

DETAIL SITE PLAN

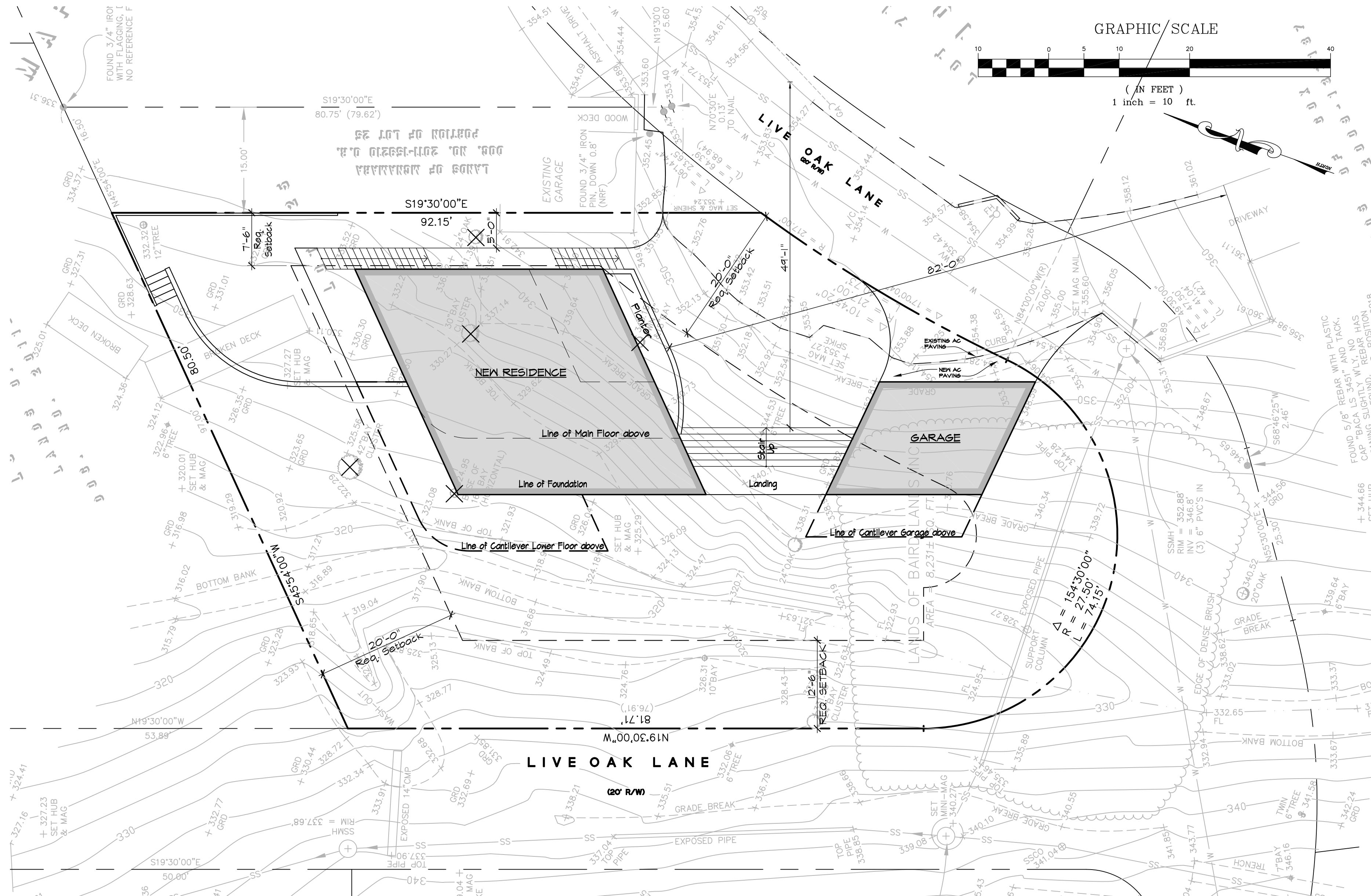
SCALE: 1/4" = 1'-0"



A-1.1

01/27/20  
 04/10/20

NEW RESIDENCE • LIVE OAK LANE • EMERALD HILLS, CALIFORNIA 94062



**FIRE & EMERGENCY VEHICLE ACCESS PLAN**  
 CALFIRE Approval of project application for use of alternate materials & standards. SCALE: 1"=10'-0"

**FIRE MARSHAL'S OFFICE**

APR 29 2019

**COUNTY OF SAN MATEO**  
**CAL FIRE**

320 Paul Scannell Drive, San Mateo, California 94402 (650) 573-3846 \* Fax (650) 573-3850

April 24, 2019

Fred Herring  
 1658 El Camino Real  
 San Carlos, CA, 94070

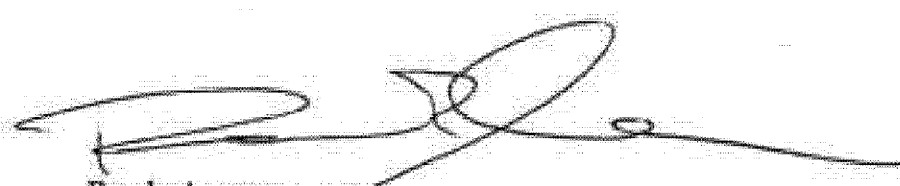
Subject: Request for Alternate Methods or Materials for 0 Live Oak Lane, San Carlos

The San Mateo County Fire Marshals Office has received your request and plans submittal for an alternate means or method of complying with access requirements for construction.

Your project request for alternate means is approved subject to the following conditions:

- 1.) The residence shall be provided with a NFPA 13 D sprinkler system, coverage areas will be expanded to the entire structure including the attic, bathrooms and closet areas. A 3 head calculation is required.

Sincerely,

  
 Randy Amores  
 Deputy Fire Marshal  
 San Mateo County Fire/CAL FIRE

AM&M was approved by Fire Marshal Gary Silva

CC: FMO Project File  
 Gary Silva

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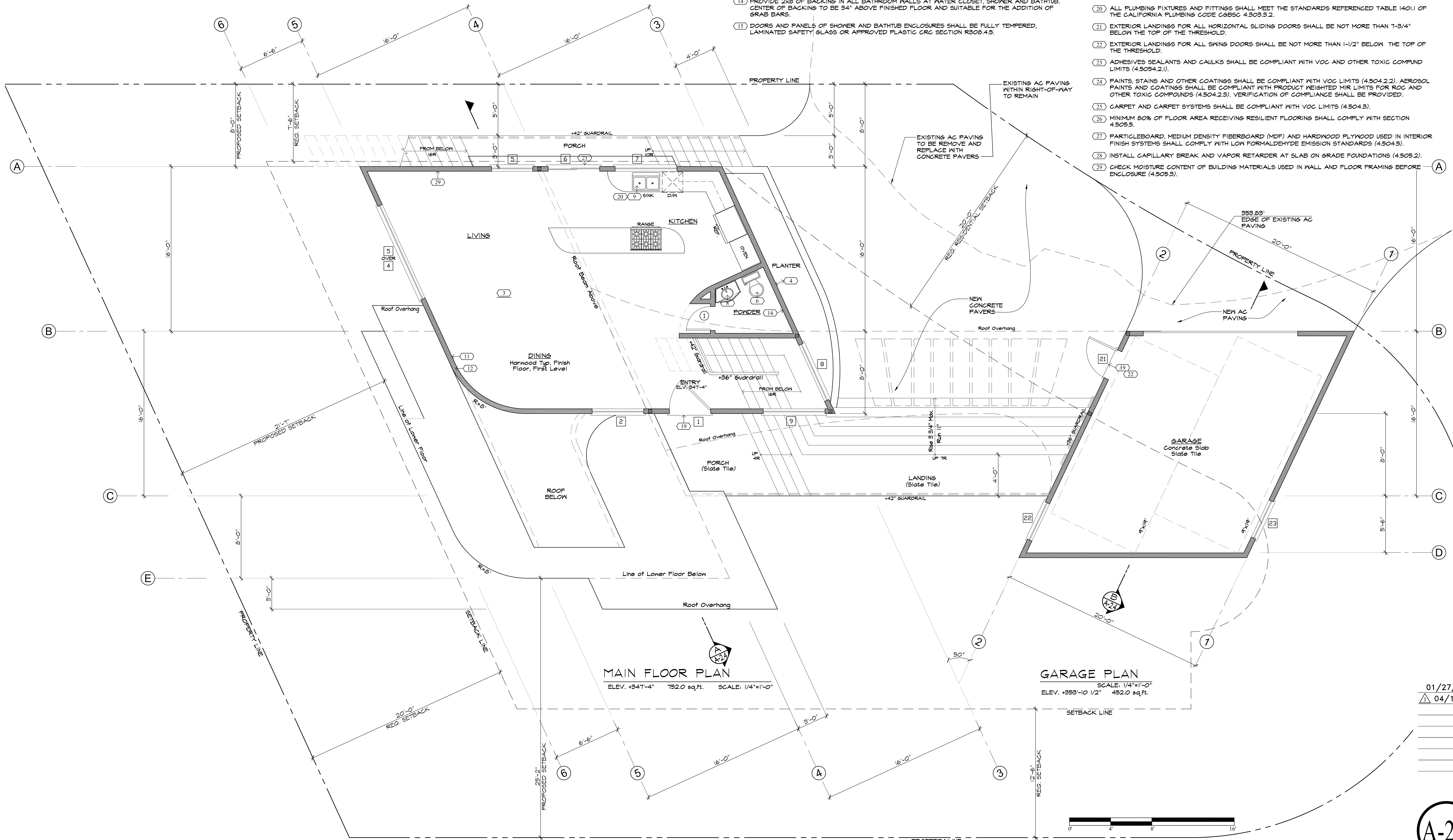
CONSTRUCTION NOTES - LOCATION NOTE ADJACENT PLAN

- 1 WALL BETWEEN THE GARAGE AND LIVING SPACE SHALL BE PROVIDED WITH R-19 BATT INSULATION. 5/8" TYPE X GYP-BOARD SHALL BE PROVIDED GARAGE. THE EXISTING SEPARATION WALL BETWEEN GARAGE AND RESIDENCE MUST COMPLY WITH CRC SECTION R302.6 AND TABLE R302.6.
- 2 FURNACE SHALL BE PROVIDED WITH SETBACK THERMOSTAT.
- 3 ALL HABITABLE ROOMS OF THE PROPOSED ADDITION SHALL BE FURNISHED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREES F AT 3 FEET ABOVE THE FINISHED FLOOR.
- 4 POINT OF DISCHARGE OF ALL BATHROOM FANS SHALL BE DIRECTLY OUTSIDE OF BUILDING AND LOCATED AT LEAST 5 FEET FROM ANY OPENINGS INTO THE BUILDING (CMC 504.1).

- 5 PROVIDE 4" DIA. (MIN.) EXHAUST DUCT SYSTEM EQUIPPED WITH BACKDRAFT DAMPER (NO SCREEN) FOR DRYER. EXHAUST SYSTEM SHALL TERMINATE OUTSIDE OF BUILDING (CMC 504.3.1). DRYER SHALL COMPLY WITH CBC 709.3.1.2.1.
- 6 WATER CLOSET SHALL USE A MAXIMUM OF 1.28 GALLONS PER FLUSH IN ACCORDANCE WITH CAL GREEN 4303.1. WATER CLOSET SHALL BE PROVIDED WITH 24" MIN. CLEAR SPACE IN FRONT AND A MIN. WIDTH OF 30". WATER CLOSET SHALL BE SET A MINIMUM OF 15" FROM ITS CENTER TO ANY SIDEWALL. CPC SECTION 402.5.
- 7 ALL SHOWER HEADS SHALL BE 1.8 GPM AT 60 PSI IN ACCORDANCE WITH CAL GREEN 4303.1.
- 8 ALL LAVATORY FAUCETS SHALL BE 1.2 GPM AT 60 PSI IN ACCORDANCE WITH CAL GREEN 4303.1.
- 9 ALL KITCHEN AND LAUNDRY FAUCETS SHALL BE 1.8 GPM AT 60PSI IN ACCORDANCE WITH CAL GREEN 4303.1.

- 10 MOISTURE RESISTANT UNDERLAYMENT TO HEIGHT OF 12" ABOVE DRAIN INLET SHOWER ENCLOSURE SHALL HAVE A MINIMUM FINISHED FLOOR AREA OF 1024 SQUARE INCHES AND CAPABLE OF ENCOMPASSING A 30" DIA. CIRCLE FULL HEIGHT.
- 11 GYPSUM WALLBOARD SHALL BE 5/8" THICK, TYPE X, UNLESS OTHERWISE NOTED ON DRAWINGS OR IN NOTES.
- 12 INSULATION SHALL BE AS SPECIFIED ON ATTACHED ENERGY CERTIFICATE OF COMPLIANCE, ALSO NOTE SPRAY FOAM INSULATION PER R316.4 REQUIREMENTS. ALL ATTIC SPACES AND CATHEDRAL CEILINGS. SPRAY FOAM INSULATION SHALL BE SEPARATED FROM THE INTERIOR OF BUILDING BY AN APPROVED THERMAL BARRIER OF MINIMUM THICKNESS OF 1/2" GYPSUM BOARD OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA215.
- 13 PROVIDE COMBUSTION AIR FOR GAS-FIRED APPLIANCES TO COMPLY WITH CHAPTER 7 OF U.M.C.
- 14 PROVIDE 2x8 OF BACKING IN ALL BATHROOM WALLS AT WATER CLOSET, SHOWER AND BATHTUB. CENTER OF BACKING TO BE 34" ABOVE FINISHED FLOOR AND SUITABLE FOR THE ADDITION OF GRAB BARS.
- 15 DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC CRC SECTION R303.4.5.

- 16 SHOWER/TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THERMOSTATIC MIXING TYPE (CFC 418.0) AND SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENT.
- 17 ALL DUCT AND OTHER AIR-RELATED DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL START-UP OF THE HEATING AND COOLING EQUIPMENT C6B5C SECTION 4.504.1.
- 18 ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR ACCEPTABLE METHODS. C6B5C SECTION 4.406.1.
- 19 ENTRY LANDINGS SHALL BE LEVEL AND NOT MORE THAN 1" OUT OF PLANE WITH THE IMMEDIATE INTERIOR FLOOR.
- 20 ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODE C6B5C 4.303.3.2.
- 21 EXTERIOR LANDINGS FOR ALL HORIZONTAL SLIDING DOORS SHALL BE NOT MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD.
- 22 EXTERIOR LANDINGS FOR ALL SWING DOORS SHALL BE NOT MORE THAN 1-1/2" BELOW THE TOP OF THE THRESHOLD.
- 23 ADHESIVES SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.5054.2.1).
- 24 PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2). AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MFR LIMITS FOR R0C AND OTHER TOXIC COMPOUNDS (4.504.2.3). VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.
- 25 CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3).
- 26 MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.505.5.
- 27 PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (4.504.5).
- 28 INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (4.505.2).
- 29 CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE (4.505.3).



