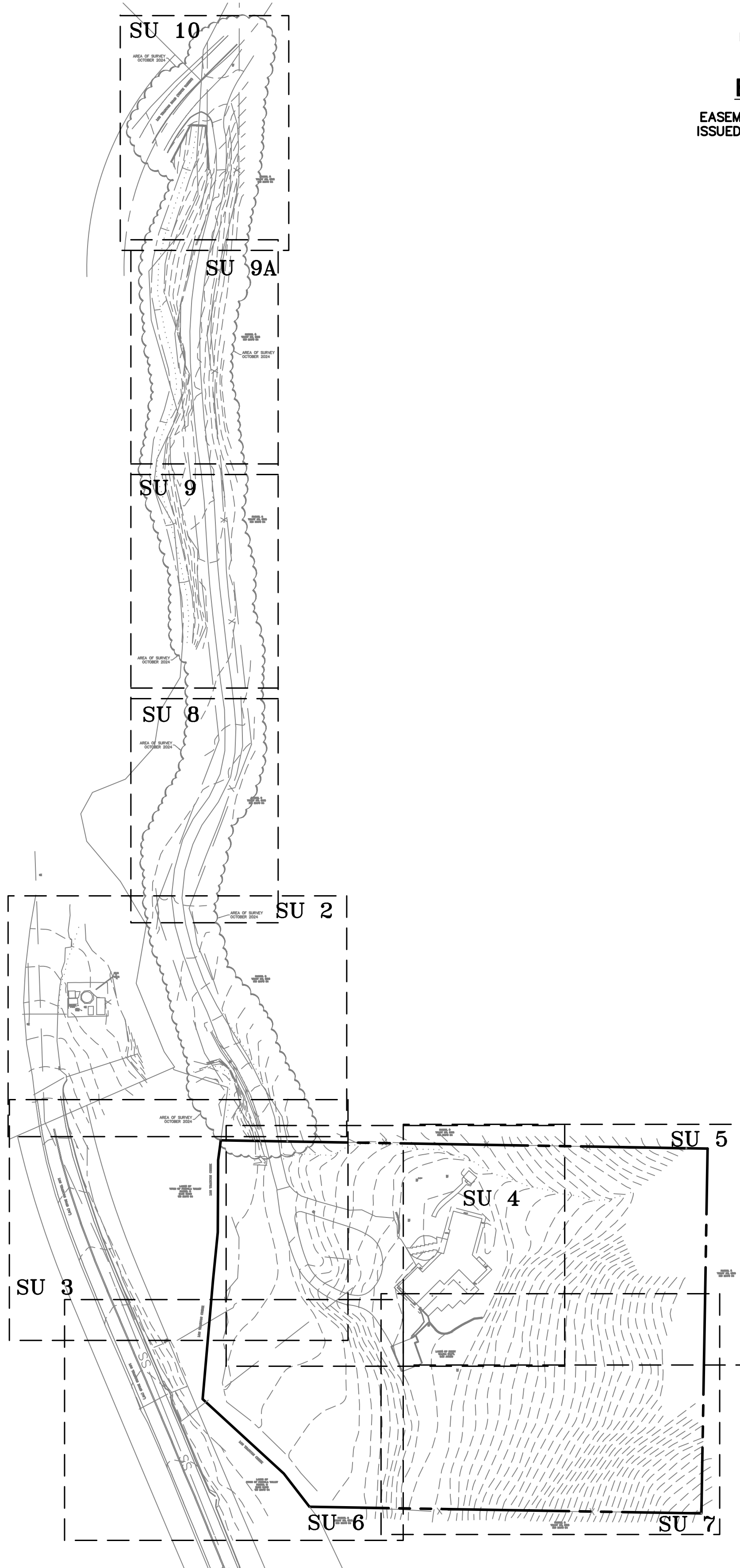
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VICINITY MAP
NO SCALE

LEGEND AND NOTES

- -- BOUNDARY LINE
- - - - - BUILDING EAVE LINE
--- TV/T --- CABLE TV/TELEPHONE OVERHEAD LINE
--- ETC --- ELECTRICAL/TELEPHONE/
CABLE TV OVERHEAD LINE
--- E --- ELECTRICAL OVERHEAD LINE
--- EASEMENT
--- X --- FENCE LINE
--- FLOW LINE
--- SS --- SANITARY SEWER LINE
--- SD --- STORM DRAIN LINE
--- W --- WATER LINE
BENCHMARK
BW BOTTOM RETAINING WALL
CATCH BASIN
DI DROP INLET
EB ELECTRICAL BOX
EM ELECTRICAL METER
FF FINISH FLOOR
GUY ANCHOR
INV INVERT
ICV IRRIGATION CONTROL VALVE
JOINT POLE
MADRONE
MULTI-TRUNK TREE
ROOF PEAK
SSMH SANITARY SEWER MAINTENANCE HOLE
SP STANDPIPE
SDMH STORM DRAIN MAINTENANCE HOLE
STREET SIGN
TEL TELEPHONE VAULT
TC TOP OF CURB
TOS TOP OF SLAB
TW TOP OF RETAINING WALL
WM WATER METER
WV WATER VALVE
SPOTGRADE
ASPHALT
CONCRETE
DECOMPOSED GRANITE
GRAVEL
STONE
WOOD



FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF
SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE
MAP No.: 06085C0180H
EFFECTIVE DATE: MAY 18, 2009

EASEMENT NOTE

EASEMENTS ARE SHOWN PER TITLE REPORT
ISSUED BY FIRST AMERICAN TITLE COMPANY,
ORDER NO. 0704-6907064,
DATED FEBRUARY 15, 2024.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE
BASED ON A VISUAL OBSERVATION.
FINAL DETERMINATION SHOULD BE
MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN
FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO
FINISHED MATERIAL (STUCCO/SIDING) AT
GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN
AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS
154,864± SQUARE FEET / 3.55± ACRES

UTILITY NOTE

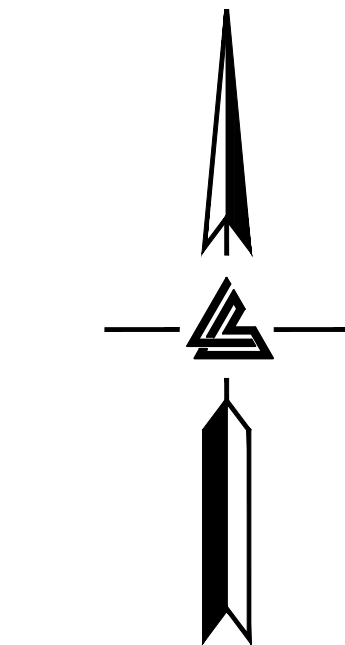
ALL UNDERGROUND PIPE TYPES, SIZES AND
LOCATION SHOWN ON THIS SURVEY ARE BASED
ON VISUAL OBSERVATION. ANY USE OF THIS
INFORMATION SHOULD BE VERIFIED, BEFORE ITS
USE, WITH THE CONTROLLING MUNICIPALITY OR
UTILITY PROVIDER. THIS SURVEY MAKES NO
GUARANTEE OF THE INSTALLED ACTUAL
LOCATION, DEPTHS OR SIZE.

BENCHMARK

PORTOLA VALLEY BENCHMARK PV31
3.5" BRASS DISK IN MONUMENT WE
STAMPED "PV-31"
33'± SE OF FIRE HYDRANT 42'± SW OF
PACIFIC BELL BOX, 8'± NW OF STREET
MON, 46'± NE OF SEWER BOX, AT
REDBERRY RD CUL-DE-SAC.
ELEVATION = 875.79'
(ADJUSTED TO NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 519.90'
(ADJUSTED TO NAVD 88 DATUM)



0 40 80 160
SCALE: 1" = 80'



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CIVIL ENGINEERS & LAND SURVEYORS
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REDAWOOD
SAN JOSE
SAN LUIS OBISPO
WWW.LEABRAZE.COM
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
PALO ALTO, CALIFORNIA 94303
(415) 867-4066

635 LOS TRANCOS WOODS ROAD
PALO ALTO, CALIFORNIA

SANTA CLARA COUNTY

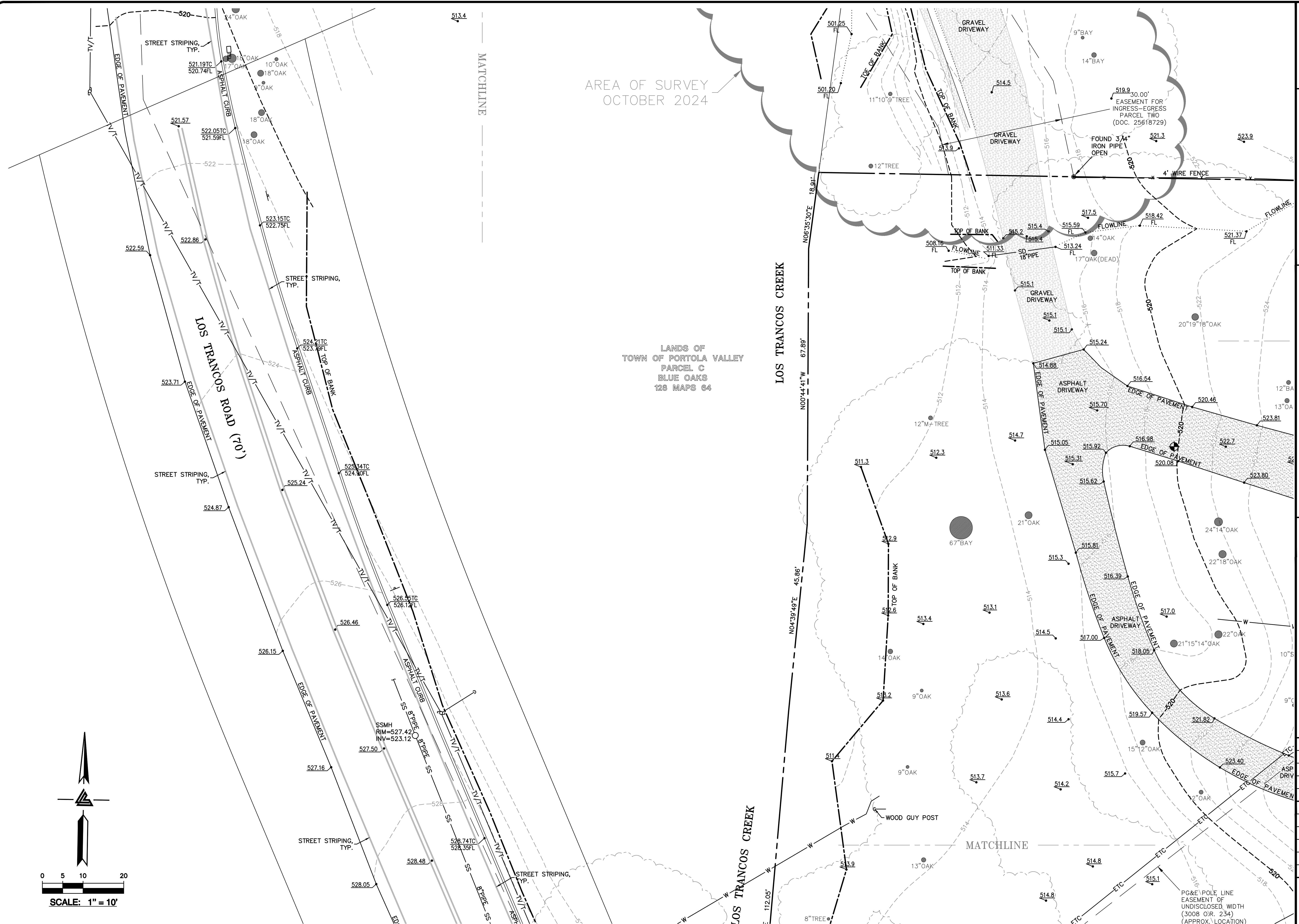
APN: 182-46-002

TOPOGRAPHIC SURVEY

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SU1

1 OF 10 SHEETS

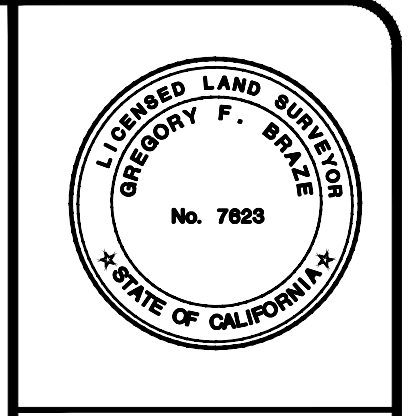
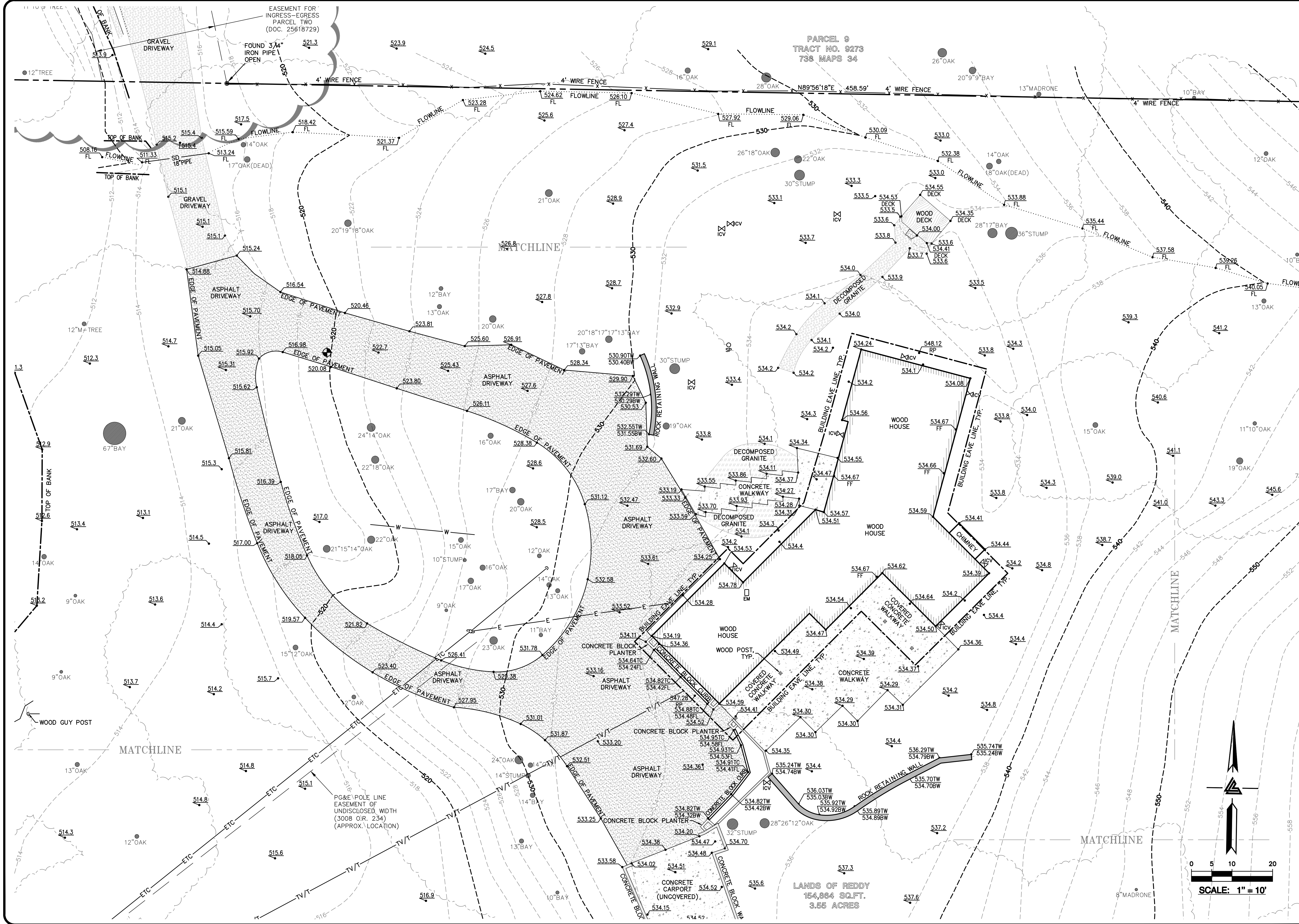


635 LOS TRANCOS WOODS ROAD
PALO ALTO, CALIFORNIA

SANTA CLARA COUNTY

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—	—
—	—
ADD'L SURVEY 10-15-24	JP
REVISIONS	BY
JOB NO:	2240607
DATE:	6-24-24
SCALE:	1"=10'
BNDY BY:	MT
FIELD BY:	ES
DRAWN BY:	NIT
SHEET NO:	

OF 10 SHEETS



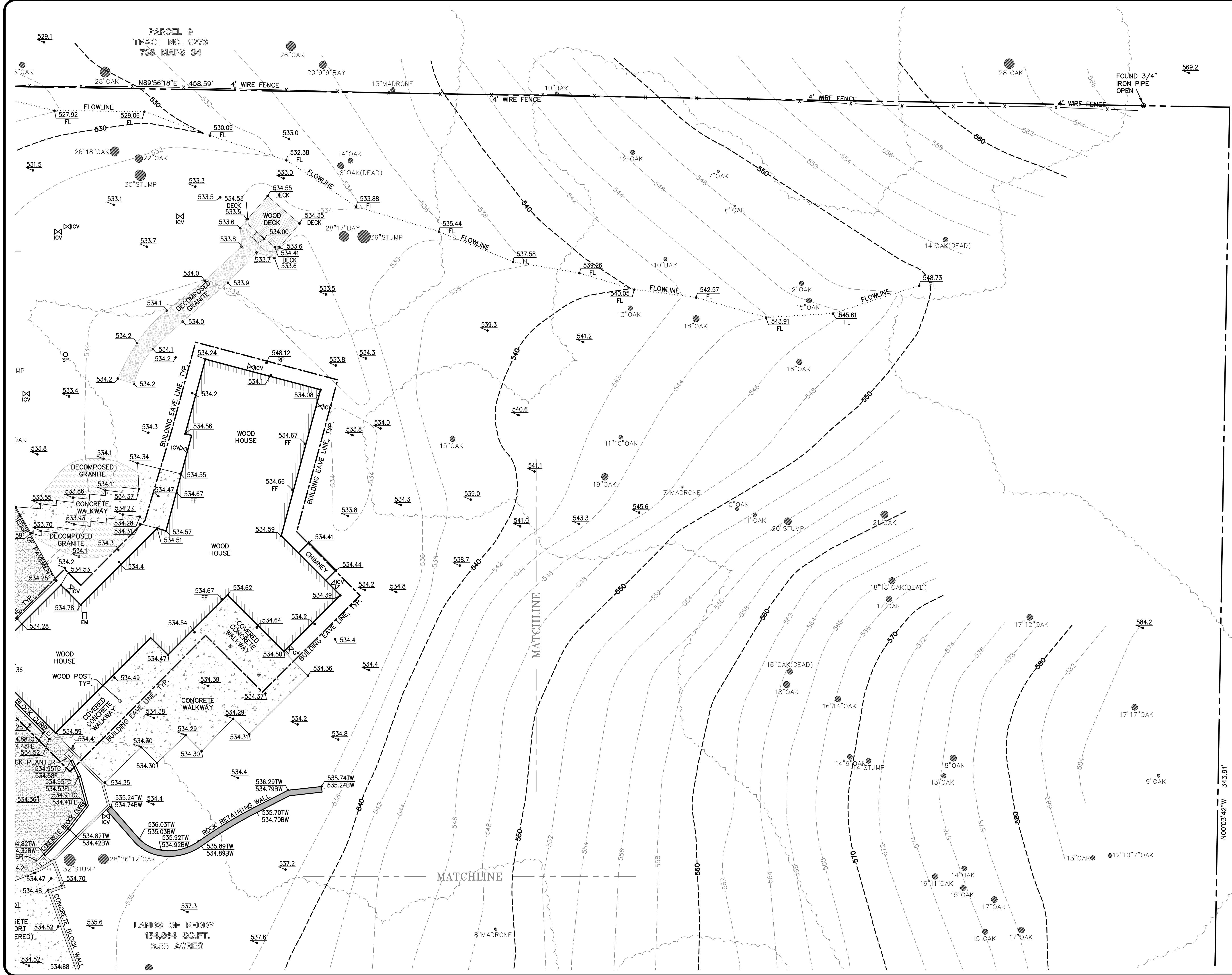
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SANTA CLARA COUNTY
APN: 182-46-002

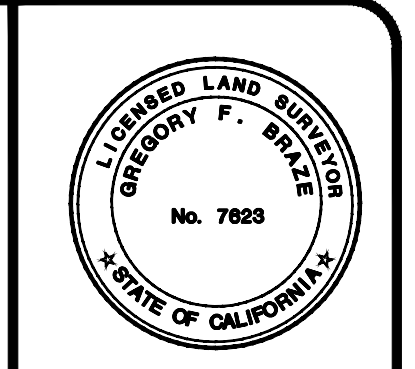
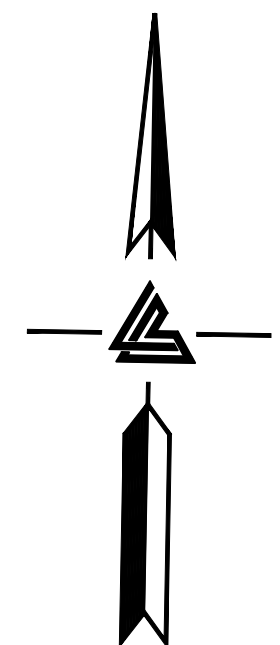
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REVISIONS	BY	
JOB NO:	2240607	
DATE:	6-24-24	
SCALE:	1"=10'	
BN'DY BY:	MT	
FIELD BY:	ES	
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SHEET NO:		

SU4
4 OF 10 SHEETS



PARCEL 9
TRACT NO. 9273
738 MAPS 34



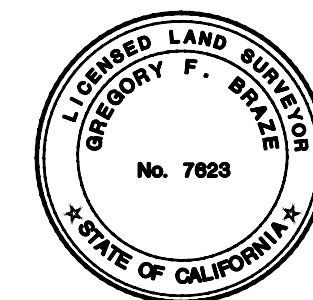
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SAN JOSE: 1000 N. ZEEB RD., SAN JOSE, CA 95128
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**635 LOS TRANCOS WOODS ROAD
PALO ALTO, CALIFORNIA**
APN: 182-46-002
SANTA CLARA COUNTY

TOPOGRAPHIC SURVEY

ADD'L SURVEY	JP
REVISIONS	BY
JOB NO:	2240607
DATE:	6-24-24
SCALE:	1"=10'
BNDY BY:	MT
FIELD BY:	ES
DRAWN BY:	NF
SHEET NO:	

