



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

PROJECT DIRECTORY

OWNER:
CANYON VISTA PARTNERS LLC
RON GROVE
1011 BRANSTEN ROAD, UNIT D
SAN CARLOS, CA 94070

ARCHITECT:
ROBERT SAUVAGEAU
RYS ARCHITECTS, INC.
10 MONTEREY BLVD.
SAN FRANCISCO, CA 94131
(415) 841-9090 ext. 202

LANDSCAPE:
TOM HOLLOWAY
KLA, INC.
151 N. NORLIN ST.
SONORA, CA 95370
OFFICE: 209.532.2856
CELL: 209.743.0278

CIVIL:
MACLEOD AND ASSOCIATES
965 CENTER STREET,
SAN CARLOS CA 94070
(650) 593-8580

TRANSPORTATION:
RICHARD K. HOPPER
RHK CIVIL AND TRANSPORTATION ENGINEERING
837 COLUMBA MANE
FOSTER CITY, CA 94404
(650) 212-0837

VICINITY MAP



206 SEQUOIA AVE

BY CANYON VISTA PARTNER, LLC

PROJECT INFORMATION

APN: 069-341-050
LOT SIZE: APPROX. 0.435 ACRE (APPROX. 18,951 SF)
ZONING: R-3 / S-3 (PREVIOUSLY R-1/S-74)
MAX. DENSITY: 34.5 UNITS /NET ACRE
14.84 = 15 UNITS

BMR AND BONUS UNITS

INITIAL UNIT COUNT: 15
VERY LOW INCOME BMR UNITS: 3
BMR % OF INITIAL UNIT COUNT: 20
DENSITY BONUS: 50%
BONUS UNIT COUNT: 8
TOTAL UNIT COUNT: 23

RESIDENTIAL UNIT MIX

FLOOR	UNIT COUNT & NUMBERS	1-BDRM	1-BDRM BMR	1-BDRM BONUS UNIT	2-BDRM	2-BDRM BMR	2-BDRM BONUS UNIT	TOTAL
1ST FLOOR	UNIT COUNT UNIT #	-	-	-	-	-	-	-
2ND FLOOR	UNIT COUNT UNIT #	1 (1)	-	1 (8)	3 (4,6,7)	1 (5)	2 (2,3)	8
3RD FLOOR	UNIT COUNT UNIT #	-	1 (16)	-	4 (9,12,13,15)	-	3 (10,11,14)	8
4TH FLOOR	UNIT COUNT UNIT #	-	-	-	4 (17,18,19,21)	1 (20)	2 (22,23)	7
TOTAL UNIT COUNT		1	1	1	11	2	7	23

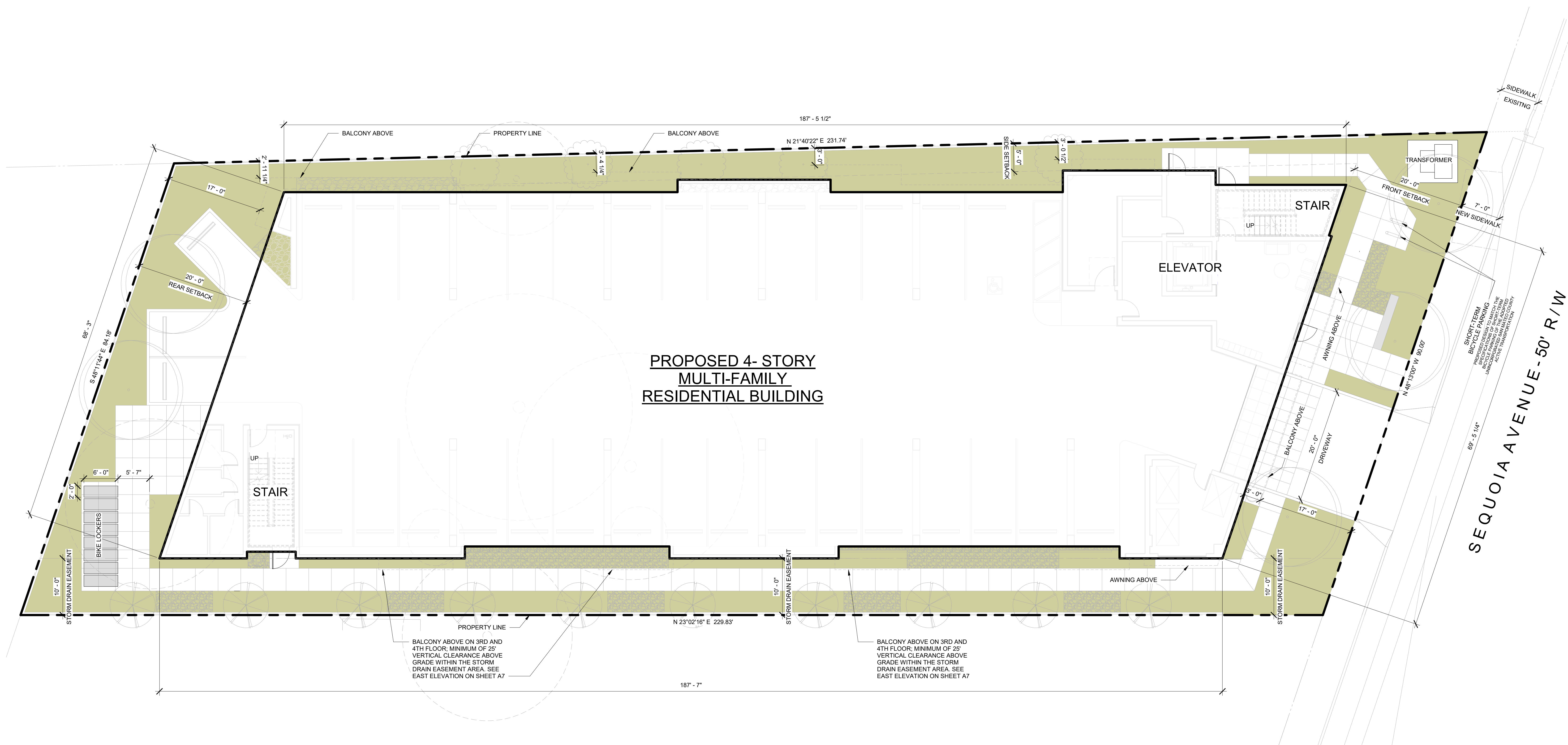
PARKING COUNTS PER CALIFORNIA GOVERNMENT CODE SECTIONS 65915(P)(1)

RESIDENTIAL	3	3 X 1 SPACE FOR EACH 1-BDRM UNIT	BICYCLE PARKING PROVIDED: 4 SHORT-TERM 12 LONG-TERM (4 IN BIKE STORAGE AREA + 8 IN BIKE LOCKERS)
	30	20 X 1.5 SPACES FOR EACH 2-BDRM UNIT	
TOTAL	33	INCLUDES 1 ACCESSIBLE SPACE 4 SPACES FOR FUTURE EV CHARGING STATION	

DRAWING INDEX

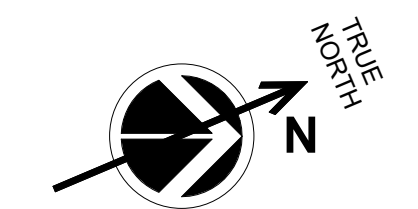
- A0 TITLE SHEET
- A1 SITE PLAN
- A2 FIRST FLOOR PLAN
- A3 SECOND FLOOR PLAN
- A4 THIRD FLOOR PLAN
- A5 FOURTH FLOOR PLAN
- A6 ROOF PLAN
- A7 BUILDING ELEVATIONS
- A8 BUILDING ELEVATIONS
- A9 BUILDING SECTIONS
- A10 COLORS & MATERIALS
- A11 MASSING VIEWS
- A12 SURVEY DRAWING
- F1 FIRE ACCESS PLAN & SECTION
- L0.1 PRELIMINARY LANDSCAPE PLAN
- L0.2 PRELIMINARY PLANTING PLAN
- L0.3 PLAN IMAGES / SECTIONS
- L0.4 EXISTING TREES / ARBORIST REPORT

TITLE SHEET



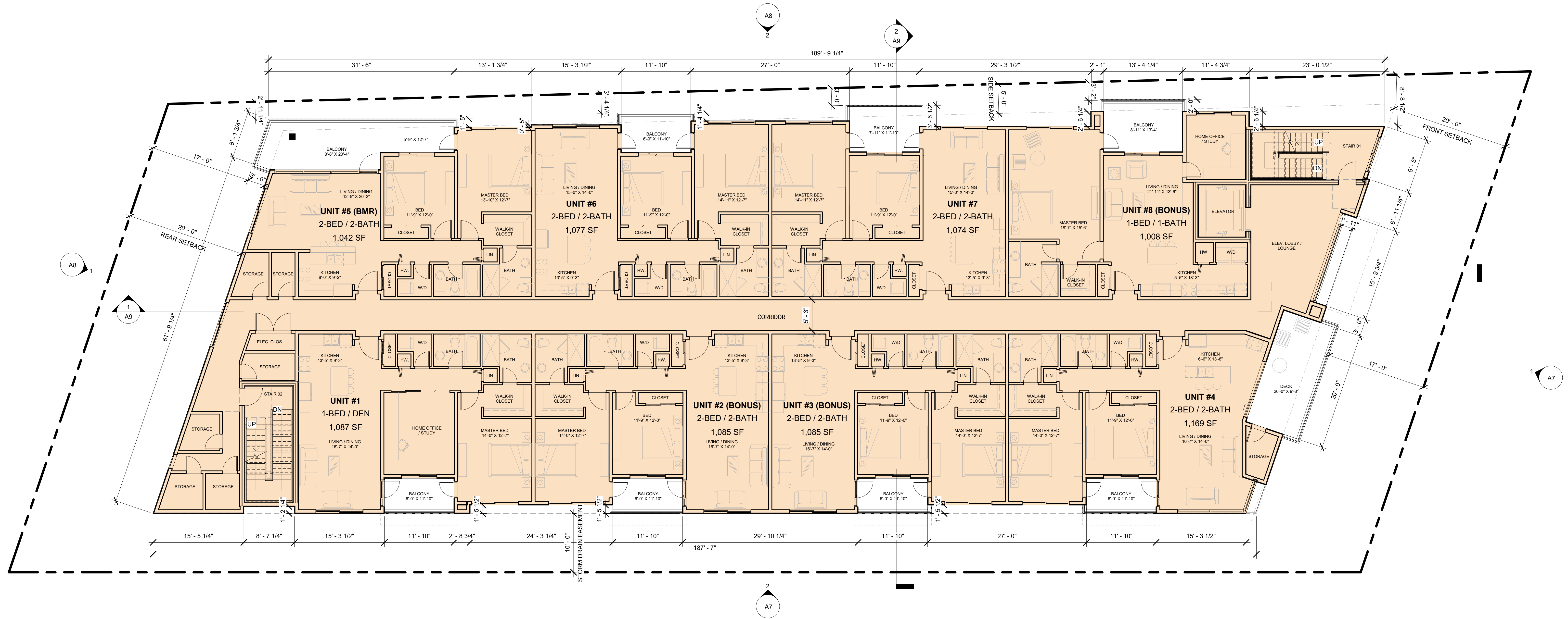
**PROPOSED 4-STORY
MULTI-FAMILY
RESIDENTIAL BUILDING**

① SITE PLAN
1/8" = 1'-0"

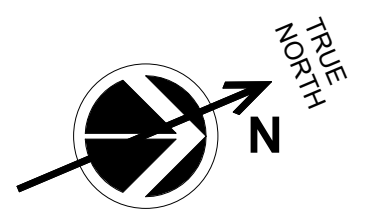


SITE PLAN

COLOR LEGEND

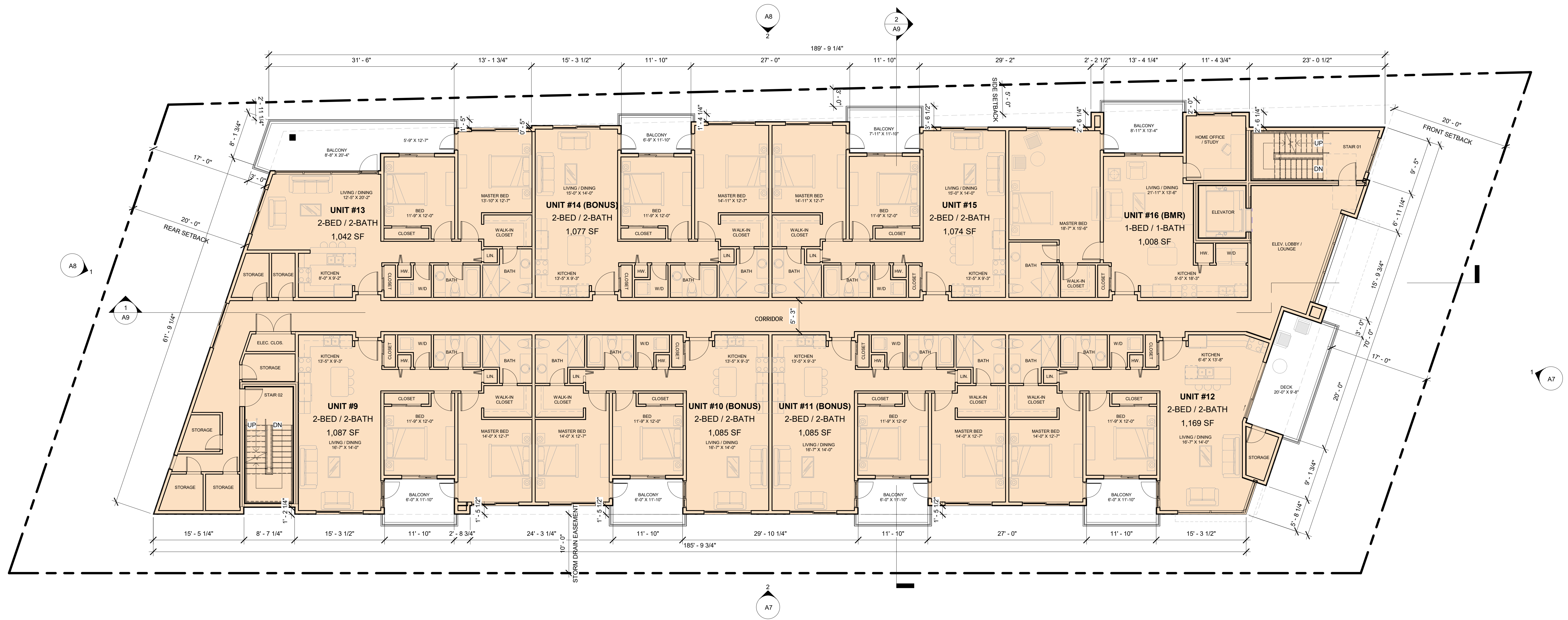


① 02 FLOOR
1/8" = 1'-0"

