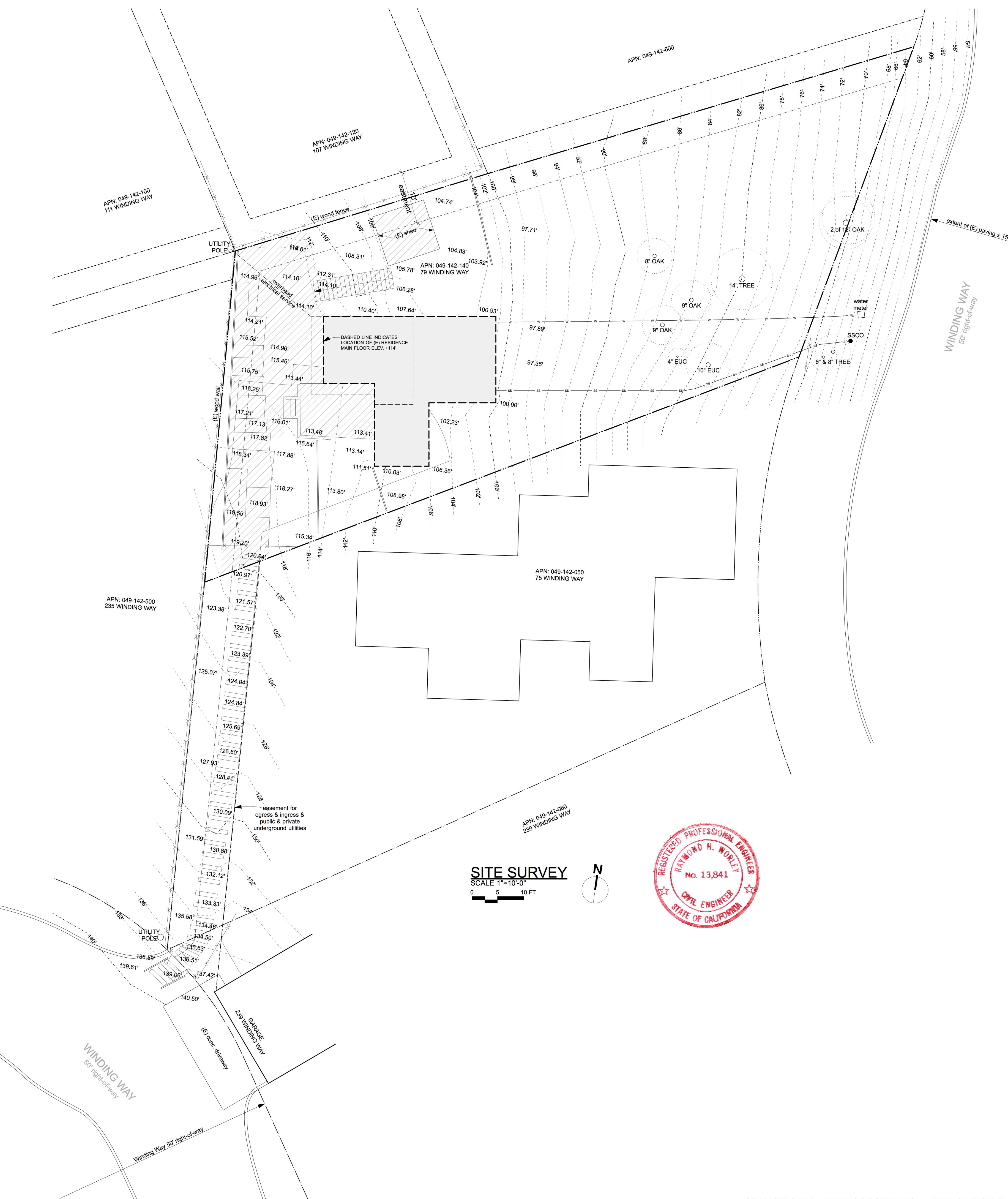




**JONSON RESIDENCE**  
RECONSTRUCTION OF EXISTING RESIDENCE  
237 WINDING WAY, SAN CARLOS, CA.



**SITE SURVEY**  
SCALE 1"=10'-0"  
0 5 10 FT



**DRAWING INDEX:**

- Cover Photo of architectural model
- C-1 Site Survey, Drawing Index, Floor Plans of Existing Residence, Project Data
- C-1.1 Driveway Plan, Profile, Section & Section
- C-1.2 Fire and Emergency Vehicle Access Plan
- C-2 C3 & C6 forms
- C-3 Grading & Drainage Plan With Grading Quantity Tabulation
- C-4 Site details
- C-5 Erosion Control Plan
- C-6 Tree Protection Measures
- C-7 Construction Operations Plan
- C-8 Best Practice Management

- L-1 Planting plan, Plant list
- A-1 Site plan & Building Long Section
- A-2 Garage & Entry Level Plan, Model Photo
- A-2.1 Main Floor Plan, Building Section
- A-2.2 Lower Floor Plan
- A-3 Roof Plan
- A-4 Exterior Building Elevations
- A-5 Exterior Lighting Schedule, Lighting Specifications
- A-5.1 Exterior Materials Elevation, Material Specifications

**Proposed Impervious Surface Areas:**

Roof	1124
Main floor deck	168
Entry court & driveway	930
Lower level terraces	570
Pool & access stair	496
<b>Total proposed</b>	<b>3288</b>

**Existing Impervious Surfaces Areas:**

Dwelling footprint	628
Shed	100
Terraces & stairs	730
<b>Total existing (to be removed)</b>	<b>1458</b>
<b>Net increase in imp. surfaces</b>	<b>1830</b>

**PROJECT DATA:**

**Property:** 237 Winding Way  
San Carlos, 94070 CA.  
**APN:** 049-142-140  
**Lot area:** 6772<sup>±</sup>  
**Average lot width:** 53.5'

**Floor areas:** 2000 + .21 \* 1772 = 2372<sup>±</sup> permitted

**Living space:**  
Entry floor 38<sup>±</sup>  
Lower floor 996<sup>±</sup>  
Main floor 874<sup>±</sup>  
Total living space 1908<sup>±</sup> < 2372<sup>±</sup> permitted  
Garage 384<sup>±</sup>  
Total: 2292<sup>±</sup> < 2372<sup>±</sup> permitted

**Coverage:** .50 x 6772 = 3386<sup>±</sup> permitted max.

Proposed building footprint (50%) 1968<sup>±</sup>  
Portion of terraces 18" or more above (E) grade 252<sup>±</sup>  
Portion of driveway 18" or more above (E) grade 620<sup>±</sup>  
Portion of pool 18" or more above (E) grade 224<sup>±</sup>  
Total coverage: 3064<sup>±</sup> < 3386<sup>±</sup> permitted

Setbacks:	Proposed	Required
Garage:		
Rear (West)	3'	3' OK at detached garage in rear setback
Side	5'	3'
Residence:		
Front (East/Winding Way)	60'	20'
Side (South/Left)	10'	5'
Rear (West)	22'	20'
Side (North/Right)	9.75'	5'

**Building height:** 28'-6" max. (over subterrace lower floor) < 30'

**Occupancy:** U/R-3

**Building Type:** V-B

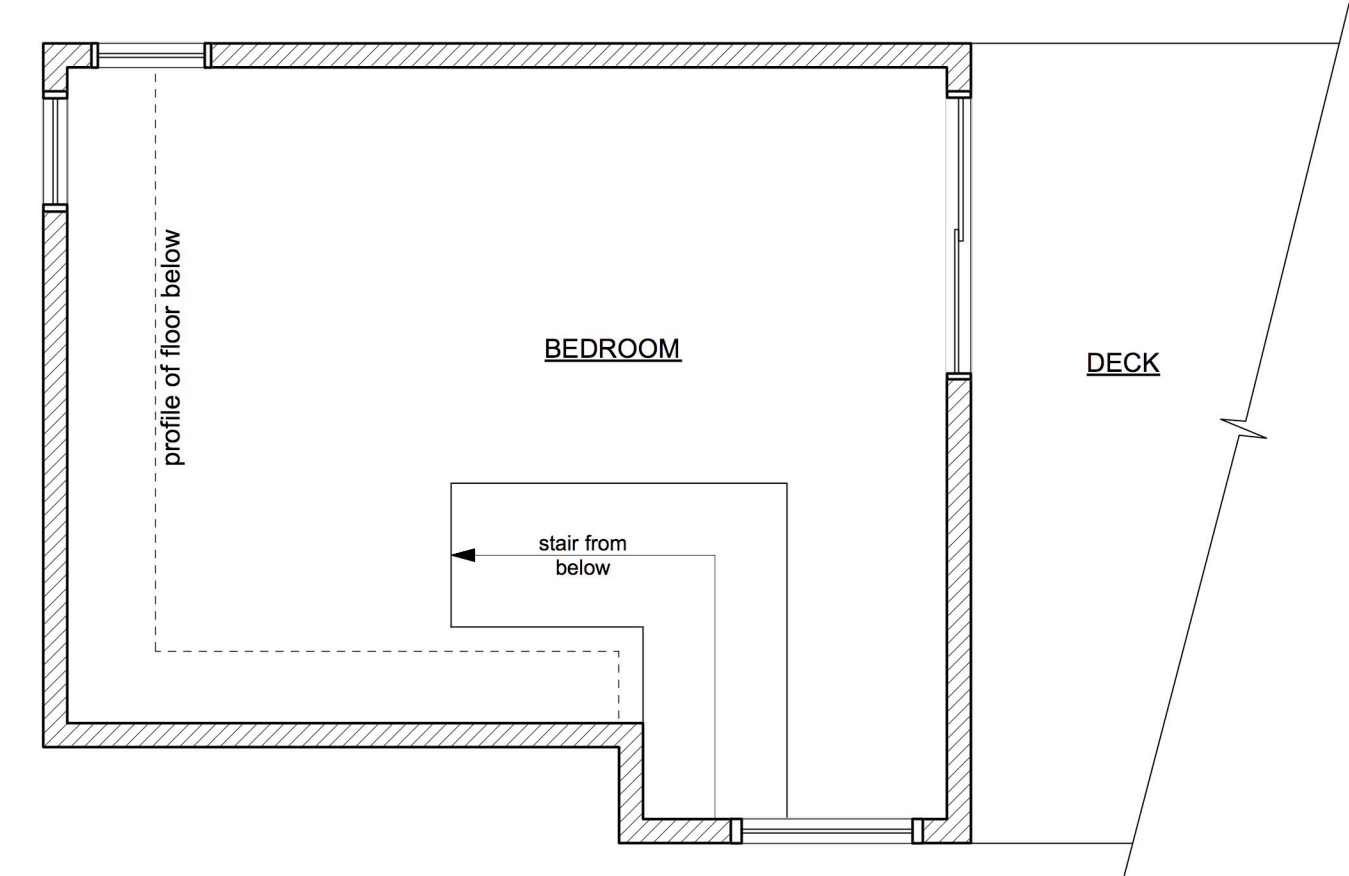
**Utility Note:** Existing overhead electric service from existing J.P. to be maintained.

**FIRE PROTECTION:**

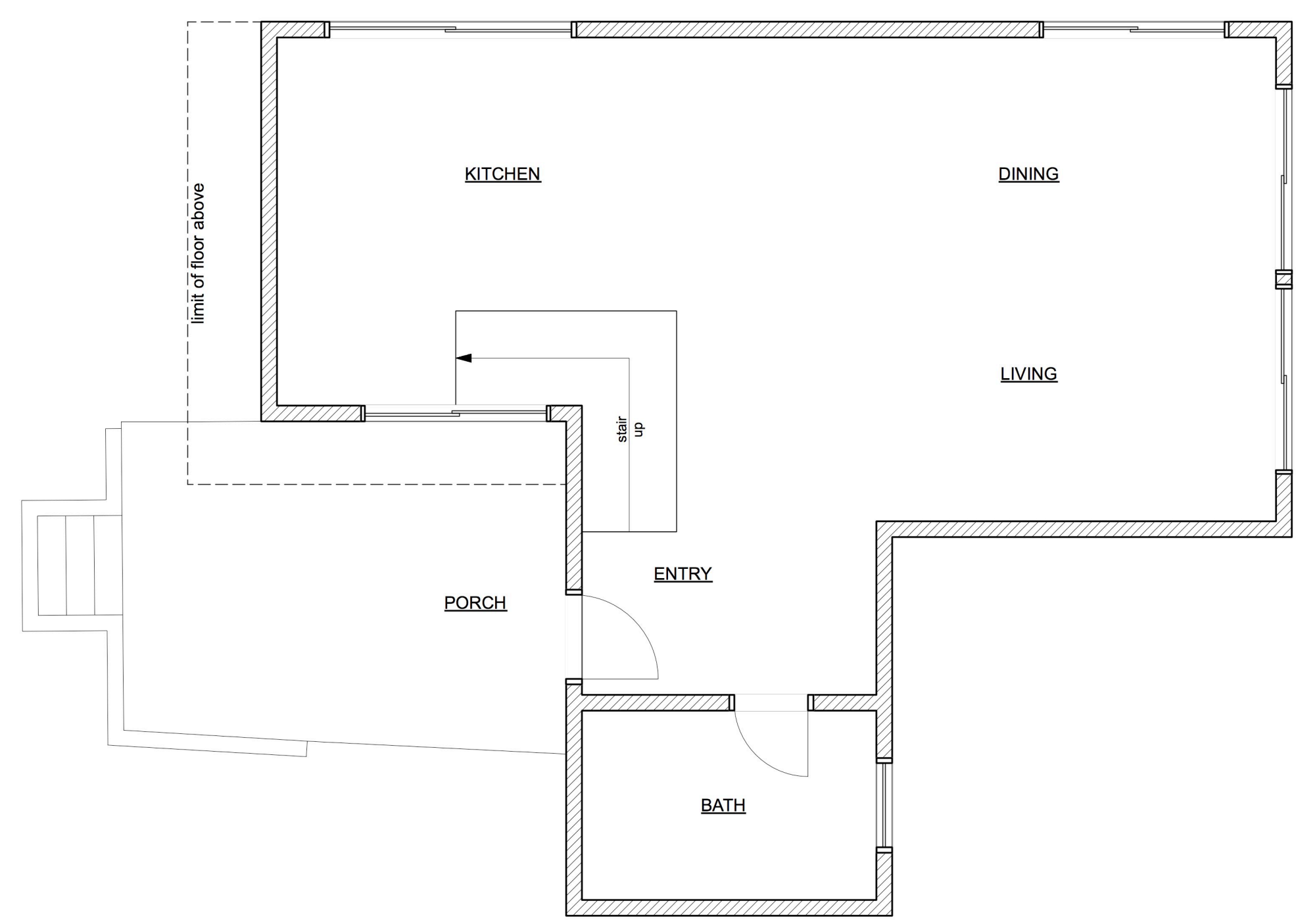
Structure to be protected with an automatic fire sprinkler system compliant with NFPA 13D.  
Structure to comply with CBC Ch.7 requirements.

**APPLICABLE CODES:**

- 2016 California Building Code
- 2016 California Residential Code
- 2016 California Electrical Code
- 2016 California Mechanical Code
- 2016 California Plumbing Code
- 2016 California Green Building Standards Code
- 2016 California Energy Code



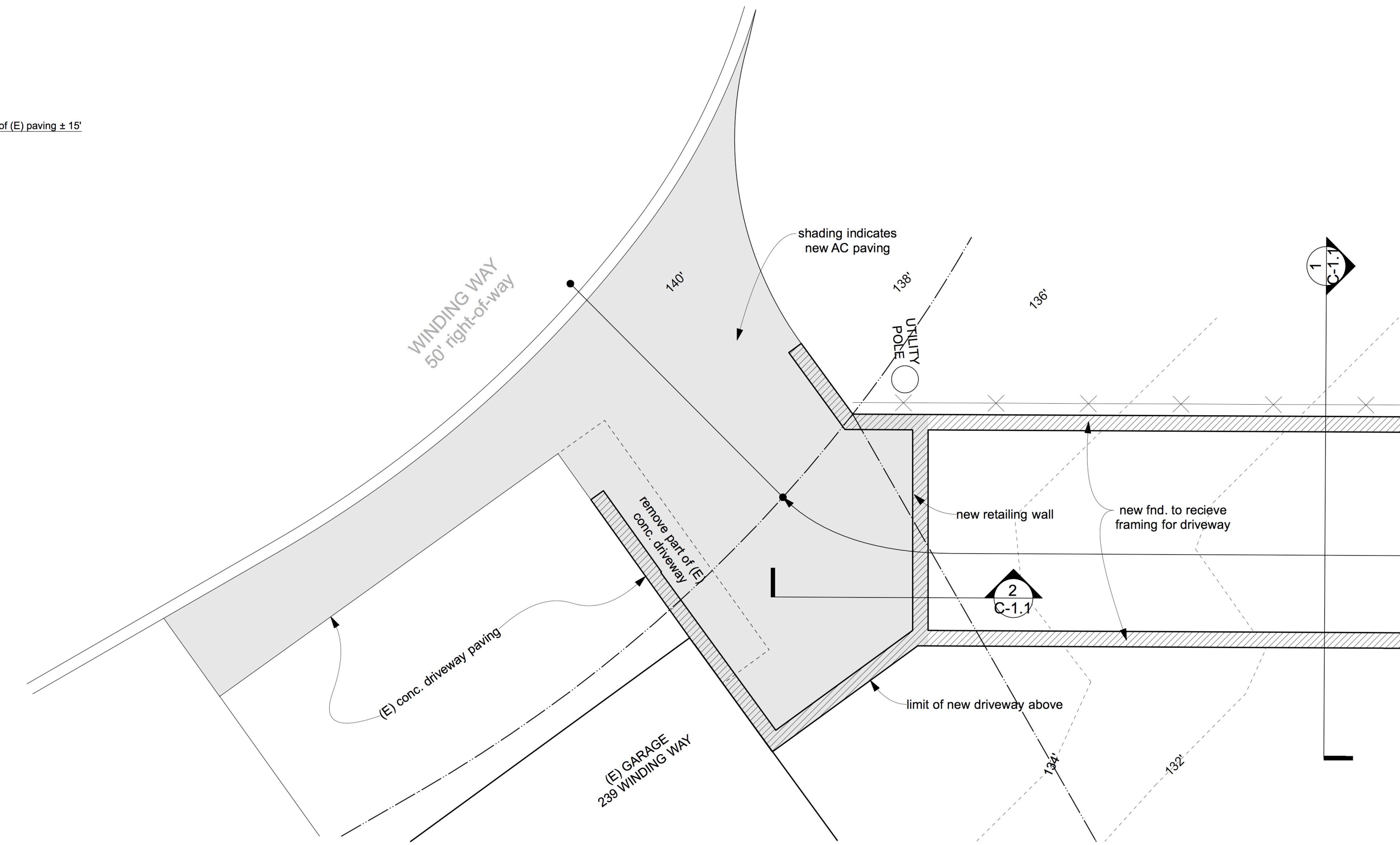
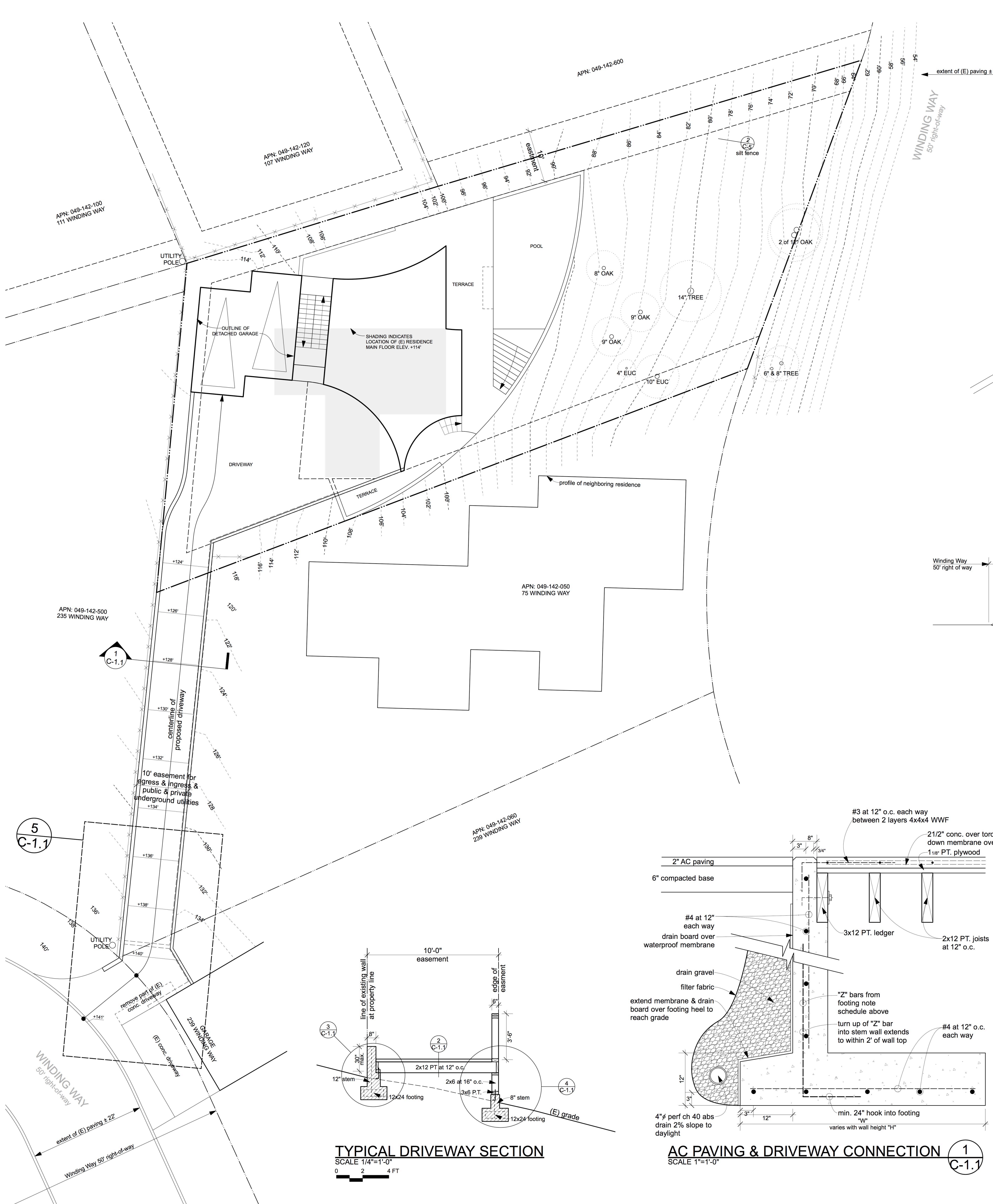
**EXISTING RESIDENCE UPPER FLOOR PLAN**  
SCALE 1/4"=1'-0" upper floor 298<sup>±</sup>



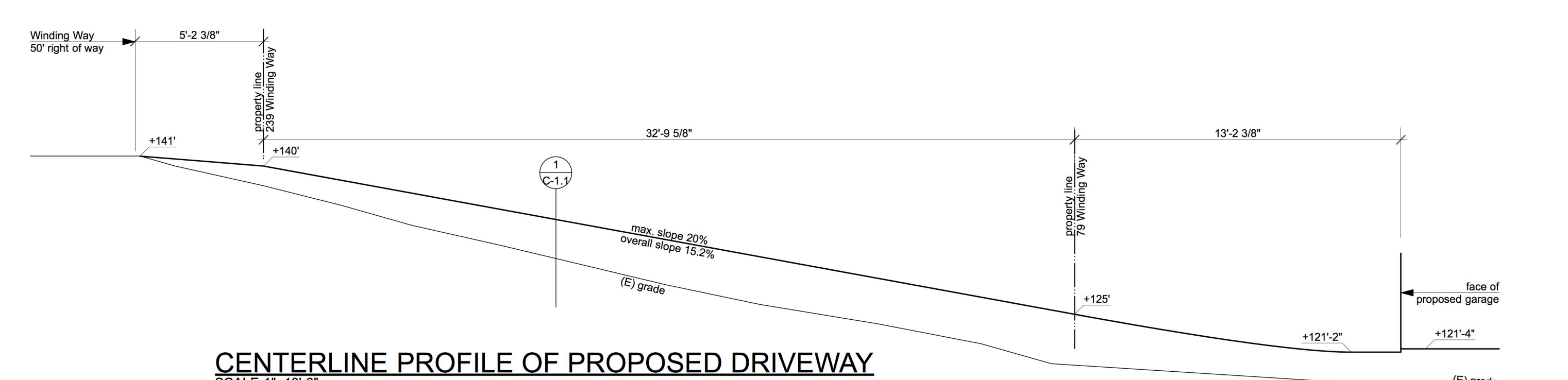
**EXISTING RESIDENCE MAIN FLOOR PLAN**  
SCALE 1/4"=1'-0" main floor 628<sup>±</sup>

**SITE SURVEY, PROJECT DATA,  
DRAWING INDEX, PLANS OF EXISTING RESIDENCE**  
SCALE 1"=10'-0"

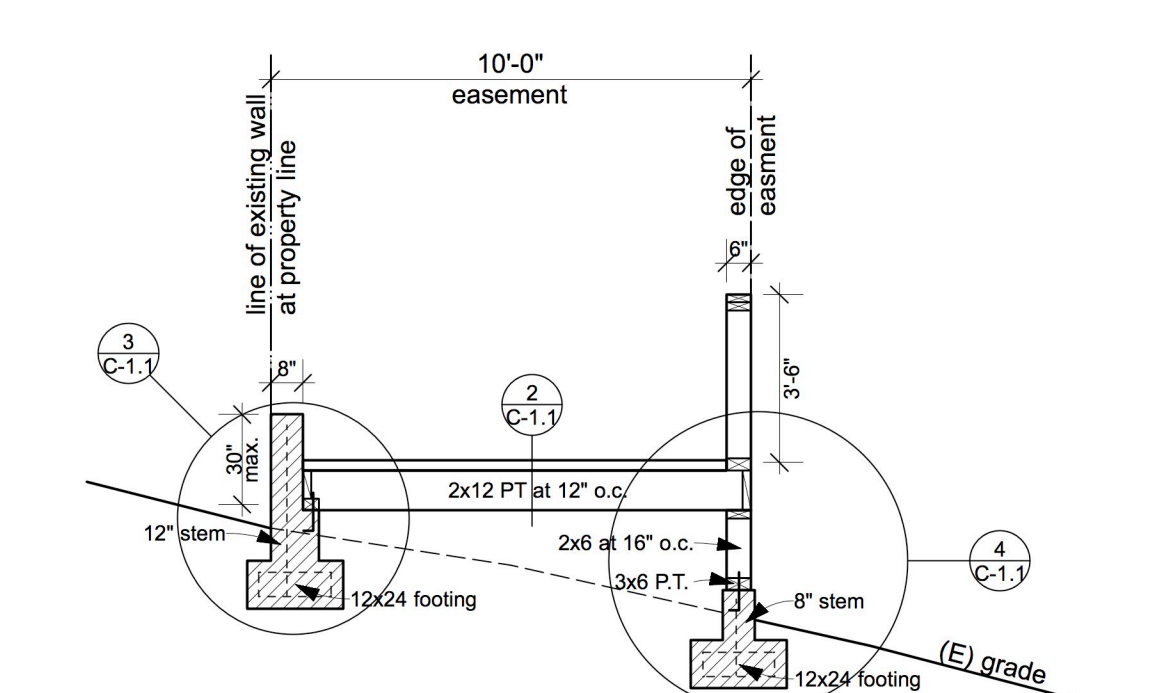
**JONSON RESIDENCE**  
RECONSTRUCTION OF EXISTING RESIDENCE  
237 WINDING WAY, SAN CARLOS, CA.



