



221 TULARE STREET, BRISBANE, CA.

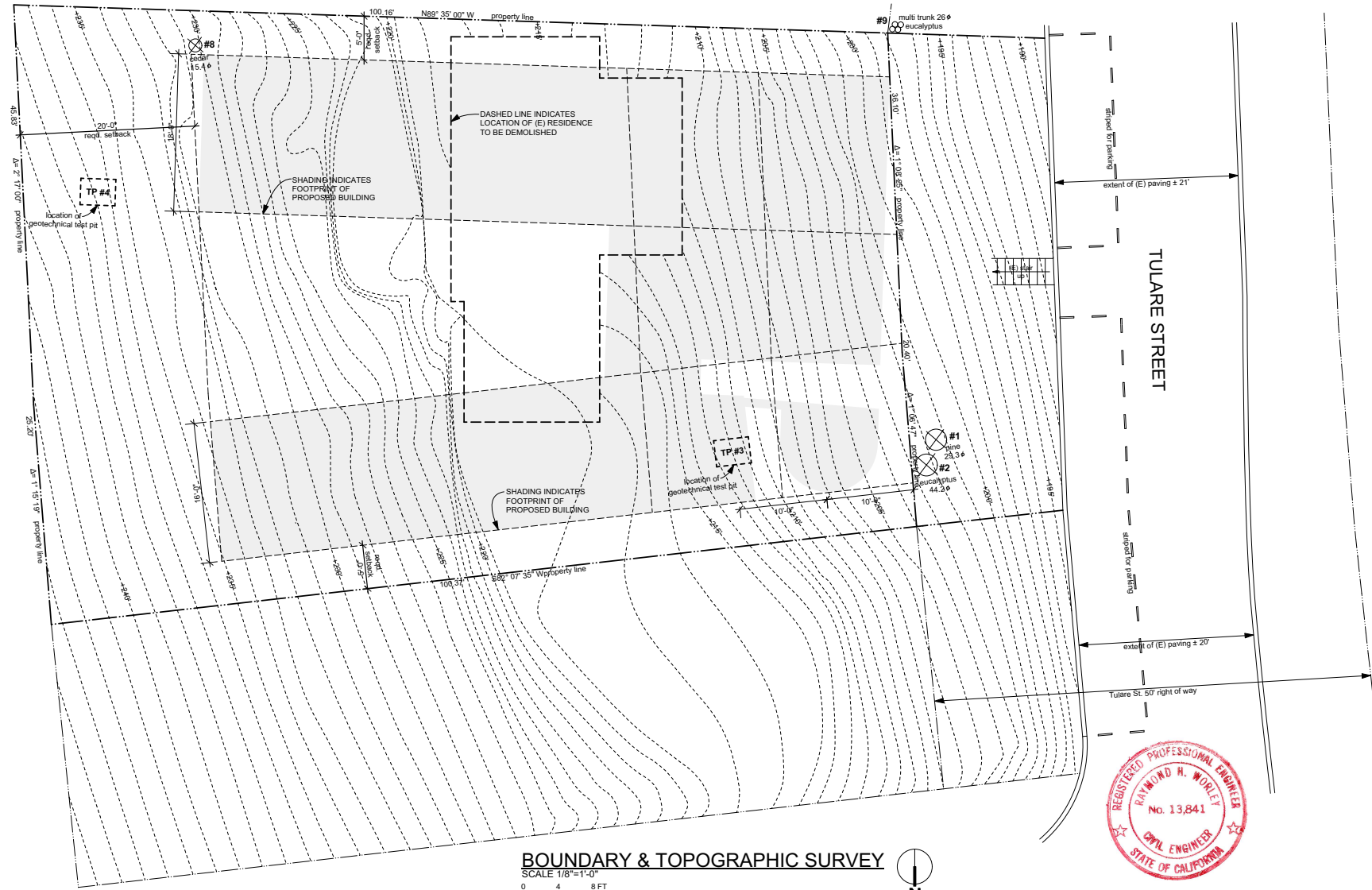
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BOUNDARY & TOPOGRAPHIC SURVEY
SCALE 1/8"=1'-0"



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221 TULARE STREET, BRISBANE, CA.

November 15, 2017

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

Subject: Geotechnical Feasibility Study
 Proposed Multi-Family Residential Structure
 221 Tulare Street
 Brisbane, California 94005

Dear Mr. Herring: 1.0 INTRODUCTION

This report presents the results of a study regarding the geotechnical feasibility for the design and construction of a proposed wood-framed, residential building to be constructed at the subject location (the Project).

The objectives of this study were to 1) confirm the geotechnical feasibility of the proposed Project; and 2) provide preliminary geotechnical data that may be useful in the planning and preliminary stages of the Project.

To achieve these objectives, the following services were performed:

- Review pertinent geotechnical data which is located in our files;
- Performance of a site visit to observe the readily available, geotechnical conditions at the subject property (the Property); and,
- Preparation of this written, letter report presenting the findings of this study.

This report has been prepared for Mr. Fred Herring to be used solely for the feasibility study for the development of the Project. This report may not contain sufficient information for other uses or the purposes of other parties.

2.0 SITE and PROJECT DESCRIPTIONS

2.1 Site Description

As you are aware, the Project will be constructed in a hillside, residential portion of Brisbane. As you are also aware, the Property is currently developed with a wood-framed, single family residence. The residence appears to have been constructed more than 60 years ago, and although it appears to have been uninhabited at the time of our visit, is reported to have recently been inhabited with no significant signs or reported areas of foundation or ground movement.

2.2 Proposed Construction

The Project will consist of the construction of a new, wood-framed multi-family residence. Such construction is expected to require demolition of the existing improvements, grading (i.e. cutting and filling) activities, as well as the construction of pavements, foundation elements, concrete slabs on grade, and retaining walls.

2.3 Geologic Information

2.3.1 Regional Geology

According to the "Preliminary Geologic Map of San Mateo County, California", compiled by Earl E. Brabb & Earl H. Pompeyan (1972) and published by the United States Geological Survey as Miscellaneous Field Studies Map MF-328, (a portion of which serves as the basis for Figure 1, "Geologic Map") the Property is located in an area whose surficial geology is described as being Jurassic or Cretaceous aged Sheared Rock of the Franciscan Assemblage. According to this map, the material is described as:

"sheared rocks; hard rounded masses or "knockers" of sedimentary, metamorphic, and volcanic rocks in a softer matrix of clay minerals"

2.3.3 Faults and Seismic Issues

The Property is located in the seismically active Bay Area and is, therefore subject to the effects of large magnitude earthquakes. The significant earthquakes that have occurred in the Bay Area are associated with crustal movement generally along well-defined, active fault zones that include the San Andreas, Calaveras and Hayward Faults. The zone that is closest to the Property is the San Andreas, which is located about 7 kilometers (4.5 miles) to the southwest.

Section 4.2.1 of this report contains information necessary for the evaluation of earthquake loads in accordance with Section 1613 of the 2016 California Building Code, "Earthquake Loads".

3.0 SUBSURFACE EXPLORATIONS

3.1 Subsurface Explorations

As discussed, your firm excavated two test pits using hand tools in the vicinity of the proposed construction. During my site observation I observed the presence of about 6 inches of medium brown top soil with numerous roots and organic material. Below this organic material and extending to the varying depths, alluvial soils were observed. No evidence of seepage or groundwater was observed, although groundwater conditions may change with time.

4.0 FINDINGS and RECOMMENDATIONS

As described more fully in the following paragraphs, the development of the Project is feasible from a geotechnical standpoint.