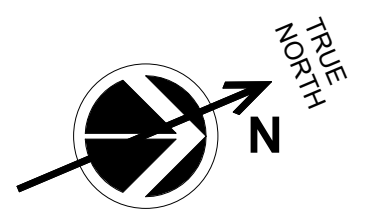


SECOND FLOOR PLAN

COLOR LEGEND



1 03 FLOOR
1/8" = 1'-0"



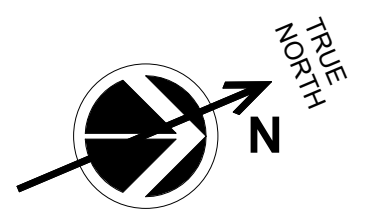
THIRD FLOOR PLAN

COLOR LEGEND

- RESIDENTIAL
- BUILDING MANAGEMENT



① 04 FLOOR
1/8" = 1'-0"



FOURTH FLOOR PLAN

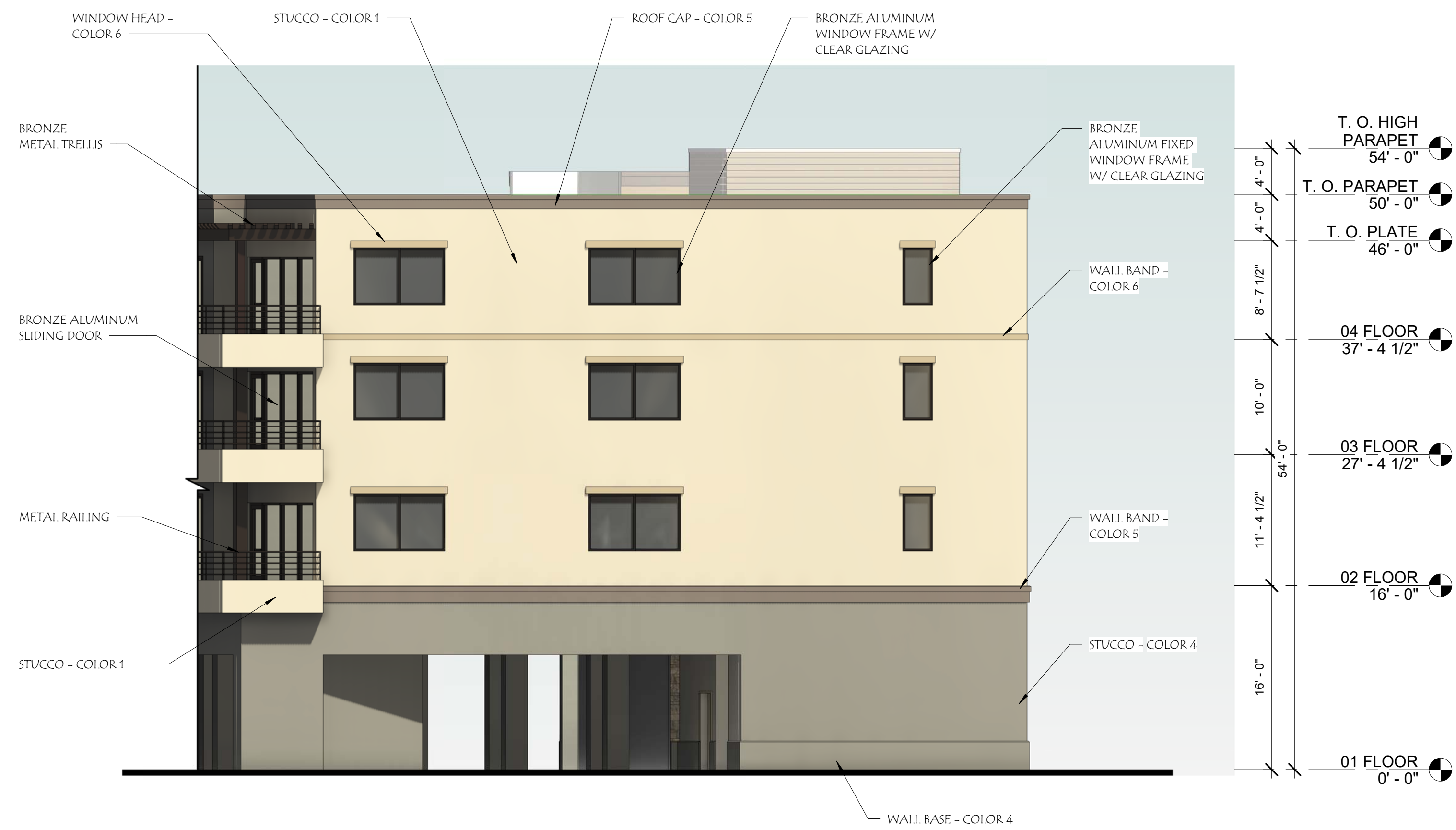


1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

BUILDING ELEVATIONS

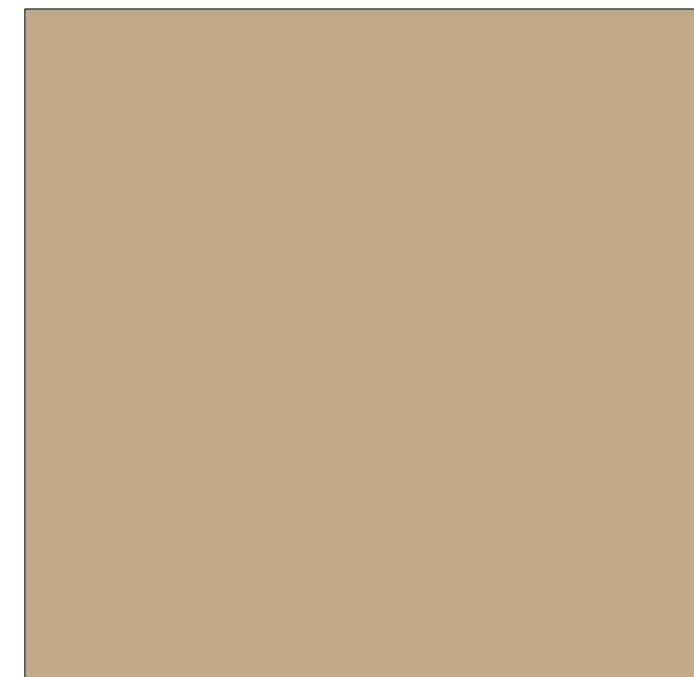


① SOUTH ELEVATION
1/8" = 1'-0"



② WEST ELEVATION
1/8" = 1'-0"

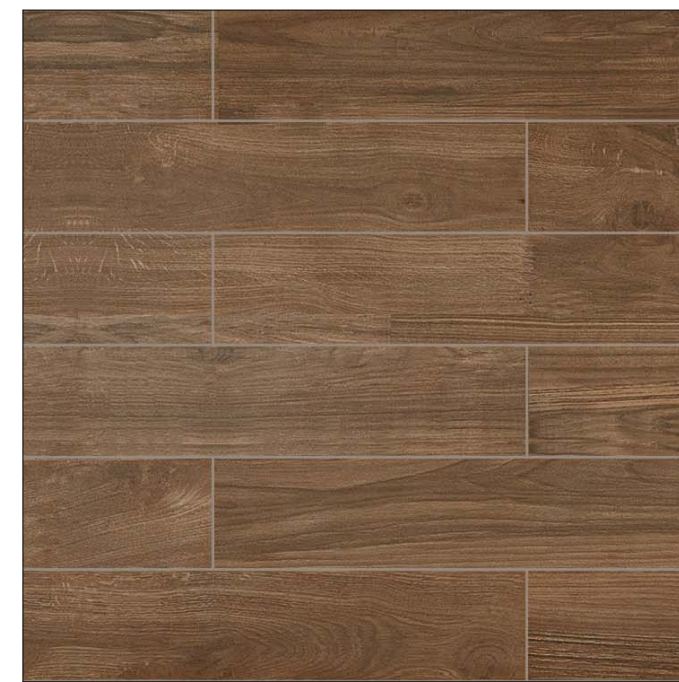
BUILDING ELEVATIONS



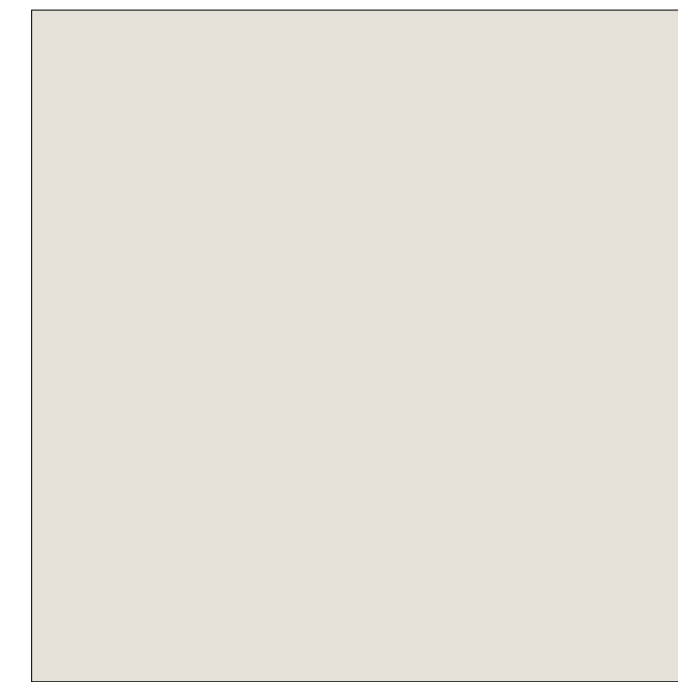
CEMENT PLASTER
COLOR 6: SHERWIN-WILLIAMS
SW 6143 "BASKET BEIGE"



ANODIZED ALUMINUM
KAWNEER
DARK BRONZE # 40



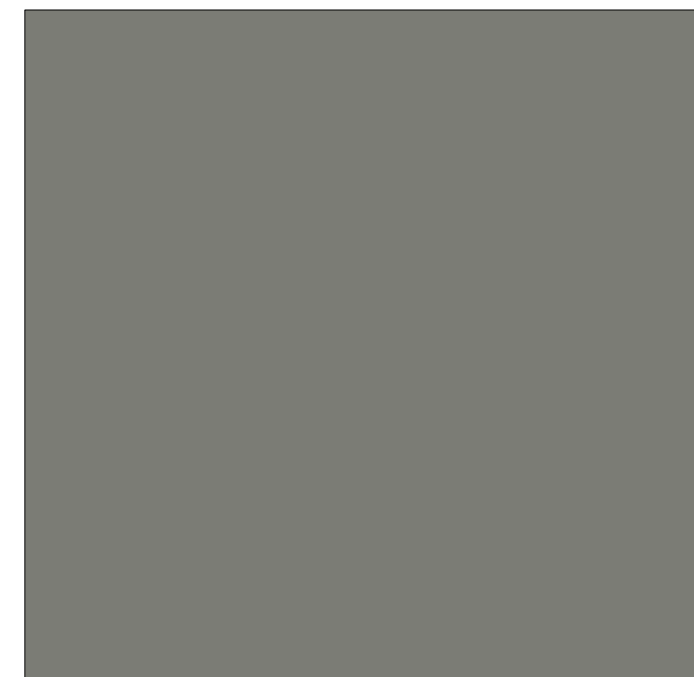
PORCELAIN TILE
DAL TILE
FOREST PARK-TIMBERLAND FP97



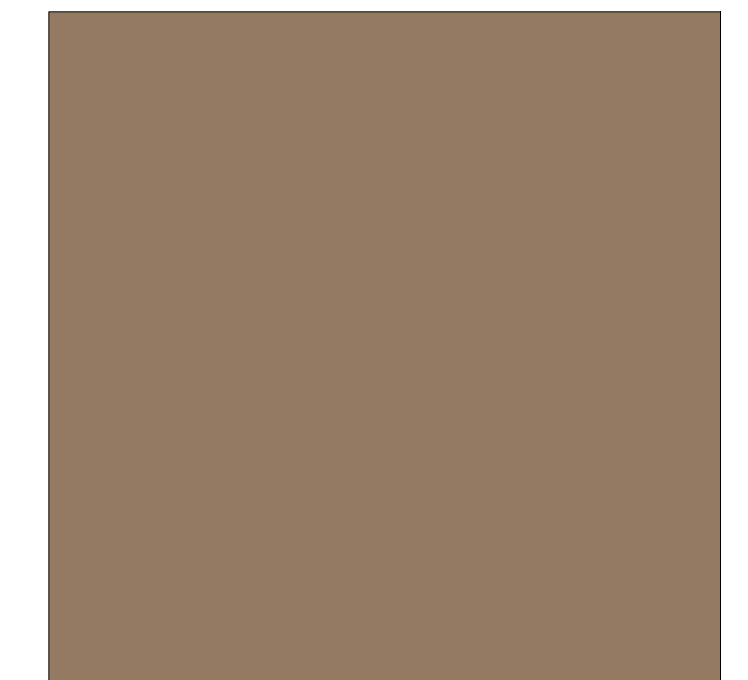
CEMENT PLASTER
COLOR 3: SHERWIN-WILLIAMS
SW 6070 "HERON PLUME"