**MAIN FLOOR PLAN**  
ELEV. +347'-4" 752.0 sq.ft. SCALE: 1/4"=1'-0"

**GARAGE PLAN**  
SCALE: 1/4"=1'-0"  
ELEV. +353'-10 1/2" 452.0 sq.ft.

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A-2.0

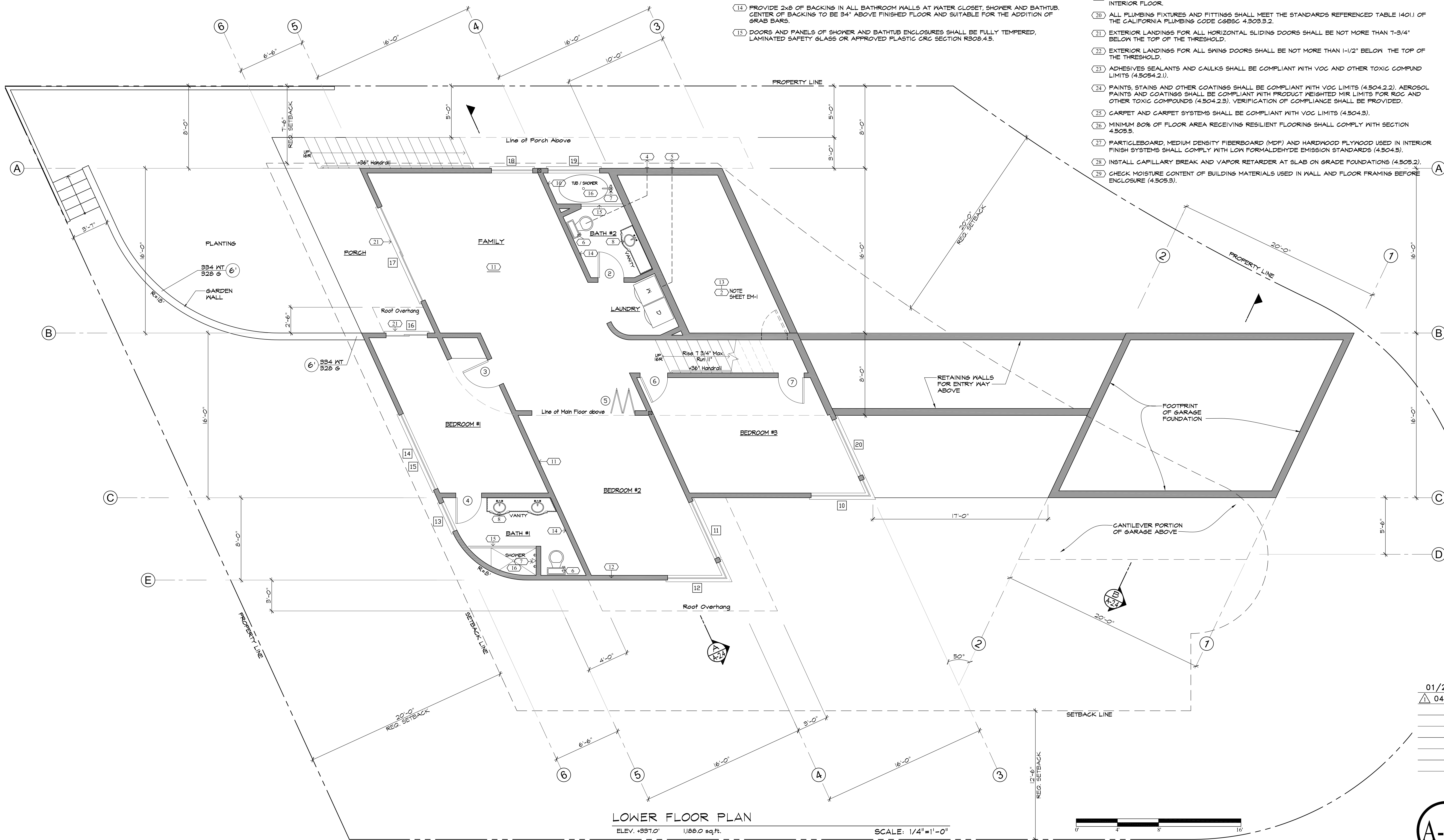
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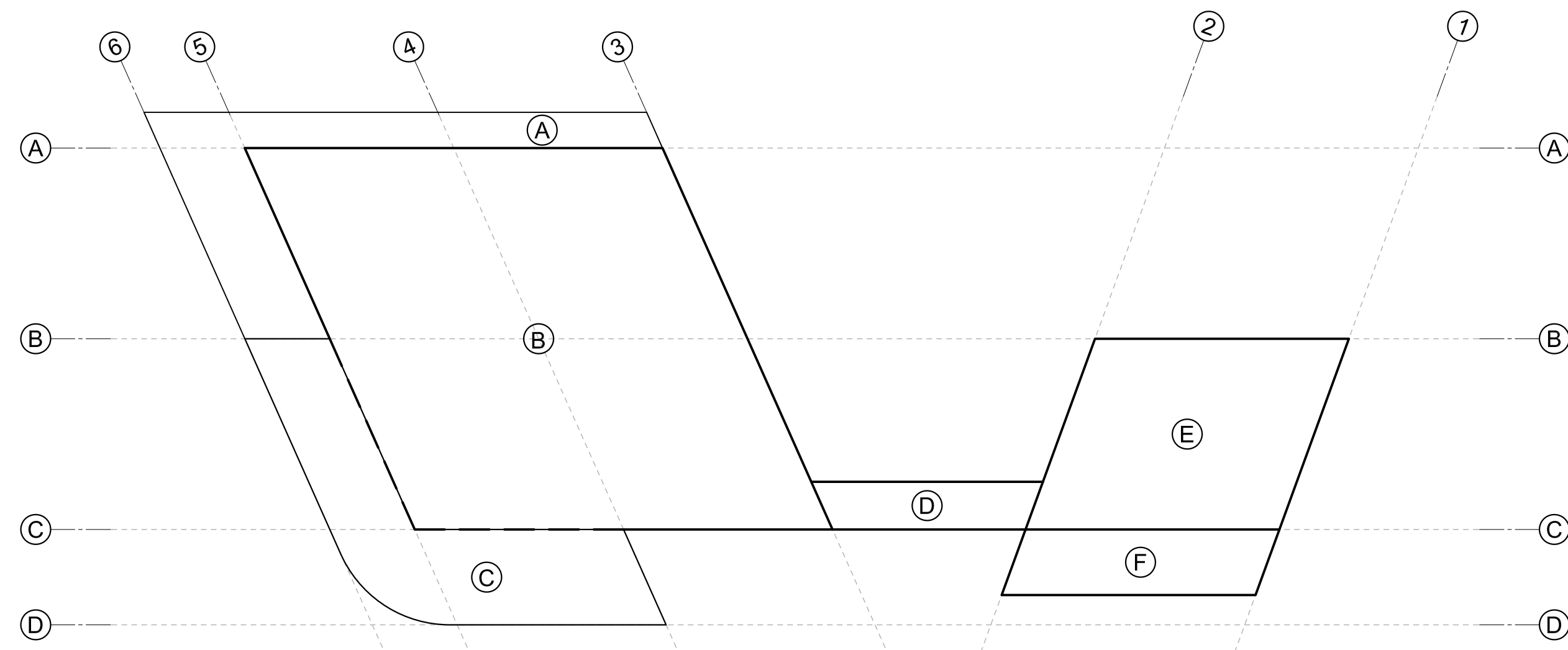
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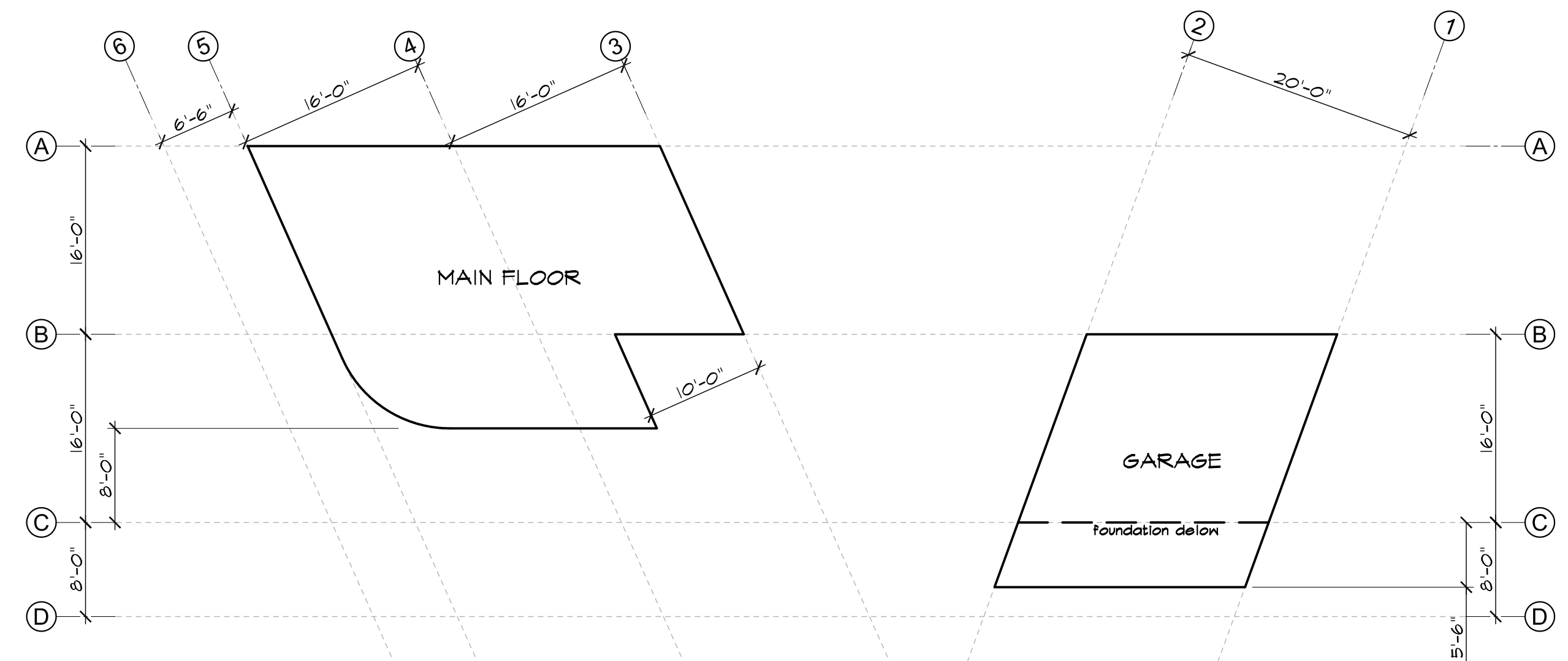




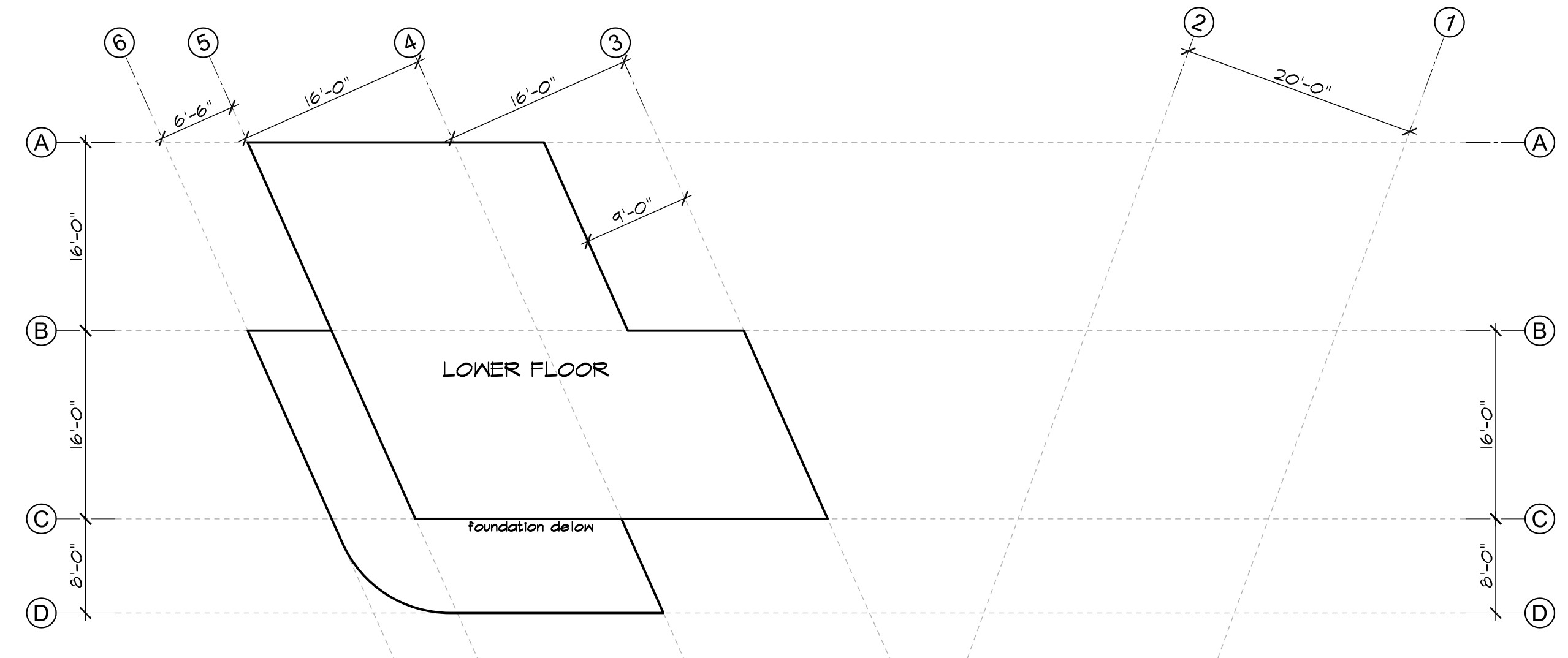
**COVERAGE DIAGRAM**  
SCALE: 1"=10'-0"

**COVERAGE DIAGRAM**

A MAIN FLOOR DECK & EXTERIOR UPSLOPE STAIR	108 S.F.
B RESIDENCE FOOTPRINT	1,120 S.F.
C CANTILEVER PORTION OF LOWER FLOOR	303 S.F.
D MAIN FLOOR PORCH (UNCOVERED BY ROOF OVERHANG)	70 S.F.
E GARAGE FOOTPRINT	340 S.F.
F CANTILEVER PORTION OF GARAGE	117 S.F.
<b>TOTAL COVERAGE</b>	<b>2,057 S.F. &lt; 2,058 S.F. Allowed</b>



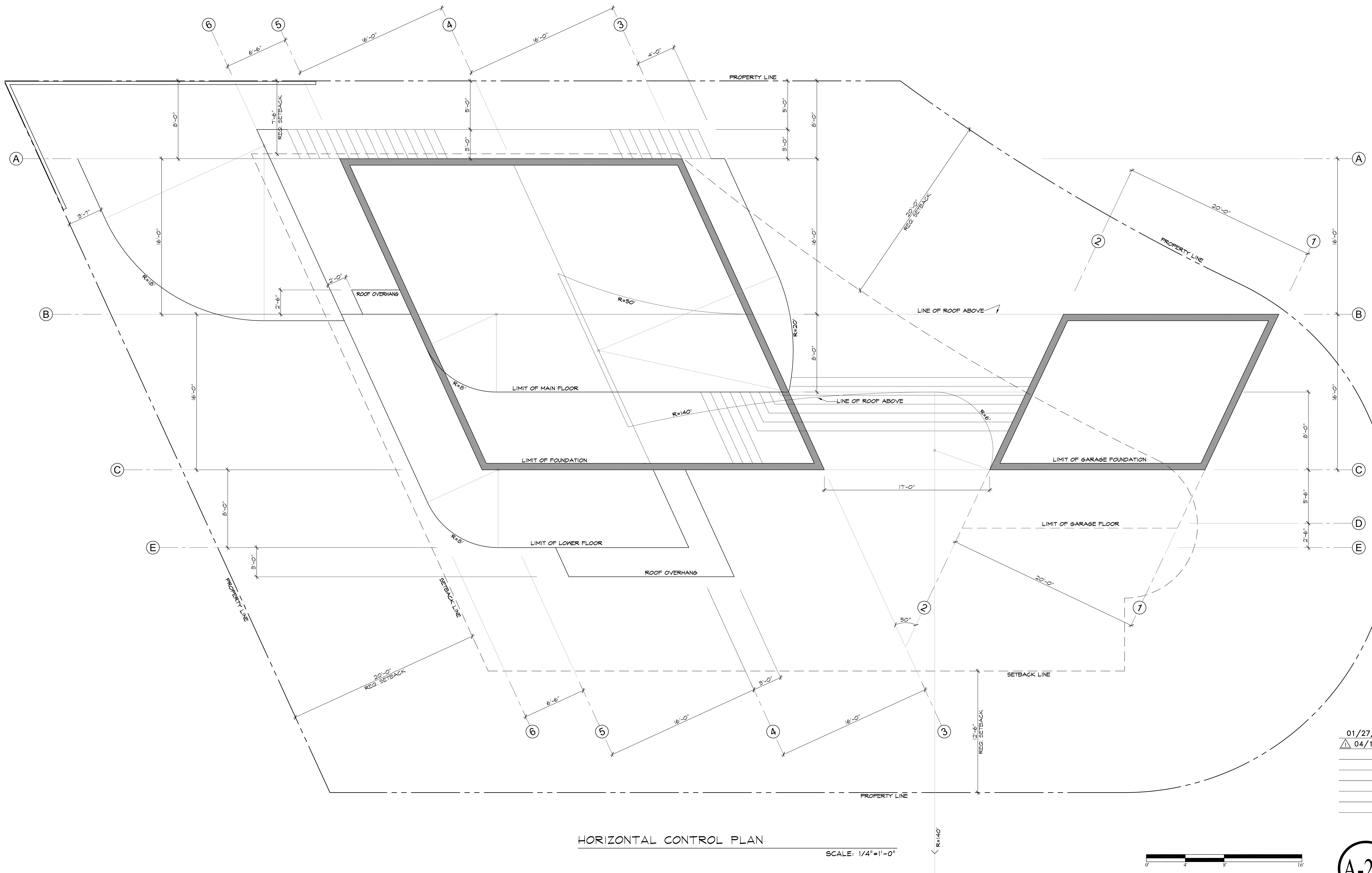
**FLOOR AREA RATIO DIAGRAM**  
SCALE: 1"=10'-0"



**FLOOR AREA RATIO DIAGRAM**

MAIN FLOOR	745 S.F.
LOWER FLOOR	1,266 S.F.
GARAGE	457 S.F.
<b>TOTAL FAR</b>	<b>2,468 S.F. &lt; 2,470 S.F. Allowed</b>