4.1 Groundwater

Due to the location of ground elevation at the Property, the sloping topography and the lack of groundwater being observed in the test pits, it is not expected that groundwater will be encountered during construction of the proposed construction.

4.2 Seismic Issues

4.2.1 2016 California Building Code Seismic Parameters

It is expected that during the life of the proposed structure, the Property will be affected by a significant seismic event which will cause significant ground shaking. Issues associated with such shaking are discussed in the following paragraphs.

Based on information presented in Chapter 16 of the 2016 California Building Code, a Site Class type "D" may be used in the lateral design of the proposed construction.

Additionally, based on the Maximum Considered Earthquake (MCE) Ground Motion Parameters as generated by the "Java Ground Motion Parameter Calculator" as presented on the United States Geological Society's web site:

<http://earthquake.usgs.gov/research/hazmaps/design/>

for the latitude and longitude of the Property (37.6812 degrees north latitude and 122.3977 degrees west longitude) as given by Google Earth for the Property, the following Spectral Response Accelerations may be used for a seismic analysis of various elements at the Property:

S_{0.5}= 1.169 g
 S_{0.1}= 0.811 g

4.2.2 Fault Rupture

Due to the lack of earthquake faults across the Property, it is not expected that ground rupture from an earthquake will occur at the Property.

4.2.3 Liquefaction Potential

Based on the relatively dense, fine-grained nature of the on-site soils, it is not expected that liquefaction will occur during a seismic event that could affect the Property within the life of the proposed residence.

4.3 Shallow Foundation System

Given the relatively light loads expected from the proposed construction as well as the anticipated elevation of the proposed footings relative to the existing ground surface, it is expected that a shallow foundation system deriving support from the underlying bedrock materials will provide satisfactory support for the proposed construction.

Continuous footings and isolated pads should have a minimum embedment of 12 inches below the lowest adjacent bedrock surface. Such elements should be designed for a maximum vertical bearing value of 2000 pounds per square foot (psf) for all dead and frequently applied live loads. This value may be increased by 1/3 for loads that result from wind or seismic forces.

Foundation settlement of shallow footings bearing on bedrock is expected to be less than 1/4-inch.

4.4 Retaining Walls

Walls required for the development of the Project and whose tops are allowed to rotate should be designed for an active, triangular distribution of 60 pounds per cubic foot (pcf). This value was determined considering a relatively thin layer of soil overlying bedrock materials and includes an allowance for potential, additional lateral forces that may be imparted onto the walls during a seismic event.

Walls which are restrained from movement at the top should be designed for a uniform pressure distribution of 8H where H is the retained height of the wall in feet.