SMOOTH NICKEL GAP SIDING
BORAL TRU EXTERIOR
SHERWIN-WILLIAMS- SW 9088 UTAUPEIA



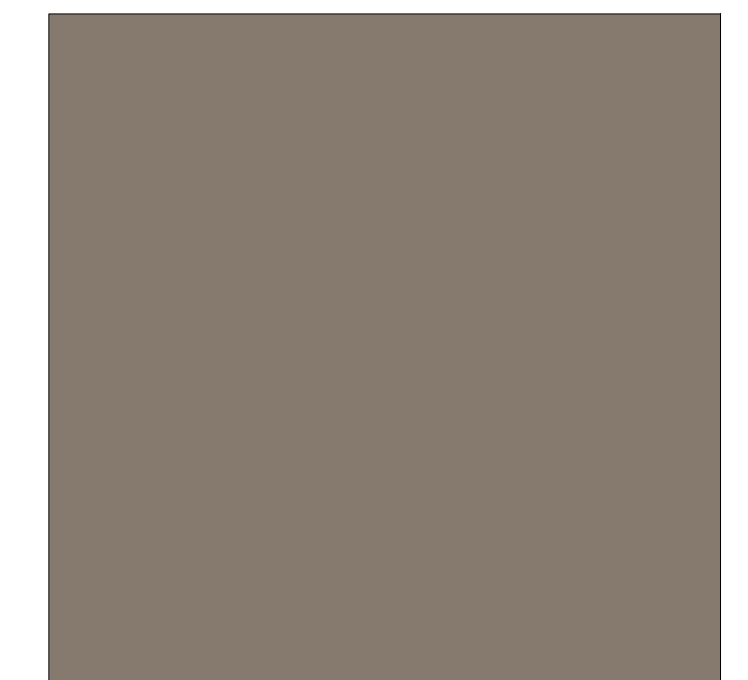
CEMENT PLASTER
COLOR 4: SHERWIN-WILLIAMS
SW 7060 ATTITUDE GRAY



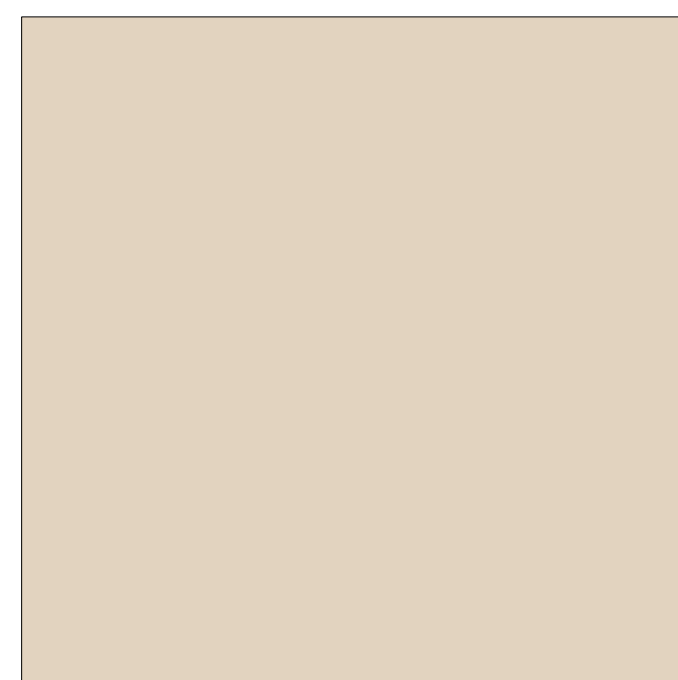
CEMENT PLASTER
COLOR 2: SHERWIN-WILLIAMS
SW 6102 "PORTABELLO"



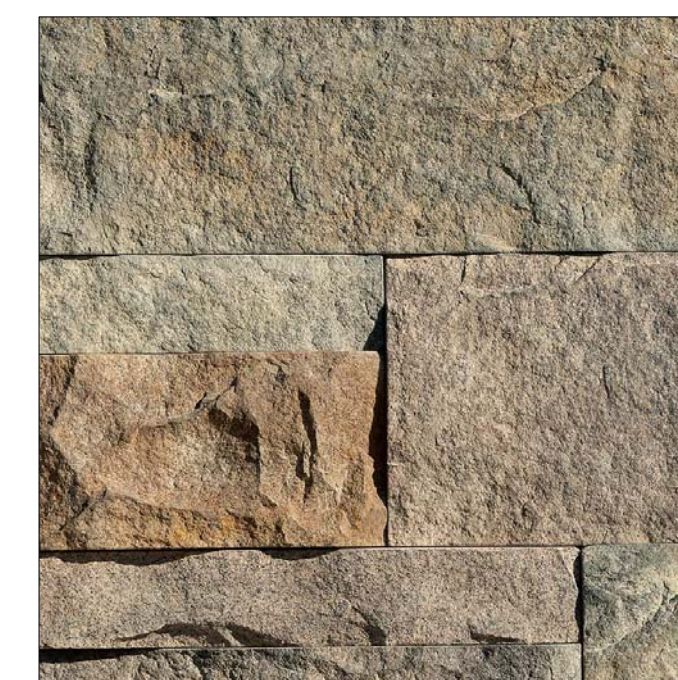
WOOD SOFFIT



CEMENT PLASTER
COLOR 5: SHERWIN-WILLIAMS
SW 7025 "BACKDROP"



CEMENT PLASTER
COLOR 1: SHERWIN-WILLIAMS
SW 7555 "PATIENCE"



BRICK VENEER
BELDEN BRICK COMPANY
BROWN 8601 SMOOTH

COLORS & MATERIALS



① MASSING VIEW - NORTH/EAST



② MASSING VIEW - NORTH/WEST

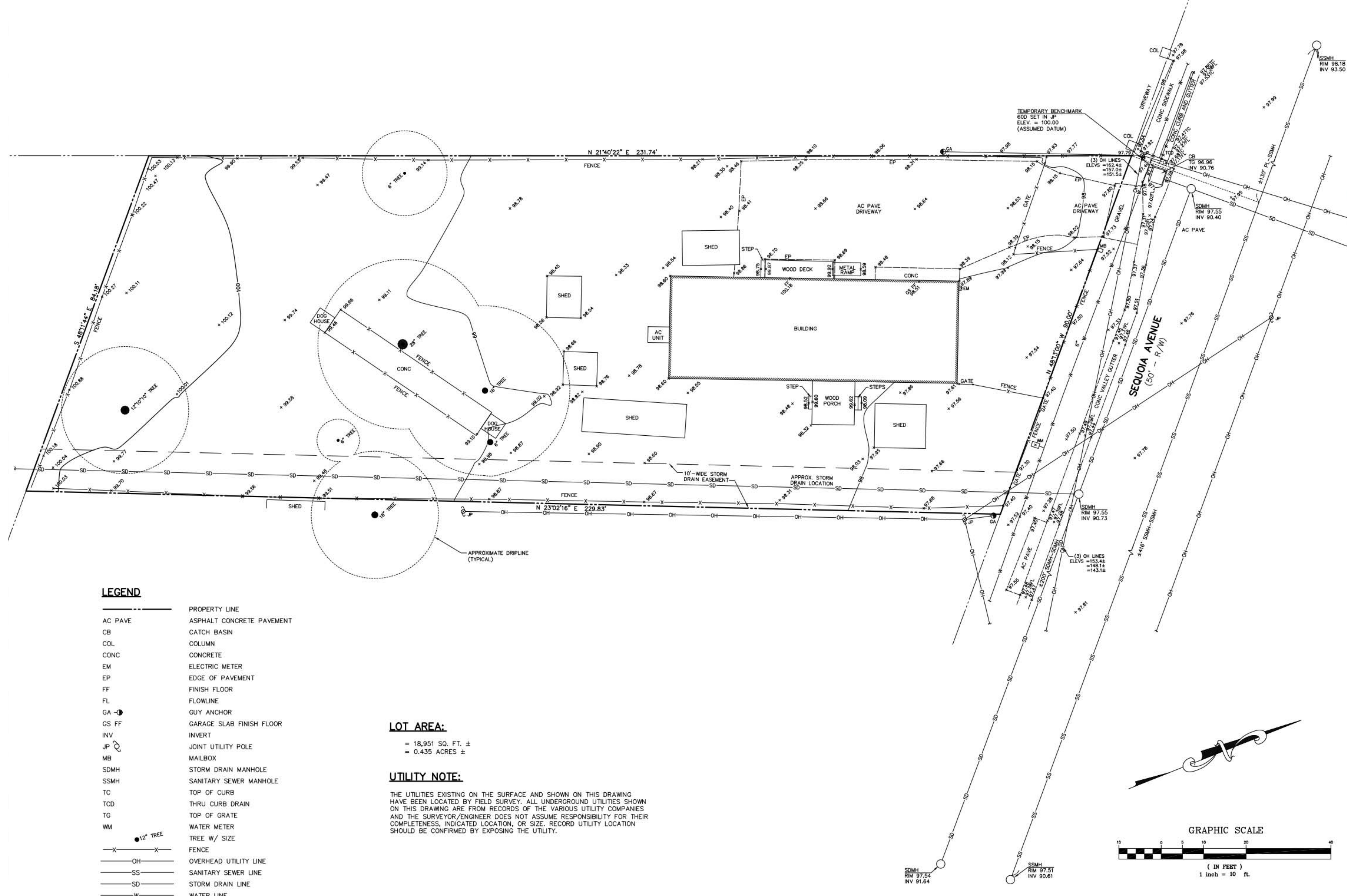


③ MASSING VIEW - SOUTH/WEST



④ MASSING VIEW - SOUTH/EAST

MASSING VIEWS

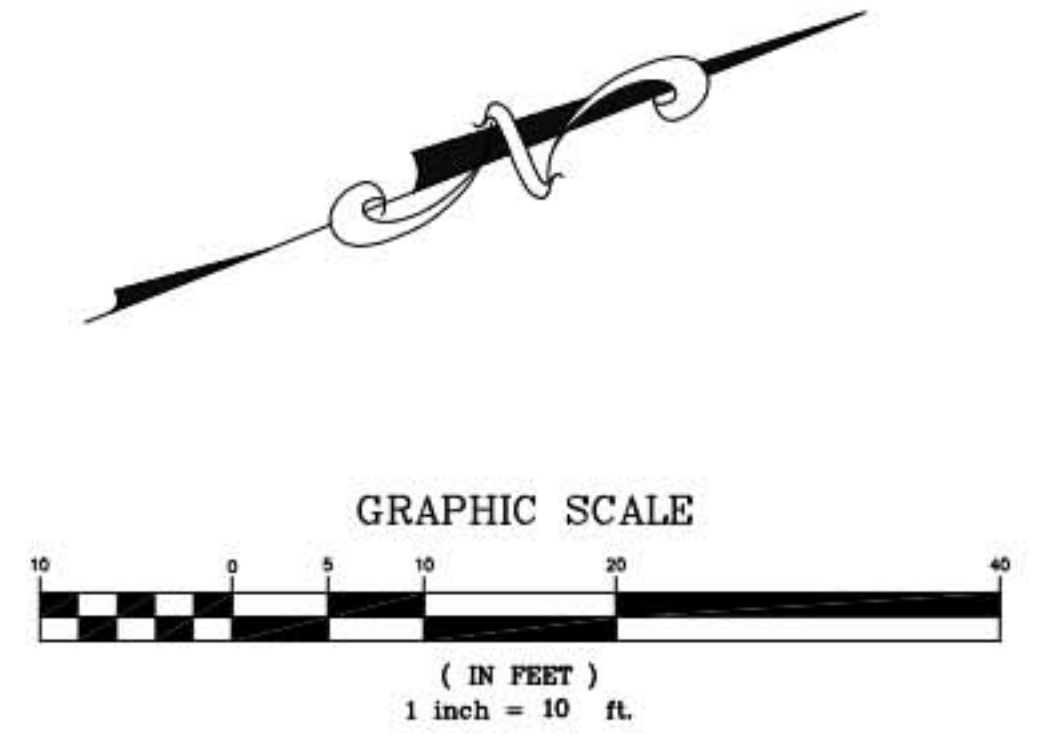


LEGEND

---	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
CB	CATCH BASIN
COL	COLUMN
CONC	CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FL	FLOWLINE
GA - O	GUY ANCHOR
GS FF	GARAGE SLAB FINISH FLOOR
INV	INVERT
JP	JOINT UTILITY POLE
MB	MAILBOX
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TCD	THRU CURB DRAIN
TG	TOP OF GRATE
WM	WATER METER
●	TREE W/ SIZE
-X-X-	FENCE
OH	OVERHEAD UTILITY LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
W	WATER LINE

LOT AREA:
 = 18,951 SQ. FT. ±
 = 0.435 ACRES ±

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/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.