**FLOOR AREA RATIO DIAGRAM & COVERAGE DIAGRAM**  
SCALE: 1"=10'-0"



HORIZONTAL CONTROL PLAN

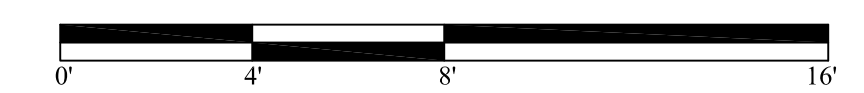
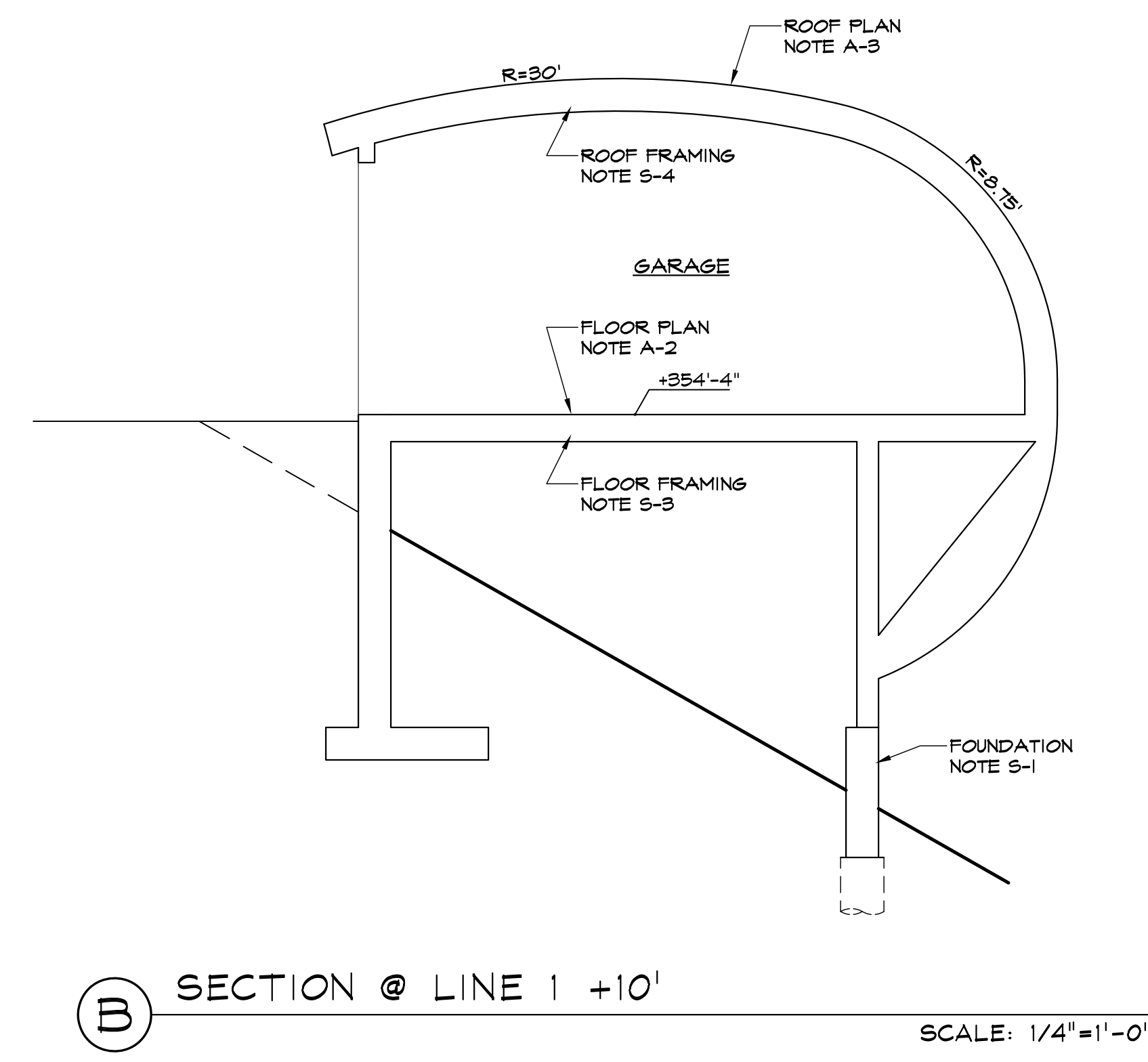
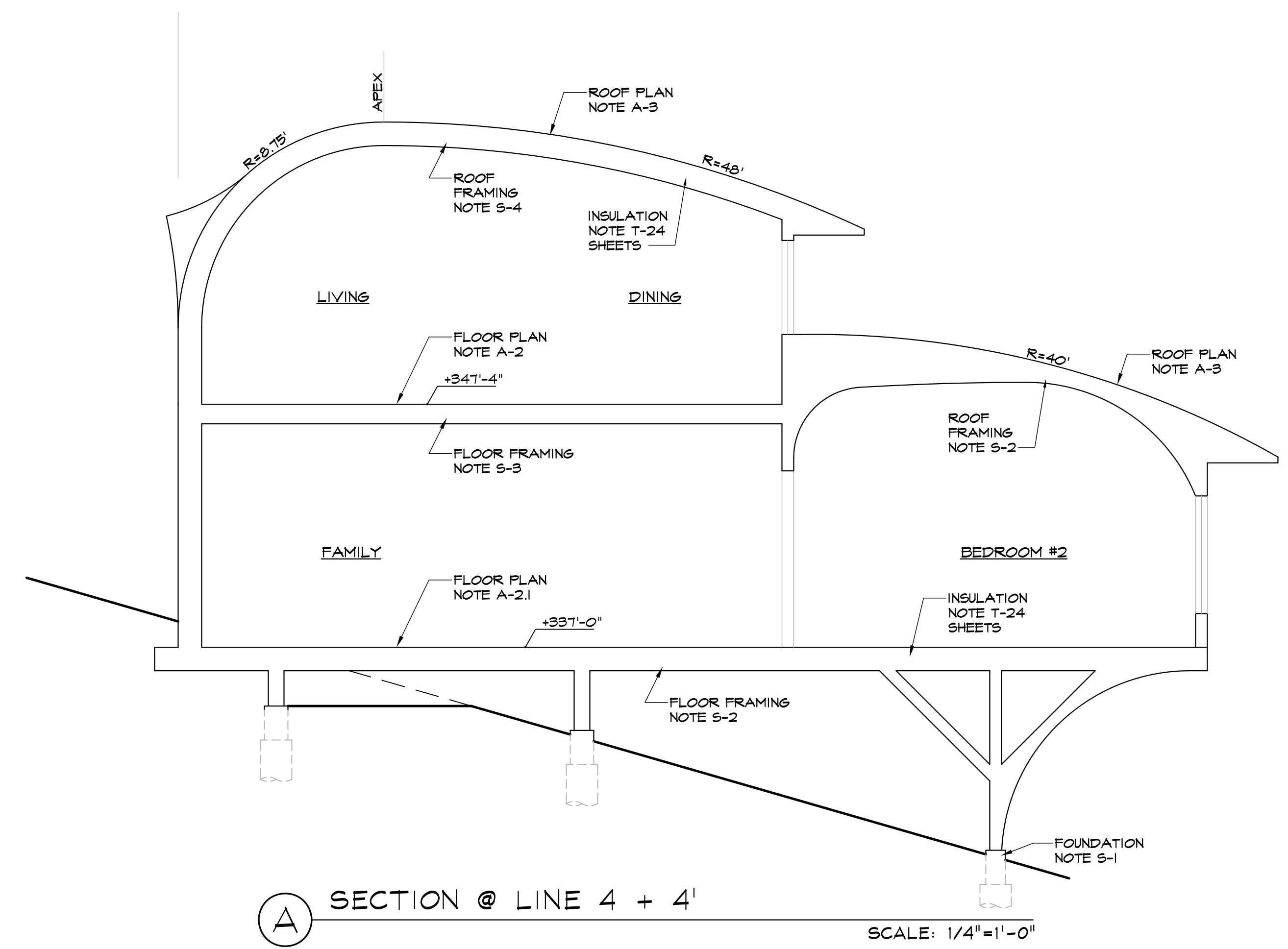
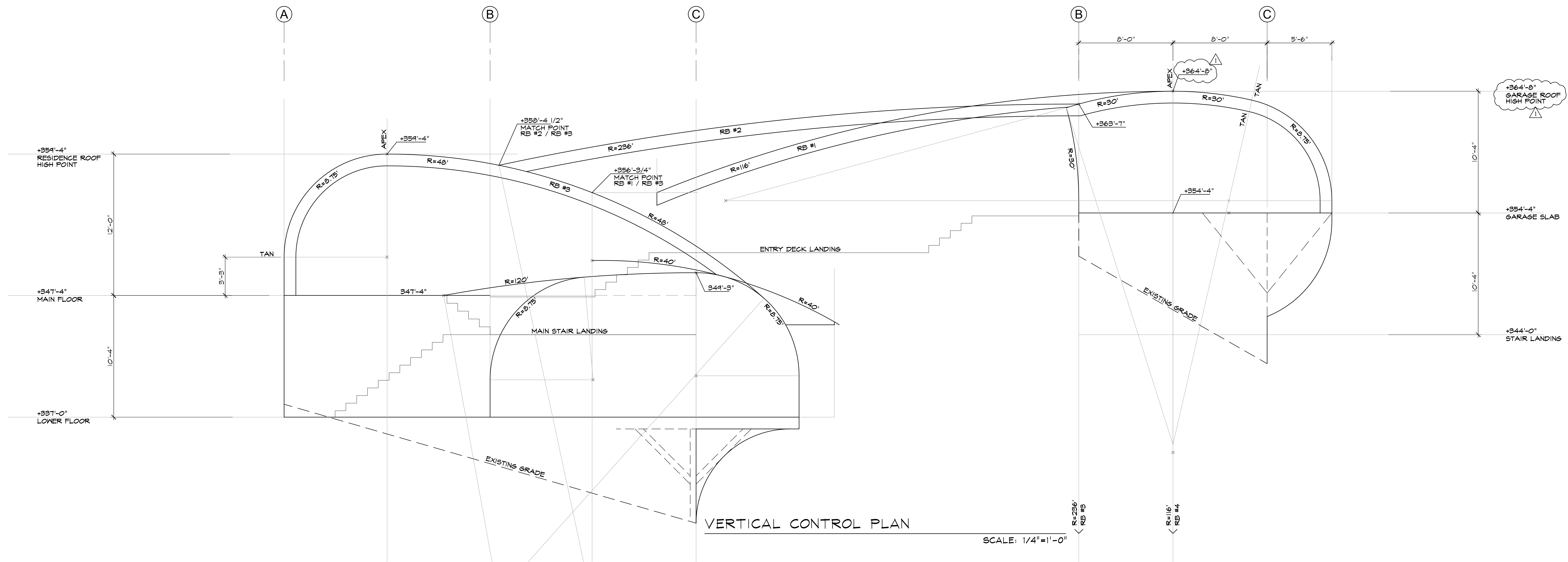
SCALE: 1/4"=1'-0"



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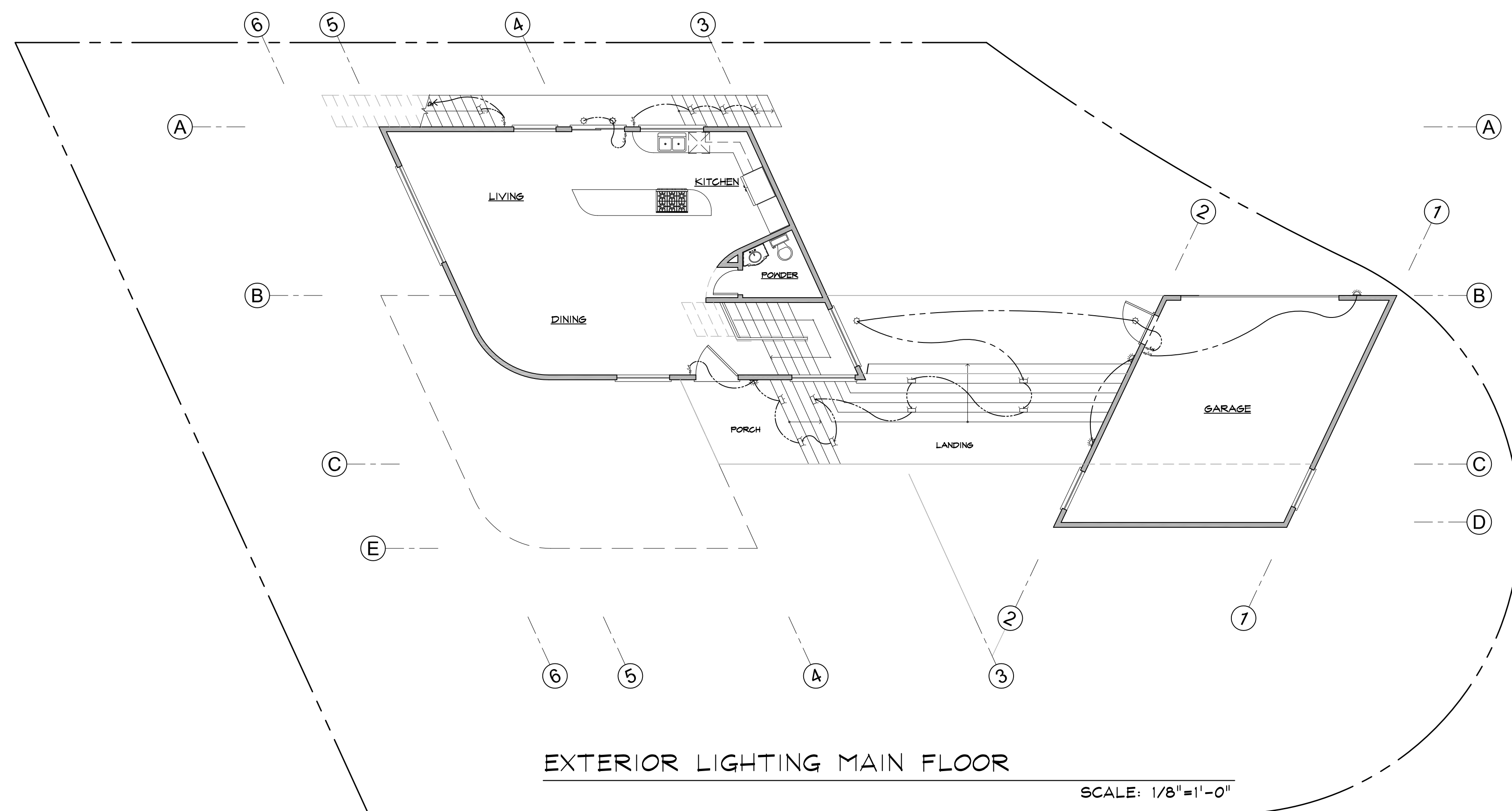
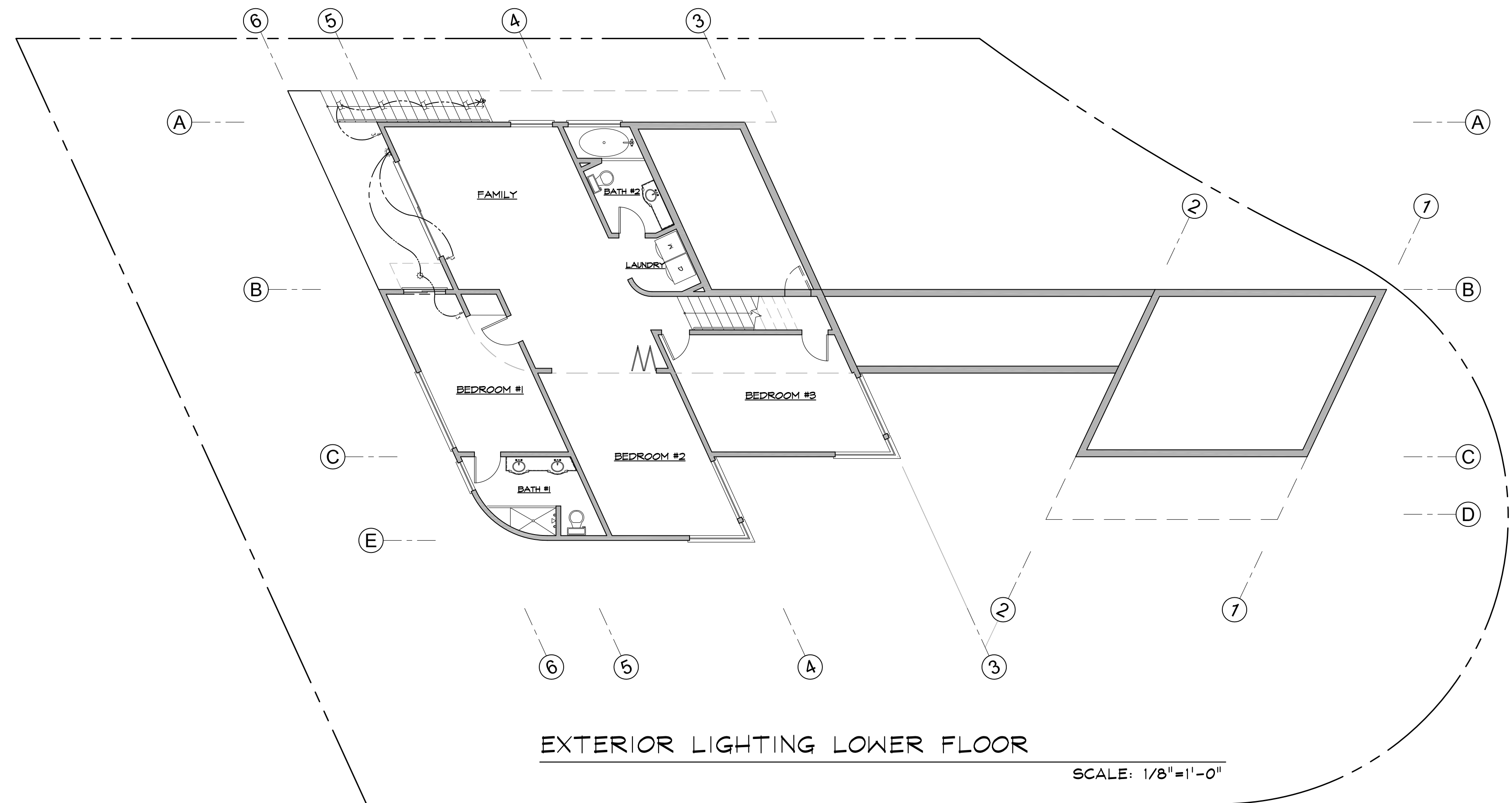
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A-2.4

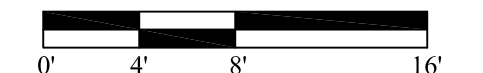


**EXTERIOR LIGHTING FIXTURE SCHEDULE:**

- ☐ STEP LIGHT:  
- WAC LIGHTING BRONZE 620-MILLED 200 CB
- ☀ WALL SCONCE:  
- MATTE BLACK LED LAMP 415-T2384-66-L
- ⊙ RECESSED CAN (EXTERIOR):  
- NORA N10-4