4.5 Soil Erosion

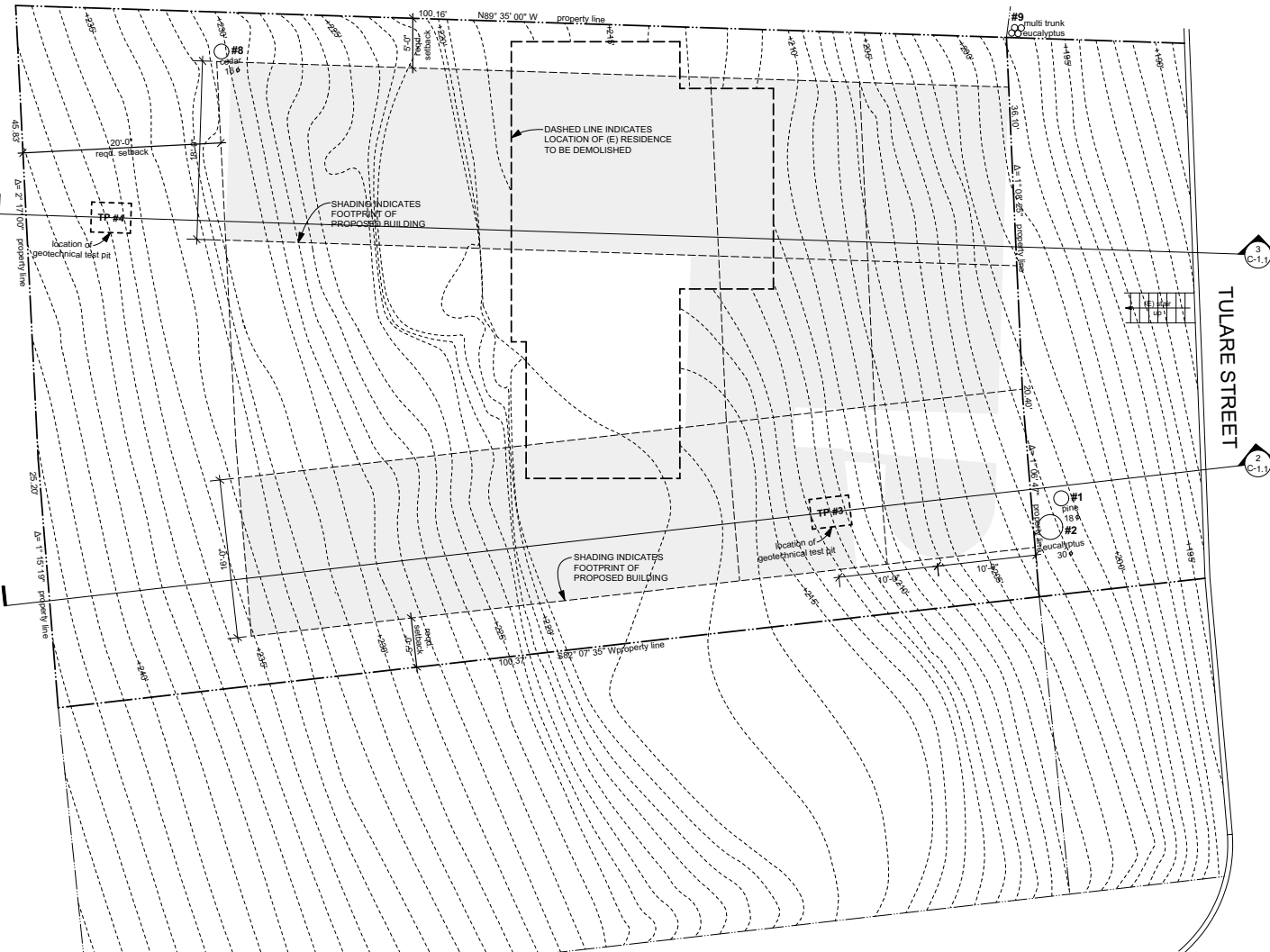
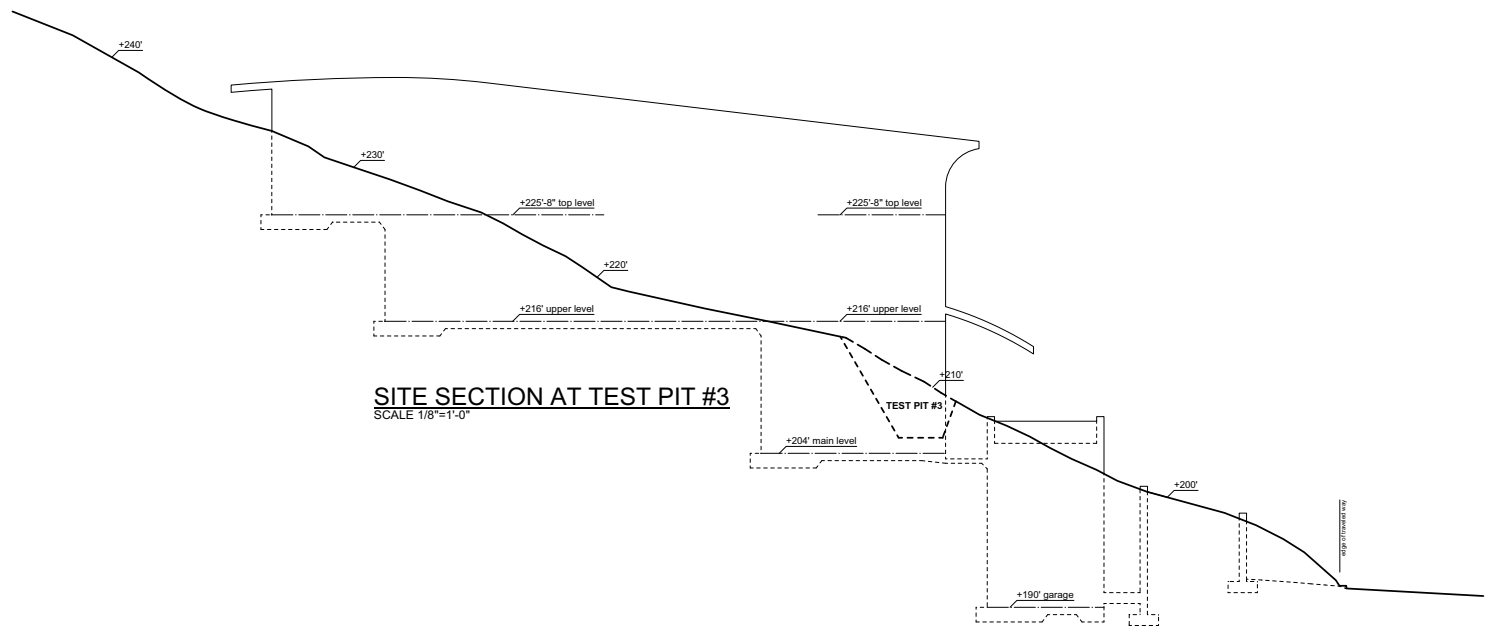
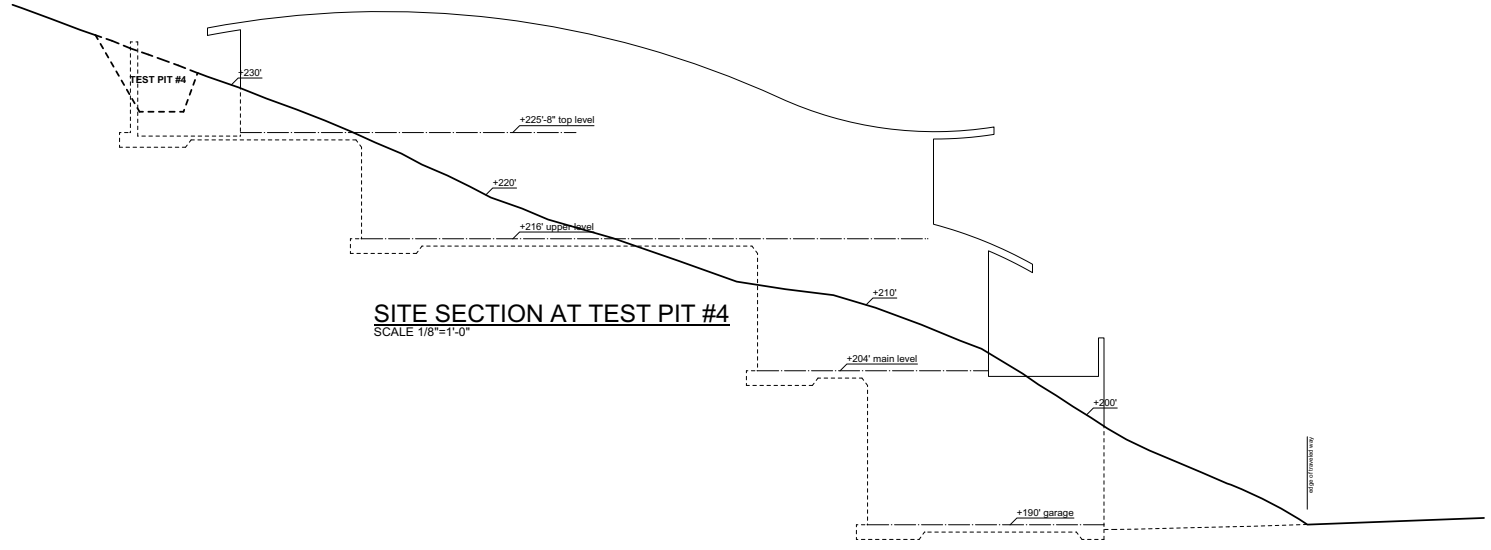
Provided customary and standard erosion control techniques are implemented during construction (i.e. silt fences, straw bales, jute netting), soil erosion during construction is not expected to occur. Additionally, provided 1) the proposed Project is constructed with roof gutters and downspouts as well as area drains that are collect rain water away from foundation elements and direct such water to a non-erosive drainage device, and 2) all slopes are covered with some type of vegetation, it is not expected that soil erosion will occur after construction of the addition and remodel has been completed.

Thank you for the opportunity to be of service. Should you have any questions regarding this feasibility study, please do not hesitate to contact me.

