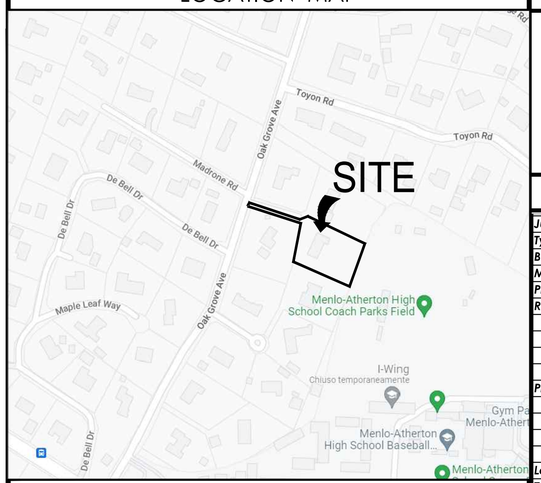
GOVIND RESIDENCE

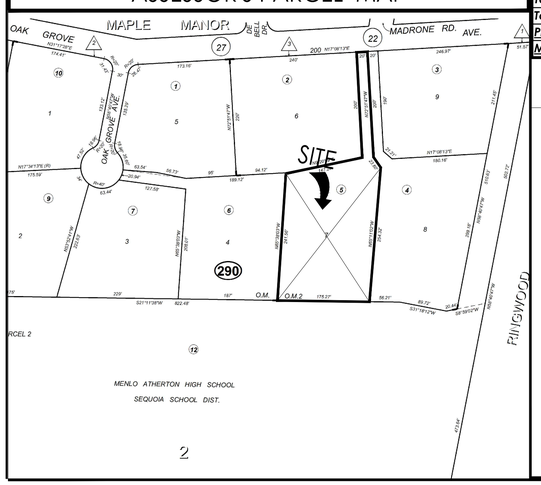
NEW ACCESSORY DWELLING UNIT AND SITE IMPROVEMENT

240 OAK GROVE AVENUE

LOCATION MAP



ASSESSOR'S PARCEL MAP



SCOPE OF WORK

A NEW 1,200 S.F ACCESSORY DWELLING UNIT AND SITE IMPROVEMENT WHICH INCLUDES NEW SWIMMING POOL AND NEW TENNIS COURT

PROJECT SUMMARY

Jurisdiction:	**Atherton**
Type of Construction:	**TYPE V-B, SPRINKLERED**
Building Occ. Groups:	**R-3/U (SINGLE FAMILY RESIDENTIAL)**
Max. Allowed Building Height:	**16'**
Proposed Building Height	**11'-3"**
Required ADU Setbacks:	
Front (from the frontage of the existing house)	**30'**
Rear	**10'**
Right Side	**10'**
Left Side	**10'**
Proposed ADU Setbacks:	
Front (from the frontage of the existing house)	**30'**
Rear	**119'-11"**
Right Side	**10'**
Left Side	**139'-2"**
Lot Area	**49,604**
Total ADU Area	**1,200.0**
Total Existing Living Area	**3,024.8**
Total Existing Living Including ADU	**4,224.8**
Proposed FAR	**3,024.8**
Max FAR Allowed	**8,929**

DEFERRED SUBMITTALS

REQ'D CONTRACTOR SUBMITTALS TO ARCHITECT

REQ'D CONTRACTOR SUBMITTALS TO BUILDING DEPT. PRIOR TO PERMIT ISSUANCE

APPLICABLE CODES

SHEET INDEX

ARCHITECTURAL
A0.0 COVER SHEET
A0.2 FLOOR AREA CALCULATIONS
A1.0 SITE PLAN
A2.1 FLOOR PLAN
A2.2 ROOF PLAN
A3.0 EXTERIOR ELEVATIONS
A3.1 EXTERIOR ELEVATIONS
A5.0 SECTIONS
A5.1 SECTIONS

CIVIL
C.1 TOPOGRAPHIC SURVEY
C.2 TOPOGRAPHIC SURVEY

ARBORIST
AR1.0 ARBORIST REPORT
AR1.1 ARBORIST REPORT
AR1.2 ARBORIST REPORT
AR1.3 ARBORIST REPORT

PROJECT TEAM

OWNER
Shivani & Nirmal Govind
240 Oak Grove Avenue
Atherton, CA 94027
ph 4156995296
email shivaniandnirmal@gmail.com

ARCHITECT
Studio S Squared Architecture, Inc.
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San Jose, CA 95128
attn Wanchen Cai
ph 408 998 0983 x8
email: wanchen@StudioS2arch.com

GEOTECHNICAL ENGINEER
Romig Engineers, Inc.
attn Lucas Ottoboni
ph 650 591 5224
email lucas@romigengineers.com

CIVIL ENGINEER
WEC & Associates
attn Ed Wu
email ed@weceng.com

LANDSCAPE ARCHITECT
ASLA, ISA Kikuchi + Kankel Design Group
Landscape Architecture Site Planning
Environmental Design
www.kkdesigngroup.com
attn Robert J. Dietz
ph 408 356-5980

ARBORIST
Kielty Arborist Services LLC
attn: David Beckham
ph: 650- 532-4418
email davidkieltyarborist@gmail.com

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STUDIO S SQUARED
ARCHITECTURE

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P : (408) 998 - 0983

GOVIND RESIDENCE
NEW SINGLE FAMILY RESIDENCE
240 Oak Grove Avenue
Shivani & Nirmal Govind

LICENSED ARCHITECT
EUGENE H. SAKAI, AIA, LEED AP
C27,719
12-31-21
STATE OF CALIFORNIA

PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
15-005			
	04.06.2021	Scheme 4	ES,WC
	2022.09.21	ADU PLANNING PACKAGE	MC
	2022.09.30	ESTIMATE COST PACKAGE	MC

COVER SHEET

A0.0

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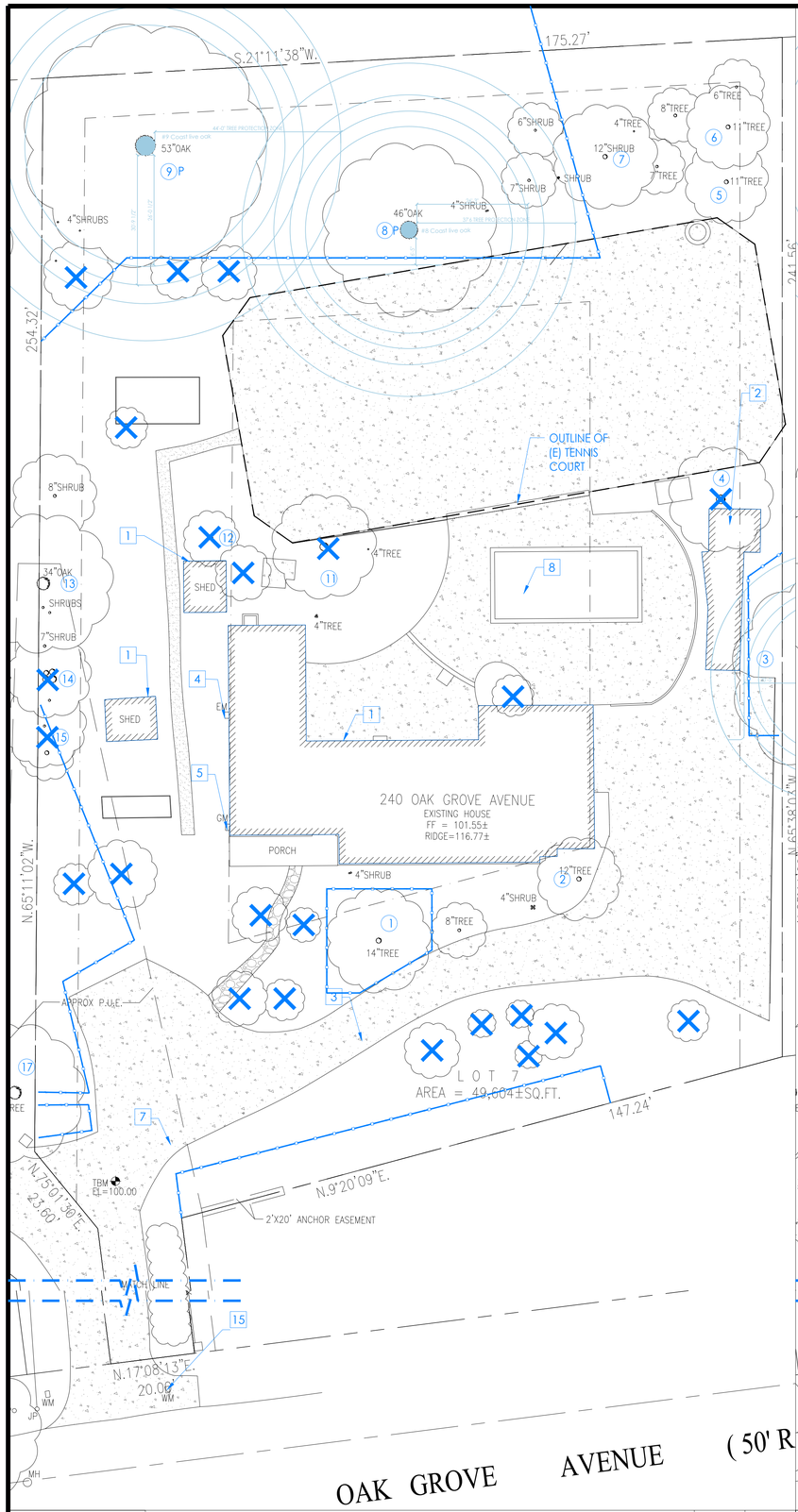
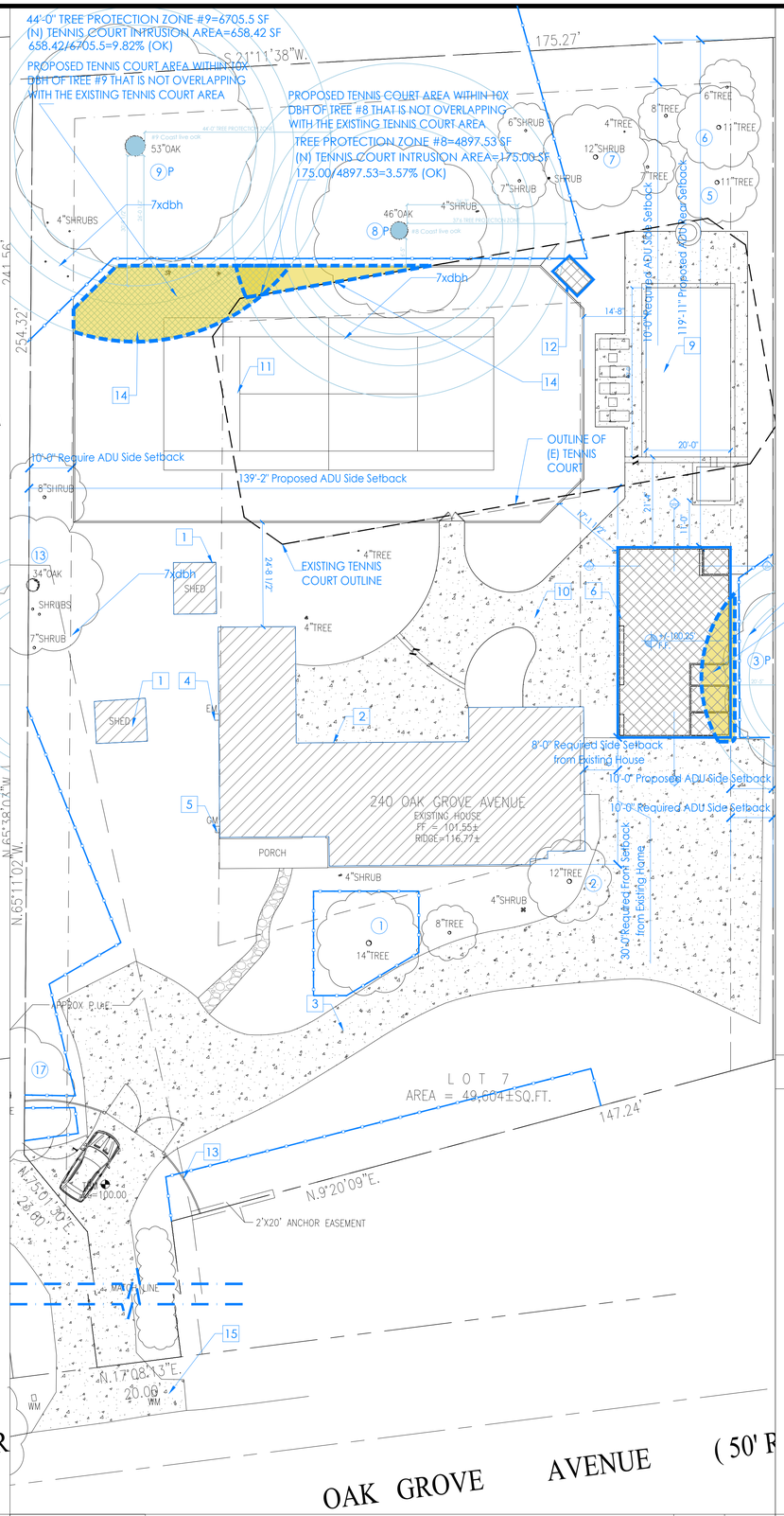


