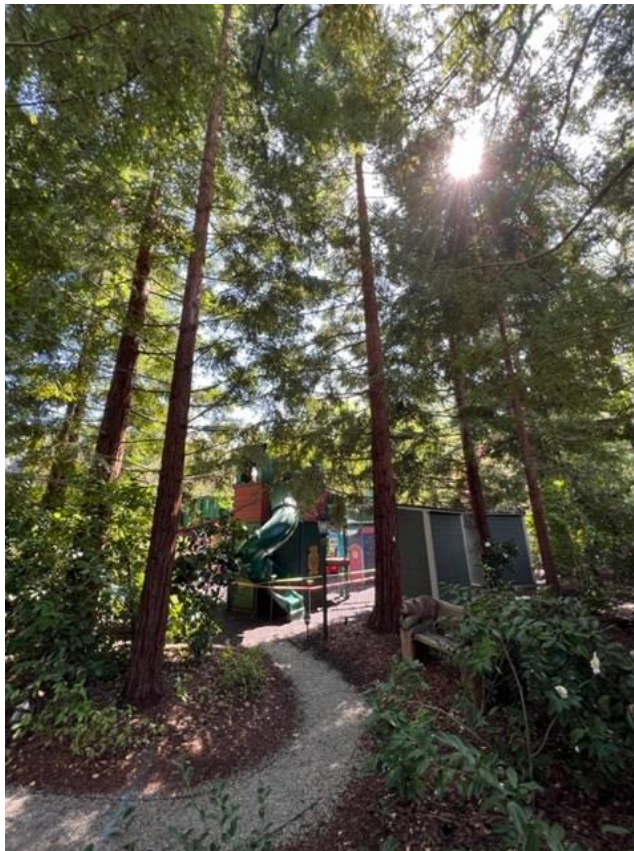


Tree Survey Arborist Report and Construction Review

82 Linda Vista Ave
Atherton, CA 94027



Inspection Date:

April 1, 2022

Revised: October 27, 2022

2nd Revision: December 13, 2022

Prepared by: Colin Blackie

Project Arborist: Colin Blackie/Michael Young

Revised by: Chris Stewart and Colin Blackie

contractors license # 755989
certified arborist WC ISA #623
tree risk assessment qualified

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Assignments

It was our primary assignment to physically inspect trees in the survey area surrounding a proposed ADU development based on a topographic map provided by the design team. We were to map, tag and compile data for each tree and write an inventory/survey report documenting our observations.

It was our secondary assignment to review the "Linda Vista ADU" project document, dated June 23rd, 2022, prepared by Mayberry Workshop Architecture. This document is amended at the end of this report.

Summary

This survey provides a numbered map and complete and detailed information for each tree surveyed. There are seven (7) trees included in this report with all specimens protected under the Town of Atherton's tree protection ordinance. During our survey, six (6) trees were rated "A" condition, one (1) tree was rated "B" condition, and no trees were rated "C" condition.

A - Retain, condition warrants long-term preservation.

B - Preservable but may not be worthy of extensive effort or design accommodation.

C - Remove due to existing condition, structure and/or construction limits.

The valuation of the trees onsite using the 10th edition is \$74,459.

It is the Project Arborists' understanding that no additional excavation will be necessary for the installation of the proposed ADU. Per the Project Architect, Tommy Frost, the ADU's foundation will be supported by slabs on piers, with one (1) new structural pile located within eight times (8x) the trunk diameter at breast height (DBH) of two (2) protected Coast redwood (*Sequoia sempervirens*) trees #2 and #4. The foundation of the ADU encroaching within the Tree Protection Zones will be laid on the same footprint as an existing playground. The current condition of this area is 6-8" of rubber and 6-8" of base rock to be removed for the placement of a 12" structural slab. This location will further limit the impact to the roots of protected trees #2 and #4.

The one (1) structural pile located within eight times (8x) the DBH of the Tree Protection Zones will be hand excavated. Hand excavation within the Tree Protection Zones of protected trees #2 and #4 will limit root impact to less than 10% per tree. No roots larger than 2" shall be cut or removed without notifying the Project Arborists. If roots larger than 2" need to be cut for the pile installation, the Project Arborists shall make a site visit to assess and make recommendations to preserve the health of the trees.

We feel that Tree #2 and Tree #4 will be adequately protected and approve of the plans as designed. Construction may proceed.

Discussion

All the trees surveyed were examined and then rated based on their individual health and structure according to the table following. For example, a tree may be rated “good” under the health column for excellent/vigorous appearance and growth, while the same tree may be rated “fair/poor” in the structure column if structural mitigation is needed. More complete descriptions of how health and structure are rated can be found under the “Methods” section of this report. The complete list of trees and all relevant information, including their health and structure ratings, their “protected/significant” status, a map and recommendations for their care can be found in the data sheet that accompanies this report.

<u>Rating</u>	<u>Health</u>	<u>Structure</u>
Good	excellent/vigorous	flawless
Fair/good	no significant health concerns	very stable
Fair	showing initial or temporary disease, pests, or lack of vitality. measures should be taken to improve health and appearance.	routine maintenance needed such as pruning or end weight reduction as tree grows
Fair/poor	in decline, significant health issues	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

Tree Disposition Categories

Each tree onsite has been categorized for its suitability for preservation relative to its existing condition. Factors such as tree health, condition, age, planting location, species, and structure are all considered to determine if each tree is suitable for preservation. Each tree in the survey (Tree Data Table) has been assigned one of the following categories:

- A - Retain, condition warrants long-term preservation.
- B - Preservable but may not be worthy of extensive effort or design accommodation.
- C - Remove due to existing condition, Structure and/or construction limits.

If trees with poor structure or less than ideal conditions are retained, they may require further assessments, monitoring, access restrictions, maintenance, or eventual removal. More thorough conversations about impacts and specific preservation plans can be reported as the project evolves.

Survey Methods

The trunks of the trees are measured using an arborist's diameter tape at 48" above soil grade. In cases where the main trunk divides below 48", the tree is measured (per the Town of Atherton's protected tree ordinance) at the point where the trunks divide. In these cases, the height of that measurement is given in the note's column on the attached data sheet. The canopy height and spread are estimated using visual references only.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a "full tree risk assessment" is recommended. This assessment may be inclusive of drilling or using sonar equipment to detect internal decay and include climbing or the use of aerial equipment to assess higher portions of the tree.

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth and the absence or presence of pests or disease.

Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning); the presence or absence of poor limb attachments (such as co-dominant leaders); the length and weight of limbs and the extent and location of apparent decay. For each tree, a structural rating of fair or above indicates that the structure can be maintained with routine pruning such as removing dead branches and reducing end weight as the tree grows. A fair/poor rating indicates that the tree has significant structural weaknesses and corrective action is warranted. The notes section for that tree will then recommend a strategy/technique to improve the structure or mitigate structural stresses. A poor structural rating indicates that the tree or portions of the tree are likely to fail and that there is little that can constructively be done about the problem other than removal of the tree or large portions of the tree. Very large trees that are rated Fair/Poor for structure AND that are near structures or in an area frequently traveled by cars or people, receive an additional "**CONSIDER REMOVAL" notation under recommendations. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the danger to nearby people or property is significant.

Survey Area Observations

The property is in the residential area in the Town of Atherton. The surveyed area is flat and rectangular, West of the main house. The surveyed area consists of primarily Coast redwoods with two (2) Coast live oaks included as well.

Tree Health on this Property

Generally, the health of the trees in the survey area is good. There is only one exception, a coast redwood on the neighboring property that has received a fair/poor rating due to its thin canopy.