SU5
5 OF 10 SHEETS



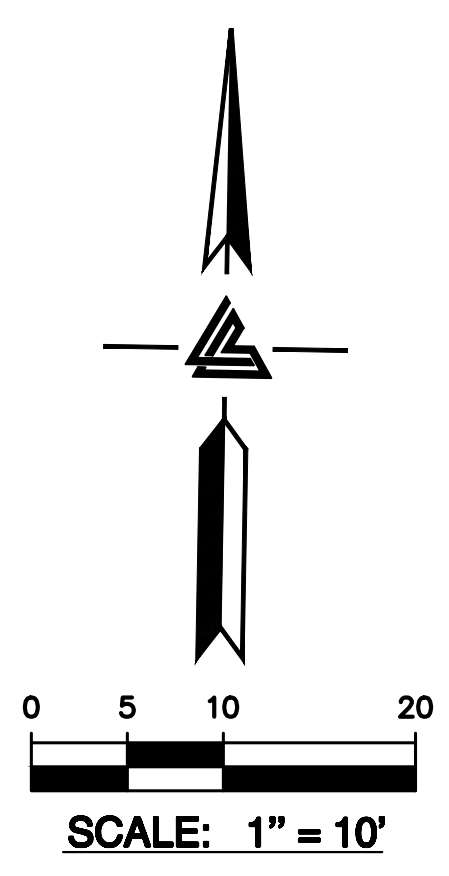
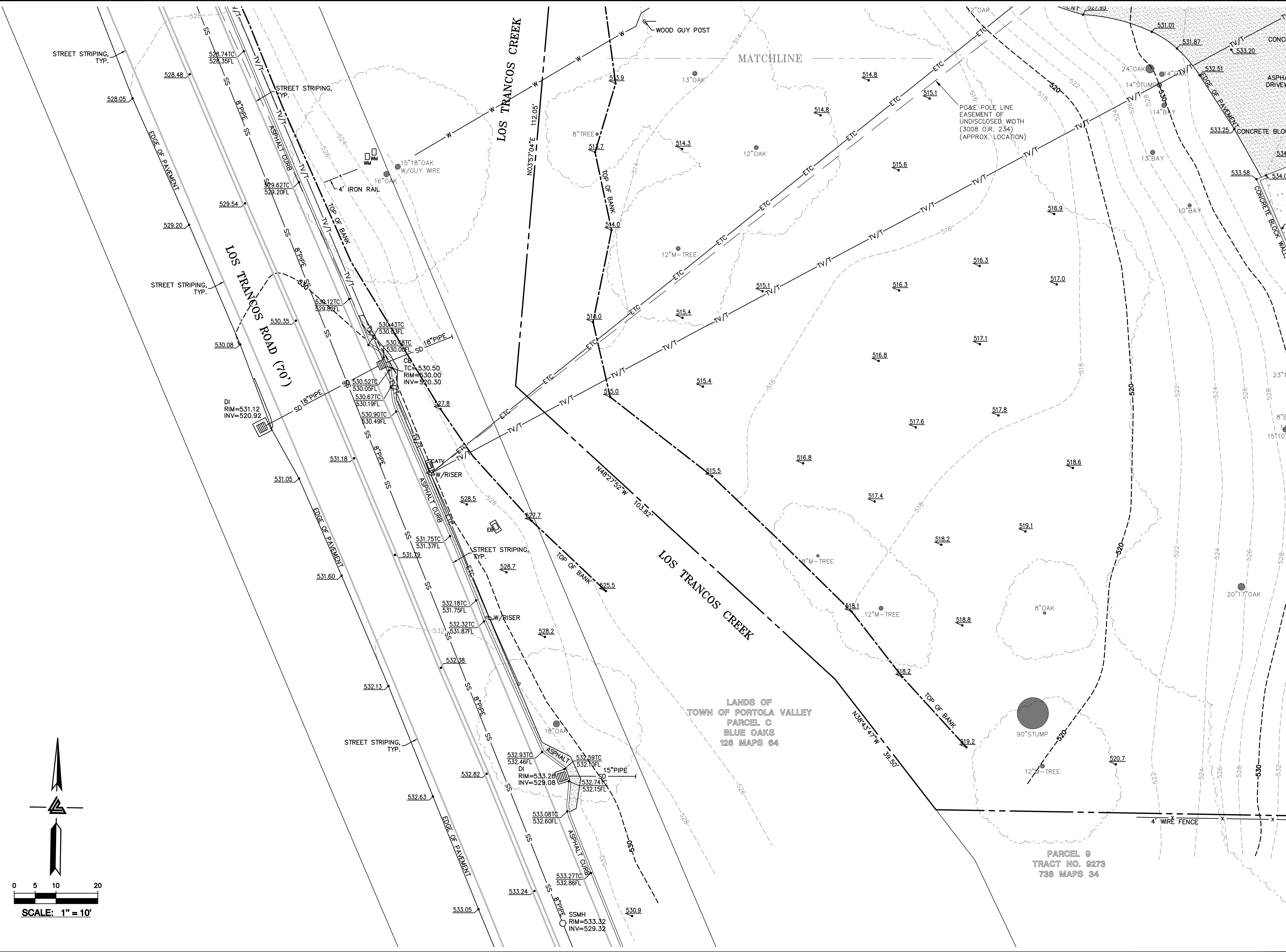
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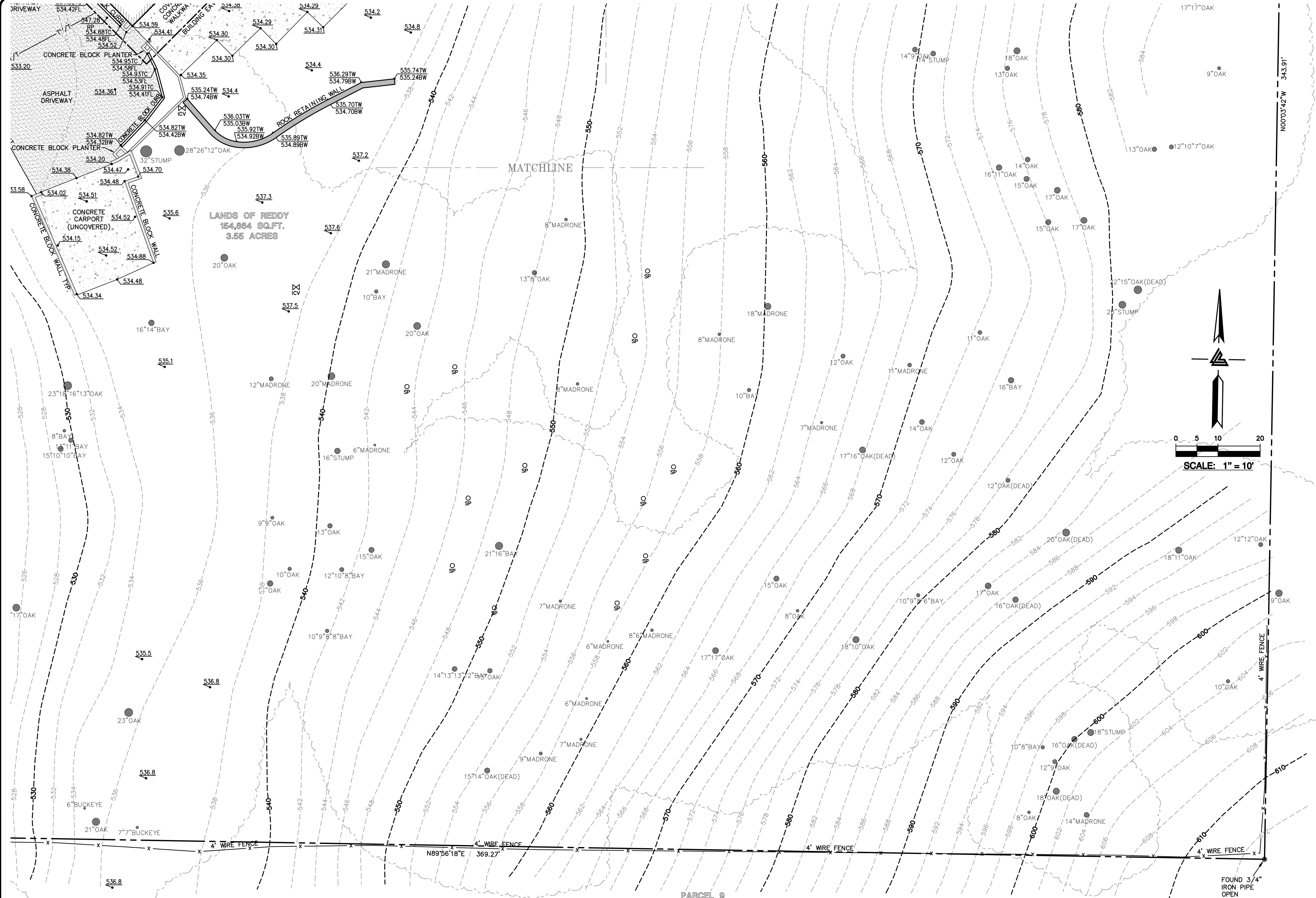
635 LOS TRANCOS WOODS ROAD
PALO ALTO, CALIFORNIA

TOPOGRAPHIC SURVEY

ADD'L SURVEY	10-15-24	JP
REVISIONS	BY	
JOB NO:	2240607	
DATE:	6-24-24	
SCALE:	1"=10'	
BNDY BY:	MT	
FIELD BY:	ES	
DRAWN BY:	NFT	
SHEET NO:		

SU6
6 OF 10 SHEETS



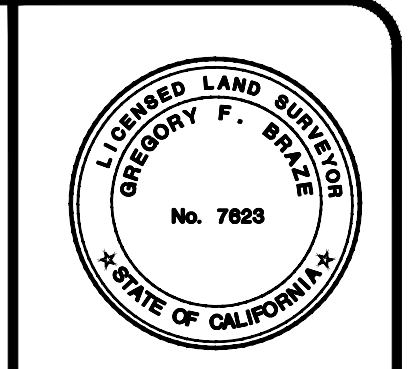
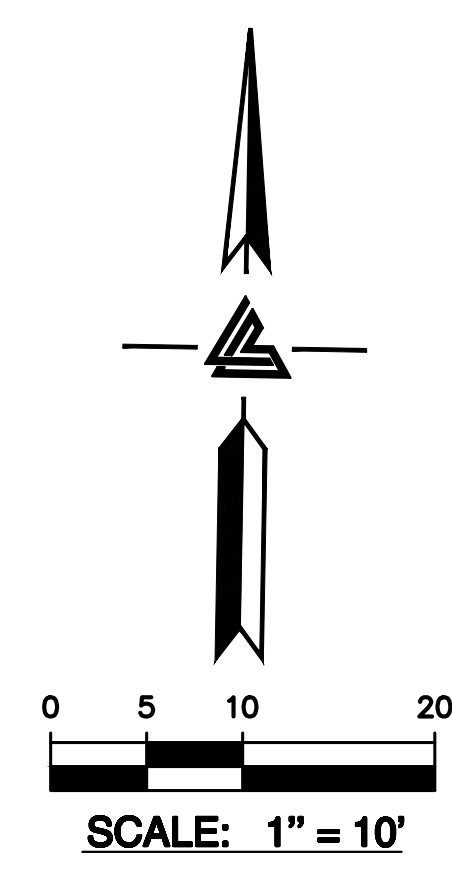
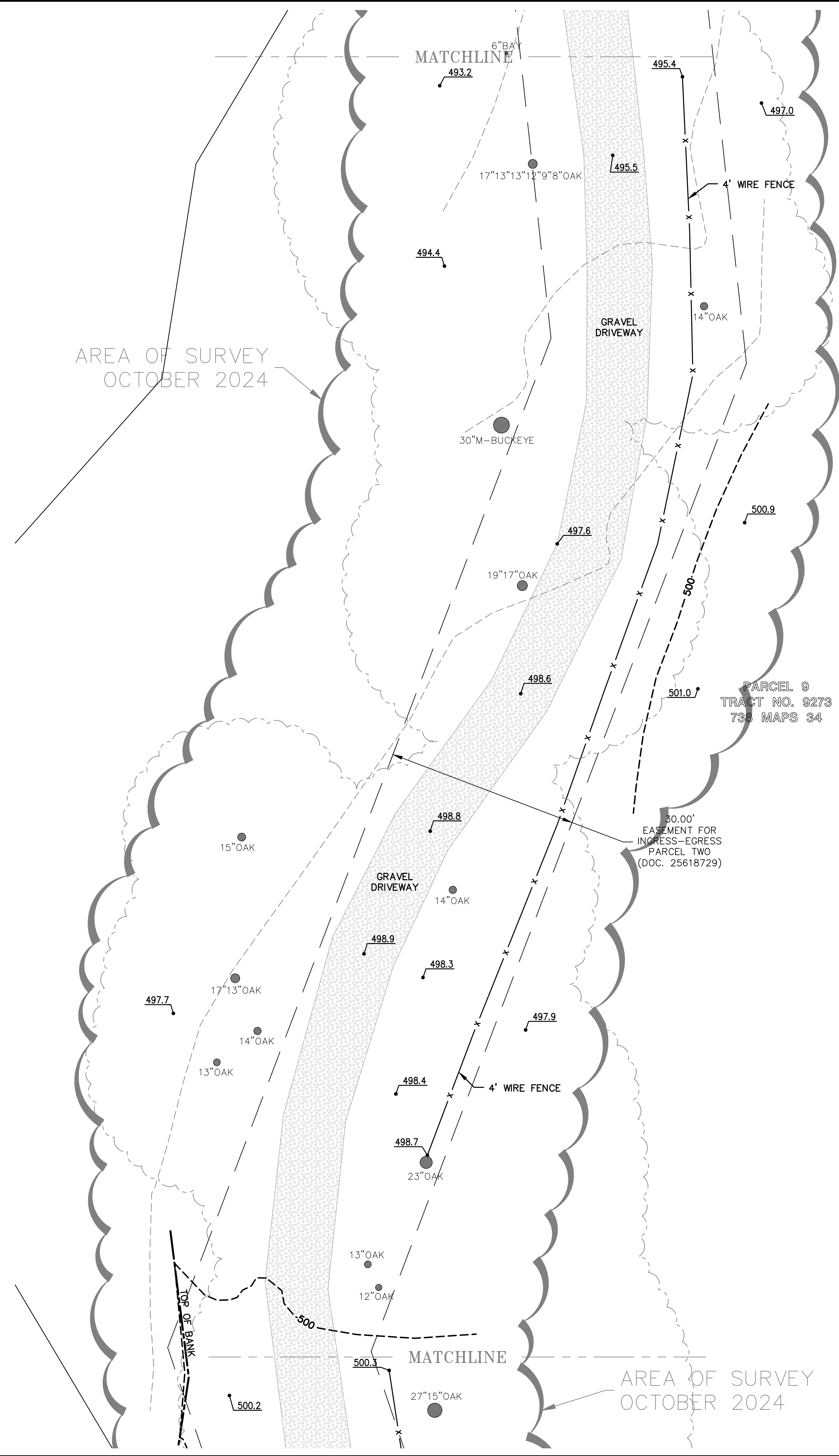


LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST, PALO ALTO, CALIFORNIA 94303
ROSEVILLE OFFICE: 1000 N. ZEEB RD., ROSEVILLE, CALIFORNIA 95746
SAN JOSE OFFICE: 1000 N. ZEEB RD., SAN JOSE, CALIFORNIA 95128
SAN LUIS OBISPO OFFICE: 1000 N. ZEEB RD., SAN LUIS OBISPO, CALIFORNIA 95070
WWW.LEABRAZE.COM

635 LOS TRANCOS WOODS ROAD
PALO ALTO, CALIFORNIA
APN: 182-46-002
SANTA CLARA COUNTY

TOPOGRAPHIC SURVEY

ADD'L SURVEY	JP
REVISIONS	BY
JOB NO:	2240607
DATE:	6-24-24
SCALE:	1"=10'
BNDY BY:	MT
FIELD BY:	ES
DRAWN BY:	NFT
SHEET NO:	



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SAN LUIS OBISPO

MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
FAYWARD, CALIFORNIA 94545
(510) 867-4066

WWW.LEABRAZE.COM

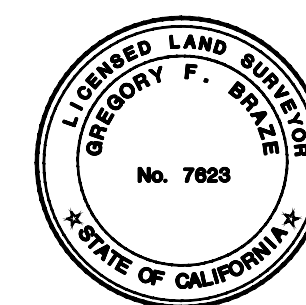
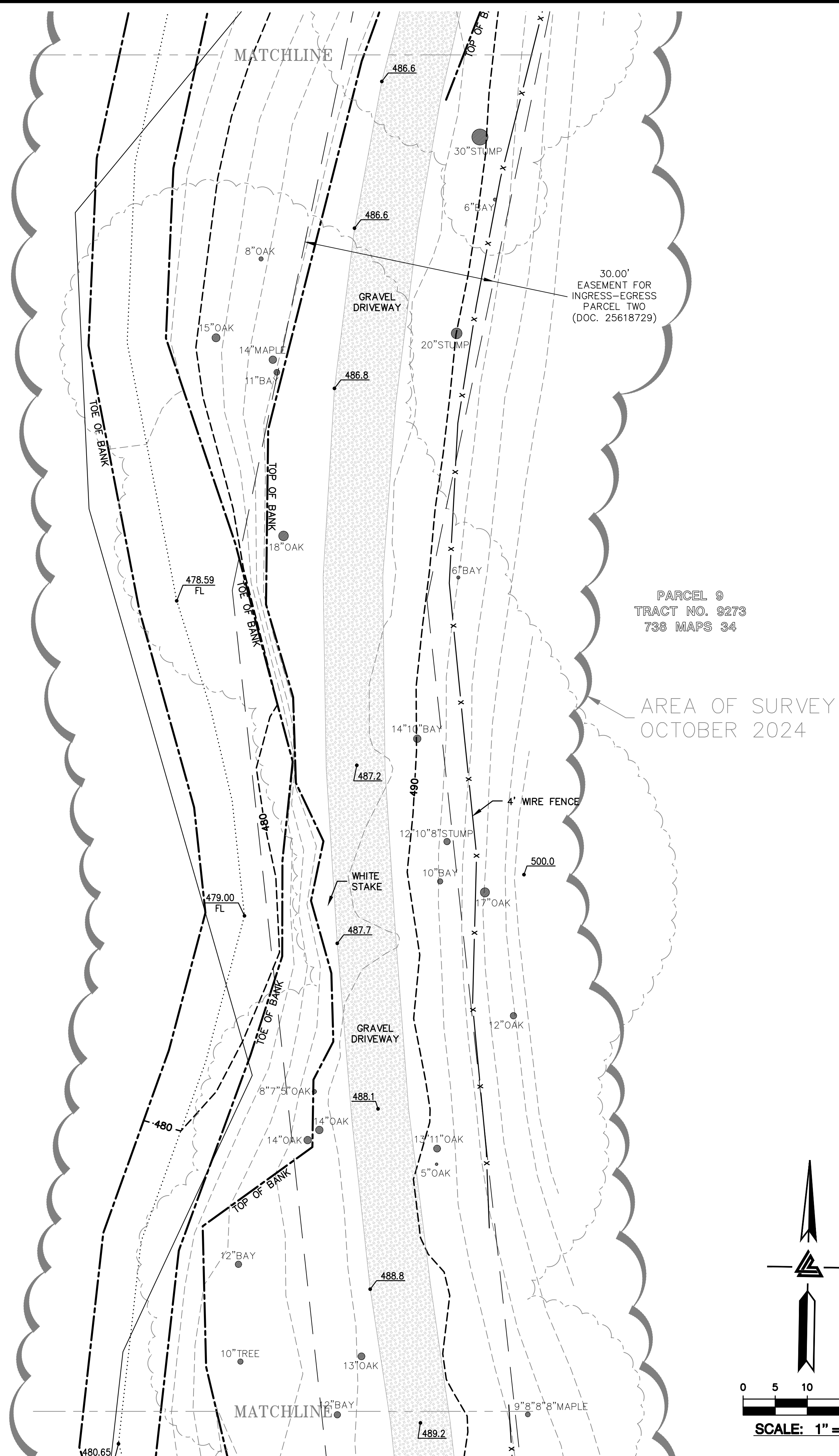
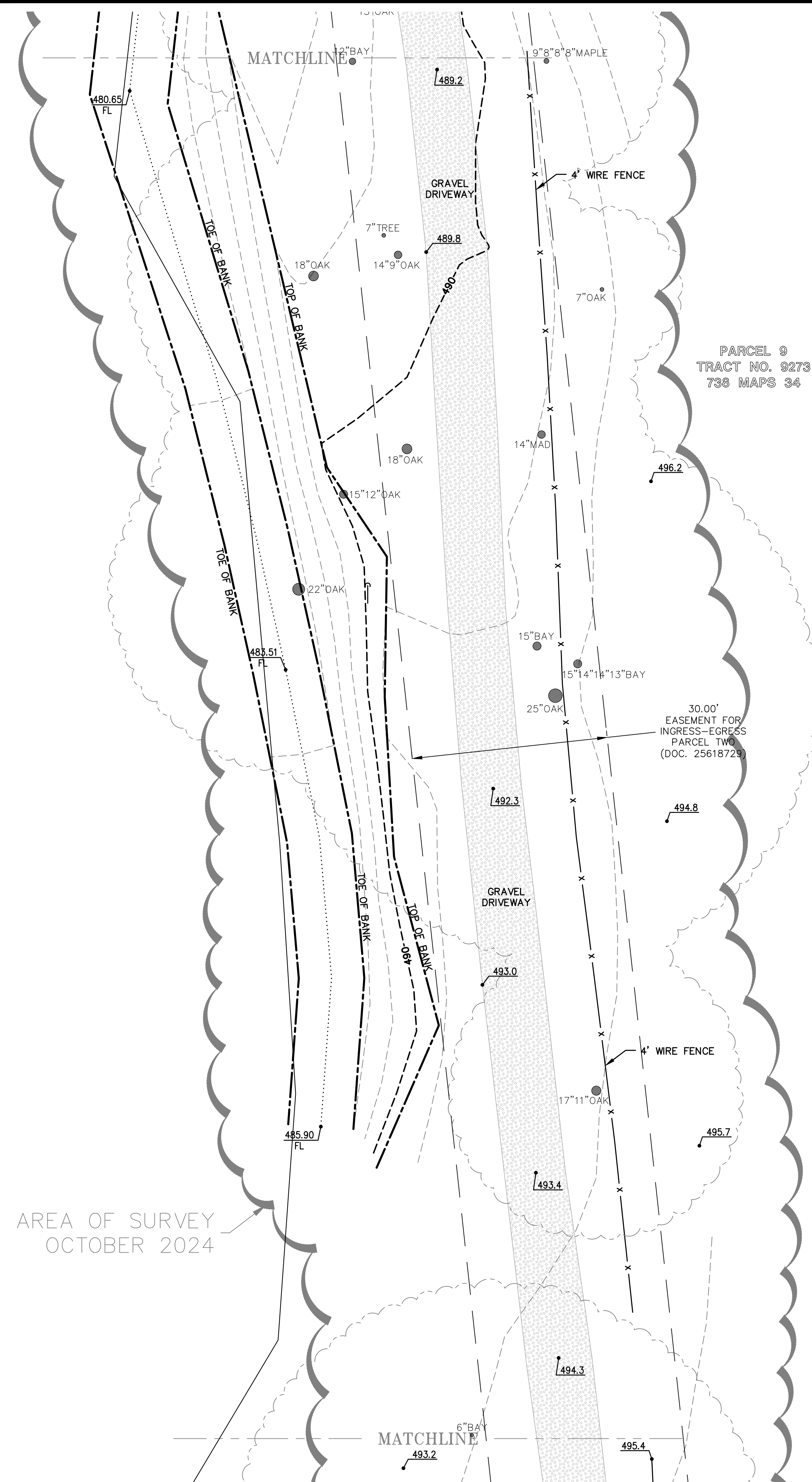
635 LOS TRANCOS WOODS ROAD
PALO ALTO, CALIFORNIA

APN: 182-46-002

SANTA CLARA COUNTY

TOPOGRAPHIC SURVEY

1	1
1	1
ADD'L SURVEY 10-15-24	JP
REVISIONS	BY
JOB NO:	2240607
DATE:	6-24-24
SCALE:	1"=##'
BNDY BY:	MT
FIELD BY:	ES
DRAWN BY:	NFT
SHEET NO:	
SU8	
8 OF 10 SHEETS	



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS

 **MAIN OFFICE:**
2495 INDUSTRIAL PKWY WEST
PLEASANTON, CALIFORNIA 94545
(510) 887-4086

REGIONAL OFFICES:
ROSELVILLE
PLEASANTON
SAN JOSE
SAN LUIS OBISPO

WWW.LEABRAZE.COM

635 LOS TRANCOS WOODS ROAD
PALO ALTO, CALIFORNIA

APN: 182-46-002

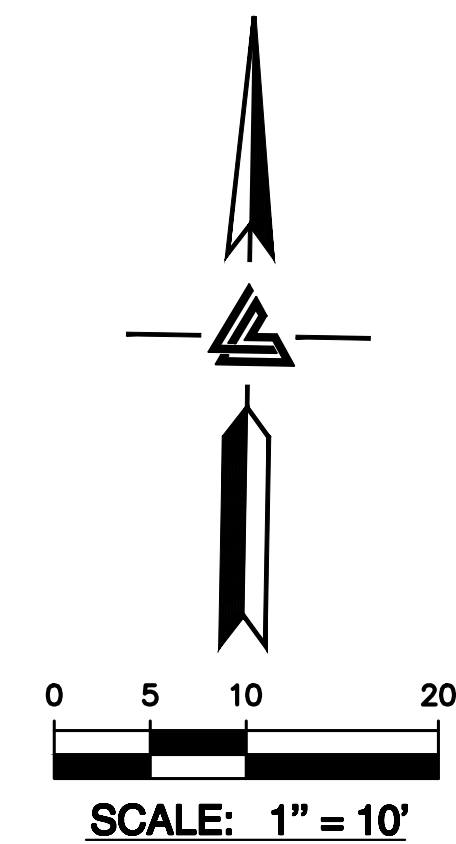
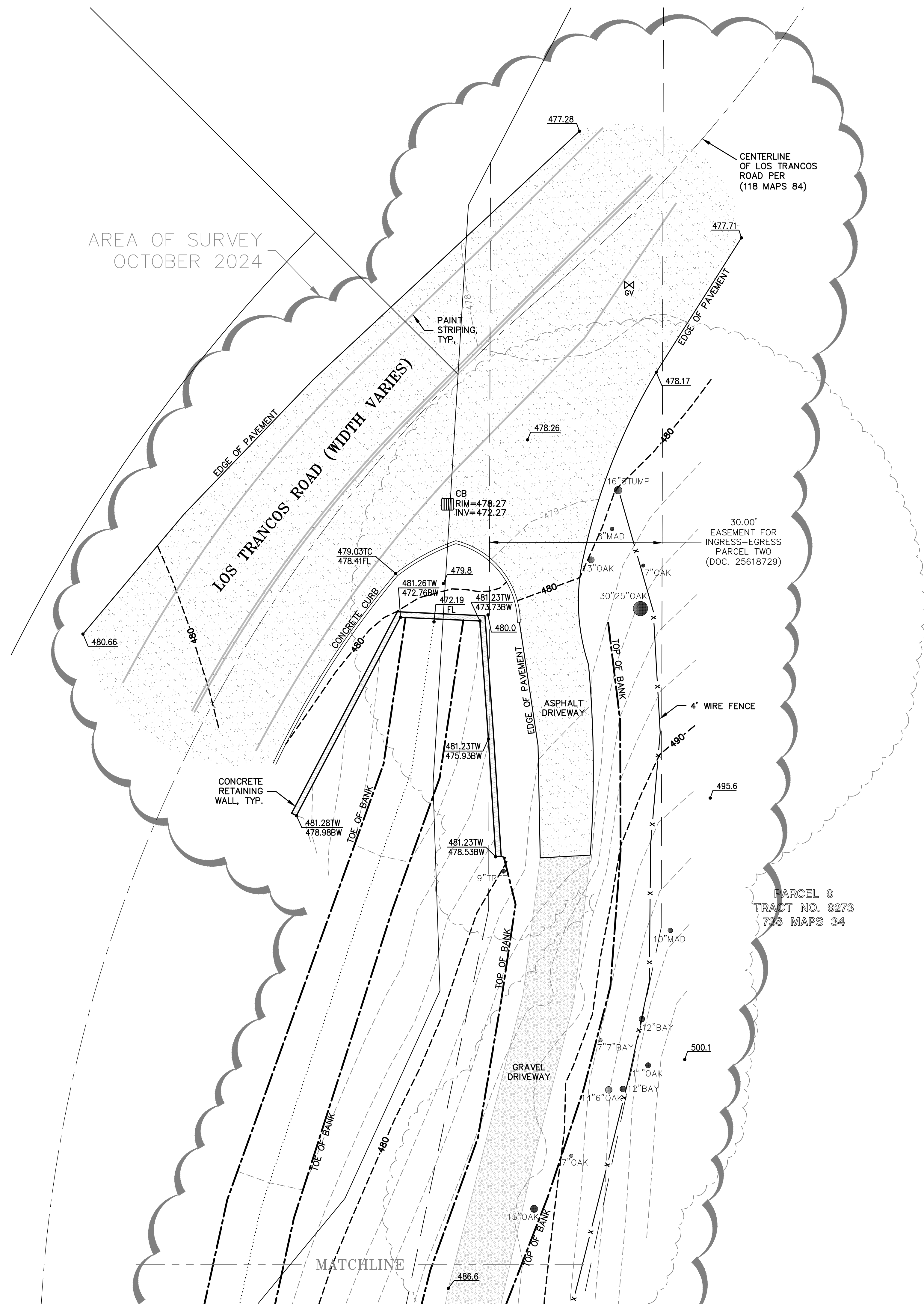
SANTA CLARA COUNTY