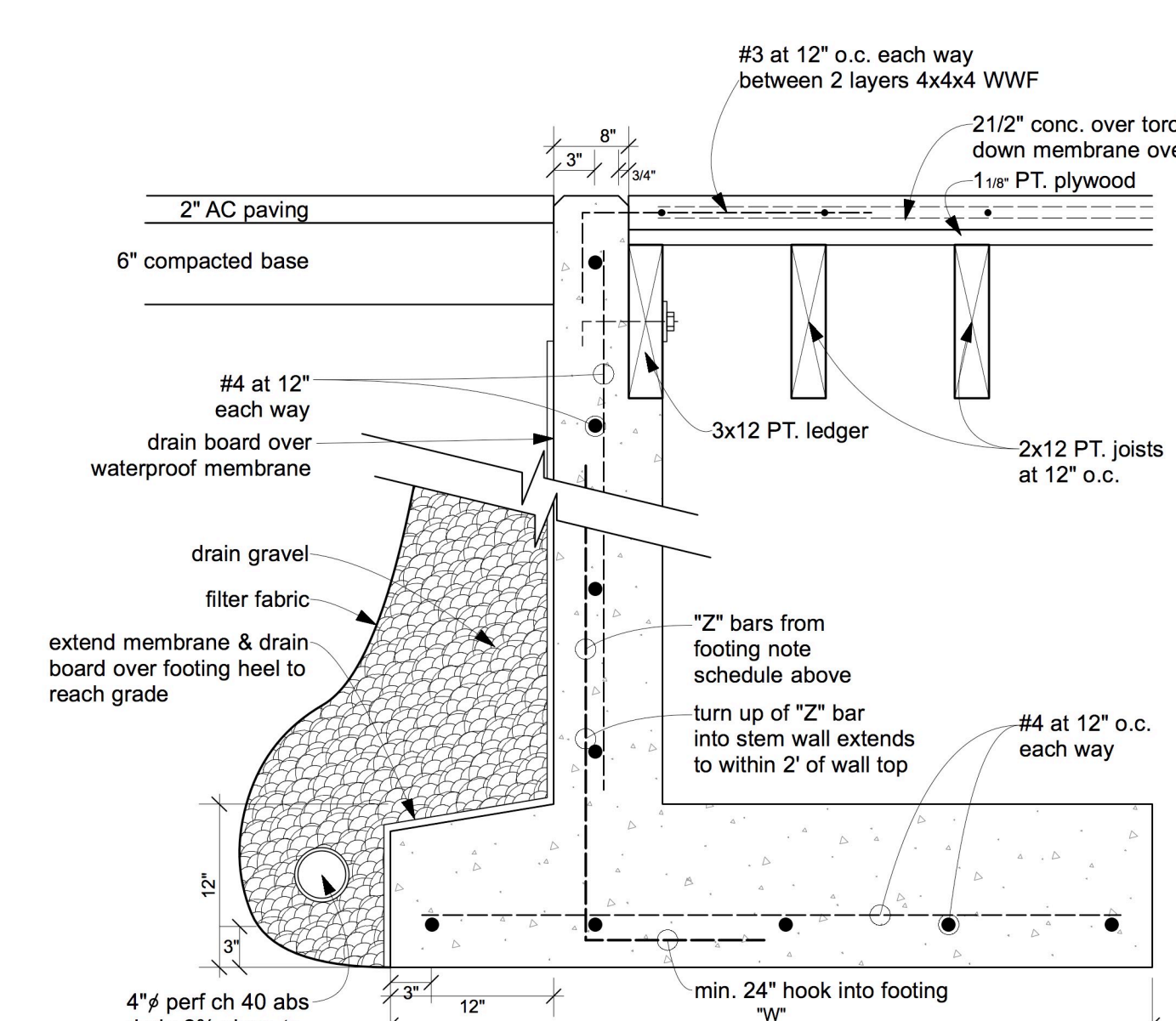
**DETAIL DRIVEWAY PLAN**  
 SCALE 1/4"=1'-0"  
 0 2 4 FT



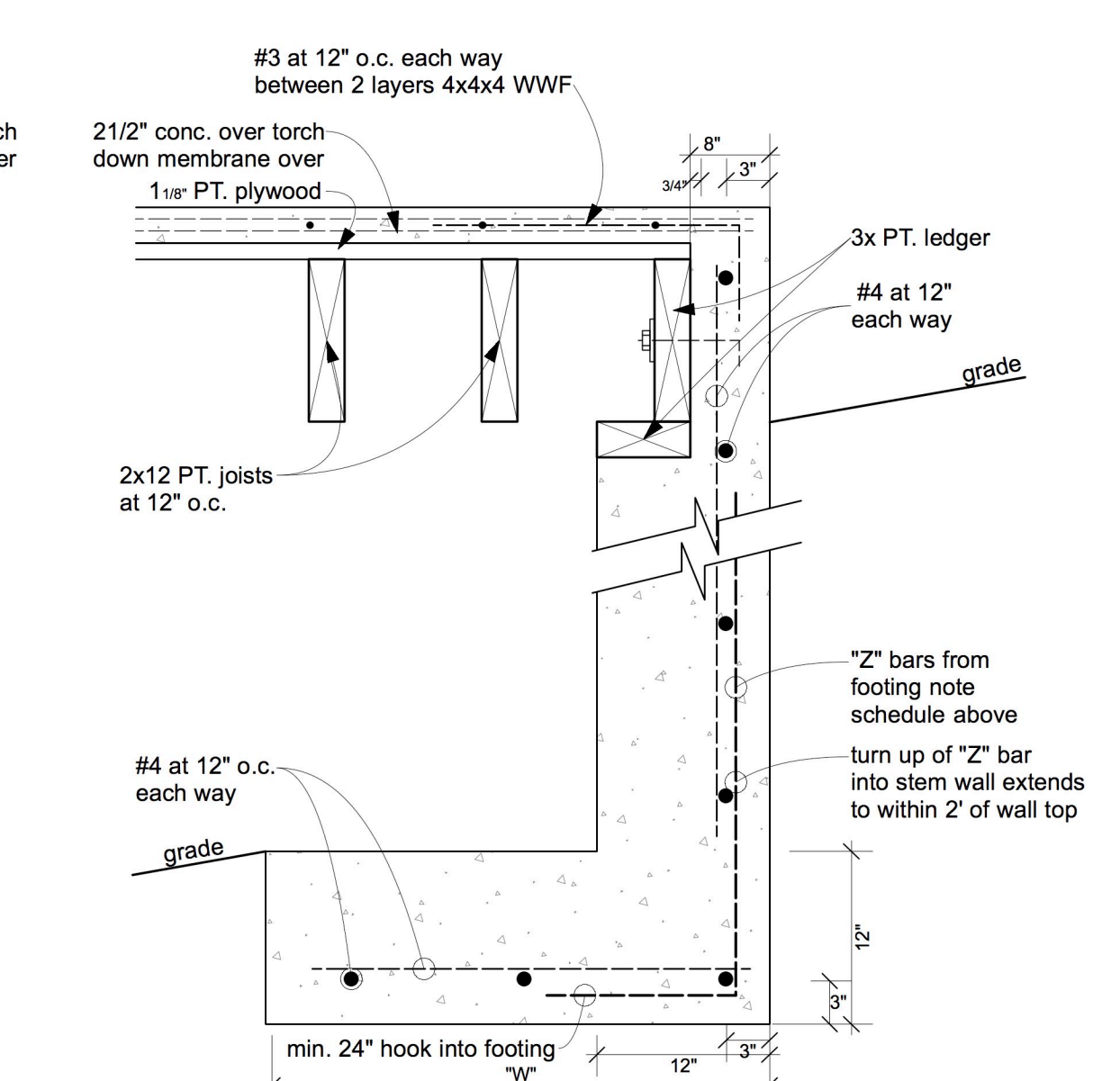
**CENTERLINE PROFILE OF PROPOSED DRIVEWAY**  
 SCALE 1"=10'-0"  
 0 5 10 FT



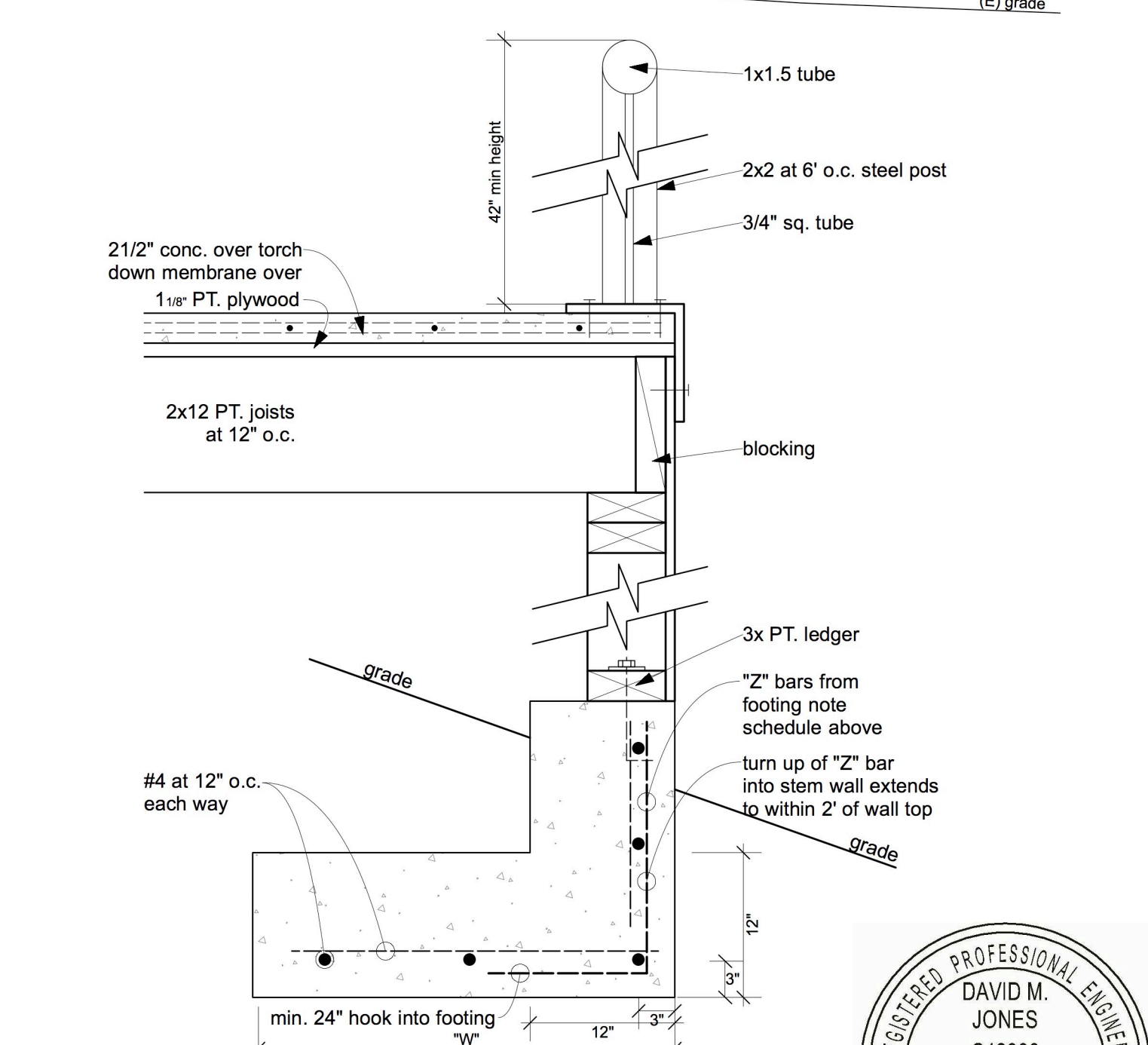
**TYPICAL DRIVEWAY SECTION**  
 SCALE 1/4"=1'-0"  
 0 2 4 FT



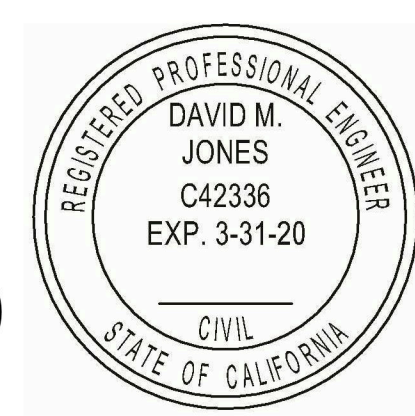
**AC PAVING & DRIVEWAY CONNECTION**  
 SCALE 1"=1'-0"  
 0 2 4 FT



**DRIVEWAY FND. UPSLOPE**  
 SCALE 1"=1'-0"  
 0 2 4 FT

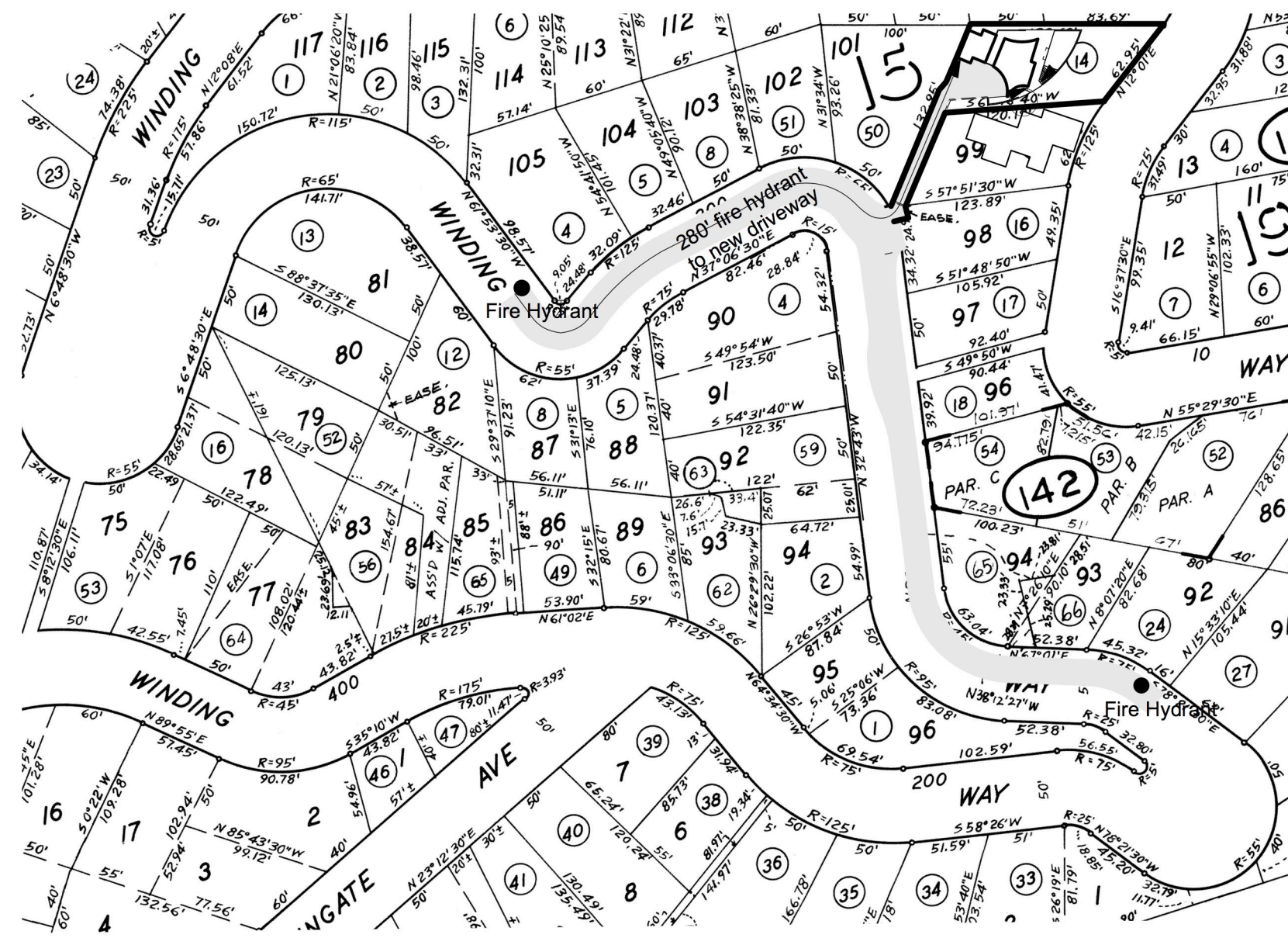


**DRIVEWAY FND. DOWNSLOPE**  
 SCALE 1"=1'-0"  
 0 2 4 FT



2019 April 15





**FIRE AND EMERGENCY  
VEHICLE ACCESS GENERAL PLAN**  
SCALE 1"=100'-0"



	<b>Fire Marshal's Office</b> <b>San Mateo County Fire</b> <b>CAL FIRE</b>		Date: July 29, 2009
			Revised: 3-22-2017
		Number: CFS-001	
320 Paul Scannell Drive, San Mateo, California 94402 (650) 573-3846			
Title: <i>Alternate Materials or Methods Request</i>	Approved: <i>Mark Mondragon</i>		

**Scope:** The provisions of this standard shall outline the procedure and policy of the San Mateo County Fire Department for Requests for Alternate Materials or Methods of Construction or Alternate Design. This option is allowed under the authority of Section 104.9 of the California Fire Code.

**Submittal:** Applicant must submit two copies of the request, plans and all accompanying substantiation material, to the Fire Marshal at 320 Paul Scannell Dr. San Mateo Ca 94402. It is highly recommended that the submittal be prepared by a Licensed Engineer, Architect or Fire Protection Engineer depending on the area of the request.

**Project Information:**

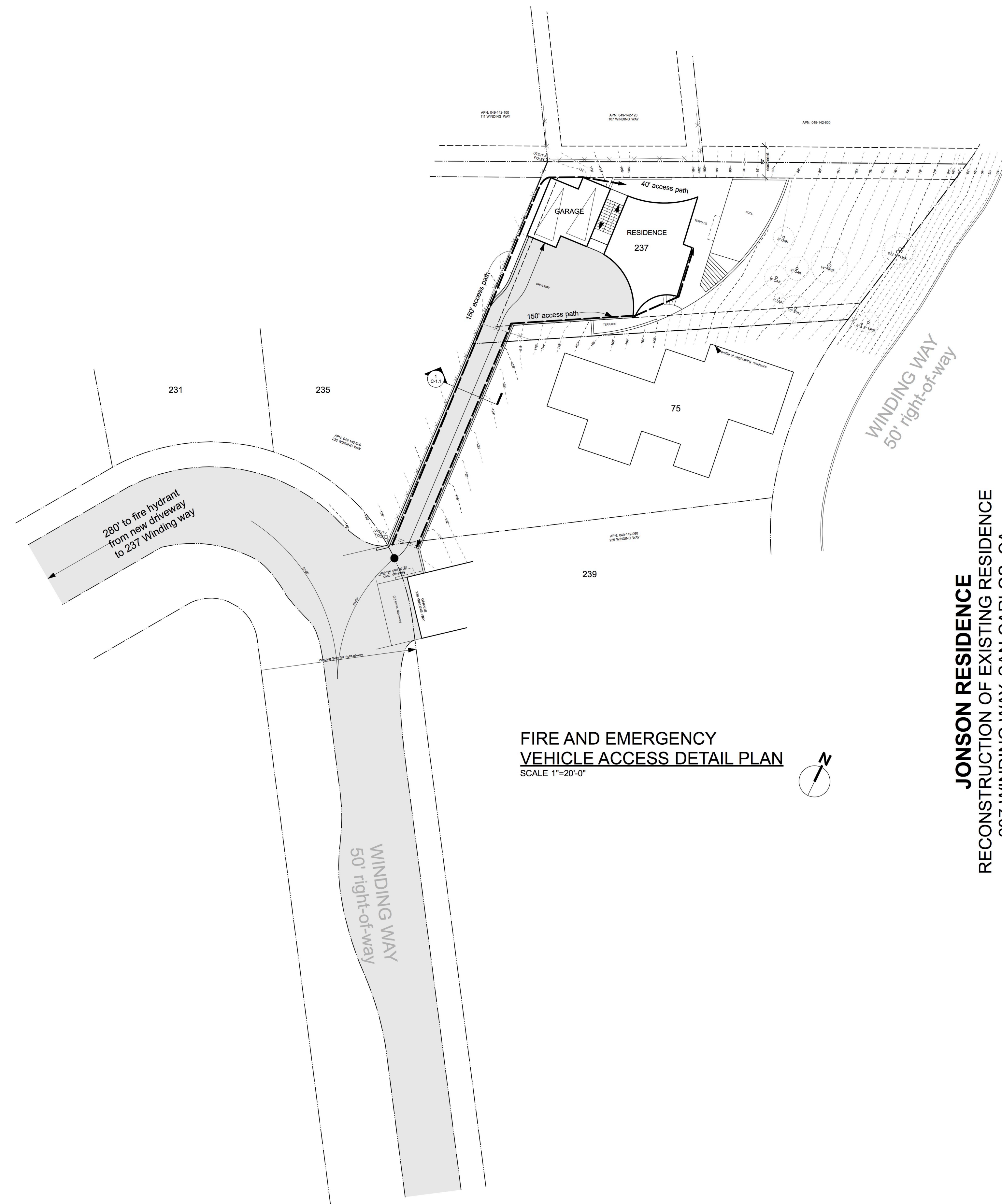
Project Address: 237 WINDING WAY, SAN CARLOS  
 Project APN #: 049-142-140 Permit #: \_\_\_\_\_  
 Owner Name: JEFFREY JONSON  
 Owner Phone: 650/591-1841  
 Owner Address: 237 WINDING WAY, SAN CARLOS  
 Petitioner Name: FRED HERRING/HERRING & WORLEY INC.  
 Petitioner Phone: 650/591-1441  
 Petitioner Address: 1658 EL CAMINO REAL, SAN CARLOS, CA  
 Occupancy Type: U/R-3 Construction Type: VB Sprinklered (Y/N) Y  
 Total Floor Area: 2292 Floor Area per Floor: 996 MAX  
 End Use: SINGLE FAMILY RESIDENCE

**Request for Alternate:** (Separate form for each request) PROPOSAL IS FOR THE RECONSTRUCTION OF AN EXISTING HOME ON AN EXISTING COUNTY-MAINTAINED ROADWAY. ALTHOUGH ACCESS TO THE HOME IS MUCH IMPROVED BY THIS PROPOSAL, ACCESS CANNOT MEET CAL-FIRE STANDARDS. THE ATTACHED DRAWING ILLUSTRATES PROPOSED CONDITIONS.

**Justification:** (Findings of Equivalency) PROVIDE PAVED ACCESS TO EXISTING/RECONSTRUCTED HOME WHERE NONE NOW EXISTS. PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM PROTECTION COMPLIANT WITH "4-HEAD CALF" WHERE EXISTING HOME IS NOT PROTECTED WITH SPRINKLERS

Petitioners Signature: FRED HERRING Position: OWNERS' AGENT Date: 2019

RECONSTRUCTED HOME TO BE CLAD (ROOF AND EXTERIOR WALLS) WITH FIRE-RESISTIVE MATERIALS WHERE EXISTING HOME IS CLAD WITH READILY FLAMMABLE MATERIALS.