Tree Structure on this Property

Ideally, trees are pruned for structure when young and are properly maintained to reduce end-weight as they grow. This practice prevents the growth of codominant leaders and excessively long, lateral branches that are prone to breakage. The surveyed area has been properly maintained and pruned as evidenced by all but two (2) trees receiving ratings of good. The two (2) exceptions received structure ratings of fair.

Recommended Removals Based on Health/ Structure/Species

No trees are recommended for removal at this time.

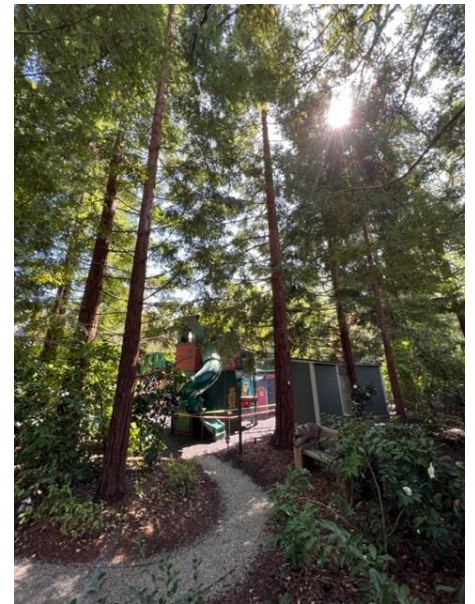
Site Images



Tree #1



Tree #2



Trees# 4-7

Local Regulations Governing Trees

Heritage Trees

Means a tree 48 inches or more in circumference (15.2 inches DBH), measured at 48 inches above natural grade, located outside of the Buildable Area on the parcel AND any native oak (*Quercus agrifolia*, *Q. lobata*, *Q. kelloggii*) greater than 48 inches in circumference located anywhere on the parcel.

Risks to Trees by Construction

Besides the above-mentioned health and structure-related issues, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect's drawings. In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

Tree Protection Plan

Protective fencing is required to be provided during the construction period to protect trees to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. Fencing is recommended to be located 8 to 10 X the diameter at breast height (DBH) in all directions from the tree. DBH for each tree is shown in the attached data table. The minimum recommendation for tree protection fencing location is 6 X the DBH, where a larger distance is not possible. There are areas where we will amend this distance based upon tree condition and proposed construction. In my experience, the protective fencing must:

- a. Consist of chain link fencing and have a minimum height of 6 feet.
- b. Be mounted on steel posts driven approximately 2 feet into the soil.
- c. Fencing posts must be located a maximum of 10 feet on center.
- d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
- e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved by a certified arborist.
- f. Tree Protection Signage shall be mounted to all individual tree protection fences.

Based on the existing development and the condition and location of trees present on site, the following is recommended:

1. The Project Arborists are Michael Young (650) 321-0202 and Colin Blackie (650) 507-5666. A Project Arborist should supervise any excavation activities within the tree protection zone of these trees.

2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
3. The area under the drip line of trees should be thoroughly irrigated to a soil depth of 18" every 3-4 weeks during the dry months.
4. Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Coarse wood chips are preferred because they are organic and degrade naturally over time.
5. Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.
6. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:
 - a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.
 - b. Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.
7. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
8. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
9. Landscape materials (cobble, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
10. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially oak trees.
11. Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.
12. Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oak trees. A publication detailing plants compatible with California native oaks can be obtained from The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks" details plants compatible with California native oaks and is currently available online at:
<http://californiaoaks.org/wpcontent/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf>

+ + + + +

I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,



Colin Blackie
ISA Certified Arborist WE-12996A

&



Chris Stewart
WC ISA Certified Arborist WE-13682A

TREE SURVEY DATA

Address: 82 Linda Vista Ave Atherton, CA 94027

Inspection Date: 4/1/2022

Ratings for health and structure are given separately for each tree according to the table below. IE, a tree may be rated "Good" under the health column For excellent, vigorous appearance and growth, while the same tree may be rated "Fair, Poor" in the structure column if structural mitigation is needed.

KEY	Health	Structure
Good	excellent, vigorous	flawless
Fair - Good	no significant health concerns	very stable
Fair	declining; measures should be taken to improve health and appearance	routine maintenance needed
Fair - Poor	in decline: significant health issues	mitigation needed, it may or may not preserve this tree
Poor	dead or near dead	hazard

TAG NO.	COMMON NAME	DIAMETER AT BREAST HEIGHT"	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	TREE DISPOSITION	NOTES, RECOMMENDATIONS
1	Coast live oak	29.0	60'/60'	g	f	x	A	Neighbor's tree 5' from fence. Thin canopy. Neighbor's tree 4' from fence
2	Coast redwood	48.0	120'/30'	fp	g	x	B	
3	Coast live oak	28.0	50'/50'	g	f	x	A	
4	Coast redwood	18.0	48'/20'	g	g	x	A	
5	Coast redwood	16.5	45'/18'	g	g	x	A	
6	Coast redwood	18.0	45'/18'	g	g	x	A	
7	Coast redwood	18.3	45'/18'	g	g	x	A	
A = Retain, condition warrants long-term preservation							6	
B = Preservable, but may not be worthy of extensive effort or design accommodation							1	
C = Recommend removal due to existing condition and/or structure							0	
TOTAL TREES							7	
TOTAL PROTECTED						7		

KEY TO ACRONYMS

DWR - Dead Wood Removal pruning recommended.

EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure(s).

RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.

SP - Structural pruning - removal of selected non-dominant leaders in order to balance the tree.

CD - Codominant Leader, two leaders with a narrow angle of attachment and prone to failure.

LCR-Live Crown Ratio.

RR - Recommend Tree Removal based upon Health or Structure of tree.

Prop - Steel prop in concrete footing recommended to help support a tree/limb.

Cable - Recommend a steel cable(s) be installed to help support a weakly attached limb(s).

TREE ORDINANCE

Heritage Tree - means a tree 48 inches or more in circumference (15.2 inches dbh), measured at 48 inches above natural grade, located outside of the Buildable Area on the parcel AND any native oak (*Quercus agrifolia*, *Q. lobata*, *Q. kelloggii*) greater than 48 inches in circumference located anywhere on the parcel.

Common Name	Latin Name
London plane	<i>Platanus x acerifolia</i>
Magnolia	<i>Magnolia spp</i>
Tristania	<i>Tristaniaopsis laurina</i>
Valley oak	<i>Quercus lobata</i>
Coast live oak	<i>Quercus agrifolia</i>
Coast redwood	<i>Sequoia sempervirens</i>
Camphor	<i>Cinnamomum camphora</i>

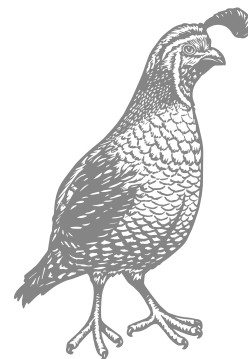
Address: 82 Linda Vista Ave Atherton, CA 95027

Date: 4/1/2022

Tree No.	Species (example)	Condition 0 to 1.0	Trunk Diameter	Func. Limitation 0 to 1.0	Ext. limitation 0 to 1.0	Replacement tree		Installation Cost	Total Cost	Unit Tree cost	Appraised Trunk area	Basic tree cost	Depreciated cost	Reproduction cost (rounded)
						Size	Cost							
1	Coast live oak	0.8	29.0	0.8	1	172.73	172.73	345.46	36.36	660.5	24,016	15,716		
2	Coast redwood	0.5	48.0	0.6	1	172.73	172.73	345.46	36.36	1809.6	65,795	20,084		
3	Coast live oak	0.8	28.0	0.8	1	172.73	172.73	345.46	36.36	615.8	22,389	14,674		
4	Coast redwood	0.8	18.0	0.8	1	172.73	172.73	345.46	36.36	254.5	9,252	6,267		
5	Coast redwood	1	16.5	1	1	172.73	172.73	345.46	36.36	213.8	7,775	8,120		
6	Coast redwood	1	18.0	1	1	172.73	172.73	345.46	36.36	254.5	9,252	9,598		
7	Coast redwood	1	18.3	1	1	172.73	172.73	345.46	36.36	261.6	9,511	9,857		
												Total:	74,459	