**EXTERIOR MATERIAL SPECIFICATIONS:**

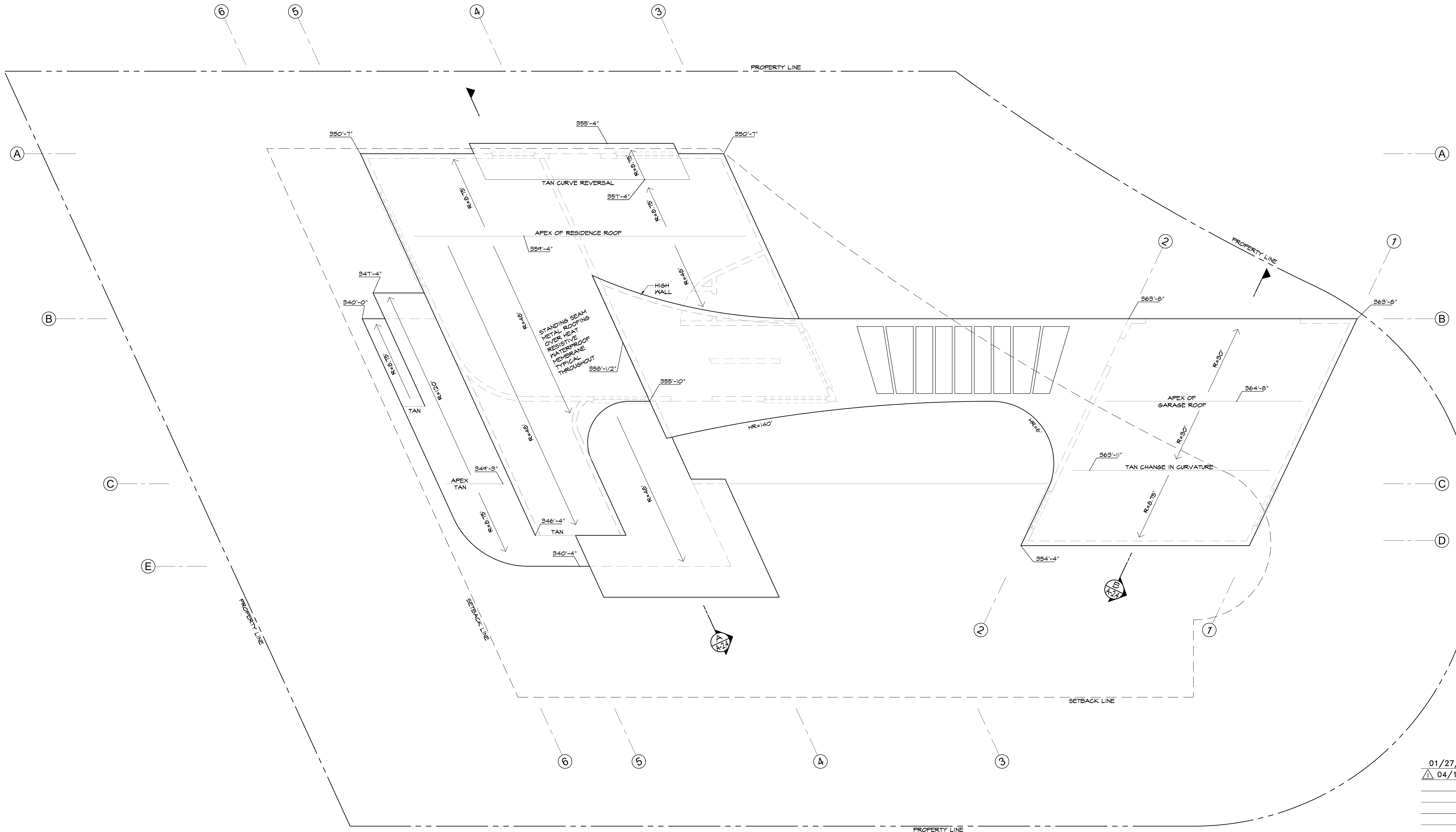
- ROOFING BERRIDGE METALS, COPP. DARK BRONZE (KYNAR PAINT FINISH)  
26 GA. STANDING SEAM METAL ROOFING
- WALLS BMI PRODUCTS 1/8" C.F. OVER WIRE LATH OVER  
INTEGRAL COLOR STUCCO 2 LAYERS CLASS 'D' BUILDING PAPER  
INTEGRAL COLOR #4003 (SANDALWOOD)
- GLAZING RAYNAERS ALUM. CLEAR DUAL TEMPERED GLAZING  
"SLIMLINE" THERMALLY BROKEN ALUM. FRAMES BLACK FINISH FRAMES
- SOFFIT REDWOOD LUMBER & SUPPLY, CO. "CLEAR ALL HEART"  
CLEAR ALL HEART 1X6 REDWOOD 1X6 BOARDS



01/27/20  
04/10/20

A2.5





ROOF PLAN

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



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04/10/20

A-3.0

WINDOW SCHEDULE:

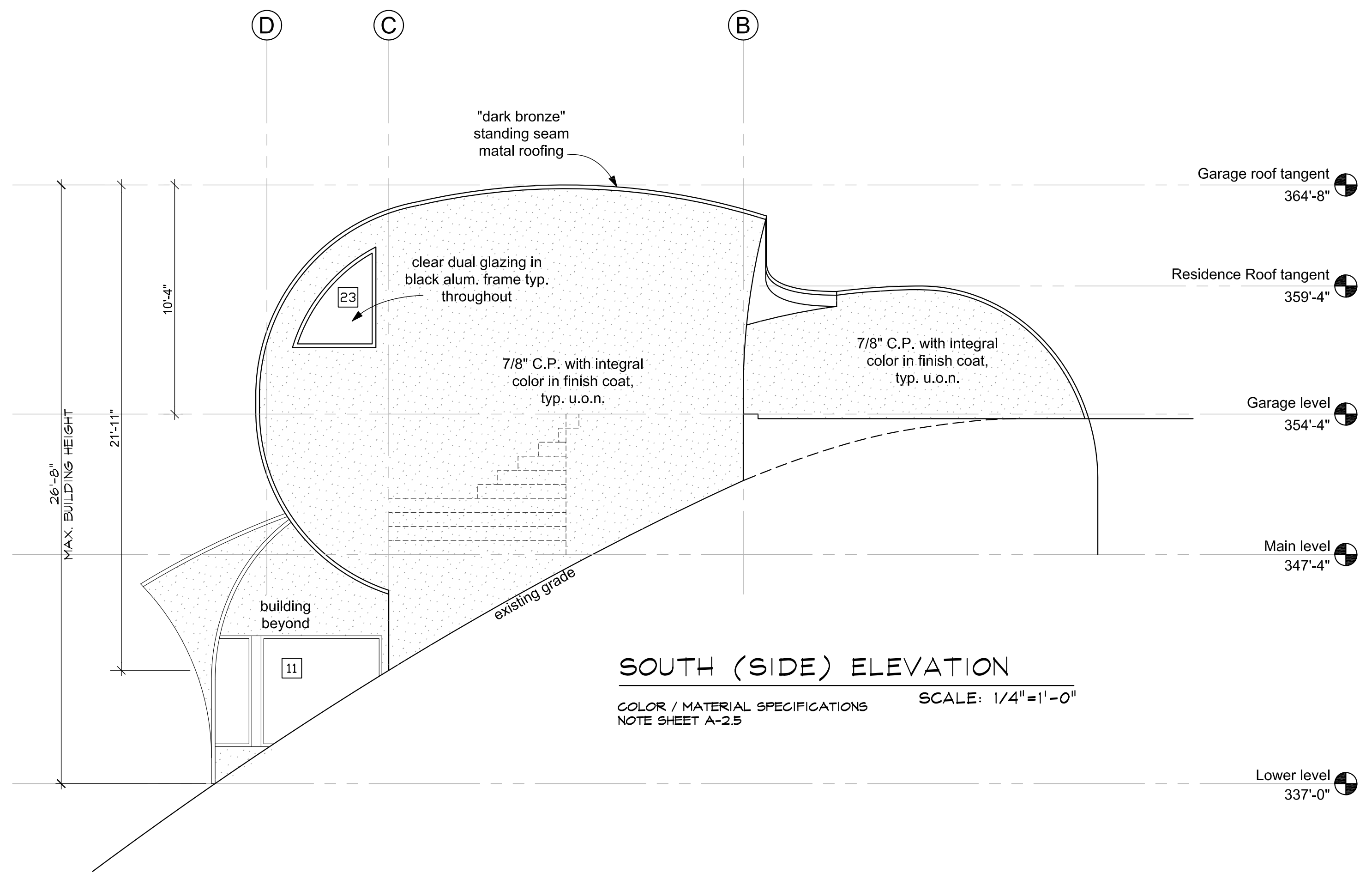
#	Size	DESCRIPTION	LOCATION
1	4'-0" x 8'-0"	LH HINGED SINGLE LT. DOOR-OPENS IN	ENTRY
2	5'-0" x 4'-0"	AWNING	DINING
3	10'-0" x SH	F.G. (8'-0" MAX HEIGHT OF SLOPED HEAD)	LIVING
4	10'-0" x 3'-0"	AWNING	LIVING
5	4'-0" x 7'-0"	FIXED GLASS	LIVING
6	5'-0" x 7'-0"	SLIDING GLASS DOOR	KITCHEN
7	6'-0" x 3'-6"	SLIDING WINDOW	KITCHEN
8	6'-0" x 4'-6"	FIXED GLASS	STAIR
9	6'-0" x SH	F.G. (4'-6" MAX HT. OF SLOPED HEAD)	STAIR
10	6'-0"/2'-0" x 8'-0"	FIXED GLASS CORNER ON IT	BR #3
11	6'-0" x 5'-0"	SLIDING WINDOW	BR #2
12	6'-0"/2'-0" x 8'-0"	FIXED GLASS CORNER UNIT	BR #2
13	3'-0" x 7'-0"	CASEMENT	BATH #1
14	8'-0" x 7'-0"	FIXED GLASS	BR #1
15	8'-0" x 2'-0"	AWNING	BR #1
16	4'-0" x 8'-0"	SLIDING GLASS DOOR	BR #1
17	10'-0" x 8'-0"	SLIDING GLASS DOOR	FAMILY
18	4'-0" x 5'-0"	SLIDING WINDOW	FAMILY
19	5'-0" x 5'-0"	SLIDING WINDOW	BATH #2
20	6'-0" x 8'-0"	SLIDING GLASS DOOR	BR #3
21	3'-0" x 7'-0"	LH SINGLE LT DOOR- OPENS OUT	GARAGE
22	4'-0" x SH	F.G. (4'-6" MAX. HEIGHT OF SLOPED HEAD)	GARAGE
23	4'-0" x SH	F.G. (4'-6" MAX. HEIGHT OF SLOPED HEAD)	GARAGE

ALL UNITS BLACK THERMALLY BROKEN ALUM. FRAME W/ DUAL TEMPERED GLAZINGS. USE REYNAERS OR APPROVED EQUAL.

DOOR SCHEDULE:

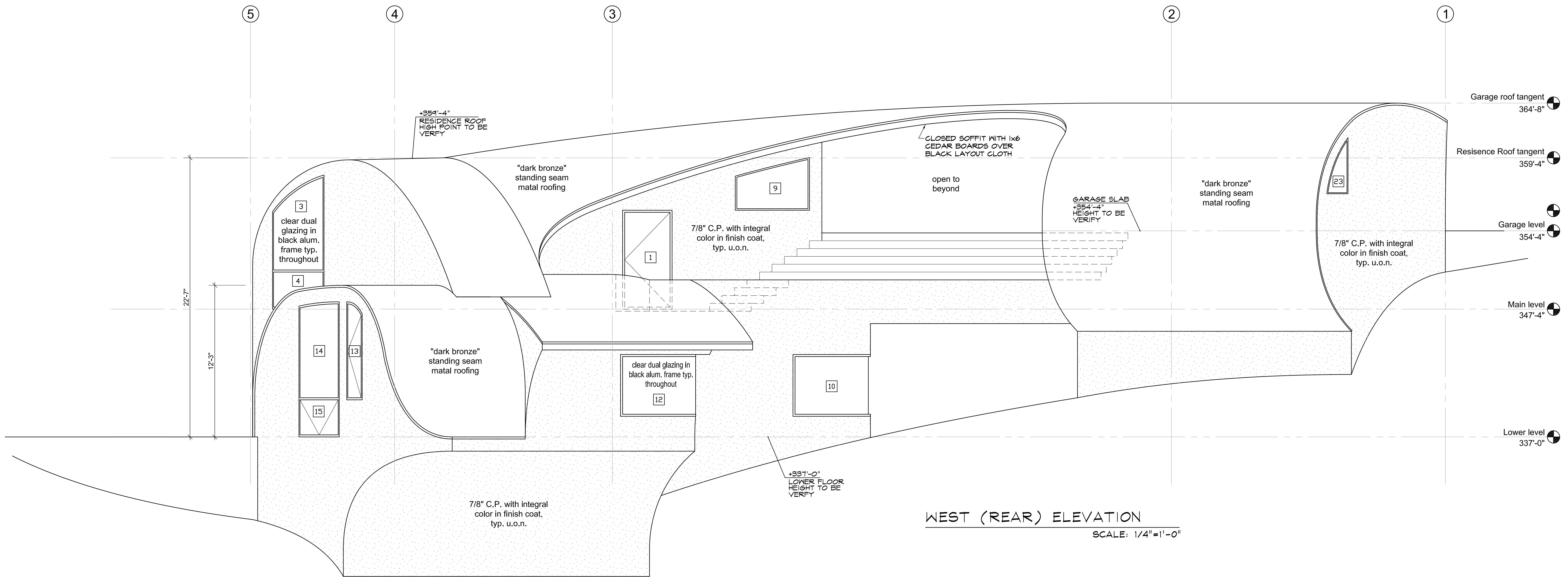
#	Size	DESCRIPTION	LOCATION
1	2'-4" x 6'-8"	R.H. 1 3/8" S.C.	PONDER
2	2'-6" x 6'-8"	R.H. 1 3/8" S.C.	BATH #2
3	3'-0" x 6'-8"	L.H. 1 3/8" S.C.	BR #1
4	2'-6" x 6'-8"	L.H. 1 3/8" S.C.	BATH #1
5	10'-0" x 6'-8"	5 PANEL FOLDING DOOR	BR #2
6	2'-8" x 6'-8"	L.H. 1 3/8" S.C.	BR #3
7	2'-6" x 6'-8"	R.H. 1 3/8" S.C.	BR #3

NOTE: ALL UNITS S.C. WITH PRE-PRIMED HARDBOARD FACES



SOUTH (SIDE) ELEVATION

COLOR / MATERIAL SPECIFICATIONS NOTE SHEET A-2.5 SCALE: 1/4"=1'-0"

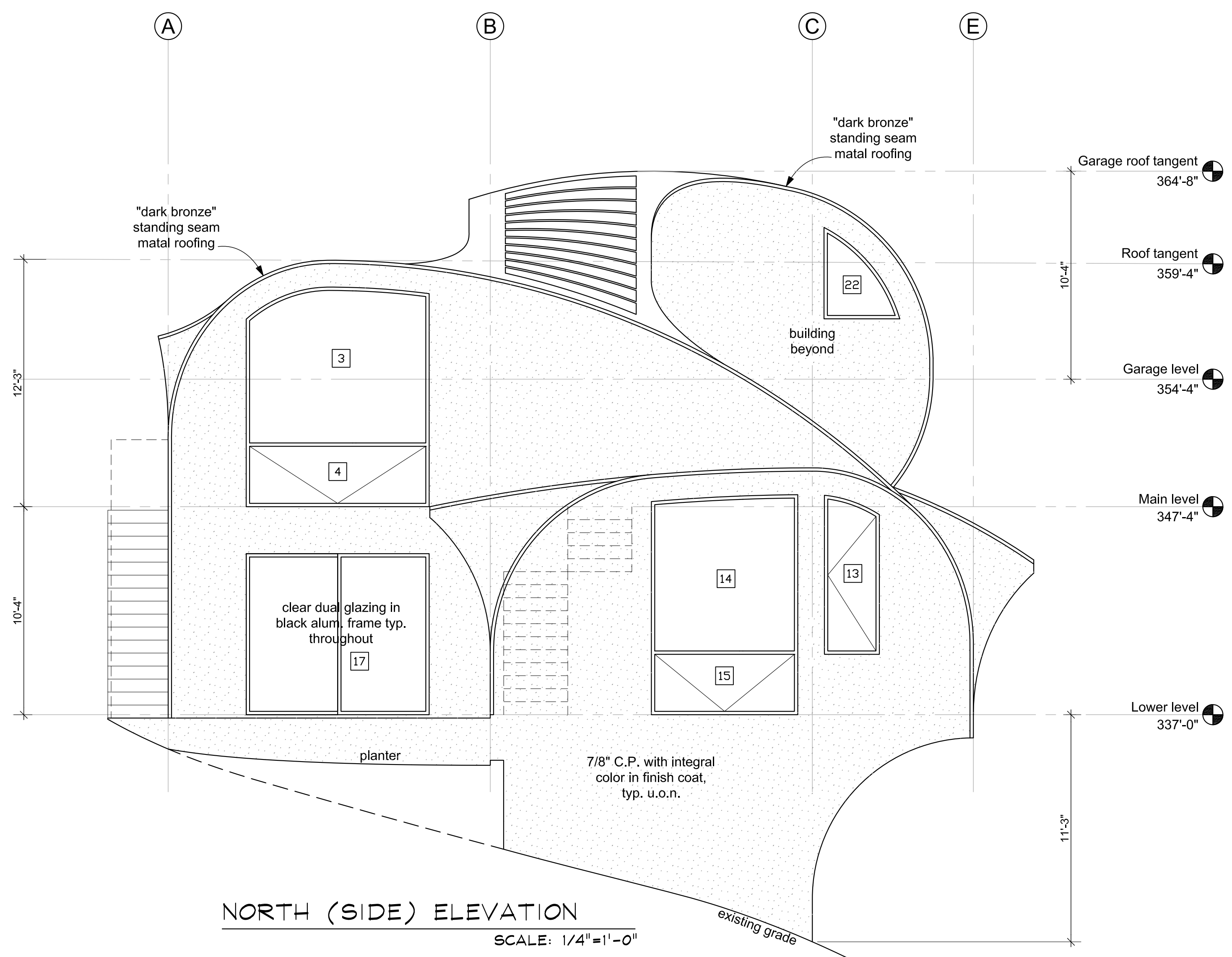
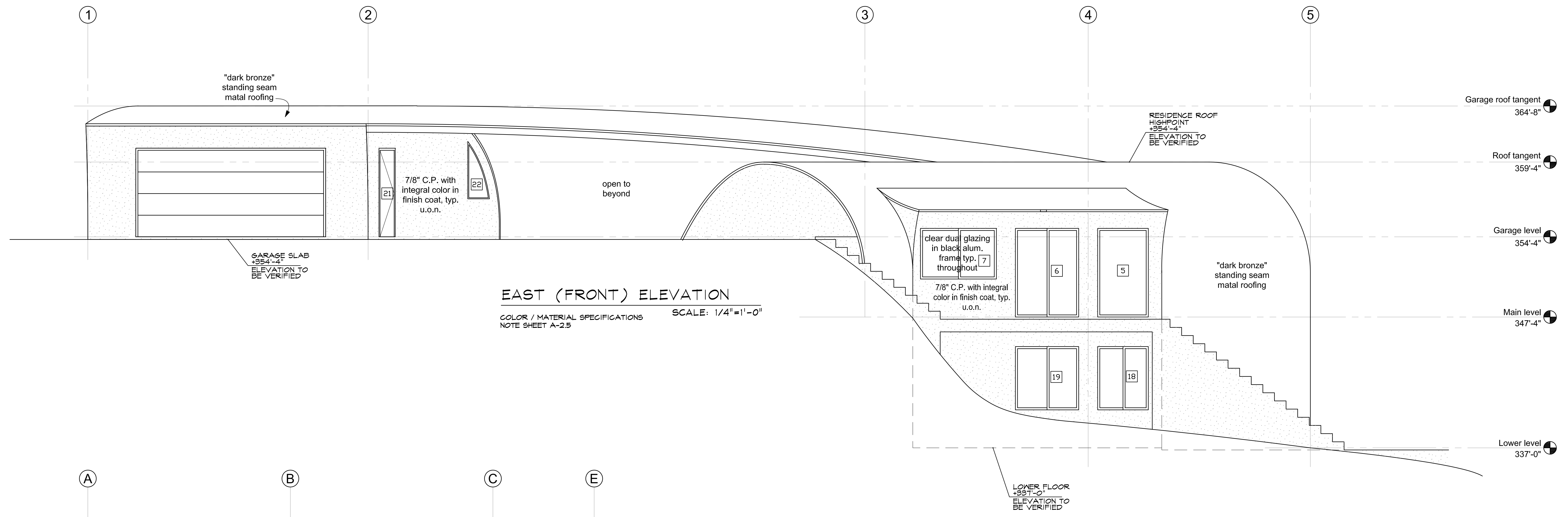