TOPOGRAPHIC SURVEY

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REVISIONS	BY
JOB NO:	2240607
DATE:	6-24-24
SCALE:	1"=10'
BNDY BY:	MT
FIELD BY:	ES
DRAWN BY:	NIF
SHEET NO:	

SU9

9 OF 10 SHEETS



LEA & BRAZE ENGINEERING, INC.
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REGIONAL OFFICES:
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WWW.LEABRAZE.COM
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
PALO ALTO, CALIFORNIA 94303
(415) 867-4066

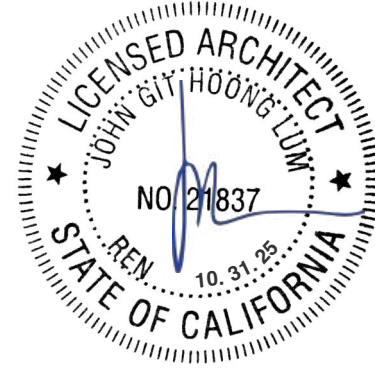
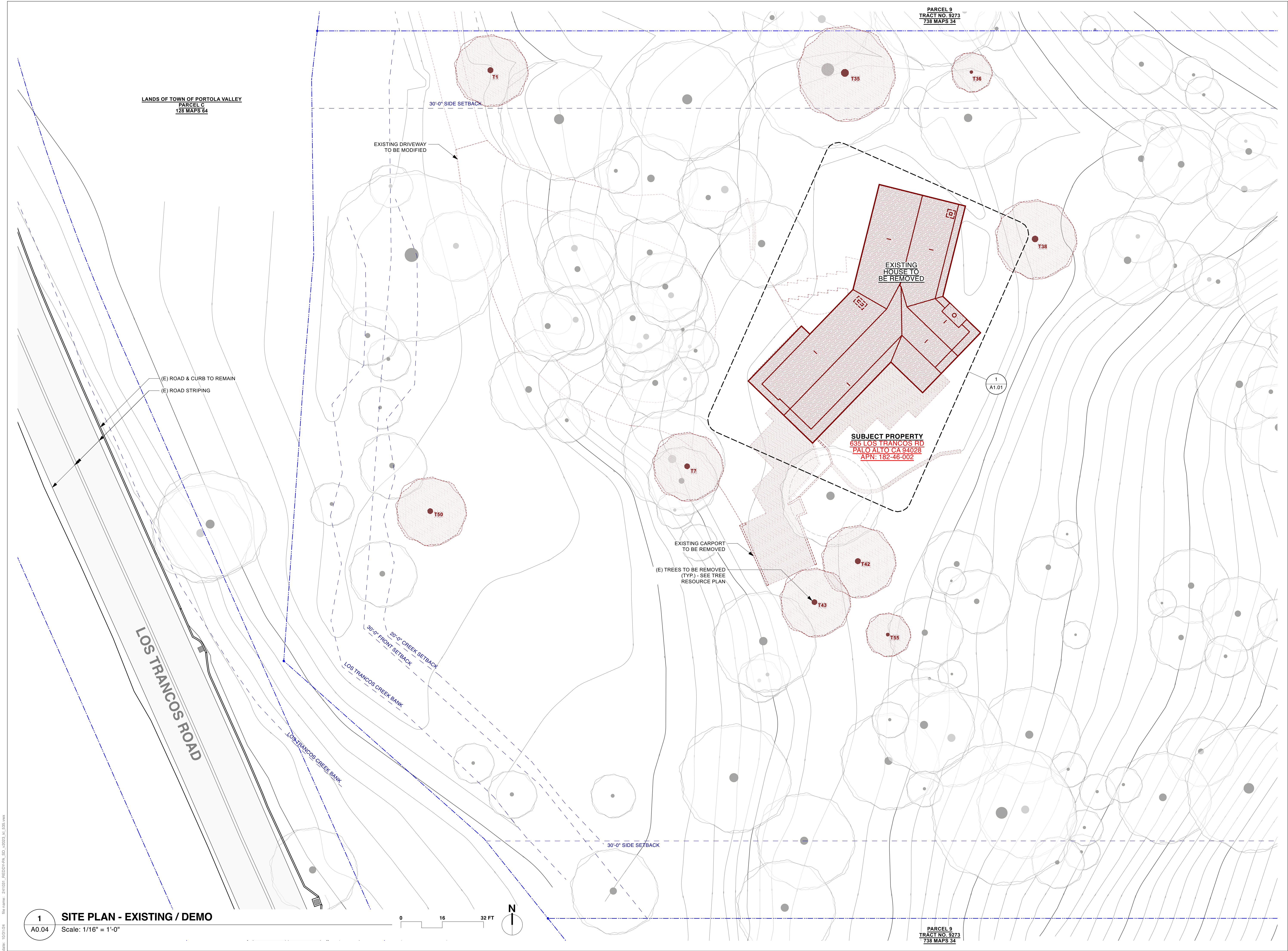
635 LOS TRANCOS WOODS ROAD
PALO ALTO, CALIFORNIA

SANTA CLARA COUNTY APN: 182-46-002

TOPOGRAPHIC SURVEY

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1	1
ADD'L SURVEY 10-15-24	JP
REVISIONS	BY
JOB NO:	2240607
DATE:	6-24-24
SCALE:	1"=10'
BNDY BY:	MT
FIELD BY:	ES
DRAWN BY:	NFT
SHEET NO:	

SU10
10 OF 10 SHEETS



REDDY RESIDENCE

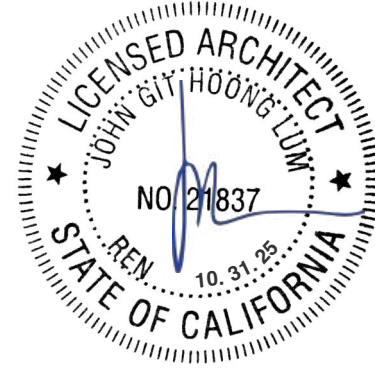
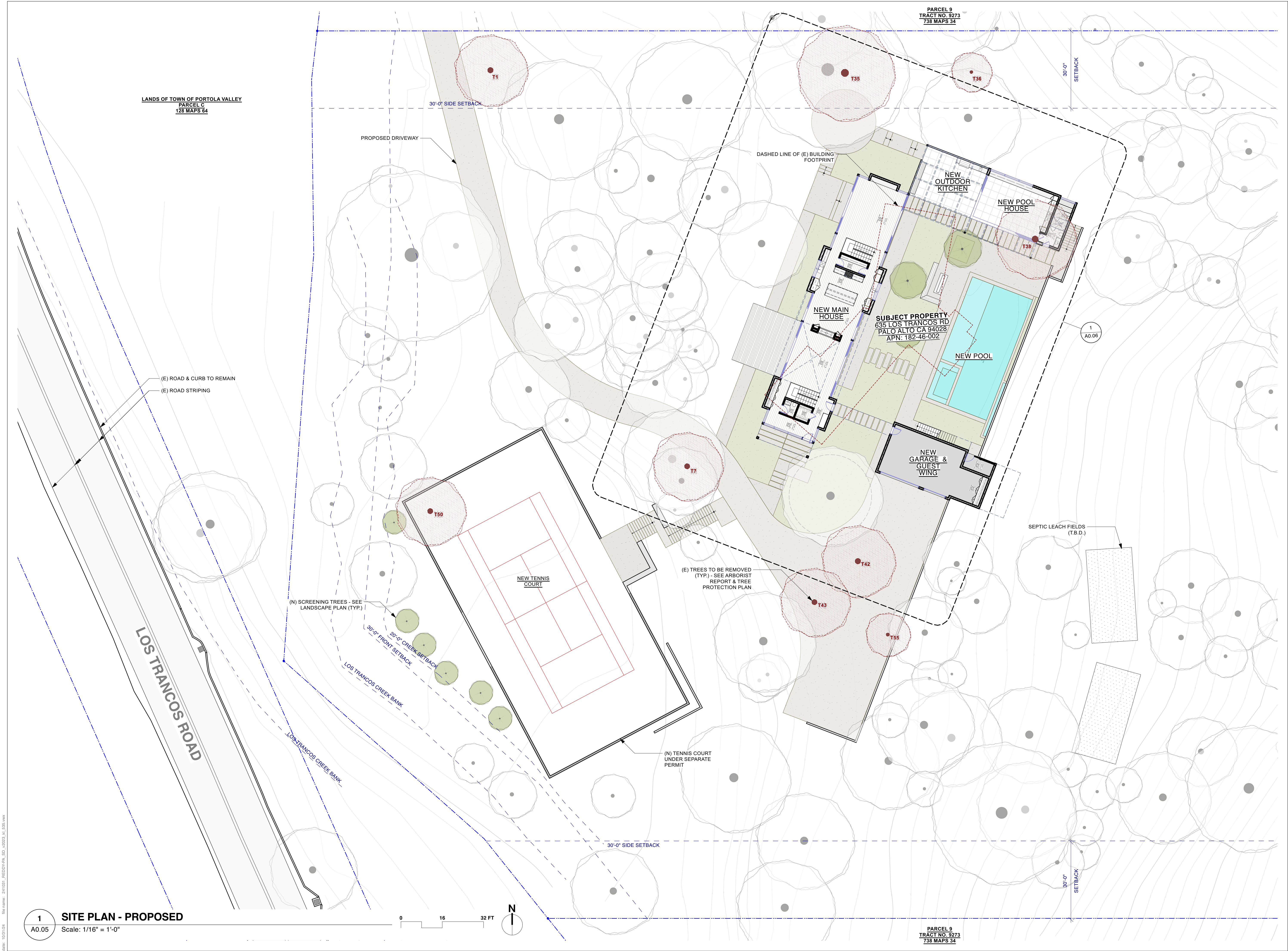
635 LOS TRANCOS RD.
PALO ALTO, CA 94402
APN: 182-46-002

DATE: 10.31.24 ISSUES / REVISIONS: BY: Site & Design Review kl

DEPARTMENT STAMPS:

(E) SITE PLAN

A0.04



REDDY RESIDENCE

635 LOS TRANCOS RD.
PALO ALTO, CA 94301
APN: 182-46-002

DATE:	ISSUES / REVISIONS:	BY:
10.31.24	Site & Design Review	KL

DEPARTMENT STAMPS:

(P) SITE PLAN

A0.05



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 applications, or other development activity.

PROPERTY ADDRESS: **635 Los Trancos Road, Palo Alto California**

Are there Regulated 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 Protected or Designated 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 drip-line? (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 6.23). 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 drip-line; (2) Plans must denote, as a bold dashed line, a fenced enclosure area out to the drip-line, 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: _____ Print: _____ Date: _____
(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 ☐)

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.
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/Pladv/Arborist/Tree Protection Info/Tree Disclosure Statement Revised 09/06

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 2.20(C-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.

Type I Tree Protection

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 diagramed on the plans.

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

Type II Tree Protection

2-inches of Orange Plastic Fencing erected 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, canopy, tree wells only

Type III Tree Protection

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

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

Tree Protection During Construction

City of Palo Alto Standard

Approved by: Dave Dockter
PE No. _____
Date 2006
Dwg No. 605

Rev By Date

0 DWL 12/14/92

01 D.D. 08/04/04

02 D.D. 08/10/06

Scale: NTS



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

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 at 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, PW/E, Section 31
Revised 08/06

Table 2-2 Palo Alto Tree Technical Manual

CONTRACTOR & ARBORIST INSPECTION SCHEDULE

Reference: the Palo Alto Tree Technical Manual is available at www.cityofpaloalto.org/environmen/

ALL CHECKED ITEMS APPLY TO THIS PROJECT:

1. ☒ Inspection of Protective Tree Fencing. For Public Trees, the Street Tree Verification Form shall be signed by the City Arborist. For Protected Trees, the project site arborist shall provide an initial Monthly Tree Activity Report form with a photograph verifying that he has conducted a field inspection of the trees and that the correct type of protective fencing is in place around the designated tree protection zone (TPZ) prior to issuance of a demolition, grading, or building permit. (See TTM, 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 operators, project site arborist, City Arborist, and, if a city maintained irrigation system is involved, the Parks Manager (Contact 650-496-6962).

3. ☒ Inspection of Rough Grading or Trenching. Contractor shall ensure the project site arborist performs an inspection during the course of rough grading or trenching adjacent to or within the TPZ to ensure trees will not be injured by compaction, cut or fill, damage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least 24 hours advance notice of such activity.

4. ☒ Monthly Tree Activity Report Inspections. The project site arborist shall perform a minimum monthly activity inspection to monitor and advise on conditions, tree health and retention or, immediately if there are any revisions to the approved plans or protection measures. The Tree Technical Manual Monthly Tree Activity Report format shall be used and sent to the Planning Dept. landscape review staff no later than 14 days after issuance of building permit date. Fax to (650) 329-2154. (See TTM, Monthly Tree Activity Inspection Report, Addendum 11 & section 1.17).

5. ☒ Special activity within the Tree Protection Zone. Work in the TPZ area (see also #7 below) requires the direct onsite supervision of the project arborist (see TTM, Trenching, Excavation & Equipment, 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 TTM, Planting Quality, Section 5.20.1 A) and that the irrigation is functioning consistent with the approved construction plans. The Planning Dept. landscape review staff shall be in receipt of written verification of Landscape Architect approval prior to scheduling the final inspection, unless otherwise approved.

7. ☐ List Other (please describe as called out in the site Tree Preservation Report, Sheet T-1, T-2, etc.)

* _____
* _____



**City of Palo Alto
Tree Department**
Public Works Operations
PO Box 10250 Palo Alto, CA 94303
650/496-5953 FAX: 650/652-9289
treeinspection@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, size, 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.

6/17/06

City of Palo Alto Tree Technical Manual

ADDENDUM 11
email: B.C.A./ISA Certified Arborist #076-000
Contact Cell: #

Arborist Firm Data Here

Monthly Tree Activity Report- Construction Site

Inspection Date:

Site address:

Inspection #

Contractor- Main Site Contact Information

Also present:

Distribution:

#1 Job site superintendent Company: Email: Job site Office: Cell: Mail:

#2 City of Palo Alto Attn: Dave Dockter Dave.dockter@cityofpaloalto.org 650-329-2440

Provide the requested minimum information with each report, customize as necessary. To be completed by project site arborist. Send monthly to city arborist at above address until project completion. Use additional sheets as needed.

1. Assignment Activity (Demolition/grading/sewer/trenching/foundation/list relevant visits)
a. Pre-construction meeting requirement with sub-contractors
b. Inspect to verify that tree protection measures are in place
c. Determine if field adjustments, watering or plan revisions may be needed

2. Field Observations (general site-wide and list by individual tree number)
a. Tree Protection Fences (TPF) are ...
b. Trenching has/will occur ...

3. Action Items (list site-wide, by tree number and date to be satisfied) and Date Due
a. Tree Protection Fence (TPF) needs adjusting (tree # x, x, x)
b. Root zone buffer material (wood chips) can be installed next
c. Schedule sewer trench, foundation dig with ...

4. Photographs (use often)

5. Tree Location Map (mandatory 8.5 x 11 sheet)

6. Recommendations, notes or monitor items for project/staff/schedule

7. Past visits (list carry-over items satisfied/still outstanding)

Respectfully submitted,

Project site arborist
Consultant contact information (include email, cell#, and mailing)
Cc:
Enter Date CPA Monthly Tree Activity Report: Type site address here Page #1 of 1

---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>

SPECIAL INSPECTIONS

PLANNING DEPARTMENT

TREE PROTECTION INSPECTIONS MANDATORY

PAMC 8.10 PROTECTED TREES. CONTRACTOR SHALL ENSURE PROJECT SITE ARBORIST IS PERFORMING REQUIRED TREE INSPECTION AND SITE MONITORING. PROVIDE WRITTEN MONTHLY TREE ACTIVITY REPORTS TO THE PLANNING DEPARTMENT LANDSCAPE REVIEW STAFF BEGINNING 14 DAYS AFTER BUILDING PERMIT ISSUANCE.

BUILDING PERMIT DATE: _____

DATE OF 1ST TREE ACTIVITY REPORT: _____

CITY STAFF: _____

REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHALL CONFORM TO SHEET T-1 FORMAT, VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLEMENTED AND WILL INCLUDE ALL CONTRACTOR ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTION ROOT ZONE. NON-COMPLIANCE IS SUBJECT TO VIOLATION OF PAMC 8.10.080. REFERENCE: PALO ALTO TREE TECHNICAL MANUAL, SECTION 2.00 AND ADDENDUM 11.

Apply Tree Protection Report on sheet(s) T-2

Use additional "T" sheets as needed

PROJECT ARBORIST: James Lascot ISA Certified Arborist WE-2110A
ArborLogic Consulting Arborists
836 Southampton Road, Suite B177, Benicia CA 94510
(415) 753-5022
www.arborlogic.com

SINGLE HOME RESIDENCE
635 Los Trancos Road
Palo Alto, California 94304
A.P.N. 182-460-02
PLAN DATE: 10/30/2024

Project
Data

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
<http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6460>

Special Tree Protection Instruction Sheet
City of Palo Alto

T-1

TREE	NAME	SPECIES	DBH	STATUS	CANOPY	SUIT.	CRZ	RIZ	RECOMMENDATION	
T01	LIVE OAK	Quercus agrifolia	17	14	0	PROTECTED	30W	5	8	12 REMOVE (DISEASED)
T02	LIVE OAK	Quercus agrifolia	21	0	0	PROTECTED	40S	3	7	10.5 PRESERVE (MITIGATION)
T03	BAY LAUREL	Umbellularia californica	67	0	0	UNPROTECTED	40C	3	22	50.3 PRESERVE (MITIGATION)
T04	LIVE OAK	Quercus agrifolia	15	12	0	PROTECTED	30W	3	7	10.5 PRESERVE (MITIGATION)
T05	LIVE OAK	Quercus agrifolia	12	0	0	PROTECTED	20W	2	4	6 PRESERVE (MITIGATION)
T06	LIVE OAK	Quercus agrifolia	24	0	0	PROTECTED	25E	2	8	12 PRESERVE (MITIGATION)
T07	LIVE OAK	Quercus agrifolia	14	0	0	PROTECTED	20W	4	5	7 REMOVE (HAZARDOUS)
T08	BAY LAUREL	Umbellularia californica	14	0	0	UNPROTECTED	15C	3	5	10.5 PRESERVE (FLAMMABLE)
T09	BAY LAUREL	Umbellularia californica	13	0	0	UNPROTECTED	15W	3	4	9.75 PRESERVE (FLAMMABLE)
T10	BAY LAUREL	Umbellularia californica	10	0	0	UNPROTECTED	10C	3	3	7.5 PRESERVE (FLAMMABLE)
T11	VALLEY OAK	Quercus lobata	23	0	0	PROTECTED	30E	3	8	17.3 PRESERVE (MITIGATION)
T12	VALLEY OAK	Quercus lobata	9	0	0	UNPROTECTED	10C	4	3	6.75 PRESERVE (MITIGATION)
T13	VALLEY OAK	Quercus lobata	17	0	0	PROTECTED	25W	3	6	12.8 PRESERVE
T14	VALLEY OAK	Quercus lobata	16	0	0	PROTECTED	25E	2	5	12 PRESERVE
T15	VALLEY OAK	Quercus lobata	15	0	0	PROTECTED	30W	4	5	11.3 PRESERVE
T16	VALLEY OAK	Quercus lobata	22	0	0	PROTECTED	25W	3	7	16.5 PRESERVE
T17	LIVE OAK	Quercus agrifolia	21	15	14	PROTECTED	25W	3	12	26.6 PRESERVE (MITIGATION)
T18	LIVE OAK	Quercus agrifolia	22	18	0	PROTECTED	25SE	3	10	23.3 PRESERVE
T19	LIVE OAK	Quercus agrifolia	24	0	0	PROTECTED	25N	3	8	12 PRESERVE (MITIGATION)
T20	LIVE OAK	Quercus agrifolia	16	0	0	PROTECTED	20E	4	5	8 PRESERVE (MITIGATION)

TREE	NAME	SPECIES	DBH			STATUS	CANOPY	SUIT.	CRZ	RIZ	RECOMMENDATION
T21	BAY LAUREL	Umbellularia californica	17	0	0	UNPROTECTED	15C	4	6	12.8	PRESERVE (FLAMMABLE)
T22	LIVE OAK	Quercus agrifolia	20	0	0	UNPROTECTED	25C	3	7	10	PRESERVE (MITIGATION)
T23	VALLEY OAK	Quercus lobata	12	0	0	PROTECTED	25E	3	4	9	PRESERVE (MITIGATION)
T24	VALLEY OAK	Quercus lobata	14	0	0	PROTECTED	25E	3	5	10.5	PRESERVE (MITIGATION)
T25	VALLEY OAK	Quercus lobata	13	0	0	PROTECTED	25E	4	9	9.75	PRESERVE (MITIGATION)
T26	BAY LAUREL	Umbellularia californica	11	0	0	UNPROTECTED	15C	4	8.25		PRESERVE (FLAMMABLE)
T27	LIVE OAK	Quercus agrifolia	20	19	18	PROTECTED	40C	4	13	28.9	PRESERVE
T28	BAY LAUREL	Umbellularia californica	12	0	0	UNPROTECTED	20N	3	4	9	PRESERVE (FLAMMABLE)
T29	LIVE OAK	Quercus agrifolia	13	0	0	PROTECTED	20W	3	4	6.5	PRESERVE
T30	LIVE OAK	Quercus agrifolia	20	0	0	PROTECTED	25C	3	7	10	PRESERVE
T31	BAY LAUREL	Umbellularia californica	17	13	0	UNPROTECTED	20W	4	8	17.6	PRESERVE (FLAMMABLE)
T32	BAY LAUREL	Umbellularia californica	20	18	17	UNPROTECTED	30E	4	15	46	PRESERVE (FLAMMABLE)
T33	LIVE OAK	Quercus agrifolia	19	0	0	PROTECTED	40C	3	6	9.5	PRESERVE (MITIGATION)
T34	LIVE OAK	Quercus agrifolia	28	18	0	PROTECTED	40SW	3	12	27.8	PRESERVE
T35	LIVE OAK	Quercus agrifolia	22	0	0	PROTECTED	25SE	4	7	11	REMOVE (HAZARDOUS)
T36	LIVE OAK	Quercus agrifolia	18	14	0	PROTECTED	25E	5	8	18.8	REMOVE (DISEASED)
T37	BAY LAUREL	Umbellularia californica	28	17	0	UNPROTECTED	30C	4	12	36.5	PRESERVE (FLAMMABLE)
T38	LIVE OAK	Quercus agrifolia	15	0	0	PROTECTED	20C	3	5	7.5	REMOVE (DEVELOPENT)
T39	LIVE OAK	Quercus agrifolia	11	10	0	PROTECTED	20N	3	5	8	PRESERVE (MITIGATION)
T40	LIVE OAK	Quercus agrifolia	19	0	0	PROTECTED	25C	3	6	9.5	PRESERVE (MITIGATION)

TREE	NAME	SPECIES	DBH	STATUS	CANOPY	SUIT.	CRZ	RIZ	RECOMMENDATION		
T41	LIVE OAK	Quercus agrifolia	28	26	12	0	PROTECTED	35C	3	16	35.3 PRESERVE (MITIGATION)
T42	LIVE OAK	Quercus agrifolia	20	0	0	0	PROTECTED	20W	3	7	10 REMOVE (DEVELOPENT)
T43	BAY LAUREL	Umbellularia californica	16	14	0	0	UNPROTECTED	20C	4	8	17.3 REMOVE (DEVELOPENT)
T44	LIVE OAK	Quercus agrifolia	23	18	16	13	PROTECTED	40C	3	16	34.9 PRESERVE (MITIGATION)
T45	BAY LAUREL	Umbellularia californica	15	11	10	10	UNPROTECTED	25C	3	10	22.9 PRESERVE (FLAMMABLE)
T46	LIVE OAK	Quercus agrifolia	14	0	0	0	PROTECTED	20C	3	5	7 PRESERVE
T47	LIVE OAK	Quercus agrifolia	9	0	0	0	UNPROTECTED	15C	3	3	4.5 PRESERVE
T48	LIVE OAK	Quercus agrifolia	9	0	0	0	UNPROTECTED	15C	3	3	4.5 PRESERVE
T49	LIVE OAK	Quercus agrifolia	13	0	0	0	PROTECTED	25C	3	4	6.5 PRESERVE
T50	LIVE OAK	Quercus agrifolia	12	0	0	0	PROTECTED	25E	3	4	6 REMOVE (DEVELOPENT)
T51	WILLOW	Salix lasiolepis	12	0	0	0	UNPROTECTED	25C	3	4	6 PRESERVE
T52	WILLOW	Salix lasiolepis	8	0	0	0	UNPROTECTED	10C	3	3	6 PRESERVE
T53	WILLOW	Salix lasiolepis	12	0	0	0	UNPROTECTED	20C	3	4	9 PRESERVE
T54	LIVE OAK	Quercus agrifolia	8	0	0	0	UNPROTECTED	10C	3	3	4 PRESERVE
T55	MADRONE	Arbutus menziesii	12	0	0	0	UNPROTECTED	20C	3	5	12 REMOVE (DEVELOPENT)
T56	LIVE OAK	Quercus agrifolia	9	9	0	0	UNPROTECTED	20C	3	5	6.75 PRESERVE (MITIGATION)
T57	MADRONE	Arbutus menziesii	20	0	0	0	UNPROTECTED	20C	3	8	20 PRESERVE (MITIGATION)
T58	BAY LAUREL	Umbellularia californica	10	0	0	0	UNPROTECTED	20C	3	3	7.5 PRESERVE (FLAMMABLE)
T59	MADRONE	Arbutus menziesii	21	0	0	0	UNPROTECTED	20C	3	9	21 PRESERVE (MITIGATION)

DBH = Trunk Diameter at Breast Height 4.5 feet (54 inches) above soil grade in inches.