Respectfully submitted,

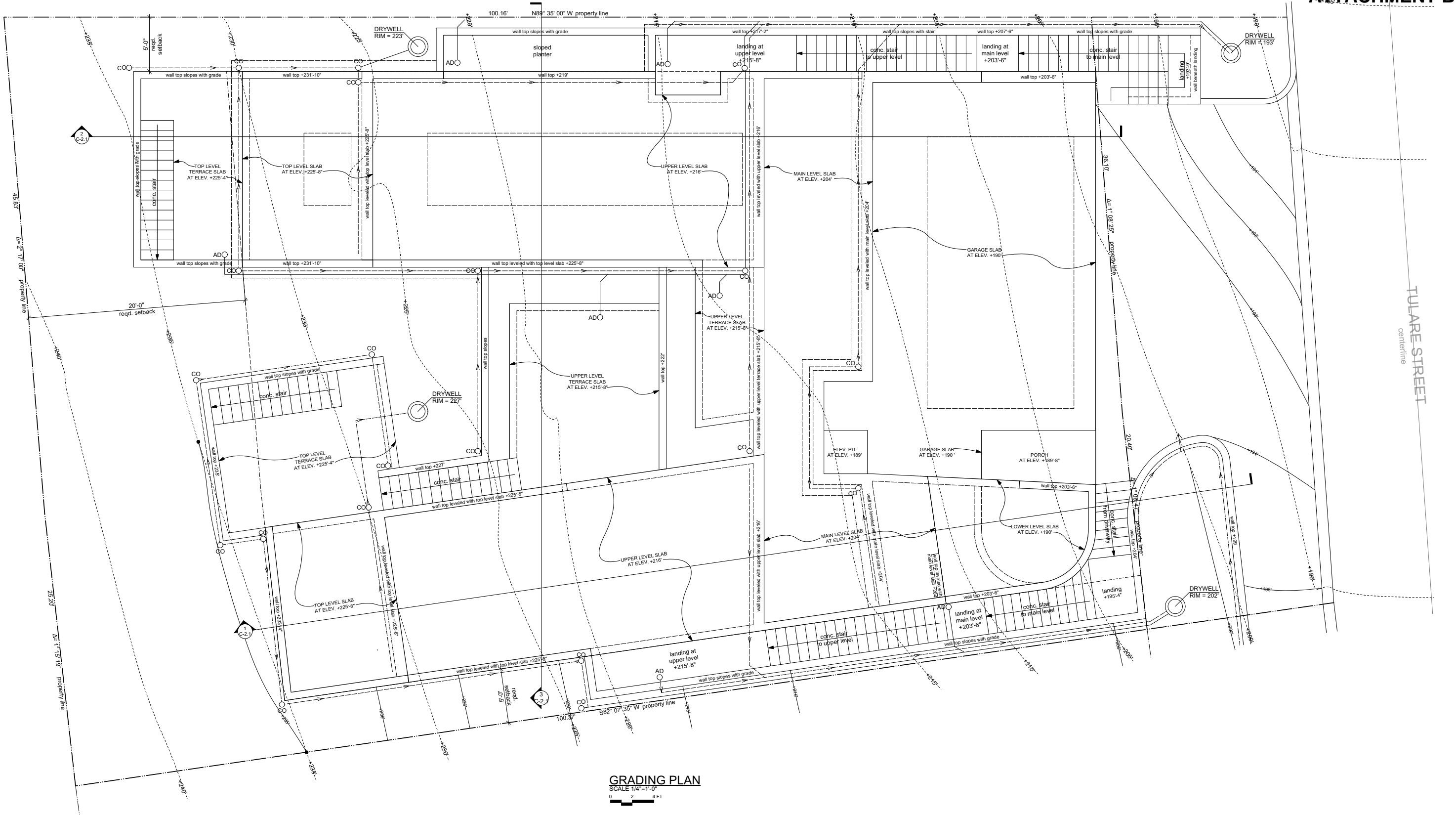
DAVID JONES ASSOCIATES

David Jones, P.E.



TEST PIT LAYOUT
 SCALE 1/8"=1'-0"
 0 4 8 FT

221 TULARE STREET, BRISBANE, CA.



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

GRADING QUANTITIES:

Location	Cut	Fill	Total
Garage & Entry level	802	0	802
Main level	148	0	148
Upper level	258	0	258
Top level	176	0	176
	984	0	1384 cu. yrd.

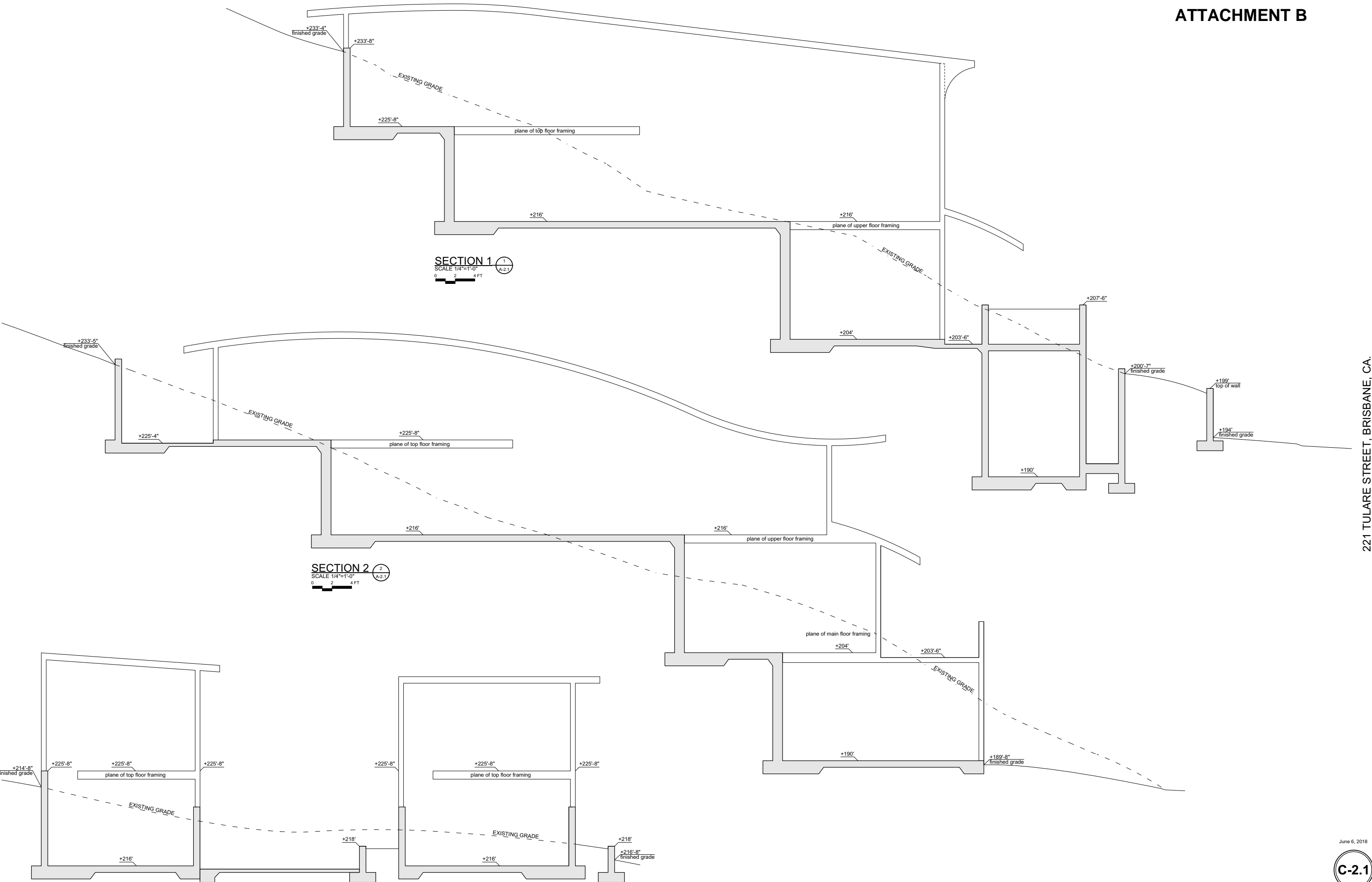
Total export quantities = 1384 cu. yrd.
(NOTE: 148 cu. yds. cut at driveway area within right-of-way)