**FIRE AND EMERGENCY  
VEHICLE ACCESS DETAIL PLAN**  
SCALE 1"=20'-0"



**JONSON RESIDENCE**  
 RECONSTRUCTION OF EXISTING RESIDENCE  
 237 WINDING WAY, SAN CARLOS, CA.

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

Municipal Regional Stormwater Permit (MRP)  
Stormwater Controls for Development Projects

*Applicants: This form should be filled out by the Project Civil Engineer, if one is associated with the project.  
Office Use: Planners, scan and upload to Accela Case and provide hard copy to EC Team; Building Techs, forward to DPW*

**Project Information**

**IA. Enter Project Data** (For "C.3 Regulated Projects," data will be reported in the municipality's stormwater Annual Report.)

Project Name: **Jonson Residence** Case Number: \_\_\_\_\_

Project Address & Cross St.: **79 Winding Way, San Carlos**

Project APN: **049-142-140** Project Watershed: **S.F. Bay**

Applicant Name: **Herring & Worley, Inc.** IA.4 Slope on Site: %

Applicant Phone: **650 591 1441** Applicant Email Address: **flh1741@sbcglobal.net**

Development type:  Single Family Residential: A stand-alone home that is not part of a larger project.  
(check all that apply)  Single Family Residential: Two or more lot residential development.<sup>1</sup> # of units: \_\_\_\_\_  
 Multi-Family Residential # of units: \_\_\_\_\_  
 Commercial  
 Industrial, Manufacturing  
 Mixed-Use # of units: \_\_\_\_\_  
 Streets, Roads<sup>2</sup>, etc.  
 Redevelopment<sup>3</sup> as defined by MRP: creating, adding and/or replacing exterior existing impervious surface on a site where past development has occurred.

**IA.1**  **Special land use categories**<sup>4</sup> as defined by MRP: (1) auto service facilities<sup>5</sup>, (2) retail gasoline outlets, (3) restaurants, (4) uncovered parking area (stand-alone or part of a larger project)  
 Institutions: schools, libraries, jails, etc.  
 Parks and trails, camp grounds, other recreational  
 Agricultural, wineries  
 Kennels, Ranches  
 Other, Please specify \_\_\_\_\_

Project Description<sup>6</sup>: **New residence to replace existing dwelling**  
(Also note any past or future phases of the project.)

IA.2 Total Area of Site: **0.155** acres  
IA.3 Total Area of land disturbed during construction (include clearing, grading, excavating and stockpile area) **0.072** acres.

**IA.5 Certification:**  
I certify that the information provided on this form is correct and acknowledge that, should the project exceed the amount of new and/or replaced impervious surface provided in this form, the as-built project may be subject to additional improvements.  
 Attach Preliminary Calculations  Attach Final Calculations  Attach copy of site plan showing areas  
Name of person completing the form **Fred Herring** Title: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: **12/12/2017**  
Phone number: **650 591 1441** Email address: **flh1741@sbcglobal.net**

<sup>1</sup> Common Plans of Development (subdivisions or contiguous, commonly owned lots, for the construction of two or more homes developed within 1 year of each other) are not considered single family projects by the MRP.  
<sup>2</sup> Roadway projects creating 10,000 sq.ft. or more of contiguous impervious surface are subject to C.3 requirements if the roadway is new or being widened with additional traffic lanes.  
<sup>3</sup> See Standard Industrial Classification (SIC) codes [here](#).  
<sup>4</sup> Project description examples: 5-story office building, industrial warehouse, residential with five 4-story buildings for 200 condominiums, etc.

**Worksheet A**

**IB. Is the project a "C.3 Regulated Project" per MRP Provision C.3.b?**

**IB.1 Enter the amount of impervious surface<sup>9</sup> Retained, Replaced and/or Created by the project:**

	Table IB.1 Impervious <sup>9</sup> and Pervious Surfaces				
	IB.1.a Pre-Project Impervious <sup>9</sup> Surface (sq.ft.)	IB.1.b Existing Impervious <sup>9</sup> Surface to be Retained <sup>9</sup> (sq.ft.)	IB.1.c Existing Impervious <sup>9</sup> Surface to be Replaced <sup>9</sup> (sq.ft.)	IB.1.d New Impervious <sup>9</sup> Surface to be Created <sup>9</sup> (sq.ft.)	IB.1.e Post-Project Impervious <sup>9</sup> Surface (sq.ft.)
Type of Impervious <sup>9</sup> Surface					
Roof area(s)	728	N.A.	N.A.	1124	1124
Impervious <sup>9</sup> sidewalks, patios, paths, driveways, streets	730			1234	1234
Impervious <sup>9</sup> uncovered parking <sup>9</sup>	N.A.			930	930
Totals of Impervious Surfaces:	1458			3288	3288
<b>IB.1.f - Total Impervious<sup>9</sup> Surface Replaced and Created (sum of totals for columns IB.1.c and IB.1.d):</b>					
Type of Pervious Surface	Pre-Project Pervious Surface (sq.ft.)				Post-project Pervious Surface (sq.ft.)
Landscaping	5314				3488
Pervious Paving	N.A.	IB.1.e.1:			N.A.
Green Roof	N.A.				N.A.
Totals of Pervious Surfaces:	5314				3488
Total Site Area (Total Impervious+Total Pervious+IA.2)	6772				6772

**IB.2 Please review and attach additional worksheets as required below using the Total Impervious Surface (IS) Replaced and Created in cell IB.1.f from Table IB.1.f above and other factors:**

	Check all that apply:	Check One		Attach Worksheet
		Yes	No	
IB.2.a	Does this project involve any earthwork? # YES, then Check Yes, and Complete Worksheet A. # NO, then go to IB.2.b	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A
IB.2.b	# YES, if greater than or equal to 2,500 sq ft? # YES, then the Project is subject to Provision C.3.1 - complete Worksheets B, C & go to IB.2.c. # NO, then Stop here - go to IA.5 and complete Certification.	<input type="checkbox"/>	<input type="checkbox"/>	
IB.2.c	# YES, site design, source control and treatment requirements apply to the whole site. Continue to IB.2.d # NO, these requirements apply only to the impervious surface created and/or replaced. Continue to IB.2.d	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
IB.2.d	# YES, this project is a Special Land Use Category (IA.1) and is IB.1.f greater than or equal to 5,000 sq ft? # YES, project is a Replaced Project. Fill out Worksheet D. Go to IB.2.e.	<input type="checkbox"/>	<input type="checkbox"/>	
IB.2.e	# YES, if greater than or equal to 10,000 sq ft? # YES, project is a C.3 Regulated Project - complete Worksheet D. Then continue to IB.2.f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
IB.2.f	# YES, if greater than or equal to 43,560 sq ft? # YES, project may be subject to Hydromodification Management requirements - complete Worksheet E then continue to IB.2.g. # NO, then go to IB.2.g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
IB.2.g	# YES, if greater than or equal to 1 acre? # YES, check box, obtain coverage under the CA Const. General Permit & submit Notice of Intent to municipality - go to IB.2.h. # NO, then go to IB.2.h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
IB.2.h	For more information see: <a href="http://www.swrdb.ca.gov/water_issues/programs/stormwater/construction.shtml">www.swrdb.ca.gov/water_issues/programs/stormwater/construction.shtml</a> # YES, this Special Project or does it have the potential to be a Special Project? See Worksheet F to determine if a Special Project. # YES, attach completed Worksheet F. Then continue to IB.2.i. # NO, go to IB.2.i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
IB.2.i	Is project a Construction Stormwater Regulated Site (SWRS)? (1) Sites that disturb 1 acre or more of land; (2) where the project requires a Grading Permit; (3) Sites with a) Residential new construction or a 50% or greater remodel, or b) Commercial/ Industrial construction of a new building or additions of 2,000 sq. ft. or greater, and with one or both of the following: (1) Sites where development will occur on a slope greater than or equal to 5:1 (20%), and/or (2) Sites where development will occur within 100 feet of a creek, wetland, or coastline; (4) Any public or private project involving work within a watershed, and 5) Sites within the ASBS watershed that involve soil disturbance. If NO, then go to IB.2.j.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
IB.2.j	For Municipal Staff Use Only: Are you using Alternative Certification for the project review? # YES, then fill out section G-1 on Worksheet G. Fill out other sections of Worksheet G as appropriate. # NO, then fill out section G-1 on Worksheet G. Add to Municipal Inspection Lists (C.3.h)	<input type="checkbox"/>	<input type="checkbox"/>	

<sup>9</sup> Per the MRP, pavement that meets the following definition of pervious pavement is NOT an impervious surface. Pervious pavement is defined as pavement that stores and infiltrates rainfall at a rate equal to immediately surrounding unpaved, landscaped areas, or that stores and infiltrates the rainfall runoff volume described in Provision C.3.  
<sup>10</sup> "Retained" means to leave existing impervious surfaces in place, unchanged; "Replaced" means to install new impervious surface where existing impervious surface is removed anywhere on the same property; and "Created" means the amount of new impervious surface being proposed which exceeds the total existing amount of impervious surface at the property.  
<sup>11</sup> Uncovered parking includes the top level of a parking structure.

**Worksheet A**

**C6 – Construction Stormwater BMPs**

Include the following Construction BMPs on the Erosion Control Plan:  
(Applies to all projects with earthwork)

Yes	Plan Sheet	Best Management Practice (BMP) Notes
<input checked="" type="checkbox"/>	C-5	Erosion Control Point of Contact. (Provide an Erosion Control Point of Contact including name, title/qualification, email, and phone number. The E.C. Point of Contact will be the County's main point of contact if Erosion Control or Tree Protection corrections are required.)
<input checked="" type="checkbox"/>	C-3	Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction
<input checked="" type="checkbox"/>	C-3 & C-6	Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
<input checked="" type="checkbox"/>	C-8	Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
<input checked="" type="checkbox"/>	C-8	Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
<input checked="" type="checkbox"/>	C-8	Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
<input checked="" type="checkbox"/>	C-5 & C-8	Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
<input checked="" type="checkbox"/>	C-8	Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
<input checked="" type="checkbox"/>	C-3, C-5 & C-7	Limit construction access routes to stabilized, designated access points.
<input checked="" type="checkbox"/>	C-7	Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
<input checked="" type="checkbox"/>	C-8	Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and Construction Best Management Practices.
<input checked="" type="checkbox"/>	C-5	Placement of erosion materials at these locations are required on weekends and during rain events. (List locations)
<input checked="" type="checkbox"/>	C-7	The areas delineated on the plans for parking, grubbing, storage, etc., shall not be enlarged or "run over."
<input checked="" type="checkbox"/>	C-5 & C-8	Construction sites are required to have erosion control materials on-site during the "off-season."
<input checked="" type="checkbox"/>	C-7 & C-8	Dust control is required year-round.
<input checked="" type="checkbox"/>	C-5	Erosion control materials shall be stored on-site.
<input checked="" type="checkbox"/>	C-7	Use of plastic sheeting between October 1 and April 30 is not acceptable, unless for use on stockpiles where the stockpile is also protected with fiber rolls containing the base of the stockpile.
<input checked="" type="checkbox"/>	C-6	Tree protection shall be in place before any demolition, grading, excavating or grubbing is started.

**Worksheet B**

**C3 - Source Controls**

Select appropriate source controls and identify the detailplan sheet where these elements are shown.

Yes	Detail/Plan Sheet No. or "N/A"	Features that require source control measures	Source Control Measures (Refer to Local Source Control List for detailed requirements)
<input type="checkbox"/>	N.A.	Storm Drain (street/road projects)	Mark on-site inlets with the words "No Dumping! Flows to Bay" or equivalent.
<input type="checkbox"/>	N.A.	Floor Drains (non-residential)	Plumb interior floor drains to sanitary sewer <sup>8</sup> [or prohibit]
<input type="checkbox"/>	N.A.	Parking garage (non-single-family residential)	Plumb interior parking garage floor drains to sanitary sewer. <sup>8</sup>
<input checked="" type="checkbox"/>	L-1	Landscaping (all project types)	<ul style="list-style-type: none"> <li>Retain existing vegetation as practicable.</li> <li>Select diverse species appropriate to the site. Include plants that are pest- and/or disease-resistant, drought-tolerant, and/or attract beneficial insects.</li> <li>Minimize use of pesticides and quick-release fertilizers.</li> <li>Use efficient irrigation system; design to minimize runoff.</li> </ul>
<input checked="" type="checkbox"/>	C-3	Pool/Spa/Fountain (all project types)	Provide connection to the sanitary sewer to facilitate draining. <sup>8</sup>
<input type="checkbox"/>	N.A.	Food Service Equipment (non-residential)	Provide sink or other area for equipment cleaning, which is: <ul style="list-style-type: none"> <li>Connected to a grease interceptor prior to sanitary sewer discharge.<sup>8</sup></li> <li>Large enough for the largest mat or piece of equipment to be cleaned.</li> <li>Indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off, and signed to require equipment washing in this area.</li> </ul>
<input type="checkbox"/>	N.A.	Refuse Areas (non-single-family residential)	Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff. <ul style="list-style-type: none"> <li>Connect any drains in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities to the sanitary sewer.<sup>8</sup></li> </ul>
<input type="checkbox"/>	N.A.	Outdoor Process Activities <sup>9</sup> (non-residential)	Perform process activities either indoors or in roofed outdoor area, designed to prevent stormwater run-on and runoff, and to drain to the sanitary sewer. <sup>8</sup>
<input type="checkbox"/>	N.A.	Outdoor Equipment/ Materials Storage (non-residential)	<ul style="list-style-type: none"> <li>Cover the area or design to avoid pollutant contact with stormwater runoff.</li> <li>Locate area only on paved and contained areas.</li> <li>Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer<sup>8</sup>, and contain by berms or similar.</li> </ul>
<input type="checkbox"/>	N.A.	Vehicle/ Equipment Cleaning (non-single-family residential)	<ul style="list-style-type: none"> <li>Roofed, pave and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer<sup>8</sup>, and sign as a designated wash area.</li> <li>Commercial car wash facilities shall discharge to the sanitary sewer.<sup>8</sup></li> </ul>
<input type="checkbox"/>	N.A.	Vehicle/ Equipment Repair and Maintenance (non-single-family residential)	<ul style="list-style-type: none"> <li>Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment.</li> <li>Do not install drains in the secondary containment areas.</li> <li>No floor drains unless pretreated prior to discharge to the sanitary sewer.<sup>8</sup></li> <li>Connect containers or sinks used for parts cleaning to the sanitary sewer.<sup>8</sup></li> </ul>
<input type="checkbox"/>	N.A.	Fuel Dispensing Areas (non-residential)	<ul style="list-style-type: none"> <li>Fueling areas shall have impermeable surface that is a) minimally graded to prevent ponding and b) separated from the rest of the site by a grade break.</li> <li>Canopy shall extend at least 10 ft. in each direction from each pump and drain away from fueling area.</li> </ul>
<input type="checkbox"/>	N.A.	Loading Docks (non-residential)	<ul style="list-style-type: none"> <li>Cover and/or grade to minimize run-on to and runoff from the loading area.</li> <li>Position downspouts to direct stormwater away from the loading area.</li> <li>Drain water from loading dock areas to the sanitary sewer.<sup>8</sup></li> </ul>
<input checked="" type="checkbox"/>	---	Fire Sprinklers (all project types)	Design for discharge of fire sprinkler test water to landscape or sanitary sewer. <sup>8</sup>
<input checked="" type="checkbox"/>	---	Miscellaneous Drain or Wash Water (all project types)	<ul style="list-style-type: none"> <li>Drain condensate of air conditioning units to landscape. Large air conditioning units may connect to the sanitary sewer.<sup>8</sup></li> <li>Roof drains from equipment drain to landscaped area where practicable.</li> <li>Drain boiler drain lines, roof top equipment, all wash water to sanitary sewer.<sup>8</sup></li> <li>Drain rinse water to landscaping, discharge to sanitary sewer<sup>8</sup>, or collect and dispose properly off-site. See flyer "Requirements for Architectural Copper."</li> </ul>
<input type="checkbox"/>	N.A.	Architectural Copper Rinse Water (all project types)	

<sup>8</sup> Any connection to the sanitary sewer system is subject to sanitary district approval.  
<sup>9</sup> Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

**Worksheet C**

**Low Impact Development – Site Design Measures**

Select appropriate Site Design Measures (Required for C.3 Regulated Projects; all other projects are encouraged to implement site design measures, which may be required at municipality discretion.) Projects that create and/or replace 2,500 – 10,000 sq. ft. of impervious surface, and stand-alone single family homes that create/replace 2,500 sq. ft. or more of impervious surface, must include one of Site Design Measures a through f (Provision C.3.1 requirements).<sup>10</sup> Larger projects must also include applicable Site Design Measures g through i. Consult with municipal staff about requirements for your project.

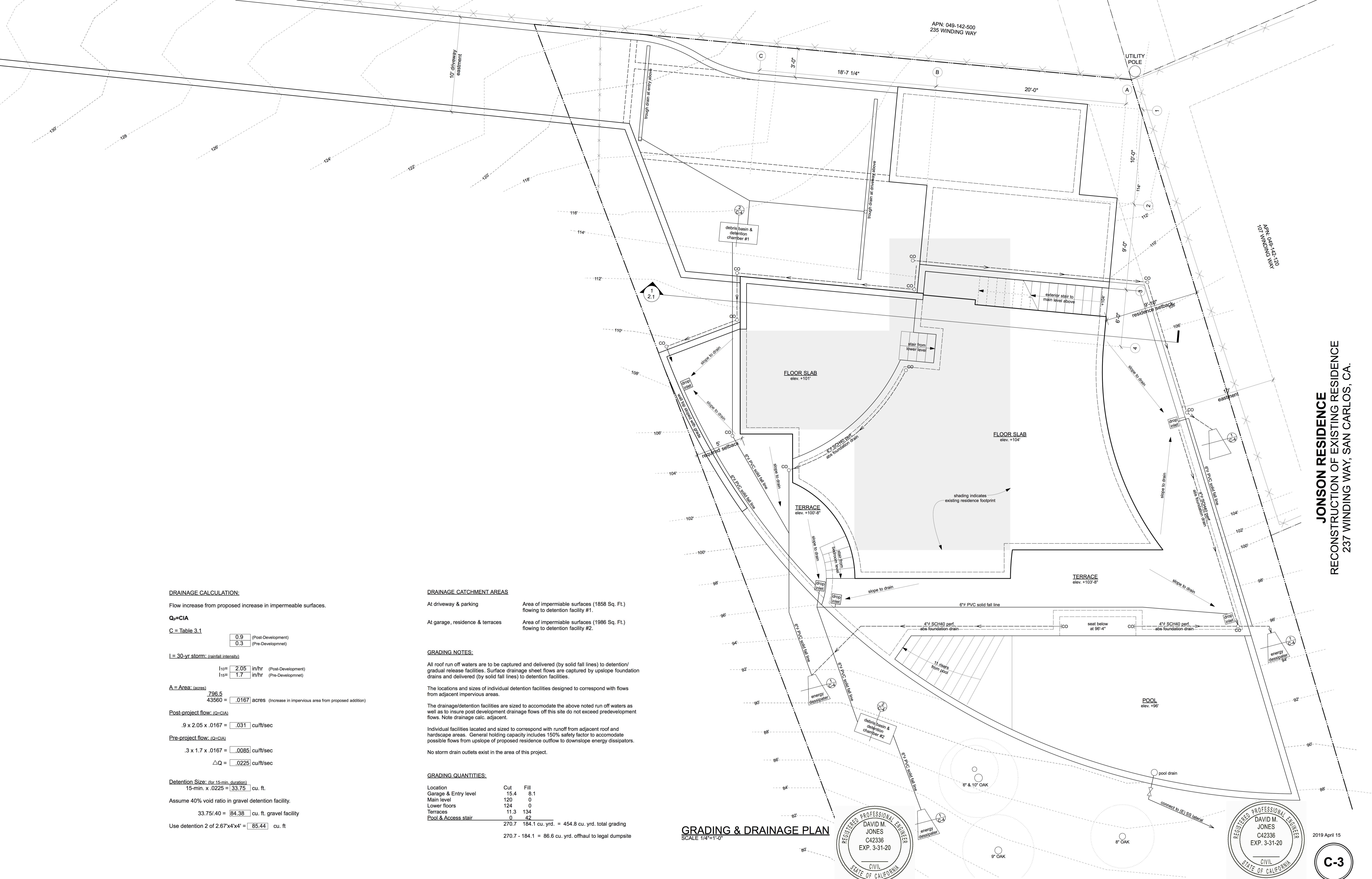
Select appropriate site design measures and identify the Plan Sheet where these elements are shown.

Yes	Plan Sheet Number	Measure
<input type="checkbox"/>	N.A.	a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
<input checked="" type="checkbox"/>	C-3	b. Direct roof runoff onto vegetated areas.
<input checked="" type="checkbox"/>	C-3	c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
<input checked="" type="checkbox"/>	C-3	d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
<input type="checkbox"/>	N.A.	e. Construct sidewalks, walkways, and/or patios with pervious or permeable surfaces. Use the specifications in the C3 Technical Guidance (Version 4.1) downloadable at <a href="http://www.fowstobay.org/newdevelopment">www.fowstobay.org/newdevelopment</a> .
<input type="checkbox"/>	N.A.	f. Construct bike lanes, driveways, and/or uncovered parking lots with pervious surfaces. Use the specifications in the C3 Technical Guidance (Version 4.1) downloadable at <a href="http://www.fowstobay.org/newdevelopment">www.fowstobay.org/newdevelopment</a> .
<input checked="" type="checkbox"/>	L-1	g. Limit disturbance of natural water bodies and drainage systems; minimize compaction of highly permeable soils; protect slopes and channels; and minimize impacts from stormwater and urban runoff on the biological integrity of natural drainage systems and water bodies.
<input checked="" type="checkbox"/>	L-1	h. Conserve natural areas, including existing trees, other vegetation and soils.
<input checked="" type="checkbox"/>	C-3	i. Minimize impervious surfaces.

Regulated Projects can also consider the following site design measures to reduce treatment system sizing:

Yes	Plan Sheet Number	Measure
<input checked="" type="checkbox"/>	N.A.	j. Self-treating area (see Section 4.2 of the C.3 Technical Guidance)
<input checked="" type="checkbox"/>	N.A.	k. Self-retaining area (see Section 4.3 of the C.3 Technical Guidance)
<input checked="" type="checkbox"/>	N.A.	l. Plant or preserve interceptor trees (Section 4.1, C.3 Technical Guidance)

<sup>10</sup> See MRP Provision C.3.a.i.(6) for non-C.3 Regulated Projects, C.3.c.i.(2)(a) for Regulated Projects, C.3.1 for projects that create/replace 2,500 to 10,000 sq. ft. of impervious surface and stand-alone single family homes that create/replace 2,500 sq. ft. or more of impervious surface.  
SMCWPPP 1/1/16 v.2; Last Modified 11/10/17



**JONSON RESIDENCE**  
 RECONSTRUCTION OF EXISTING RESIDENCE  
 237 WINDING WAY, SAN CARLOS, CA.

**DRAINAGE CALCULATION:**

Flow increase from proposed increase in impermeable surfaces.

$Q_p = CIA$

C = Table 3.1

0.9	(Post-Development)
0.3	(Pre-Development)

I = 30-yr storm: (rainfall intensity)

$I_{10} = 2.05$	in/hr (Post-Development)
$I_{15} = 1.7$	in/hr (Pre-Development)

A = Area: (acres)

$\frac{796.5}{43560} = 0.183$  acres (Increase in impervious area from proposed addition)

Post-project flow: (Q=CIA)

$.9 \times 2.05 \times 0.183 = 0.331$  cu/ft/sec

Pre-project flow: (Q=CIA)

$.3 \times 1.7 \times 0.183 = 0.093$  cu/ft/sec

$\Delta Q = 0.238$  cu/ft/sec

Detention Size: (for 15-min. duration)

$15\text{-min.} \times 0.238 = 3.57$  cu. ft.

Assume 40% void ratio in gravel detention facility.

$3.57 / 0.4 = 8.93$  cu. ft. gravel facility

Use detention 2 of 2.67'x4'x4' = 85.44 cu. ft.

**DRAINAGE CATCHMENT AREAS**

- At driveway & parking Area of impermeable surfaces (1858 Sq. Ft.) flowing to detention facility #1.
- At garage, residence & terraces Area of impermeable surfaces (1986 Sq. Ft.) flowing to detention facility #2.

**GRADING NOTES:**

All roof run off waters are to be captured and delivered (by solid fall lines) to detention/gradual release facilities. Surface drainage sheet flows are captured by upslope foundation drains and delivered (by solid fall lines) to detention facilities.

The locations and sizes of individual detention facilities designed to correspond with flows from adjacent impervious areas.

The drainage/detention facilities are sized to accommodate the above noted run off waters as well as to insure post development drainage flows off this site do not exceed predevelopment flows. Note drainage calc. adjacent.

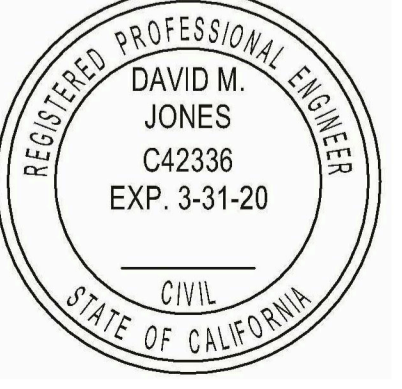
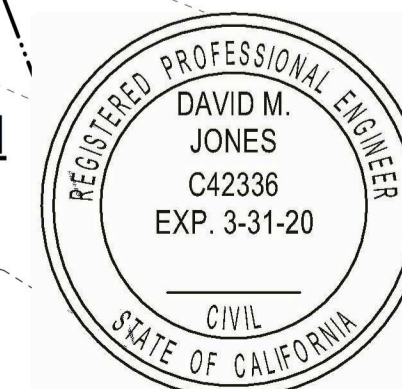
Individual facilities located and sized to correspond with runoff from adjacent roof and hardscape areas. General holding capacity includes 150% safety factor to accommodate possible flows from upslope of proposed residence outflow to downslope energy dissipators.