24 8 16 24 feet

DEMO SITE PLAN | 1/16" | 1



24 8 16 24 feet

PROPOSED SITE PLAN | 1/16" | 2

= NUMBER TO KEY NOTE BELOW

1. EXISTENT BUILDING TO REMAIN
2. (E) SHED TO BE DEMOLISHED
3. (E) HARDSCAPE
4. (E) ELECTRICAL METER TO BE REMAIN
5. (E) GAS METER TO BE REMAIN
6. (N) DETACHED ADU--FOUNDATION TO BE PIER AND GRADE BEAM PER ARBORIST RECOMMENDATION
7. (E) DRIVEWAY
8. (E) POOL TO REMOVED AND REPLACED WITH NEW HARDSCAPE OR SOFTSCAPE TO MATCH ADJACENT--ALL BACK FILL COMPACTION AND GRADING IS TO BE PERFORMED UNDER THE OBSERVATION OF A GEOTECHNICAL ENGINEER AND IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S REPORT. AT THE COMPLETION OF THE WORK AND PRIOR TO THE FINAL INSPECTION, THE GEOTECHNICAL ENGINEER SHALL SUBMIT A LETTER VERIFYING THAT THE WORK WAS PERFORMED UNDER THEIR OBSERVATION AND IN ACCORDANCE WITH THEIR RECOMMENDATION
9. (N) POOL
10. (N) HARDSCAPE
11. (N) TENNIS COURT
12. (N) POOL EQUIPMENT ENCLOSURE
13. (N) FENCE AND GATE
14. TREE PROTECTION ENCROACHMENT
15. (E) WATER METER TO BE REMAIN

SITE PLAN KEYNOTES

PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO
REQUIRED YARD SETBACK/EASEMENT
TREE PROTECTION FENCING
EXISTING BUILDING TO REMAIN
NEW BUILDING AREA
(E) HARDSCAPE
(E) TREE TO BE REMOVED
TREE NUMBER--REFER TO ARBORIST REPORT FOR SPECIES AND OTHER INFO
+/-XX.XX' XX SPOT ELEVATION, SEE CIVIL DRAWINGS FOR MORE INFO

NOTES:
1. (E) WATER SUPPLY TO BE REPLACED FROM METER IN.
2. (E) SEWER LATERAL TO BE REPLACED FROM PROPERTY LINE IN.
3. SEE LS PLANS FOR ALL SITE CONCRETE AND HARDSCAPE DETAILS--CO-ORDINATE WITH CIVL & GEOTECH. REQUIREMENTS

SITE PLAN LEGEND | -

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DEMO
AND
SITE PLAN

A1.0

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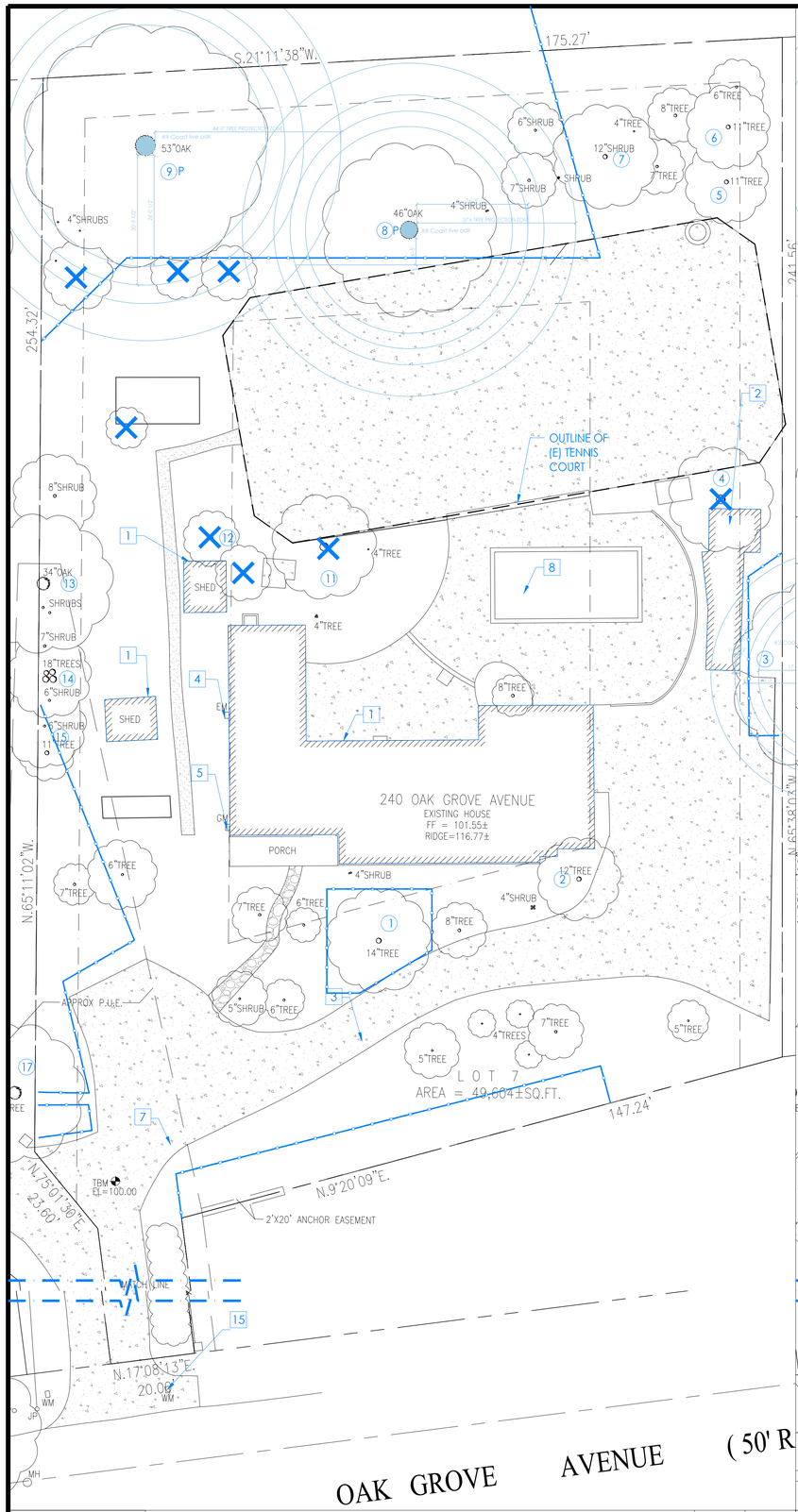
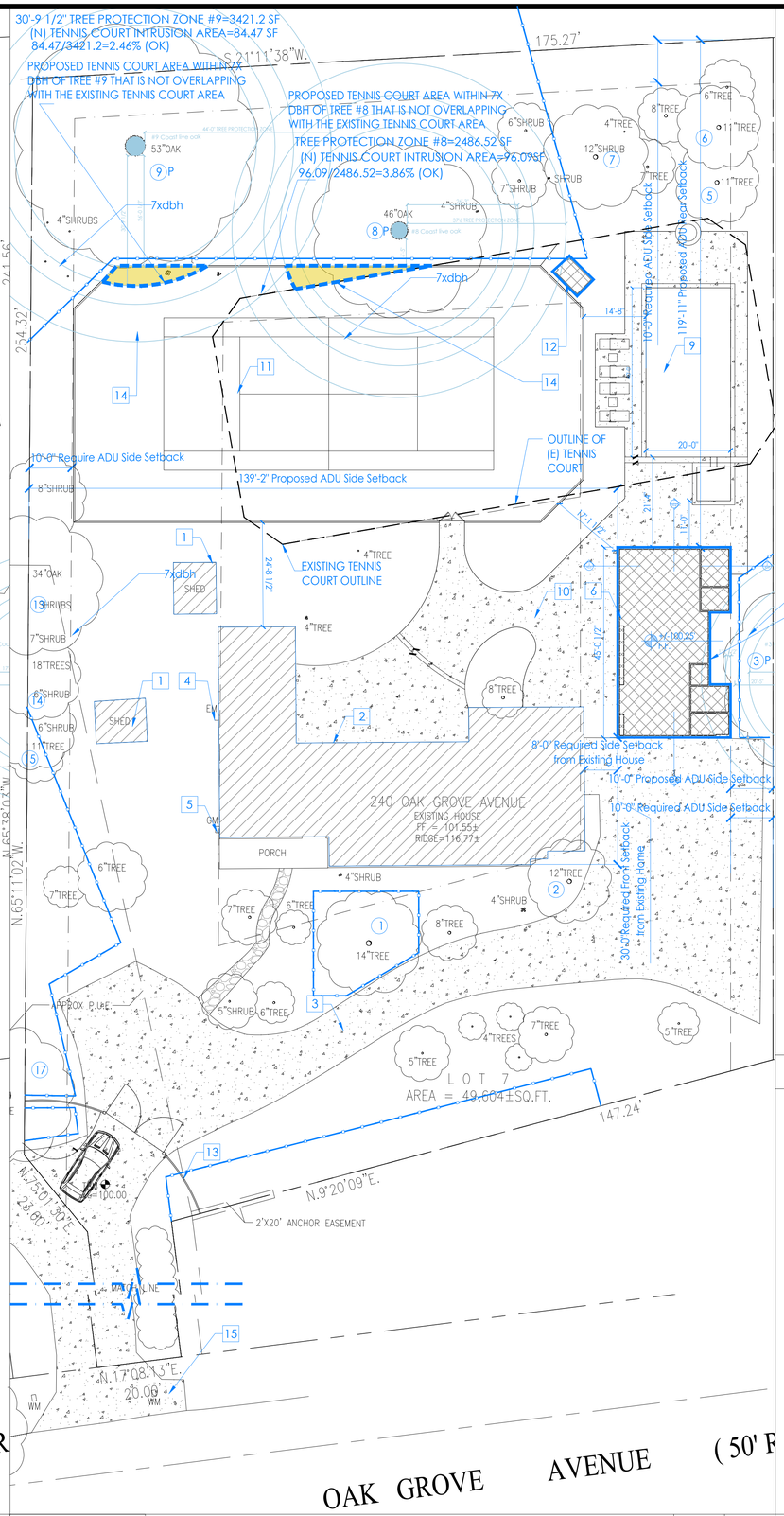