WEST (REAR) ELEVATION

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







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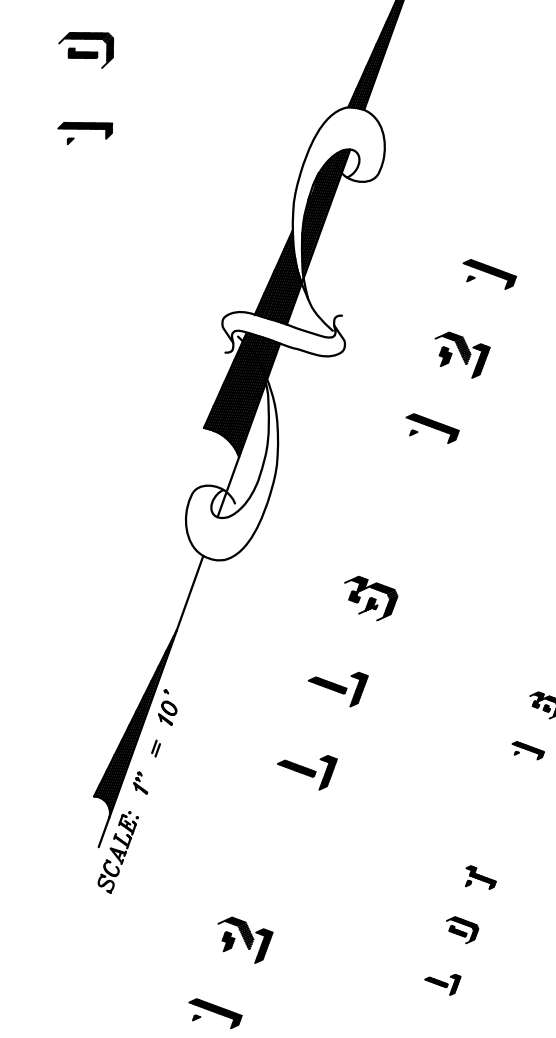
**A-4.1**

PARK ROAD

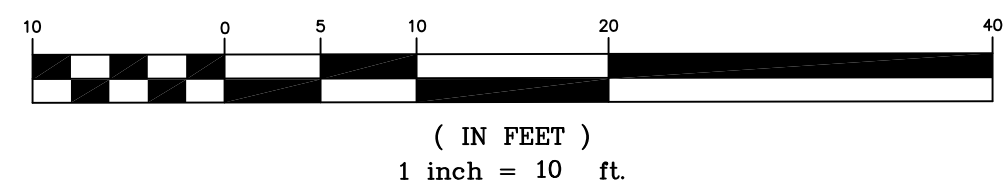
DRURY LANE (20' R/W)

LIVE OAK LANE (20' R/W)

LOT 23



GRAPHIC SCALE



( IN FEET )  
1 inch = 10 ft.

LANDS OF BAIRD LANDS INC  
AREA = 8,231± SQ. FT.

**BASIS OF ELEVATIONS:**  
ELEVATIONS ARE BASED UPON AN ASSUMED DATUM.  
TBM: SET MAG NAIL AND SHINER ALONG LIVE OAK LANE, AS SHOWN  
ELEVATION = 368.43'

**BASIS OF BEARINGS:**  
THE BEARING S45°54'00"W OF THE NORTHERLY LINE OF LOT 26 (BETWEEN A FOUND IRON PIN AND A FOUND IRON PIPE) AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "EMERALD LAKE PARK" FILED IN VOLUME 10 OF MAPS AT PAGE 19, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

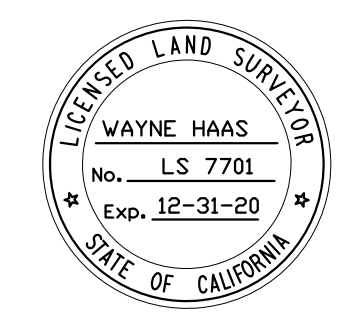
**BOUNDARY NOTE:**  
NO DEED COULD BE FOUND FOR THE SUBJECT PROPERTY. THE BOUNDARY SHOWN IS BASED UPON THE ADJACENT DEEDS AND 10 MAPS 19

**EASEMENT NOTES:**  
1) NO EASEMENTS ARE SHOWN ON THE THE RECORD SUBDIVISION MAP OTHER THAN SHOWN ON THIS MAP, IF ANY.  
2) NO TITLE REPORT WAS PROVIDED BY THE CLIENT AND NO REPRESENTATION IS MADE BY B & H SURVEYING, INC. AS TO THE EXISTENCE OR NON - EXISTENCE OF ANY EASEMENTS.

**UTILITY NOTE:**  
THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

**LEGEND:**

- FOUND IRON PIPE, REBAR, OR PIN AS NOTED
- FOUND OLD RUSTED NAIL AND SHINER IN ASPHALT NO REFERENCE FOUND
- A/C ASPHALTIC CONCRETE
- BW BACK OF WALK
- CB CATCH BASIN
- CIP CAST IRON PIPE
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE
- CO CLEAN-OUT
- DI DROP INLET
- EM ELECTRIC METER
- FD FOUND
- FF FINISHED FLOOR
- FL FLOW LINE
- FH FIRE HYDRANT
- GA GUY ANCHOR
- GM GAS METER
- GRD GROUND
- HCR HANDICAP RAMP
- INV INVERT
- IP IRON PIPE
- JP JOINT POLE
- LAT. LATERAL
- LG LIP OF GUTTER
- NRF NO REFERENCE FOUND
- O/H OVERHEAD
- P.U.E. PUBLIC UTILITIES EASEMENT
- RCP REINFORCED CONCRETE PIPE
- RET. WALL RETAINING WALL
- R/W RIGHT OF WAY
- SSCO SANITARY SEWER CLEAN-OUT
- SSMH SANITARY SEWER MANHOLE
- SDM STORM DRAIN MANHOLE
- TOP BACK OF CURB
- T/W TOP OF WALL
- UG UNDERGROUND
- VCP VITRIFIED CLAY PIPE
- WV WATER VALVE
- WM WATER METER BOX
- WTV CABLE TELEVISION LINE
- E- ELECTRICAL LINE
- G- GAS LINE
- SS- SANITARY SEWER LINE
- SD- STORM DRAIN LINE
- T- TELEPHONE LINE
- W- WATER LINE



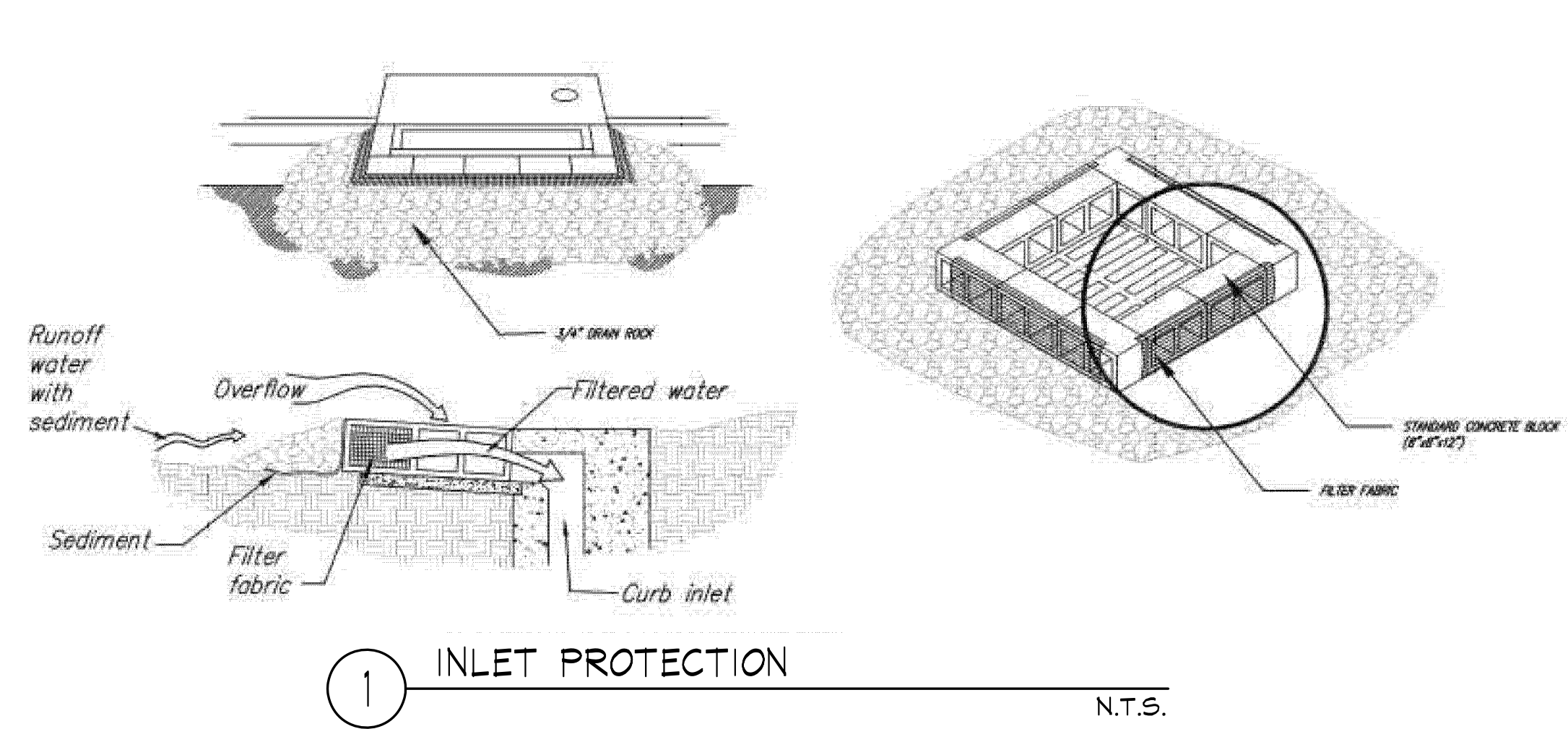
**BOUNDARY AND TOPOGRAPHIC SURVEY**

LANDS OF BAIRD LANDS INC  
A PORTION OF LOT 25  
"EMERALD LAKE PARK"  
VOLUME 10 OF MAPS AT PAGE 19  
ASSESSOR'S PARCEL NUMBER: 057-163-090  
(VACANT LOT, LIVE OAK LANE, EMERALD HILLS)  
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA  
SCALE: 1" = 10'

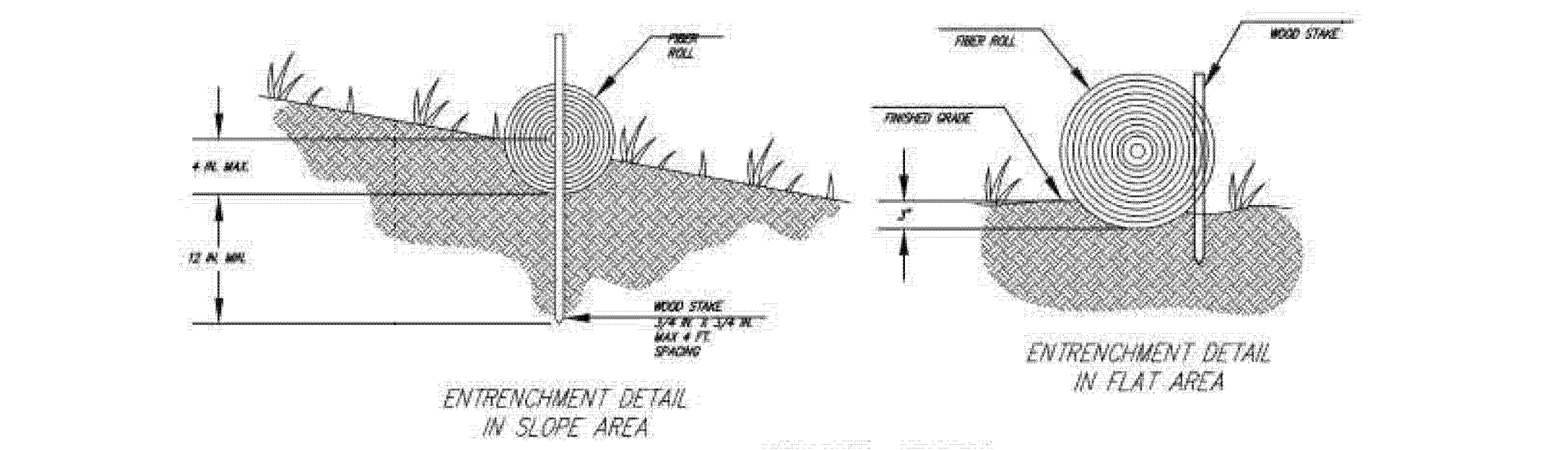
**B & H SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYING  
901 WALTERFARE ST.  
BELMONT, CA 94002  
OFFICE (650) 637-1590