No storm drain outlets exist in the area of this project.

**GRADING QUANTITIES:**

Location	Cut	Fill
Garage & Entry level	15.4	8.1
Main level	120	0
Lower floors	124	0
Terraces	11.3	134
Pool & Access stair	0	42
270.7 - 184.1 cu. yrd. = 86.6 cu. yrd. total grading		
270.7 - 184.1 = 86.6 cu. yrd. offhaul to legal dumpsite		

**GRADING & DRAINAGE PLAN**  
SCALE 1/4"=1'-0"



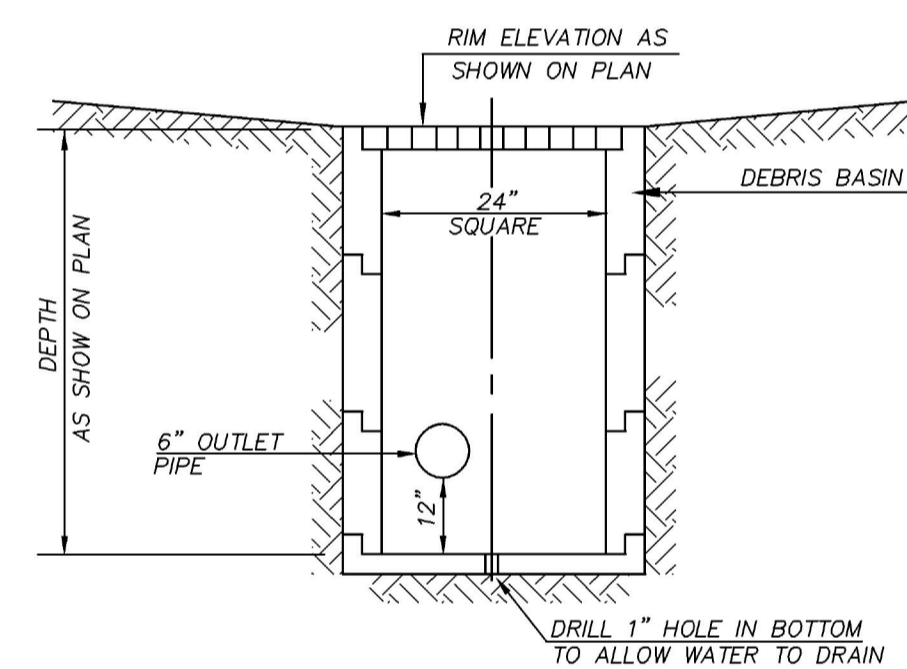
2019 April 15

**C-3**

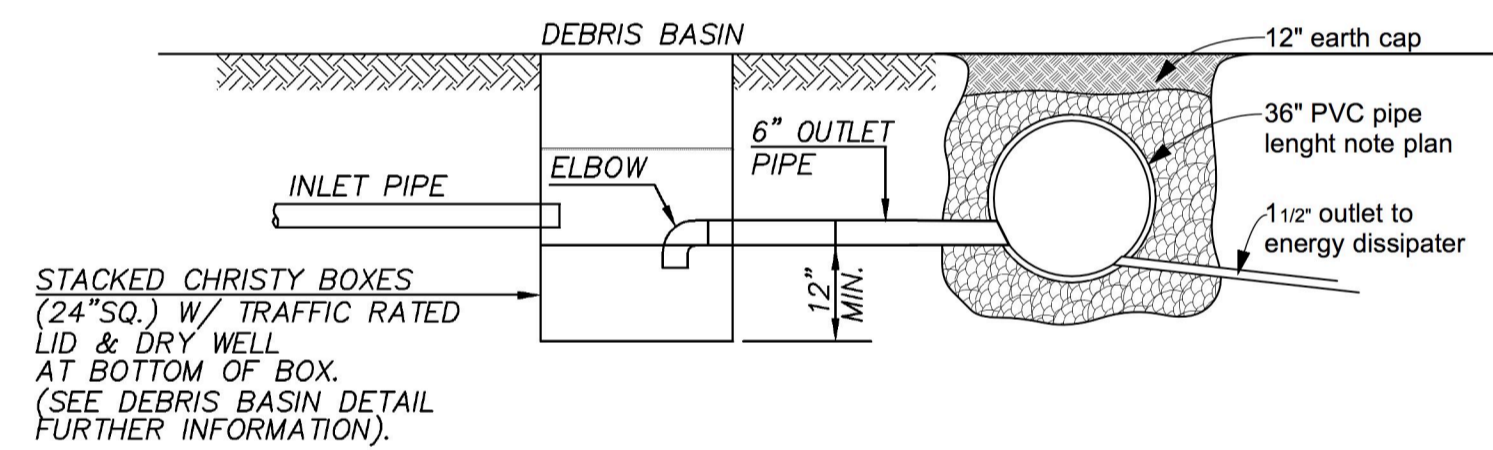
**GRADING & DRAINAGE PLAN**  
SCALE 1/4"=1'-0"



**VICINITY MAP**  
N.T.S.

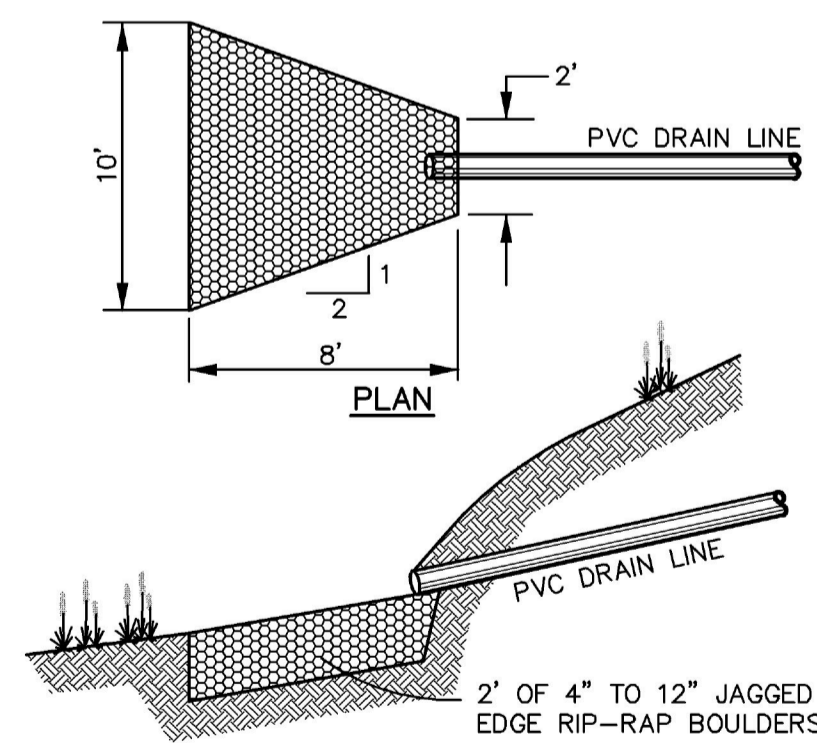


**SILT DEBRIS BASIN CONFIGURATION**  
N.T.S.

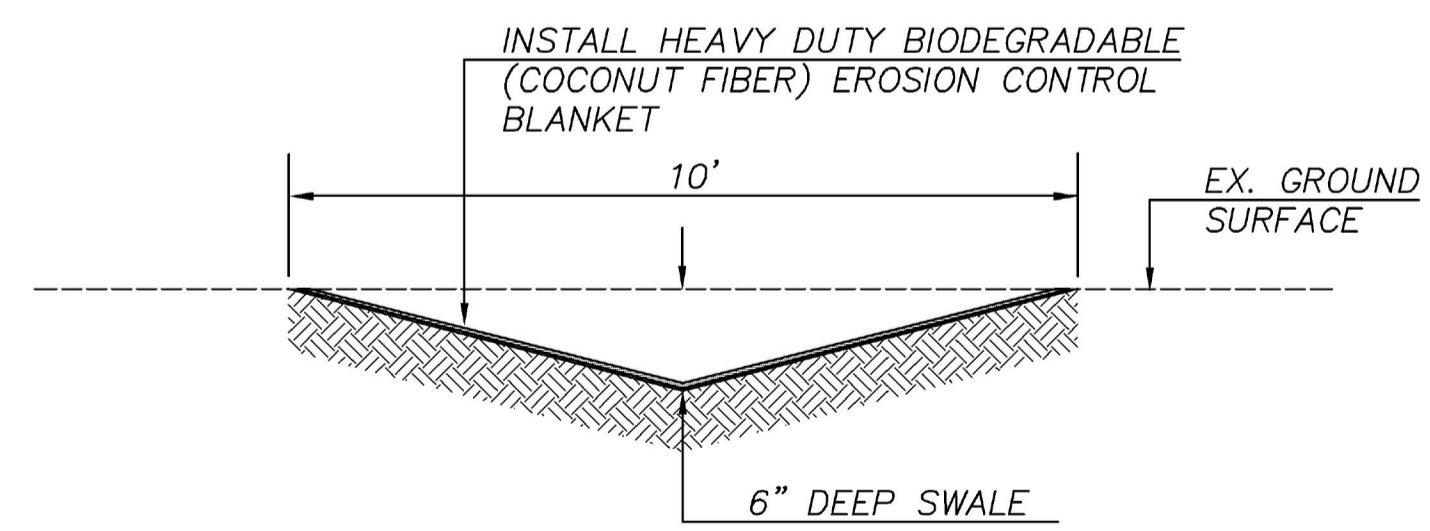


STACKED CHRISTY BOXES (24" SQ.) W/ TRAFFIC RATED LID & DRY WELL AT BOTTOM OF BOX. (SEE DEBRIS BASIN DETAIL FURTHER INFORMATION).

**DEBRIS BASIN & DETENTION CHAMBER DETAIL**  
N.T.S. 2  
C-4



**ENERGY DISSIPATER DETAIL**  
N.T.S. 1  
C-4



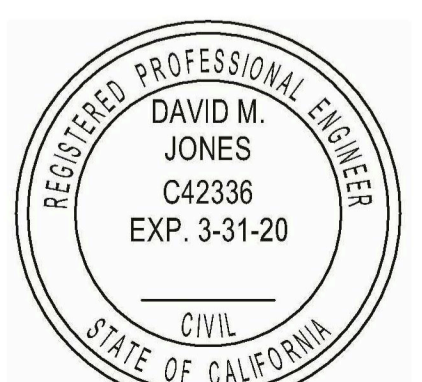
**SHALLOW SWALE W/ EROSION CONTROL BLANKET DETAIL**  
N.T.S. 3  
C-4

LEGEND		
PROPOSED	EXISTING	
		PROPERTY LINE
		BUILDING FOOTPRINT
		AC PAVEMENT
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		JOINT POLE
		SANITARY MANHOLE
		STORM DRAIN MANHOLE
		SANITARY CLEANOUT
		TREE
		EX. TREE TO BE REMOVED
		CONTOUR LINE
		CATCH BASIN (2'X2' SQUARE)
		AREA DRAIN
		BUILDING SETBACK LINE
		DRAINAGE FLOW
		RETAINING WALL
		VERTICAL CURB
		FENCE LINE
		STORM DRAIN LINE
		SANITARY SEWER LINE
		DOWN SPOUTS SPLASH BLOCK
		SUBDRAIN LINE & CONNECTION POINT

GRADING QUANTITIES:

CUT	270.7	CY.
FILL	184.1	CY.
EXPORT	86.6	CY.

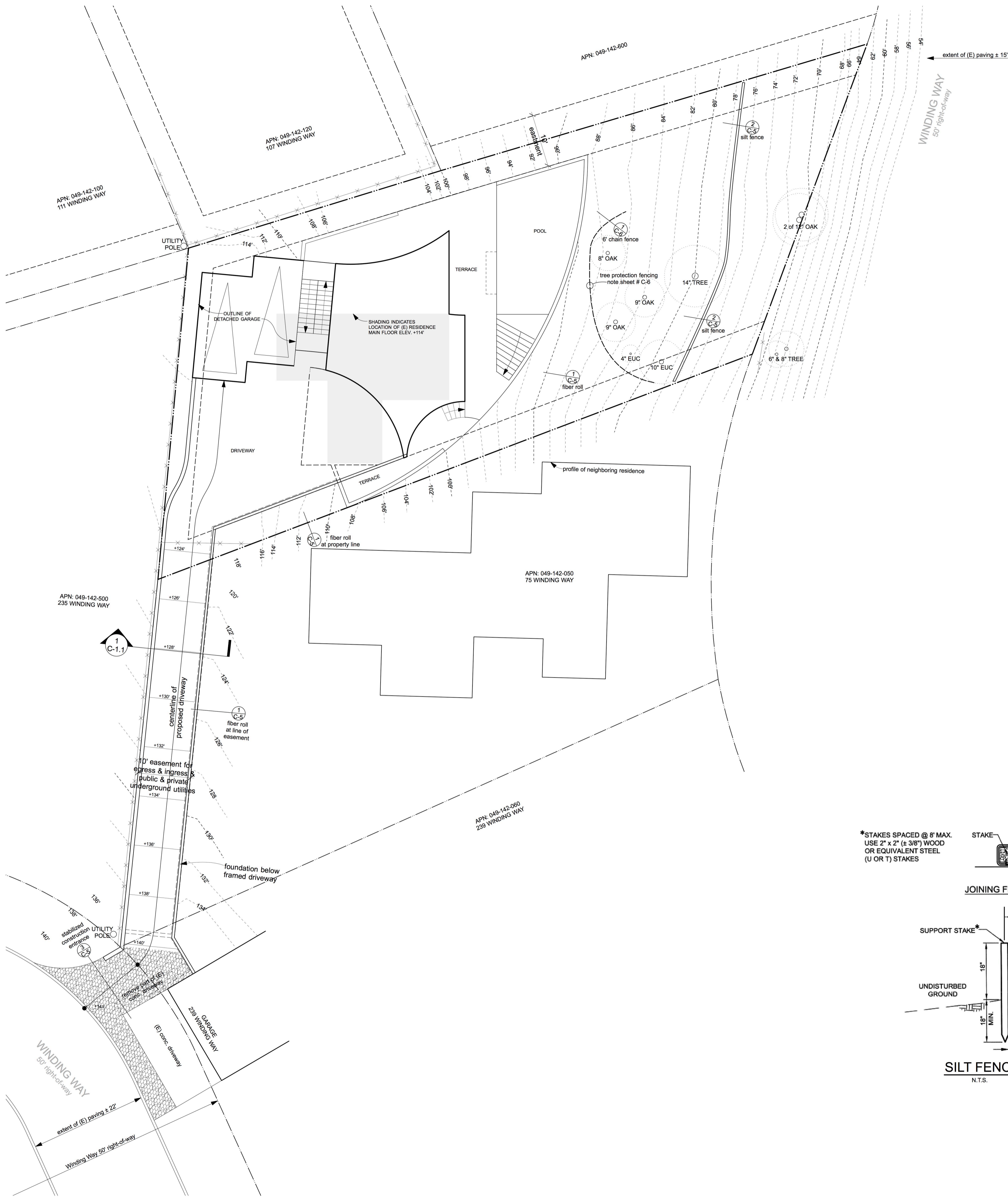
**JONSON RESIDENCE**  
 RECONSTRUCTION OF EXISTING RESIDENCE  
 237 WINDING WAY, SAN CARLOS, CA.



2019 April 15

**C-4**

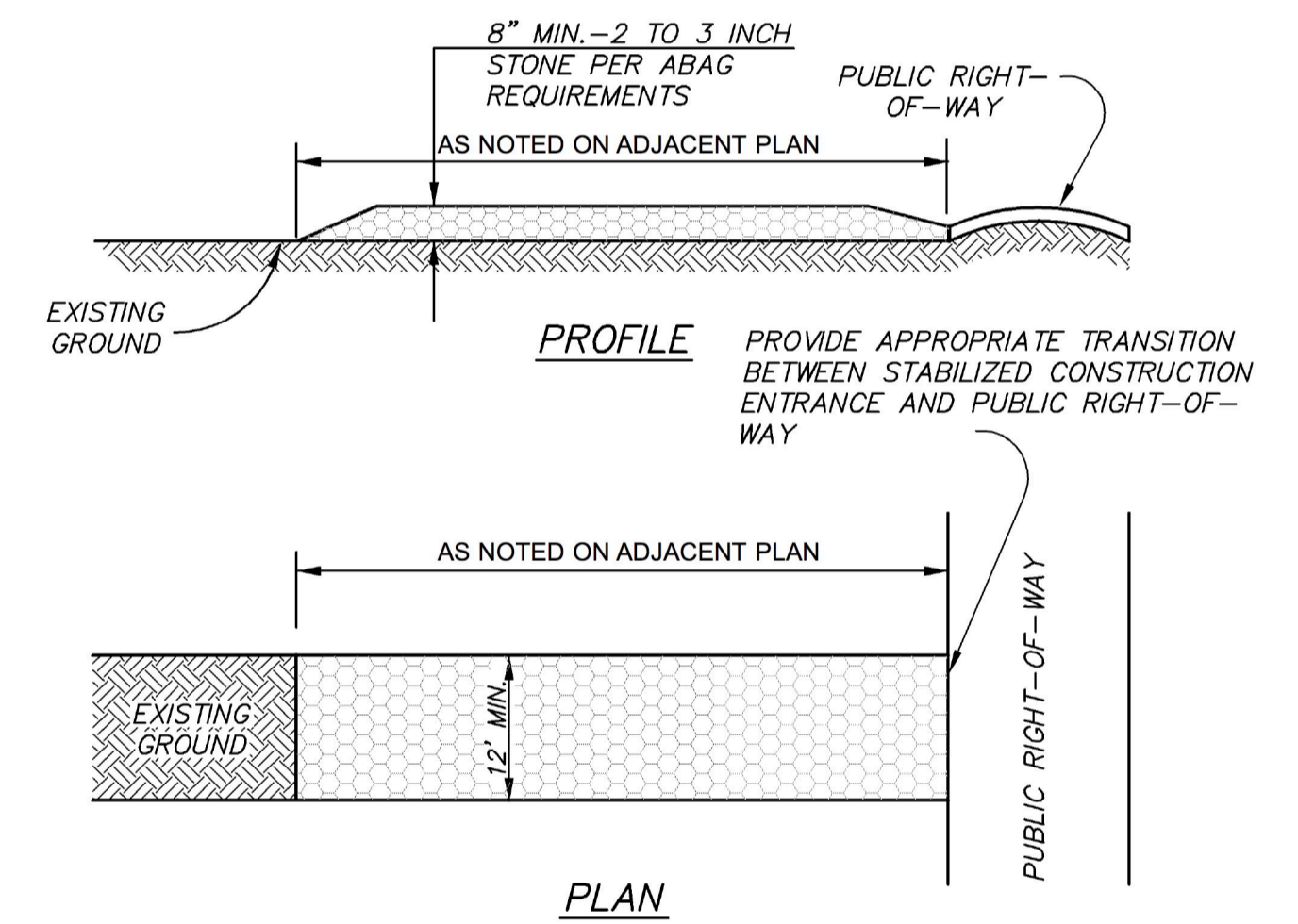
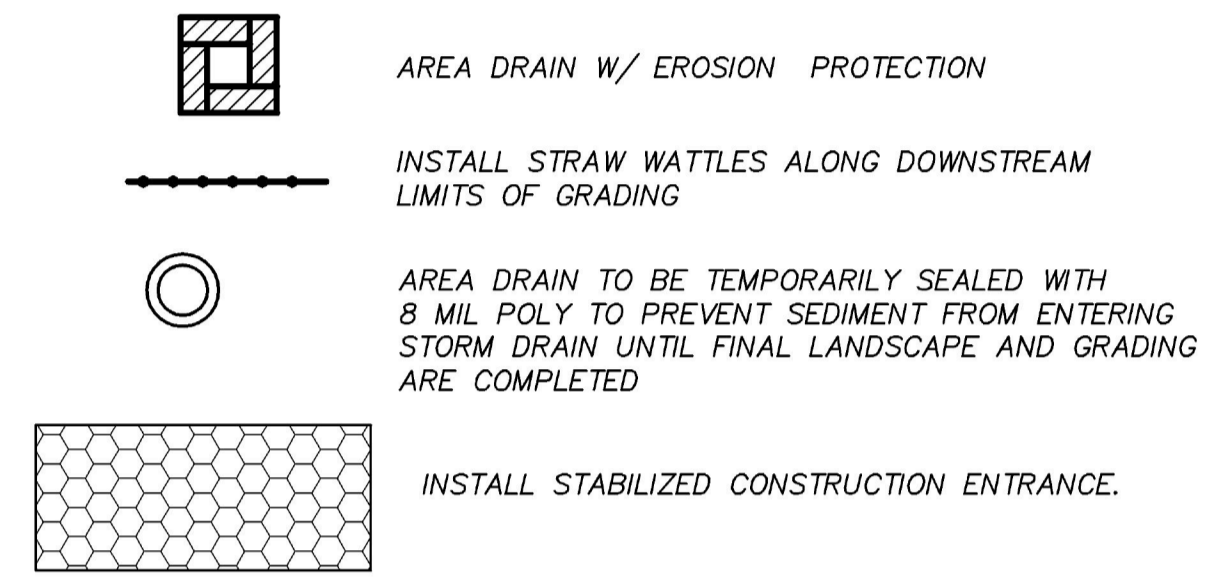
**SITE DETAILS**



**EROSION CONTROL NOTES:**

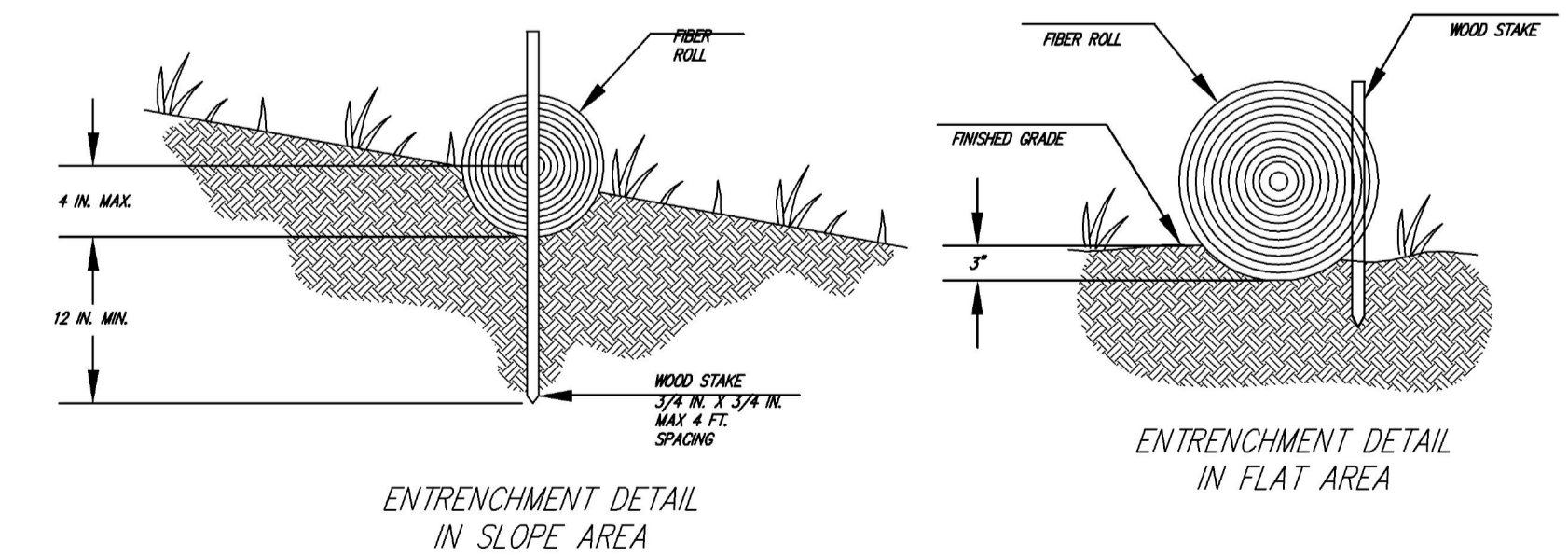
1. EROSION CONTROL MEASURES SHALL CONFORM WITH THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK, REGIONAL WATER QUALITY CONTROL BOARD EROSION AND SEDIMENT CONTROL FIELD MANUAL AND THE COUNTY OF SANTA CLARA REQUIREMENTS INCLUDING:
  - A. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 15th AND APRIL 15th. STABILIZATION SHALL INCLUDE THE PLACEMENT OF JUTE MESH FABRIC ON EXPOSED SLOPES IN INSTALLED CONFORMANCE WITH DETAIL EC-7 OF THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK.
  - B. REMOVE SPOILS PROMPTLY AND AVOID STOCKPILING OF FILL MATERIALS WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILES SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OF OTHER WATERPROOF MATERIAL.
  - C. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES IN A MANNER WHICH AVOIDS THEIR ENTRY INTO LOCAL STORM DRAIN SYSTEMS OR WATER BODIES.
  - D. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE.
2. ALL MATERIALS FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF PROJECT GRADING/EXCAVATION & OFFHAUL ACTIVITIES.
3. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15th THROUGH APRIL 15th, WHICHEVER IS LONGER.
4. IN THE EVENT OF RAIN, THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
6. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY THE TOWN ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
7. PROJECT SHALL PREVENT THE DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEM. ANY ACCUMULATED MATERIALS SHALL BE REMOVED IMMEDIATELY BY MEANS OF OR SHOVELING AND/OR SWEEPING.
8. TREE PROTECTION SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF THE GRADING PERMIT.