June 6, 2018

C-2

221 TULARE STREET, BRISBANE, CA.

TULARE STREET
centerline

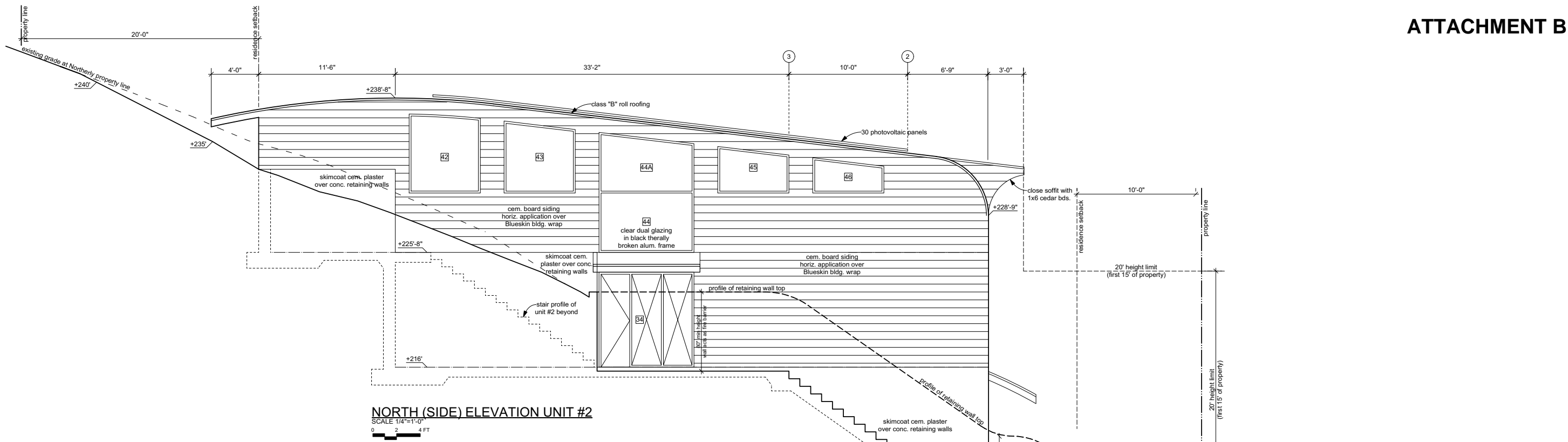


221 TULARE STREET, BRISBANE, CA.

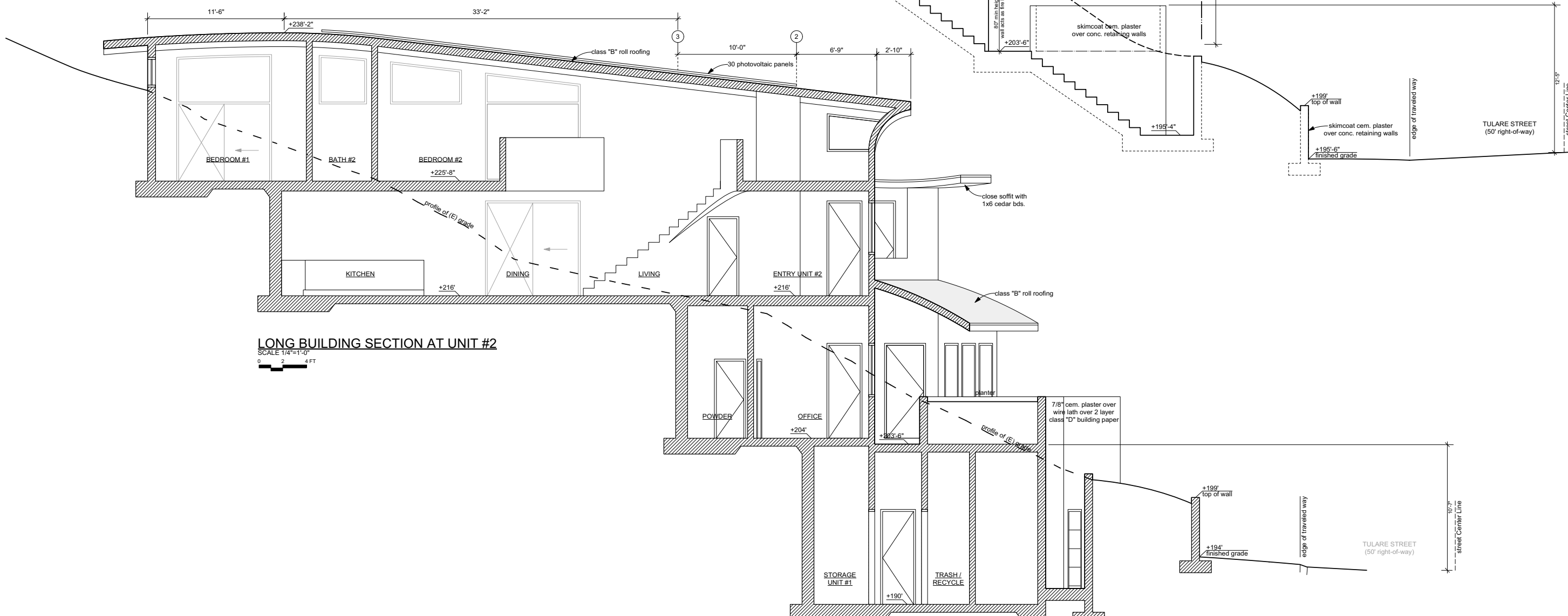
SECTION 3
SCALE 1/4"=1'-0"
0 2 4 FT

SECTION 1
SCALE 1/4"=1'-0"
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SECTION 2
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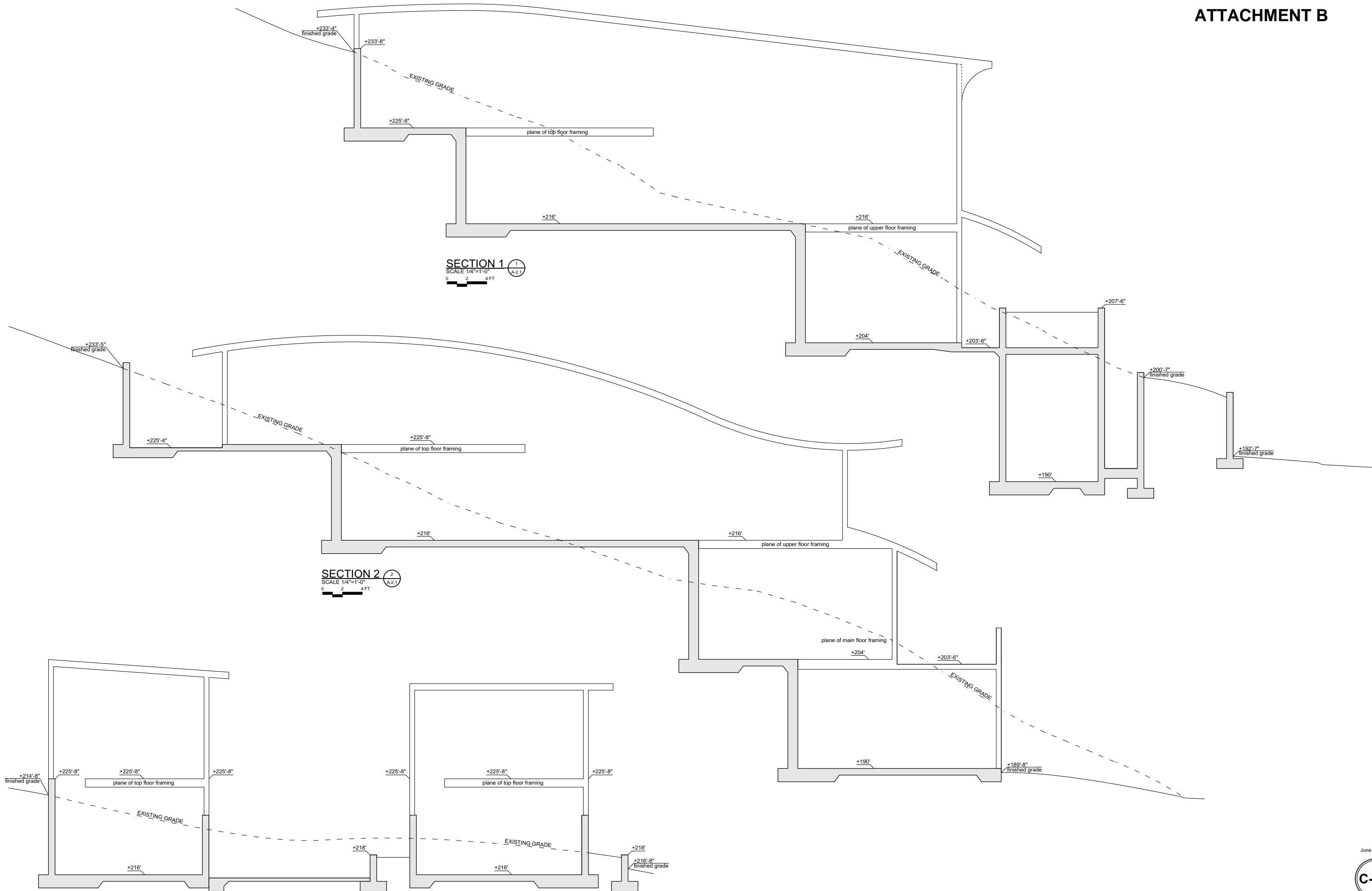
NORTH (SIDE) ELEVATION UNIT #2
SCALE 1/4"=1'-0"