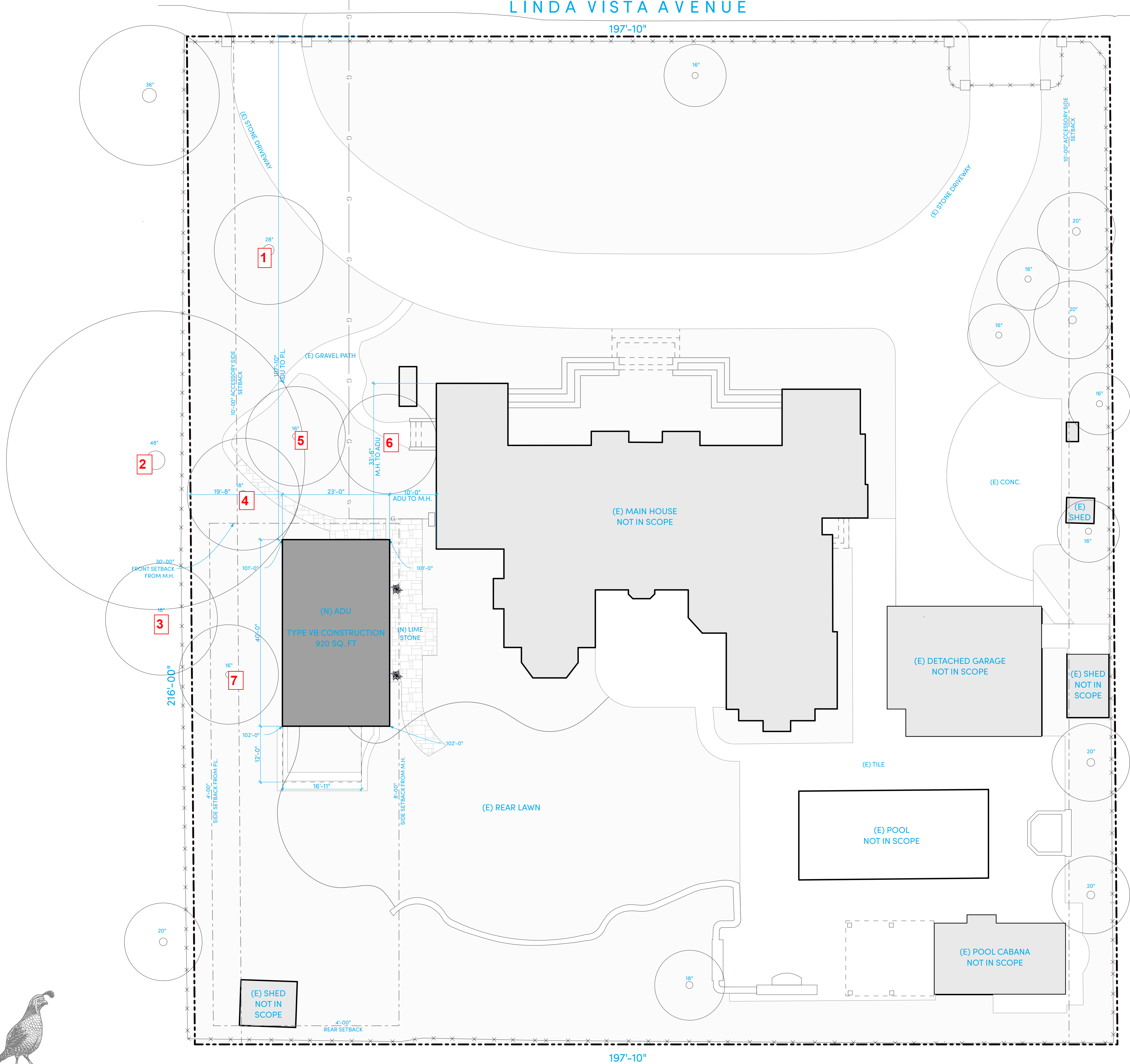
Tuesday, April 12, 2022 1:33 PM 2/10/20 Linda Vista Gym

BMcloud Property Workshop - BMcloud Basic for JRC/CHC/2 24/21 028 Linda Vista Gym 2/10/20 Linda Vista Gym



1 Site Plan

SCALE: 1" = 10'



LINDA VISTA ADU



Client
Aaron Van Roo
1940 Lafayette St
Santa Clara CA 95050
E: aaron@missioncityinc.com
P: (408) 691-7909

Architect
Mayberry Workshop Architecture
96 N 3rd St #110
San Jose, CA 95112
Contact: Adam Mayberry
E: adam@mayberryworkshop.com
P: 408.582.4567

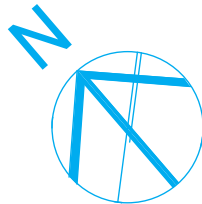
PROJECT DESCRIPTION: 1000 SF ADU WITH 1 BATH
PROJECT ADDRESS : 82 LINDA VISTA AVENUE
ATHERTON, CA 94027

APN# : 070-161-160
ZONING : R-1A
OCCUPANCY : R-3
CONSTRUCTION TYPE : TYPE V - B
MAIN HOUSE SPRINKLED: NO
ADU SPRINKLED: NO
FLOOD ZONE : X
HISTORICAL CATEGORY : NONE

LOT AREA: 42,680.5 SQ. FT.

EXISTING HOME AREA
EXISTING HOME FLOOR AREA : 8,395 Sq Ft

PROPOSED ADU AREA
ADU AREA : 1000 Sq Ft
COVERED PATIO AREA: 168 Sq Ft
ADU F.A.R EXEMPTION: 1200 Sq Ft
ADU HEIGHT: 13'-6"



SITE PLAN LEGEND:

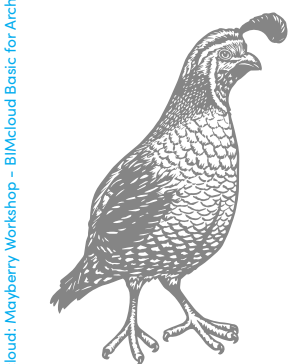
PROPERTY LINE	---
SET BACK LINE	---
FENCE LINE	-x-x-x-
GAS LINE	-G-
ELECTRICAL, OVERHEAD	-OH-
SANITARY SEWER LINE	-SS-
ELECTRICAL, UNDERGROUND	-E-
Water Main	-W-
FIRE HYDRANT	o
Fire Travel Distance	o---TRAVEL DISTANCE = 164'---



SITE PLAN

Project:
**LINDA VISTA
ADU**

Tuesday, April 12, 2022



Client

Aaron Van Roo
1940 Lafayette St
Santa Clara CA 95050
E: aaron@missioncityinc.com
P: (408) 691-7909

Architect

Mayberry Workshop Architecture
96 N 3rd St #110
San Jose, CA 95112
Contact: Adam Mayberry
E: adam@mayberryworkshop.com
P: 408.582.4567

PROJECT DESCRIPTION:

827.25 SF ADU WITH 1 BATH AND 169 SF COVERED PATIO

PROJECT ADDRESS : 82 LINDA VISTA AVENUE
ATHERTON, CA 94027

APN# :	070-161-160
ZONING :	R-1A
OCCUPANCY :	R-3
CONSTRUCTION TYPE :	TYPE V - B
MAIN HOUSE SPRINKLED:	NO
ADU SPRINKLED:	NO
FLOOD ZONE :	X
HISTORICAL CATEGORY :	NONE

LOT AREA: 42,680.5 SQ. FT.