DATE:	04/22/22
BY:	MDL
DESCRIPTION:	ADDED OVERHEAD LINE ELEVATIONS MDL 06/09/22
REV:	

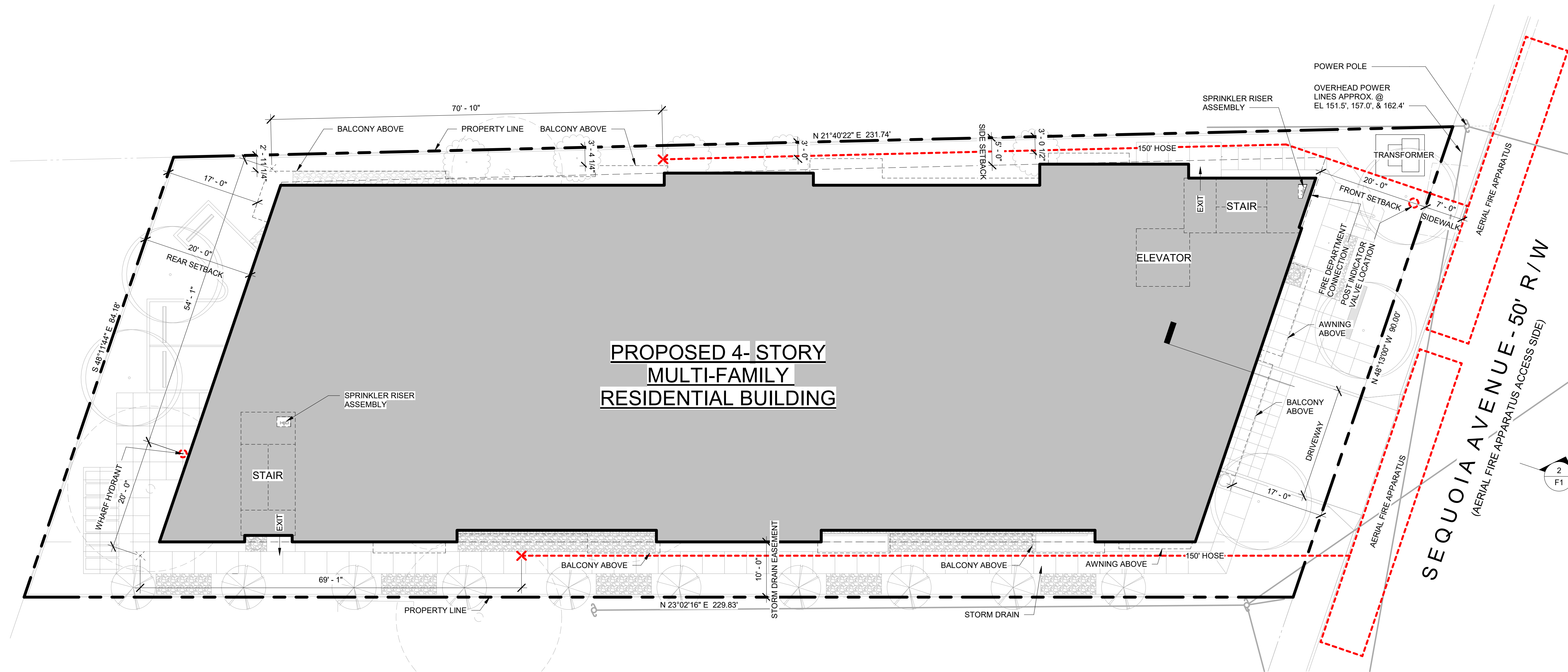
REGISTERED LAND SURVEYOR
 DANIEL B. MACLEOD
 No. 5304
 STATE OF CALIFORNIA

MACLEOD AND ASSOCIATES
 CIVIL ENGINEERING • LAND SURVEYING
 965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

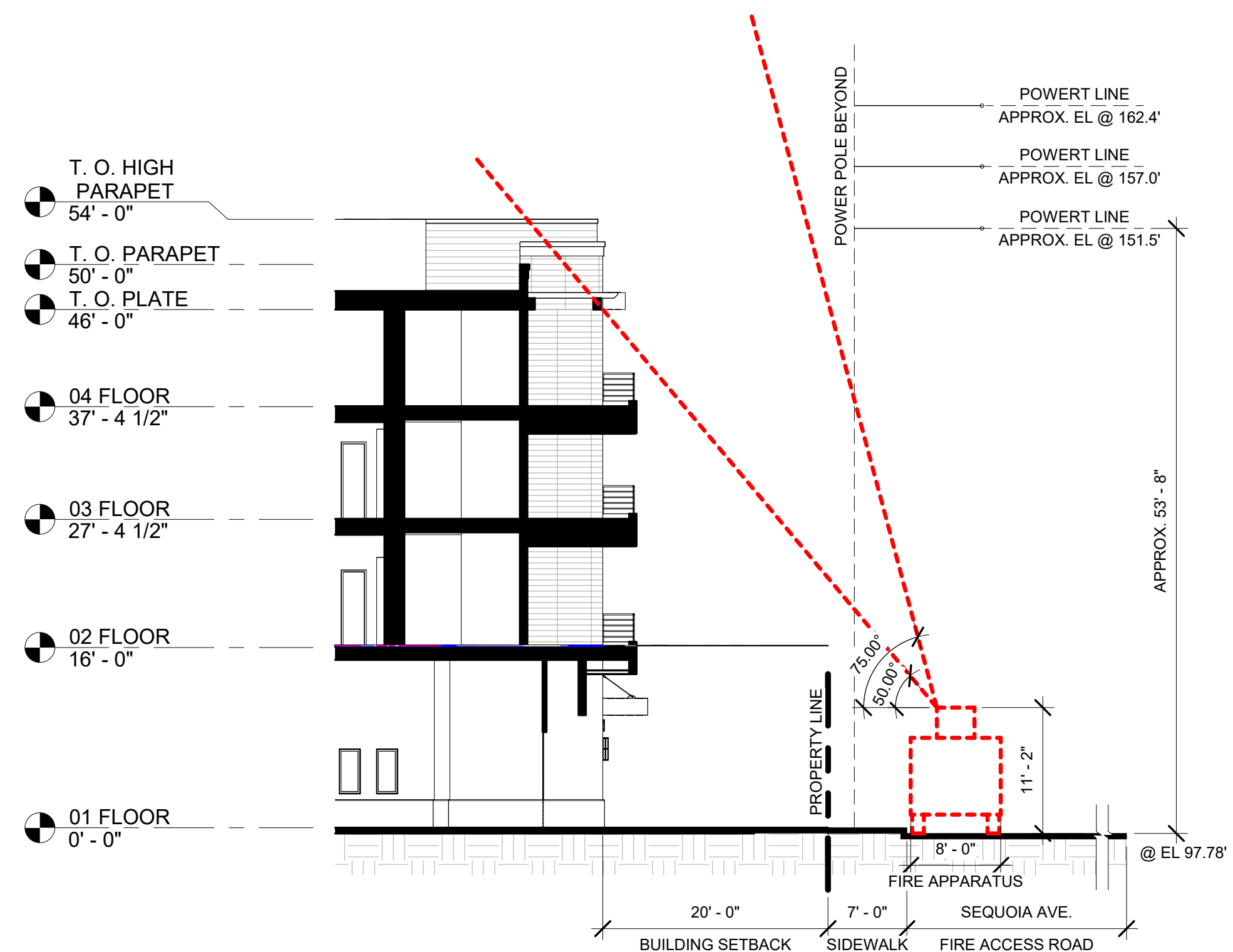
PREPARED FOR:
 GROVE CONSTRUCTION

TOPOGRAPHIC SURVEY PLAN
 206 SEQUOIA AVENUE
 A.P.N. 069-341-050
 LOT 12, BLOCK A, TO MAPS 13
 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY: MDL
 DESIGNED BY: ---
 CHECKED BY: DGM
 SCALE: 1"=10'
 DATE: 04-22-22
 DRAWING NO. 4725-TOPO
 SHEET 1 OF 1



1 FIRE ACCESS PLAN
3/32" = 1'-0"



2 AERIAL FIRE APPARATUS SECTION
3/32" = 1'-0"

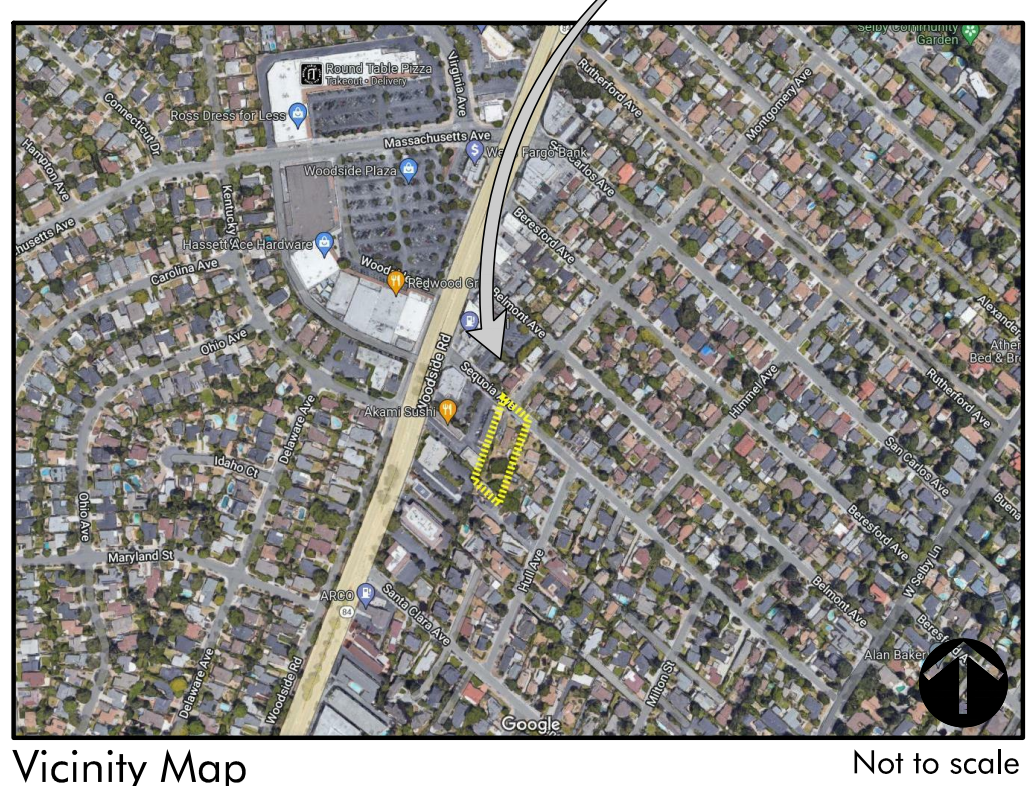
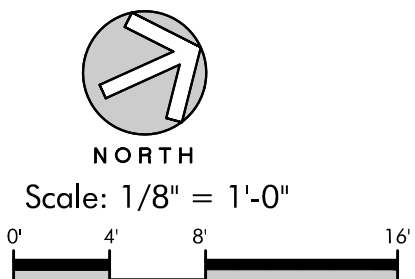
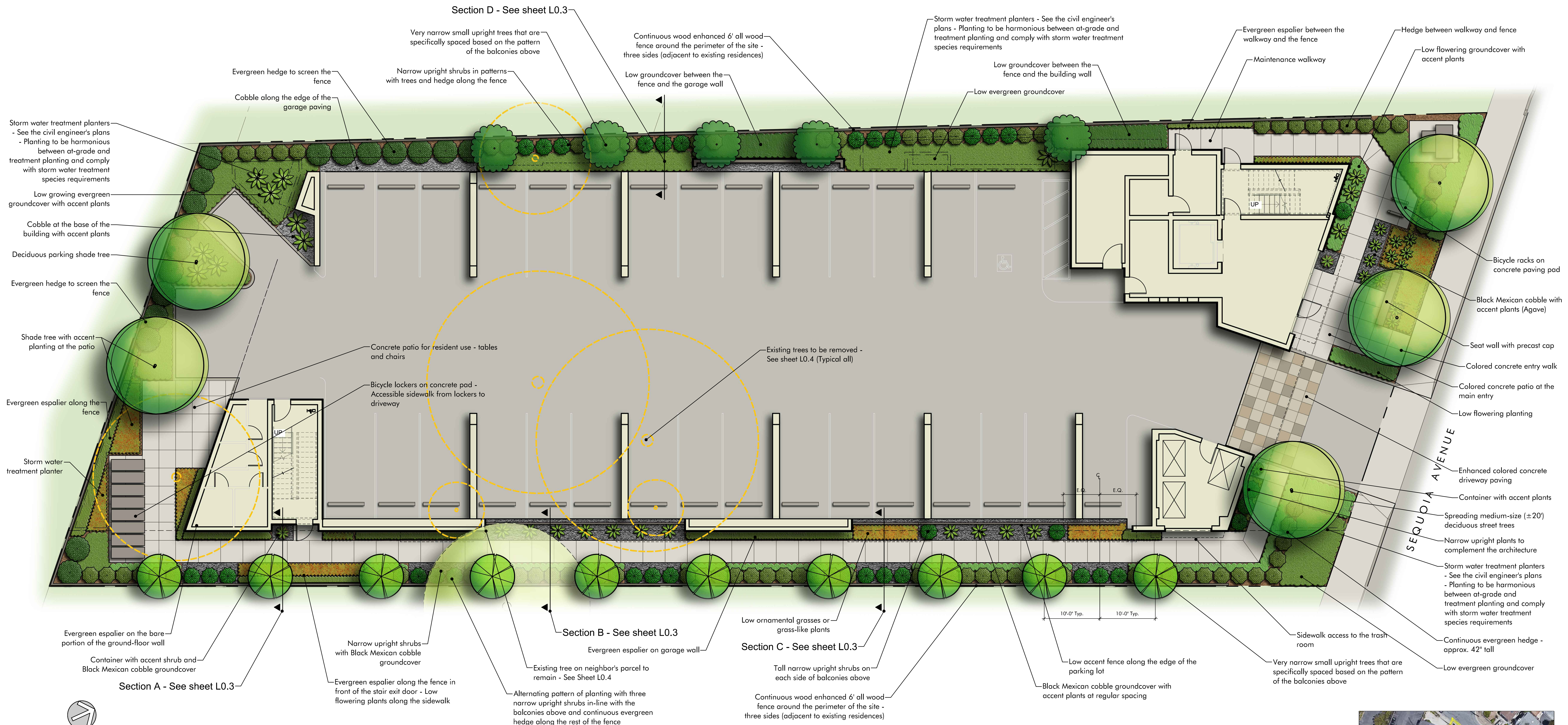


3 FIRE HYDRANT VICINITY MAP
6" = 1'-0"

FIRE DEPARTMENT NOTES:

1. PRIOR TO COMBUSTIBLE MATERIAL ARRIVING ON THE SITE, CONTACT THE MENLO PARK FIRE PROTECTION DISTRICT TO SCHEDULE AN INSPECTION OF ROADWAYS AND FIRE HYDRANTS. CFC 2019.
2. FIRE FLOW INFORMATION TO BE PROVIDED THROUGH A SEPARATE ENGINEERED PLAN SHOWING HOW THIS IS TO BE ACHIEVED. THIS DOCUMENT SHALL BE SUBMITTED TO MENLO PARK FIRE PROTECTION DISTRICT FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF GRADING AND BUILDING PERMITS. CFC 2019, SEC. 507.5.1 APPENDIX B SECTION 105.2 & TABLE 105.1
3. MEANS OF EGRESS TO INCLUDE EXIT PATHWAY THROUGHOUT USE, EXIT STAIRWELLS, EXIT ENCLOSURE PROVIDING ACCESS TO EXIT DOORS, DOOR HARDWARE, EXIT SIGNS, EXIT ILLUMINATION AND EMERGENCY LIGHTING SHALL COMPLY TO CFC/CBC CHAPTER 10
4. MAN DOOR PROVIDING DIRECT ACCESS TO THE SPRINKLER RISER ASSEMBLY (FOR EACH BUILDING) SHALL REQUIRE SIGNAGE ON THE DOOR ACCESSING RISER STATING "RISER ROOM" OR AGREED UPON LANGUAGE.
5. APPROVED PLANS AND APPROVAL LETTER MUST BE ON SITE AT THE TIME OF INSPECTION.
6. FINAL ACCEPTANCE OF THIS PROJECT IS SUBJECT TO FIELD INSPECTION.
7. UPON COMPLETION OF WORK AND PRIOR TO CLOSING CEILING CONTACT DEPUTY FIRE MARSHAL OF THE MENLO PARK FIRE PROTECTION DISTRICT TO SCHEDULE A FINAL INSPECTION.