24 8 16 24 feet

DEMO SITE PLAN | 1/16" | 1



24 8 16 24 feet

PROPOSED SITE PLAN | 1/16" | 2

= NUMBER TO KEY NOTE BELOW

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SITE PLAN KEYNOTES | -

- PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO
- REQUIRED YARD SETBACK/EASEMENT
- TREE PROTECTION FENCING
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- NEW BUILDING AREA
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SITE PLAN LEGEND | -

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240 Oak Grove Avenue

Shivani & Nirmal Govind

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DEMO
AND
SITE PLAN

A1.0

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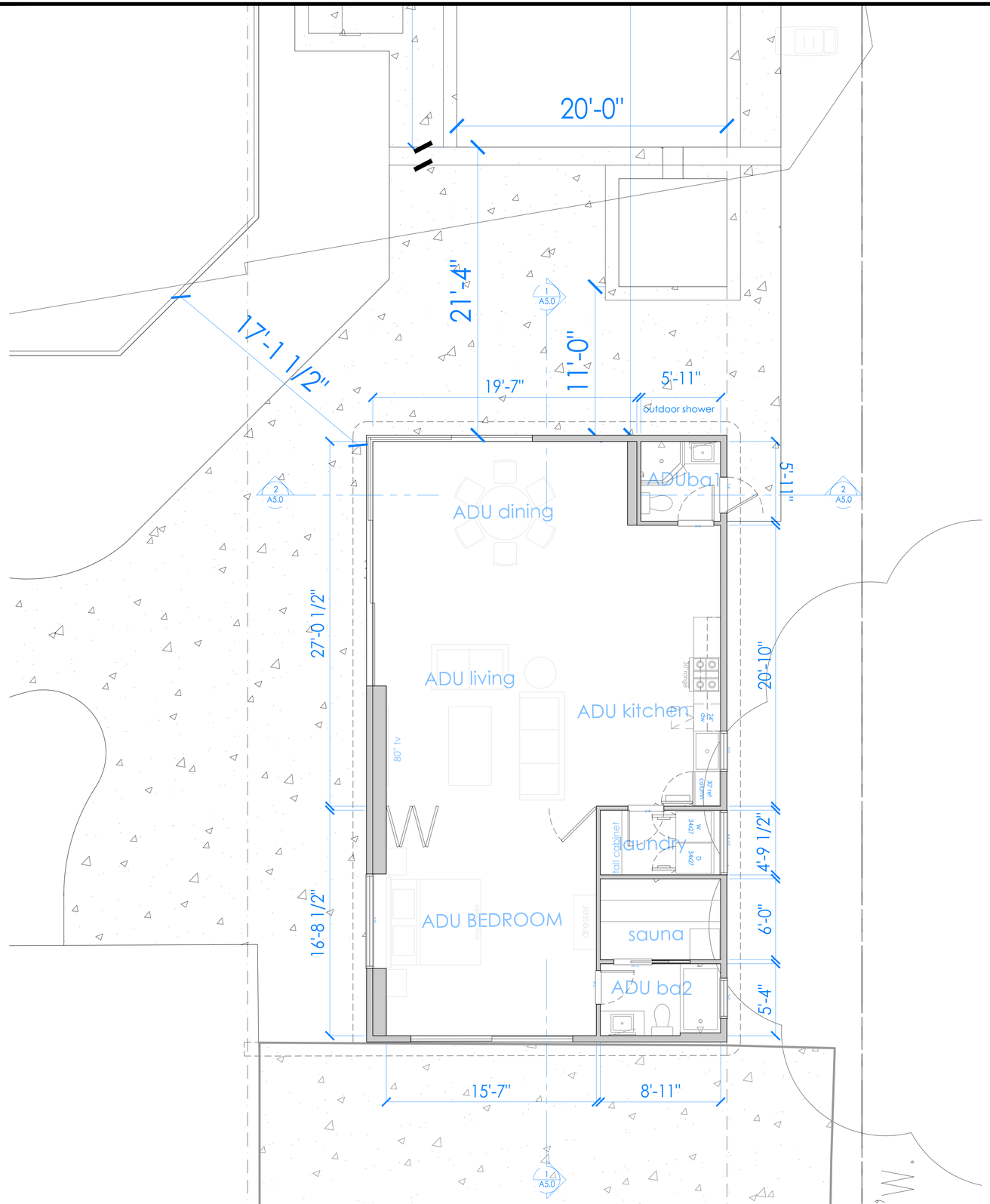

1 2 3 4 6 feet

ADU FLOOR PLAN | 1/4" | 1

Xref ..\Z-KEYNOTES - Govind.dwg

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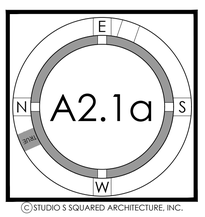
ADU

FLOOR PLAN



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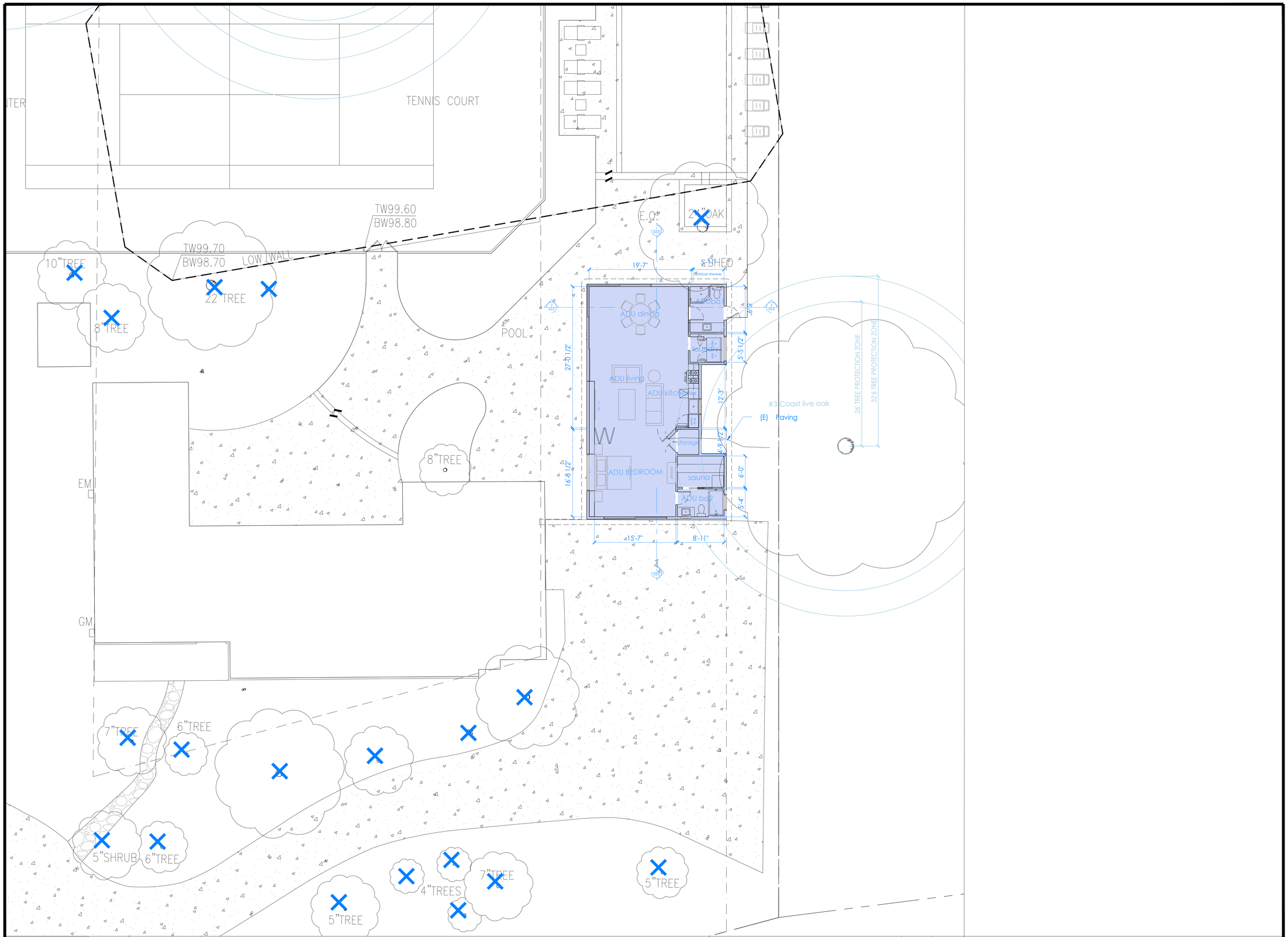

1ST FLOOR PLAN | 1/8" | 1

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1ST

FLOOR PLAN

A2.1b

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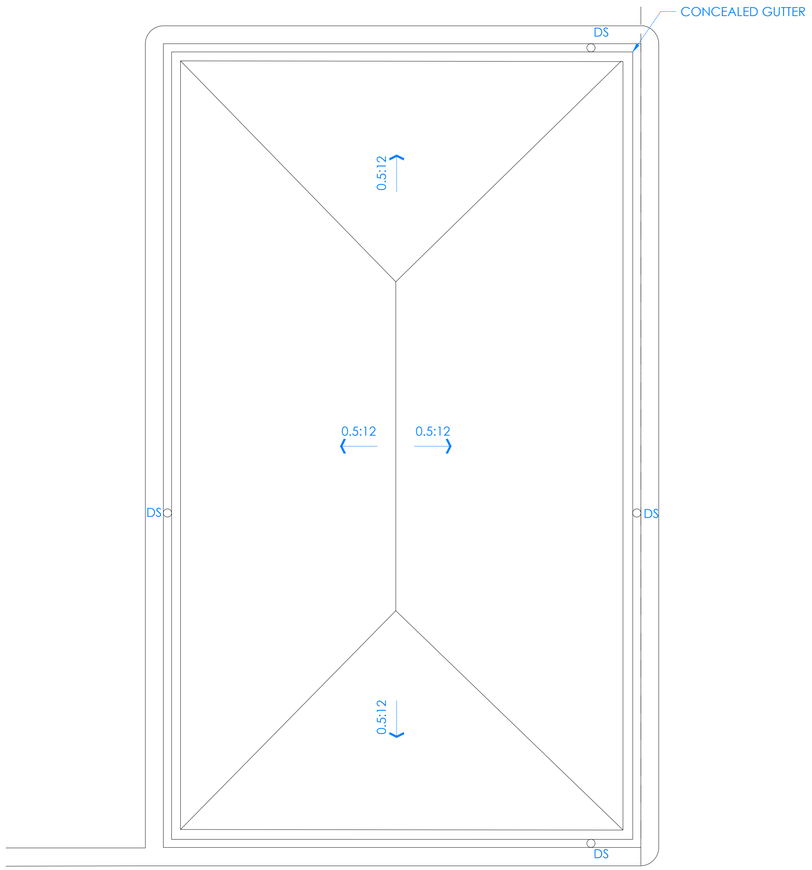

NOTE:
1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
3. SEE 4/A0.1a FOR ELECTRICAL GENERAL NOTES
4. SEE 5/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES

ROOF GENERAL NOTES | - |

ATTIC VENTILATION CALCULATIONS AND NOTES | -

SINGLE PLY ROOFING, MIN CLASS "A"--MANUF: GAF OR EQUAL; STYLE: FULLY ADHERED EVERGUARD EXTREME TPO ROOFING MEMBRANE; THICKNESS: 60 MILLIMETER MIN.--INSTALL O/ 1/2" HIGH DENSITY POLYISO BOARD O/ SLOPING PLYWOOD SHEATHING TO ENSURE MIN. 3/8:12 SLOPE. INSTALL RIVER-WASHED ROUND STONE BALLAST o/ 6-OZ MIN. POLYMAT FILTER FABRIC o/ ROOFING MEMBRANE AT LOW ROOFS THAT ARE VISIBLE FROM 2ND FLOOR WINDOWS--INSTALL PER MANUF. 20-YEAR WARRANTY INSTRUCTIONS.