MAX ALLOWABLE FLOOR AREA	
42,680.5 x 0.163 + 726 =	7,683 Sq Ft
JADU EXCEPTION	500 Sq Ft
ADU EXCEPTION	1,200 Sq Ft
TOTAL AVAILABLE FAR	9,383 Sq Ft

EXISTING HOME AREA	
FIRST FLOOR(INCLUDING JADU) AREA	4205 Sq Ft
SECOND FLOOR AREA	3010 Sq Ft
TOTAL HOUSE	7215 Sq Ft

<u>EXISTING ACCESSORY STRUCTURES AREA</u>	
DETACHED GARAGE	729 Sq Ft
POOL CABANA	450 Sq Ft
TOTAL	1,179 Sq Ft

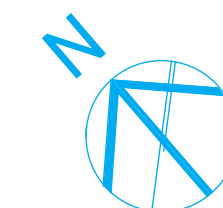
PROPOSED ADU AREA 827.25 Sq Ft

TOTAL PROPOSED FAR (7215+1179+827) 9,221 Sq Ft

<u>TOTAL AVAILABLE COVERED PATIO SPACE</u>	
5% OF MAX FAR (384) + 500 Sq Ft	884 Sq Ft

(N) COVERED PATIO AREA	169 Sq Ft
(E) CABANA COVERED PATIO AREA	304 Sq Ft
<u>TOTAL COVERED PATIO AREA</u>	<u>473 Sq Ft</u>

ADU HEIGHT: 13'-6"

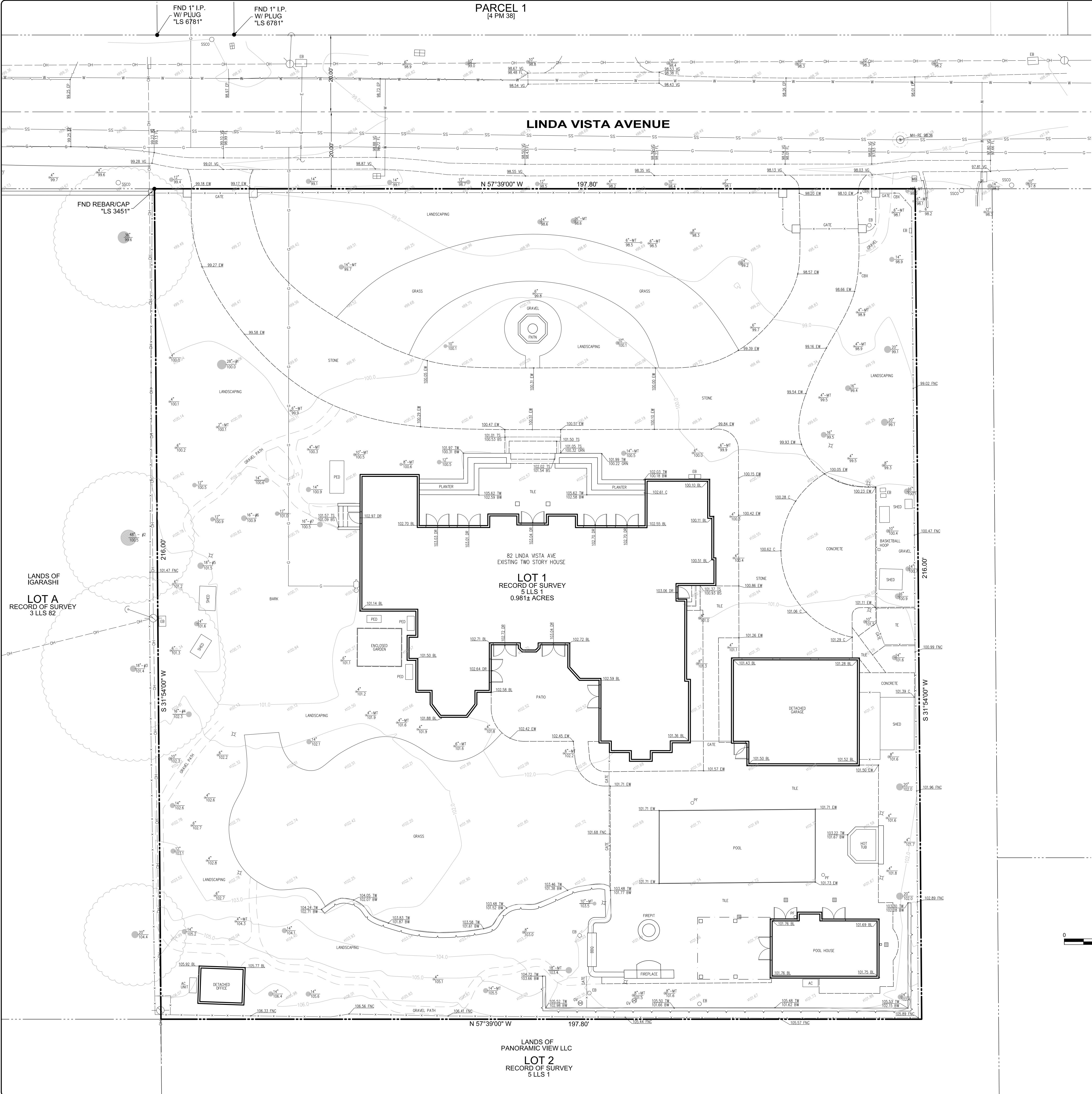


SITE PLAN LEGEND:

PROPERTY LINE
 SET BACK LINE
 FENCE LINE
 GAS LINE
 ELECTRICAL, OVERHEAD
 SANITARY SEWER LINE
 ELECTRICAL, UNDERGROUND
 Water Main
 FIRE HYDRANT

The diagram shows a vertical list of utility line types on the left and their corresponding symbols on the right. The symbols include dashed lines for property and setback lines, a line with 'x' marks for a fence, a line with a 'G' in a circle for gas, a line with 'OH' for overhead electrical, a line with 'SS' for sanitary sewer, a line with 'E' for underground electrical, a line with 'W' for water main, and a circle with a cross for a fire hydrant.

Fire Travel Distance  TRAVEL DISTANCE = 164'



NOTES

- All distances shown hereon are in U.S. Survey feet and decimals thereof.
- This boundary and easements shown on this survey was based solely on the following recorded documents:
Record of Survey filed for record on January 22, 1962 in Book 5 of LLS at Page 1, San Mateo County Records.
No liability is assumed for matters of record not shown on said document that may affect the boundary lines, exceptions, or easements affecting the property.
- The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the surveyor can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
- A.P.N.: 070-16-160
- Basis of Bearings:
The bearing of South 57°39' East taken on the southerly right-of-way line of Linda Vista Avenue as shown on that certain Record of Survey filed for record on January 22, 1962 in Book 5 of LLS at Page 1, San Mateo County Records was taken as the Basis of all Bearings shown hereon.
- Benchmark:
Town of Atherton Benchmark "BM No. 12":
Top of southerly end of 8" concrete headwall at storm drainage crossing. Corner of lid on storm drain structure located at the northwesterly intersection of Camino Al Lago and Monte Vista Avenue.
Elevation: 94.48 feet (Vertcon) (Datum) NAVD 1988
- Flood Zone Note:
The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060312 0304 E, dated October 16, 2012, as being located in Flood Zone "X".
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas of protected levees from 1% annual chance flood.
Information was obtained from the FEMA website (www.fema.gov) on March 28, 2022.