**EROSION CONTROL LEGEND**



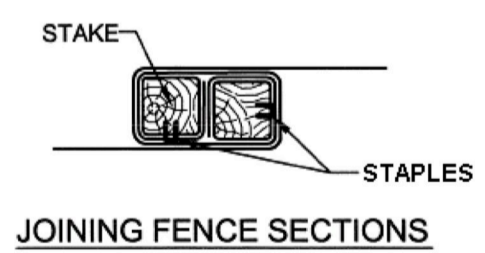
**STABILIZED CONSTRUCTION ENTRANCE**  
N.T.S. 3  
C-5

MAINTAIN ENTRANCE PER ABAG REQUIREMENTS, ADDING STONE AS NECESSARY. IN MUDDY CONDITIONS IT MAY BE NECESSARY TO WASH WHEELS BEFORE EXISTING SITE. THIS SHALL BE DONE ON A SEPARATE STABILIZED AREA WHICH DRAINS TO AN APPROVED SEDIMENT TRAP OR BASIN. CLEAN TRACKED MUD FROM PUBLIC RIGHT OF WAY IMMEDIATELY.

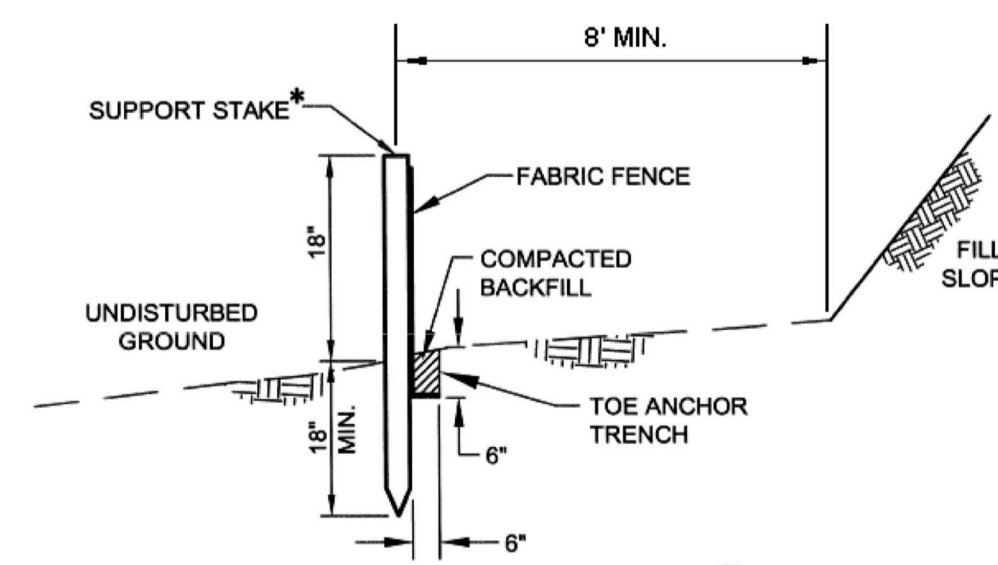


**FIBER ROLL**  
N.T.S. 1  
C-5

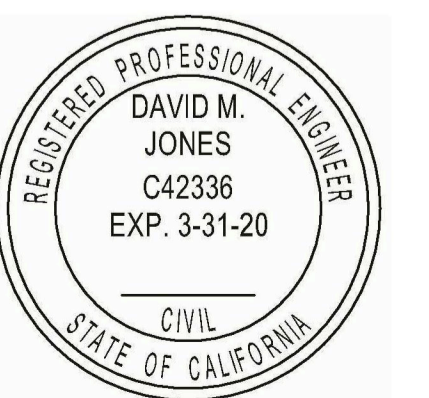
\*STAKES SPACED @ 8' MAX. USE 2" x 2" (± 3/8") WOOD OR EQUIVALENT STEEL (U OR T) STAKES



**JOINING FENCE SECTIONS**

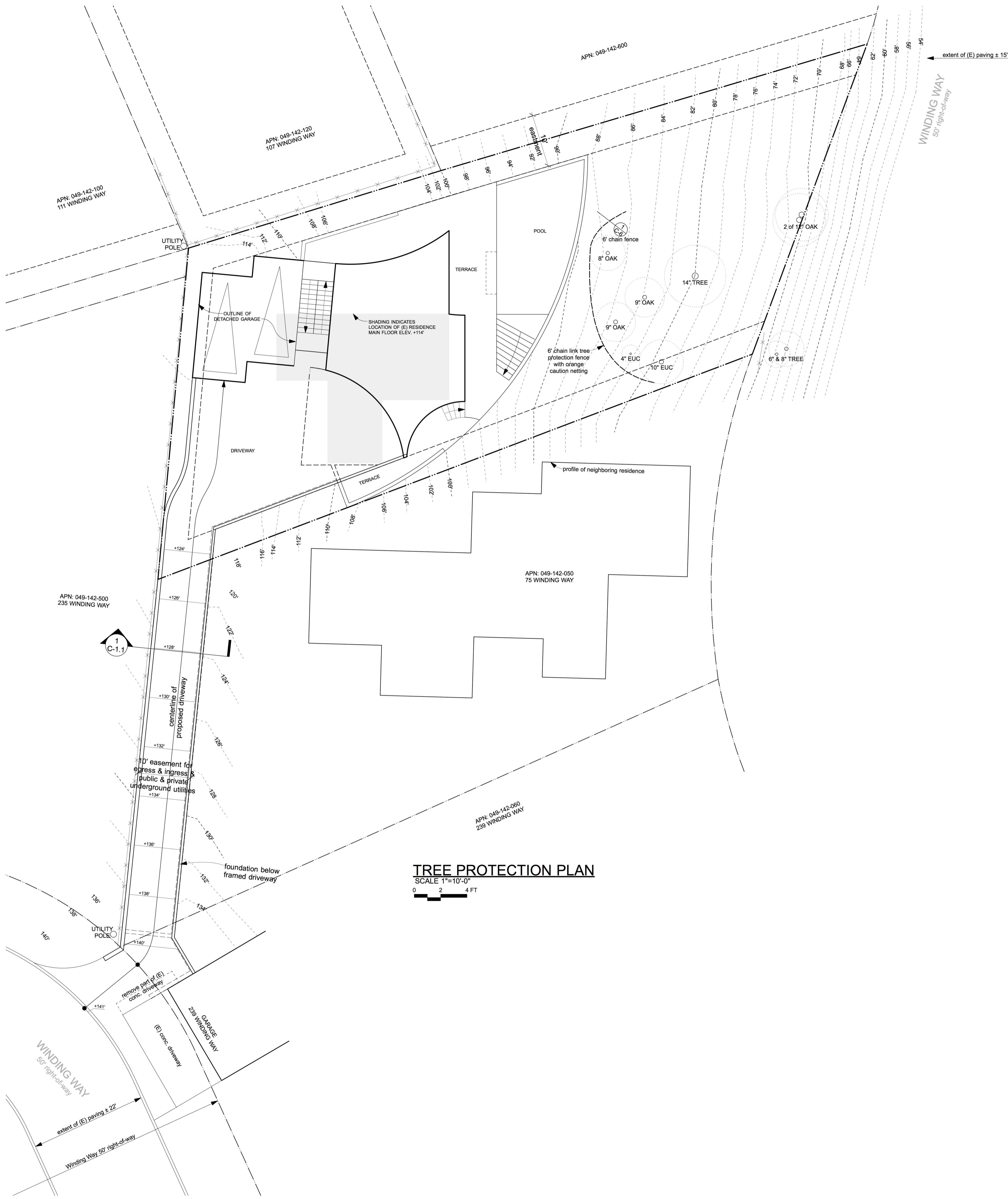


**SILT FENCE**  
N.T.S. 2  
C-5

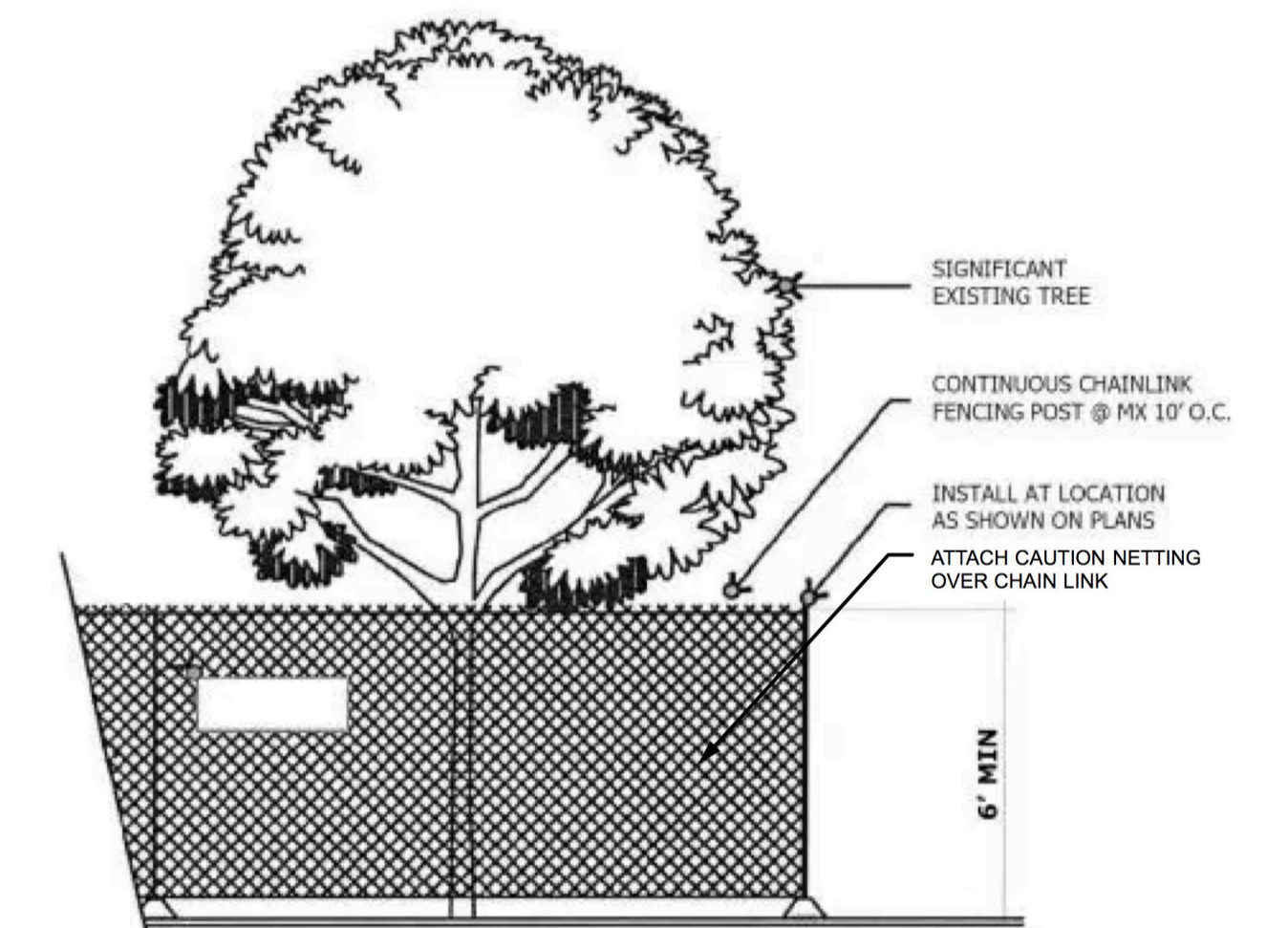


**JONSON RESIDENCE**  
RECONSTRUCTION OF EXISTING RESIDENCE  
237 WINDING WAY, SAN CARLOS, CA.



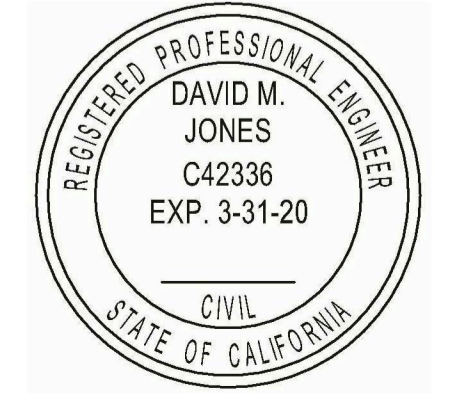


**TREE PROTECTION PLAN**  
SCALE 1"=10'-0"  
0 2 4 FT



**CHAIN LINK TREE PROTECTING FENCING** 1  
N.T.S. C-6

1. MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. AVOID POST OR STAKES INTO MAJOR ROOTS.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION SHALL BE AS DIRECTED BY PROJECT ARBORIST. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE NETTING. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST.

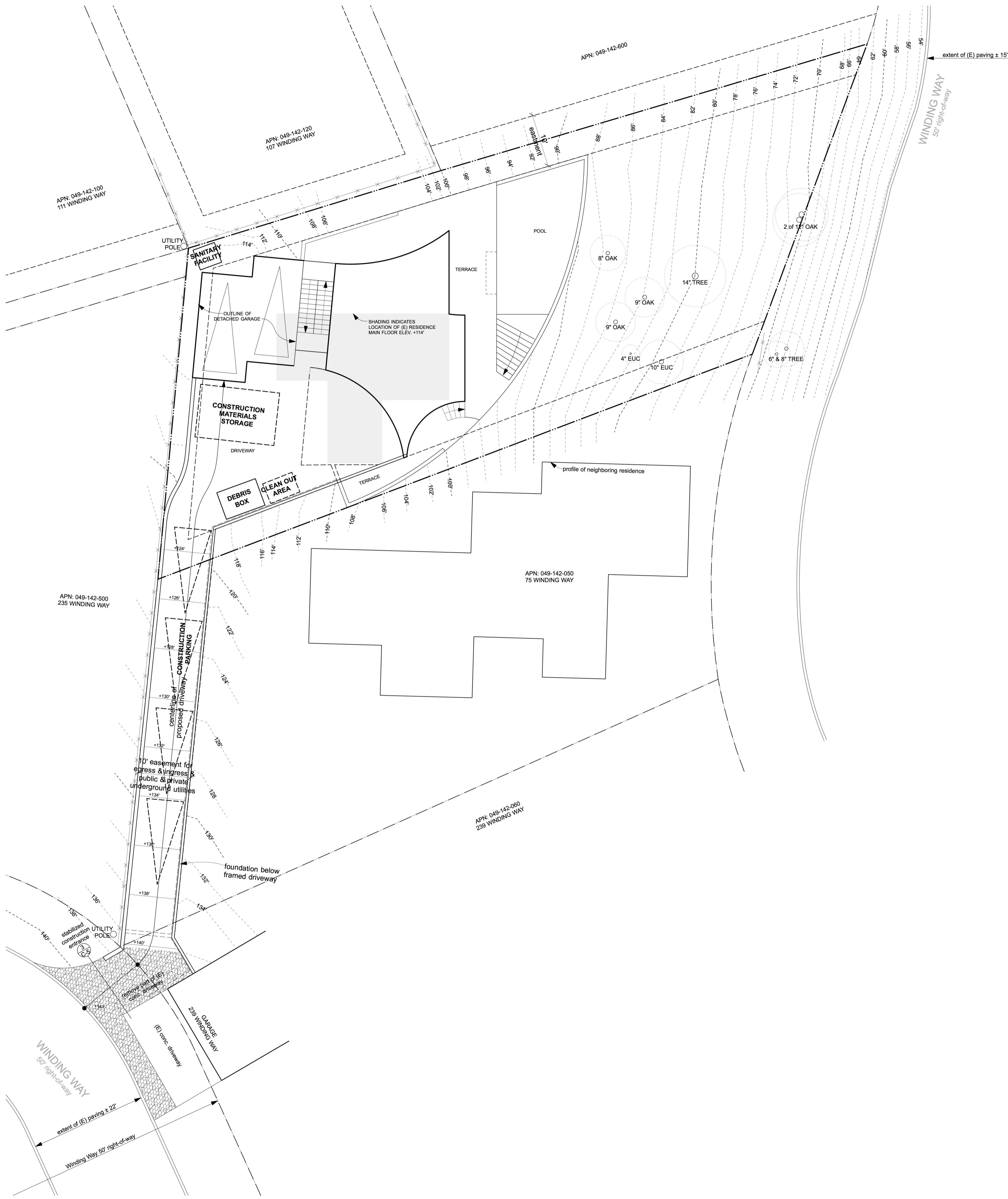


2019 April 15



**TREE PROTECTION MEASURES**  
SCALE 1"=10'-0"

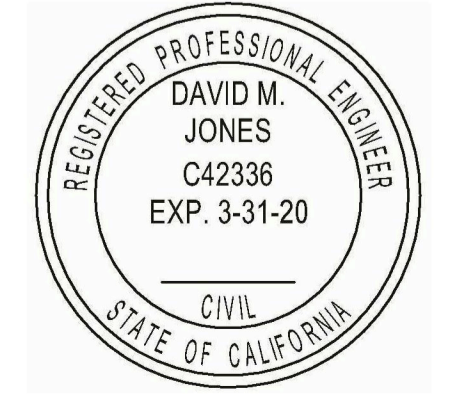
**JONSON RESIDENCE**  
RECONSTRUCTION OF EXISTING RESIDENCE  
237 WINDING WAY, SAN CARLOS, CA.



**JONSON RESIDENCE**  
**RECONSTRUCTION OF EXISTING RESIDENCE**  
**237 WINDING WAY, SAN CARLOS, CA.**

**CONSTRUCTION OPERATIONS PLAN NOTES:**

1. Debris Box - A debris box shall be placed on site for collection of construction debris. The arrangement must be made with Los Altos Garbage Company for the debris box.
2. Parking Areas For Construction Personnel - Construction parking locations are identified on the adjacent plan.
3. Truck Traffic Issues - The existing paved driveway is to be maintained during construction.
4. Sanitary Facilities - The temporary sanitary facilities shall be placed as shown on the adjacent plan.
5. Clean-up Area - A clean-up area is specified on the adjacent plan. This area is not located beneath any trees canopy or in any proposed planting area. Run-off from the clean-up area is to be contained by providing a temporary base of wood chips to be disposed of off-site.
6. Construction Materials Storage - On-site areas for storage of construction materials are identified on the adjacent plan.
7. Water shall be available on site for dust control during all grading operations.  
 Work Hours - 8:00 am - 6:30 pm, Monday - Saturday  
 No hauling or heavy equipment permitted on Saturdays.  
 No work permitted on Sundays or Holidays.



2019 April 15



**CONSTRUCTION OPERATIONS PLAN**  
 SCALE 1"=10'-0"

# 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 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, steam cleaning equipment, etc.

### Spill Prevention and Control

- ☒ Keep spill cleanup materials (rags, absorbents, etc.) 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)

## EARTHWORK & CONTAMINATED SOILS

### Erosion Control

- ☒ Schedule grading and excavation work for dry weather only.
- ☒ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☒ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

### Sediment Control

- ☒ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ☒ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ☒ Keep excavated soil on the site where it will not collect into the street.
- ☒ Transfer excavated materials to dump trucks on the site, not in the street.
- ☒ 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 before fresh pavement will have time to cure.
- ☒ 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

- ☒ Completely cover or barricade 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 under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ☒ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ☒ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

## DEWATERING

- ☒ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ☒ 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 contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

## PAINTING & PAINT REMOVAL

### Painting cleanup

- ☒ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ☒ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a 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 residue and unusable thinner/solvents as hazardous waste.

### Paint removal

- ☒ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of 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.

## LANDSCAPE MATERIALS

- ☒ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ☒ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ☒ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather

## PROTECT SPECIFIC MANAGEMENT PRACTICES

### Material containment BMPs

Particular care shall be exercised to prevent construction debris and materials (e.g., construction scraps, wood preservatives, other chemicals, etc.) from entering the beach or coastal waters. Note that the subject property does not abut the ocean. There is an intervening property owner by owners.

### General Best Management Practices

Erosion and water quality practices are specified on plan sheet # 1.1 and 1.3. These practices include:

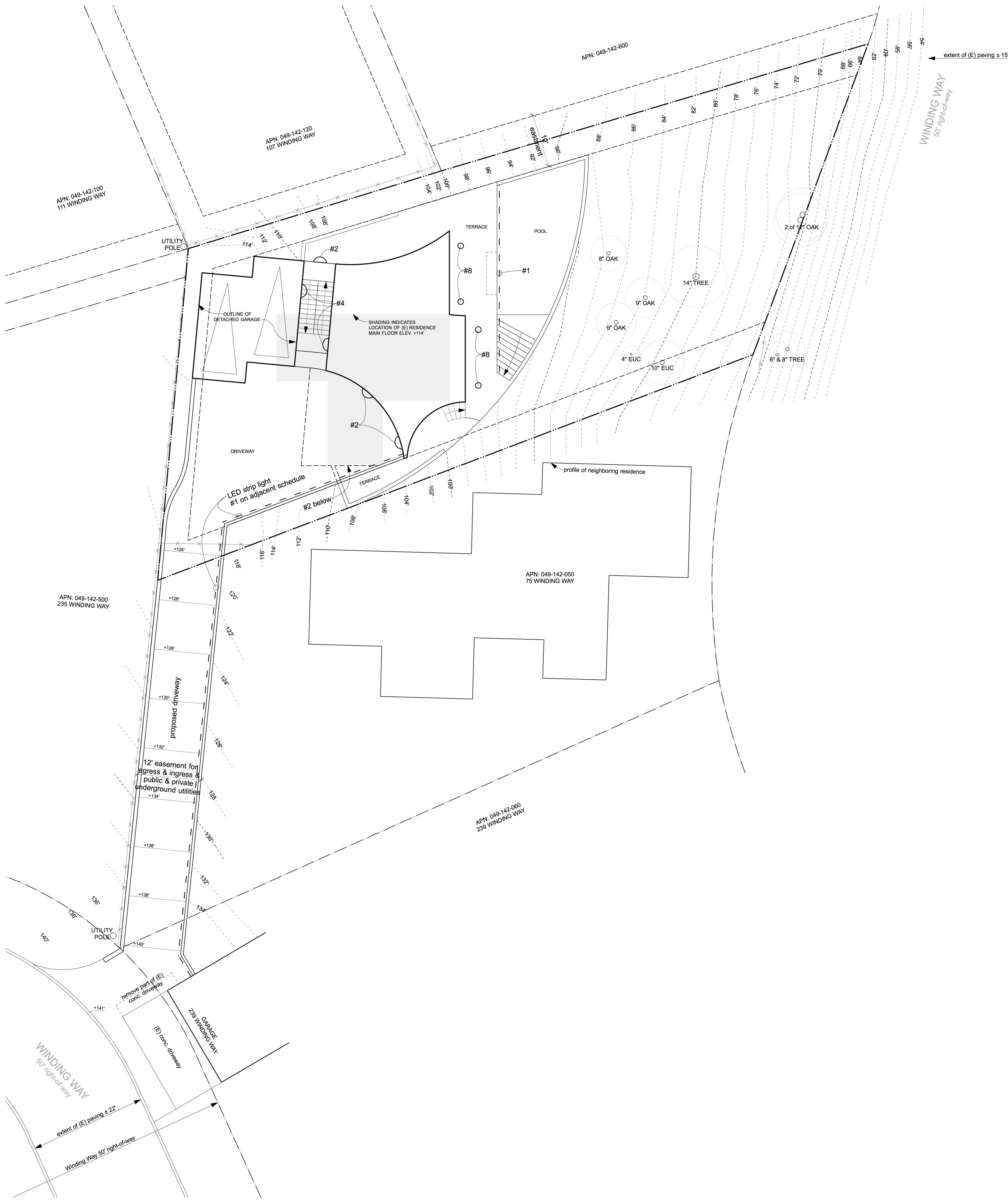
- Silt fences, straw wattles, or equivalent apparatus, shall be installed at the perimeter of the construction site to prevent construction-related runoff and/or sediment from discharging to coastal waters or to areas that would eventually transport such discharge to coastal waters;
- Equipment washing, refueling, and/or servicing shall take place at least 50 feet from the bluff edge;
- All construction equipment shall be inspected and maintained at an off-site location to prevent leaks and spills of hazardous materials at the project site;
- The construction site shall maintain good construction housekeeping controls and procedures, e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the site); and
- All erosion and sediment controls shall be in place prior to the commencement of construction as well as at the end of each workday.