DS	DENOTES GUTTER DRAIN (3" DIA.) AND DOWNSPOUT (2" X 3") 26 GA ALUMINUM - PAINTED TO MATCH TRIM COLOR-- VERIFY SPEC. W/ OWNER. INSTALL PER MFR. INSTRUCTIONS
⟵	DENOTES DIRECTION OF SLOPE FROM HIGH TO LOW--ROOF SLOPE APPROX., REFER TO ELEVATIONS FOR MAX HT AND VERTICAL CONTROL
- - - -	LINE OF BLDG. BELOW

ROOF PLAN LEGEND

1 2 3 4 6 feet

ADU ROOF PLAN | 1/4" | 1

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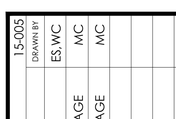

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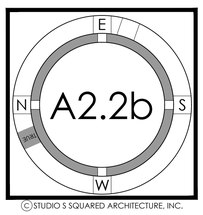
ADU

ROOF PLAN



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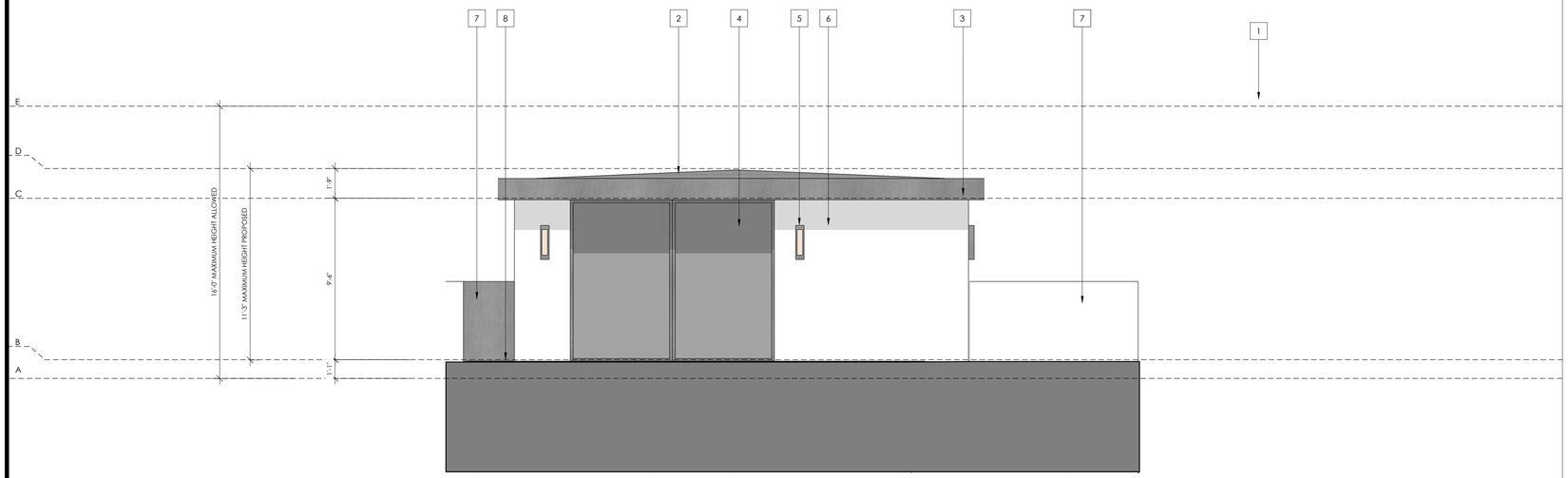
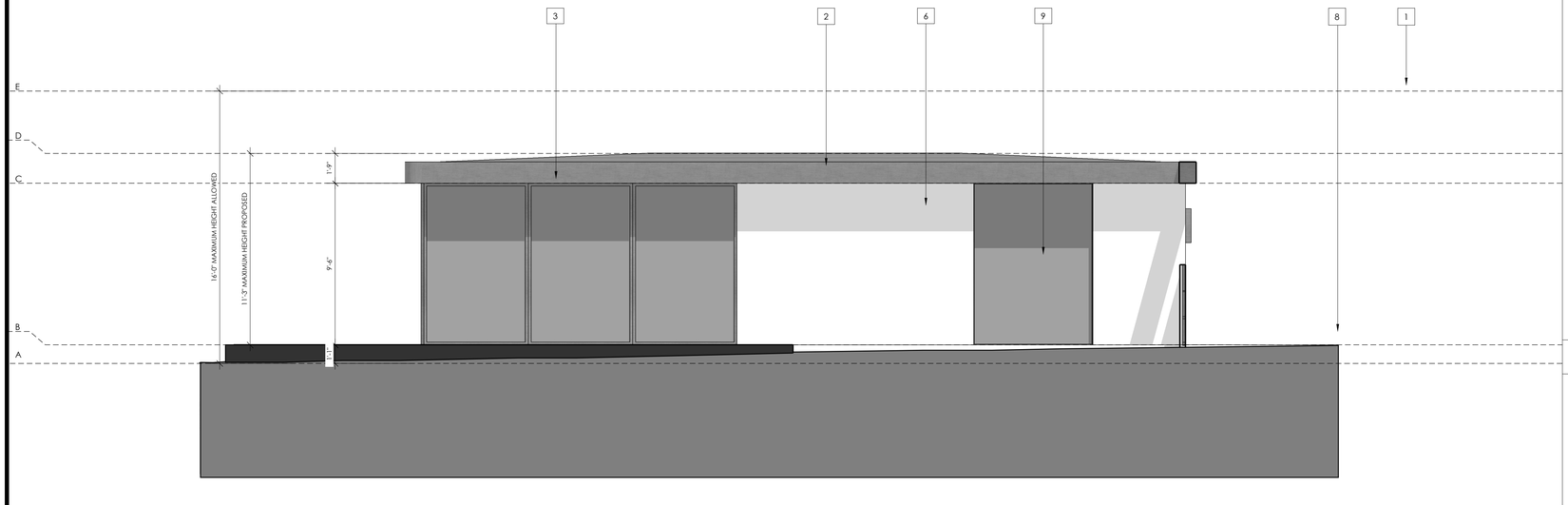


1 2 3 4 6 feet

SOUTH ELEVATION (FRONT) | 1/4" | 1



1 2 3 4 6 feet

WEST ELEVATION (LEFT) | 1/4" | 2

[#] = NUMBER OF KEYNOTE BELOW

1 MAXIMUM HEIGHT DEFINED BY JURISDICTION
2 BUILT-UP ROOFING--SEE ROOF PLAN FOR MORE INFO
3 PAINTED [REDWOOD OR A.Y.C./FIBER CEMENT] TRIM--2xX FASCIA WITH [X"] SEAMLESS PAINTED SHEET METAL GUTTER--VERIFY GUTTER PROFILE WITH OWNER PRIOR TO FABRICATION--SEE ROOF PLAN FOR MORE INFO
4 ALUMINUM FULL LITE SLIDING DOOR
5 EXTERIOR LIGHT, INSTALL PER MANUF. INSTRUCTIONS-MANUF.: [MANUF]; STYLE: [STYLE]; COLOR: [COLOR]--[website]
6 WHITE STUCCO FINISHING
7 PAINT GRADE WOOD FANCE WITH ALUMINUM GATE
8 HARDSCAPE--SEE SITE PLAN AND FINISH FLOOR PLAN FOR MORE INFO
9 ALUMINUM PICTURE WINDOW, ALLWEATHER 5000 SERIES OR SIMILAR
10 ALUMINUM FROSTED FULL LITE DOOR

KEYNOTES | - | -

ELEVATION GRID LINE KEY
A EVERAGE NATURAL GRADE= +/- 100.12'
B 1ST FLOOR TOP OF STRUCTURE = +/- 100.25'
C 1ST FLOOR CEILING HEIGHT (U.N.O.) = +/- 110.48'
D PROPOSED BUILDING HEIGHT = +/- 9'-6" +/- 112.24'
E MAX BUILDING HEIGHT ALLOWED = 16'-0" +/- 116.94'

ELEVATION GRID LINE KEY | - | -

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	09.19.2022	ADU PALNNING PACKAGE
		MATCH CAD TITLE BLOCK
		MC

EXTERIOR ELEVATIONS

A3.0a

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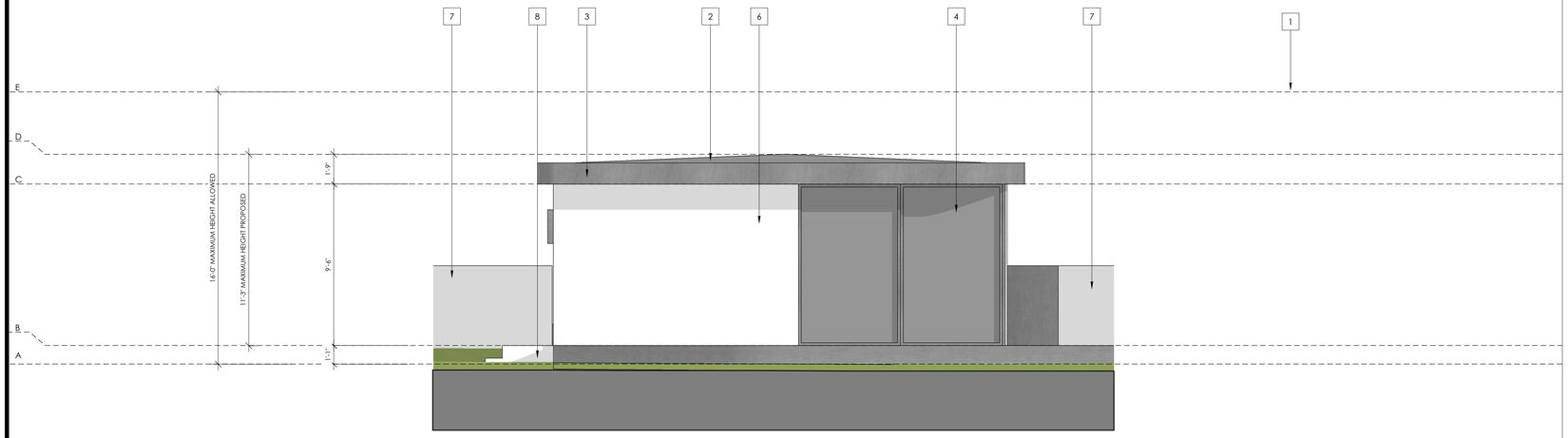
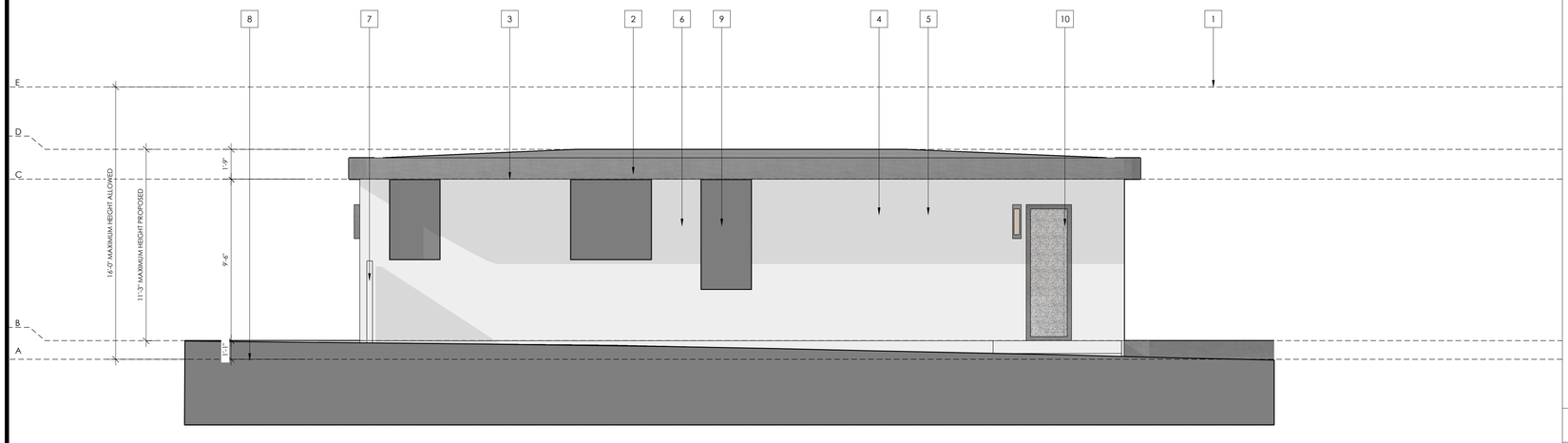