ABBREVIATIONS

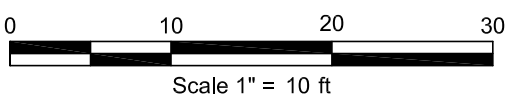
AC	AIR CONDITIONING UNIT
BBQ	BARBECUE
BL	BUILDING
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CBX	CALL BOX
DR	DOOR
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
EW	EDGE OF WALK
FL	FLOW LINE
FNC	FENCE
FNTN	FOUNTAIN
GRN	GROUND
GV	GAS VALVE
HOOP	BASKETBALL HOOP
MB	MAIL BOX
PED	PEDESTAL
PF	POOL FILTER
SSCO	SANITARY SEWER CLEAN OUT
TE	TRASH ENCLOSURE
TS	TOP OF STEP
VG	VALLEY GUTTER

LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
CENTERLINE	---
MONUMENT LINE	---
EASEMENT	---
BUILDING SETBACK LINE	---
BUILDING LINE W/ DOOR	---
BUILDING OVERHANG	---
FOUND MONUMENT AS NOTED	●
FOUND IRON PIPE OR AS NOTED	○
LANDSCAPE LIGHTING	⋈
FIRE HYDRANT	⊕
STORM DRAIN MANHOLE	⊕
SANITARY SEWER MANHOLE	⊕
CLEAN OUT	○
GAS METER	⊕
UTILITY POLE W/ GUY WIRE	⊕
VALVE	⊕
CATCH BASIN / DROP INLET	⊕
WATER METER	⊕
UTILITY BOX (SIZE VARIES)	⊕
TREE W/ SIZE AND ELEVATION	⊕
SPOT ELEVATION	⊕
CONTOUR	---
INDEX CONTOUR	---
CURB	---
CURB & GUTTER	---
CONCRETE	---
FENCE	---
RETAINING WALL	---
EDGE OF PAVEMENT	---
SANITARY SEWER	---
STORM DRAIN	---
WATER	---
GAS	---
UNDERGROUND ELECTRIC	---
OVERHEAD	---

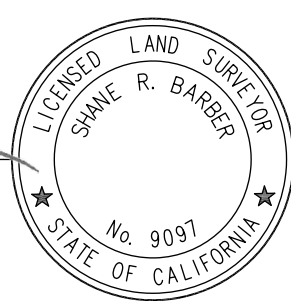
ADDITIONAL NOTES:

- The average natural grade for this site is 102.4 ft.
- The finished floor elevation of the existing main structure is 103.04 ft.



31 MAR. 2022
DATE

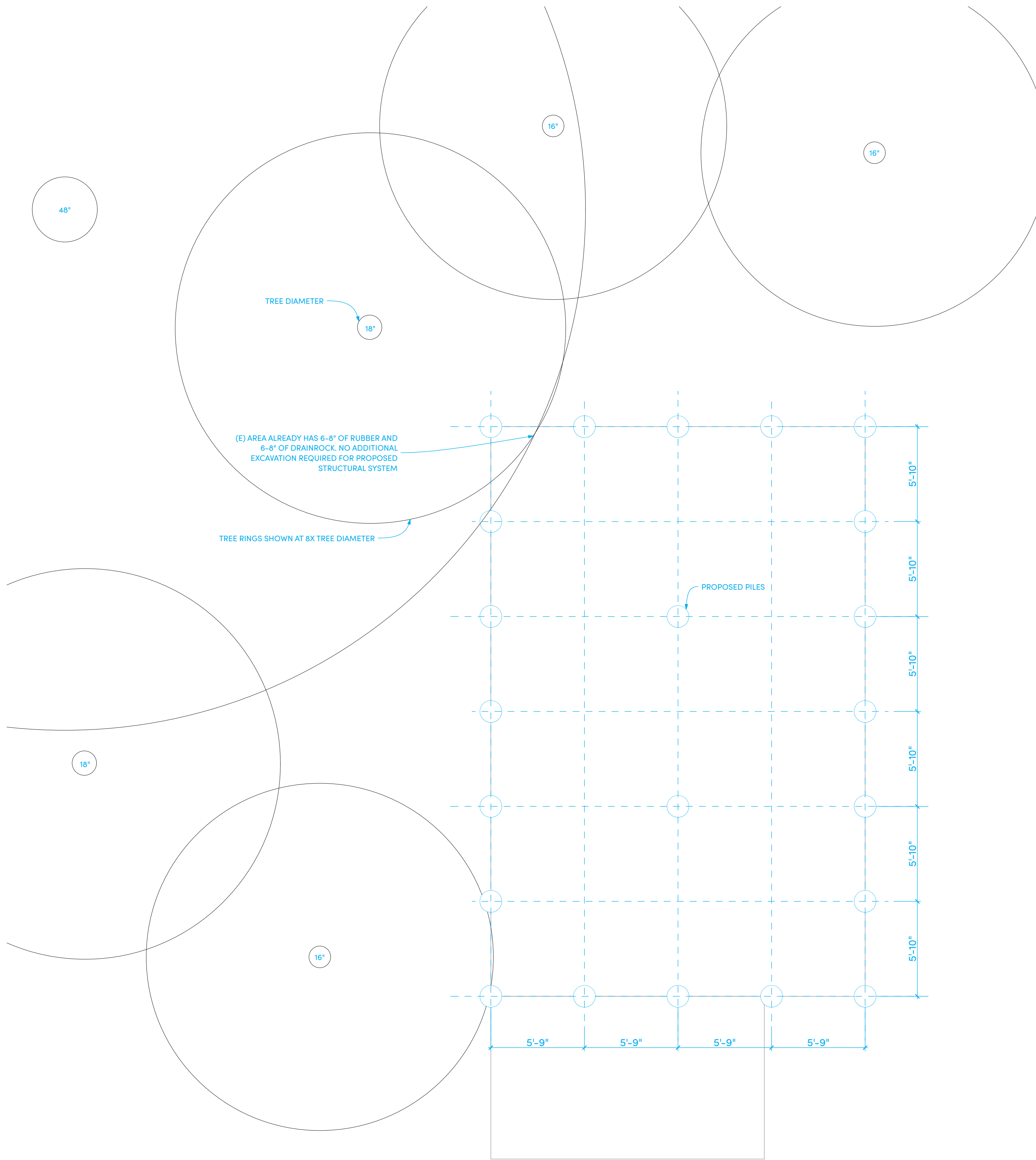
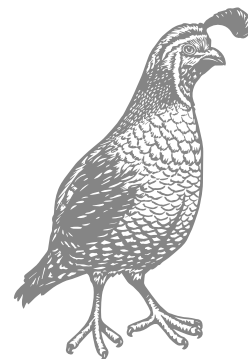
PREPARED BY OR UNDER THE SUPERVISION OF
SHANE R. BARBER, L.S. 9097
sbarber@shanesurveying.com