FIRE ACCESS PLAN & SECTION



Landscape Concept

The landscape design concept for 206 Sequoia Ave. is to provide an enjoyable and aesthetic space for residents that fits within the landscape framework of the existing neighborhood and the surrounding area, as well as the requirements of the City. Plant material has been selected that performs well in the special conditions of Redwood City (Sunset Zone #16).

No high water use turf areas are included. Low and medium water use hardy trees, shrubs and groundcover are proposed for the landscape around the site. The landscape (and associated irrigation) has been designed to be compliant with San Mateo County Water Efficient Landscape Ordinance (WELO).

Special considerations have been provided in selection of plant material that respects the needs of the facility as well as the residents. Clear and secure view corridors have been provided to ensure safety of the customers entering and moving around the site. Additionally, screening shrubs and trees and have been provided to provide buffering and scale to the proposed building.



PRELIMINARY LANDSCAPE PLAN

206 SEQUOIA AVE. REDWOOD CITY, CALIFORNIA

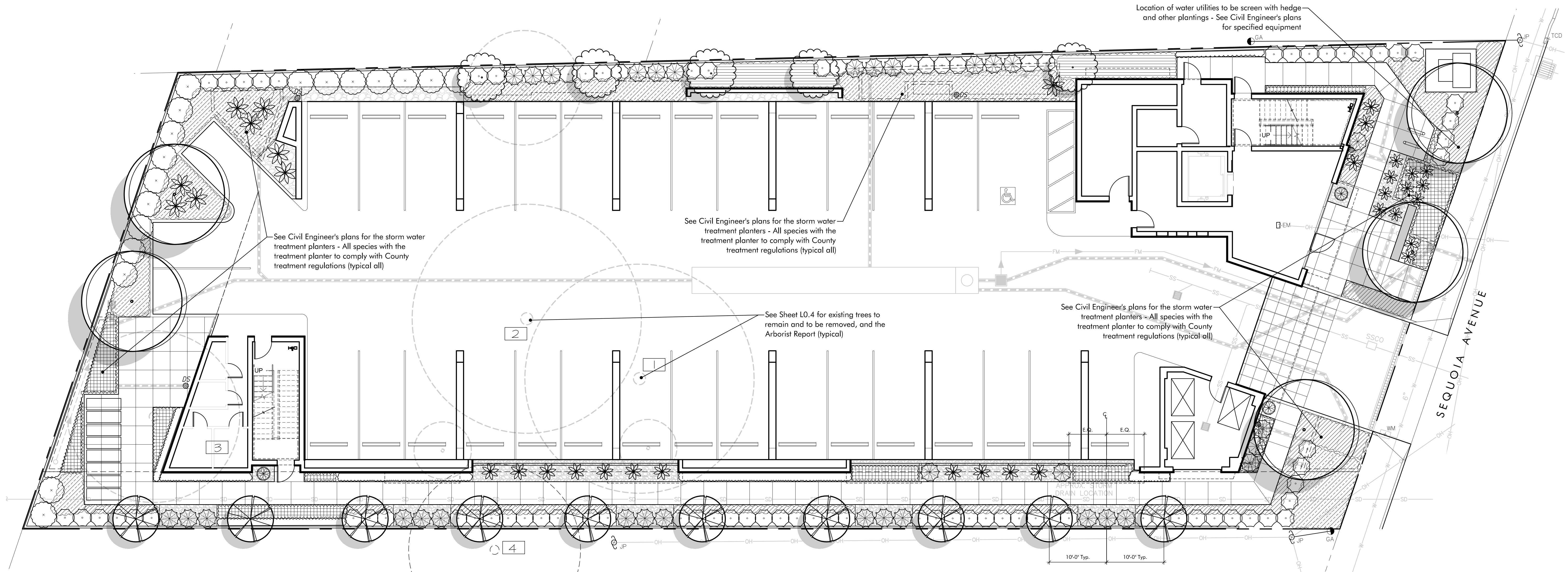
CANYON VISTA PARTNER, LLC.

L0.1

PLANNING APPLICATION SUBMITTAL
DATE: 01/26/2023
KLA PROJECT NO. 22-2417

RYS
ARCHITECTS

KLA
LANDSCAPE
ARCHITECTURE
PLANNING



WELO Water Use Calculations

The following calculations represent the intended hydrozones and water usage as designed with this Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions of these calculations. However, compliance with WELO code requirements will always remain. For these calculations, we have not included the extensive non-irrigated landscape areas that further reduce the amount of estimated water use compared to maximum allowance.

Hydrozone	Type of Landscape	Water Use	Plant Factor	Type of Irrigation	Irrigation Efficiency	ETAF	Hydrozone Area	Percentage of Landscape	ETAL
1	Med. water-use shrubs	Medium	.4	Drip emitters	.81	0.49	766.9 sf	61.5%	10,026 Gallons
2	Low water-use shrubs	Low	.3	Drip emitters	.81	0.37	2,288.5 sf	20.6%	22,439 Gallons
3	Cobble and Plants	Very Low	.1	Drip Emitters	.81	0.00	667.8 sf	17.9%	1,768 Gallons
TOTAL							3,723.2 sf		
Total Landscape Area						3,723.2 sf			
Maximum Applied Water Allowance (MAWA)						44,355.6 gallon/year			
Estimated Total Water Usage (ETWU)						34,233 gallon/year			
Average Irrigation Efficiency						0.81			

ETWU is less than MAWA, therefore water usage as designed exceeds code requirements

Irrigation

The entire site will be irrigated using a fully automatic system and designed to meet the City's Water Efficient Landscape Ordinance (WELO). The irrigation system will largely be low-volume design with limited use of pop-up sprays or rotators at turf/fescue areas. The system will include in-line valves, quick couplers, and gate valves. New irrigation controller will be Hunter Rainbird, Irritrol, or equal and will meet the WELO requirements of a 'Smart' controller. A complete irrigation design with these parameters will be provided with the improvement plans.

Preliminary Plant Palette

Trees	Shrubs	Groundcovers
<p>Spreading Shade/Street Trees - 24" box, Qty. - 5 Medium-sized spreading deciduous shade trees Koeleruteria bipinnata Pichacia chinensis 'Keith Davey' Chinese Flame Tree Chinese Pistache</p> <p>Narrow Upright Accent Trees - 24" box, Qty. - 10 Vary narrow upright trees that are placed approx. 20' on center to complement the architectural forms and the upper balcony layout Acer rubrum 'Armstrong' Ginkgo biloba 'Princeton Sentry' Prunus cerasifera 'Crimson Pointe' Quercus robur x alba 'Skinny Genes' Armstrong Maple Maidenhair Tree Crimson Pointe Plum Skinny Genes Oak</p> <p>Narrow Buffer Trees - 24" box or 10-12' bth, Qty. - 6 Vary narrow trees at that are placed approx. 20' on center to complement the architectural forms and the upper balcony layout Cupressus sempervirens Juniperus virginiana 'Taylor' Italian Cypress Taylor Juniper Tree</p>	<p>Screen / Buffer Shrubs - 5 gal. Echinium candicans Leonotis leonurus Leucophyllum frutescens 'Green Cloud' Olea europea 'Little Ollie' Lion's Tail Texas sage Dwarf Olive</p> <p>Formal Upright Shrub - 5 gal. Buxus sempervirens 'Graham Blandy' Cupressus sempervirens 'Tiny Tower' Ilex crenata 'Sky Pencil' Thuja occidentalis 'Emerald' Boxwood Tiny Tower Italian Cypress Sky Pencil Japanese Holly American Arborvitae</p> <p>Formal and Informal Hedge - 5 gal. Buxus microphylla japonica 'Green Beauty' Ligustrum japonicum 'Texanum' Myrtus communis 'Compacta' Rhampholepis umbellata 'Minor' Rosmarinus officinalis 'Majorca Pink' Boxwood Texas Privet Myrtle Dwarf Yeddo Hawthorn Rosemary</p> <p>Small Specimen Accent Shrubs - 1 gal / 5 gal. Anigozanthos 'Bush Ranger' Agave 'Blue Glow' Agave 'Sharkskin' Chondropetalum tectorum Hesperaloe parviflora Kangaroo Paw Blue Glow Agave Sharkskin Agave Small Cape Rush Red Yucca</p>	<p>Low Flowering Accent Shrubs - 1 gal. Agapanthus africanus Bulbine frutescens Delosperma cooperi Liriope muscari Teucrium cossonii majoricum Lily of the Nile Orange Bulbine Ice Plant Blue Lily Turf Fruity Germander</p> <p>Low Accent Groundcover - 1 gal. Aptenia cordifolia Aloe saponaria 'Red Apple' Trachelospermum asiaticum Senecio mandraliscae Baby Sun Rose Soap Aloe Asiatic Jasmine Blue Chalksticks</p> <p>Infill Groundcover - 1 gal. Juniperus conferta Pittosporum tobira 'Wheeler Dwarf' Rosmarinus officinalis 'Huntington Carpet' Shore Juniper Dwarf Mock Orange Creeping Rosemary</p> <p>Infill Groundcover - 1 gal. Baccharis pilularis 'Twin Peaks II' Cotoneaster dammeri 'Streibs Finding' Lantana hybridus 'Gold Rush' Mahonia repens Dwarf Coyote Brush Strelits Finding Bearberry New Gold Lantana Creeping Oregon Grape</p> <p>Espalier - 1 gal. Magnolia grandiflora 'Espalier' Podocarpus gracillor 'Espalier' Pyracantha 'Espalier' Evergreen Magnolia African Fern Pine Firethorn</p>

Landscape Areas

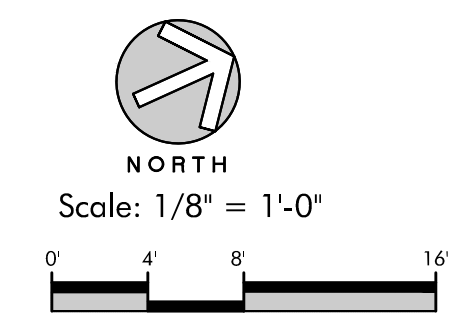
Shrub and Groundcover Area	3,032 sf	81.4%
Cobble and Planting Area	658 sf	17.6%
Total Landscape Area	3,723 sf	100%
Size of Parcel	18,951 sf (44 acres)	
Percentage of Site in Landscape	19.7%	

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

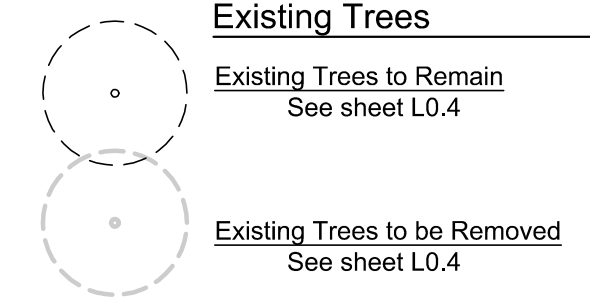
Final landscape design shall meet San Mateo County codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.

PRELIMINARY PLANTING PLAN

206 SEQUOIA AVE. REDWOOD CITY, CALIFORNIA



CANYON VISTA PARTNER, LLC.