STATUS = Tree Designation as defined within City of Palo Alto Municipal Code

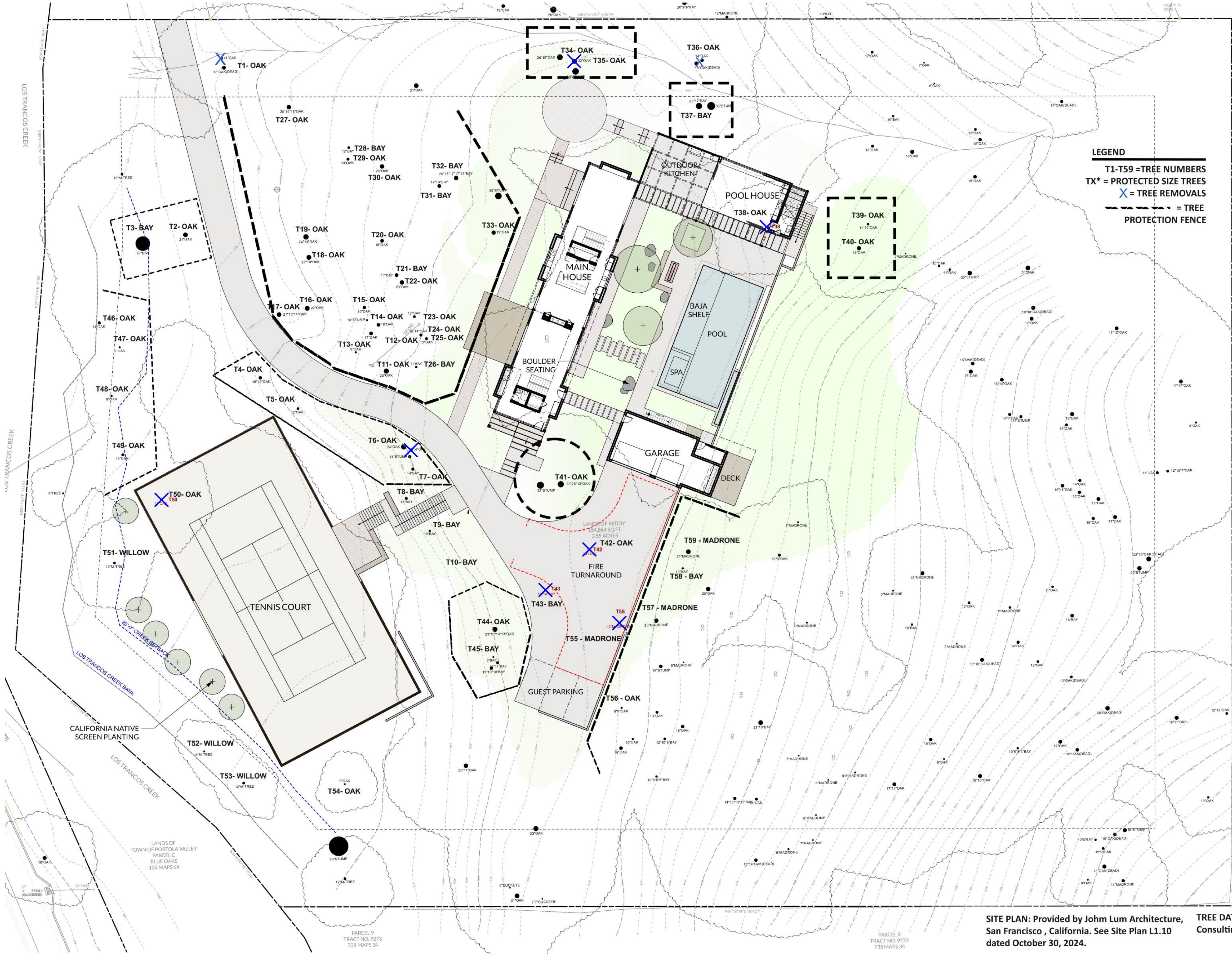
CANOPY = Total tree canopy diameter in feet and aspect (N= North, S= South, E=East, W=West and C= On Center).

SUITABILITY = Suitability for Preservation or the condition and contribution of a tree without regard to proposed development

(1= Excellent, 2= Good, 3= Fair, 4= poor, 5=very poor).

CRZ = Critical Root Zone is the critical area where structural roots are likely to be located (DBH times 4 or 5 in feet).

RIZ = Individual Tree Root Intrusion Zone represented as a radius in feet from trunk location (Matheny / Clark).



PALO ALTO MUNICIPAL CODE
Title 8 TREES AND VEGETATION
Chapter 8.10 TREE PRESERVATION AND MANAGEMENT REGULATIONS*
8.10.020 Definitions.

- (j) "Protected tree means:
- (1) Any tree of the species *Quercus agrifolia* (Coast Live Oak) or *Quercus lobata* (Valley Oak) which is eleven and one-half inches in diameter (thirty-six inches in circumference) or more when measured four and one-half feet (fifty-four inches) above natural grade; and
 - (2) Any Redwood tree (species *Sequoia sempervirens*) that is eighteen inches in diameter (fifty-seven inches in circumference) or more when measured four and one-half feet (fifty-four inches) above natural grade.
- (k) "Remove" means any of the following:
- (1) Complete removal, such as cutting to the ground or extraction, of a tree .
 - (2) Taking any action foreseeably leading to the death of a tree or permanent damage to its health; including but not limited to excessive pruning, cutting, girdling, poisoning, overwatering, unauthorized relocation or transportation of a tree , or trenching, excavating, altering the grade, or paving within the dripline area of a tree .
- (l) "Tree" means any woody plant which has a trunk four inches or more in diameter at four and one-half feet above natural grade level.

TREE PROTECTION MEASURES:

1. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN OR NEAR THE ROOT INTRUSION ZONES OF EXISTING PROTECTED TREES AND SPECIAL RECOMMENDATIONS FOR DEMOLITION AND CONSTRUCTION ARE REQUIRED AND ADDRESSED WITHIN THIS PLAN AND ACCOMPANYING ARBORIST REPORT. ALL RECOMMENDATIONS SHALL BE IMPLEMENTED.
2. THE PROJECT ARBORIST SHALL MEET WITH THE GENERAL CONTRACTOR PRIOR TO ANY TREE REMOVAL, DEMOLITION OR CONSTRUCTION ACTS AND DISCUSS A CONSTRUCTION MANAGEMENT PLAN THAT INCLUDES THE TREE PROTECTION REQUIREMENTS WITHIN THIS PLAN AND DESIGNATE THE LOCATION OF THE ANY MATERIAL STORAGE, WASH OUTS, OFFICE MODULES, PORTABLE SANITATION, AND AREAS OF VEHICLE OR HEAVY EQUIPMENT ACCESS AND EGRESS AND SHALL BE CLEARLY POSTED ON SITE THROUGHOUT THE DURATION OF THE DEVELOPMENT PROJECT. THE CONTRACTOR AGREES TO IMMEDIATELY NOTIFY THE PROJECT ARBORIST IF ROOTS ARE DAMAGED OR EXPOSED OR IF TRUNK OR BRANCHES ARE WOUNDED.
3. THE PROJECT ARBORIST SHALL DESIGNATE ANY TREE REMOVALS AND LOCATIONS OF TREE PROTECTION FENCING PRIOR TO ANY TREE REMOVAL, DEMOLITION OR CONSTRUCTION.
4. ALL TREE REMOVALS SHALL BE PERFORMED BY HAND USING LIGHT EQUIPMENT WITHOUT ANY DAMAGE TO RETAINED TREES. ALL STUMPS SHALL BE REMOVED BY HAND OR USING HAND OPERATED STUMP GRINDING MACHINERY WHEN WITHIN THE ROOT INTRUSION ZONES (RIZ) OF RETAINED TREES AND TO A DEPTH OF NO LESS THAN TWELVE (12) INCHES.
5. FOLLOWING TPA FENCE INSTALLATION, THE PROJECT ARBORIST SHALL INSPECT AND CONFIRM THAT TREE PROTECTION FENCING HAS BEEN INSTALLED ADEQUATELY AND PROVIDE A WRITTEN REPORT, WITH PHOTOGRAPHS, THAT SHALL BE SUBMITTED TO THE CITY OF PALO ALTO.
6. TREE PROTECTION AREA FENCING SHALL BE CONSTRUCTED AND INSTALLED AS PER TREE PROTECTION PLAN SHEET T-1.
7. RETAINED TREES NEAR EQUIPMENT ACCESS AREAS MAY HAVE THEIR TRUNKS WRAPPED AND SHALL BE CONSTRUCTED AND INSTALLED AS PER TREE PROTECTIN PLAN SHEET T-1.
8. ALL RETAINED TREES MAY BE MAINTENANCE PRUNED TO INCLUDE CLEANING, THINNING OF BRANCHES USING INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) INDUSTRY STANDARDS. THIS SHALL BE PERFORMED AFTER CONSTRUCTION IS COMPLETED OR AS DIRECTED BY THE PROJECT ARBORIST.
9. THE PROJECT ARBORIST SHALL REVIEW ANY PLAN REVISIONS WITHIN THE TREE PROTECTION AREAS OF PRESERVED TREES. THIS INCLUDES, BUT NOT LIMITED TO, PLANS FOR DEMOLITION, EROSION CONTROL, IMPROVEMENTS, UTILITIES, DRAINAGE, GRADING, LANDSCAPING AND IRRIGATION.
10. THE PROJECT ARBORIST SHALL INSPECT THE SITE MONTHLY FOR THE ADEQUATE PERFORMANCE OF TREE PRESERVATION MEASURES AND DESIGNATE SOIL CUTTING AREAS WITHIN ROOT INTRUSION ZONES OF PROTECTED TREES AND ASSESS, DOCUMENT, AND SUBMIT A MONTHLY ACTIVITY REPORT REPORT TO THE CITY OF PALO ALTO OF ANY CHANGES IN THE HEALTH OF TREES SINCE THE LAST INSPECTION.
11. THE PROJECT ARBORIST SHALL INSPECT OR SUPERVISE ALL CONSTRUCTION ACTIVITIES WITHIN THE TREE PROTECTION AREAS AND WILL RECEIVE NO LESS THAN 72 HOUR NOTICE OF ANY PROPOSED ACTIVITIES WITHIN THE TREE PROTECTION ZONES OF RETAINED TREES AND THE PROJECT ARBORIST SHALL DOCUMENT AND PROVIDE ANY NECESSARY RECOMMENDATIONS TO THE CITY OF PALO ALTO.
12. EXCAVATION SHALL ONLY OCCUR WITHIN THE ROOT INTRUSION ZONES OF RETAINED TREES, SUCH AS UTILITY TRENCHES, WHEN DESIGNATED BY THE PROJECT ARBORIST. THESE WILL BE EXCAVATED BY HAND, USING HIGH-PRESSURE AIR SPADE OR OTHER METHOD PRESERVING ROOTS OVER TWO INCHES IN DIAMETER, OR AS DESIGNATED BY THE PROJECT ARBORIST. ANY ROOTS OVER TWO (2") INCHES IN DIAMETER SHALL ONLY BE REMOVED UNDER THE DIRECT SUPERVISION OF THE PROJECT ARBORIST OR AS OTHERWISE DESIGNATED BY THE PROJECT ARBORIST. ALL ROOT CUTTING SHALL BE PERFORMED UNDER INDUSTRY STANDARD METHODS, DOCUMENTED, AND A WRITTEN REPORT WITH PHOTOGRAPHS PROVIDED BY THE PROJECT ARBORIST TO THE CITY OF PALO ALTO.
13. THE PROJECT ARBORIST SHALL INSPECT THE SITE FOLLOWING COMPLETION OF CONSTRUCTION, ASSESS TREE CONDITION, AND MAKE ANY NECESSARY RECOMMENDATIONS WITHIN THE FINAL ARBORIST REPORT THAT SHALL BE SUBMITTED TO THE CITY OF PALO ALTO.
14. THE PROJECT ARBORIST SHALL PROVIDE ANY FURTHER RECOMMENDATIONS TO MITIGATE IMPACTS TO INCLUDE, BUT NOT LIMITED TO, HAND EXCAVATION, AIR SPADE EXCAVATION, VERTICAL DRILLING HAND ROOT PRUNING, AND FERTILIZATION.

SPECIFIC TREE PROTECTION:

15. REMOVE TREES T1, T36, T38, T42, T43, T50, AND T55, AS DESIGNATED IN ITEMS 3 AND 4.
 16. THE PROPOSED DRIVEWAY AND HAMMERHEAD TURNAROUND WITHIN THE ROOT INTRUSION ZONE OF PROTECTED TREES SHALL BE DESIGNED TO MITIGATE ROOT LOSS TO INCLUDE RAISING THE ELEVATION OF THE DRIVEWAY HAMMERHEAD TURNAROUND AS MUCH AS POSSIBLE, TO HAVE THE SOIL CUT MINIMIZED BY DESIGNING THE SURFACE AS A RE-INFORCED CEMENT. ANY DESIGN CHANGES TO THE DESIGN SHALL BE APPROVED BY THE PROJECT ARBORIST .
 17. THE PROJECT ARBORIST SHALL DIRECTLY SUPERVISE AND DOCUMENT ANY DEMOLITION OR EXCAVATION WITHIN THE ROOT INTRUSION ZONE OF TREES T2, T4, T5, T6, T11, T17, T33, T39, T40, T44, T56, T57, AND T59 AS PER ITEM 12 OF THIS PLAN UNLESS OTHERWISE DIRECTED BY THE PROJECT ARBORIST.
- NOTE: IT SHOULD BE NOTED THAT CALIFORNIA BAYS TREES ARE CONSIDERED HIGHLY FLAMMABLE TREES AND ANY BAY TREES WITHIN 100 FEET OF THE PROPOSED SHOULD STRUCTURES SHOULD BE CONSIDERED FOR REMOVAL.

SITE PLAN: Provided by John Lum Architecture,
San Francisco, California. See Site Plan L1.10
dated October 30, 2024.

TREE DATA: Provided by ArborLogic
Consulting Arborists, San Francisco, California.

James Lascot - Principal Consulting Arborist
ISA Certified Arborist WE - 2110

635 LOS TRANCOS ROAD DEVELOPMENT

635 Los Trancos Road

PORTOLA VALLEY, CALIFORNIA 94028

A.P.N. 182-460-02

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DATE: 10/30/2024

DRAWN: JDL

SCALE: 1" = 20.0'

REVISED: _____

REVISED: _____

TREE PROTECTION PLAN

T-2

date: 10/31/24 file name: 241031_PLEDGY-PA_SD_2023_M_335.vmx



ARBORIST REPORT

October 30, 2024

Arborist Development Impact Assessment
Reddy Development

635 Los Trancos Road, Portola Valley, California 94304
A.P.N. 182-460-02

Prepared for:
City of Palo Alto
Community Development: Planning Department

Prepared by:
ArborLogic Consulting Arborists
James Lascot, Principal Consulting Arborist
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Benicia CA 94510
415.753.5022
jlascot@arborlogic.com

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ArborLogic Arborist Report 635 Los Trancos Road, Portola Valley California October 30, 2024

RESOURCES

All information within this report is based on currently submitted plans and revisions as of the date of this report.

Resources are as follows:

- Site Plan Sheet L1.10 (current) Provided by John Lum Architecture, San Francisco, California
- City of Palo Alto Municipal Code Title 8 Tree and Vegetation Chapter 8.10 Tree Preservation and Management Regulations

SUBJECT TREE SUMMARY

TOTAL SUBJECT REMOVALS:

TREE REMOVAL FOR PROPOSED DEVELOPMENT:

'PROTECTED' size trees: Total = 3
3 Coast live oak (*Quercus agrifolia*) – T38*, T42*, and T50*
'UNPROTECTED' size trees: Total = 2
1 California bay laurel (*Umbellularia californica*) T43
1 Pacific madrone (*Arbutus menziesii*) T55

TREE REMOVAL (DEAD, DYING, DISEASED, HAZARDOUS, FALLEN, AND FLAMMABLE):

'PROTECTED' size trees: Total = 4
4 Coast live oak (*Quercus agrifolia*) – T1*, T7*, T35* and T36*
'UNPROTECTED' size trees: Total = 0

SUBJECT SPECIES LIST

SUBJECT TREES: Total = 10 trees

31 Coast live oak (*Quercus agrifolia*) – T1*, T2*, T4*, T5*, T6*, T7*, T17*, T18*, T19*, T20*, T22, T27*, T29*, T30*, T33*, T34*, T35*, T36*, T38*, T39*, T40*, T41*, T42*, T44*, T46*, T47, T48, T49*, T50*, T54, and T56
13 California bay laurel (*Umbellularia californica*) T3, T8, T9, T10, T21, T26, T28, T31, T32, T37, T43, T45, and T58
9 Valley oak (*Quercus lobata*) T11*, T12*, T13*, T14*, T15*, T16*, T23*, T24*, and T25*
3 Pacific madrone (*Arbutus menziesii*) T55, T57, and T59
3 Arroyo willow (*Salix lasiolepis*) T51, T52, and T53

* = Protected size tree

TREE PROTECTION ZONES (TPZ)

The above ground portions of trees can easily be seen and protected but what is often overlooked, within the construction setting, is the importance of protecting the root crown and underground roots of the tree to preserve structural integrity and physiological health. Most roots are located within the topsoil that may only be 6”-18” in depth. Cutting of roots, grade changes, soil

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TREE PROTECTION PLAN SHEETS T1 AND T2	ATTACHMENTS

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compaction and chemical spills or dumping can negatively affect tree health, stability, and survival, and should be avoided.

A "Tree Protection Zone", abbreviated as TPZ, is designated within the City of Palo Alto Municipal Code as the trunk diameter at breast height (4.5 feet) times 10 as a radius from the trunk (See Tree Protection Plan T-1).

ROOT INTRUSION ZONES (RIZ)

The above ground portions of trees can easily be seen and protected but what is often overlooked, within the construction setting, is the importance of protecting the root crown and underground roots of the tree to preserve structural integrity and physiological health. Most roots are located within the topsoil that may only be 6”-18” in depth. Cutting of roots, grade changes, soil compaction and chemical spills or dumping can negatively affect tree health, stability, and survival, and should be avoided.

A "Root Intrusion Zone", abbreviated as RIZ, is an industry standard based on the Matheny / Clark tree protection zone designation of an area surrounding an individual tree that is provided as protection for the tree trunk, structural roots, and root zone. A Root Intrusion Zone is a radius, in feet, from a tree trunk location formulated from tree trunk diameter, age, and species tolerance to construction impacts. An individual or group of Root Intrusion Zones are designated by a fenced protection area that we call a “Tree Protection Area” (TPA).

Tree protection shall include the location of fencing of tree protection area (TPA) to protect tree roots, foliar canopy, limbs, and may include the armoring of the tree trunk and/or scaffold limbs with barriers to prevent mechanical damage.

Once the TPA is delineated and fenced (prior to any site work, equipment and materials move in), construction activities are only to be permitted within the TPA if allowed for and specified by the project arborist. Restrictions and guidelines apply to the tree protection zones delineated within this report and trees protections plan (See the Tree Protection Plan Sheet T1 for Tree Protection recommendations).

CRITICAL ROOT ZONES (CRZ)

Critical Root Zone (CRZ) is the area of soil around the trunk of a tree where roots are located that provide critical stability, uptake of water and nutrients required for a tree's survival. The CRZ is the minimum distance from the trunk that trenching that requires root cutting should occur and can be calculated as three to the five times the trunk Diameter at Breast Height (DBH). For example, if a tree is one foot in trunk diameter than the CRZ is three to five feet from the trunk location. We will often average this as four times the trunk diameter or 1ft. DBH = 4ft. CRZ (Smiley, E.T., Fraedrich, B. and Hendrickson, N. 2007).

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ArborLogic Arborist Report 635 Los Trancos Road, Portola Valley California October 30, 2024

ARBORIST ASSIGNMENT

An ‘Arborist Development Impact Assessment’ is used to aid in planning and plan review, for the identification/location of trees on the site during the design of the project, placement of structures, driveways, utilities, and construction activities.

It also is used to identify trees of designated size and species that are protected under the municipal or county code that is applicable for the site location. And if required by the governing agency, can be used to establish monetary values and responsibility for potential loss of tree resources for the property owner and the community.

ArborLogic Consulting Arborists have been contracted to inspect existing trees on this property, to provide an inventory with condition assessment, to determine potential negative impact from proposed construction activity, and to recommend impact mitigation measures to be considered on ‘Protected’ trees as defined by the City of Palo Alto Municipal Code (Title 8 Tree and Vegetation Chapter 8.10 Tree Preservation and Management Regulations).

Consulting arborist, James Lascot, performed site visits and visual tree inspections on July 13, 2024.

Refer to Tree Protection Plan Sheets T-1 and T-2 for tree locations and additional information.

SUMMARY

This site is a developed residential property that has proposed development that includes the demolition of the existing structures and the construction of a new residential home, a tennis court addition, and the replacement of the driveway and the addition of a hammerhead turnaround. The subject trees consist of existing trees within the vicinity of the proposed development and included within the site plan. The Subject Trees total fifty-nine (59) individuals consisting of five (5) species. There are no subject trees located on neighboring property.

Of the fifty-nine subject trees, thirty-five (35) oak trees are protected trees. There are xx Protected trees proposed for the development. There are three protected trees (T38, T42, and T50) and two unprotected trees (T43 and T55) for the proposed development. There are two protected trees recommended for removal due to disease (T1 and T36) and two protected recommended for removal due to hazardous condition (T7 and T35). There are several Protected sized trees that are close to the proposed development and mitigation is recommended for the long-term health and viability of these trees. All retained Protected trees will be fenced off within a tree protection area that will require special mitigation as outlined within this report and the tree protection plan sheet T-1 and T-2.

There are several unprotected California bay laurel trees within 100 feet of the proposed development and, although they are designated as preserved, this species is considered as highly flammable, and these trees should be considered for fire risk reduction.

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ArborLogic Arborist Report 635 Los Trancos Road, Portola Valley California October 30, 2024

PROJECT ARBORIST DUTIES

The project arborist is the person(s) responsible for conducting technical tree inspections, assessment, arborist report preparation, consultation with designers and municipal planners, specifying tree protection measures, monitoring, progress reports and final inspection.

A qualified project arborist (or firm) should be designated, retained, and assigned to facilitate and insure tree preservation practices. He/she/they should perform the following inspections:

PROJECT ARBORIST INSPECTION SCHEDULE

- Inspection of site: Prior to Equipment and Materials Move In, Site Work, Demolition and Tree Removal:** The Project Arborist will meet with the General Contractor, Architect / Engineer, and Owner or their representative to review tree preservation measures, designate tree removals, delineate the location of tree protection area fencing, specify equipment access routes and materials storage areas, review the existing condition of trees, and provide any necessary recommendations.
- Inspection of site: After installation of TPA fencing:** Inspect site for the adequate installation of tree preservation measures. Review any requests by contractor for access, soil disturbance or excavation areas within root zones of protected trees. Assess any changes in the health of trees since the last inspection.
- Monthly Inspection of site:** Inspect site during any activity within the Tree Protection Area of Protected trees and any recommendations implemented. Assess any changes in the health of trees since the last inspection. Submit a Monthly Tree Activity Report (See Tree Protection Plan T-1)
- Inspection of site: During excavation or any activities that could affect trees:** Inspect site during any activity within the Tree Protection Area of Protected trees and any recommendations implemented. Assess any changes in the health of trees since the last inspection.
- Final Inspection of Site:** Inspection of site following completion of construction. Inspect for tree health and make any necessary recommendations.

TREE REPLACEMENT PROGRAM

Some Protected and Heritage sized trees have been designated for removal to accommodate the property improvements. Replacement tree or trees may be included within the scope of site development landscape plan, or in- lieu payment to the City of Palo Alto, are to be determined by project landscape architect and the planning department.

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REDDY RESIDENCE

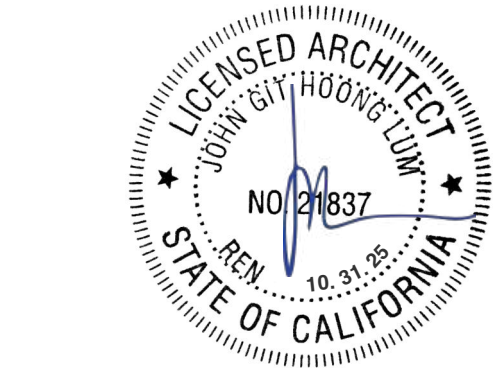
635 LOS TRANCOS RD
PALO ALTO, CA 94401
APN: 182-46-002

DATE: 10.31.24 ISSUES / REVISIONS: Site & Design Review BY: kl

DEPARTMENT STAMPS:

ARBORIST REPORT

T-3



JOHN LUM ARCHITECTURE
3246 17TH ST. SAN FRANCISCO, CA 94110
T. 415.358.9950

TREE WORK STANDARDS AND QUALIFICATIONS

All tree work, removal, pruning, planting, shall be performed using industry standards as established by the International Society of Arboriculture. Contractor must have a State of California Contractors License for Tree Service (C61-D49) or Landscaping (C-27) with general liability, worker’s compensation, and commercial auto/equipment insurance. Contractor standards of workmanship shall adhere to current Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI) for tree pruning, fertilization and safety (ANSI A300 and Z133.1).

TREE PROTECTION GUIDELINES

- (1) Before the start of any clearing, excavation, construction, or other work on the site, or the issuance of a building or demolition permit, every significant and/or protected tree shall be securely fenced-off at the tree root zone, or other limit as may be delineated in approved plans. Such fences shall remain continuously in place for the duration of the work undertaken within the development.
- (2) If the proposed development, including any site work, will encroach upon the tree root zone of a significant and/or protected tree, special measures shall be utilized, as approved by the project arborist, to allow the roots to obtain necessary oxygen, water, and nutrients.
- (3) Underground trenching shall avoid the major support and absorbing tree roots of significant and/or protected trees. If avoidance is impractical, hand excavation undertaken under the supervision of the project arborist may be required. Trenches shall be consolidated to service as many units as possible.
- (4) Concrete or asphalt paving shall not be placed over the root zones of significant and/or protected trees, unless otherwise permitted by the project arborist.
- (5) Artificial irrigation shall not occur within the root zone of indigenous oaks, unless deemed appropriate on a temporary basis by the project arborist to improve tree vigor or mitigate root loss.
- (6) Compaction of the soil within the tree root zone of significant and/or protected trees shall be avoided.
- (7) Any excavation, cutting, or filling of the existing ground surface within the tree root zone shall be minimized and subject to such conditions as the project arborist may impose. Retaining walls shall likewise be designed, sited, and constructed to minimize their impact on significant and/or protected trees.
- (8) Burning or use of equipment with an open flame near or within the tree root zone shall be avoided. All brush, earth, and other debris shall be removed in a manner that prevents injury to the significant tree.
- (9) Oil, gas, chemicals, or other substances that may be harmful to trees shall not be stored or dumped within the non-intrusion zone of any significant and/or protected tree, or at any other location on the site from which such substances might enter the tree root zone of a significant and/or protected tree.
- (10) Construction materials shall not be stored within the tree root zone of a significant and/or protected tree.