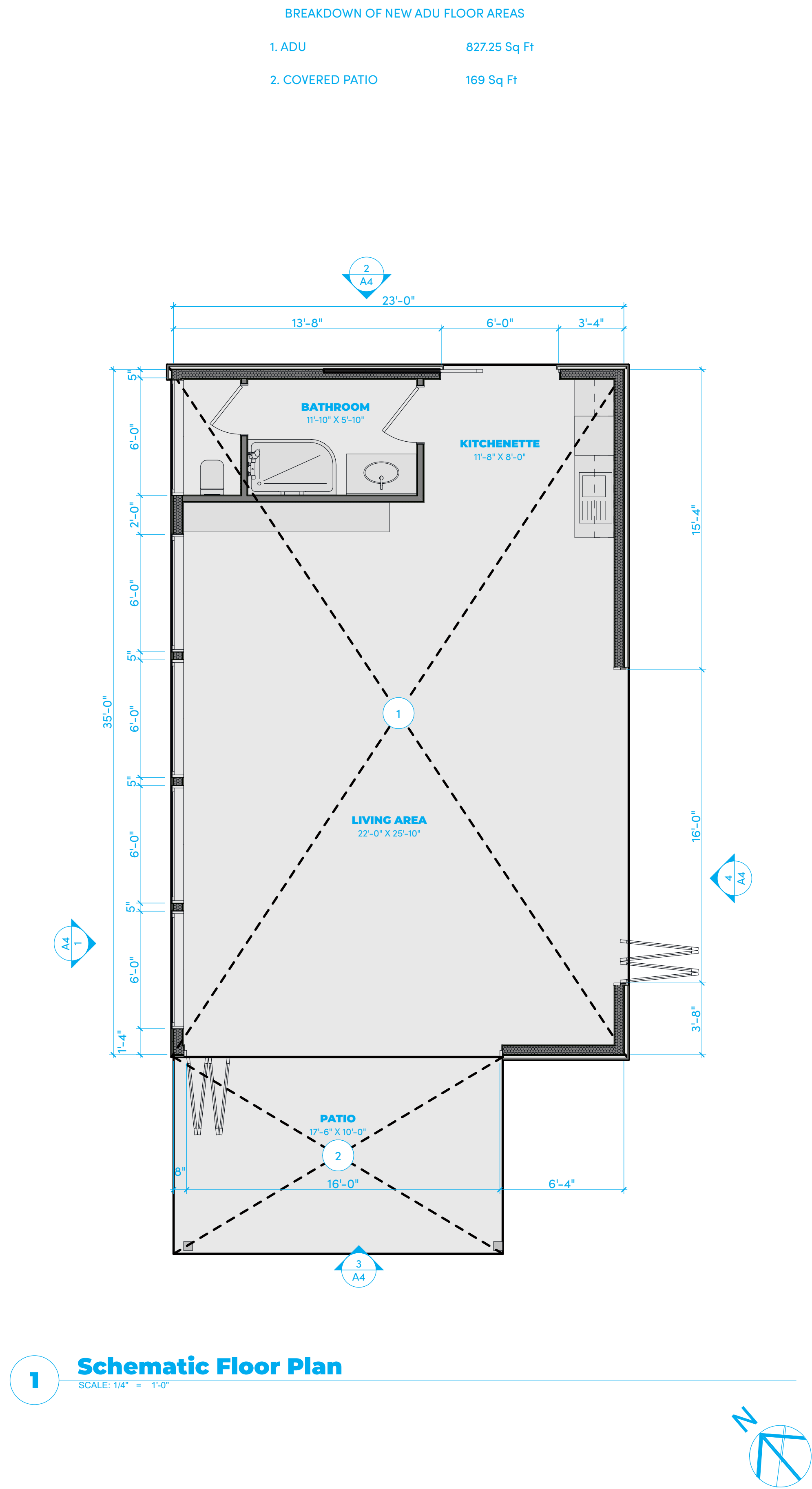
TOPOGRAPHIC / BOUNDARY SURVEY
82 LINDA VISTA AVENUE



No.	REVISION	BY	Date:	MAR. 2022
1			Scale:	1" = 10'
			Job No.	22-030
			Sheet No.	1
				1 Sheets



2 Diagrammatic Structural Plan
SCALE: 1/4" = 1'-0"



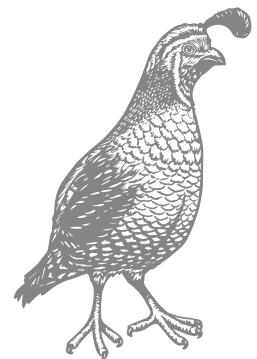
1 Schematic Floor Plan
SCALE: 1/4" = 1'-0"