LONG BUILDING SECTION AT UNIT #2
SCALE 1/4"=1'-0"

NORTH ELEVATION UNIT #2, LONG BUILDING SECTION AT UNIT #2
SCALE 1/4"=1'-0"

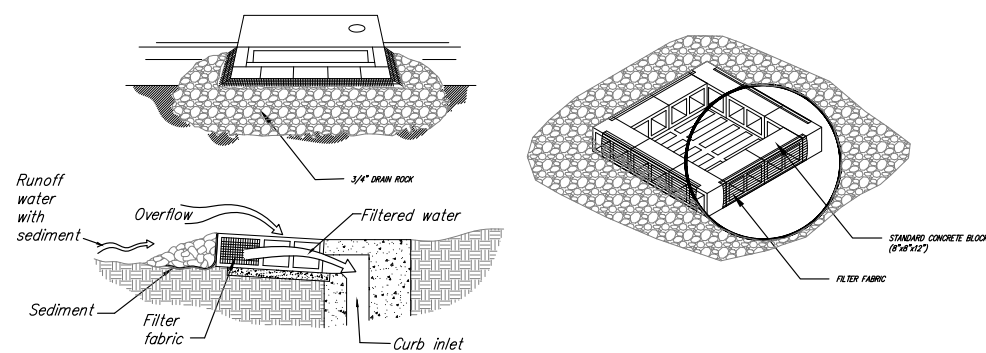
221 TULARE STREET, BRISBANE, CA.



SECTION 1 1
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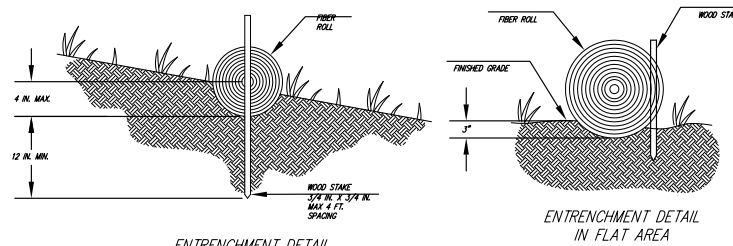
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SECTION 3 3
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INLET PROTECTION

N.T.S.

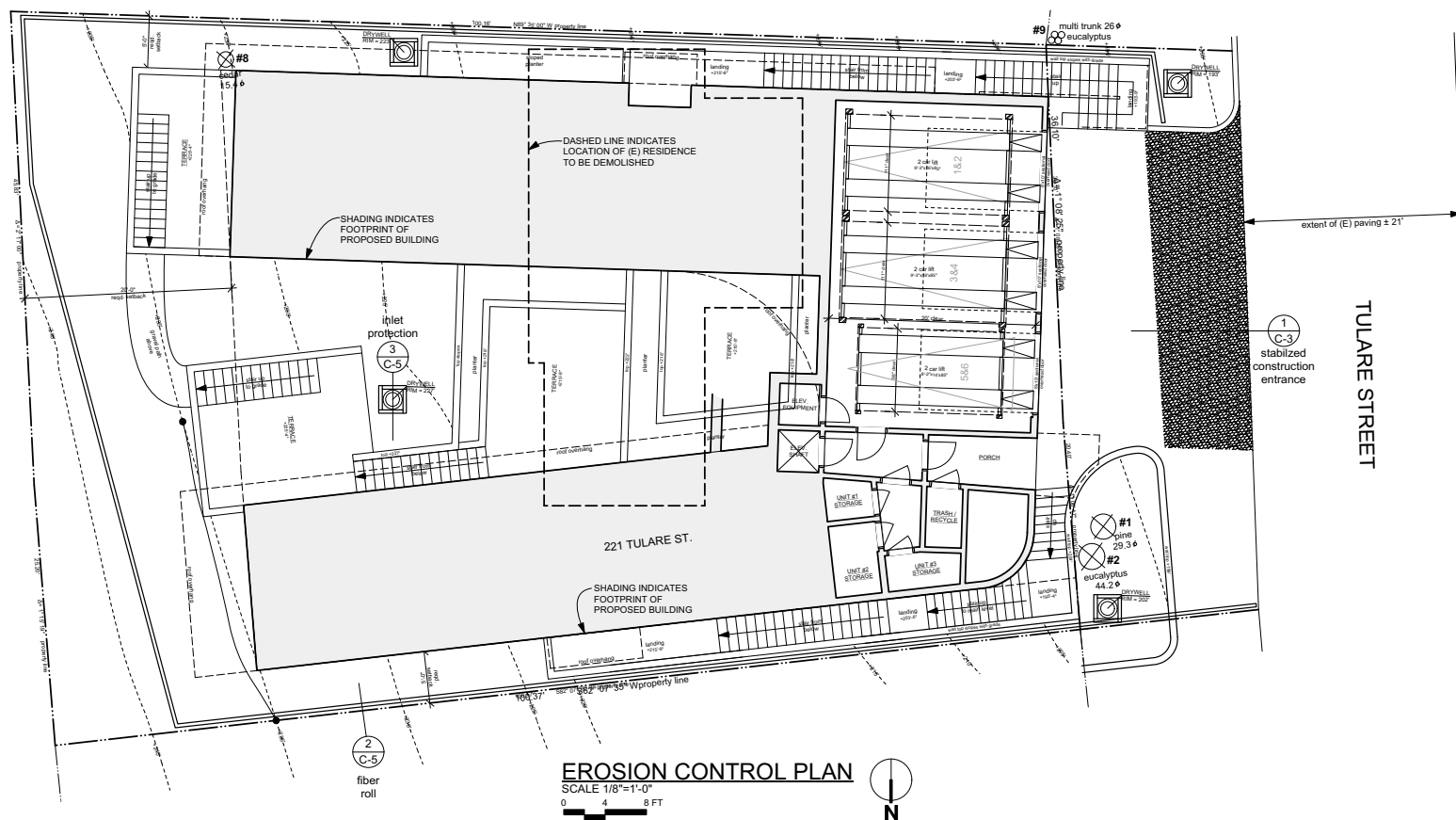


FIBER ROLL

N.T.S.

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 DENUDEED 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.
 - e. IMPLEMENT THE APPROVED STORMWATER MANAGEMENT PLAN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
2. ALL MATERIALS FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15th.
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, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND 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. ANY AREAS OF DISTURBED SOIL SHALL BE SEEDED OR REPLANTED TO THE SATISFACTION OF THE COUNTY INSPECTOR PRIOR TO OCTOBER 15th, OR FINAL INSPECTION, WHICHEVER IS SOONER.
7. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY THE COUNTY ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
8. 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 DRY SHOVELING AND/OR SWEEPING.
9. TREE PROTECTION SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF THE GRADING PERMIT.