L0.2

PLANNING APPLICATION SUBMITTAL
 DATE: 01/26/2023
 KLA PROJECT NO. 22-2417



Trees



Acer rubrum 'Armstrong'



Koelreuteria bipinnata



Ginkgo biloba 'Princeton Sentry'



Pichacia chinensis 'Keith Davey'



Prunus cerasifera 'Crimson Pointe'



Quercus robur x alba 'Skinny Genes'



Cupressus sempervirens



Juniperus virginiana 'Taylor'

Shrubs



Anigozanthos 'Bush Ranger'



Myrtus communis 'Compacta'



Ligustrum japonicum 'Texanum'



Cupressus 'Tiny Towers'



Thuja occidentalis 'Emerald'



Hesperaloe parviflora



Leonotis leonurus



Olea europaea 'Little Ollie'



Echium candicans



Raphiolepis umbellata 'Minor'



Agave 'Blue Glow'



Agave 'Sharkskin'



Chondropetalum tectorum



Rosmarinus officinalis 'Majorca Pink'



Leucophyllum frutescens 'Green Cloud'

Groundcovers



Agave 'Blue Glow'



Trachelospermum asiaticum



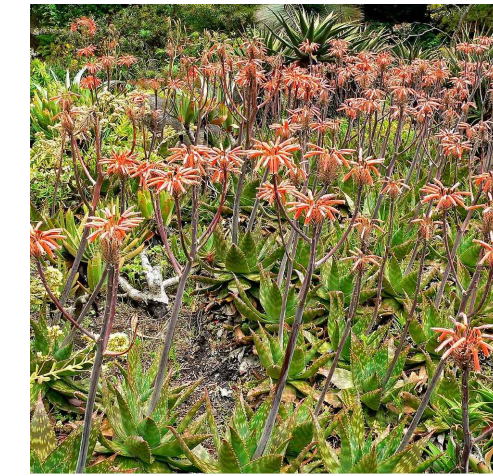
Juniperus confertus



Lantana 'Gold Rush'



Liriope muscari



Aloe saponaria 'Red Apple'



Senecio mandraliscae



Delosperma cooperi



Pittosporum tobira 'Wheeler's Dwarf'

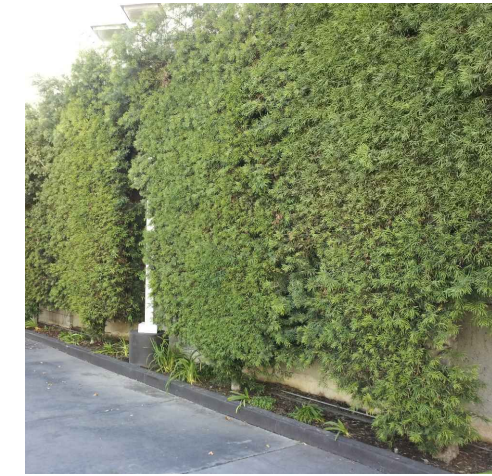


Rosmarinus officinalis 'Huntington Carpet'

Espalier



Magnolia grandiflora 'Espalier'

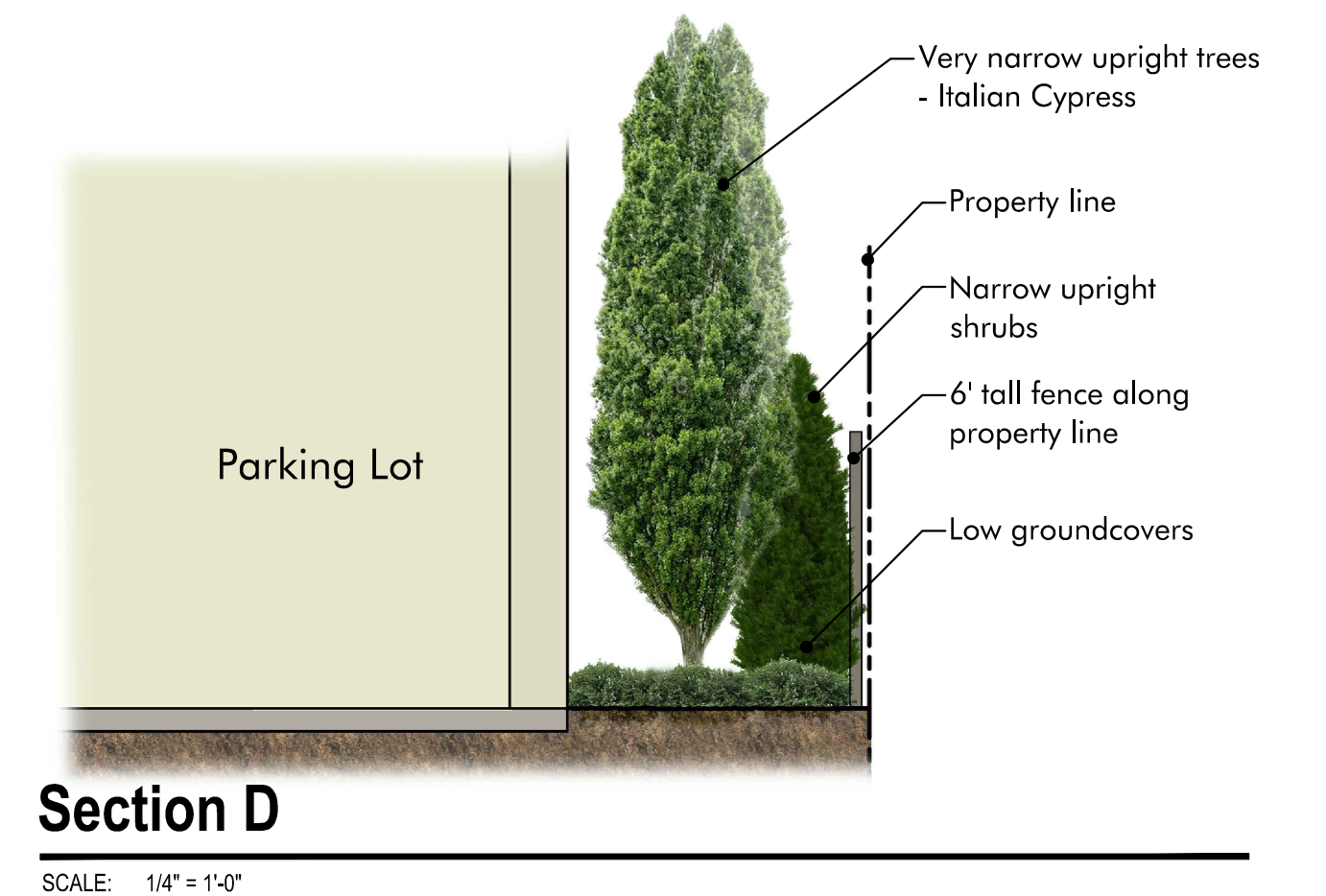
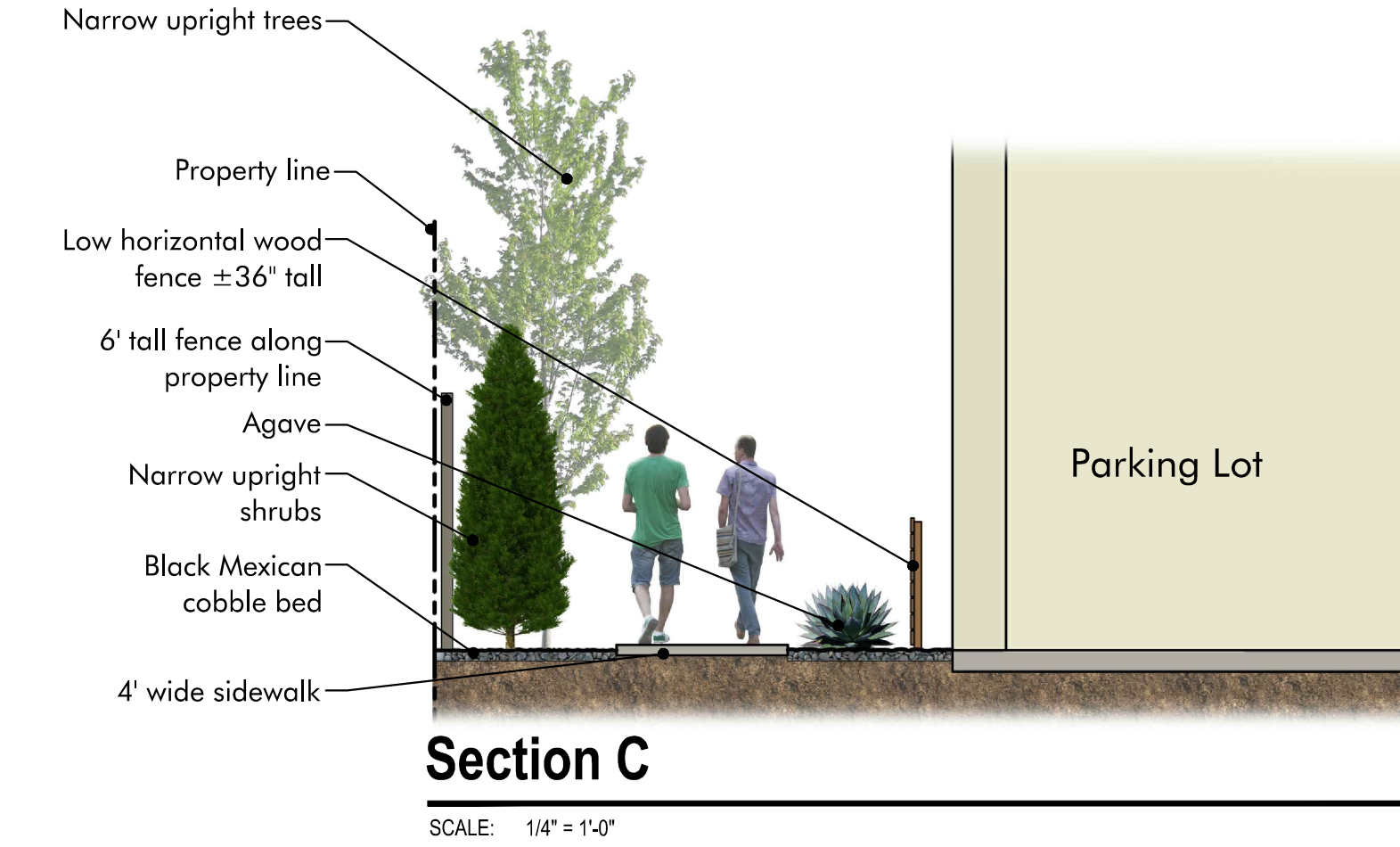
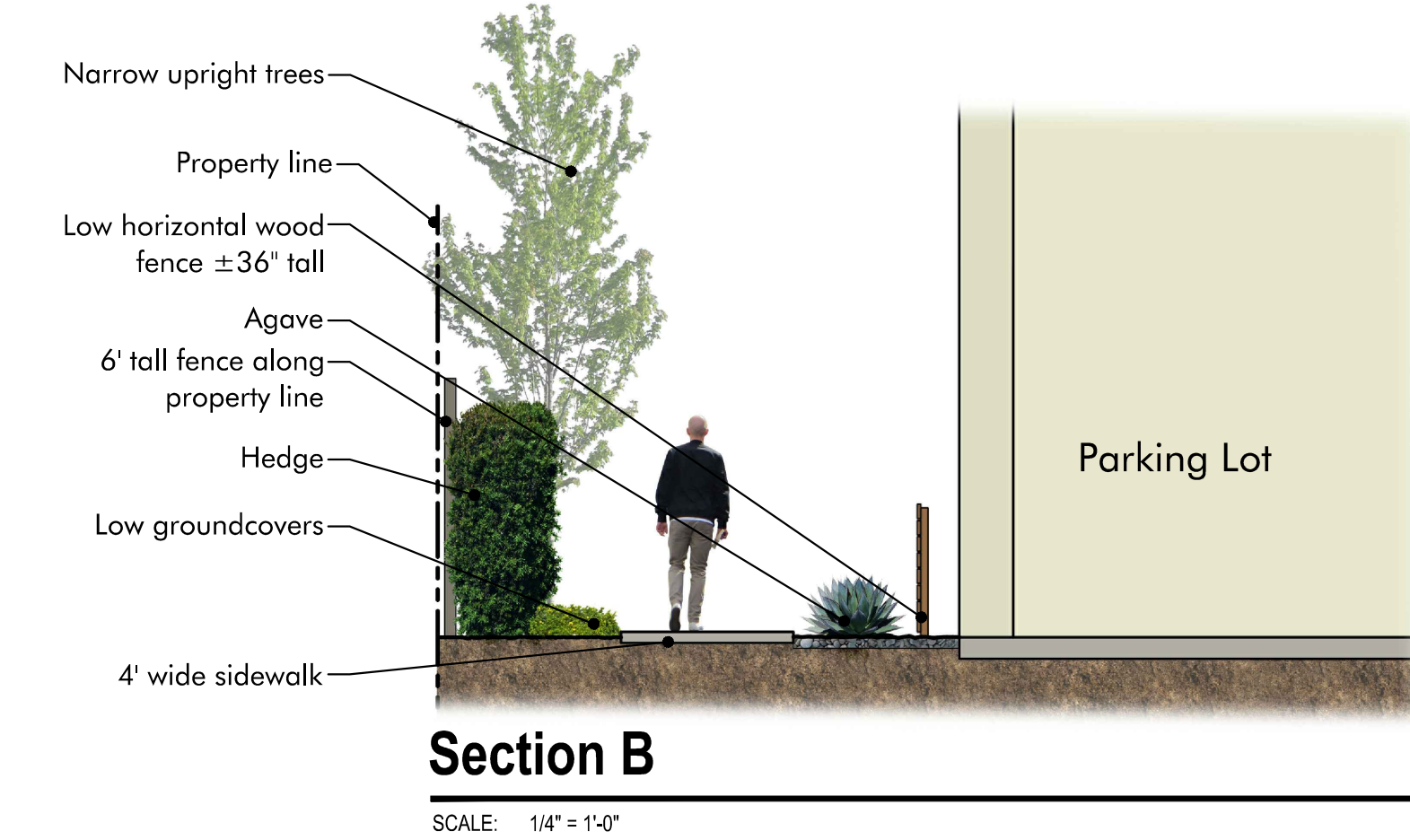
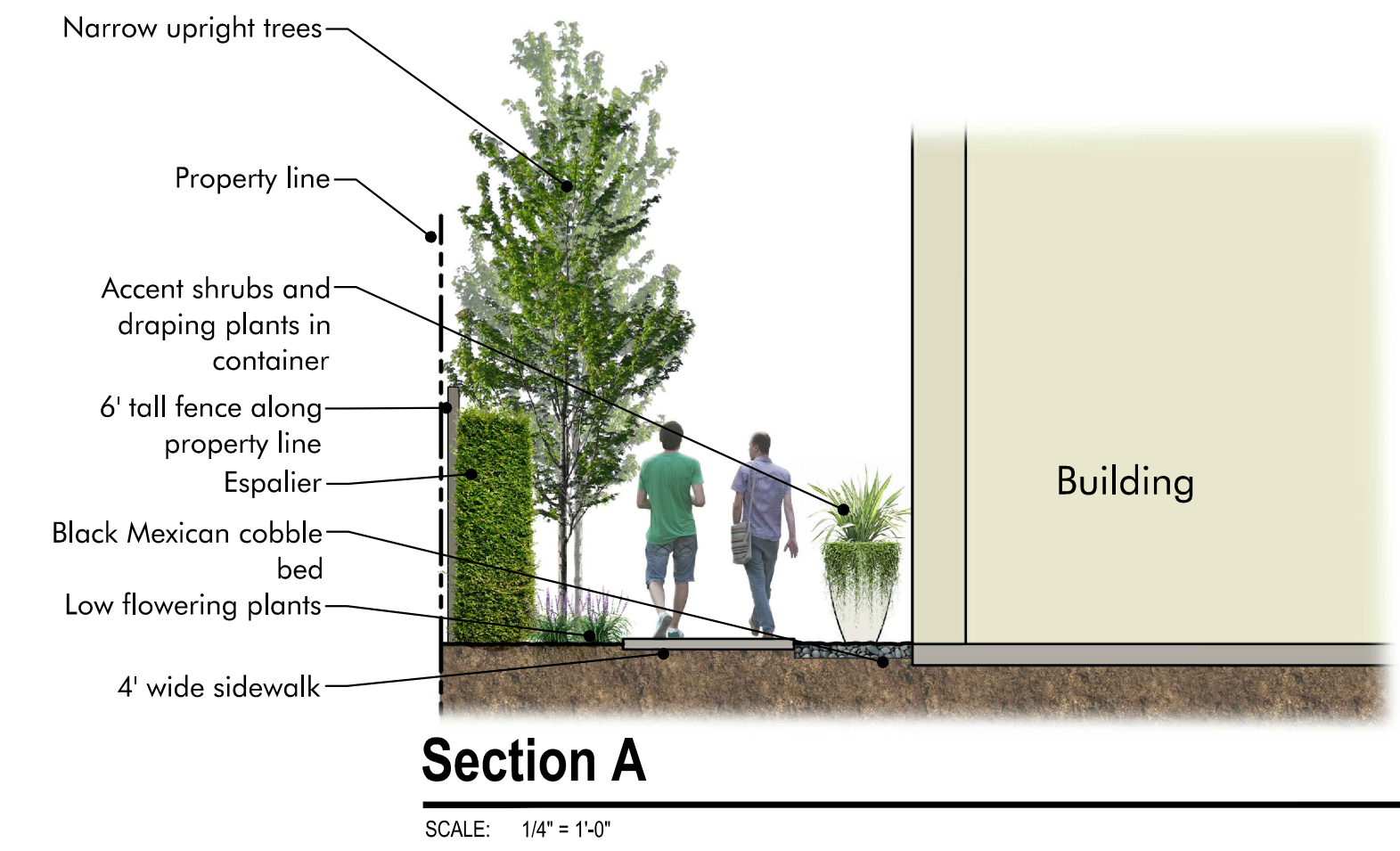