FLOOR PLANS

Project:
**LINDA VISTA
ADU**

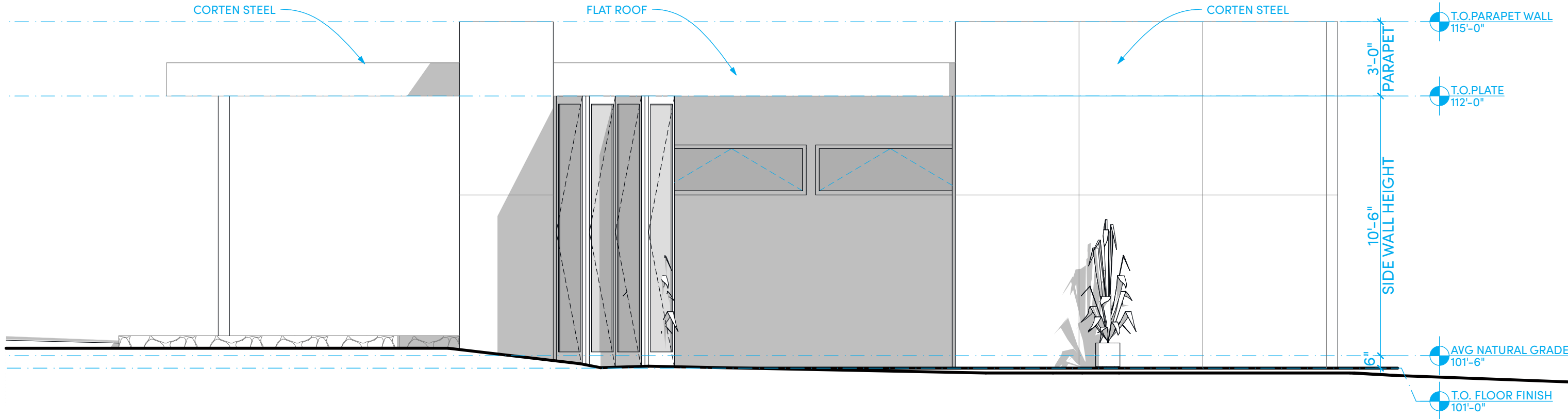
Thursday, June 23, 2022



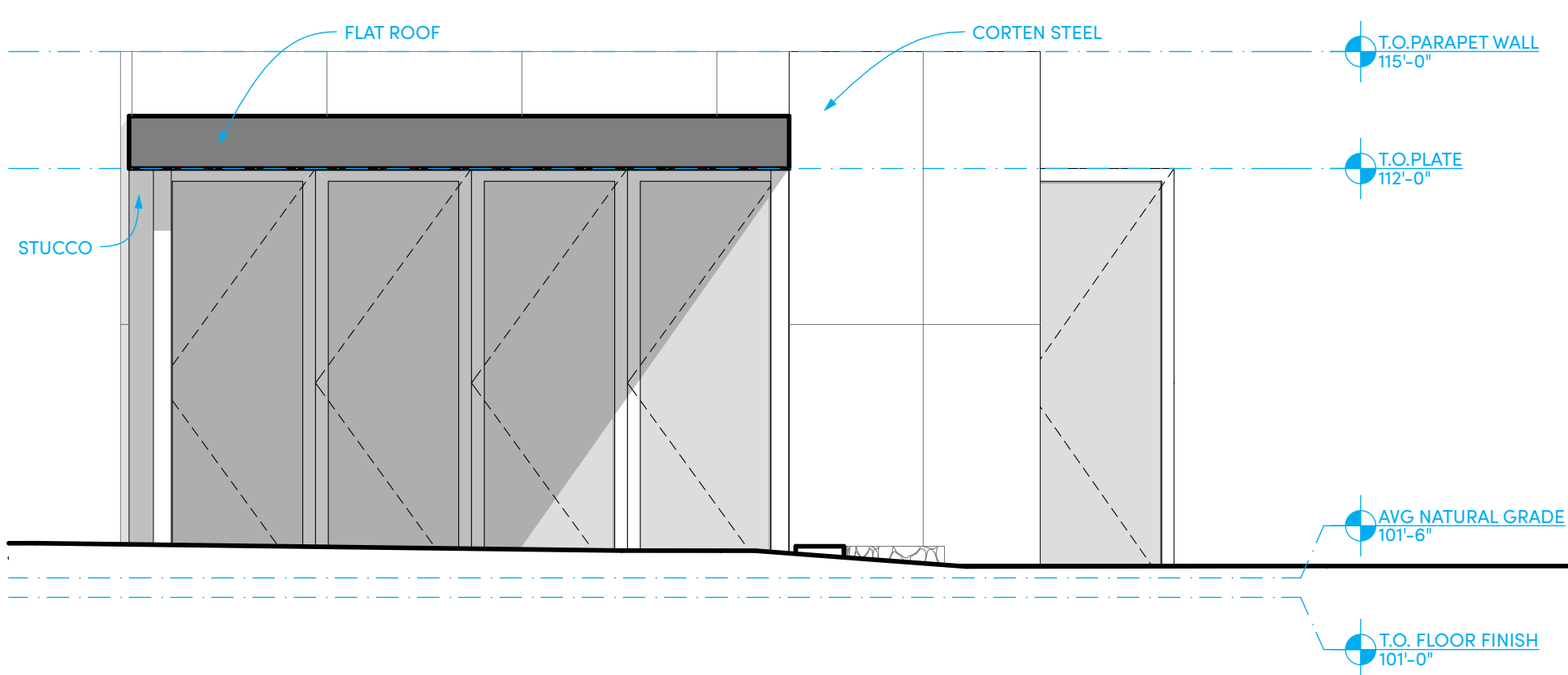
ELEVATIONS

Project:
**LINDA VISTA
ADU**

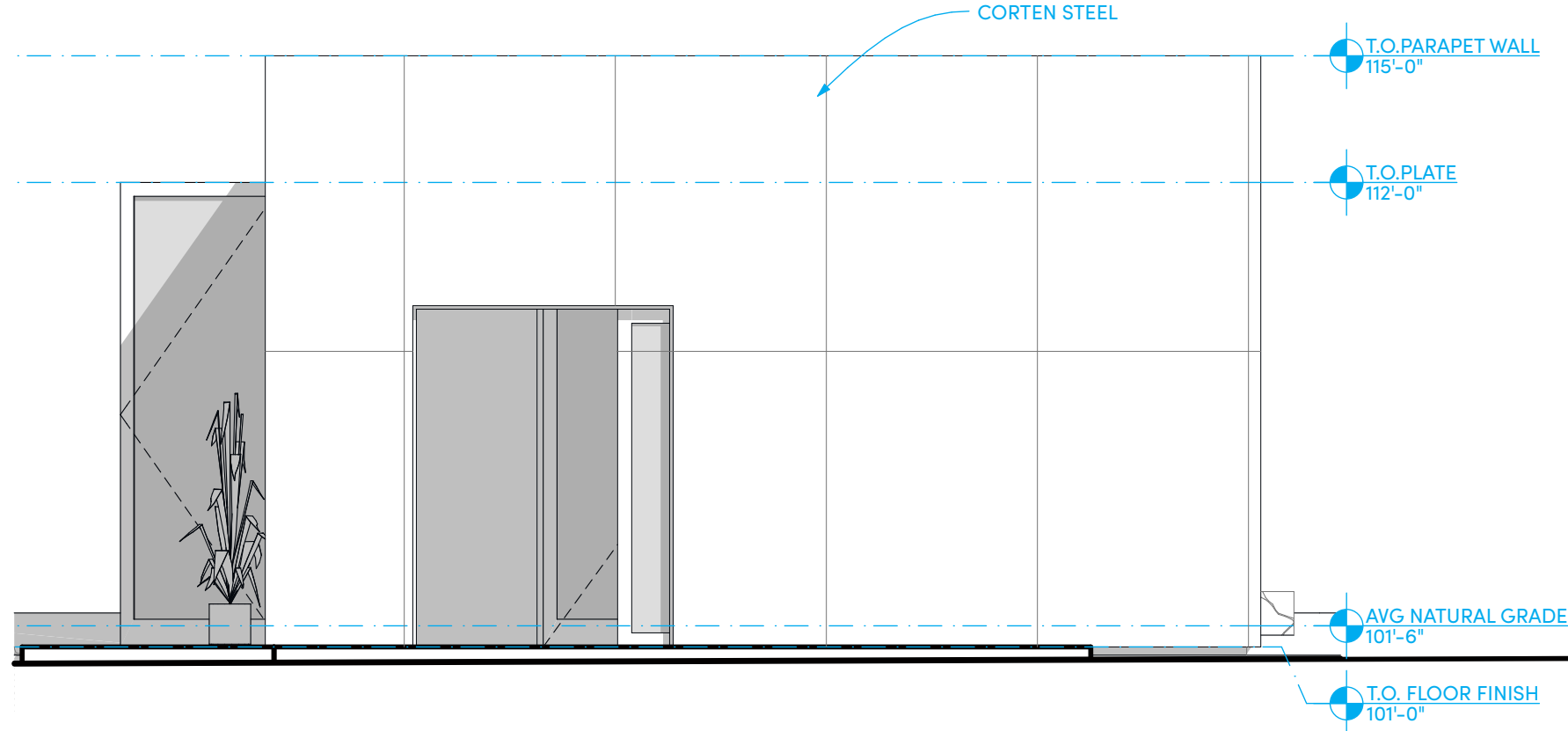
Thursday, June 23, 2022



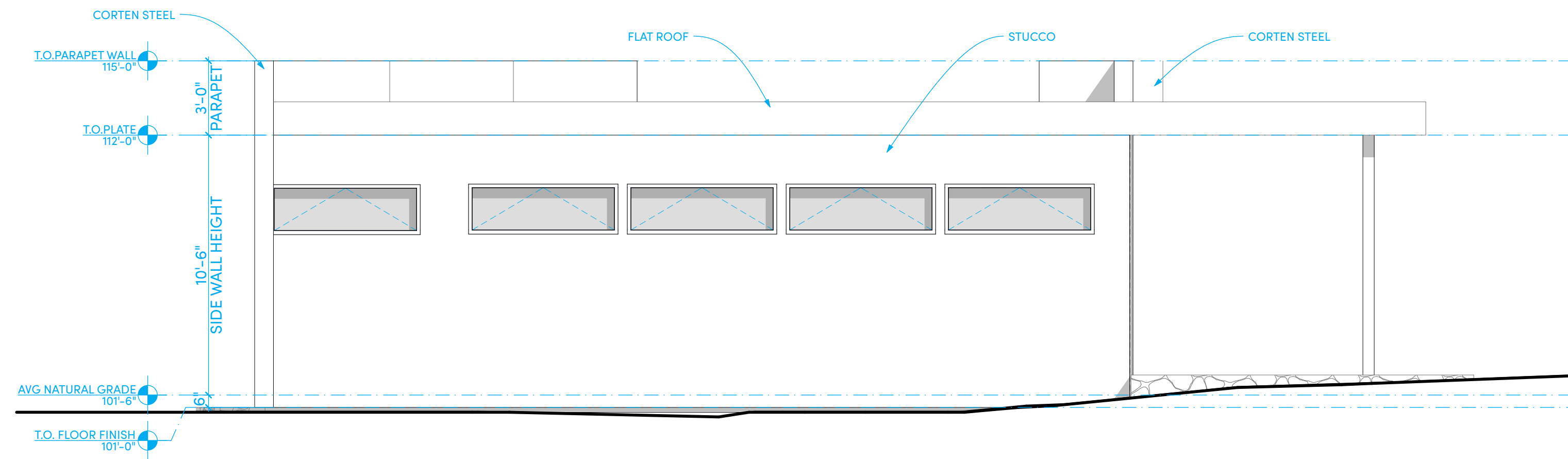
4 Building Elevation - Left/NorthWest
SCALE: 1/4" = 1'-0"