## ABBREVIATIONS

AC	ASPHALT CONCRETE	MAX	MAXIMUM
APPD	APPROVED	MH	MANHOLE
APPROX	APPROXIMATE	MIN	MINIMUM
BC	BEGINNING OF CURVE	MISC	MISCELLANEOUS
BLVD	BOULEVARD	N	NORTH
BM	BENCHMARK	N/A	NOT APPLICABLE
BOT	BOTTOM	NIC	NOT IN CONTRACT
		NTS	NOT TO SCALE
C OR CATV	CABLE TELEVISION	OD	OUTSIDE DIAMETER
CB	CATCH BASIN	OF	OVERFLOW
CC	CENTER TO CENTER	OHE	OVERHEAD ELECTRICAL
CE	CONSTRUCTION EASEMENT	OHT	OVERHEAD TELEPHONE
C&G	CURB AND GUTTER	OUT	OUTLET
CIP	CAST IRON PIPE	PCC	POINT OF COMPOUND CURVE
CL	CENTERLINE	PE	POLYETHYLENE
CLR	CLEARANCE	PG&E	PACIFIC GAS AND ELECTRIC
CO	CLEANOUT	PL	PROPERTY LINE
CONC	CONCRETE	PI	POINT OF INTERSECTION
CONN	CONNECTION	PP	POWER POLE
CONT	CONTINUOUS OR CONTINUATION	PT	POINT
CP	CONTROL POINT	PRC	POINT OF REVERSE CURVE
CR	CURB RAMP	PVC	POINT OF VERTICAL CURVE
CTR	CENTER	PVMT	PAVEMENT
DET	DETAIL	RAD	RADIUS
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIA.	DIAMETER	RD	ROAD
DIP	DUCTILE IRON PIPE	RR	RAILROAD
DR	DRAIN	R/W	RIGHT-OF-WAY
DWG(S)	DRAWING(S)	S	SOUTH OR SLOPE
DWY	DRIVEWAY	SD	STORM DRAIN
E	EAST OR ELECTRIC	SDR	STANDARD THERMOPLASTIC
EA	EACH		PIPE DIMENSION RATIO
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT	SECT	SECTION
EC	END OF CURVE	SHT	SHEET
ECC	ECCENTRIC	SIG	TRAFFIC SIGNAL POLE
EL	ELEVATION	SLB	STREET LIGHT BOX
ELEC	ELECTRICAL	SPECS	SPECIFICATIONS
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EX	EXISTING	STA	STATION
FG	FINISHED GRADE	STD	STANDARD
FH	FIRE HYDRANT	T	TELEPHONE
FIN	FINISHED	T&B TOP	AND BOTTOM
FL	FLOW LINE	TC	TOP OF CURB OR CONCRETE
FM	FORCE MAIN	TEL	TELEPHONE
FT	FOOT OR FEET	TP	TELEPHONE POLE
G	GAS	TSB	TRAFFIC SIGNAL BOX
GV	GAS VALVE	TYP	TYPICAL
GVL	GRAVEL	UG	UNDERGROUND
HDPE	HIGH DENSITY POLYETHYLENE PIPE	U	UTILITY
HORIZ	HORIZONTAL	V	VAULT
HP	HIGH POINT	VAR	VARIABLE
ID	INSIDE DIAMETER	VERT	VERTICAL
IN	INLET OR INCH	VCP	VITRIFIED CLAY PIPE
INV	INVERT	W	WEST OR WATER
JB	JUNCTION BOX	WM	WATER METER
JP	JOINT UTILITY POLE	WV	WATER VALVE
JT	JOINT	YD	YARD
LF	LINEAR FEET		
LH	LAMPHOLE		
LP	LOW POINT OR LIGHT POLE		
LT	LEFT		

## LEGEND

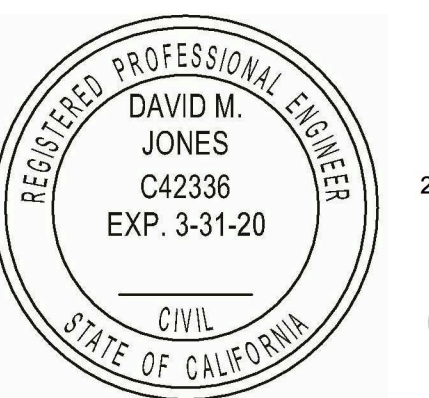
	REMOVE EXISTING SANITARY SEWER AND CONSTRUCT NEW SANITARY SEWER
	PLUG & ABANDON EXISTING SANITARY SEWER
	EXISTING MANHOLE TO BE REPLACED
	EXISTING MANHOLE TO BE REHABILITATED
	NEW MANHOLE
	EXISTING MANHOLE
	EXISTING SANITARY SEWER W/CLEANOUT
	EXISTING SANITARY SEWER W/LAMPHOLE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING STORM DRAIN SEWER W/MANHOLE
	EXISTING STORM DRAIN SEWER W/CATCH BASIN
	EXISTING GAS LINE W/VALVE
	EXISTING WATER LINE W/VALVE AND FH
	MATCH LINE
	CENTER LINE
	PROPERTY LINE (APPROXIMATE LOCATION)
	CITY MONUMENT
	BENCH MARK
	EXISTING CONTROL
	CONTROL SET DURING THE SURVEY
	MISCELLANEOUS SURVEY POINT
	STREET LIGHT W/POLE
	TRAFFIC SIGNAL W/POLE
	POWER AND/OR TELEPHONE POLE W/GUY WIRE
	TREE



**LIGHTING SCHEDULE:**

#1	Diode LED	Valent LED tape light 2700K DI-12V-1VA27-9016	16.4ft spool valent LED strip light 0.4"W x 0.05"H 2.2W (wattage per foot)
#2	Kuzco	LED Wall Sconce P1143-066-L	Sand Black - Etched White Glass 8"W x 8"H x 3.34" Ext. 14W LED (248 lumens)
#3	Kuzco	Ceiling light 51561	Brushed Nickel & Chrome - White Opal Glass 3 1/8"H x 12" Dia. 60W LED
#4	dweLED	Scoop Indoor/Outdoor Wall Sconce WACP89665	Black Die-Cast Aluminum - White Diffuser Glass 10"W 5.5"H 3.88" D 16W (805 lumens)
#5	dweLED	Scoop Indoor/Outdoor Wall Sconce WACP89665	Black Die-Cast Aluminum - White Diffuser Glass 10"W 5.5"H 3.88" D 16W (805 lumens)
#6	Kuzco	Vega_linear LED wall sconce WS10324	Black, Brushed Nickel, Espresso & White - Frosted Acrylic 4 1/2"W x 24"H x 1 3/4" Ext. 15W (754 lumens)
#7	Kuzco	Ceiling light 51561	Brushed Nickel & Chrome - White Opal Glass 3 1/8"H x 12" Dia. 60W LED
#8	Nora lighting	4"ICAT Dedicated LED NHIC-4LMRAT*	Aluminum spun trim with deep-set diffused lens 4" Dia. 16W (1000 lumens)
#9	WAC lighting	OVUM 101,LEDME QF-LED101 Solorail LM-QADP	Brushed Nickel 3 1/8"H x 1 7/8"W x 1 1/2"Dia. 3W (110 lumens) Brushed Nickel

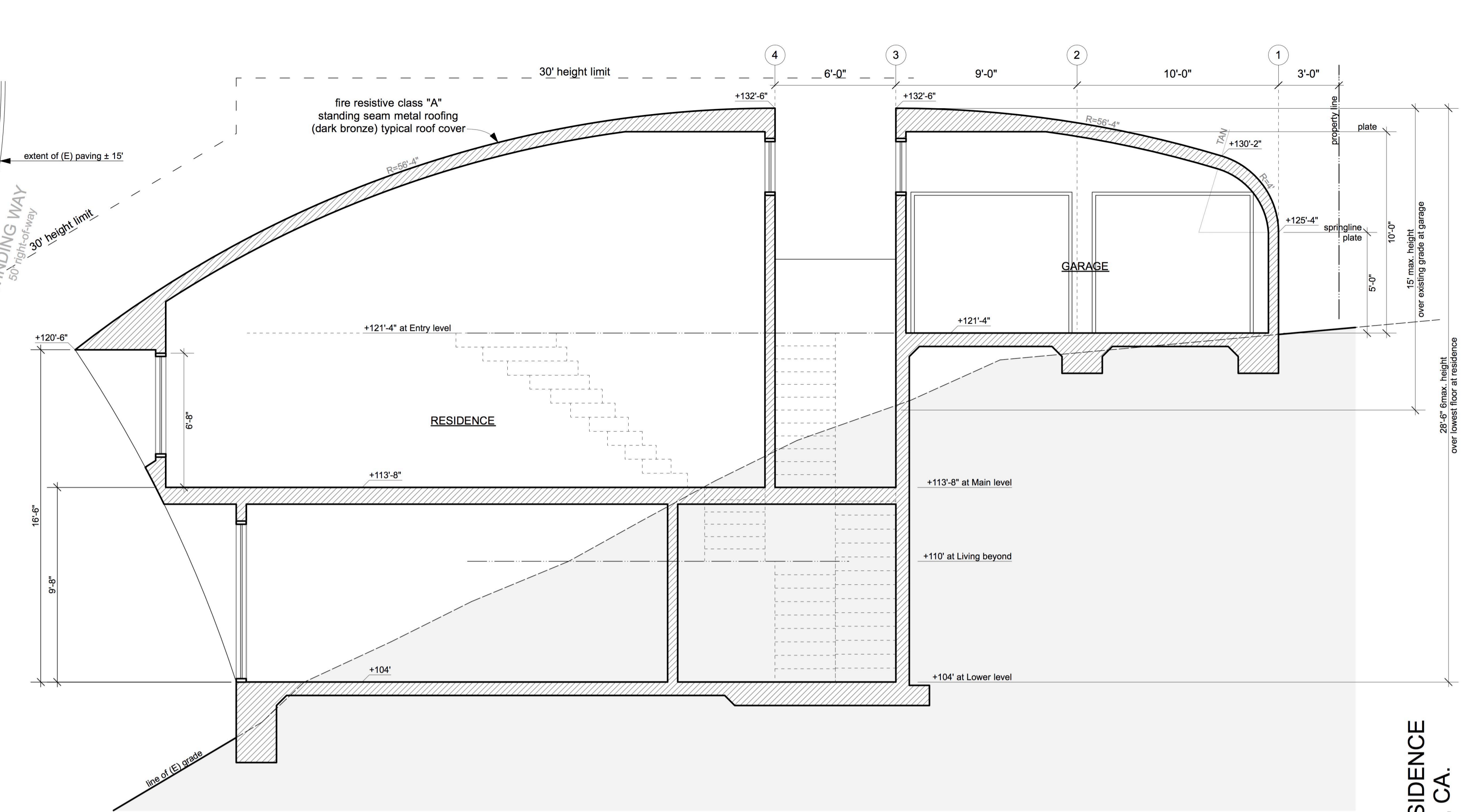
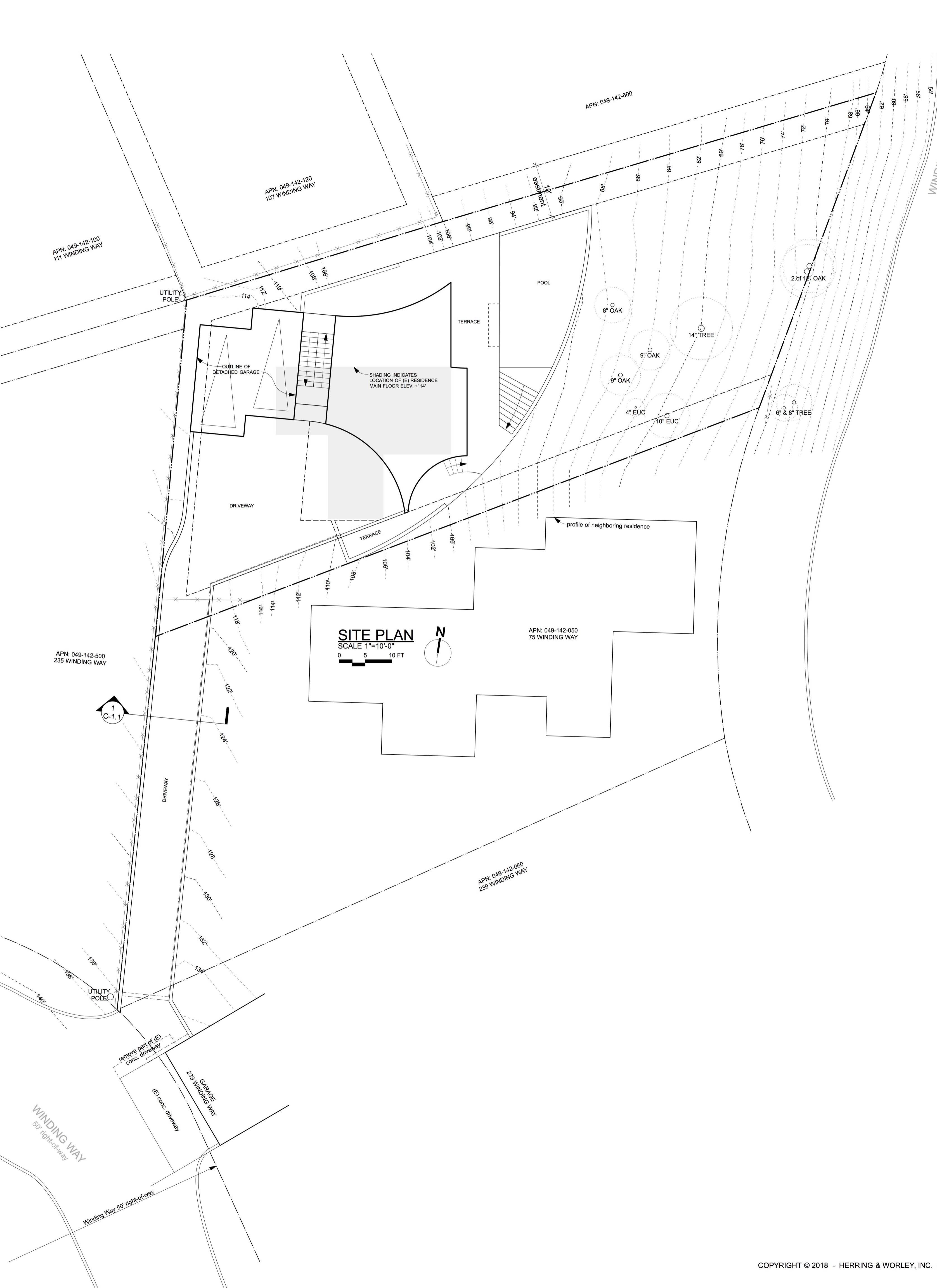
**JONSON RESIDENCE**  
RECONSTRUCTION OF EXISTING RESIDENCE  
237 WINDING WAY, SAN CARLOS, CA.



2019 April 15

**A-5**

**EXTERIOR LIGHTING SPECIFICATIONS**  
SCALE 1/4"=1'-0"



**BUILDING LONG SECTION**  
 SCALE 1/4"=1'-0"  
 0 2 4 FT

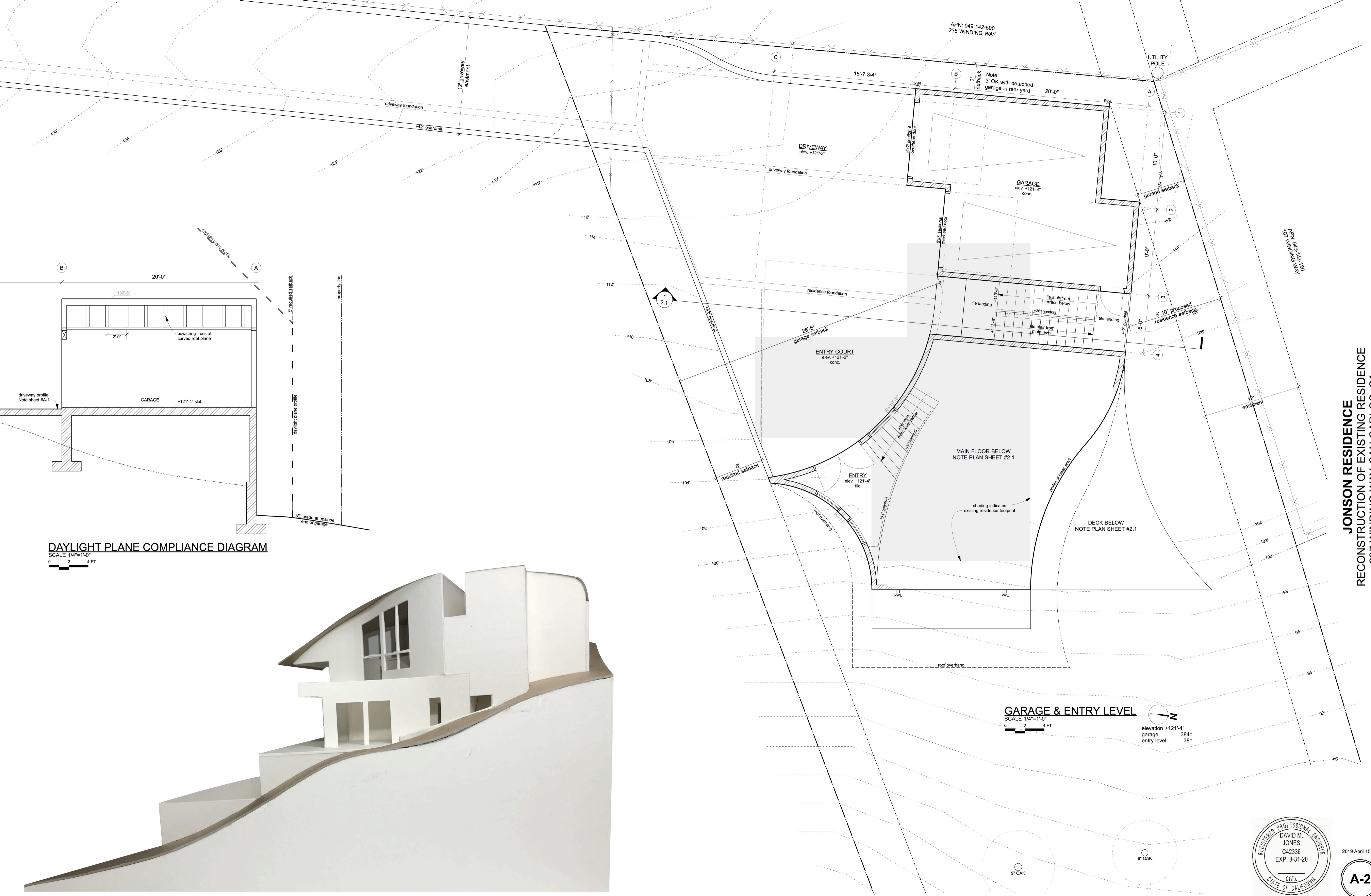


**JONSON RESIDENCE**  
 RECONSTRUCTION OF EXISTING RESIDENCE  
 237 WINDING WAY, SAN CARLOS, CA.



2019 April 15





APN: 049-142-500  
235 WINDING WAY

APN: 049-142-120  
107 WINDING WAY

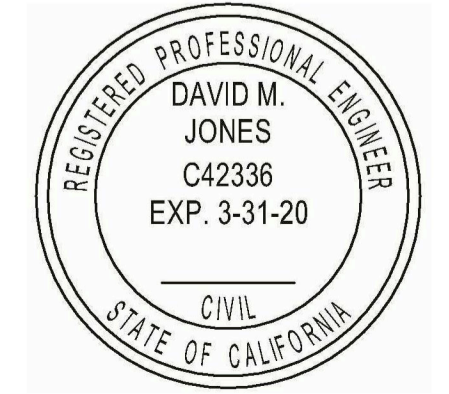
**JONSON RESIDENCE**  
RECONSTRUCTION OF EXISTING RESIDENCE  
237 WINDING WAY, SAN CARLOS, CA.

**DAYLIGHT PLANE COMPLIANCE DIAGRAM**  
SCALE 1/4"=1'-0"

**GARAGE & ENTRY LEVEL**  
SCALE 1/4"=1'-0"



**NORTH ELEVATION**



2019 April 15

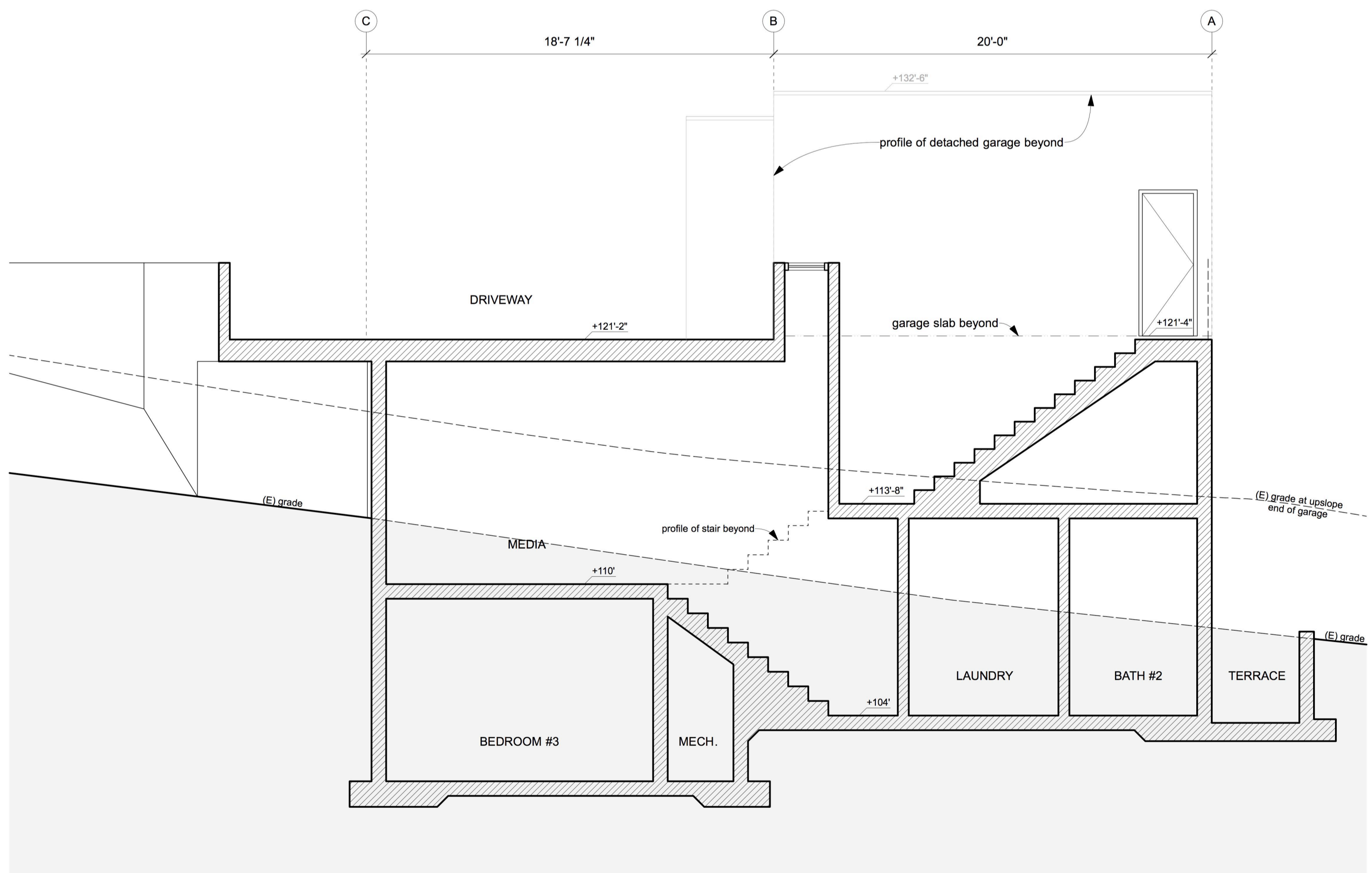
**A-2**

**GARAGE & ENTRY LEVEL PLAN**  
SCALE 1/4"=1'-0"

APN: 049-142-500  
235 WINDING WAY

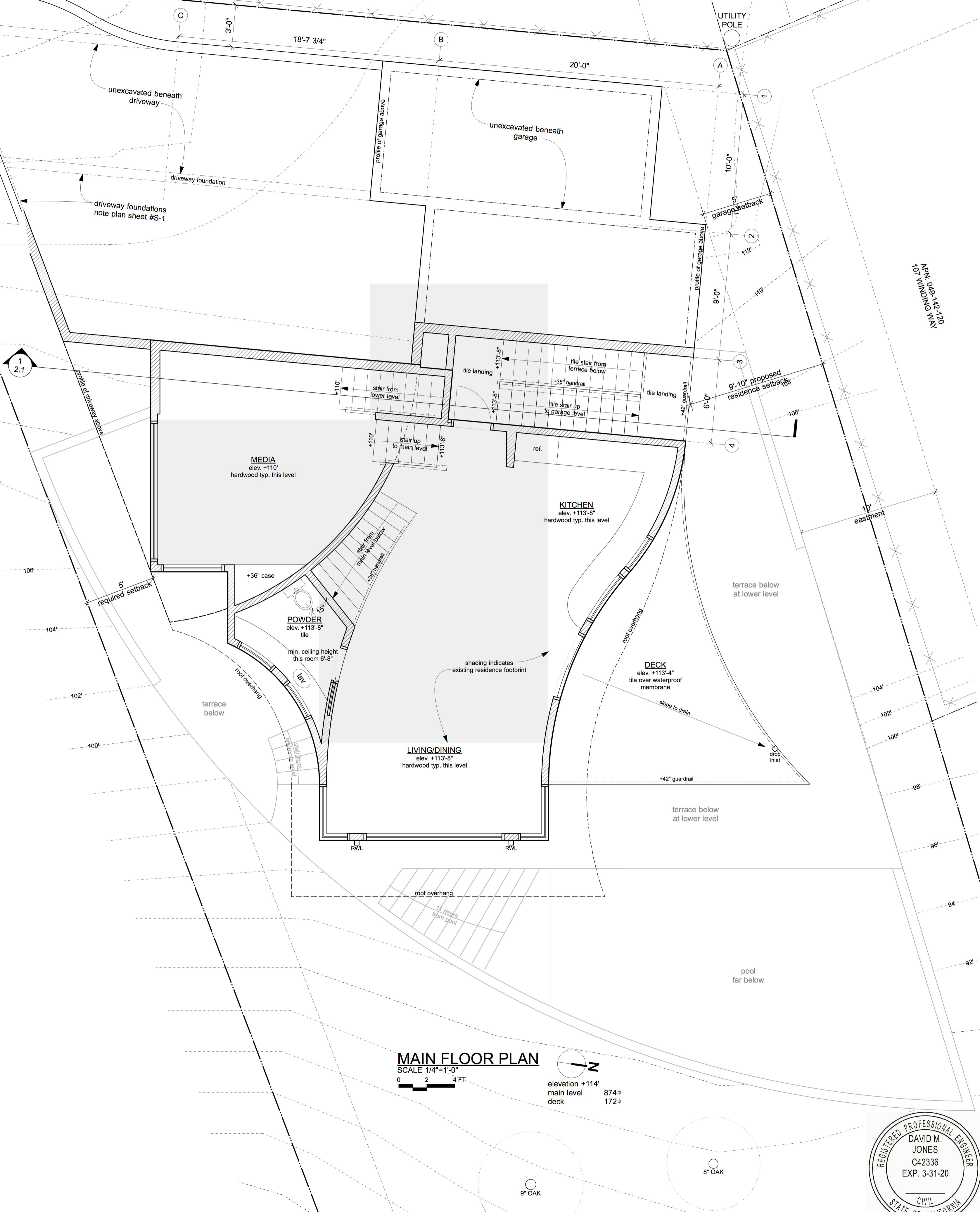
APN: 049-142-120  
107 WINDING WAY

**JONSON RESIDENCE**  
RECONSTRUCTION OF EXISTING RESIDENCE  
237 WINDING WAY, SAN CARLOS, CA.

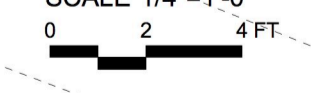


**BUILDING CROSS SECTION**  
SCALE 1/4"=1'-0"  
0 2 4 FT

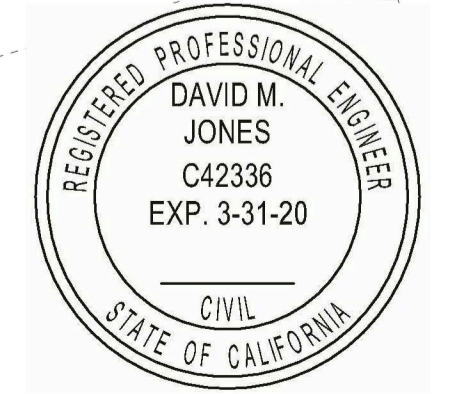
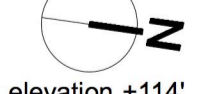
1  
A-2.1