Podocarpus gracilior 'Espalier'



Pyracantha 'Espalier'

Sections



PLANT IMAGES/SECTIONS

ARBORIST REPORT

Submitted To:
 Grove Construction
 Attention: Mr. Ron Grove
 855 Sweeney Avenue
 Redwood City, CA 94063
 Project Location:
 206 Sequoia Avenue
 Redwood City, CA



Submitted By:
 MCLLENANH CONSULTING, LLC
 John H. McClenahan
 ISA Board Certified Master Arborist, WE-1478B
 member, American Society of Consulting Arborists
 November 15, 2019
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McClenanah Consulting, LLC
 Arboriculture Since 1992
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 www.mcclenanah.com

November 15, 2019

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 Attention: Mr. Ron Grove
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 Re: 206 Sequoia Avenue
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Assignment
 As requested, I performed a visual inspection of five trees to determine species, size and condition and provide tree protection and tree preservation guidelines.

Summary
 Plans for the site are not yet developed. It is feasible to build one or two houses on the lot and retain the trees. However, should apartments or infill development be proposed trees one through three will require removal. Tree four, a neighboring tree, may be impacted depending on the type of development. Tree five, a neighboring tree, will not likely sustain adverse impacts from the development. Tree Protection Zones are defined to assist with design. It is understood that development may occur within a TPZ. During these situations further arborist review may be necessary. Any grading or excavation within a TPZ must be monitored by a qualified arborist. Any cutting of roots greater than one-inch diameter must be supervised by a qualified arborist. Should root cutting occur within a TPZ, project arborist must provide mitigation recommendations as needed. Although it is not known if trees will remain, general Tree Preservation Guidelines are included.

Methodology
 No root crown exploration, climbing or plant tissue analysis was performed as part of this survey. For purposes of identification, trees have been numbered on the attached photos.

In determining Tree Condition several factors have been considered which include:

- Rate of growth over several seasons;
- Structural decay or weaknesses;
- Presence of disease or insects; and
- Life expectancy.

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Tree Description/Observation

1 Coast live oak (*Quercus agrifolia*)
 Diameter: 15.7"
 Height: 25' Spread: 25'
 Condition: Fair to Good
 Location: Left rear
 Observation: Grows to a phototropic lean away from larger live oak. Minor accumulation of interior deadwood due to dense crown. The TPZ is 8-feet.

2 Coast live oak
 Diameter: 34.1" Low Branching
 Height: 35' Spread: 46'
 Condition: Fair
 Location: Left rear
 Observation: Crown exhibits normal vigor with a moderate accumulation of deadwood. Six primary scaffold limbs exhibit weak attachments. Two 1-inch diameter pipes are embedded in main crotch. The TPZ is 18-feet.

3 English walnut (*Juglans regia*)
 Diameter: 20"
 Height: 24' Spread: 32'
 Condition: Fair
 Location: Left rear corner
 Observation: Crown exhibits a moderate accumulation of interior deadwood. Measured just above graft. The TPZ is 10-feet.

4 Black walnut (*Juglans hindsii*)
 Diameter: EST 20"
 Height: 20' Spread: 24'
 Condition: Fair
 Location: Neighbor's left rear side
 Observation: TPZ 15-feet. Impacts can be assessed if needed when design is complete.

5 Coast redwood (*Sequoia sempervirens*)
 Diameter: Est 24"
 Height: 40' Spread: 35'
 Location: Neighbor's right rear corner
 Observation: TPZ 15-feet. Minimal impacts anticipated within TPZ.

Off site - Not on project parcel and not impacted by the project

Off site - Not on project parcel and not impacted by the project

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Fertilization
 A program of fertilization by means of deep root soil injection is recommended with applications in spring and summer for those trees to be impacted by construction. Fertilizer should include organic blends and components such as mycorrhizae and bio stimulants.

Mulch
 Mulching with wood chips (maximum depth 3") within tree environments (outer foliar perimeter) will lessen moisture evaporation from soil, protect and encourage adventitious roots and minimize possible soil compaction.

Inspection
 Periodic inspections by the Site Arborist are recommended during construction activities, particularly as trees are impacted by trenching/grading operations.

Inspections at approximately four (4) week intervals would be sufficient to assess and monitor the effectiveness of the Tree Preservation Plan and to provide recommendations for any additional care or treatment.

All written material appearing herein constitutes original and unpublished work of the Arborist and may not be duplicated, used or disclosed without written consent of the Arborist.

We thank you for this opportunity to be of assistance in your tree preservation concerns. Should you have any questions, or if we may be of further assistance in these concerns, kindly contact our office at any time.

MCLLENANH CONSULTING, LLC

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 JHMc:cm

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ARBORIST DISCLOSURE STATEMENT

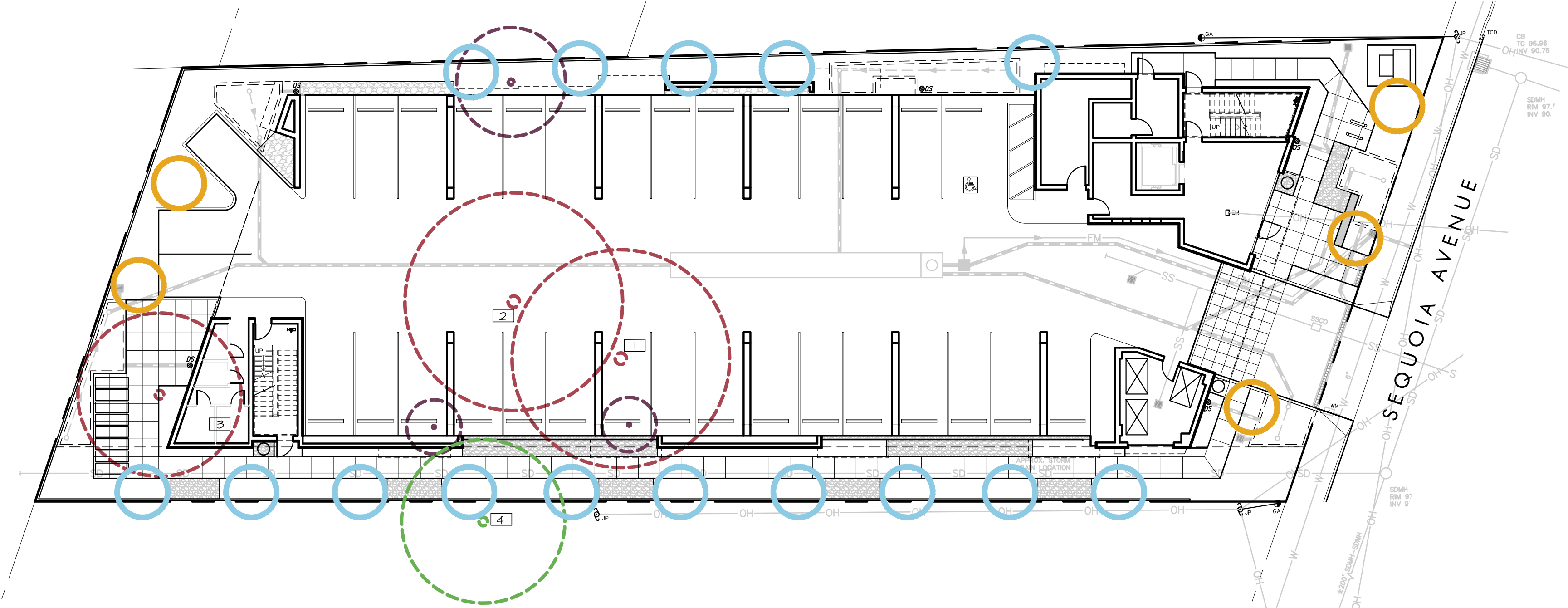
Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of losing trees. Clients may choose to accept or disregard the recommendations of the arborist, or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

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

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, land-use matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or removal measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist: John H. McClenahan
 Date: November 15, 2019



TREE INVENTORY

Tree No.	Botanical Name	Common Name	DBH (inches)	Height (ft)	Canopy spread (ft)	Condition	Action
1	<i>Quercus agrifolia</i>	Coast Live Oak	16	25	25	Fair	Remove Based on Design Plan
2	<i>Quercus agrifolia</i>	Coast Live Oak	34	35	46	Fair	Remove Based on Design Plan
3	<i>Juglans regia</i>	English Walnut	20	24	32	Fair	Remove Based on Design Plan
4	<i>Juglans hindsii</i>	Black Walnut	20	20	24	Good	Preserve

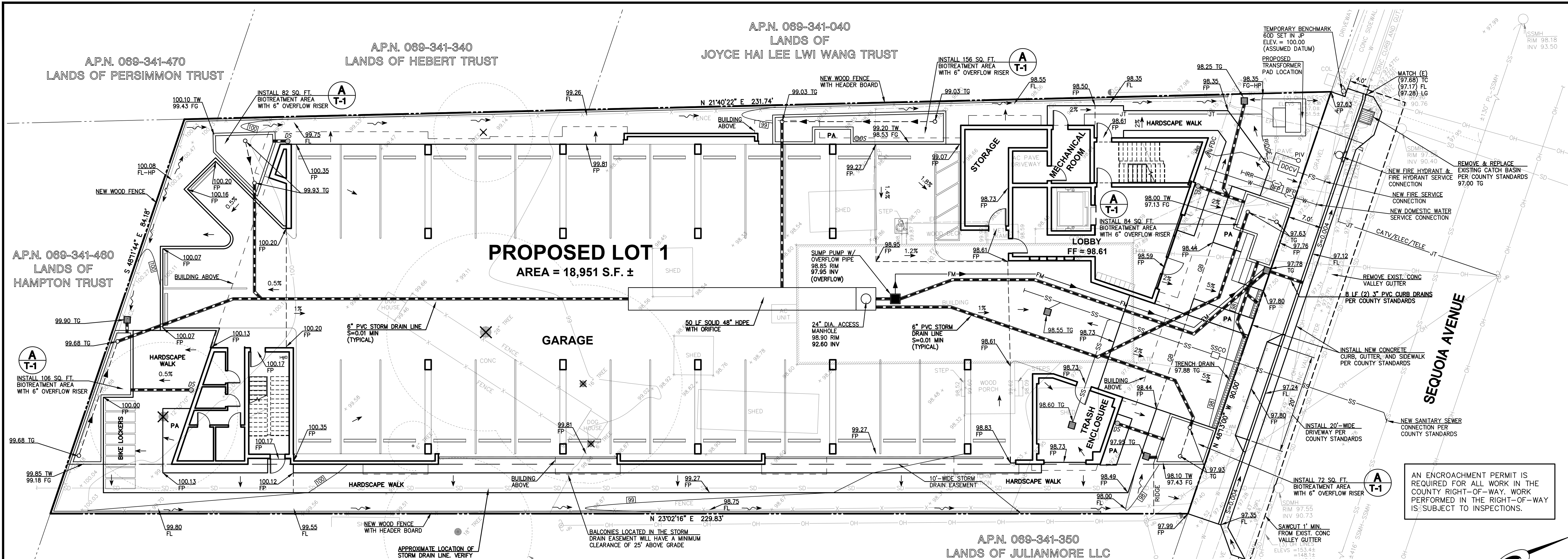
EXISTING TREE LEGEND

- Existing tree (DBH >6") to be protected in place
- Existing tree (DBH >6") to be removed
- Existing tree or large shrub (DBH <6") to be removed (does not qualify for mitigation)