Additional general requirements for tree protection zones are described as follows:

- 1. Any new plantings within the root intrusion zone should be designed to be compatible with the cultural requirements of the retained tree(s), to include irrigation, plantings, and fertilizer application. In root intrusion zones where native drought tolerant trees are located, no summer irrigation should be installed, and no vegetation installed requiring excessive irrigation, such as turf and flowerbeds.
- 2. Surface drainage should not be altered to direct water into or out of the tree root intrusion zone unless specified by the consulting arborist as necessary to improve conditions for the tree.
- 3. Site drainage improvements should be designed to maintain the natural water flow and levels within tree retention areas. If water must be diverted, permanent irrigation systems should be provided to replace natural water sources for the trees.

PHOTOGRAPHS

PHOTOGRAPH NO. 1: Subject Protected oak tree T1 that has a dead trunk and a diseased trunk T1.



PHOTOGRAPH NO. 2: Subject Protected oak tree T1 that has a dead trunk and a diseased trunk T1.



PHOTOGRAPH NO. 3: Subject Protected oak tree T36 that is in hazardous condition.



PHOTOGRAPH NO. 4: Subject Protected oak tree T36 that is in hazardous condition.



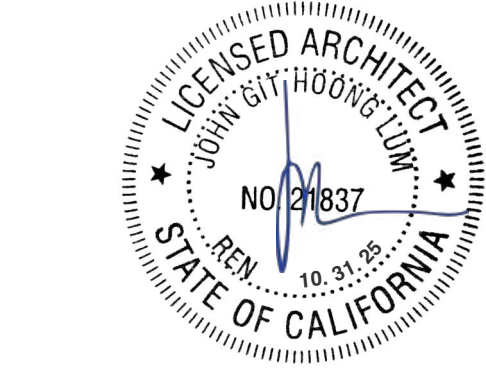
ASSUMPTIONS AND LIMITING CONDITIONS

ArborLogic, James Lascot

- 1. Any legal description provided to the consultant / appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. All property is appraised or evaluated as 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 government regulations.
- 3. Care has been taken to obtain all information from reliable sources. All data has been verified as far as possible; however, the consultant / appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
- 4. The consultant / appraiser 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 and contract of engagement.
- 5. Unless required by law otherwise, 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 expressed written or verbal consent of the consultant / appraiser.
- 6. Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant / appraiser -- particularly as to value conclusions, identity of the consultant / appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant / appraiser as stated in his qualifications.
- 7. This report and any values expressed herein represent the opinion of the consultant / appraiser, and the consultant / appraiser’s fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
- 8. Sketches, drawings, and photographs in this report, being intended for visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by ArborLogic and James Lascot as to the sufficiency or accuracy of said information.
- 9. Unless expressed otherwise: a) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
- 10. Loss or alteration of any part of this report invalidates the entire report.

James Lascot

ArborLogic Principal / Consulting Arborist
ISA certified arborist WE-2110



REDDY RESIDENCE

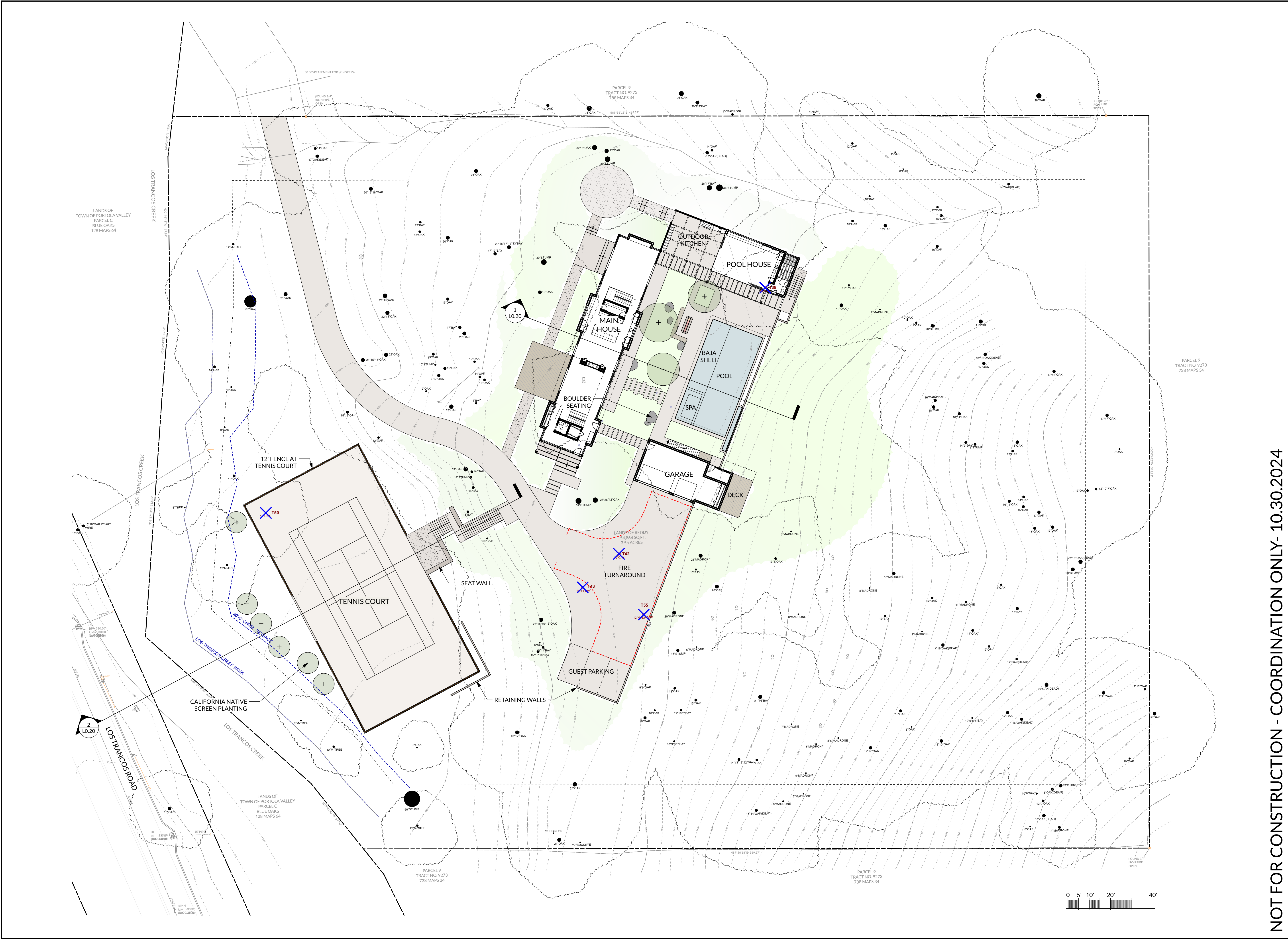
635 LOS TRANCOS RD.
PALO ALTO, CA 94400
APN: 182-46-002

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10.31.24	Site & Design Review	kl

DEPARTMENT STAMPS:

ARBORIST REPORT

T-4

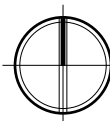


NOT FOR CONSTRUCTION - COORDINATION ONLY- 10.30.2024

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635 LOS TRANCOS ROAD
PALO ALTO, CA 94304
APN: 182-46-002

DATE: 10.30.2024
ISSUE: CHECK SET

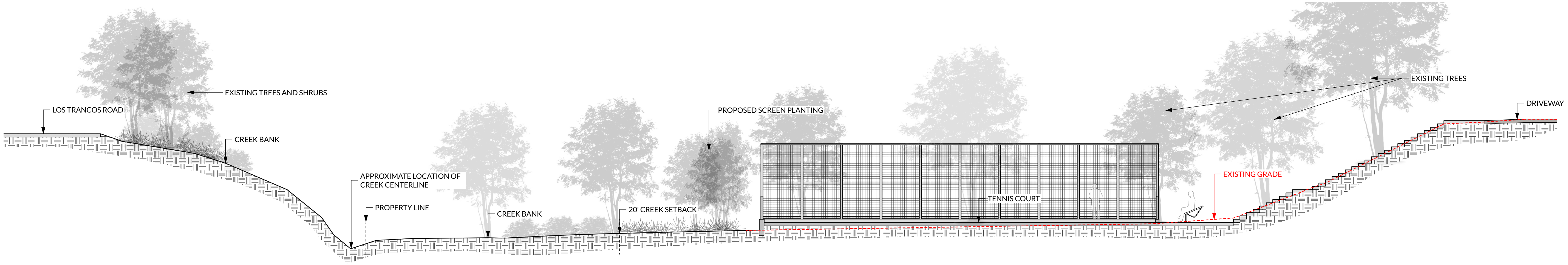
SCALE: 1" = 20'-0"



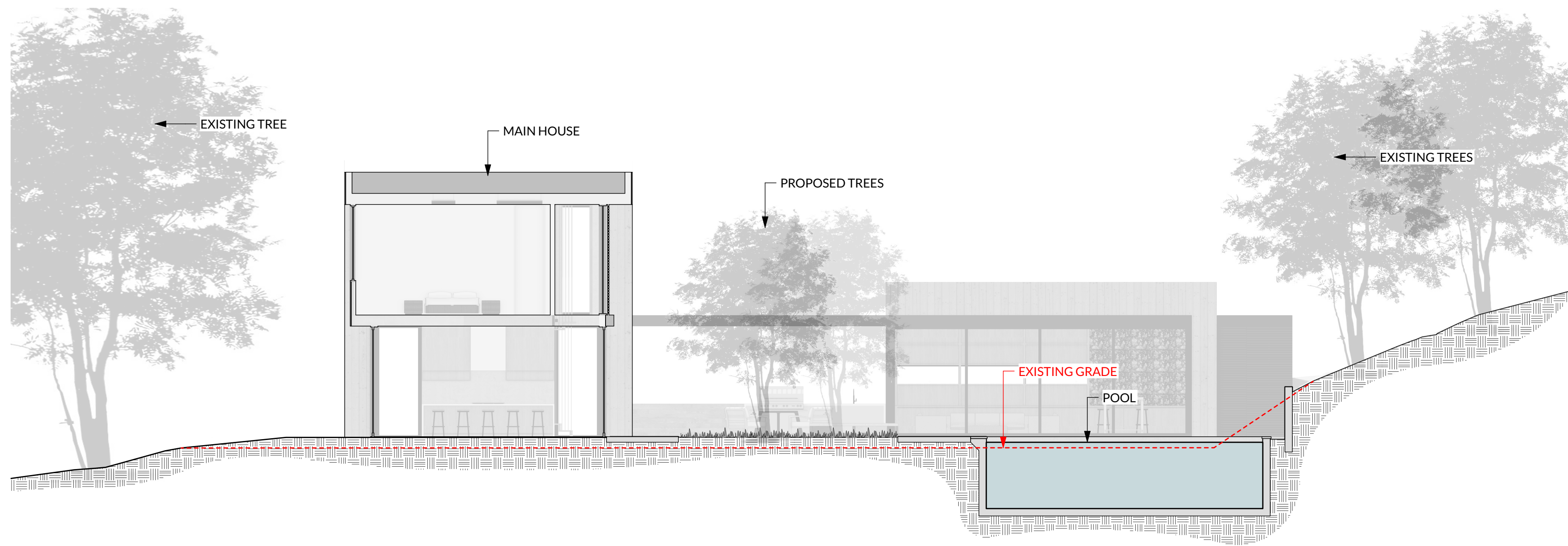
SITE PLAN

L0.10

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415.861.3100
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2
L0.20
TENNIS COURT SECTION
Scale: 1/8" = 1'-0"



1
L0.20
COURTYARD SECTION
Scale: 1/8" = 1'-0"

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LANDSCAPE ARCHITECTS
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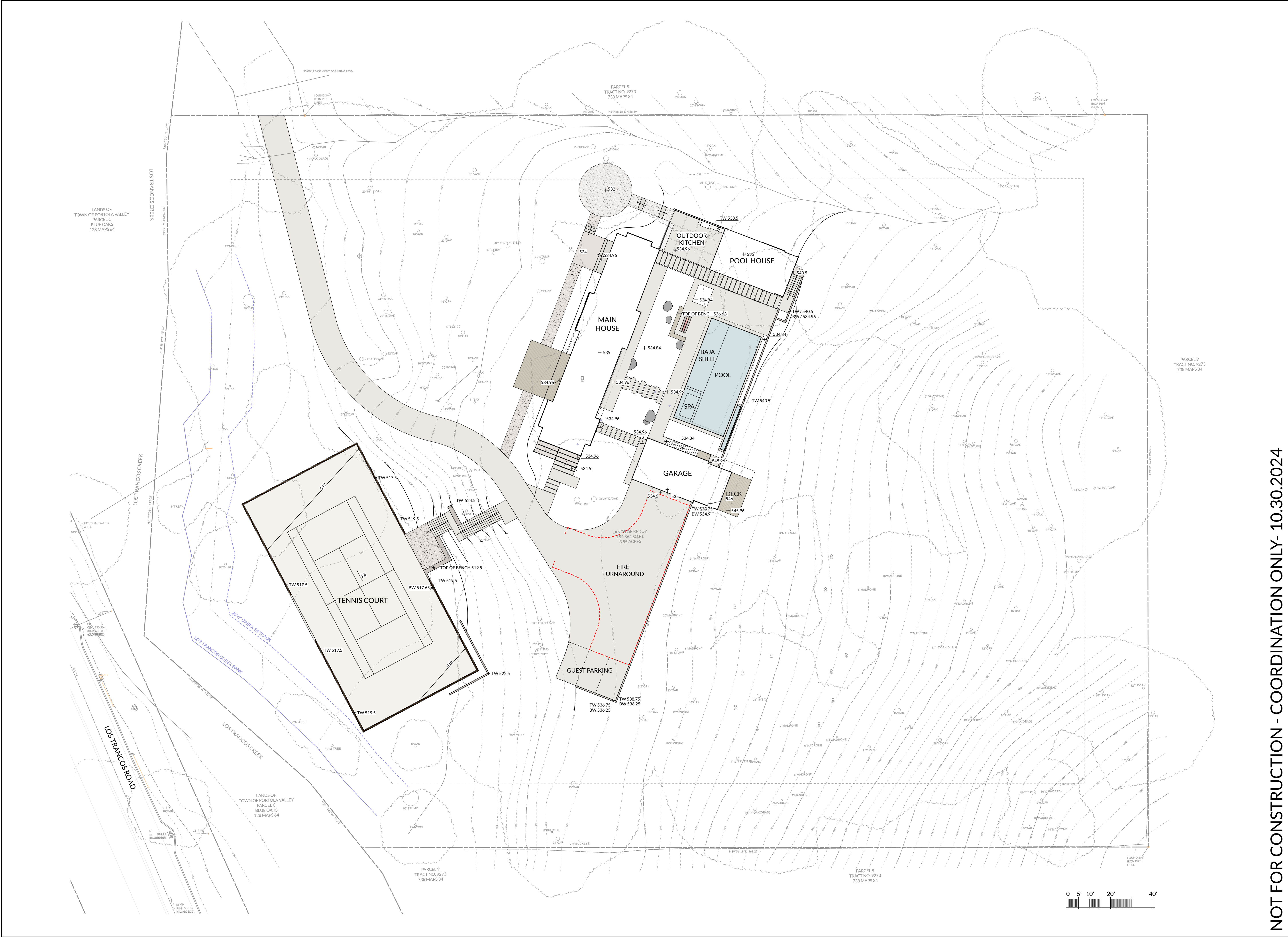
REDDY RESIDENCE
635 LOS TRANCOS ROAD
PALO ALTO, CA 94304
APN: 182-46-002

DATE:	ISSUE:
10.30.2024	CHECK SET

SCALE: AS NOTED

SECTIONS

L0.20

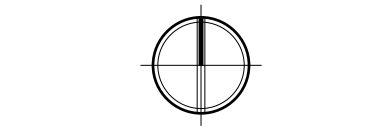


NOT FOR CONSTRUCTION - COORDINATION ONLY- 10.30.2024

REDDY RESIDENCE
635 LOS TRANCOS ROAD
PALO ALTO, CA 94304
APN: 182-46-002

DATE: 10.30.2024
ISSUE: CHECK SET

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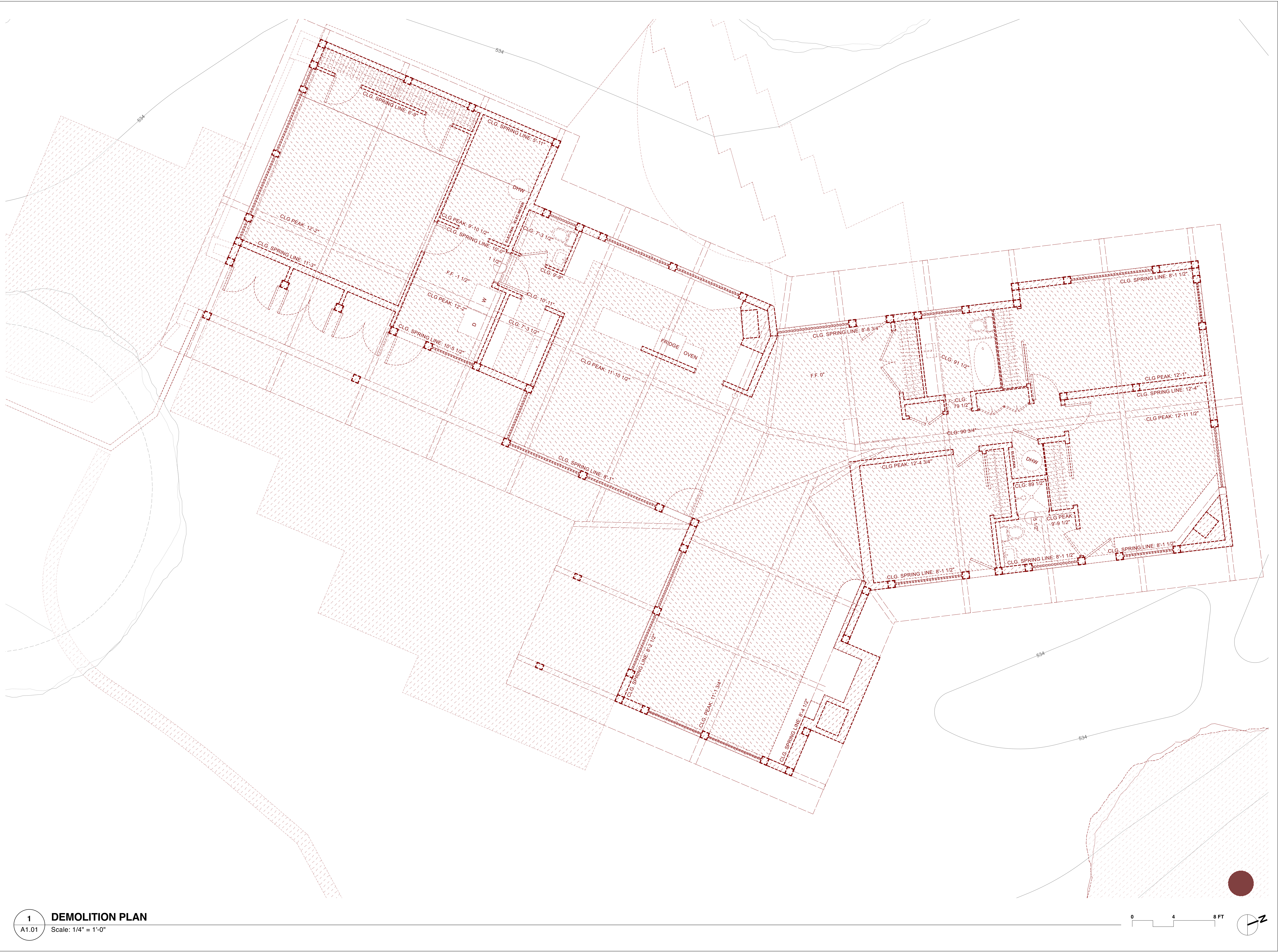


CONCEPTUAL
GRADING PLAN

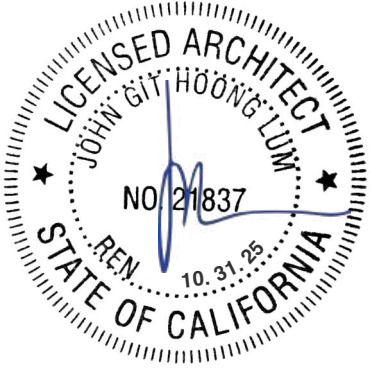
L0.40

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date: 10/31/24 file name: 241031 REDDY/PA_SD_2023_N_535.vwx



1
DEMOLITION PLAN
A1.01 Scale: 1/4" = 1'-0"



REDDY RESIDENCE
638 LOS TRANCOS RD.
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APN: 182-46-002

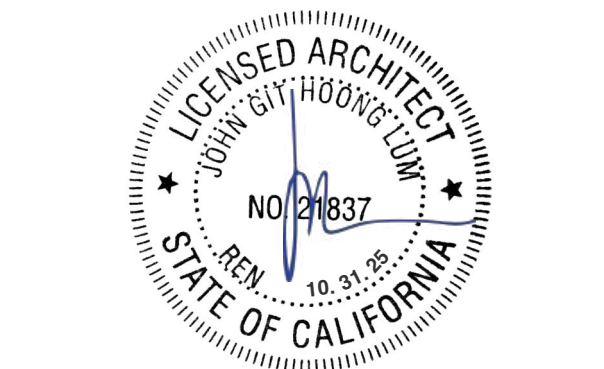
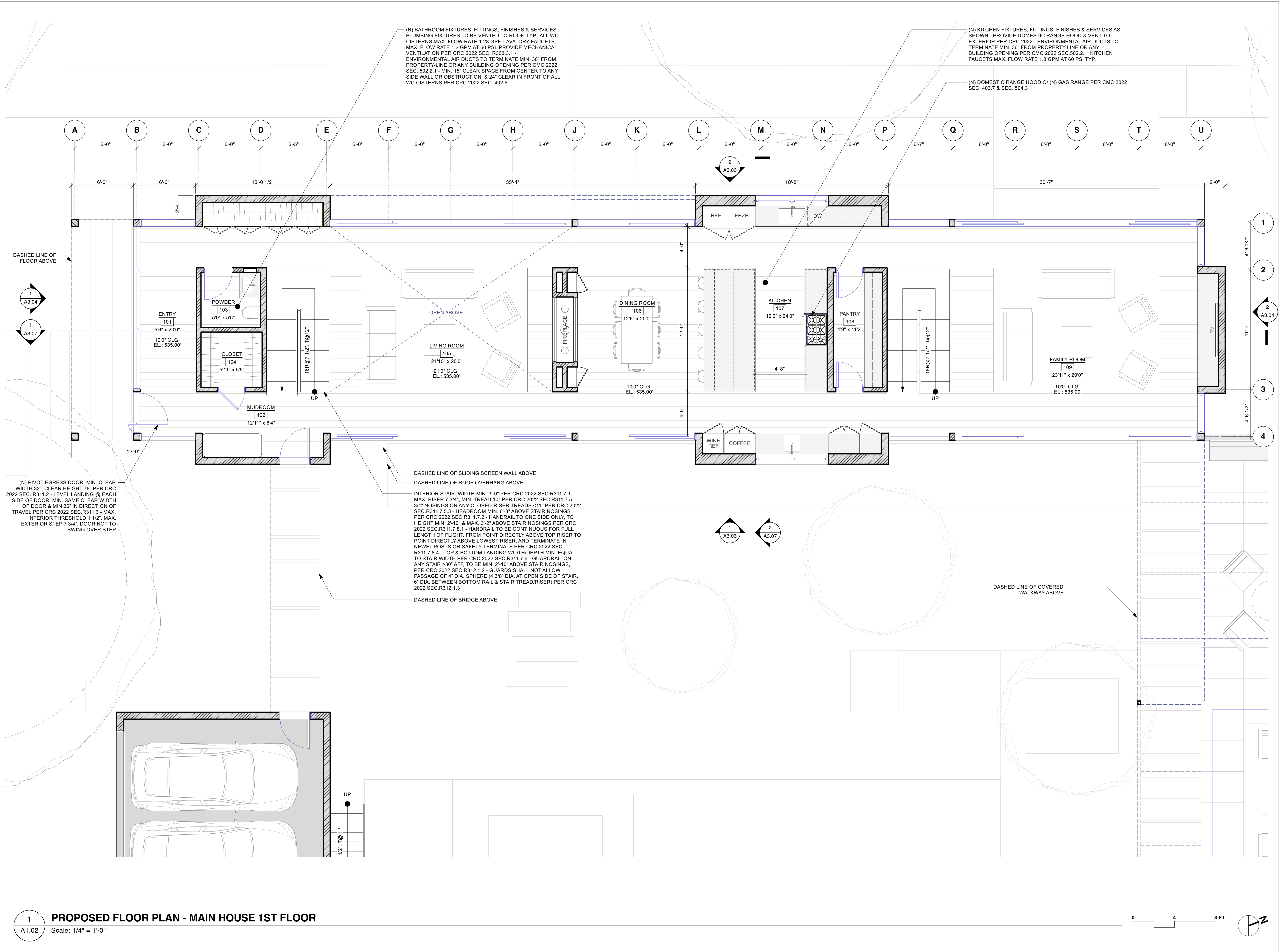
DATE:	ISSUES / REVISIONS:	BY:
10.31.24	Site & Design Review	KL

DEPARTMENT STAMPS:

FLOOR PLAN - DEMO

A1.01

date: 10/31/24 file name: 241031-REDDY-PA_SD_2023_11_535.vwx



REDDY RESIDENCE
635 LOS TRANCOS RD.
PALO ALTO, CA 94400
APN: 182-46-002

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DEPARTMENT STAMPS:

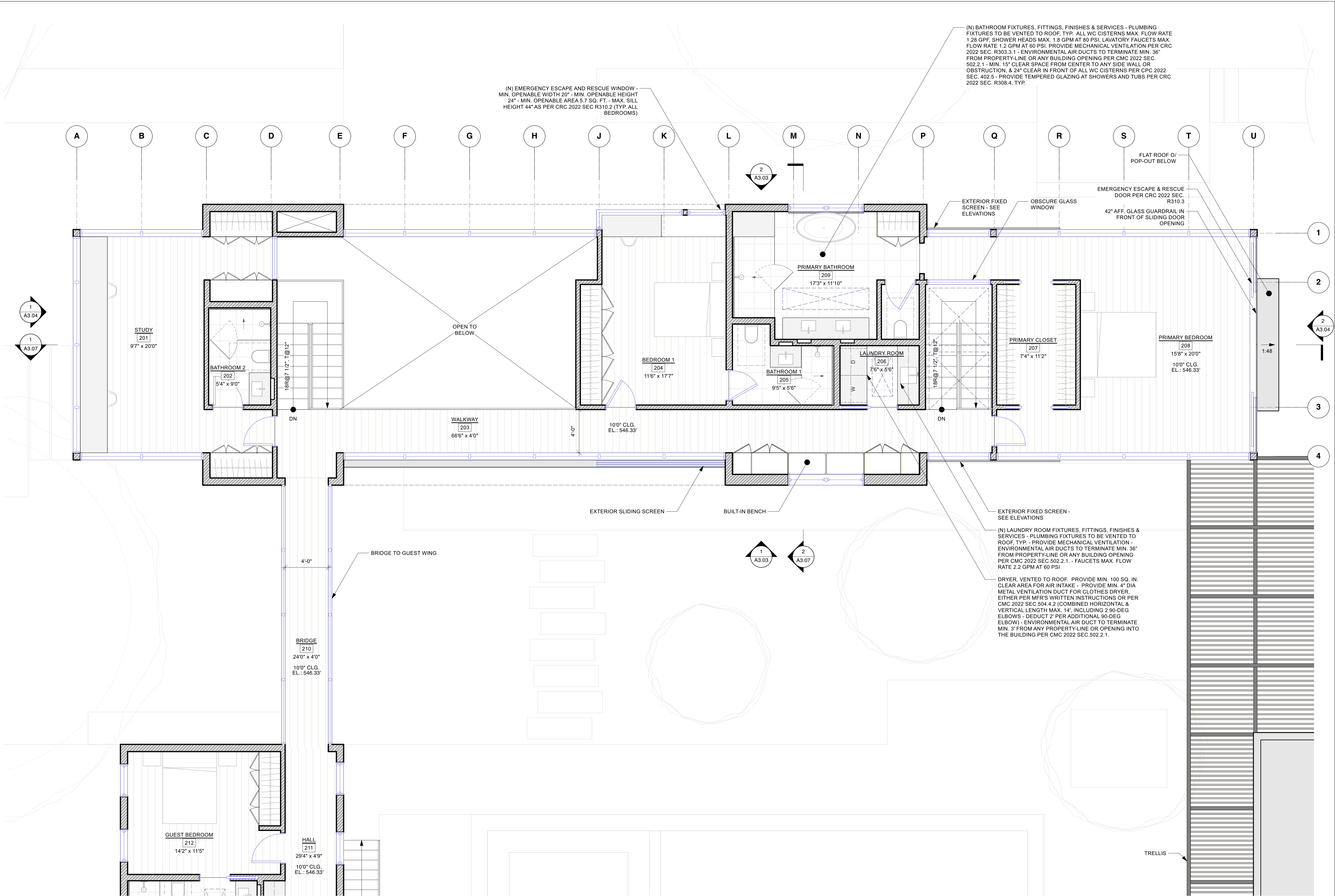
FLOOR PLAN - (P) MAIN HOUSE 1ST FLR

A1.02

date: 10/1/24 file name: 241031 REDDY/PA_SD_2023_11_535.vwx

1
A1.03

PROPOSED FLOOR PLAN - MAIN HOUSE 2ND FLOOR
Scale: 1/4" = 1'-0"



REDDY RESIDENCE

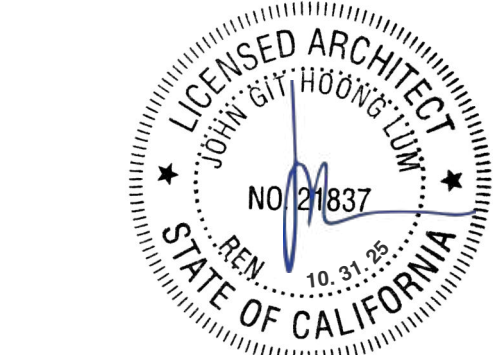
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PALO ALTO, CA 94401
APN: 182-46-002

DATE: 10.31.24 ISSUES / REVISIONS: BY: KI

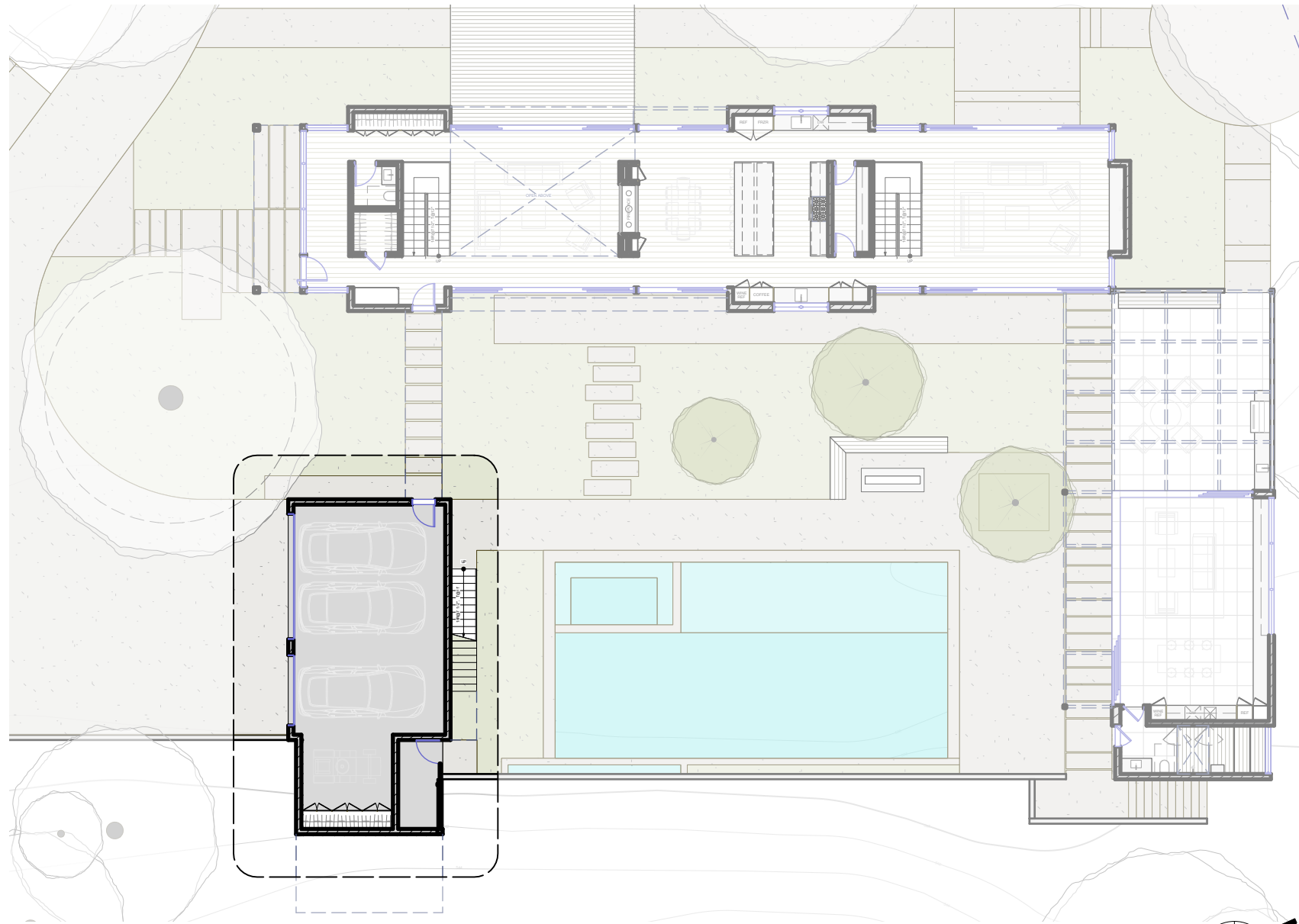
DEPARTMENT STAMPS:

FLOOR PLAN - (P) MAIN
HOUSE 2ND FLR

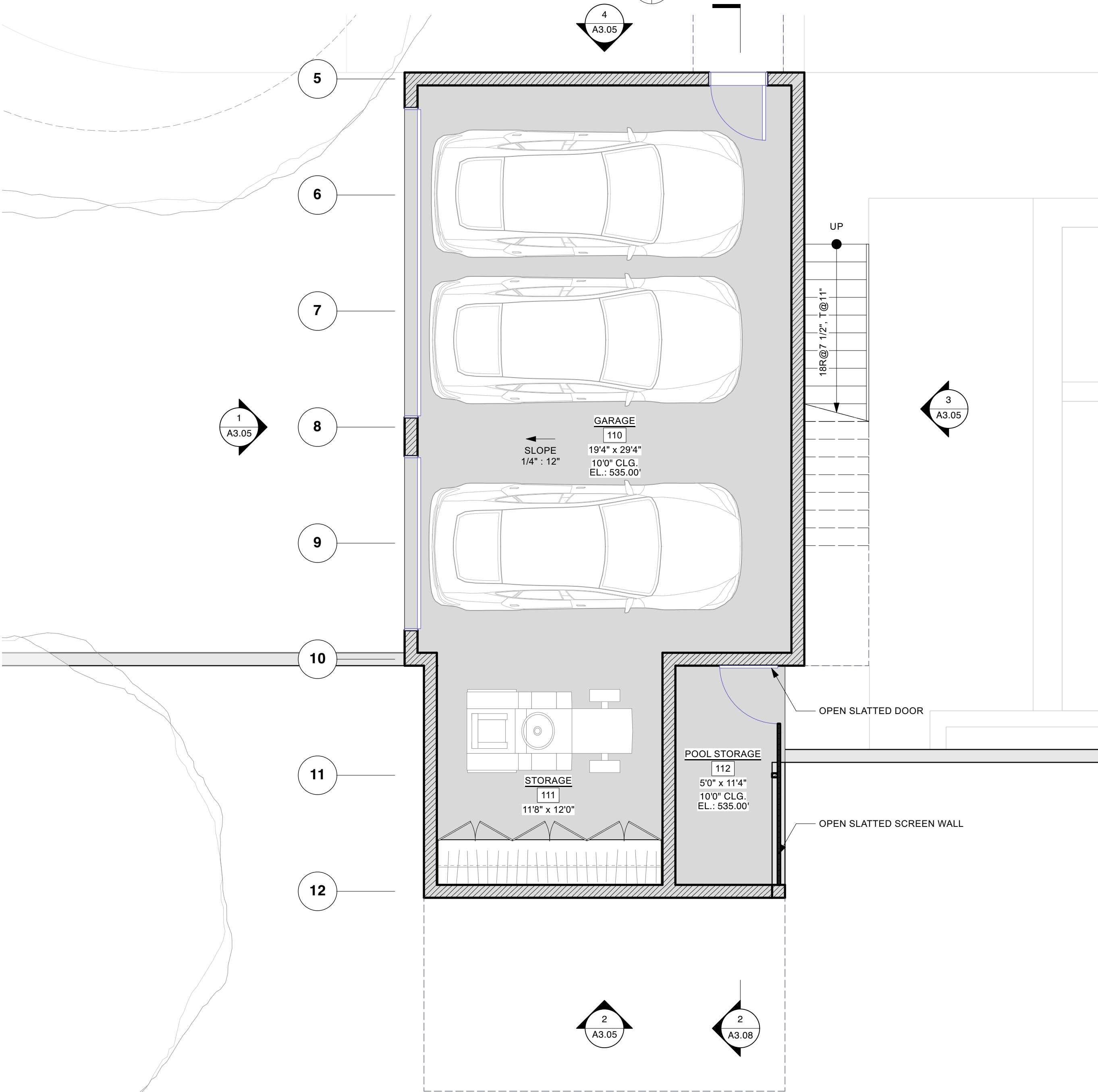
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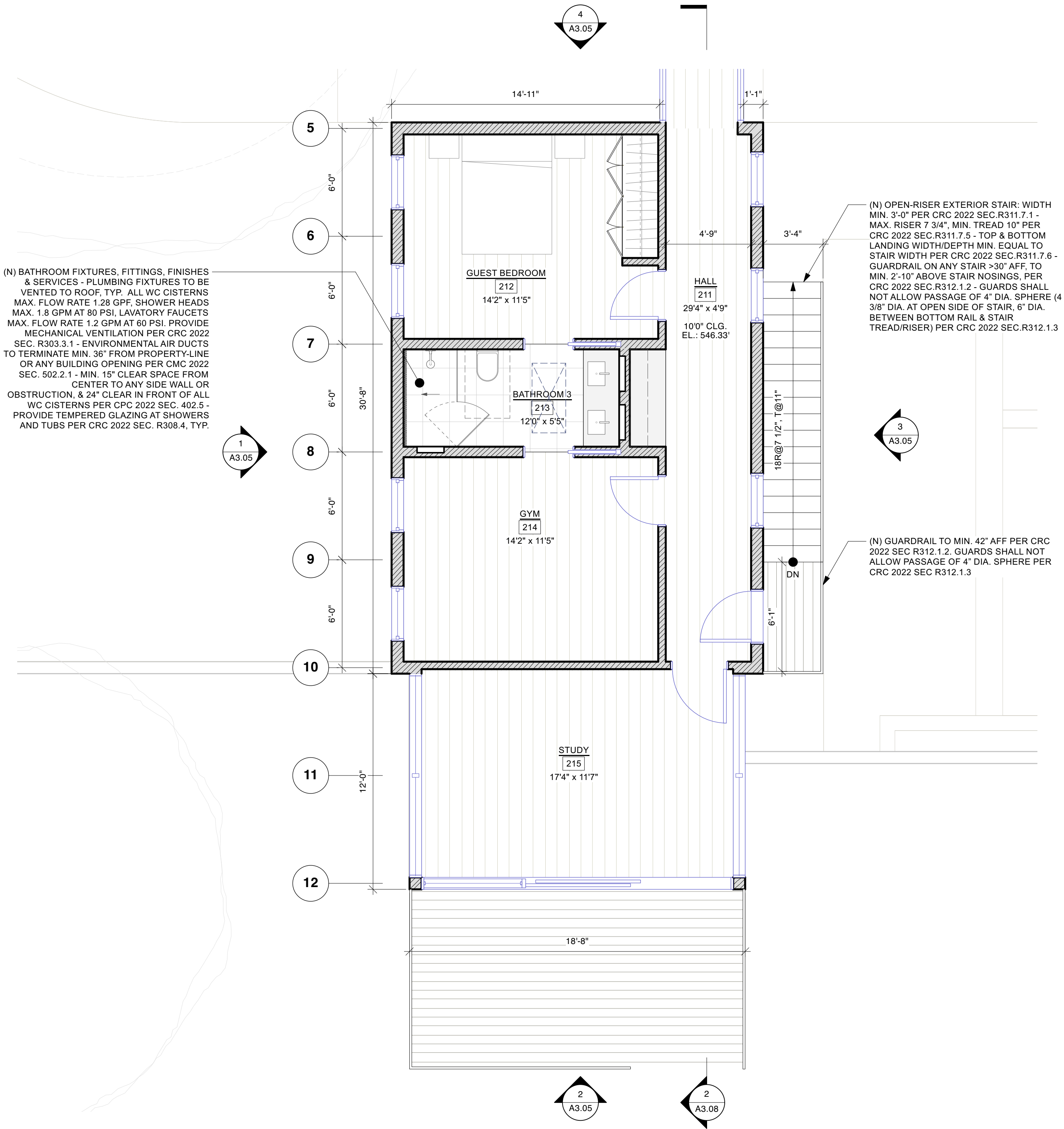
JOHN LUM ARCHITECTURE
3246 17TH ST. SAN FRANCISCO, CA 94110
T: 415.358.9950



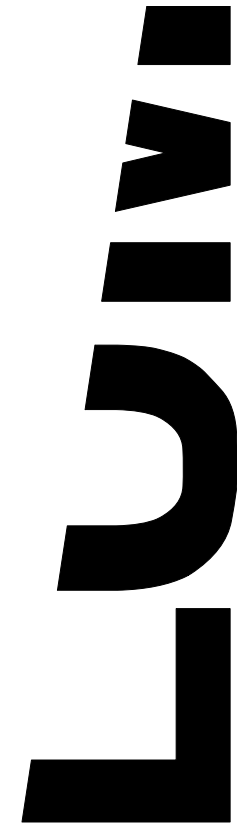
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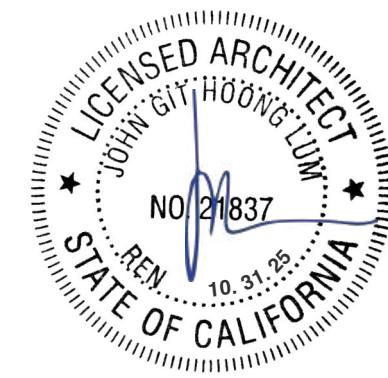
1 PROPOSED FLOOR PLAN - GARAGE 1ST FLOOR
A1.04 Scale: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN - GUEST WING 2ND FLOOR
A1.04 Scale: 1/4" = 1'-0"



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REDDY RESIDENCE

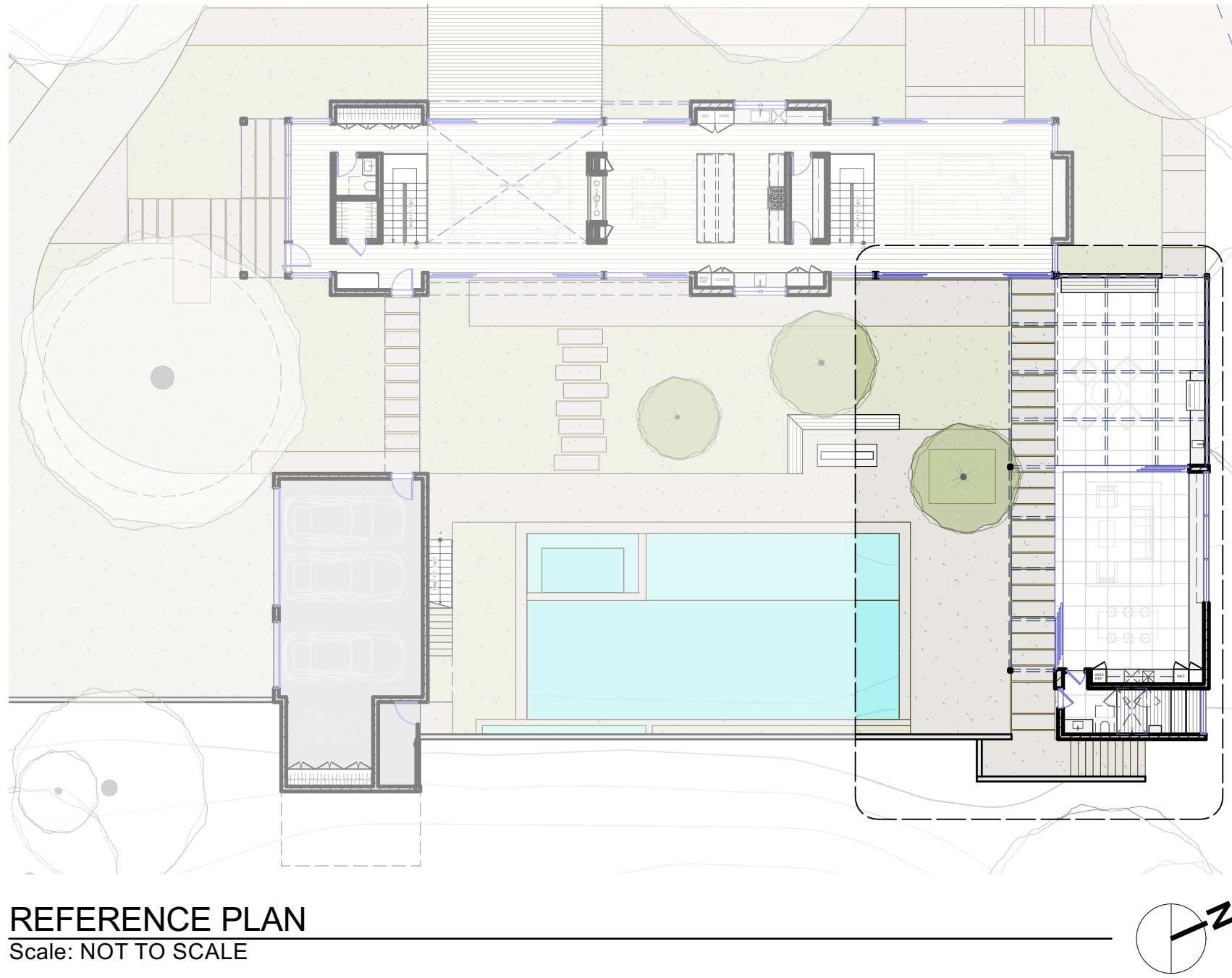
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PALO ALTO, CA 94400
APN: 182-46-002

DATE: 10.31.24 ISSUES / REVISIONS: BY: Site & Design Review kl

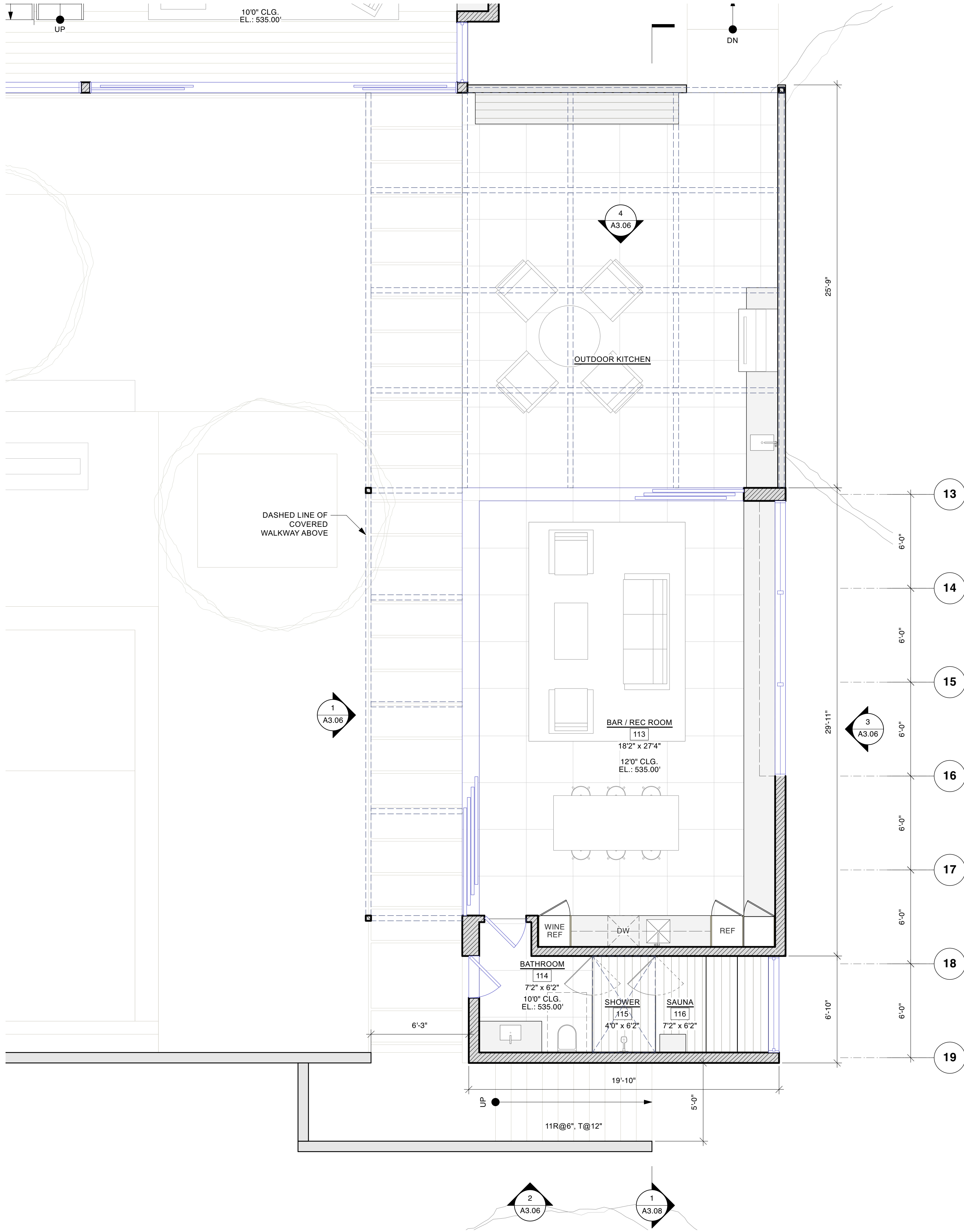
DEPARTMENT STAMPS:

FLOOR PLAN - (P) GUEST
WING & GARAGE

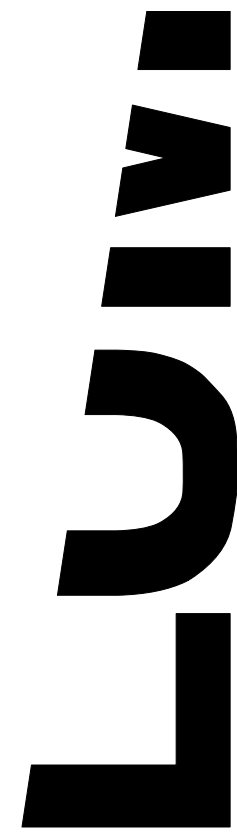
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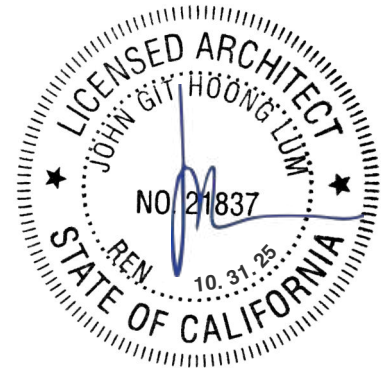
REFERENCE PLAN
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1 PROPOSED FLOOR PLAN - POOL HOUSE
A1.05 Scale: 1/4" = 1'-0"