3 Building Elevation - Rear/NorthEast
SCALE: 1/4" = 1'-0"



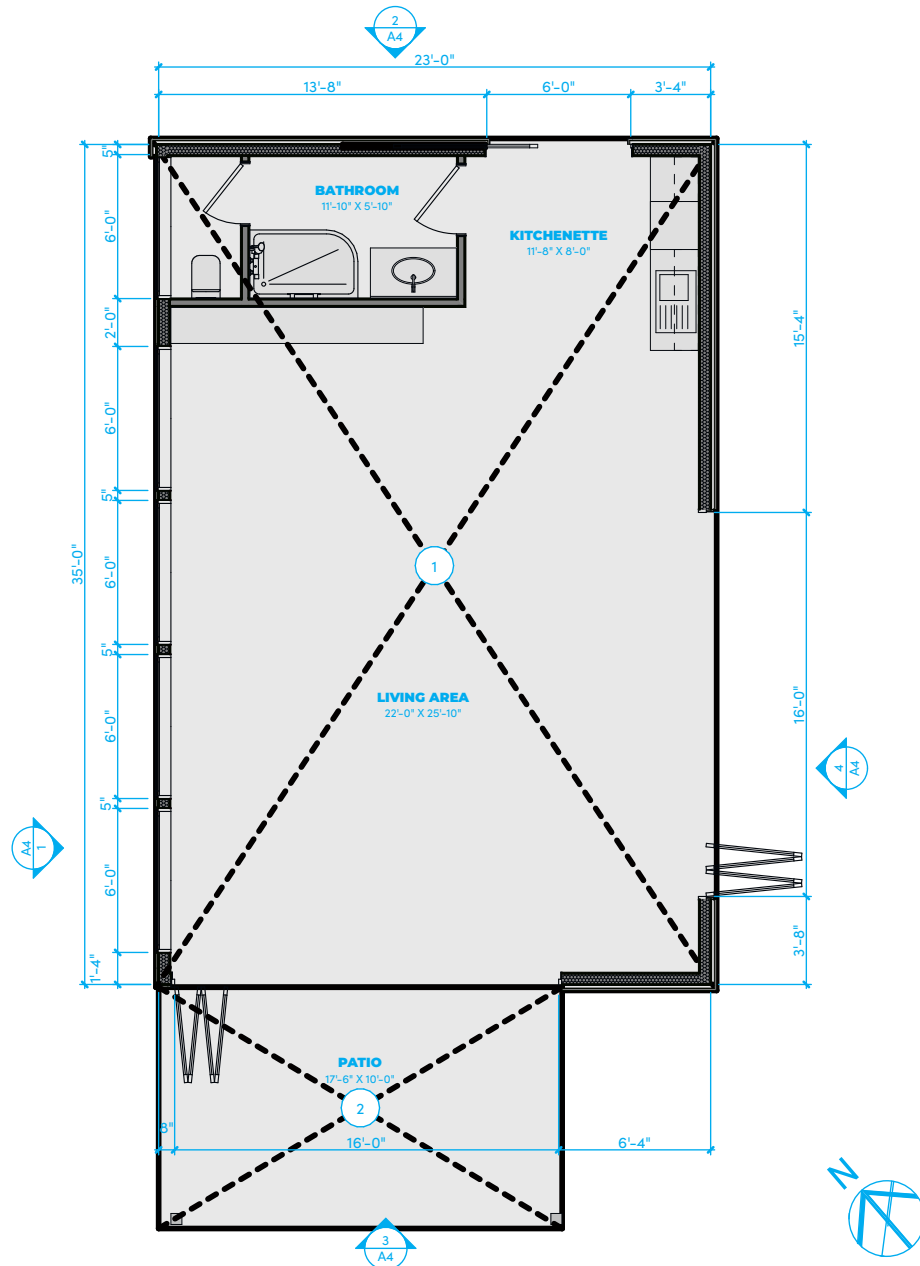
2 Building Elevation - Front/SouthWest
SCALE: 1/4" = 1'-0"



1 Building Elevation - Right/SouthEast
SCALE: 1/4" = 1'-0"

BREAKDOWN OF NEW ADU FLOOR AREAS

1. ADU	827.25 Sq Ft
2. COVERED PATIO	169 Sq Ft



1 Schematic Floor Plan

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

Comment Response

RE: 82 Linda Vista Ave, Atherton, CA 94027

Review Comments:

1. State what TPZ exception they are asking for the 48" Redwood and the 18" Redwood. They just say it's a bit under 8x, but I need specifics.
2. I need a report that opines on these two specific trees and what effects on the trees will be and mitigation measures, etc.
3. Specifically, tree #2 on the narrative is 48" diameter, but the diameter on the inventory is 60" diameter. I need to know why there is a discrepancy. I typically only go with what is on the inventory.

Response:

1. We are requesting Tree #2, the 48" Coast Redwood (*Sequoia sempervirens*), to have a tree protection zone (TPZ) exception reduced to 7.48x trunk diameter at breast height (DBH).
 - a. We are requesting Tree #4, the 18" Coast Redwood (*Sequoia sempervirens*) to have a tree protection zone (TPZ) exception reduced to 6.22x DBH.
2. Per the Project Architect, Tommy Frost, there will be only one new structural pile installed within the 8x DBH TPZ of Tree #2 and Tree #4. As stated in the arborist report, there will be no additional excavation required to install the slab on piles and grade beams ADU foundation. The ADU foundation will be laid on the same footprint as an existing playground on the property. These trees were both considered preservable due to their existing condition at the time of the tree survey. With the use of the pre-existing playground foundation footprint and pier on slabs and grade beams foundation for the ADU, we do not expect there to be significant impacts to the two trees in question. Should any 2" or greater diameter roots be discovered during the structural pile installation, the Project Arborist shall make a site visit to assess potential ramifications to the trees and provide additional recommendations to preserve the health of the trees. To mitigate construction stresses to Tree #2 and Tree #4, we recommend cyclone fencing be installed at the TPZ exception encroachment distances. We recommend hand spreading 6"-8" of mulch within each tree protection zone to enhance nutrient cycling and moisture retention in the soil. Additionally, we recommend irrigating the trees of concern to a depth of 12" every 4 weeks until winter rains are able to accomplish the

same goal. With the protection measures and construction practices in place, we do not anticipate Tree #2 and Tree #4 being negatively affected by the proposed ADU.

3. Tree #2 is located on a neighboring property and was assessed visually by the Project Arborist at the time of the tree survey. The Project Architect has since had a follow-up meeting with the town planner onsite and determined that the tree is 48" diameter, consistent with the original topographic survey.

+ + + + +

I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,



Colin Blackie

ISA Certified Arborist #WE-12996A

ISA Tree Risk Assessment Qualified