**C-1**



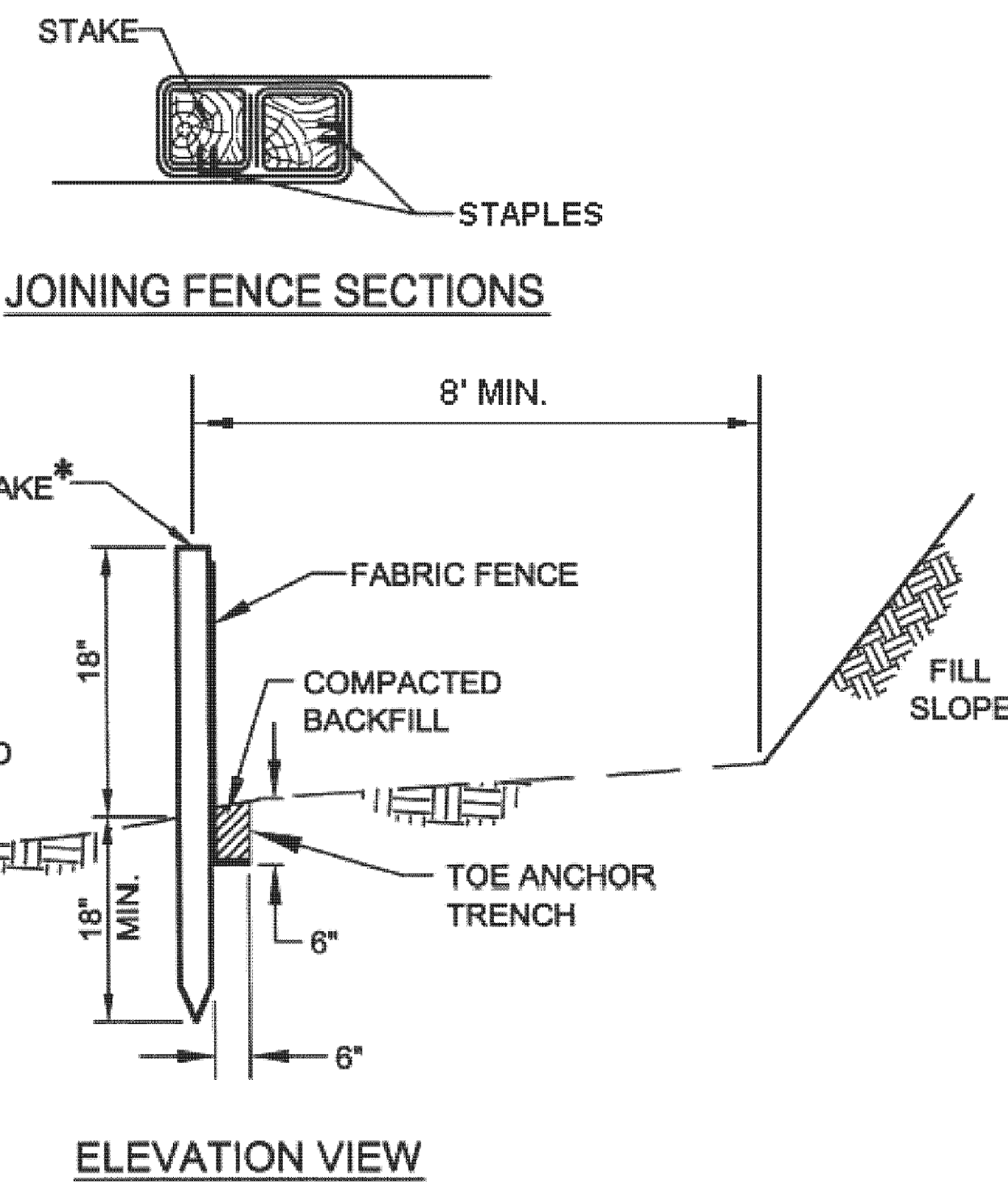


1 INLET PROTECTION N.T.S.

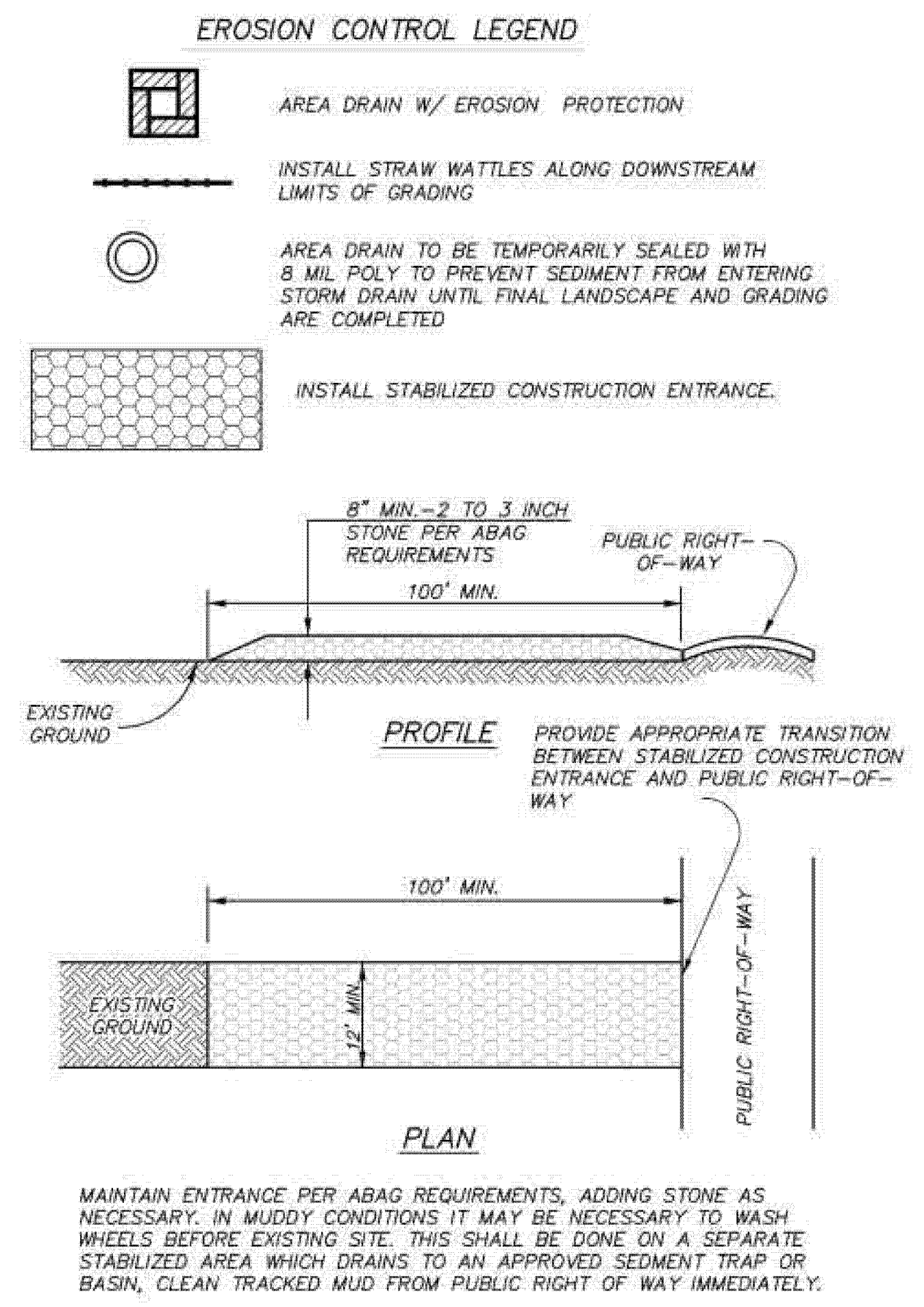


2 FIBER ROLL DETAIL N.T.S.

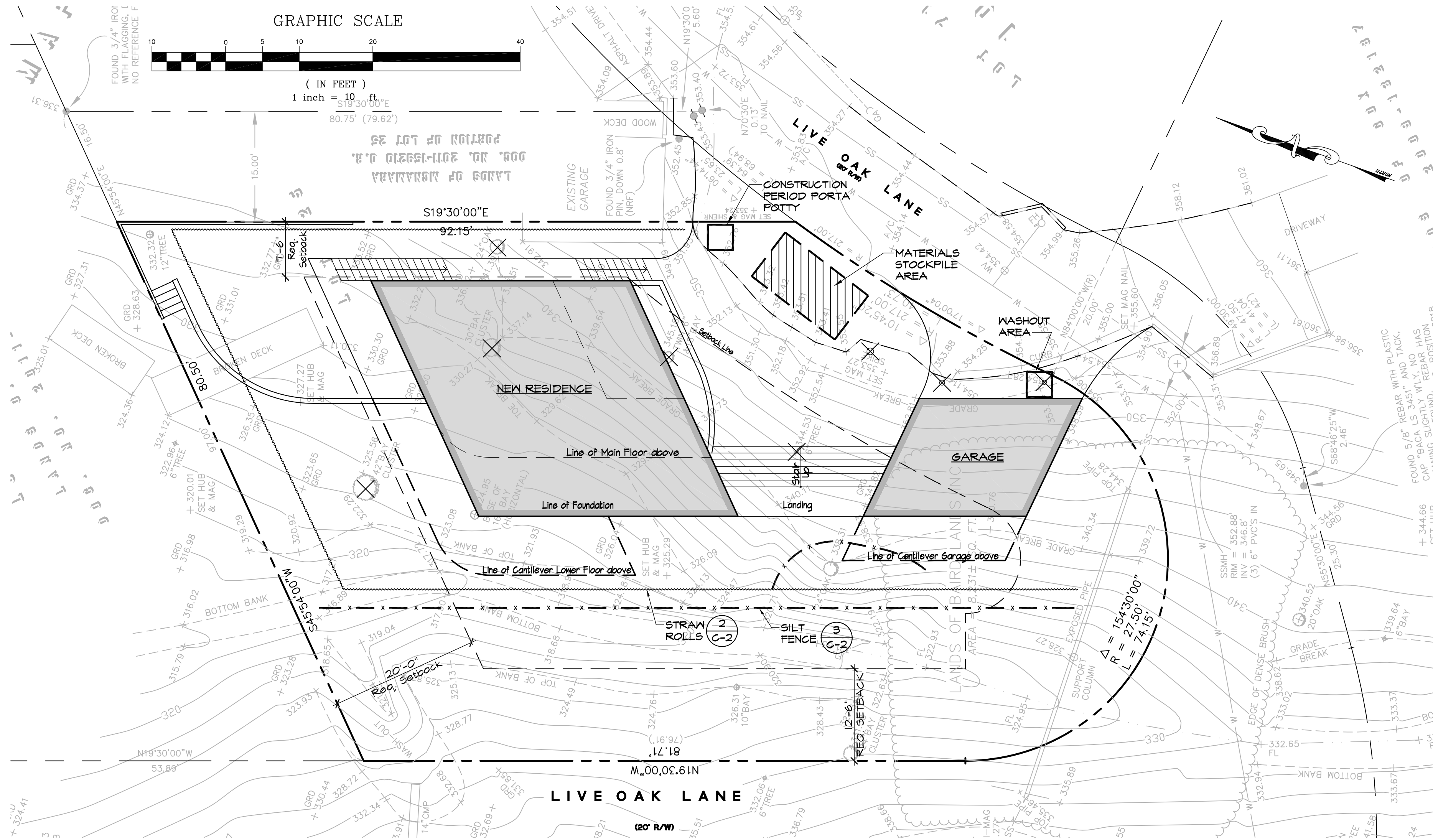
\*STAKES SPACED @ 8' MAX.  
USE 2" x 2" (± 3/8") WOOD  
OR EQUIVALENT STEEL  
(U OR T) STAKES



3 FILL FENCE DETAIL N.T.S.



4 STABILIZED CONSTRUCTION ENTRANCE N.T.S.



EROSION CONTROL PLAN SCALE: 1"=10'-0"

**EROSION CONTROL NOTES**

1. THE CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEM.
2. SITE CONDITIONS AT THE TIME OF PLACEMENT OF EROSION CONTROL PLAN ARE SCHEMATIC MINIMUM REQUIREMENTS; THE FULL EXTENT OF EROSION CONTROL IS TO BE AS DIRECTED BY THE PROJECT GEOTECHNICAL CONSULTANT OF RECORD ON SITE.
3. SITE CONDITIONS AT THE TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. THE CONTRACTOR SHALL ADJUST EROSION CONTROL MEASURES AS THE SITE CONDITIONS CHANGE AND AS THE NEEDS OF CONSTRUCTION SHIFT TO PREVENT EROSION AND SEDIMENT FROM LEAVING THE SITE.
4. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
5. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREET IN A NEAT, CLEAN, DUST-FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEANUP ON ADJACENT STREET AFFECTED BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN'S RIGHT-OF-WAY.
6. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO A PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
7. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
8. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
9. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
10. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
11. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
12. IF EROSION DEVELOPS IN A TEMPORARY EROSION-PROTECTED AREA OR ANY ESTABLISHED VEGETATED AREA, THE CONTRACTOR SHALL IMMEDIATELY ALLEVIATE AND REMEDY THE PROBLEM AND TAKE PREVENTATIVE MEASURES TO MINIMIZE THE POSSIBILITY OF ITS RECURRENT AND ALSO TO PREVENT THE RESULTING FLOW OF SOILS OR WATER WITH SUSPENDED SOLIDS FROM GETTING INTO THE CITY'S DRAINAGE SYSTEM OR ANY NATURAL DRAINAGE CHANNEL OR DITCH.
13. FIBER ROLLS SHALL BE INSTALLED PRIOR TO SEPTEMBER 15 AND SHALL REMAIN IN PLACE UNTIL LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO ENSURE THEIR PROPER FUNCTION.
  - A. FIBER ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES HALF THE HEIGHT OF THE ROLL.

EROSION CONTROL POINT OF CONTACT: FRED HERRING, (650) 591-1441

01/27/20  
04/10/20

C-2







**C.3 and C.6 Development Review Checklist**

Project Name: **LIVE OAK LANE** Case Number: **19-000000000**

**Project Information**

1A. Other Project Title: **NEW SINGLE-FAMILY RESIDENCE ON VACANT LOT**

Project Address & Cross St: **657-163-696** Project Water-shed: **144**

Project APN: **059-031-144** Applicant Name: **HERRING & WORLEY, INC.**

Development Type: **Single-Family Residential**

1A.2 Total Area of Site: **1.93** acres **8232/43560**

1A.3 Total Area of Impervious Surface: **687** sq. ft.

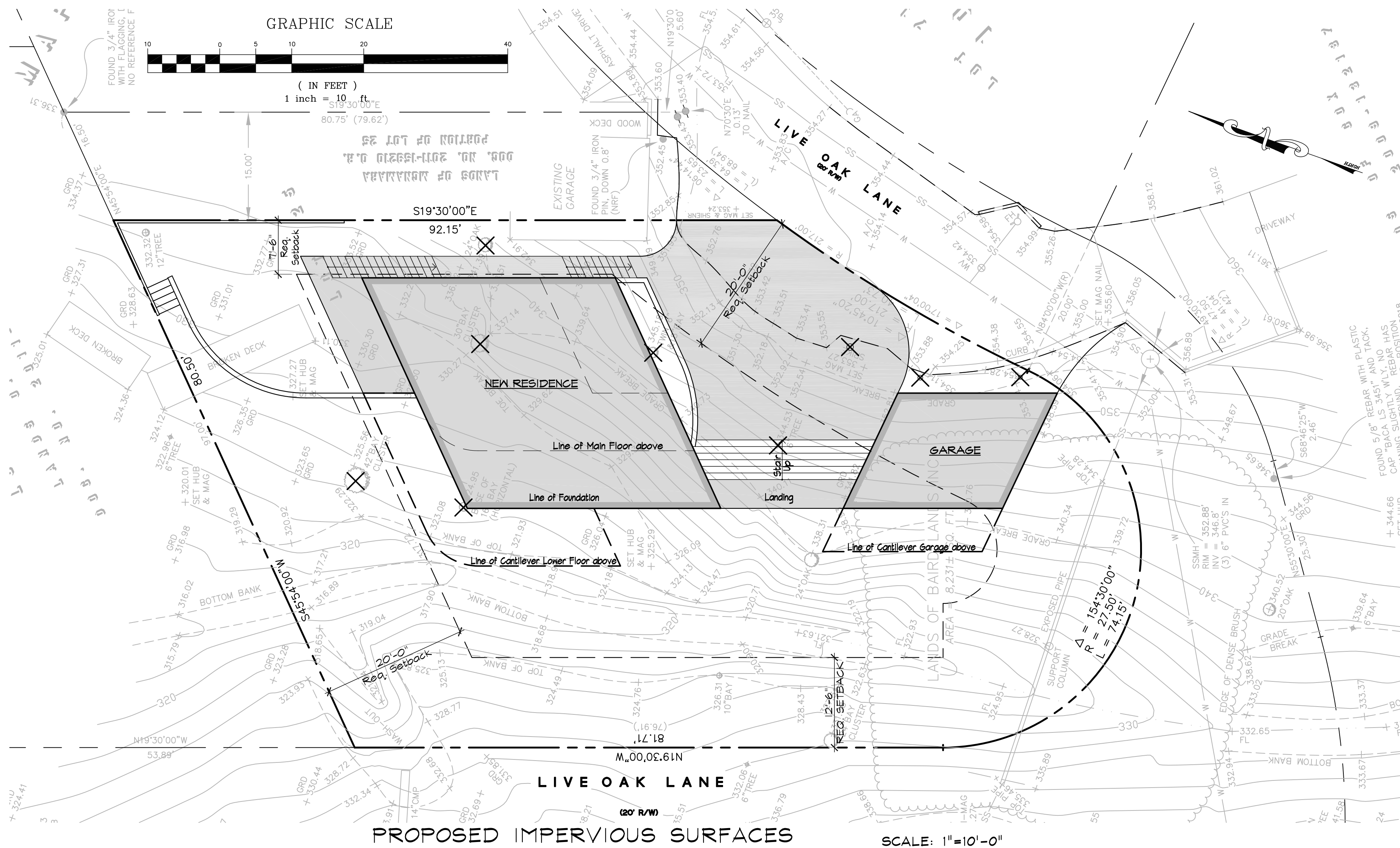
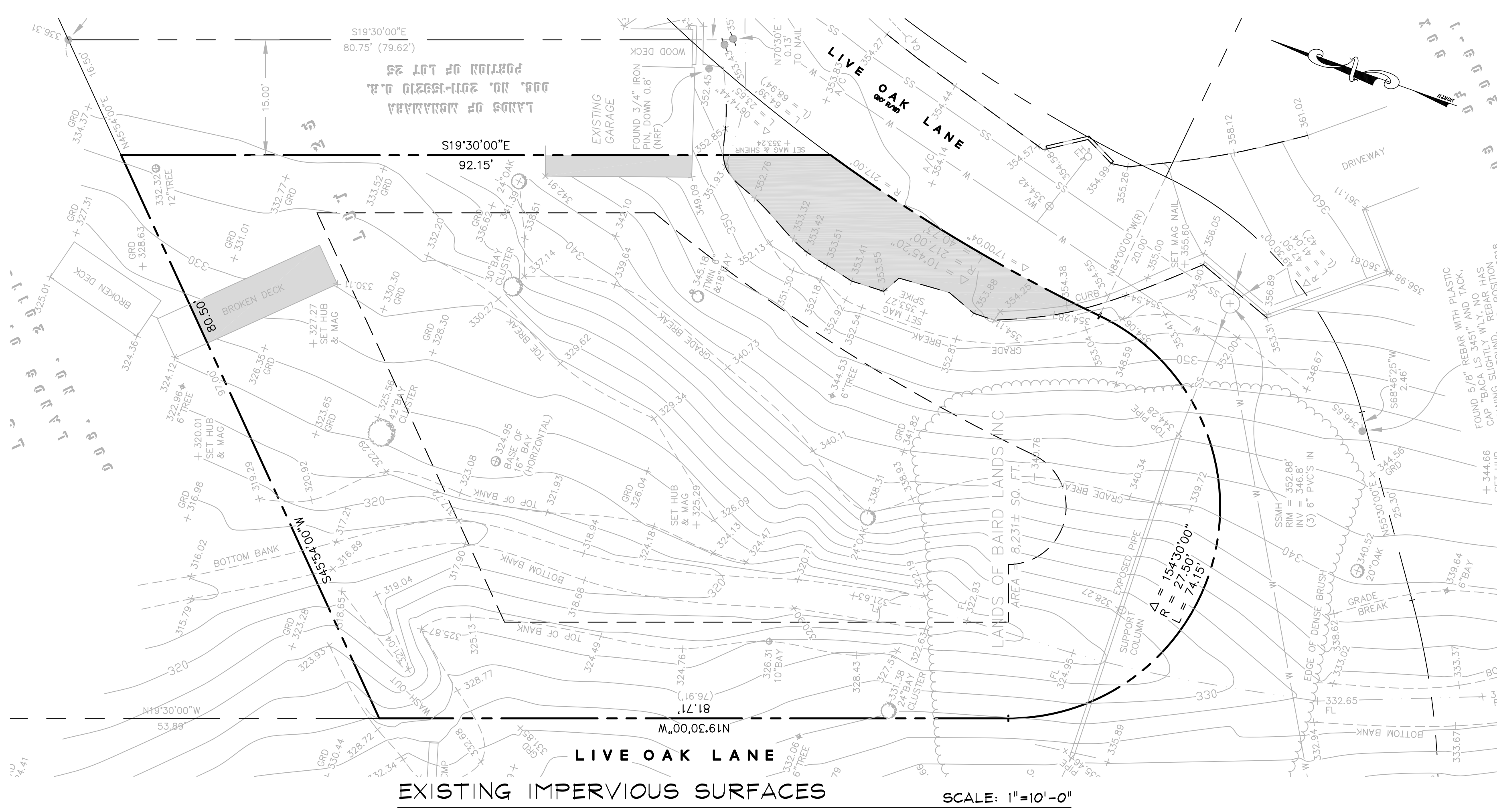
1A.5 Certification: **FREDRICK L. HERRING, INC.**