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REDDY RESIDENCE

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APN: 182-46-002

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DEPARTMENT STAMPS:

FLOOR PLAN - (P) POOL
HOUSE

A1.05



IDENCE
635 LOS TRANCOS RD.
PALO ALTO, CA 94340
APN: 182-46-002

DATE:	ISSUES / REVISIONS:	BY:
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DEPARTMENT STAMPS

ROOF PLANS - (P) MAIN
HOUSE

A1.06





Scale: NOT TO SCALE

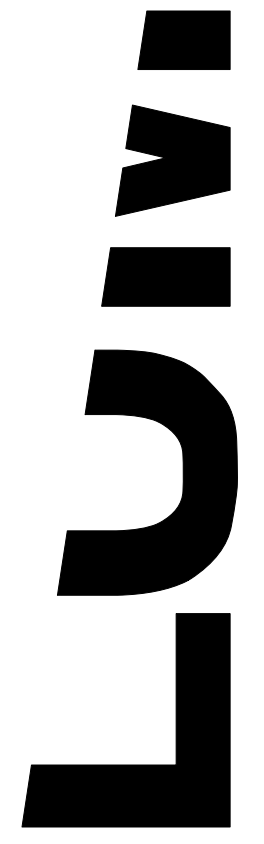
CURB-MOUNTED ALUM. FRAME
SKYLIGHT, TYP. TO BE TESTED &
LABELED IN COMPLIANCE WITH
AAMA/WDMA/CSA 101/I.S.2/A440 PER
CRC 2022 SEC. R308.6.9

1 PROPOSED ROOF PLAN - GUEST WING
A1.07 Scale: 1/4" = 1'-0"

Scale: 1/4" = 1'-0"



A1.07 Scale: 1/4" = 1'-0"



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REDDY RESIDENCE

635 LOS TRANCOS RD.
PALO ALTO, CA 94340
APN: 182-46-002

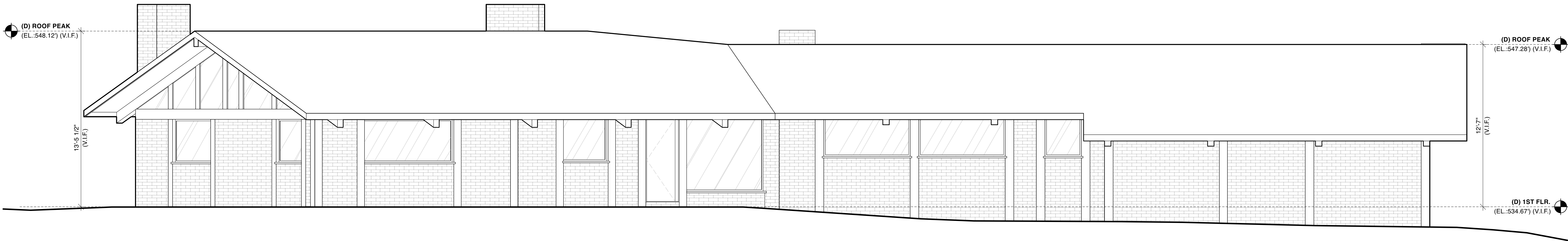
DATE:	ISSUES / REVISIONS:	BY:
10.31.24	Site & Design Review	kl

DEPARTMENT STAMPS:

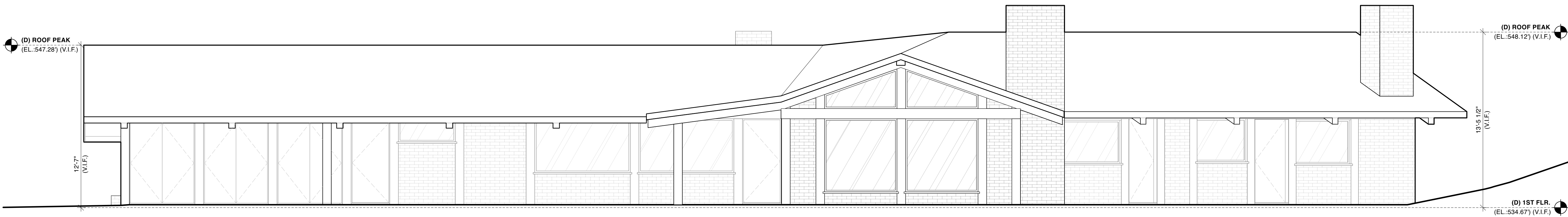
ROOF PLANS - (P) GUEST
WING & (P) POOL HOUSE

A1.07

date: 10/31/24 file name: 241031-REDDY-PA_SD_2023_VL_535.vwx



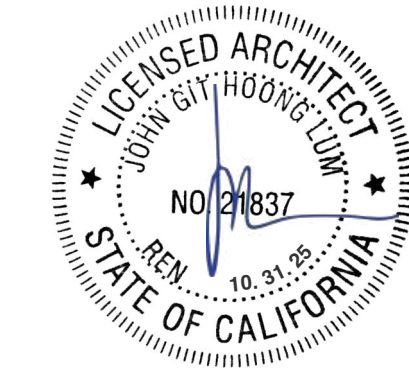
1 DEMO EXTERIOR ELEVATION - WEST
A3.01 Scale: 1/4" = 1'-0"



2 DEMO EXTERIOR ELEVATION - EAST
A3.01 Scale: 1/4" = 1'-0"

0 4 8 FT

John Lum



REDDY RESIDENCE

638 LOS TRANCOS RD.
PALO ALTO, CA 94400
APN: 182-46-002

DATE: 10.31.24 ISSUES / REVISIONS: Site & Design Review BY: kl

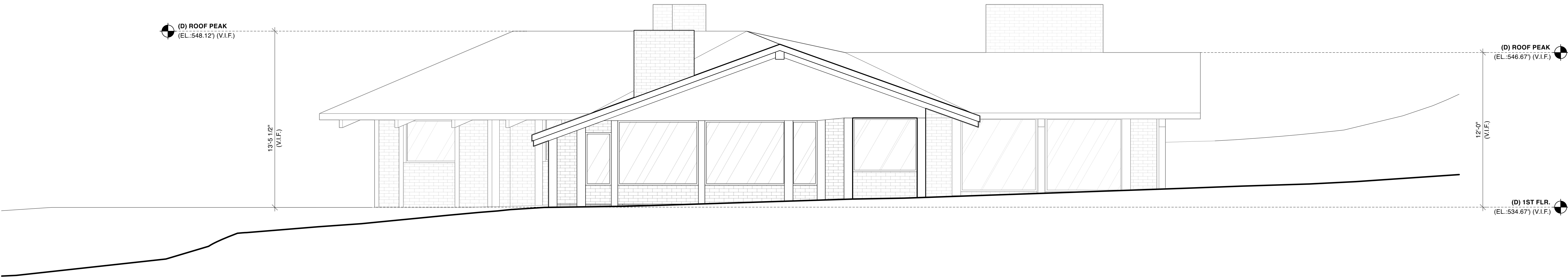
DEPARTMENT STAMPS:

EXISTING EXTERIOR
ELEVATIONS

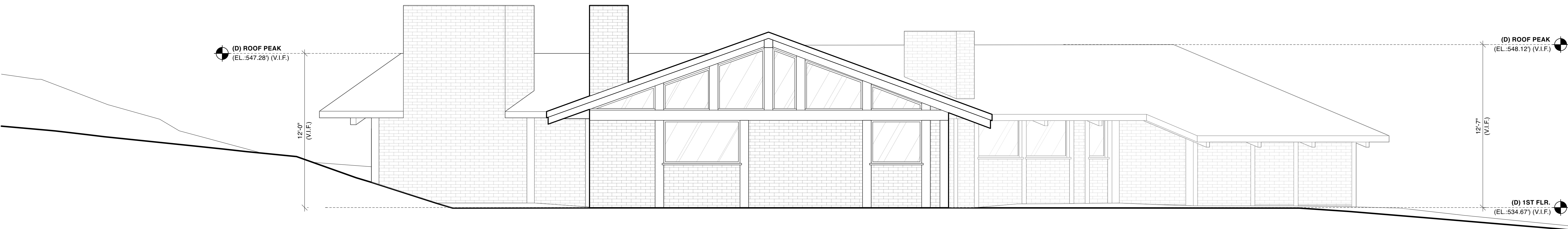
A3.01

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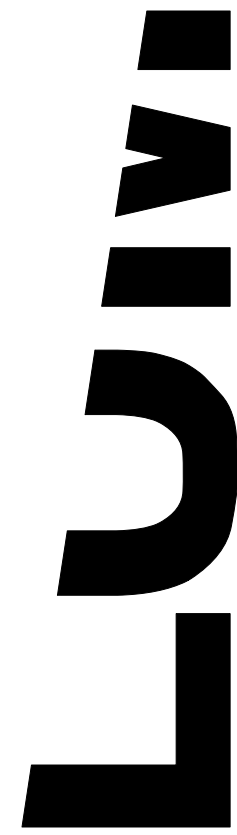
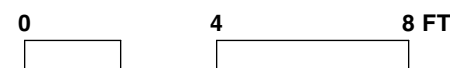
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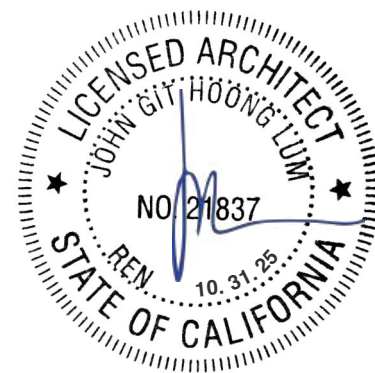
1 DEMO EXTERIOR ELEVATION - SOUTH
A3.02 Scale: 1/4" = 1'-0"



2 DEMO EXTERIOR ELEVATION - NORTH
A3.02 Scale: 1/4" = 1'-0"



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REDDY RESIDENCE
638 LOS TRANCOS RD.
PALO ALTO, CA 94400
APN: 182-46-002

DATE: 10.31.24 ISSUES / REVISIONS: Site & Design Review BY: kl

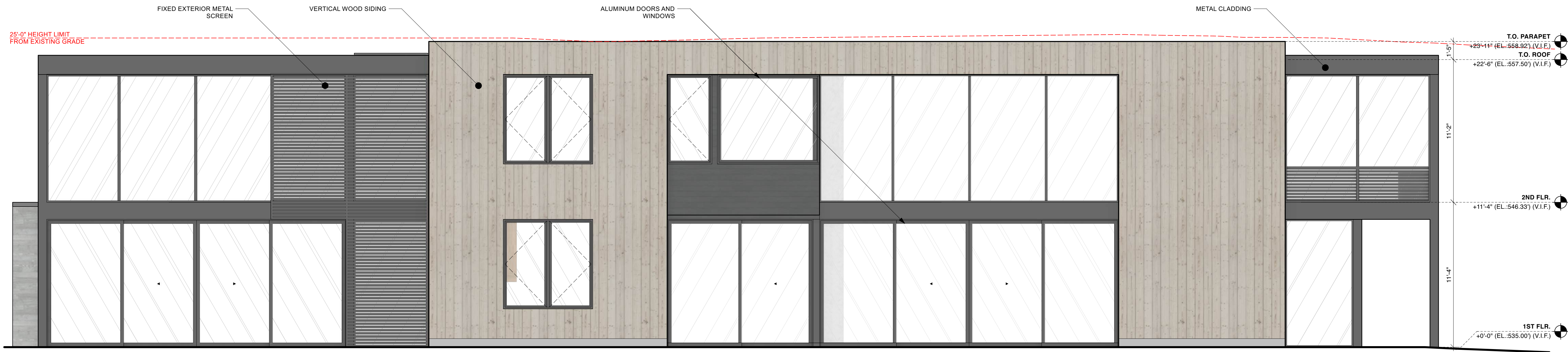
DEPARTMENT STAMPS:

EXISTING EXTERIOR
ELEVATIONS

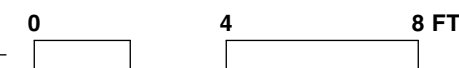
A3.02



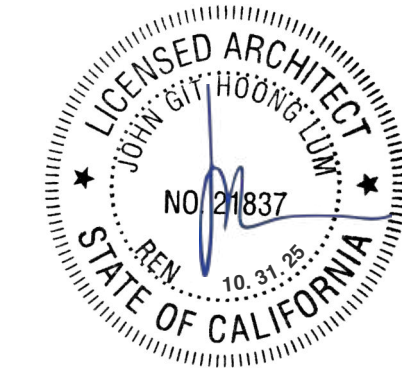
1 EXTERIOR ELEVATION - MAIN HOUSE - EAST
A3.03 Scale: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - MAIN HOUSE - WEST
A3.03 Scale: 1/4" = 1'-0"



John Lum Architecture



REDDY RESIDENCE

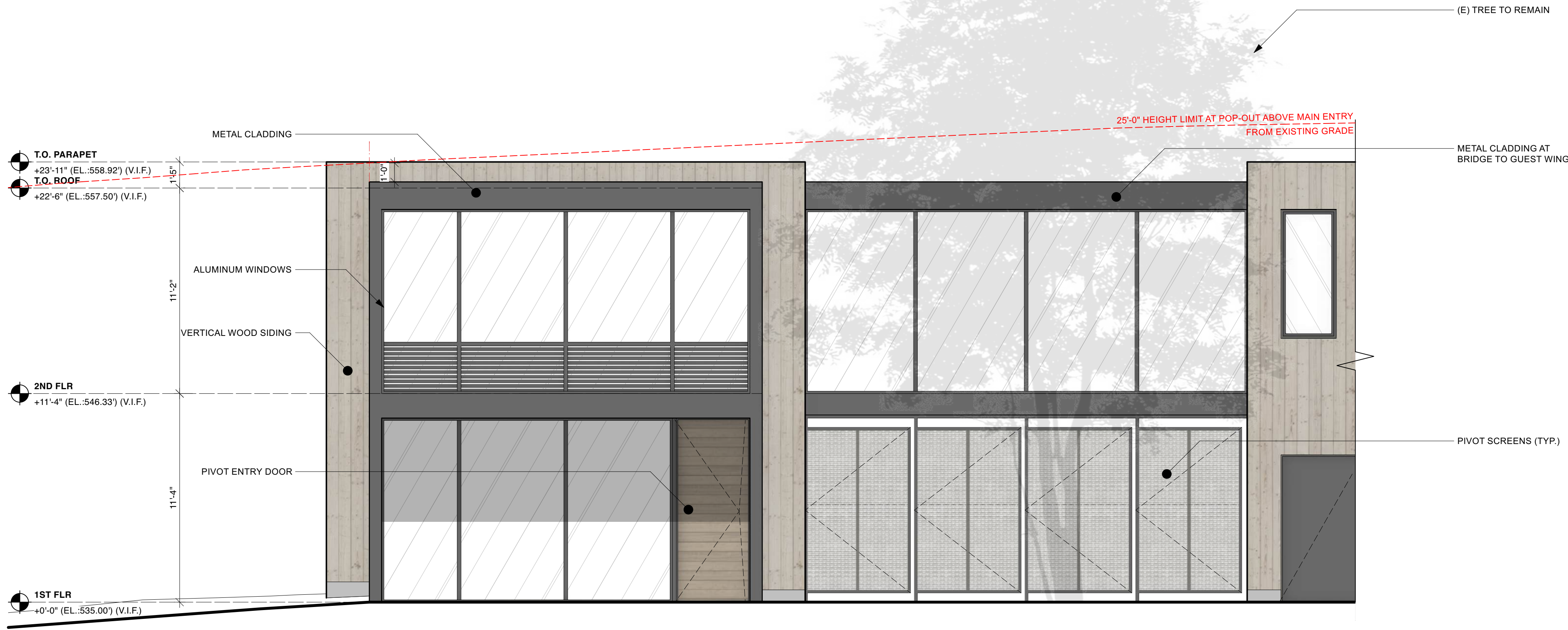
638 LOS FRANCOS RD.
PALO ALTO, CA 94400
APN: 182-46-002

DATE:	ISSUES / REVISIONS:	BY:
10.31.24	Site & Design Review	KL

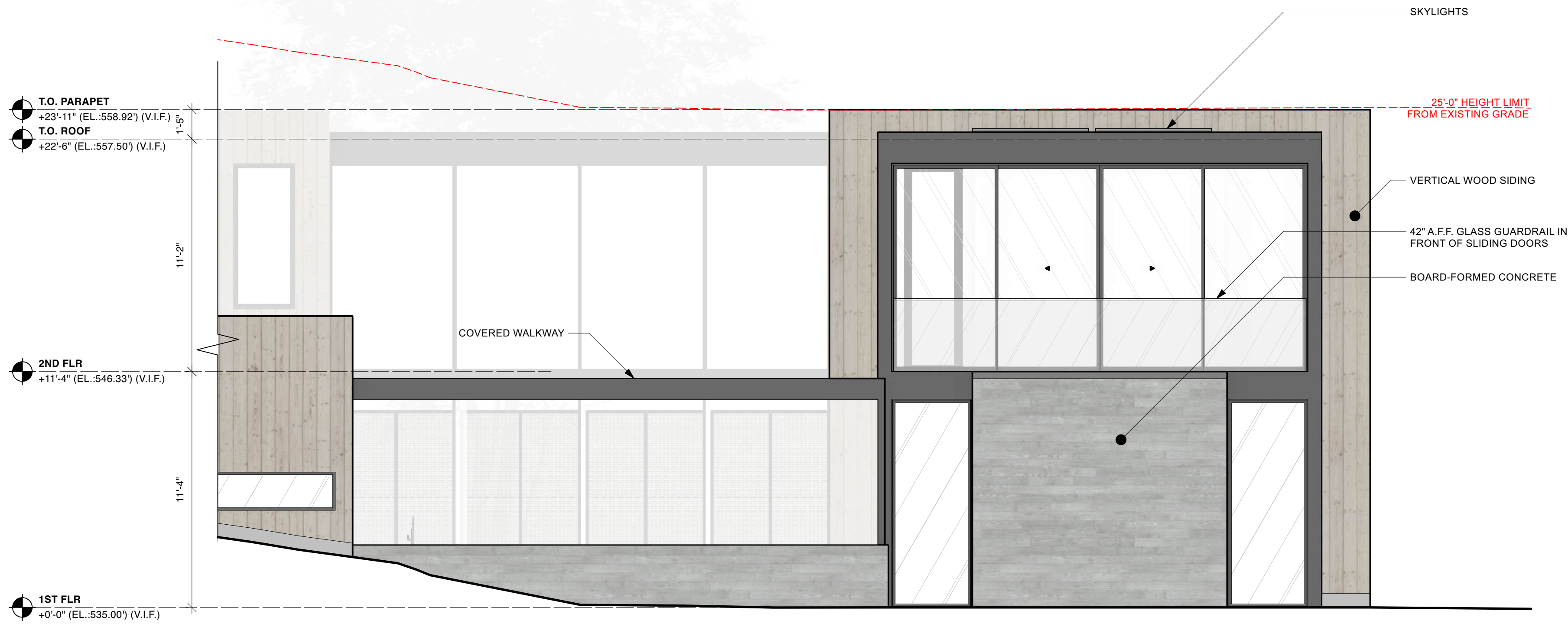
DEPARTMENT STAMPS:

PROPOSED EXTERIOR
ELEVATIONS - MAIN HOUSE

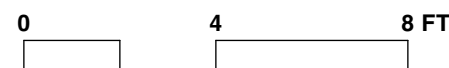
A3.03



1
A3.04
EXTERIOR ELEVATION - MAIN HOUSE - SOUTH
Scale: 1/4" = 1'-0"

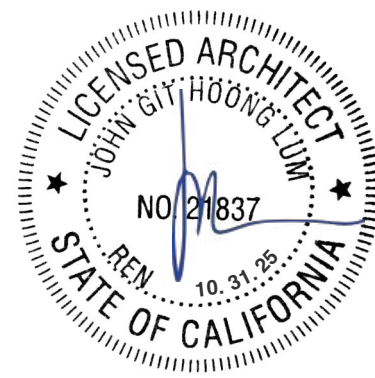


2
A3.04
EXTERIOR ELEVATION - MAIN HOUSE - NORTH
Scale: 1/4" = 1'-0"



JOHN LUM

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REDDY RESIDENCE

636 LOS TRANCOS RD.
PALO ALTO, CA 94400
APN: 182-46-002

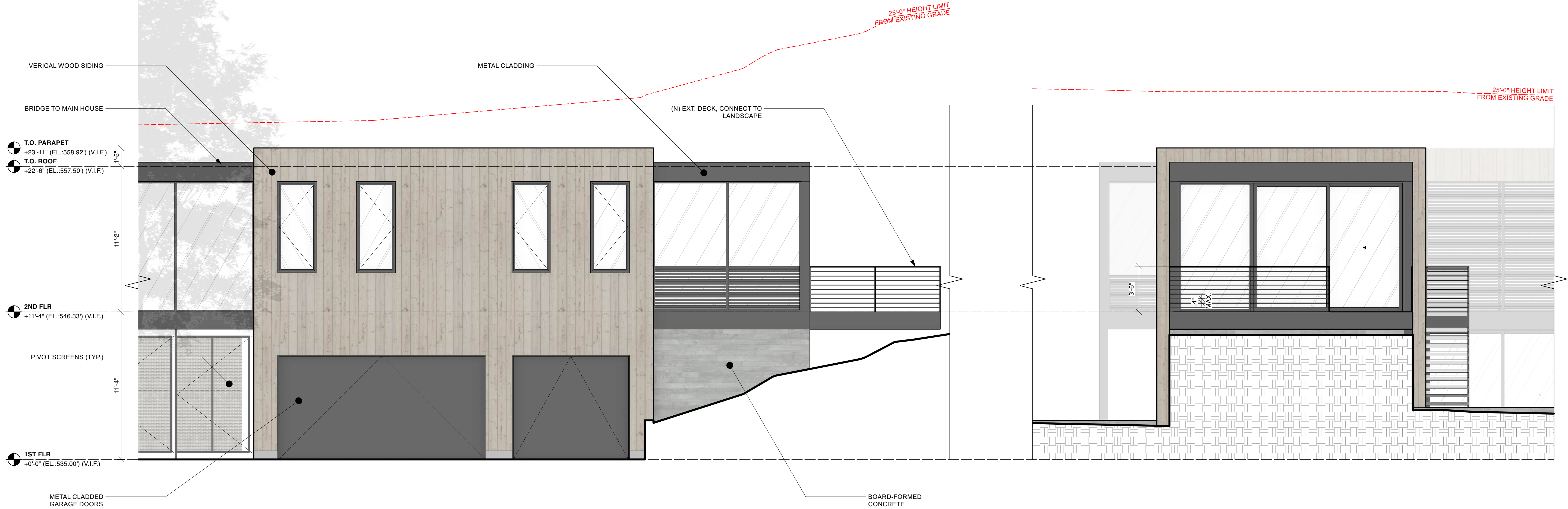
DATE: 10.31.24 ISSUES / REVISIONS: Site & Design Review BY: kl

DEPARTMENT STAMPS:

PROPOSED EXTERIOR
ELEVATIONS - POOL
HOUSE

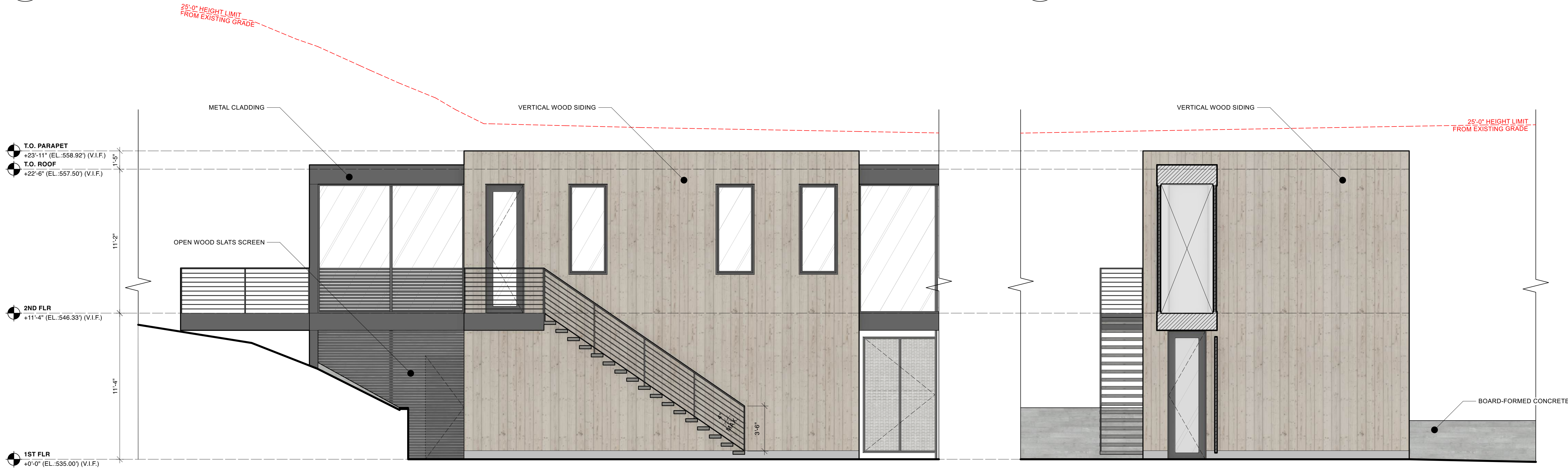
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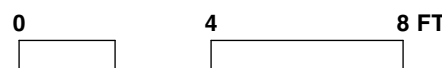
1
A3.05
EXTERIOR ELEVATION - GUEST WING - SOUTH
Scale: 1/4" = 1'-0"