REPLACEMENT TREES

Existing trees to be removed (DBH >6")	3
Proposed replacement trees	20 trees
Proposed per each tree removed	6.67

Symbol	Container Size	Quantity
	15-gallon Trees	15
	24" box Trees	5
Total		20



PROPOSED LOT 1
AREA = 18,951 S.F. ±

LEGEND

- | | |
|---------|-----------------------------|
| AC PAVE | ASPHALT CONCRETE PAVEMENT |
| BFP | BACK FLOW PREVENTER |
| CATV | CABLE TELEVISION |
| CB | CATCH BASIN |
| COL | COLUMN |
| CONC | CONCRETE |
| DDCV | DOUBLE DETECTOR CHECK VALVE |
| DS | DOWNSPOUT |
| ELEC | ELECTRIC |
| EM | ELECTRIC METER |
| EP | EDGE OF PAVEMENT |
| FDC | FIRE DEPARTMENT CONNECTION |
| FF | FINISH FLOOR |
| FG | FINISH GRADE |
| FL | FLOWLINE |
| FP | FINISH PAVE |
| GA | GUY ANCHOR |
| GS FF | GARAGE SLAB FINISH FLOOR |
| INV | INVERT |
| JP | JOINT UTILITY POLE |
| LG | LIP OF GUTTER |
| MB | MAILBOX |
| PA | PLANTING AREA |
| PIV | POST INDICATOR VALVE |
| SDMH | STORM DRAIN MANHOLE |
| SSCO | SANITARY SEWER CLEANOUT |
| SSMH | SANITARY SEWER MANHOLE |
| TC | TOP OF CURB |
| TCD | THRU CURB DRAIN |
| TELE | TELEVISION |
| TG | TOP OF GRATE |
| TW | TOP OF WALL |
| WM | WATER METER |
| | TREE W/ SIZE |
| | EXISTING TREE TO BE REMOVED |

OWNER / APPLICANT:

CANYON VISTA PARTNERS LLC
111 BRANSTEN ROAD, UNIT D
SAN CARLOS, CA 94080

CIVIL ENGINEER / LAND SURVEYOR:

DAN MacLEOD
MacLEOD & ASSOCIATES, INC.
965 CENTER STREET
SAN CARLOS, CA 94070
TEL: (650) 593-8580

EXISTING LAND USE:

SINGLE FAMILY RESIDENTIAL

PROPOSED LAND USE:

MULTI-FAMILY RESIDENTIAL

EXISTING ZONING:

R-1/S-74

PROPOSED ZONING:

R-3/S-3

FLOOD ZONE:

ZONE "X"

ASSESSOR'S PARCEL NUMBER:

069-341-050

LOT AREA:

= 18,951 S.F. ±
= 0.435 ACRES. ±

UTILITY SERVICES:

GAS & ELECTRICITY: PACIFIC GAS & ELECTRIC COMPANY
SANITARY SEWER: FAIR OAKS SANITARY DISTRICT
WATER: CALIFORNIA WATER SERVICE
FIRE PROTECTION: AT & T MENLO PARK FIRE PROTECTION DISTRICT

GENERAL NOTES:

- ALL EXISTING BUILDINGS AND DRIVEWAYS WILL BE REMOVED.
- EXISTING CONTOUR INFORMATION IS BASED UPON A FIELD SURVEY PERFORMED BY MACLEOD & ASSOCIATES IN APRIL OF 2022.
- REFER TO ARCHITECTURAL PLANS PREPARED BY RYS ARCHITECTS, INC. FOR DIMENSIONS OF UNITS

UTILITY NOTE:

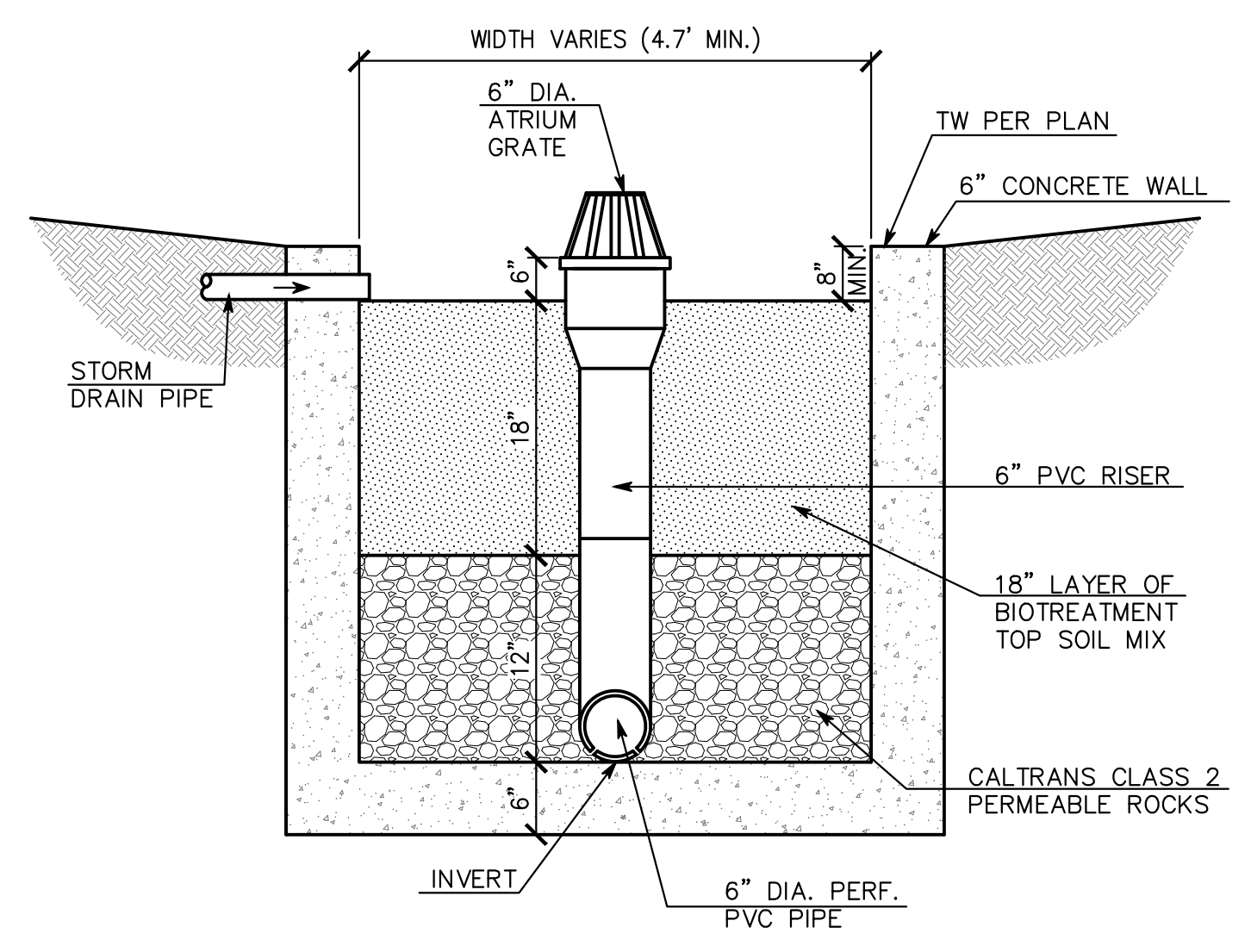
THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR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

GRADING QUANTITIES:

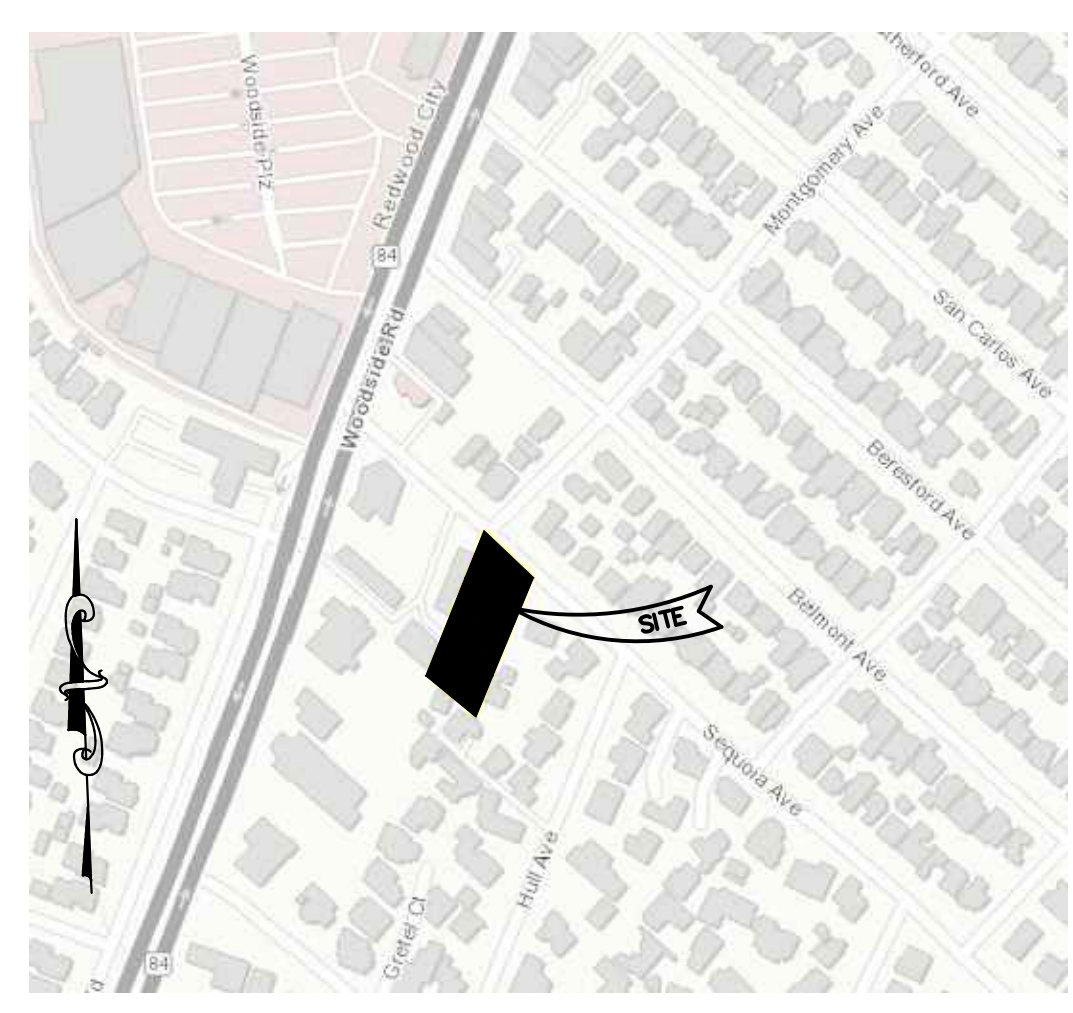
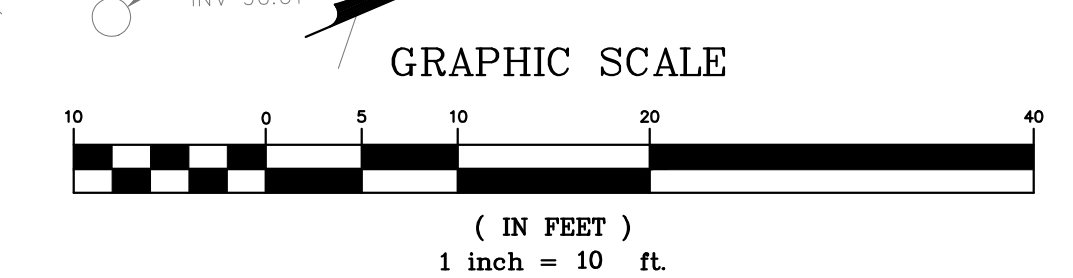
	CUT	FILL
BUILDING PAD	215	--
SIDE & FRONT YARD GRADING	--	25
SIDE & FRONT WALKS	20	--
DETENTION PIPE	50	--
BIOTREATMENT AREAS	75	--
TOTAL	360	25

NOTE: EARTHWORK QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

TOTAL EARTHWORK = 360 + 25 = 385 C.Y. ±
EXPORT = 360 - 25 = 335 C.Y. ±



BIOTREATMENT PLANTER DETAIL
SCALE: (NOT TO SCALE)



VICINITY MAP
(NOT TO SCALE)

AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK IN THE COUNTY RIGHT-OF-WAY. WORK PERFORMED IN THE RIGHT-OF-WAY IS SUBJECT TO INSPECTIONS.

REV.	DESCRIPTION	DATE
1	REVISIONS	07/25/23
2	REVISED HARDSCAPE AND BIOTREATMENT AREAS PER COUNTY COMMENTS	10/19/22

PREPARED FOR:	CANYON VISTA PARTNERS LLC
VESTING TENTATIVE MAP WITH PRELIMINARY GRADING & DRAINAGE FOR CONDOMINIUM PURPOSES (23 RESIDENTIAL UNITS)	206 SEQUOIA AVENUE UNINCORPORATED SAN MATEO COUNTY CALIFORNIA
DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	09/07/22
DRAWING NO.	4725-TM
SHEET	1 OF 2

MACLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580