**MAIN FLOOR PLAN**  
SCALE 1/4"=1'-0"



elevation +114'  
main level 874±  
deck 172±



2019 April 15

**A-2.1**

**MAIN FLOOR PLAN**  
SCALE 1/4"=1'-0"

APN: 049-142-500  
235 WINDING WAY

existing grade  
new driveway contours  
note sheet # A-1

12' driveway  
eastment

driveway foundation below

+42" guardrail

unexcavated beneath  
driveway

driveway foundation

driveway foundations  
note plan sheet #S-1

residence foundations  
note plan sheet #S-1

garage foundations  
note plan sheet #S-1

garage setback

9'-10" proposed  
residence setback

APN: 049-142-710  
107 WINDING WAY

1  
2.1

**BEDROOM #3**  
elev. +101'  
tile over conc. slabs  
typ. at lower floor

MECH

stair up to  
main level

stair from  
bedroom level

LAUNDRY

shower/tub

**BATH #2**  
tile over conc. slabs  
typ. at lower floor

lav

closet

**TERRACE**  
elev. +103'-8"  
tile over conc. slabs  
typ. at lower floor

**BATH #1**  
tile over conc. slabs  
typ. at lower floor

**BEDROOM #1**  
tile over conc. slabs  
typ. at lower floor

**BEDROOM #2**  
tile over conc. slabs  
typ. at lower floor

**TERRACE**  
elev. +100'-8"  
tile over conc. slabs  
typ. at lower floor

shading indicates  
existing residence footprint

**TERRACE**  
elev. +103'-8"  
tile over conc. slabs  
typ. at lower floor

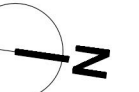
profile of deck above

seat below  
at 96'-4"

**POOL**  
elev. +96'  
bot. +88'

11' risers  
from pool

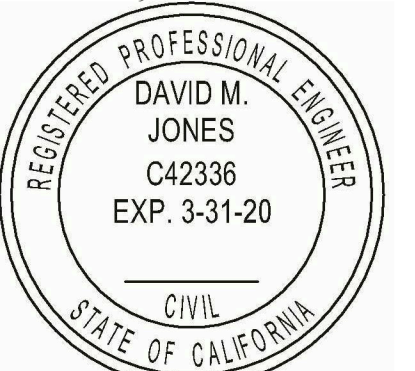
**LOWER FLOOR PLAN**  
SCALE 1/4"=1'-0" elevation +104'  
0 2 4 FT lower level 998±  
terrace 632±



8' & 10' OAK

9' OAK

8' OAK

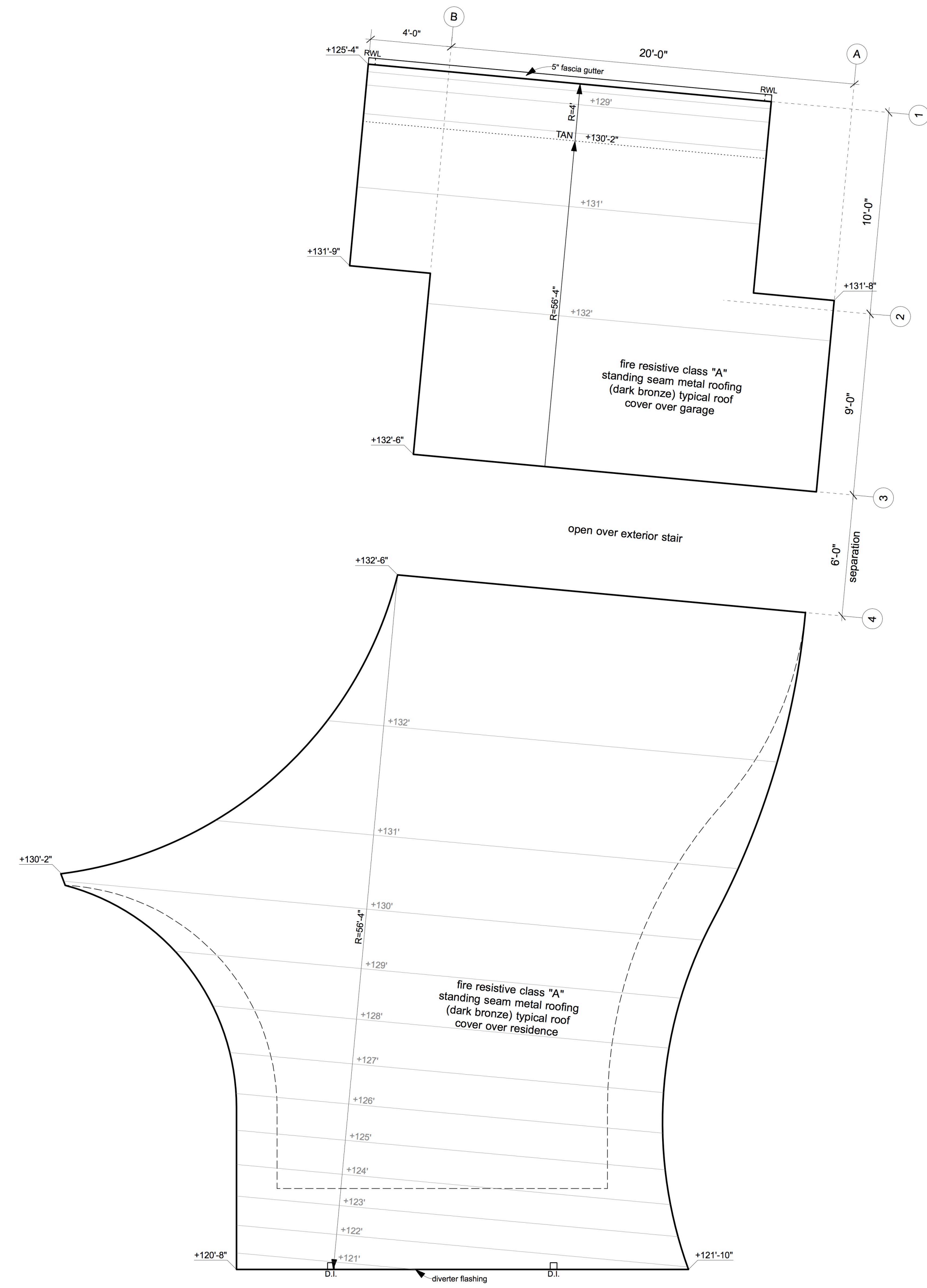


2019 April 15

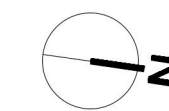
**A-2.2**

**LOWER FLOOR PLAN**  
SCALE 1/4"=1'-0"

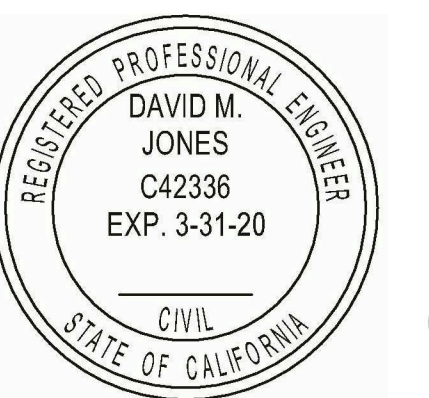




**ROOF PLAN**



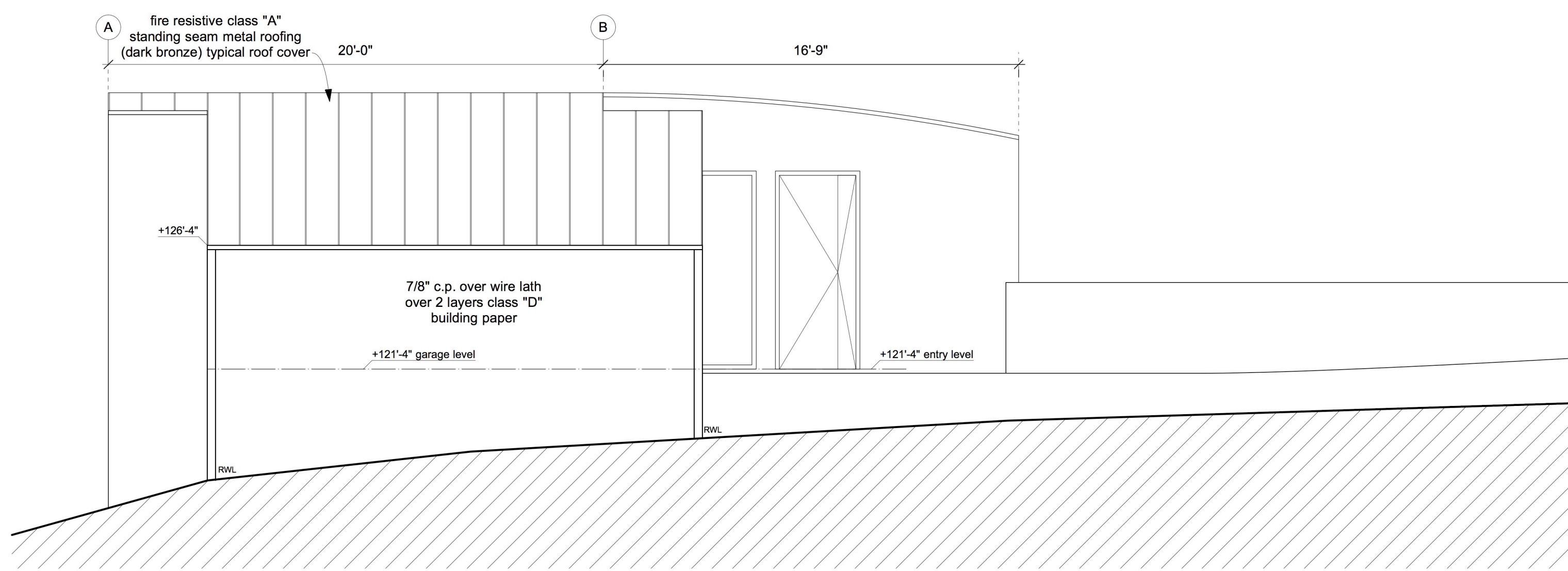
**JONSON RESIDENCE**  
 RECONSTRUCTION OF EXISTING RESIDENCE  
 237 WINDING WAY, SAN CARLOS, CA.