1 2 3 4 6 feet

NORTH ELEVATION (BACK) | 1/4" | 1



1 2 3 4 6 feet

EAST ELEVATION (RIGHT) | 1/4" | 2

#	= NUMBER OF KEYNOTE BELOW
1	MAXIMUM HEIGHT DEFINED BY JURISDICTION
2	BUILT-UP ROOFING--SEE ROOF PLAN FOR MORE INFO
3	PAINTED [REDWOOD OR A.Y.C./FIBER CEMENT] TRIM--2xX FASCIA WITH [X"] SEAMLESS PAINTED SHEET METAL GUTTER--VERIFY GUTTER PROFILE WITH OWNER PRIOR TO FABRICATION--SEE ROOF PLAN FOR MORE INFO
4	ALUMINUM FULL LITE SLIDING DOOR
5	EXTERIOR LIGHT, INSTALL PER MANUF. INSTRUCTIONS-MANUF.: [MANUF]; STYLE: [STYLE]; COLOR: [COLOR]--[website]
6	WHITE STUCCO FINISHING
7	STAIN GRADE WOOD FANCE WITH ALUMINUM GATE
8	HARDSCAPE--SEE SITE PLAN AND FINISH FLOOR PLAN FOR MORE INFO
9	ALUMINUM PICTURE WINDOW, ALLWEATHER 5000 SERIES OR SIMILAR
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KEYNOTES | - | -

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ELEVATION GRID LINE KEY | - | -

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12-31-21
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REVISION	09.19.2022	ADU PALNNING PACKAGE	

MATCH CAD TITLE BLOCK

EXTERIOR ELEVATIONS

A3.0b

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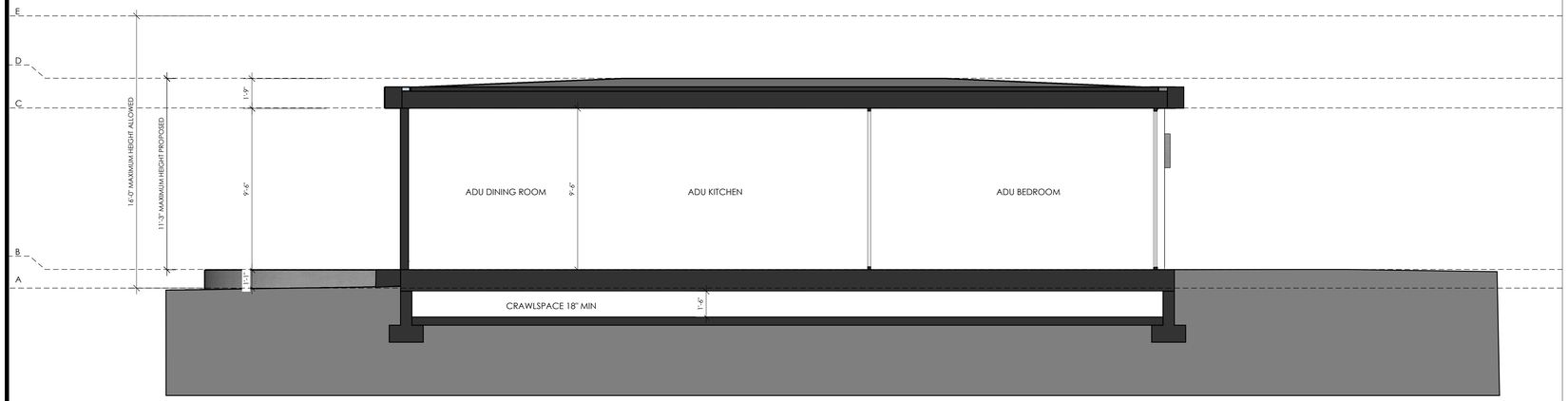
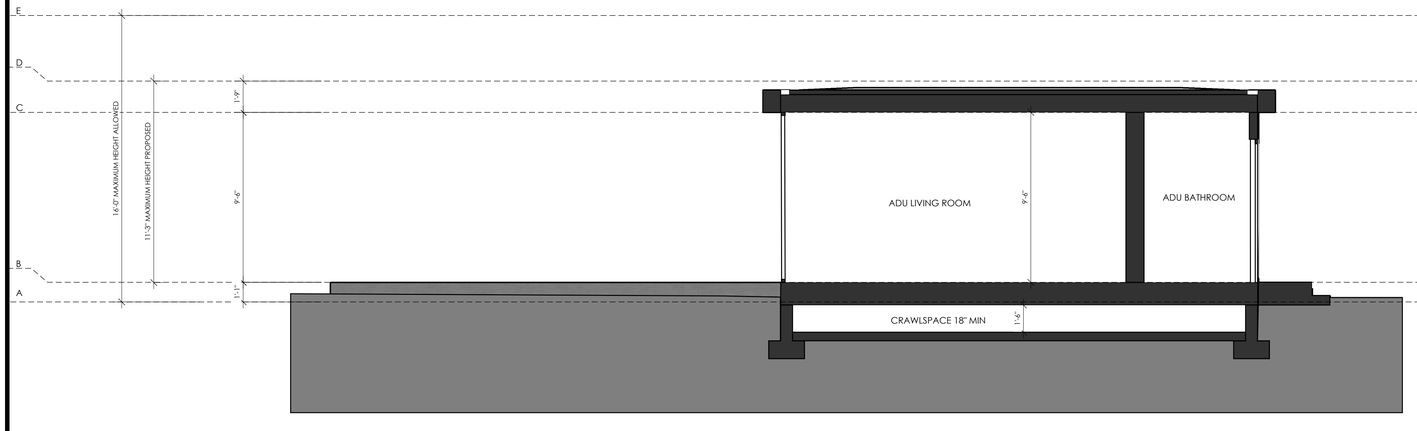


1 2 3 4 6 feet

SECTION 1 | 1/4" | 1



1 2 3 4 6 feet

SECTION 2 | 1/4" | 2

= NUMBER OF KEYNOTE BELOW

KEYNOTES | - | -

ELEVATION GRID LINE KEY
A EVERAGE NATURAL GRADE= +/- 100.12'
B 1ST FLOOR TOP OF STRUCTURE = +/- 100.25'
C 1ST FLOOR CEILING HEIGHT (U.N.O.) = +/- 110.48'
D PROPOSED BUILDING HEIGHT = +/- 9'-6" +/- 112.24'
E MAX BUILDING HEIGHT ALLOWED = 16'-0" +/- 116.94'

SEE EXTERIOR ELEVATIONS FOR ELEVATION GRID LINE KEY

ELEVATION GRID LINE KEY | - | -

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ARCHITECTURE

1000 S. Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

GOVIND RESIDENCE
NEW SINGLE FAMILY RESIDENCE
240 OAK GROVE AVENUE
SHIVANI AND NIRMAL GOVIND

LICENSED ARCHITECT
EUGENE H. SAKAI, AIA, LEED AP
C27,719
12-31-21
STATE OF CALIFORNIA

PROJECT NO.		
REVISION	DATE	DESCRIPTION
	09.19.2022	ADU PALNNING PACKAGE
		MC
		MATCH CAD TITLE BLOCK

SECTIONS

A5.0

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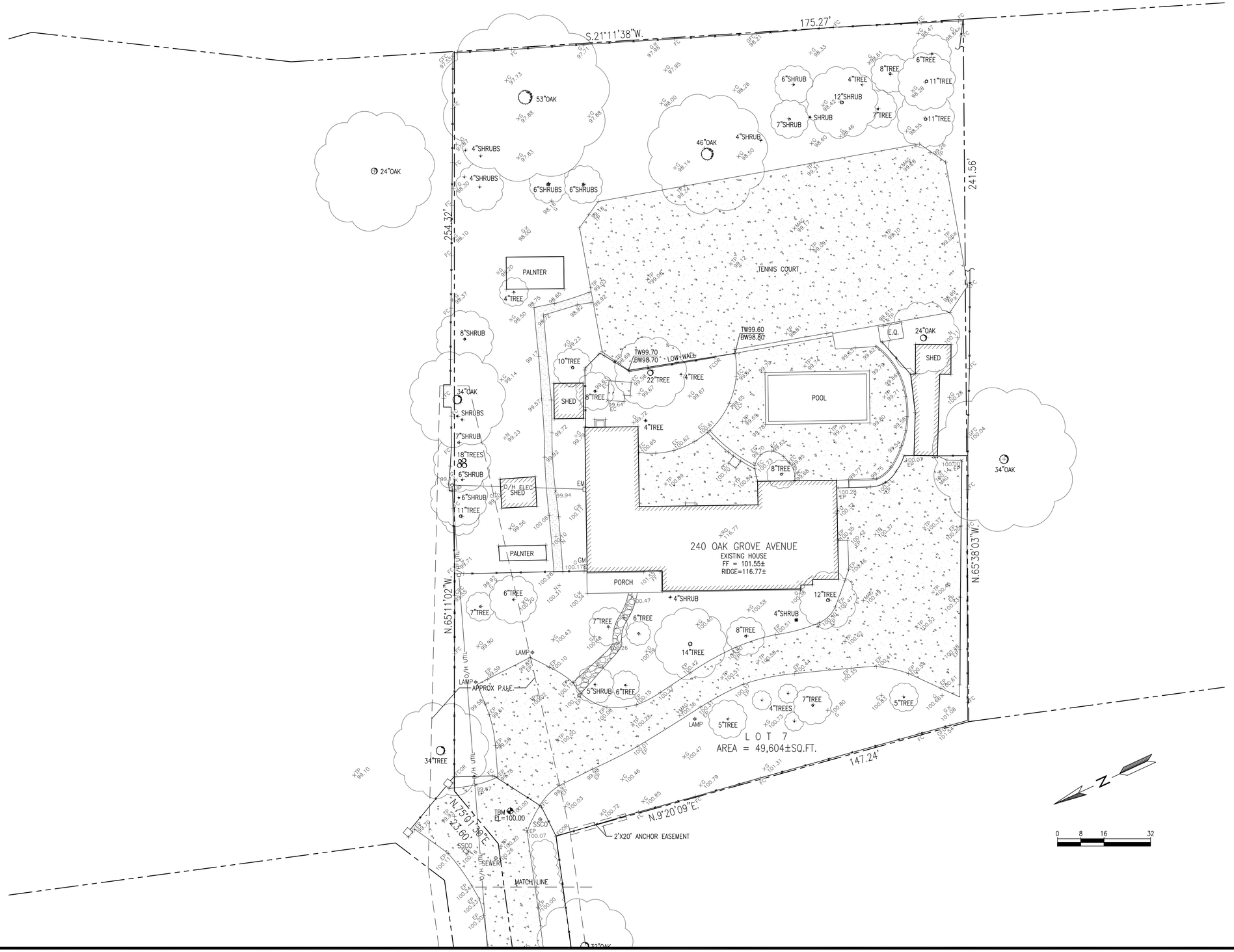

LEGEND:

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

BASIS OF BEARINGS:

THE BEARING, N17°08'13"E, OF THE CENTER LINE OF OAK GROVE AVENUE, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, IN BOOK 35 OF MAPS AT PAGE 8, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BASIS OF ELEVATION:

TBM ELEV=100.00 (ASSUMED)

UTILITY NOTE:

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

LEGAL DESCRIPTION:

LOT 7, MAP REF: BOOK 35 PAGE 8

NOTE:

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

GOVIND RESIDENCE

240 OAK GROVE AVENUE
ATHERTON, CA
APN: 061-290-050

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

LICENSE STAMPS AND SIGNATURE

LICENSED LAND SURVEYOR
YI-RAN WU
EXP. 12/31/21
L. 8235
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: JAN 29, 2021
SCALE: 1/16"=1'-0"
DRAWN: BG
JOB: 10078

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NO.