2
A3.05
EXTERIOR ELEVATION - GUEST WING - EAST
Scale: 1/4" = 1'-0"



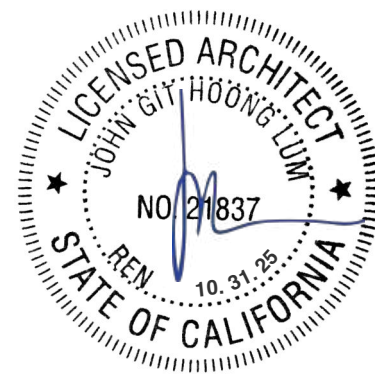
3
A3.05
EXTERIOR ELEVATION - GUEST WING - NORTH
Scale: 1/4" = 1'-0"

4
A3.05
EXTERIOR ELEVATIONS - GUEST WING - WEST
Scale: 1/4" = 1'-0"



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REDDY RESIDENCE
638 LOS TRANCOS RD.
PALO ALTO, CA 94400
APN: 182-46-002

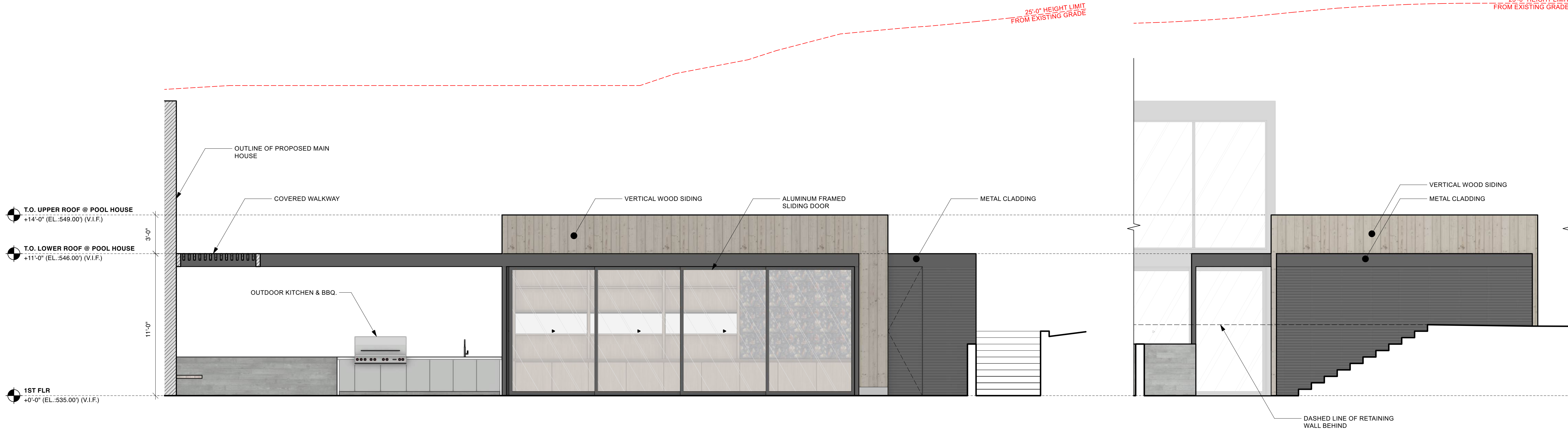
DATE: 10.31.24 ISSUES / REVISIONS: Site & Design Review BY: kl

DEPARTMENT STAMPS:

PROPOSED EXTERIOR
ELEVATIONS - GUEST WING

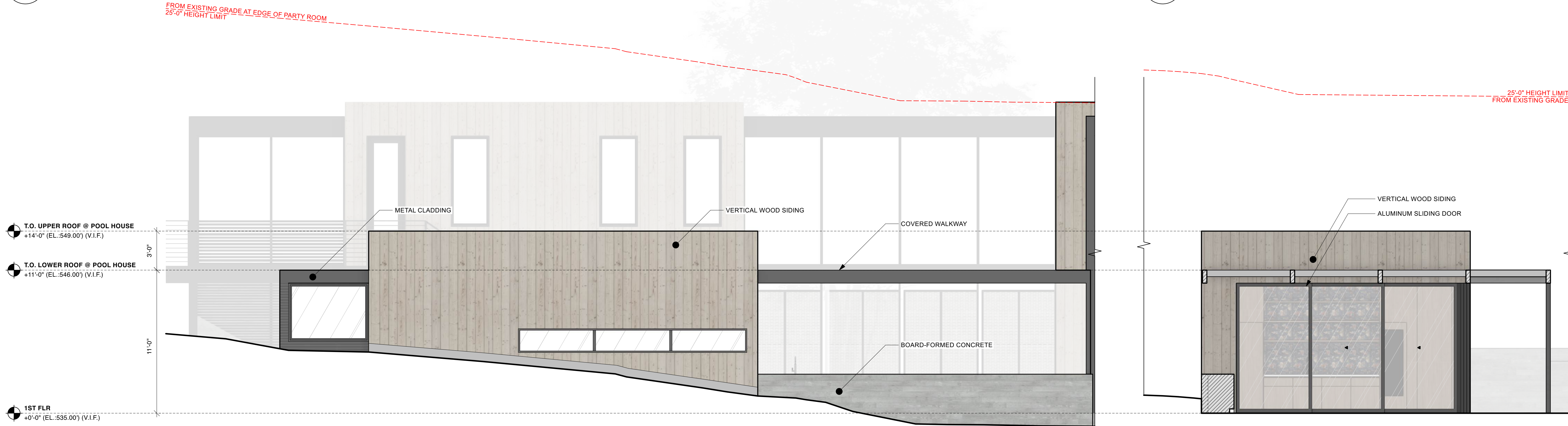
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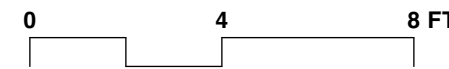
1 EXTERIOR ELEVATION - POOL HOUSE - SOUTH
A3.06 Scale: 1/4" = 1'-0"

2 EXTERIOR ELEVATION - POOL HOUSE - EAST
A3.06 Scale: 1/4" = 1'-0"

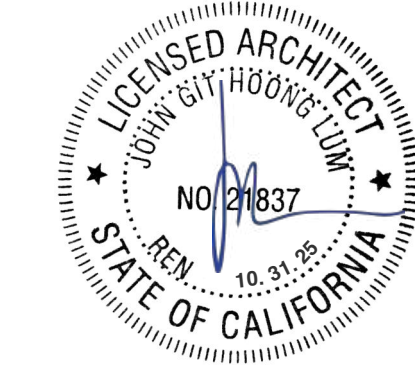


3 EXTERIOR ELEVATION - POOL HOUSE - NORTH
A3.06 Scale: 1/4" = 1'-0"

4 EXTERIOR ELEVATIONS - POOL HOUSE - WEST
A3.06 Scale: 1/4" = 1'-0"



JOHN LUM



REDDY RESIDENCE

638 LOS TRANCOS RD.
PALO ALTO, CA 94400
APN: 182-46-002

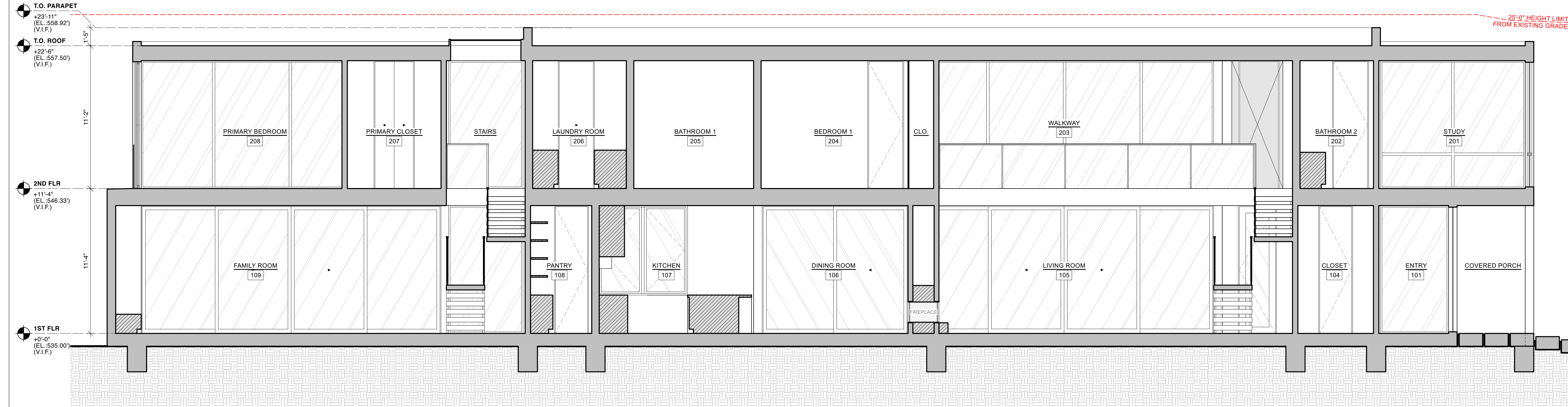
DATE: 10.31.24 ISSUES / REVISIONS: BY: Site & Design Review KI

DEPARTMENT STAMPS:

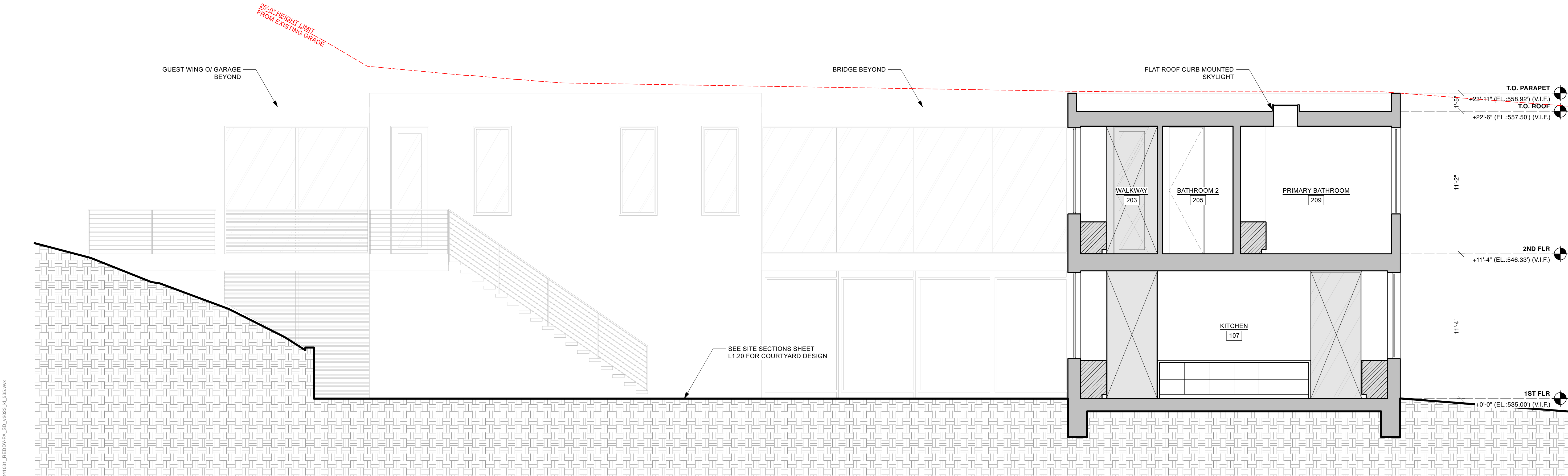
PROPOSED EXTERIOR
ELEVATIONS - POOL
HOUSE

A3.06

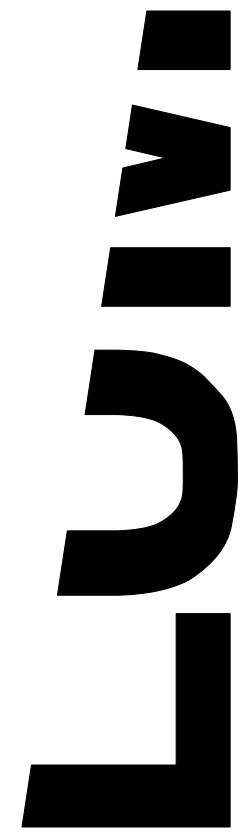
date: 10/01/24 file name: 241001-REDDY/PA_SD_2023_KL_035.vrx



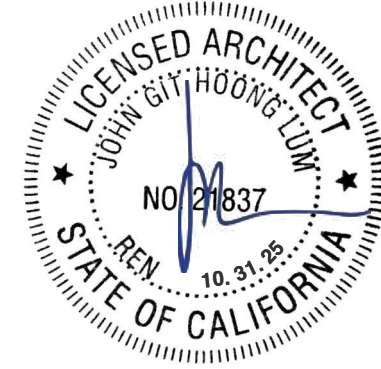
1 BUILDING SECTION - PROPOSED MAIN HOUSE
A3.07 Scale: 1/4" = 1'-0"



2 BUILDING SECTION - PROPOSED MAIN HOUSE & COURTYARD
A3.07 Scale: 1/4" = 1'-0"



JOHN LUM ARCHITECTURE
3246 17TH ST. SAN FRANCISCO, CA 94110
T. 415.358.9950



REDDY RESIDENCE

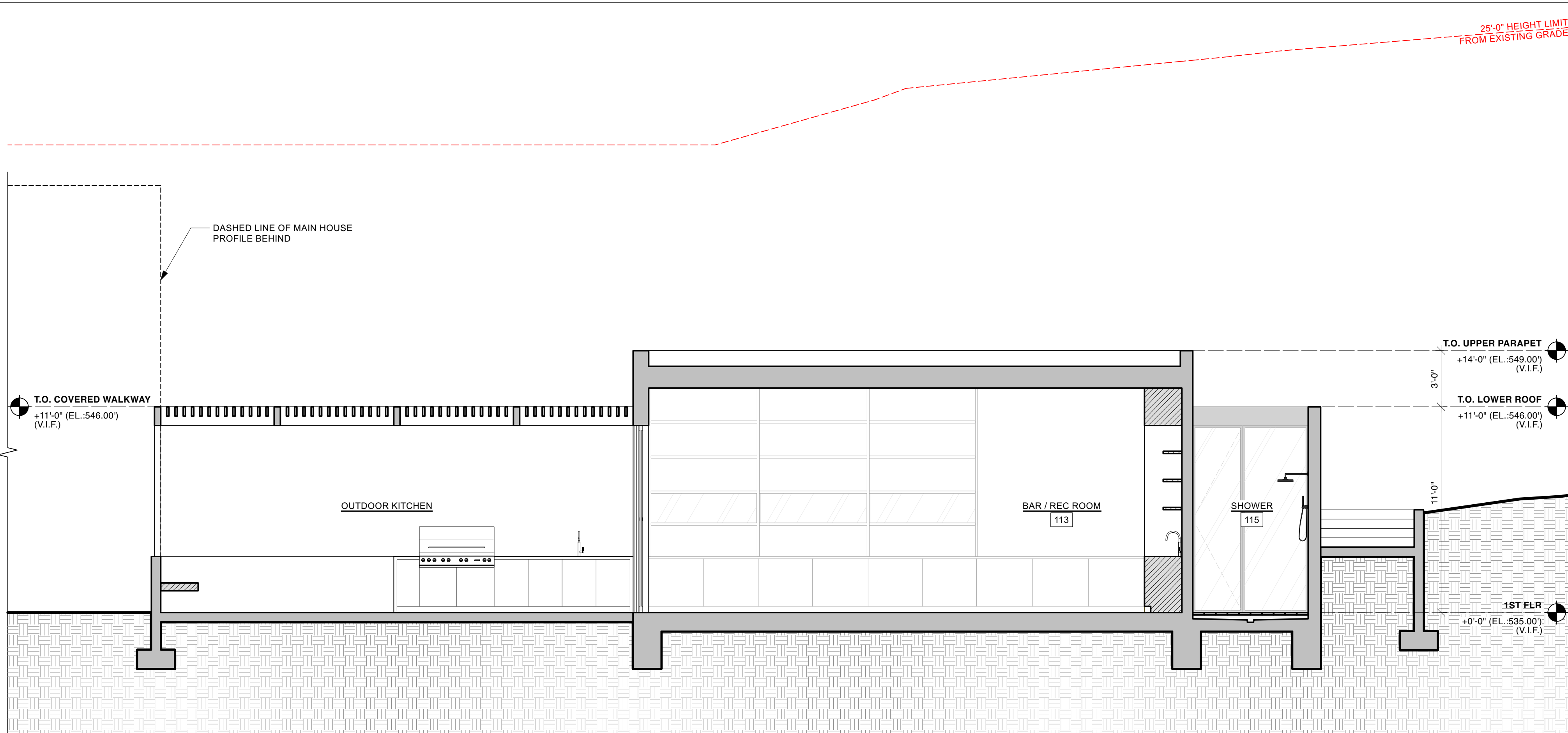
635 LOS TRANCOS RD.
PALO ALTO, CA 94400
APN: 182-46-002

DATE: 10.31.24 ISSUES / REVISIONS: Site & Design Review BY: kl

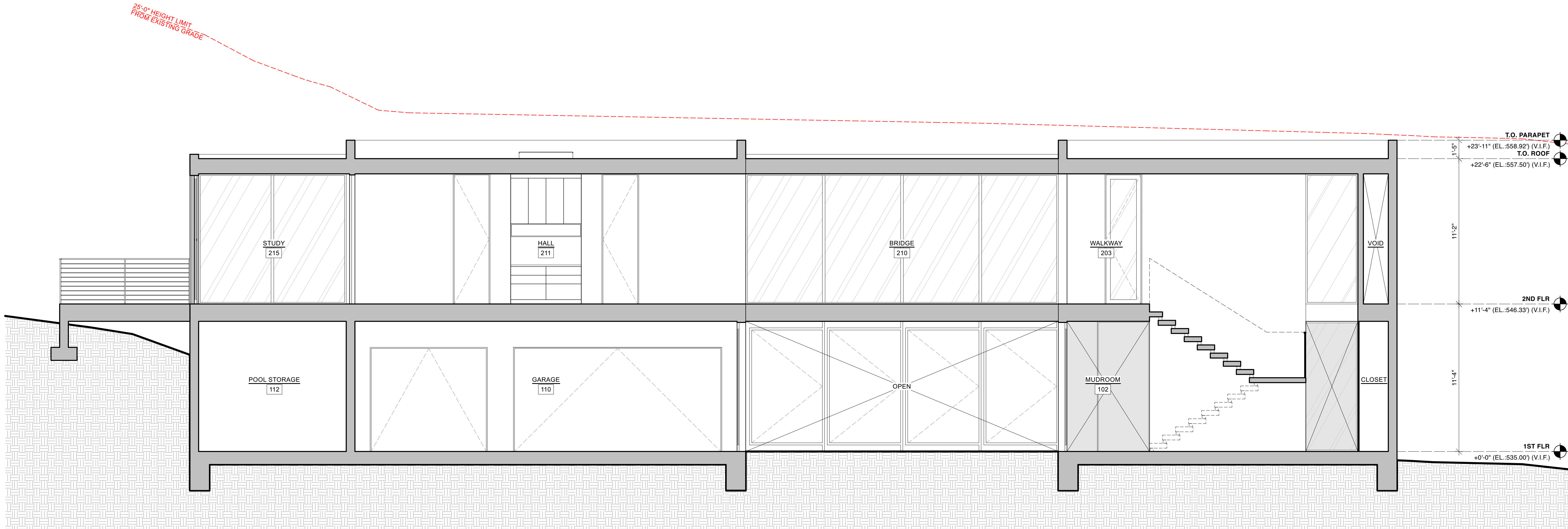
DEPARTMENT STAMPS:

BUILDING SECTIONS

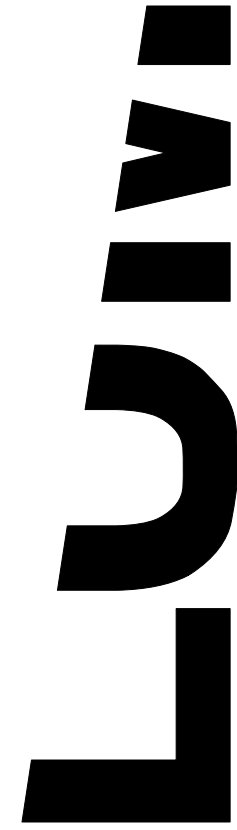
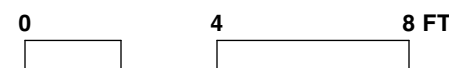
A3.07



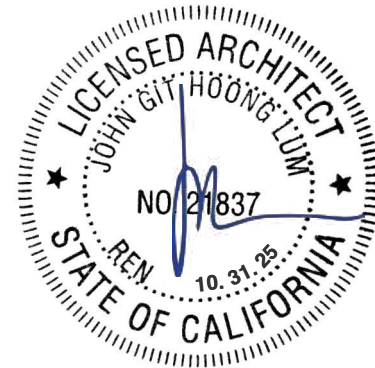
1 BUILDING SECTION - PROPOSED POOL HOUSE & OUTDOOR KITCHEN AREA
A3.08 Scale: 1/4" = 1'-0"



2 BUILDING SECTION - PROPOSED MAIN HOUSE, BRIDGE, & GUEST WING
A3.08 Scale: 1/4" = 1'-0"



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APN: 182-46-002

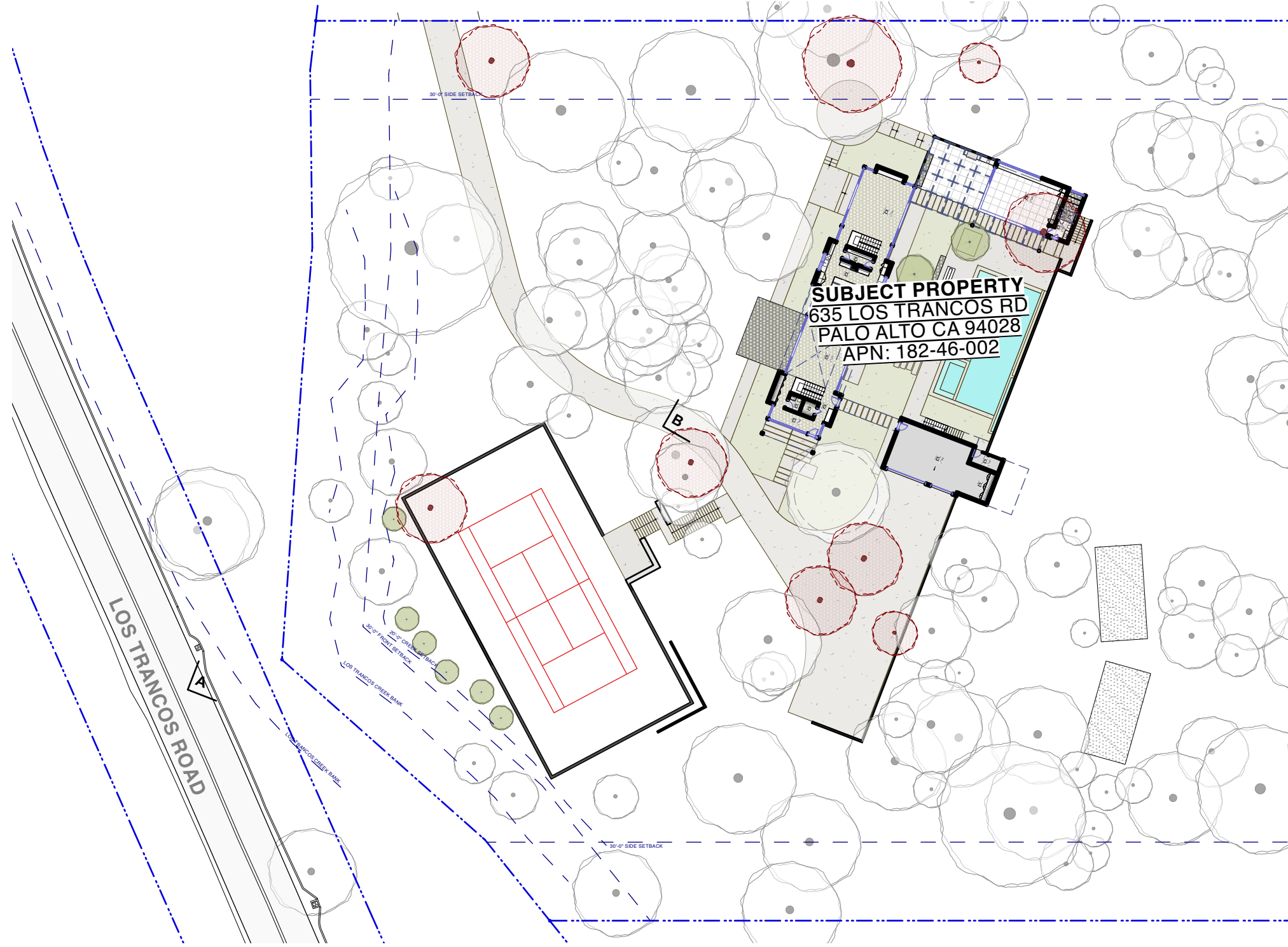
DATE: 10.31.24 ISSUES / REVISIONS: BY: KI
Site & Design Review

DEPARTMENT STAMPS:

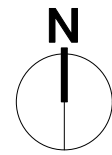
BUILDING SECTIONS

A3.08

date: 10/01/24 file name: 241031 REDDY/PA_SD_2023_v1_575.vrx



REFERENCE PLAN
NOT TO SCALE



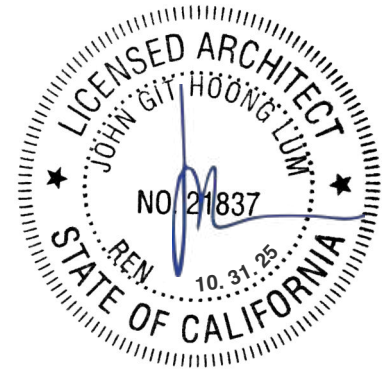
A - PERSPECTIVE RENDERING: VIEW TOWARDS PROJECT SITE FROM LOS TRANCOS RD.



B - PERSPECTIVE RENDERING: VIEW APPROACHING MAIN HOUSE FROM DRIVEWAY

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REDDY RESIDENCE

635 LOS TRANCOS RD.
PALO ALTO, CA 94028
APN: 182-46-002

DATE:	ISSUES / REVISIONS:	BY:
10.31.24	Site & Design Review	kl

DEPARTMENT STAMPS:

PERSPECTIVES

A6.01