2019 April 15

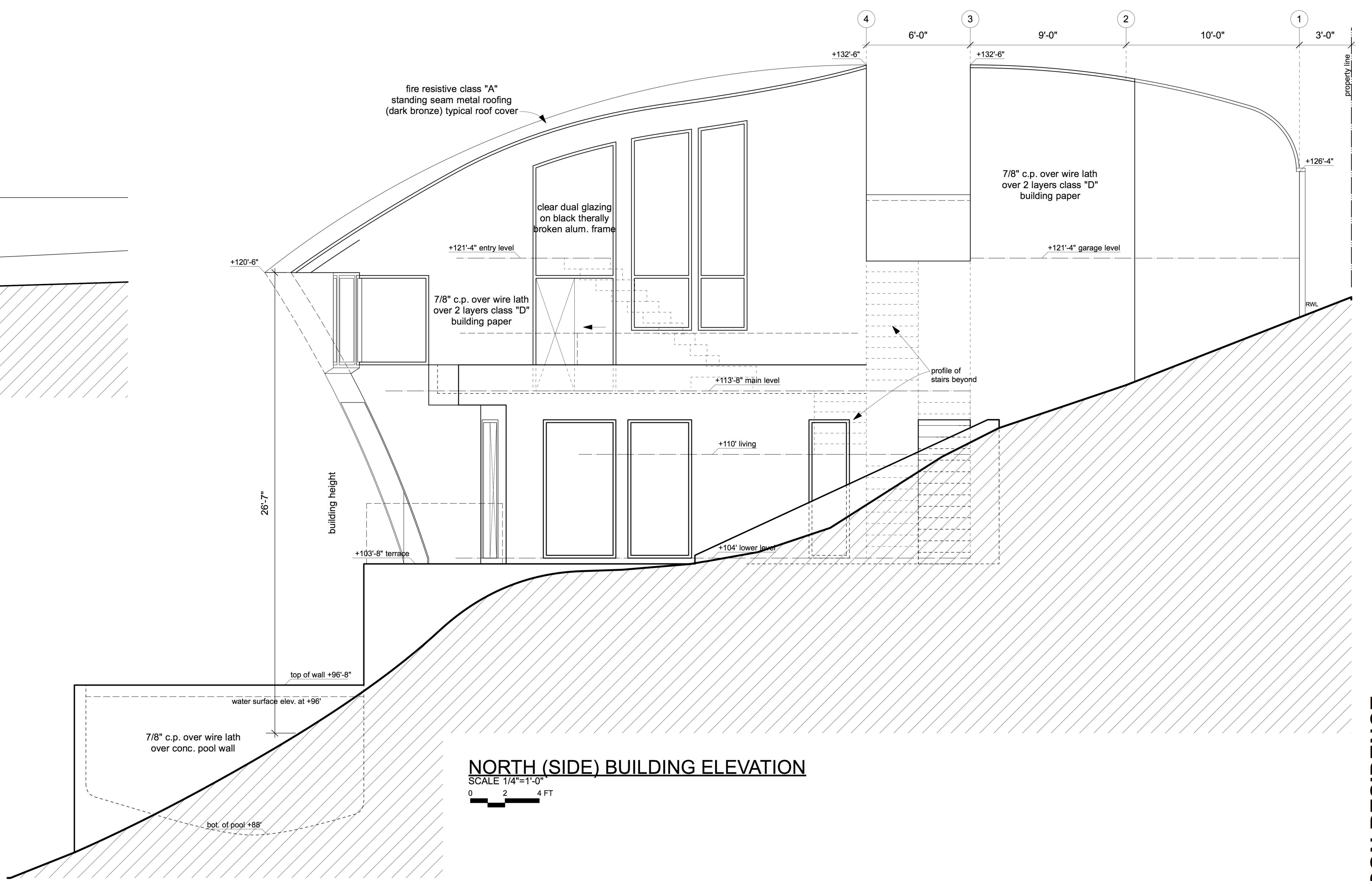
**A-3**

**ROOF PLAN**  
 SCALE 1/4"=1'-0"



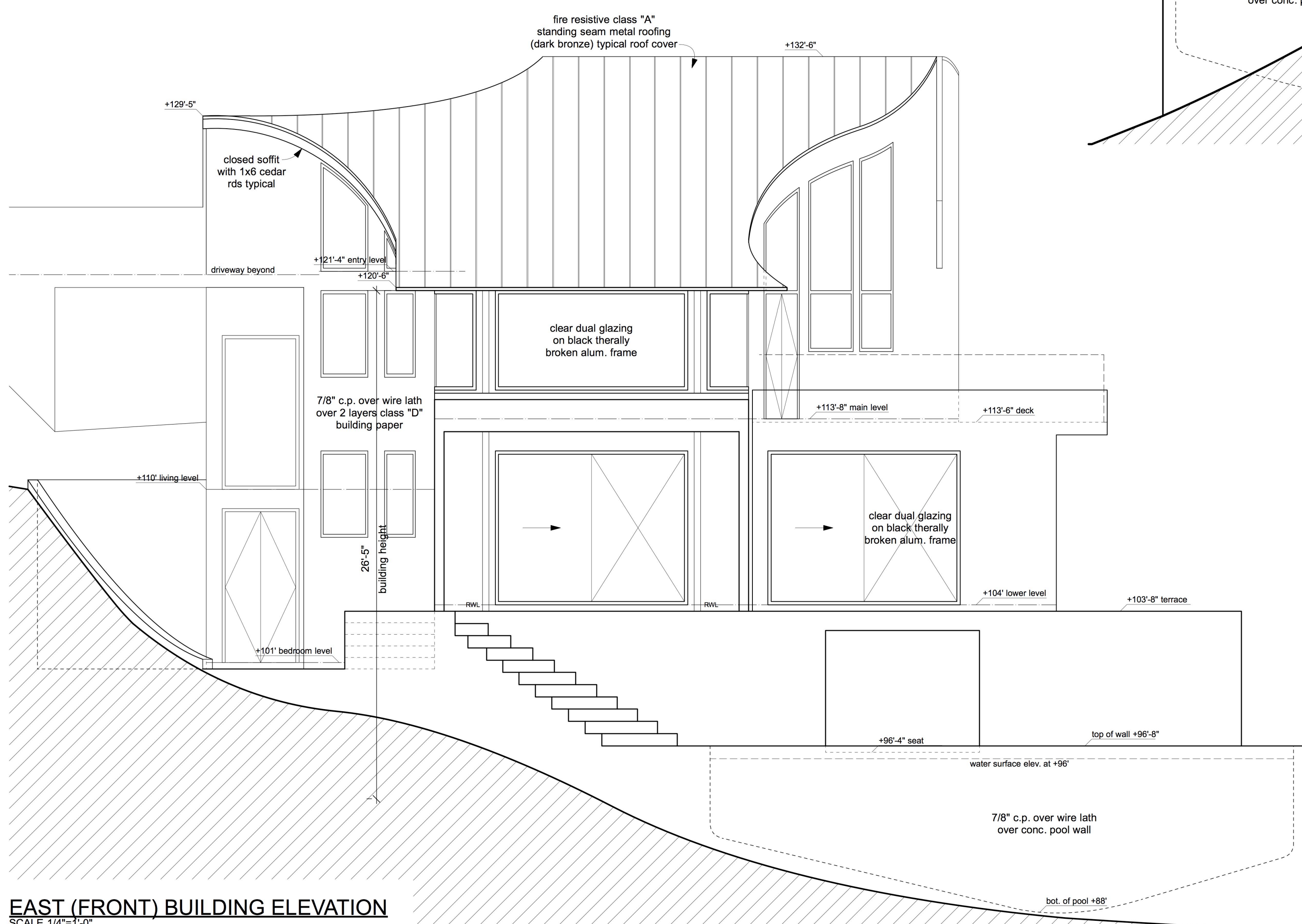
**WEST (REAR) BUILDING ELEVATION**

SCALE 1/4"=1'-0"  
0 2 4 FT



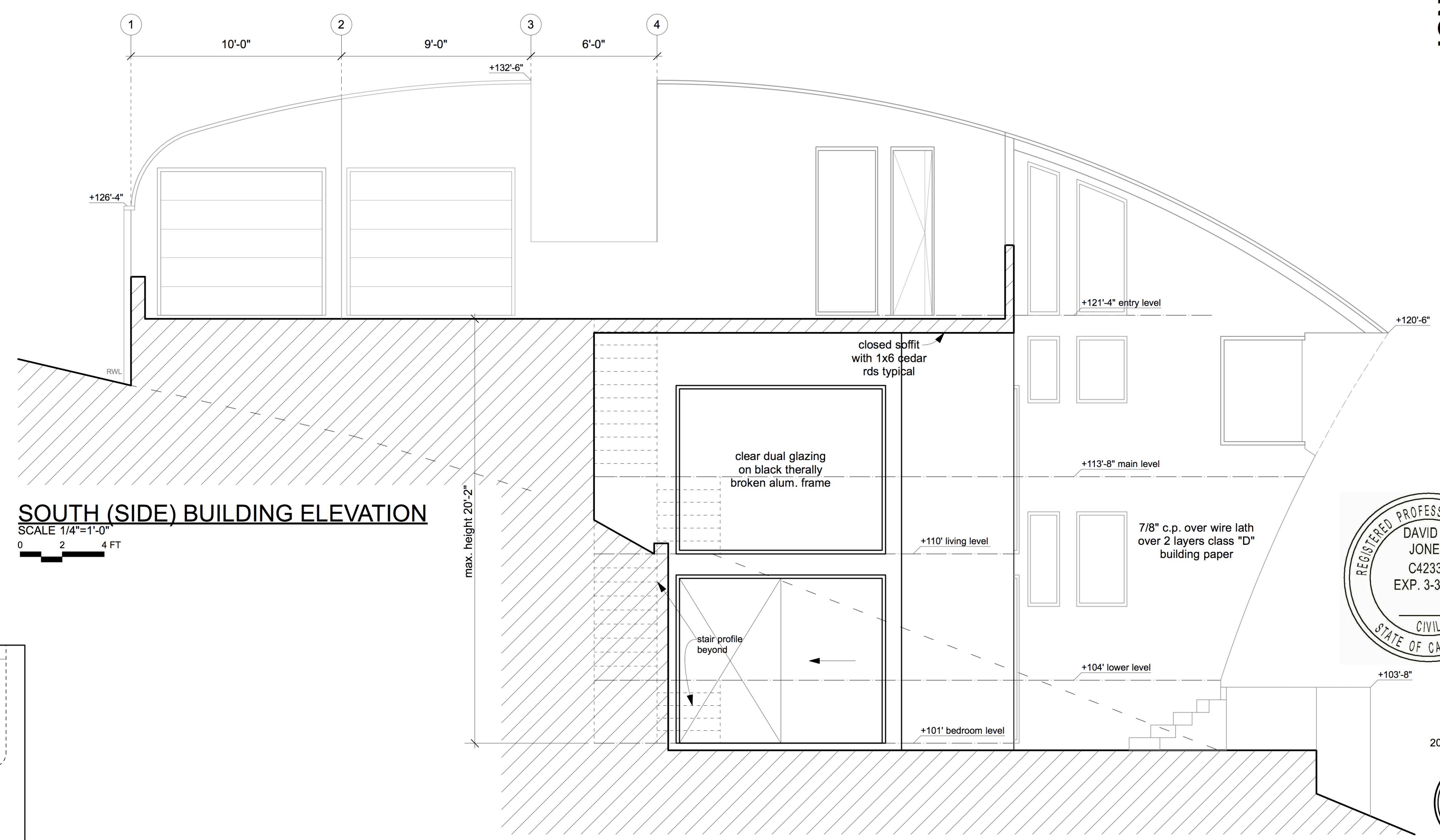
**NORTH (SIDE) BUILDING ELEVATION**

SCALE 1/4"=1'-0"  
0 2 4 FT



**EAST (FRONT) BUILDING ELEVATION**

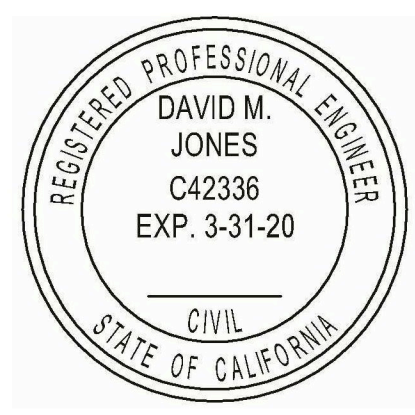
SCALE 1/4"=1'-0"  
0 2 4 FT



**SOUTH (SIDE) BUILDING ELEVATION**

SCALE 1/4"=1'-0"  
0 2 4 FT

**JONSON RESIDENCE**  
RECONSTRUCTION OF EXISTING RESIDENCE  
237 WINDING WAY, SAN CARLOS, CA.

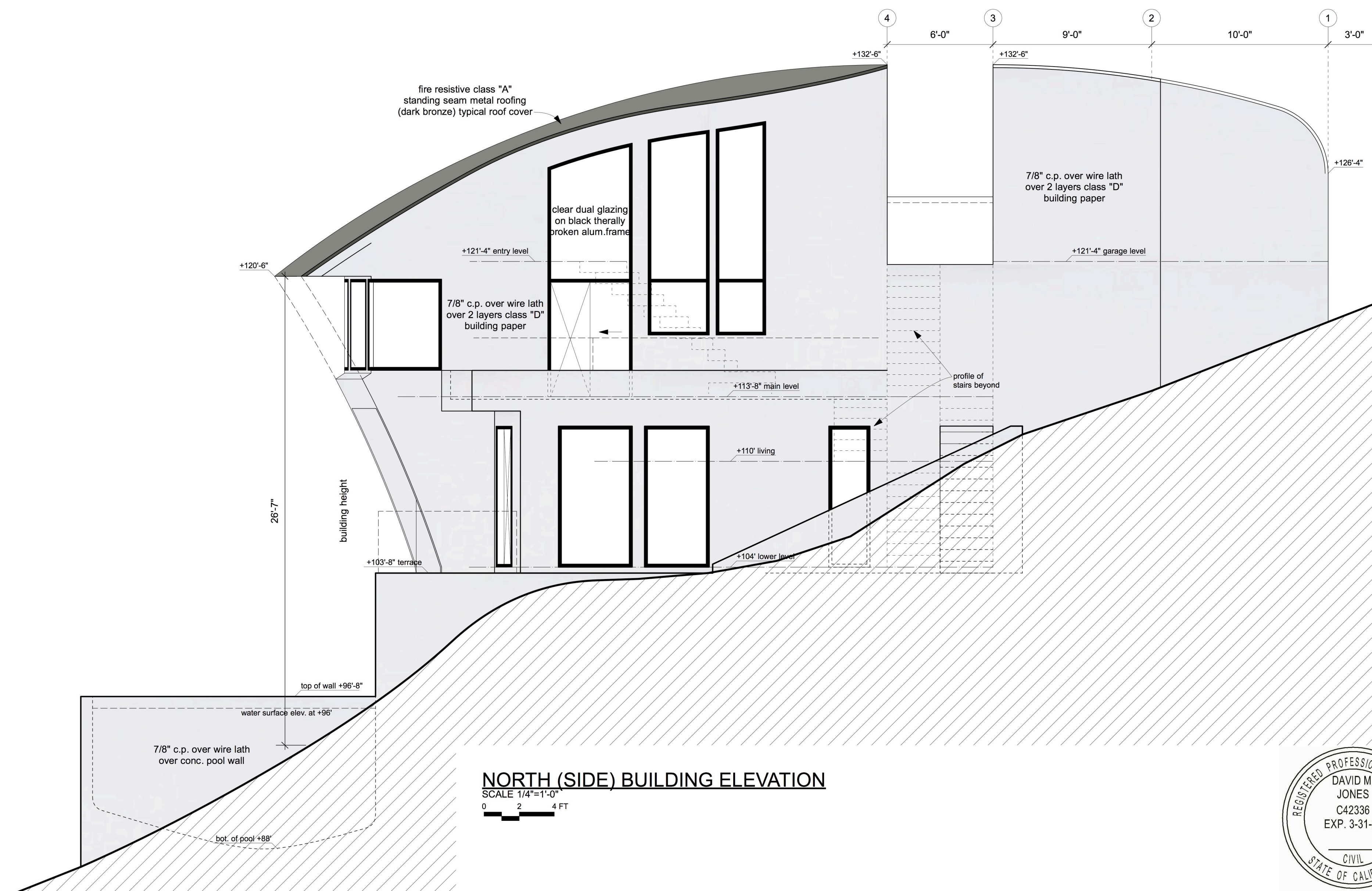


2019 April 15

**A-4**

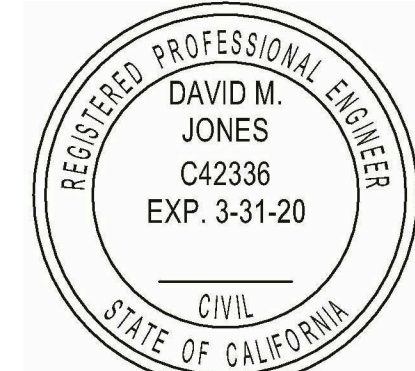
**EXTERIOR MATERIAL SPECIFICATIONS:**

Roofing	Metal Roofing California Standing Seam Metal Panel	Western Lock Standing Seam 16"W x 13/4"H Dark Bronze (Kynar paint finish)	
Walls	Stucco / Plaster cementitious finish	7/8" C.P. over wire lath over 2 layers class "D" building paper White	
Glazing	Alufront Thermally broken frame	Clear dual glazing Black finish	
Soffit	Local Lumber Supplier	Redwood Lumber 1x6 board	



**NORTH (SIDE) BUILDING ELEVATION**

SCALE 1/4"=1'-0"  
 0 2 4 FT



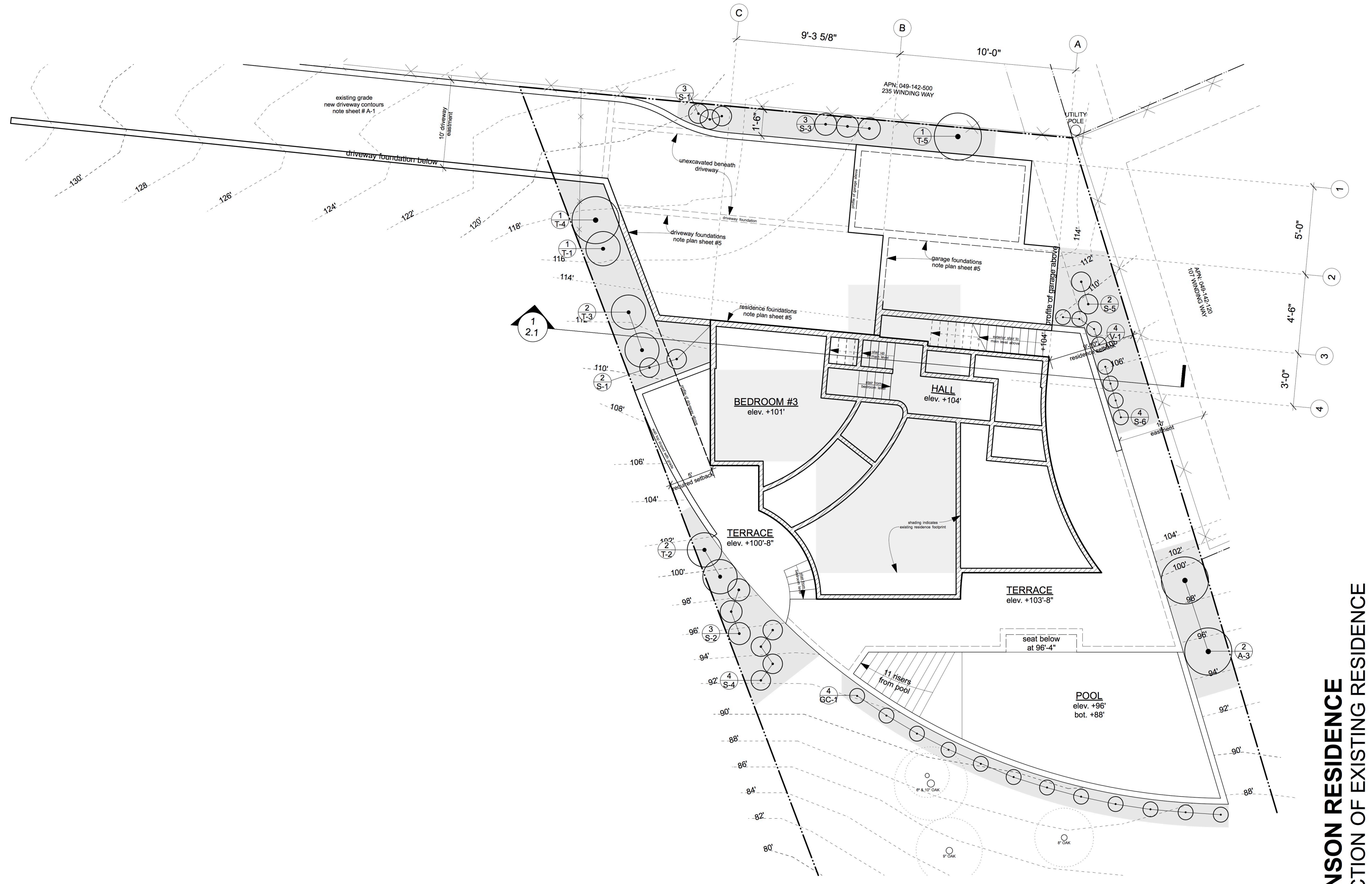
2019 April 15

**A-5.1**

SCALE 1/4"=1'-0"

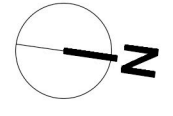
**Mayne Tree Expert Company, Inc.**  
 ESTABLISHED 1931 STATE CONTRACTOR'S LICENSE NO. 276793  
 CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS  
 RICHARD L. HUNTINGTON PRESIDENT  
 1658 El Camino Real San Carlos, CA 94070  
 JEROMEY INGALLS CONSULTANT/ARBORIST  
 335 BRAGATO ROAD, STE. A SAN CARLOS, CA 94070-4011  
 TELEPHONE: (650) 593-4400 FACSIMILE: (650) 593-4443 EMAIL: info@maynetree.com

**Mayne Tree Expert Company, Inc.**  
 ESTABLISHED 1931 STATE CONTRACTOR'S LICENSE NO. 276793  
 CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS  
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**JONSON RESIDENCE**  
 RECONSTRUCTION OF EXISTING RESIDENCE  
 237 WINDING WAY, SAN CARLOS, CA.

**PLANTING PLAN & IRRIGATION PLAN**  
 SCALE 1/8"=1'-0"



November 10, 2017  
 Mr. Fred Herring  
 Herring & Worley Inc.  
 1658 El Camino Real  
 San Carlos, CA 94070  
 Dear Mr. Herring,  
 RE: 219 & 221 TULARE STREET, BRISBANE

At your request, on October 24, 2017, I visited the above-referenced sites. The purpose of my visit was to identify, inspect, and comment on any trees larger than 9 inches in diameter that are on the sites.

**Limitations of this report**  
 The information within this report is based on a visual-only inspection. I accept no responsibility for any unknown or unidentified defects associated with any of the trees in this report or on this property. Trees #1, #2, #8, and #9 are located on the 221 Tulare Street property and trees #3-#7 are located on the 219 Tulare Street property.

**Method**  
 Each tree was identified and given a number that was scribed onto a metal foil tag and placed on the trunk of the tree at eye level. This identification number has also been placed on the provided site plan to show the approximate location of each tree on the property. The diameter of each tree was found by measuring the diameter of the trunk at 24 inches off of the natural grade as described in the heritage tree ordinance for the City of Brisbane. The height of each tree was estimated and the canopy spread was paced off to show the approximate dimensions for each tree. A condition rating was given to each tree; this rating is based on form and vitality and can be further defined by the following table:

0	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

Lastly, a comments section is included to give more individualized detail for each tree.

Tree #	Species	Diameter (inches)	Condition (percent)	Height (feet)	Spread (feet)	Comments
1	Monterey Pine	29.3	50	25	33	Partially covered root crown; leans southwest; codominant at 9 feet; one-sided canopy growth to the southwest; decaying stump opposite the lean of the tree at the base; healthy canopy.
2	Blue Gum Eucalyptus	44.2	55	45	36	Partially covered root crown; two-stem at 15 feet with included bark; minor amount of interior deadwood; fair vigor and form.
3	Monterey Pine	23.3	50	35	27	Root crown covered; heavy lateral limbs; most of the canopy growth is to the northwest; large dead limbs present in the canopy.
4	Italian Stone Pine	18.6	45	30	18	Root crown covered; two-stem at 4 feet with included bark; abundance of interior deadwood.
5	Italian Stone Pine	17.2	45	35	21	Root crown covered; burl at 7 feet; suppressed growth by adjacent tree canopies; heavy lateral limbs; slight lean to the northwest; an abundance of interior deadwood.
6	Italian Stone Pine	23.6	45	45	33	Root crown covered; two-stem at 4 feet with included bark; abundance of interior deadwood; multi-stem tops at 30 feet; leans northwest toward the neighbor's home.
7	Coast Live Oak	10.0 (est.)	60	18	12	Root crown covered; multi-stem at the base; thick healthy foliage; no tag.
8	Deodar Cedar	15.4	70	18	15	Root crown covered; good vigor and form.
9	Silver Dollar Eucalyptus	28.0 (est.)	55	25	36	Root crown covered; three-stem at 2 feet; healthy canopy that has been routinely topped in the past at 20 feet; no tag; located on neighbor's property.

**Observations**  
 This report is on two adjoining properties located on a hillside. One of the properties (221 Tulare Street) is developed and the current home is in a significant state of disrepair. The other property (219 Tulare Street) is an empty lot with an abundance of small shrub trees and several trees. Trees #1, #2, and #9 are on the 221 Tulare Street property. Trees #3 - #7 are located on the 219 Tulare Street property. Tree #9 is located on the neighboring property to the west of 221 Tulare Street.

**Tree #1** is a Monterey Pine located in the front of the 221 property. This tree has a covered root crown and a significant lean southwest toward the street. At the tree's base, opposite the lean, is an old stump cut from a previously removed leader. This area has started to decay and may increase the risk of failures. I found a codominant attachment at 9 feet and excess end weight on the lateral limbs.

**Tree #2** is a large Blue Gum Eucalyptus located near the street adjacent to tree #1. Soil and other organic material cover the root crown of this tree. There is a two stem attachment at 15 feet and excess end weight on the lateral limbs. Overall, this tree has fair vigor.

**Tree #3** is a Monterey Pine located near the right front corner of the 219 Tulare Street property. The root crown of this tree is covered, an abundance of deadwood is present, and, due to a competition for light, most of the canopy growth is toward the northwest.

**Trees #4 - #6** are all Italian Stone Pines located along the right side of the 219 Tulare Street property. Soil and other organic material cover all three trees' root crowns. All three trees have a moderate amount of interior deadwood and lean slightly to the north-northwest toward the neighboring property and home. Trees #4 and #6 each have two-stem attachments at 4 feet with included bark between the two stems.

**Tree #7** is a small Coast Live Oak located along the right side of the property. This tree has a multi-stem attachment near the base and a healthy thick canopy. I was not able to measure the trunk of this tree due to the large amount of foliage present.

**Tree #8** is a Deodar Cedar located at the right rear corner of the 221 Tulare Street property. Soil and other organic material cover the root crown. The tree has good form and vigor with a minor amount of interior deadwood present.

**Tree #9** is a Silver Dollar Eucalyptus located on the right neighbor's property of the 221 Tulare Street site. This tree is within 5 feet of the property line, has a three-stem attachment at two feet, and has been routinely topped at 20 feet high. This tree has good vigor and poor form.

All the trees on these properties are in need of routine tree maintenance that should include exposing the root crowns, large deadwood removal, and end weight reduction of the heavier lateral limbs.

All 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,  
 Jeromey A. Ingalls  
 Certified Arborist WIE #7076A  
 JAI:pmf



November 10, 2017  
 Mr. Fred Herring  
 Herring & Worley Inc.  
 1658 El Camino Real  
 San Carlos, CA 94070  
 Dear Mr. Herring,  
 RE: 219 & 221 TULARE STREET, BRISBANE

At your request, I reviewed the proposed construction plans for the above addresses. During my review, I determined that two new structures will be built upon the properties, one structure on each site.

**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.

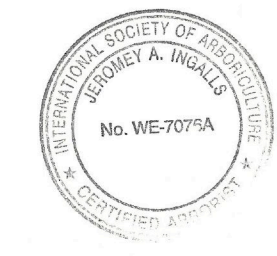
The following letter is not a contract to become the site arborist or for any future inspections that might be needed. A separate contract would need to be established to perform the role of site arborist for this project.

**Plan Review**  
 During the proposed construction projects, trees #1-#8 located on the two sites will be significantly impacted by the project and will need to be removed. Tree #9 will have roughly 40 percent of its root zone impacted by the excavation needed for the basement on the 221 Tulare Street site. This tree should survive the project but may need some upper canopy trimming to allow proper access for construction equipment.

**TREE PROTECTION SPECIFICATIONS**

1. Establish a perimeter around the protected tree(s) that follows the tree's dripline as close 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 ten 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 city arborist.
3. To protect the health, structural integrity, and vigor of the protected tree(s) 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 City 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 tree(s) without first obtaining authorization from the City 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 two 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 two inches in diameter should be left uncut and intact and 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 tree 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 tree or at least 10 times the trunk diameter of the protected tree. Tunneling or directional boring under the tree 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 City 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 City 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 City Arborist.
10. Violation of any of the above provisions may result in sanctions or other disciplinary action.

Sincerely,  
 Jeromey A. Ingalls  
 Certified Arborist WIE #7076A  
 JAI:pmf



**PLANTING LIST**

Nr.	Botanical Name	Common Name	Water Use	CIMIS ET zones	USDA hardiness zone	Average spread	WUCOLS factor	Total quantity	Total WUCOLS factor
<b>Trees:</b>									
T-1	QUERCUS AGNIFOLIA	Coast Live oak	Moderate/Medium	3	15	15 gal.	0.2	6	1.2
<b>Shrubs:</b>									
S-1	Arbutus Unedo	strawberry tree	Low	3	15	15 gal.	0.1	6	0.6
S-2	Rhus Integrifolia	lemonade berry	Low	3	15	5 gal.	0.1	10	1
S-3	Arctostaphylos bakeri (Louis Edmunds)	Louis Edmunds manzanita	Low	3	15	5 gal.	0.1	10	1
<b>Ground Cover:</b>									
GC-1	Arctostaphylos edmundsii cvs	manzanita Carmel Sur	Moderate/Medium	3	15	5 gal.	0.5	12	6
<b>Total WUCOLS factor</b>									<b>9.8</b>



**MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELo)  
SHORT FORM PRESCRIPTIVE COMPLIANCE**

**Applicant Information:**

Name: Herring & Worley, Inc.  
 Phone: 650 591 1441  
 Address: 1658 El Camino Real, San Carlos CA, 94070  
 Email: fh1741@sbcglobal.net

**Project**

Site Address: 237 Winding Way, San Carlos CA, 94070  
 Project Type (new dwelling, commercial, or rehab): Reconstructed Dwelling

This project does incorporate landscaping equal to or less than 2500 sq ft and will be using this form to identify prescriptive requirements which will be included as part of the landscape project. (Please provide the information below specific to the landscape area and identify the location on the plans each design measure can be found using the LANDSCAPE WATER-EFFICIENCY (MWELo) APPENDIX - D CHECKLIST on page two):

Total Landscape Area (sq. ft.): 680 sq.ft Turf Area (sq. ft.): N.A.  
 Non-Turf Plan Area (sq. ft.): N.A. Special Landscape Area (sq. ft.): N.A.  
 Water Type (potable, recycled, well): potable  
 Name of water purveyor (If not served by private well): CAL WATER

**Signature**

I certify the above information is correct and agree to comply with the requirements of the MWELo.

F.L. Herring 04.17.2019  
 Signature of property owner or authorized representative Date

**LANDSCAPE WATER-EFFICIENCY (MWELo) APPENDIX - D CHECKLIST  
(Can only be used when aggregate landscape areas are 2,500 square feet or less)**

Landscaping Parameter	Design Measures	Location on Plans
<b>Compost</b>	Incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).	N.A.
<b>Plant Water Use</b>	<u>Residential:</u> Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water. <u>Non-residential:</u> Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water.	L-1 L-2
<b>Mulch</b>	A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.	L-1 L-2
<b>Turf</b>	Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.	N.A. N.A.
<b>Irrigation System</b>	Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor. Irrigation controller programming data will not be lost due to an interruption in the primary power source. Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff. A private landscape submeter is installed at non-residential landscape areas of 1,000 sq. ft. or more.	L-2

**Signature**

I agree to comply with the requirements of the prescriptive compliance option of the MWELo per Appendix D.

F.L. Herring 04.17.2019  
 Signature of property owner or authorized representative Date

**Note**

For the purposes of this for landscape area includes all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

**IRRIGATION EQUIPMENT LEGEND:**

Symbol	Description	Notes
	Controller irrigation smart dial series controller 10 station with weather trak system for ultimate water efficiency.	Install in location verified by owner.
	Backflow device	
	NIBCO bronze 1" gate valve	
	Control valve weathermatic 1" use pressure reducer for drip irrigation.	Install in 10" carson valve box.
	Lateral line sch. 40 PVC.	1" or as shown 12" minimum depth.
	Netafim techline 12" spacing drip irrigation system.	Install as per manufacturers recommendations.
	Solid drip line in PVC sleeve under paving.	Install as per manufacturers recommendations.

**VALVE LEGEND:**

Nr.	Flow rate GPM	Application rate inch per hour	Operating pressure
1	1.02 per 100LF	.64	30 - 40
2	1.02 per 100LF	.64	30 - 40
3	1.02 per 100LF	.64	30 - 40

Irrigation system programmed to water between the hours of 8:00 pm. and 10:00 am.

Irrigation system and components designed in such as way as to conserve water and prevent overspray and runoff.

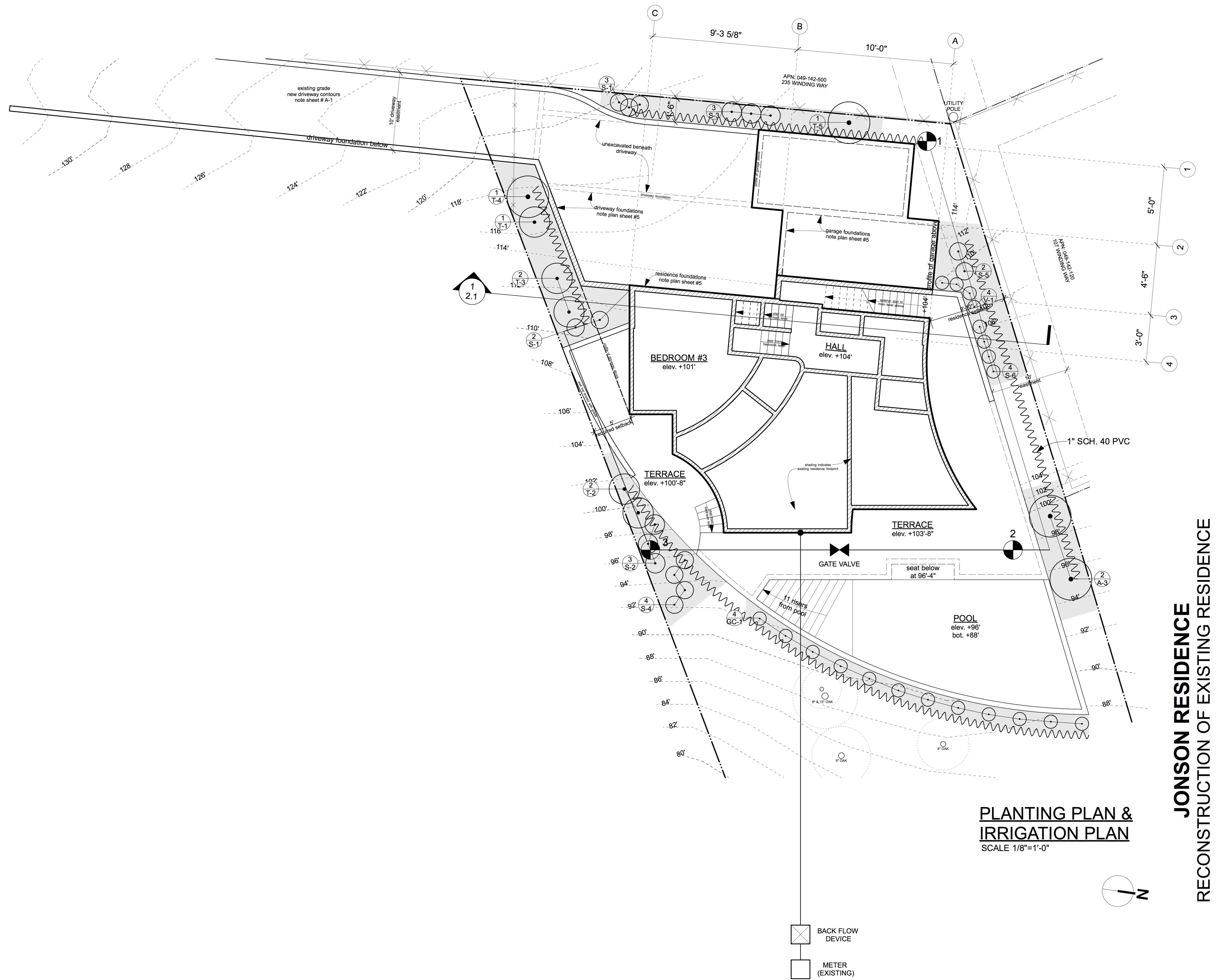
All irrigation systems shall be located at least five feet from the Town's pathways and outside of the public right-of-way and public utility easements.

**PLANTING NOTES:**

- A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
- Automatic weather-based or soil-moisture based irrigation controllers shall be installed on the irrigation system.
- Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.
- Manual-shut-off valves shall be installed as close as possible to the point of connection of the water supply.
- Areas less than 10-feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
- For non-residential projects with landscape areas of 1,000 sq. ft. or more, private submeter(s) to measure landscape water use shall be installed.
- At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance.
- Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 sq. ft. of permeable area shall be incorporated to a depth of six inches into the soil.

**PLANTING LIST**

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<b>Total WUCOLS factor</b>									<b>9.8</b>



**PLANTING PLAN & IRRIGATION PLAN**  
SCALE 1/8"=1'-0"

**JONSON RESIDENCE**  
RECONSTRUCTION OF EXISTING RESIDENCE  
237 WINDING WAY, SAN CARLOS, CA.