**Table 1.0: Impervious and Permeable Surfaces**

Type of Impervious Surface	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
Impervious: paved areas, driveways, stoops	557	607	0	377	673
Impervious: unimproved parking	0	0	0	0	0
Total Impervious Surface	557	607	0	377	673

**Table 1.1: Total Impervious Surface Replaced and Created**

Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
Impervious Surface to be Replaced	557	607	0
Impervious Surface to be Created	0	0	0
Total Impervious Surface to be Replaced and Created	557	607	0



**Worksheet A C.3 and C.6 Development Review Checklist**

**C6 - Construction Stormwater BMPs**

1. Stormwater Management Practices (BMP) Notes

Plan Sheet	BMP	Notes
C-2.0	Stormwater Management Practices (BMP) Notes	Stormwater Management Practices (BMP) Notes
C-3.0	Stormwater Management Practices (BMP) Notes	Stormwater Management Practices (BMP) Notes

**Worksheet B C.3 and C.6 Development Review Checklist**

**C3 - Source Controls**

Select appropriate source controls and identify the details in the Plan Sheet where these elements are shown.

Control	Details
1. Stormwater Management Practices (BMP) Notes	Stormwater Management Practices (BMP) Notes
2. Stormwater Management Practices (BMP) Notes	Stormwater Management Practices (BMP) Notes

**IMPERVIOUS AREA SUMMARY**

Category	Area (sq. ft.)	% of Total
A. Total Area of Parcel	8232	100%
B. Existing Permeable Area	7675	93%
C. Existing Impervious Area	557	7%
D. Existing % Impervious	6.8%	
E. Existing Impervious Area to be Retained	0	
F. Existing Impervious Area to be Replaced w/New Impervious Area	0	
G. Existing Permeable Area to be Replaced w/New Impervious Area	2684	33%
H. New Impervious Area (Created and/or Replaced)	2684	33%
I. Existing Impervious Area to be Replaced w/New Permeable Area	155	2%
J. Net Change in Impervious Area	2529	31%
K. Proposed Permeable Area	5143	62%
L. Proposed Impervious Area*	3089	38%
M. Proposed % Impervious	37.5%	

C.3 AND C.6 FORMS, DETERMINATION OF NET INCREASE IN ON SITE IMPERMEABLE SURFACES

**Worksheet C C.3 and C.6 Development Review Checklist**

**Low Impact Development - Site Design Measures**

Select appropriate site design measures (checked by C.3 Required Projects, checked by C.6 Required Projects, checked by C.3 and C.6 Required Projects)

Measure	Requirement
1. Stormwater Management Practices (BMP) Notes	Stormwater Management Practices (BMP) Notes
2. Stormwater Management Practices (BMP) Notes	Stormwater Management Practices (BMP) Notes

NEW RESIDENCE • LIVE OAK LANE • EMERALD HILLS, CALIFORNIA 94062

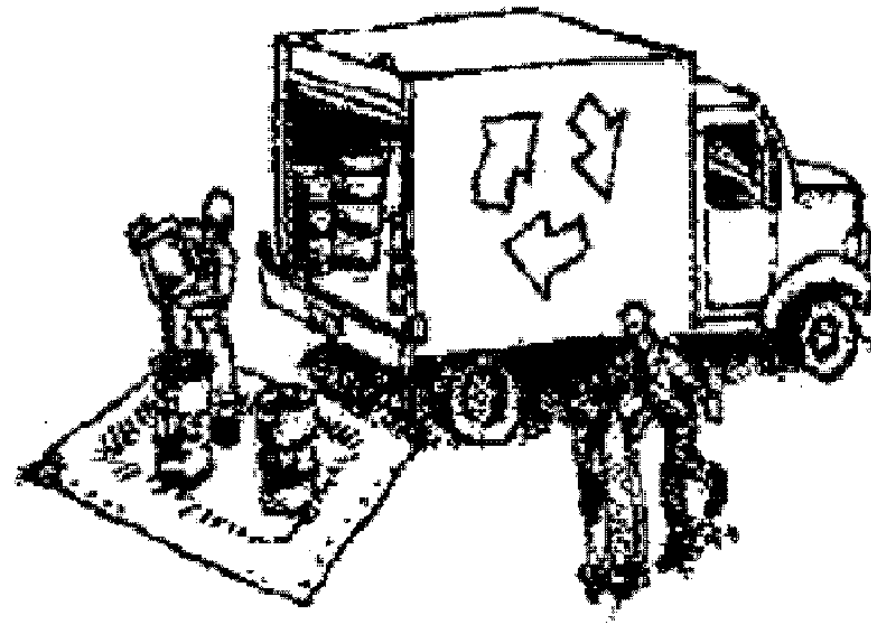




# Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

## Materials & Waste Management



### Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

### Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

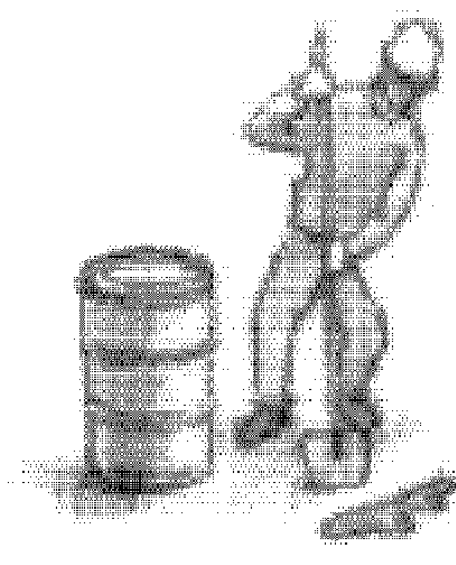
### Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



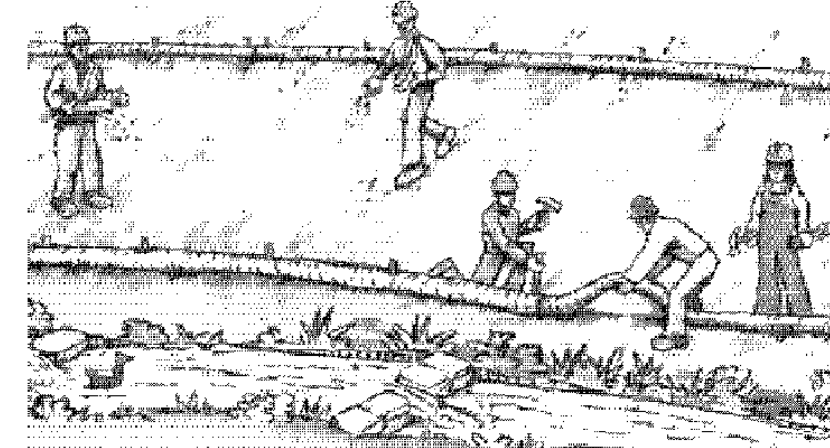
### Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

### Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

## Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

### Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

## Paving/Asphalt Work

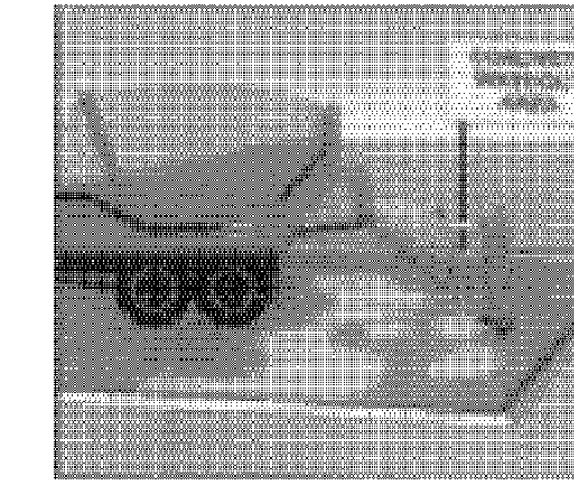


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

### Sawcutting & Asphalt/Concrete Removal

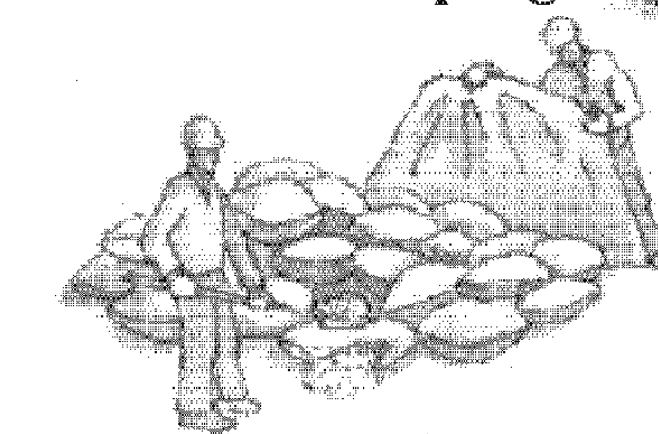
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

## Concrete, Grout & Mortar Application



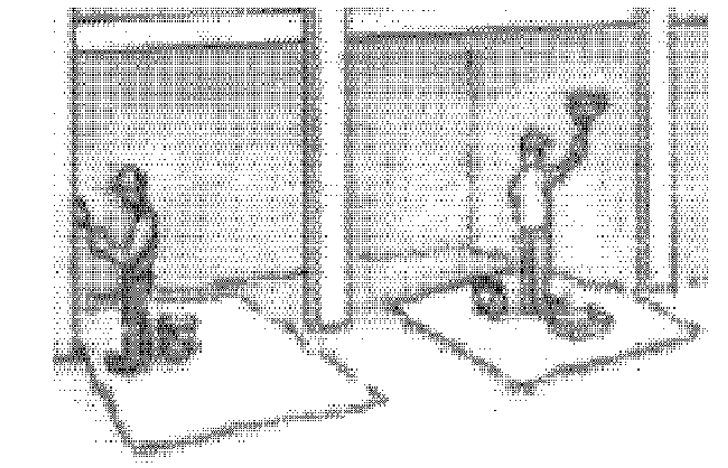
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

## Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

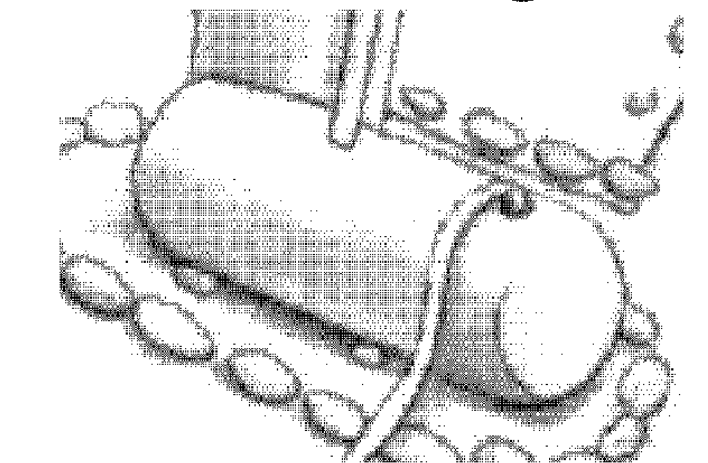
## Painting & Paint Removal



### Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

## Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

**Storm drain polluters may be liable for fines of up to \$10,000 per day!**





Mayne Tree Expert Company, Inc.

ESTABLISHED 1931 CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS

RICHARD L. HUNTINGTON PRESIDENT 515 BRAGATO ROAD, STE. A SAN CARLOS, CA 94070-6511 TEL: (650) 591-1441 FAX: (650) 591-4443 EMAIL: info@maynetrees.com

September 6, 2019

Mr. Fred Herring Herring & Worley Inc. 1658 El Camino Real San Carlos, CA 94070

Dear Mr. Herring,

RE: LIVE OAK LANE (LOT), REDWOOD CITY (UNINCORPORATED) APN: 057-163-090 ARBORIST REPORT

At your request, I visited the above-referenced site on August 22, 2019. The purpose of my visit was to inspect the trees onsite that are larger than six inches in diameter and any trees larger than six inches in diameter located within ten feet of the property lines.

Limitations of this Report

This report is based on a visual-only inspection that took place from ground level. I accept no responsibility for any unseen or undocumented defects associated with this site or in this report.

Method

Each tree identified within this report is given a number. Unless otherwise noted in the report, this number is scribed onto a metal foil tag and placed on the trunk of the tree at eye level. This number is also placed on the provided site map to show the approximate location of the tree on the property. The diameter of each tree was found by measuring the tree trunk at fifty-four inches off the natural grade as described in the San Mateo County Significant Tree Ordinance. The height and canopy spread of each tree has been estimated to give the approximate dimensions for each tree. A condition rating is given to each tree. This rating is based on form and vitality and can be further defined by the following table:

Table with 3 columns: Diameter (inches), Condition (percent), and Spread (feet). Ratings range from 0-29 Very Poor to 90-100 Excellent.

Lastly, a comments section is provided for each tree to give more individual detail about the tree and its surrounding environment.

Live Oak Ln. (lot), Redwood City 2 September 6, 2019

Table with 5 columns: Tree #, Species, Diameter (inches), Condition (percent), Height (feet), Spread (feet), Comments. Lists trees 1 through 8 with detailed observations.

Live Oak Ln. (lot), Redwood City 3 September 6, 2019

Table with 5 columns: Tree #, Species, Diameter (inches), Condition (percent), Height (feet), Spread (feet), Comments. Lists trees 9 through 13 with detailed observations.

Observations

This is an undeveloped site with an abundance of vegetation throughout. A creek with steep banks is present near the western side of the plot and there is an abundance of vines, poison oak, and volunteer brush surrounding the trees.

Tree #1 is located along the left side of the property. Soil and other organic material cover the root crown. The lower trunk has an abundance of frass, which is digested wood material exuded by ambrosia bark beetles.

This tree has an abundance of significant defects that dramatically increase the likelihood of the tree dying. I recommend spraying the lower trunk to control the bark beetles and monitoring the tree for approximately 1 month to see if the tree will recover.

Live Oak Ln. (lot), Redwood City 4 September 6, 2019

Trees #2-#4 are all Jacarandas planted along the street, near the end of the walkway. It is unclear if these trees are considered street trees, so a final determination will be needed.

I recommend inquiring with the County of San Mateo as to what easements are present on this street, i.e., how much of the side of the road is considered County property, before performing any work on these trees.

Tree #5 is a Plum located just downhill from the street. Soil and other organic material cover the root crown; there is a two-stem attachment at 5 feet and an abundance of interior deadwood.

I recommend routine tree maintenance that should include exposing the root crown, shaping the upper canopy to maintain a symmetrical rounded form, and removing the interior deadwood.

Tree #6 is a Coast Live Oak located on the side of the creek bank. I found a significant amount of evidence of an ambrosia beetle attack on the lower trunk of this tree. The large amount of frass (sawdust) on the lower trunk indicates the attack on the tree has been ongoing for some time.

I believe this tree is declining rapidly from the bark beetle attack. I do not believe this tree will survive long-term. I recommend treating the trunk for the ambrosia beetles and monitoring the health of this tree for the next month to determine if the tree will survive.

Tree #7 is a California Bay Laurel located on the creek bank opposite the street. Soil and other organic material cover the root crown of this tree. It has a multi-stem attachment at its base and ivy growing up the trunk into the canopy.

I recommend routine tree maintenance that should include exposing the root crown and removing the ivy from the trunk and any interior deadwood present.