EROSION CONTROL PLAN

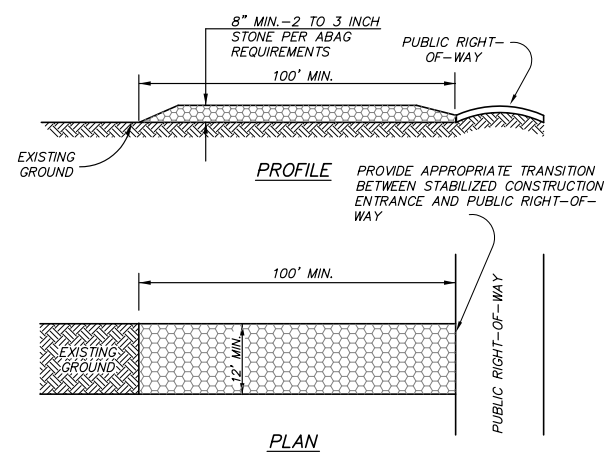
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0 4 8 FT



EROSION CONTROL LEGEND

- AREA DRAIN W/ EROSION PROTECTION
- INSTALL STRAW WATTLES ALONG DOWNSTREAM LIMITS OF GRADING
- AREA DRAIN TO BE TEMPORARILY SEALED WITH 8 MIL POLY TO PREVENT SEDIMENT FROM ENTERING STORM DRAIN UNTIL FINAL LANDSCAPE AND GRADING ARE COMPLETED
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.



STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

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.

SUPPORTING STATEMENTS

Findings Required for Approval of All Design Permits

Brisbane Municipal Code §17.42.060

In order to approve any design permit application, the Planning Commission must affirmatively make the findings of approval in BMC Chapter 17.42, which are reproduced below. Supplemental findings may also be required depending on your specific project and the applicable zoning district and are listed in this attachment.

Please respond to each required finding as it relates specifically to your proposal and include a reference to the applicable plan sheet in the development plans. Attach additional pages if necessary, or provide written responses on a separate document.

A. How do the proposal's scale, form and proportion relate to each other in a harmonious manner? How do the materials and colors used complement the project?

Table with 2 columns: Question and Plan Sheet Page(s). Finding A-4: THE PROPOSED PROJECT IS COMPOSED OF THREE DISTINCT UNITS. THE SCALE OF EACH OF THESE UNITS IS COMPARABLE TO ADJACENT SINGLE-FAMILY DWELLINGS. MATERIALS (EXAMPLE: SIDING) SPECIFIED ARE RESIDENTIAL IN CHARACTER.

B. How does the orientation and location of buildings, structures, open spaces and other features integrate with each other? How does the project maintain a compatible relationship to adjacent development?

Table with 2 columns: Question and Plan Sheet Page(s). Finding A-2.2: STEPPING THE PROPOSED UNITS UP THE STEEPLY SLOPED SITE ALLOWS THE PRESERVATION OF PRIVACY BETWEEN UNITS AS WELL AS BETWEEN PROPOSED UNITS AND EXISTING NEIGHBORS.

C. How do the design and location of proposed buildings and structures mitigate potential impacts to adjacent land uses?

Table with 2 columns: Question and Plan Sheet Page(s). Finding A-2.2: THE PRIVACY OF ADJACENT DWELLINGS IS PRESERVED BY BOTH THE (U-SHAPED) CONFIGURATION OF PROPOSED UNITS AND THE STEPPED (UPSLOPE) BUILDING FORM.

D. How does the project design utilize natural heating and cooling opportunities through building placement, landscaping and building design to promote sustainable development and to address long-term affordability? What site constraints exist, if any, that limit the use of natural heating and cooling opportunities?

Table with 2 columns: Question and Plan Sheet Page(s). Finding A-4.1: THE BUILDING FORM ALLOWS THROUGH VENTILATION OF EACH UNIT. THE ELECTION TO INSET THE BUILDING INTO A STEEP UPSLOPE SITE PROVIDES (EARTH!) INSULATION OF MANY PROPOSED SPACES.

E. For hillside development, how does the proposal respond to the topography of the site? How does the design minimize the project's visual impact? How does the design preserve significant public views of San Francisco Bay, the Brisbane Lagoon and San Bruno Mountain State and County Park?

Table with 2 columns: Question and Plan Sheet Page(s). Finding A-2.2: THE PROPOSED STRUCTURE STEPS UP AND IS SET INTO ITS STEEP UPSLOPE SITE. THE PROJECT LOCATIONS MEAN THAT NO VIEWS OF THE BAY, BRISBANE LAGOON OR SAN BRUNO MOUNTAIN CAN BE BLOCKED/REDUCED BY THIS PROPOSAL.

F. How does the location and dimensions of vehicular and pedestrian entrances and exits minimize traffic impacts on abutting streets? Is the proposed off-street parking and interior site circulation adequate to meet the needs of the project? Are parking facilities adequately surfaced, landscaped and lit?

Table with 2 columns: Question and Plan Sheet Page(s). Finding A-2: PROJECT SITE DICTATES THAT BOTH AUTO AND PEDESTRIAN ACCESS TO THE PROPOSED DWELLINGS BE FROM NARROW, MUCH-TRAFFICED TULARE STREET. SITE PARKING IS IN CONFORMANCE WITH CITY STANDARDS AS ARE PEDESTRIAN ENTRYWAYS TO EACH UNIT.

G. How does the proposal encourage the use of alternative transportation, e.g., through the provision of facilities for pedestrians and bicycles, public transit stops and access to other means of transportation?

Table with 2 columns: Question and Plan Sheet Page(s). Finding A-2: BICYCLE STORAGE IS PROVIDED WITHIN GARAGE/STORAGE AREAS ALLOCATED TO EACH UNIT.

H. How do the provided open areas and landscaping complement the buildings and structures? How is landscaping used to separate and screen service and storage areas, break up expanses of paved areas and define areas for usability and privacy? Is landscaping water conserving and appropriate to the location? If applicable, how does the project address habitat protection and wildland fire hazard mitigation?

Table with 2 columns: Question and Plan Sheet Page(s). Finding L-2: SPECIFIED LANDSCAPING IS ARRANGED TO MAXIMIZE PRIVACY BETWEEN PROPOSED UNITS AND NEIGHBORING PROPERTIES.

I. How does the project design protect against external and internal noise?

Table with 2 columns: Question and Plan Sheet Page(s). Finding A-4.2: AREAS OF "COMMON" WALL AND/OR FLOOR/CEILING HAVE BEEN MINIMIZED TO INSURE AUDIO (INTERNAL) PRIVACY BETWEEN PROPOSED UNITS. EXTERIOR OPENINGS ARE DUAL GLAZED AND ORIENTED TO MINIMIZE EXPOSURE OF EACH UNIT TO EXTERNAL NOISE SOURCES FROM NEIGHBORING HOMES OR ROAD TRAFFIC.

J. How do the proposed building materials and exterior lighting mitigate off-site glare?

Table with 2 columns: Question and Plan Sheet Page(s). Finding A-5.2: PROPOSED EXTERIOR LIGHTING IS DOWN-LIGHTING (WITHIN ROOF OVERHANGS) OR INSET INTO WALLS ADJACENT TO EGRESS/INGRESS WALKWAYS AND STAIRS.

K. Are utility structures, mechanical equipment, trash containers and rooftop equipment screened?

Table with 2 columns: Question and Plan Sheet Page(s). Finding A-3: NO ROOFTOP EQUIPMENT IS PROPOSED. P.V. PANELS ARE INSET INTO THE ROOF STRUCTURE TO FORM A CONTINUOUS PLANE). MECHANICAL EQUIPMENT FOR EACH UNIT WILL BE LOCATED WITHIN THE UNIT THAT EQUIPMENT SERVES.