C.01

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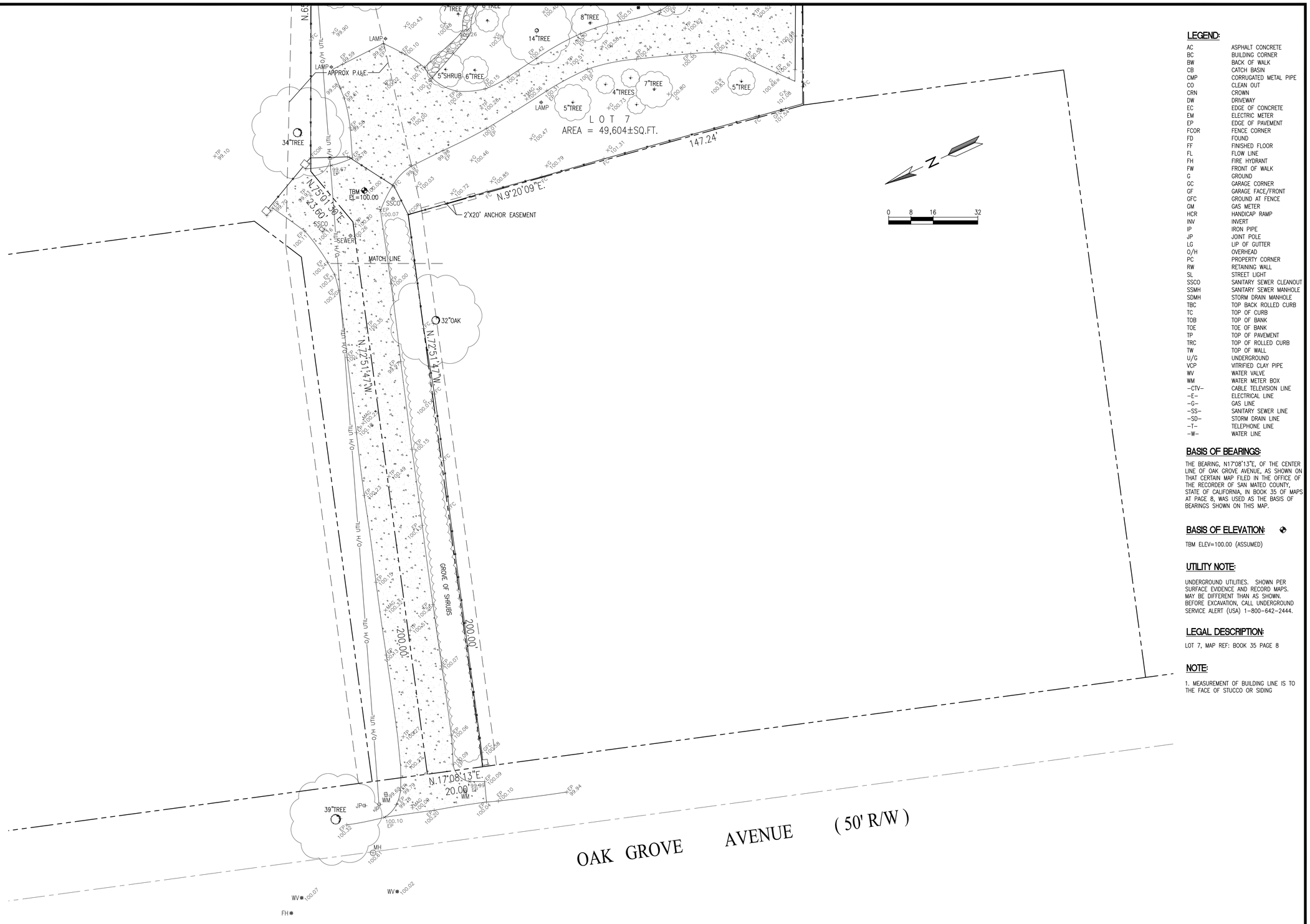

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BASIS OF ELEVATION:

TBM ELEV=100.00 (ASSUMED)

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LEGAL DESCRIPTION:

LOT 7, MAP REF: BOOK 35 PAGE 8

NOTE:

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

GOVIND RESIDENCE

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LICENSE STAMPS AND SIGNATURE

LICENSED LAND SURVEYOR
YI-RAN KUO
EXP. 12/31/21
L. 8235
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: JAN 29, 2021
SCALE: 1/16"=1'-0"
DRAWN: BG
JOB: 10078

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NO.

C.02

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Kielty Arborist Services LLC

Certified Arborist WE#10724A
P.O. Box 6187
San Mateo, CA 94403
650- 532-4418

March 8th, 2021, Revised January 16th, 2023

Shivani Aggarwal & Nirmal Govind

Site: 240 Oak Grove Avenue, Atherton

Dear Shivani Aggarwal & Nirmal Govind,

As requested on Thursday, March 4th, 2021, and again on December 14th, 2022 Kielty Arborist Services LLC visited the above site for the purpose of developing a tree inventory report and tree protection plan for the proposed construction. An ADU, pool, and tennis court are proposed for this site, and as required, a tree inventory and tree protection plan are required when submitting plans to the town of Atherton. Site plan A1.0 dated 9/30/22 was reviewed for writing this report. This Tree Inventory Report is not a Tree Risk Assessment. As such, no trees were assessed for risk in accordance with industry standards unless stated otherwise state, nor are there any tree risk ratings or risk mitigation recommendations provided within this preservation plan unless stated otherwise.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on an existing topography map provided by you. No plant tissue analysis or decay analysis was performed. The trees were then measured for diameter at 48 inches above ground level (**DBH** or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

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

The height of the trees were measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations are provided per each tree.

Survey Key:
-indicates neighbor's tree** **P-Indicates protected tree by city ordinance.*
R-Indicates proposed removal **DBH-**Diameter at breast height (48 inches above grade)
CON- Condition rating **HT/SP-** Tree height/ canopy spread

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1**P**	Scarlet oak *(Quercus coccinea)* **10 times diameter= 13.2' 8 times diameter= 10.6' 6 times diameter= 7.9' Appraised value= $3,810**	15.9	65	40/30	Good vigor, fair form, codominant at 30 feet.

Showing tree #1

Discussion: The tree is in fair condition. The structure of the tree has a defect at the top of the canopy as the tree has been topped at a height of 30 feet. Crown restoration pruning is recommended.

2	Persimmon *(Diospyros kaki)*	8.6-9.3-10.4	40	30/25	Fair vigor, poor form, multi leader at 3 feet, history of limb loss, decay at grade, close to home, topped. **In buildable space**

Tree#	Species	DBH	CON	HT/SP	Comments
3***P**	Coast live oak *(Quercus agrifolia)* **10 times diameter= 28.3' 8 times diameter= 22.6' 6 times diameter= 17' Appraised value= $15,200**	34est	60	40/35	Good vigor, fair form, codominant at 8 feet, history of limb loss, estimated 12 feet from property line, mature, limited visual inspection.

Showing oak tree #3

Discussion: The tree is in fair condition. A history of limb loss was observed in the canopy. The tree estimated at 12 feet from the property line. The tree is mature. The inspection of the tree was limited due to being located on the neighboring property.

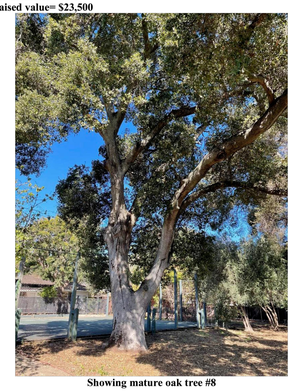
Tree#	Species	DBH	CON	HT/SP	Comments
4**P/R**	Coast live oak *(Quercus agrifolia)* **10 times diameter= 19.9' 8 times diameter= 15.9' 6 times diameter= 11.9' Appraised value= $6,100**	23.9	45	40/35	Good vigor, fair form, leans over tennis court, at shed foundation, excessive decay on leaders.

Showing oak tree #4

Discussion: The oak tree is in poor condition. The tree leans over the tennis court area and is located at the shed foundation. The tree has been heavily pruned in the past for tennis court clearance. Areas of decay were observed on the limbs of the tree due to poor past pruning cuts. The decay on the limbs observed is excessive. This tree has a high risk of limb failure due to decay on heavy lateral leaders. The decay in combination with the decay observed makes for a hazardous tree. Tree removal is recommended.

5	Empress tree *(Paulownia tomentosa)*	11.5	70	35/25	Fair vigor, fair form.
6	Empress tree *(Paulownia tomentosa)*	12.0	70	35/25	Fair vigor, fair form.
7	Bay *(Umbellularia californica)*	8.5-3.3-3.5	50	15/15	Fair vigor, poor form, multi leader at grade.

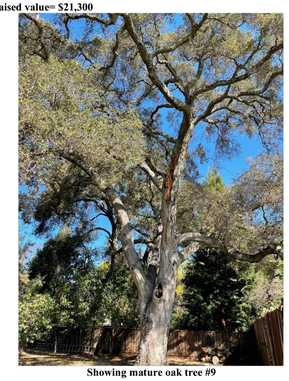
Tree#	Species	DBH	CON	HT/SP	Comments
8**P**	Coast live oak *(Quercus agrifolia)* **10 times diameter= 37.6' 8 times diameter= 30.1' 6 times diameter= 22.6' Appraised value= $23,500**	45.2	65	35/35	Good vigor, fair form, mature, cabled in past, cables look to be rusted, inspection of cables needed, codominant at 8 feet, decay on limbs from past pruning.



Showing mature oak tree #8

Discussion: Oak tree #8 is in fair condition. The tree is mature for the species. Cables were observed on the codominant leaders. The cables appear to be rusted and old. It is recommended to have the cables inspected and re-installed. Decay on many of the limbs was observed. Crown reduction pruning is recommended to reduce risk of limb loss.