Tree #8 is a California Bay Laurel located on the creek bank opposite the street. This tree leans to the southeast, has dead ivy on the trunk, and a codominant top at 40 feet.

I recommend removal of this tree. However, if this tree is to remain, I recommend routine tree maintenance that should include exposing the root crown, removing the interior deadwood, and removing of the 6-inch stem near its base.

Live Oak Ln. (lot), Redwood City 5 September 6, 2019

Tree #10 is a Coast Live Oak located along the right side of the property near the neighboring garage. Soil and other organic material partially cover the root crown of this tree; there is a significant amount of ivy growing up the trunk and mostly covering the canopy.

I recommend removal of this tree due to its poor form and vigor.

Tree #11 is a California Bay Laurel that has multiple stems growing from its base. The whole tree leans significantly to the west; it has poor form and fair vigor.

I recommend removal of this tree. If the tree is to remain, I recommend routine tree maintenance that should include removing the sprouts at the base, thinning the canopy, and removing the interior deadwood.

Tree #12 is a California Bay Laurel that has fallen over and continued to grow vertical sprouts that are forming a new canopy. The tree crosses the creek and has an abundance of sprouts at its base.

I recommend removal of this tree, as the main stem blocks the creek during the wet season which could lead to additional obstructions and flooding of the area.

Tree #13 is a California Bay Laurel with approximately 9 stems growing from the base. These stems surround a large cavity that appears to be the remains of a larger tree that was removed in the past and the sprouts have now formed a new multi-stem tree.

I recommend removal of this tree, as all of the stems are weakly attached and have a high potential of failure.

Summary This is an undeveloped lot where very little, or no, tree/landscape maintenance has ever occurred. Because of this, there are an abundance of defects and declining trees present throughout the property.

Trees #1 and #6 are large Oaks that have severe infestations of ambrosia bark beetles and have a high likelihood of dying in the near future.

Trees #2, #3, and #4 are all small trees that need verification of ownership by the County or homeowner. If it is determined that the County is not the owner, the fate of these trees is up to the discretion of the property owner.

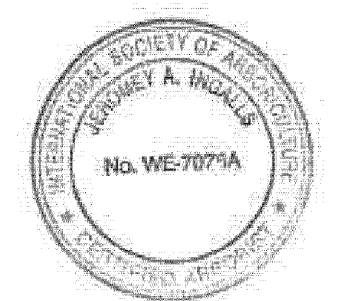
Trees #9, #11, #12, and #13 are all California Bay Laurels that have poor form. I recommend removal of these trees to allow better access to the site and to reduce the potential for future failures.

Live Oak Ln. (lot), Redwood City 6 September 6, 2019

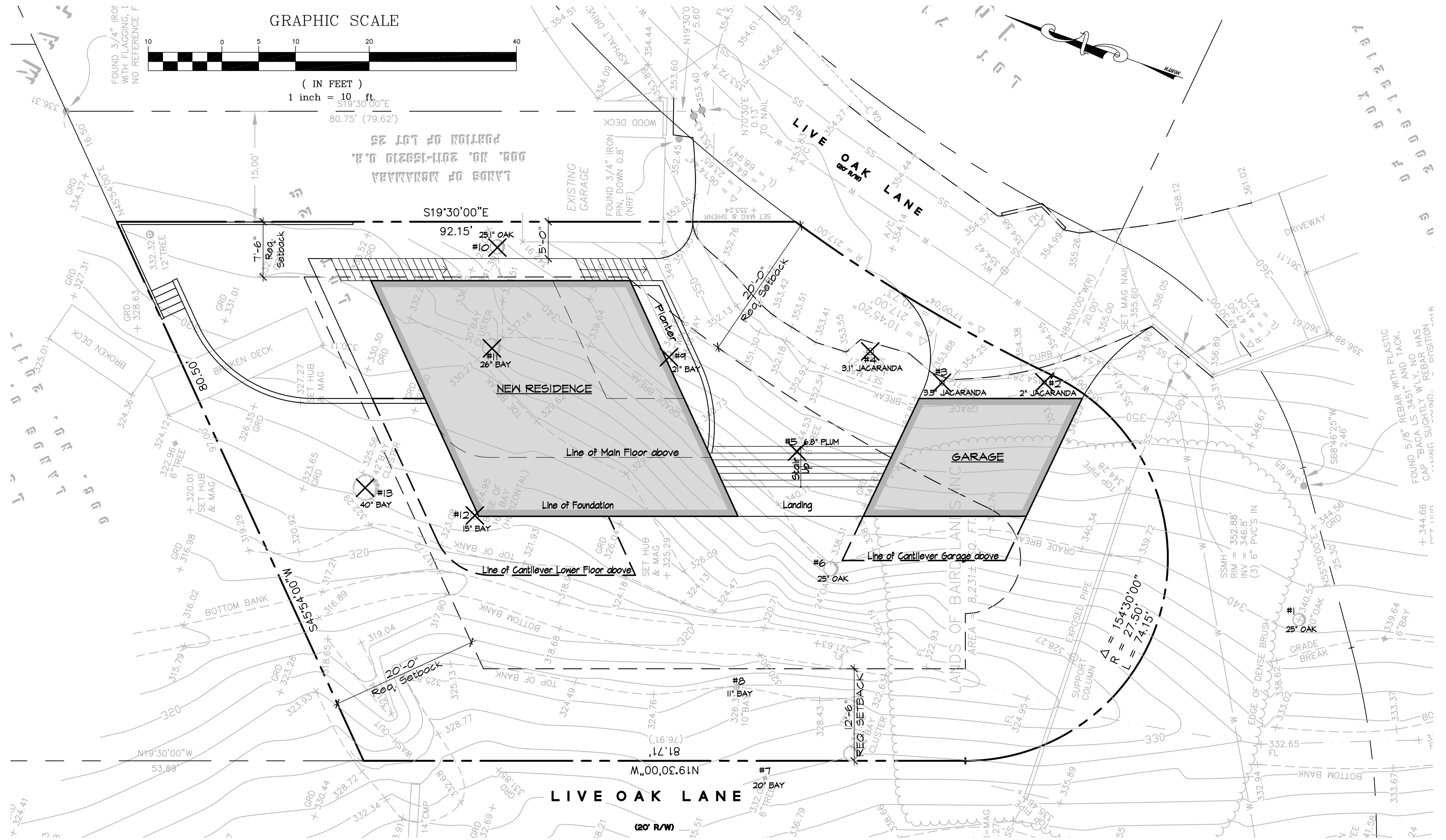
All tree work performed as a result of this report should be accomplished by a qualified licensed tree care professional. If I can be of further assistance, please contact me at my office. I believe this report is accurate and based on sound arboricultural principles and practices.

Sincerely,

Jaromey A. Ingalls Certified Arborist WE #7076A



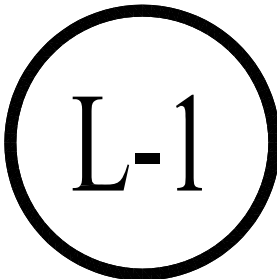
JAI:pmd



TREE PLAN, ARBORIST REPORT

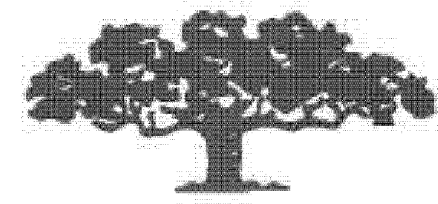
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01/27/20 04/10/20



NEW RESIDENCE • LIVE OAK LANE • EMERALD HILLS, CALIFORNIA 94062





Mayne Tree Expert Company, Inc.

ESTABLISHED 1931 STATE CONTRACTOR'S LICENSE NO. 276793  
CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS

RICHARD L. HUNTINGTON  
PRESIDENT  
JEROMEY INGALLS  
CONSULTANT

September 6, 2019

535 BRAGATO ROAD, STE. A  
SAN CARLOS, CA 94076-6311  
TELEPHONE: (650) 591-1440  
FACSIMILE: (650) 591-4441  
EMAIL: info@maynetree.com

Mr. Fred Herring  
Herring & Worley Inc.  
1658 El Camino Real  
San Carlos, CA 94070

Dear Mr. Herring,

RE: LIVE OAK LANE (LOT), REDWOOD CITY (UNINCORPORATED) APN: 057-163-090  
PLAN REVIEW & TREE PROTECTION REPORT

At your request, I reviewed the proposed construction plans dated August 10, 2019, which have been designed for the above-referenced site. The purpose of my review is to determine how the proposed construction project would impact the trees located on the site and within ten feet of the property line. A tree protection plan will be included within this plan review. This plan will provide tree protection guidelines and mitigation measures to help reduce the impact on the health and structural stability of the trees.

Limitations of this Letter

The following tree protection plan is based on my interpretation of the plans that were provided to me. I accept no responsibility for any misinterpreted portions of the construction project or if the provided plans for the project were changed without my knowledge after I received a copy.

This plan review has been created using the details in a corresponding Arborist Report also dated September 6, 2019, that was completed for the above-referenced property.

The following letter is not a contract to become the site arborist or for any future inspections that might be needed. A separate contract would need to be established to perform the role of site arborist for this project.

Plan Review

During my review of the plans, I determined that the site, which is currently undeveloped, will have a new home and garage built upon it. To accommodate the new structure, trees #3, #4, #5, #9, #10, and #12 will all be removed.

Trees #1 and #6 have been identified in the arborist report as having significant infestations of ambrosia bark beetles. If they continue to decline after attempted treatment, these two trees may need to be removed.

Trees #7 and #8 are located across the creek in an area that will be undisturbed. These two trees will not be impacted by the proposed construction.

Tree #13 is recommended for removal in the Arborist Report, as it has weakly-attached main stems and is a potential hazard. If this tree is to remain, it will be impacted by the installation of the new terrace. Roughly 15 percent of this tree's root zone will be impacted and the tree will require select removal of multiple stems to allow the project to continue safely.

TREE PROTECTION SPECIFICATIONS

- 1. Establish a perimeter around the protected trees that follows the trees' driplines as closely as possible. This perimeter should consist of 6-foot tall chain link fencing supported by 1.5- to 2-inch diameter metal pipes. These support pipes shall be no more than 10 feet apart. This enclosed area is the Tree Protection Zone (TPZ) and should be off limits to workers, construction debris, and construction activities.
2. Temporary movable barriers, such as chain link fencing panels that are supported by cement blocks, can be used in place of fixed fencing in certain situations. Permission to use such panels will need to be discussed with the project arborist prior to installation. Once the location of these panels is established, they should not be moved closer to the tree without the consent of the Project Arborist or County Arborist.
3. To protect the health, structural integrity, and vigor of the protected trees and their roots.
DO NOT:
a. Allow runoff or spillage of damaging materials into the area below any tree canopy.
b. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
c. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the County Arborist.
d. Allow fires under and adjacent to trees.
e. Discharge exhaust into foliage.
f. Secure cable, chain, or rope to trees or shrubs.
g. Trench, dig, or otherwise excavate within the dripline or TPZ of the trees without first obtaining authorization from the County Arborist.
h. Apply soil sterilants under pavement near existing trees.
4. When work is being completed within the dripline of any protected tree it is important to minimize the disturbance to the roots of the tree. Therefore, any excavations within the dripline of any protected tree should be accomplished by hand digging or use of compressed air tools.

- 5. All roots less than 2 inches in diameter that are exposed during any excavation should be cut cleanly with hand pruners or loppers back to the wall of excavation nearest to the tree. Any roots found that are larger than 2 inches in diameter should be left uncut and intact; the site arborist shall be contacted immediately. The roots in this area should be left untouched until the site arborist can identify, inspect, document, and make a final decision as to the root's fate.
6. Trenches should be filled as soon as possible to minimize the drying out of any exposed roots of the protected trees. If any trenches are to be left open for longer than 24 hours, then the wall of excavation that is closest to the protected trees shall be lined with 3 to 4 layers of burlap. These burlap layers shall be kept moist throughout the duration of the trench being open.
7. When possible, any pipes or utility lines shall be kept outside the dripline of the protected trees or at least 10 times the trunk diameter of the protected trees. Tunneling or directional boring under the trees is an option, but should take place at least three feet below the surface of the ground.
8. Any damage due to construction activities shall be reported to the Project Arborist or County Arborist within six hours so that remedial action can be taken.
9. An ISA Certified Arborist or ASCA Registered Consulting Arborist may be required by the County to be retained as the Project Arborist to monitor the tree protection specifications. Should the builder fail to follow the tree protection specifications, it shall be the responsibility of the Project Arborist to report the matter to the County Arborist.
10. Violation of any of the above provisions may result in sanctions or other disciplinary action.

MONTHLY INSPECTIONS

Monthly inspections of the site, any previously prescribed tree protection measures, and all the protected trees on the site should take place at intervals of approximately once every four weeks. At the time of each inspection, the site arborist shall complete a write-up that:

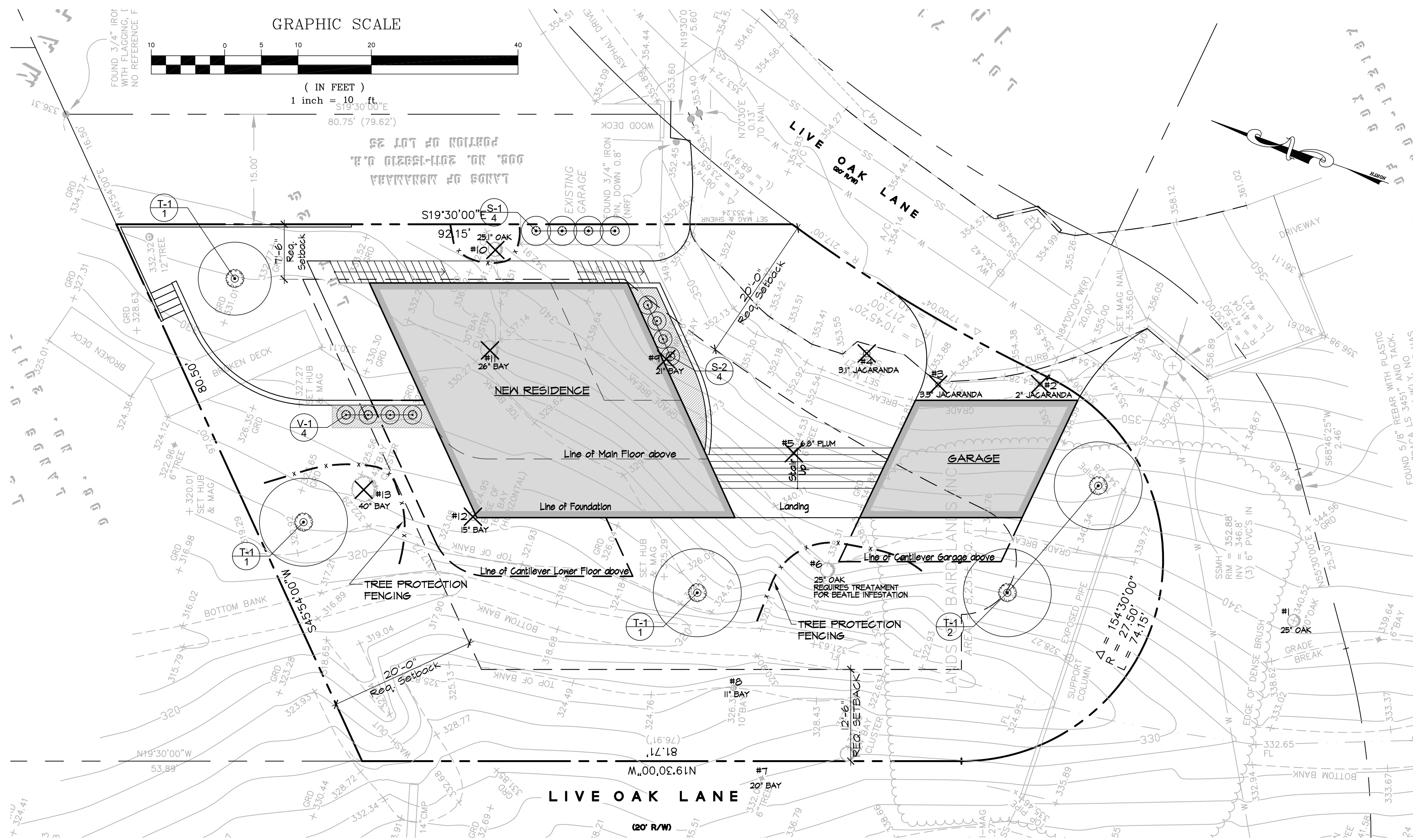
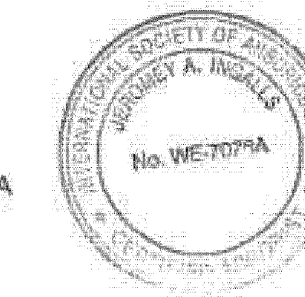
- 1. Describes the effectiveness of the protective measures.
2. Identifies any problems with the tree protection zones.
3. Provides any recommendations to promote general tree health.

Copies of the monthly inspection write-ups should be provided to the owner of the property and to the County.

Sincerely,

Jeromey A. Ingalls  
Certified Arborist WE #7076A

JAI:pmd



PLANT LIST:

Table with 5 columns: Symbol, Name, Size, Approx. Height at Maturity, and Mucous Water Use Rating. Includes entries for Quercus lobata, various shrubs, ground covers, and vines.

AREAS SERVED BY PERMANENT IRRIGATION SYSTEM 66 S.F. (DEPICTED WITH CROSS HATCHING ON ADJACENT PLAN)

--- TREE PROTECTION FENCING

TREE PROTECTION MEASURES POINT OF CONTACT: FRED HERRING, (650) 591-1441

PLANTING / TREE PROTECTION PLAN

SCALE: 1"=10'-0"

01/27/20  
04/10/20