Tree#	Species	DBH	CON	HT/SP	Comments
9**P**	Coast live oak *(Quercus agrifolia)* **10 times diameter= 44' 8 times diameter= 35.2' 6 times diameter= 26.4' Appraised value= $21,300**	52.8	45	55/55	Fair to poor vigor, fair form, history of limb loss, mature, cabled in past, cables need inspection, large areas of decay on leaders.



Showing mature oak tree #9

Discussion: Oak tree #9 is in decline (poor condition). The trees vigor is in decline and is likely an indicator of declining health. The tree is mature and has lost a large limb recently. A large decay pocket is visible on the codominant leader near the codominant union. A risk assessment is recommended. Cables were observed on the codominant leaders. The cables appear to be rusted and old. It is recommended to have the cables inspected and re-installed.

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ARCHITECTURE

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GOVIND RESIDENCE
NEW SINGLE FAMILY RESIDENCE

240 Oak Grove Avenue

Shivani & Nirmal Govind

EUGENE H. SAKAI, AIA, LEED AP
LICENSED ARCHITECT
C27,719
12-31-21
STATE OF CALIFORNIA

PROJECT NO.	15-005						
REVISION	DATE	DESCRIPTION	DRAWN BY				
	04.06.2021	Scheme 4	ES.WC				
	2022.09.21	ADU PLANNING PACKAGE	MC				
	2022.09.30	ESTIMATE COST PACKAGE	MC				

ARBORIST

REPORT

AR1.0

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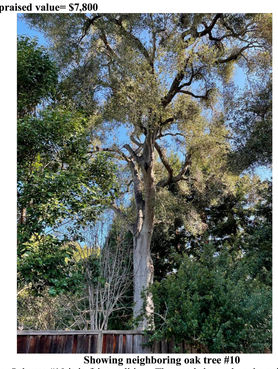
240 Oak Grove (7)

Tree#	Species	DBH	CON	HT/SP	Comments
10*P	Coast live oak *(Quercus agrifolia)* **10 times diameter= 20' 8 times diameter= 16' 6 times diameter= 12' Appraised value= $7,800**	24.0	60	60/50	Fair vigor, fair form, limited visual inspection, 20 feet form property line, history of limb loss, near turf.
11	African fern pine *(Afrocarpus falcatus)*	26.0	55	40/30	Fair vigor, fair form, heavily pruned, well maintained. **In buildable space**
12	Olive *(Olea europaea)*	8.7	45	25/12	Fair to poor vigor, poor form, topped.



Showing neighboring oak tree #10

Discussion: Oak tree #10 is in fair condition. The tree is located on the neighboring property at an estimated 20 feet from the property line. A limited visual assessment was conducted. A history of limb loss was observed.

240 Oak Grove (8)

Tree#	Species	DBH	CON	HT/SP	Comments
13	**Hazardous tree- Removed with approval by Town Arborist**				
14	**Hazardous tree- Removed with approval by Town Arborist**				
15	Bay *(Umbellularia californica)*	10.8	40	20/15	Fair vigor, poor form, topped.
16*P	Coast live oak *(Quercus agrifolia)* **10 times diameter= 15' 8 times diameter= 12' 6 times diameter= 9' Appraised value= $3,170**	18est	50	30/35	Fair vigor, poor form, topped for utilities, 1 foot from property line.

Showing topped oak tree #16

Discussion: Oak tree #16 is in fair condition (lower end). The tree has been topped in the past for utility line clearance creating an off balanced canopy. The vigor, of the tree is fair with areas of minor dead wood observed.

240 Oak Grove (9)

Tree#	Species	DBH	CON	HT/SP	Comments
17*P	Deodar cedar *(Cedrus deodara)* **10 times diameter= 28.3' 8 times diameter= 22.6' 6 times diameter= 17' Appraised value= $10,900**	34est	50	80/35	Good vigor, poor form, codominant throughout canopy, limited visual inspection.

Showing neighbor's codominant Deodar cedar tree #17

Discussion: Deodar cedar tree #17 is in fair condition (lower end). The tree has poor structure due to the loss of apical dominance. The tree is on the neighbor's property and should be maintained by the neighbor.

240 Oak Grove (10)

Tree#	Species	DBH	CON	HT/SP	Comments
18*P	Coast live oak *(Quercus agrifolia)* **10 times diameter= 23.3' 8 times diameter= 18.6' 6 times diameter= 14' Appraised value= $4,800**	28est	65	45/60	Good vigor, fair form, 25 feet from property line, canopy into property by 10 feet, limited visual inspection.

Showing neighboring oak tree #18

Discussion: Neighbor's oak tree #18 is in fair condition. The tree has a wide spreading canopy that grows into the site. The tree is estimated at 25 feet from the property line.

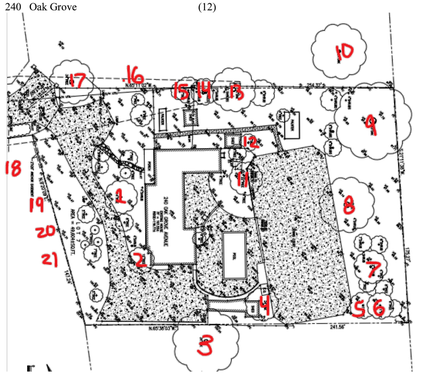
240 Oak Grove (11)

Tree#	Species	DBH	CON	HT/SP	Comments
19*P	Redwood *(Sequoia sempervirens)* **10 times diameter= 15' 8 times diameter= 12' 6 times diameter= 9' Appraised value= $4,700**	18est	70	75/25	Good vigor, fair form, limited visual inspection, 5 feet from property line.
20*P	Redwood *(Sequoia sempervirens)* **10 times diameter= 15' 8 times diameter= 12' 6 times diameter= 9' Appraised value= $4,700**	18est	70	75/25	Good vigor, fair form, limited visual inspection, 5 feet from property line.
21*P	Redwood *(Sequoia sempervirens)* **10 times diameter= 20.8' 8 times diameter= 16.6' 6 times diameter= 12.5' Appraised value= $7,900**	25est	70	75/25	Good vigor, fair form, limited visual inspection, 5 feet from property line.

Showing redwood trees #19-21

Discussion: The neighbors redwood trees are in good condition. Drought stress symptoms (normal for species) were observed in the tree canopies.

240 Oak Grove (12)



Showing tree locations

Summary of site visit:
The site at 240 Oak Grove has many large heritage sized trees, with the majority of the heritage trees located near the property lines. Some of the heritage trees are located on the neighboring lots. The oak trees on the property have been pruned in the past using appropriate crown reduction pruning to reduce risk of a large leader failure. The larger oak trees #8 and #9 have been cabled to further reduce risk of a large leader failure. Continual maintenance will be needed for the heritage oak trees on the property. Oak trees are native and survive off of annual rainfall. The only time oak trees should be irrigated is during the months of May and October to combat longer than usual drought, or if their root zones are impacted. Irrigation during the dry season can raise risk of oak root fungus disease. The large heritage sized oak trees on the property are recommended to be assessed annually for any needed maintenance.

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ARBORIST REPORT

AR1.1

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Protected Trees proposed for removal:

Planning commission approval needed

On Wednesday August 10th, 2022, a site meeting was held between Kielty Arborist Services LLC and the Town Arborist Sally Bentz to go over proposed tree removal. During the meeting the Town Arborist stated that she could not approve the removal of Coast Live Oak tree #4. This tree is the only heritage tree removal proposed on site. Tree removal is required to facilitate the construction of the proposed ADU and pool. The proposed work would require excavation on two sides of the tree. Impacts from excavation are expected to be high on the leaning tree. This location for the ADU and pool make the most sense as noted in the site study. Oak tree #4 was given a poor condition rating. The tree is poorly located at the shed foundation and leans over the existing tennis court/proposed pool area. Demolition of the shed could result in root impacts made on the tension side of the tree's lean. Roots on the tension side of a tree's lean are critical for tree stability. Demolition of the tennis court on the compression side of the tree's lean could also lead to root impacts. The tree has large decay pockets observed on the large leaders from past pruning events that were not done correctly. Limb failure risk is high due to the decay observed in combination with the tree's lean. Tree removal is recommended as the tree is hazardous and to facilitate the proposed construction. New screening trees are recommended to replace any lost screen for the neighboring property. There will be adequate room for replacement trees at the southern property line.

Showing oak tree #4

Distances to proposed construction:

The text below are multiple rules from the ordinance that are recommended to be followed where possible.

1. R1-A Zoning District for lots of more than 10,000 square feet:
   a. The TPZ is 10x away from all buildings and structures.
   b. The TPZ is 8x away from any new driveway.
2. R1-B Zoning District and lots in the R1-A Zoning District that are 10,000 square feet or less:
   a. The TPZ is 6x away from all buildings, structures, and new driveways.
3. For all lots:
   a. The TPZ is 6x away from all CMU walls and 5x away from all wood or metal fences that require a permit.
   b. The TPZ is 3x from all landscaping, Landscape Screening trees and bushes.
   c. For replacement of existing driveways and/or new, proposed compacted surfaces, allow for replacement in the existing location, but in no cases less than 3 times (3x).

Town Arborist Exceptions:

A Town Arborist exception from the TPZ standards noted in Section 2.2 (A) can be considered under any of the following scenarios.

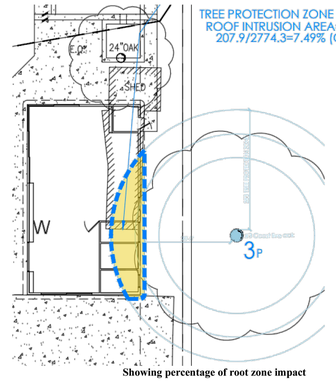
- A TPZ exception in the R1-A from 10x the diameter, down to a minimum of 8x the diameter, for all development types unless otherwise specified.
- A TPZ exception in the R1-A from 6x the diameter, down to a minimum of 3x the diameter, for lots in the R1-B, or lots in the R1-A 10,000 square feet or less.
- A TPZ exception for all walls or fences from 6x the diameter, down to 3x the diameter

An application and fee are required to be completed prior to a Town Arborist TPZ exception review. Submitting and paying for the application does not guarantee approval to reduce the TPZ. If the Town Arborist denies an application submitted for a Town Arborist exception to the TPZ, the application can be appealed to the Planning Commission in accordance with the Atherton Municipal Code.

Town Arborist Exceptions needed:

ADU

The proposed ADU is located slightly closer than 8x the diameter of neighboring Coast Live Oak tree #3 at 20'5" from the tree. The ADU will require a Town Arborist exception for approval. The neighboring oak tree is healthy and in fair condition. Coast Live Oak trees have a good tolerance to construction impacts as seen in the Matheny and Clark Tree Tolerance Chart. 7.49% of the tree's root zone at 10x the tree's diameter will be impacted by the proposed ADU construction. An exploratory trench has been completed at the proposed ADU foundation when within 10x the diameter of oak tree #3 to get a better idea on the level of impacts the proposed plan would have on the tree. Below are the results of the exploratory trench.



Showing percentage of root zone impact

Exploratory trench at proposed ADU

All exploratory trenches were excavated by hand while keeping all roots intact and as damage free as possible. Encountered roots were wrapped in layers of wetted down burlap to help avoid root desiccation. Trenches were also covered in plywood boards to further reduce root desiccation. The exploratory trench at the proposed ADU was excavated to a depth of 2.5'. The existing asphalt driveway within the exploratory trench area obviously discouraged root growth as only one 1" root was encountered within the asphalt parking area. Beyond the asphalt parking strip and side gate, the area is a landscaped area and where roots were encountered. The following root sizes were encountered. Only roots measuring 1" or larger were measured and recorded.

Root size	**Depth of root**
4"	2' deep
3.2"	1' deep
2"	2' deep
3"	2' deep
2"	6" deep
1" (4 qty.)	6" deep

Showing encountered roots within the Landscape area wrapped in burlap

Showing no roots encountered underneath the existing asphalt area.

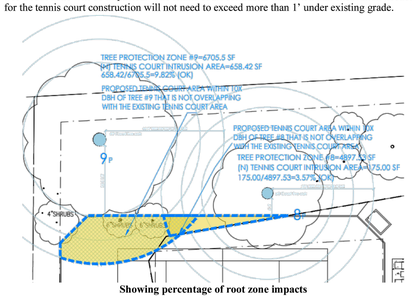
Showing largest root (3.2") to be cut

Recommendation for ADU foundation work:

The proposed foundation is recommended to be a pier and grade beam foundation so that the three larger roots encountered measuring 4", 2", and 3" can be retained (at bottom of trench). These 3 large roots were encountered at a 2' depth. Any foundation type that could retain the 3 large roots at 2' under grade could be used. A pier and grade beam foundation to span over the tree roots would work to reduce impacts to the neighboring tree when comparing the impacts to a standard foundation build. The remaining roots could be cleanly cut back to the foundation wall using a hand saw. This would require that a 3.2", 2" and four 1" roots be cleanly cut as these roots were encountered within the top foot of soil. The tree is expected to tolerate the root cutting. Minor impacts are expected if the above recommendations could be followed. Between the ADU and property line, it is recommended to irrigate the soil when within 10x the tree's diameter using 200 gallons of water in early spring of 2023 and again before the start of fall. This will act as mitigation for the minor impacts. A licensed tree care provider is recommended to be used to inject the water into the soil. This will also help to aerate the soil and provide additional benefits for the tree. The Project Arborist will be required to documents the foundation work to ensure roots are retained where needed. All foundation work (first 3' under grade) will require hand excavation under the Project Arborist supervision.

Tennis Court

A new Tennis Court is proposed on site to replace the existing tennis court as the existing tennis court is at an irregular angle and in disrepair. This work is proposed within the tree protection zone of Oak trees #8 and #9. Coast Live Oak trees have a good tolerance to construction impacts as seen in the Matheny and Clark Tree Tolerance Chart. The southern portion of the proposed tennis court is further away from oak tree #8 than the existing tennis court while the northern portions of the court are closer to both trees than the existing court. The tennis court work will take place closer than 6x the diameter away from Oak tree #8; however, only a small portion of this work is closer than the existing tennis court. The tennis court is shown at 6' 5" from Oak tree #8 with only 3.57% of the tree's root zone being impacted when taking the existing tennis court out of the equation. The existing tennis court has acted as a root barrier and little to no roots are expected to be found underneath the existing tennis court. Exploratory trench results showed that roots were running parallel to the court and affirms that the existing tennis court has acted as a root barrier. The tennis court work will not encroach closer than 6x the diameter of Oak tree #9 and is shown at 26'-1/2" from the tree. At 10x the tree's diameter, 9.82% of the tree's root zone will be impacted. The tennis court contractor has stated that excavation needed for the tennis court construction will not need to exceed more than 1' under existing grade.



Showing percentage of root zone impacts

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FOR PERMIT REVIEW ONLY - NOT FOR CONSTRUCTION

GOVIND RESIDENCE
NEW SINGLE FAMILY RESIDENCE
240 Oak Grove Avenue
Shivani & Nirmal Govind

PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
15-005			
REVISION	04.06.2021	Scheme 4	ES,WC
	2022.09.21	ADU PLANNING PACKAGE	MC
	2022.09.30	ESTIMATE COST PACKAGE	MC

ARBORIST REPORT

AR1.2

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Exploratory trench

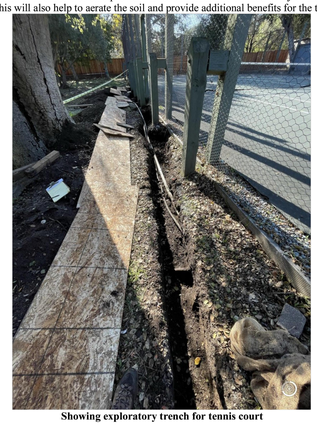
All exploratory trenches were excavated by hand while keeping all roots intact and as damage free as possible. Encountered roots were wrapped in layers of wetted down burlap to help avoid root desiccation. Trenches were also covered in plywood boards to further reduce root desiccation. The exploratory trench at the proposed tennis court was excavated along the edge of the existing tennis court where the proposed tennis court is further away than the existing tennis court. The exploratory trench was completed where the tennis court is within the 10x diameter area from the trees. A small area near Oak tree #9 was not excavated at the exploratory trench would need to pass directly through the tree trunks of 2 small non-protected olive trees. The depth of the trench was done to a depth of 1' as the contractor has stated that this will be the depth needed for the proposed tennis court. All roots encountered at the tennis court exploratory trench were under 2" in diameter. The largest root encountered measured 1.8" in the trench closest to oak tree #9. Roots were observed running parallel to the existing tennis court near oak tree #8 indicating that the existing tennis court has acted as a root barrier. Signs of previous excavation in this area were noticed as irrigation lines were observed.

Showing largest root encountered near oak #9

Showing roots growing parallel to existing Tennis court near oak #8

Recommendations for proposed tennis court:

It is recommended to cleanly cut roots as needed growing along the edge of the proposed tennis court. A hand saw or loppers shall be used under the Project Arborist supervision when cutting tree roots. Impacts to both trees are expected to be minor. Between the tennis court and trees, it is recommended to irrigate the soil when within 10x the tree's diameter using 200 gallons of water in early spring of 2023 and again before the start of fall. This will act as mitigation for the minor impacts. A licensed tree care provider is recommended to be used to inject the water into the soil. This will also help to aerate the soil and provide additional benefits for the trees.



Showing exploratory trench for tennis court

Front Gate

A new gate is proposed at the front of the property near neighboring Deodar Cedar tree #17. This work will be taking place within the calculated tree protection zone for the tree. An exploratory trench was excavated at the location of the gate to see if the gate work is feasible.

Exploratory trench

The trench was excavated to a depth of 18". No roots of a significant size were encountered. Only small fibrous roots were encountered (under 1"). Signs of past trenching in this area for irrigation lines as well as fence post may have helped to discourage root growth in this area.

Showing exploratory trench

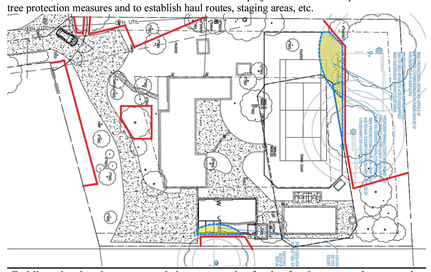
Recommendations for front gate

No impacts are expected for the construction of the front gate as no roots were encountered. No mitigation measures are needed. The construction of the gate when within 10x the diameter of Cedar tree #17 will need to be done by hand under the direct supervision of the Project Arborist.

Tree Protection Plan:

In the town of Atherton, tree protection fencing should be placed at 8 to 10 times diameter as required. Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot tall metal chain link(minimum 12 gauge) supported by 2 inch galvanized iron post pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. This detail shall appear on grading, demolition, and building permit plans. The location for the protection fencing can be determined by the formula: 8-10 times diameter. Any deviation in determining the tree protection zone will require approval by the Town Arborist. I have approved tree protection fencing being reduced for trees near the proposed work on site to a minimum of 8 times diameter. Where the proposed work is to take place underneath the dripline of a protected tree, the fencing shall be placed as close as possible to the proposed work. No excavation shall be allowed inside tree protection zones without the Site Arborist consent. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. It is recommended to mulch the tree protection zones using 4-6 inches of wood chips. Tree protection fencing can

only be removed at the end of the project by approval from the Town Arborist. The town of Atherton will require at Tree Protection Procedure Acknowledgement Signature to be signed by the owner of the property or contractor, acknowledging the existence of Heritage Trees on the property and that the Town's Standards and Specifications will be followed throughout the length of the project. Verification that all tree protection fencing measures have been installed will be needed before the issuing of permits as required by the Town. A site meeting with the general contractor, Town Arborist, and Site Arborist before the project starts will be required to review tree protection measures and to establish haul routes, staging areas, etc.



Red lines showing the recommended tree protection fencing for the protected trees on site

Root cutting

Any roots to be cut should be monitored and documented. Large roots measuring 2 inches in diameter or larger will need to be inspected by the Project Arborist before being cut. If possible roots should be cut back to sound lateral roots under the supervision of the Project Arborist. The Project Arborist will likely recommend irrigation if root cutting is significant. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. The Project Arborist will be on site for excavation near all protected trees on site. If injury is to take place to tree roots proper mitigation measures will need to be applied.

Trenching

Trenching for irrigation, electrical, drainage or any other reason should be hand dug in combination with an air spade when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap and kept moist. Plywood over the top of the trench will also help protect exposed roots below. All trenching within a tree protection zone will need to be observed by the Site Arborist so that proper mitigation measures can be applied. Any Trenching less than 10x the diameter (dbh) is required to be hand dug including exploratory Trenching if approved to trench closer than 10x.

Grading

The grading contractors are required to meet with the Project Arborist and the Town Arborist at the site prior to beginning grading to review tree protection measures. The Project Arborist shall perform an inspection during the course of rough grading adjacent to the tree protection zone to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The Site Arborist shall be notified at least 48 hours before an inspection is needed. If compaction from grading has taken place within a tree protection zone proper mitigation measures will need to be applied.

Irrigation

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption. The native oak trees on site shall not be irrigated unless their root zones are traumatized. Any existing irrigation underneath native oak trees should be permanently suspended. Oak trees shall only be irrigated during the months of May and September.

Required Inspections

A. Pre -Construction Meeting

Prior to commencement of construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading equipment operators, Project Arborist, and Town Arborist.

B. Inspection of Protective Tree Fencing

The Town Arborist shall be in receipt of a written statement from the applicant or Project Arborist verifying that he has conducted a field inspection of the trees and that the protective tree fencing is in place prior to issuance of a demolition, grading, or building permit.

C. Inspection of Rough Grading

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

D. Monthly Inspections

The Project Arborist shall perform monthly inspections to monitor changing conditions and tree health and submit a written report to the Town Arborist.

E. Special Activities within the Tree Protection Zone

Work in this area (TPZ) requires the direct onsite supervision of the Project Arborist.

Kielty Arborist Services can be reached at (650) 532-4418, or by email at davidkieltyarborist@gmail.com. This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely, *David Beckham*

David Beckham Certified Arborist WE#10724 TRAQ Qualified

Kielty Arborist Services

P.O. Box 6187

San Mateo, CA 94403

650-532-4418

ASSUMPTIONS AND LIMITING CONDITIONS

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. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other government regulations.

3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar 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. Loss, alteration, or reproduction of any part of this report invalidates the entire report.

6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

7. Neither all nor any part of this report, nor any 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 initialed designation conferred upon the consultant/appraiser as stated in his qualification.

8. This report and the values expressed herein represent the opinion of the consult/appraiser, and the consult/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.

9. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

10. Unless expressed otherwise: 1) information in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) 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 future.

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures. *Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.*

Arborist: *David Beckham* David Beckham Date: January 16th, 2023

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GOVIND RESIDENCE
NEW SINGLE FAMILY RESIDENCE
240 Oak Grove Avenue
Shivani & Nirmal Govind

PROJECT NO.		15-005
REVISION	DATE	DESCRIPTION	DRAWN BY
	04.06.2021	Scheme 4	ES,WC
	2022.09.21	ADU PLANNING PACKAGE	MC
	2022.09.30	ESTIMATE COST PACKAGE	MC

ARBORIST REPORT

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