L. If applicable, how does the location, scale, type and color of project signage enhance the design concept of the site?

Table with 2 columns: Question and Plan Sheet Page(s). Finding: NOT APPLICABLE

M. If applicable, how does the project meet the needs of employees for outdoor space?

Table with 2 columns: Question and Plan Sheet Page(s). Finding: NOT APPLICABLE

Additional Findings for Design Permits in the NCRO-2 District:

In addition to the findings required under BMC §17.42.060, the Planning Commission must also affirmatively make the below special findings for structures in the NCRO-2 District, per BMC §17.14.110.

A. How does the design respect the intimate scale and vernacular character of the street?

Table with 2 columns: Question and Plan Sheet Page(s). Finding: NOT APPLICABLE

Additional Findings for Design Permits for Ridgeline Development in the R-BA District:

In addition to the findings required under BMC §17.42.060, the Planning Commission must also affirmatively make the below special finding for structures in the R-BA District located on a ridgeline, per BMC §17.12.040.L.2:

A. How does the building's placement, height, bulk and landscaping preserve public views of the San Bruno Mountain State and County Park as seen from the Community Park and from the Bay Trail along the Brisbane Lagoon and Sierra Point shorelines?

Methods to accomplish this may include varying the building's roofline to reflect the ridgeline's topography, orienting the building to minimize the impact of its profile upon public views, locating the building on the lower elevations of the site, and reducing the building's height below the maximum permitted in the district.

Table with 2 columns: Question and Plan Sheet Page(s). Finding: NOT APPLICABLE. THE BUILDING LOCATION MEANS THAT THIS PROPOSAL CANNOT INTERFERE WITH PUBLIC VIEWS OF SAN BRUNO MOUNTAIN.

B. How do the design details articulate the building and emphasize the relationship to the pedestrian environment?

Table with 2 columns: Question and Plan Sheet Page(s). Finding: NOT APPLICABLE

C. How does the design incorporate creative use of elements that are characteristic of the area, such as awnings, overhangs, inset doors, tile decoration, and corner angles for entry?

Table with 2 columns: Question and Plan Sheet Page(s). Finding: NOT APPLICABLE

D. How are color and texture provided at the street level through the use of signage, lighting, planter boxes, or other urban landscape treatments?

Table with 2 columns: Question and Plan Sheet Page(s). Finding: NOT APPLICABLE

E. How has landscaping been incorporated to enhance the design and enliven the streetscape?

Table with 2 columns: Question and Plan Sheet Page(s). Finding: NOT APPLICABLE

Stormwater Checklist for Small Projects
Municipal Regional Stormwater Permit (MRP)

Complete this form for stand-alone single family home projects of any size that are not part of a larger project, or for projects in the following categories that create and/or replace less than 5,000 square feet of impervious surface: restaurants, retail gasoline outlets, auto service facilities and parking lots (stand-alone or part of another use), or for any other type of project that creates and/or replaces less than 10,000 square feet of impervious surface.

Table with 2 columns: Question and Answer. A. Project Information: A.1 Project Name: 221 Tulare Street; A.2 Project Address: 221 Tulare Street, Brisbane, CA 94005; A.3 Project APN: 007-361-120, 130; A.4 Project Description: New four level condominium with three units and attached garage; A.5 Slope on Site: 40 %; A.6 Total Area of land disturbed during construction (include clearing, grading, excavation and stockpile areas): 0.109 Acres

B. Select Appropriate Site Design Measures

B.1 Does the project create and/or replace 2,500 square feet or more of impervious surface? [X] Yes [] No. If yes, and the project received final discretionary approval on or after December 1, 2012, the project must include at least one of the Site Design Measures listed below in section A through F. Fact sheets regarding site design measures are available at www.brisbane.ca.gov/development.

B.2 On the list below, indicate whether each site design measure is included in the project plans and the plan sheet number:

Table with 3 columns: Yes, No, Plan Sheet No. Measures include: a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use; b. Direct roof runoff onto vegetated areas; c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas; d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas; e. Construct sidewalks, walkways, and/or patios with permeable surfaces; f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces; g. Minimize land disturbance and impervious surface (especially parking lots); h. Maximize permeability by clustering development and preserving open space; i. Use micro-detention, including distributed landscape-based detention.

1 See Standard Industrial Classification (SIC) codes [sic].
2 Complete the C-3.C.3 Development Review Checklist if the project is not an individual single family home, and it creates and/or replaces 10,000 square feet or more of impervious surface, or if it is a restaurant, retail gasoline outlet, auto service facility, or parking lot project that creates and/or replaces less than 10,000 square feet or more of impervious surface.
3 See MRP Provision C.3.1.
4 See MRP Provision C.3.1.(B).

Table with 3 columns: Yes, No, Plan Sheet No. Measures include: j. Protect sensitive areas, including wetland and riparian areas, and minimize changes to the natural topography; k. Self-treating area (see Section 4.2 of the C.3 Technical Guidance); l. Self-retaining area (see Section 4.3 of the C.3 Technical Guidance); m. Plant or preserve interceptor trees (Section 4.1, C.3 Technical Guidance).

C. Select appropriate source controls (Encouraged for all projects; may be required at municipal discretion. Consult municipal staff.)

Table with 4 columns: Are these features on project?, Features that require source control measures, Source control measures (Refer to Local Source Control List for detailed requirements), Is source control measure included in project plans?. Measures include: Storm Drain, Floor Drains, Parking garage, Landscaping, Pools/Spa/Fountain, Food Service Equipment (non-residential), Refuse Areas, Outdoor Process Activities, Outdoor Equipment/Materials Storage, Vehicle/Equipment Cleaning, Vehicle/Equipment Repair and Maintenance, Fuel Dispensing Areas, Loading Docks, Fire Sprinklers, Miscellaneous Drains or Wash Water, Architectural Copper.

D. Implement construction Best Management Practices (BMPs) (Required for all projects)

D.1 Is the site a "High Priority Site"? (Municipal staff will make this determination; if the answer is yes, the project will be referred to construction site inspection staff for monthly stormwater inspections during the wet season - October 1 through April 30) (High Priority Sites require a grading permit, are "hillside projects" (defined as having a slope of 5% or greater on a 5,000 sq. ft. of land area and a slope based on municipal criteria or map or >=15%) are adjacent to a creek, or are otherwise high priority for stormwater protection during construction per MRP Provision C.6.e.(B).)

D.2 All projects require appropriate stormwater BMPs during construction - indicate which BMPs are included in the project, below.

Table with 2 columns: Question and Answer. C-4 [X] [] Attach the San Mateo Countywide Water Pollution Prevention Program's construction BMP plan sheet to project plans and require contractor to implement the applicable BMPs on the site sheet; C-3 [X] [] Temporary erosion controls to stabilize all denuded areas until permanent erosion controls are established; L-1 [X] [] Delineate with field markers the following areas: clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees to be protected and retained, and drainage courses; C-3 [X] [] Provide notes, specifications, or attachments describing the following: Construction operation best management controls, include inspection frequency; Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material; Specifications for vegetative cover & match, include methods and schedules for planting and fertilization; Provisions for temporary and/or permanent irrigation; C-4 [X] [] Perform clearing and earth moving activities only during dry weather; C-4 [X] [] Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits; C-4 [X] [] Protect all storm drain inlets in vicinity of site using sediment controls (e.g., berms, socks, filter rolls, or filters); C-4 [X] [] Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, compost blankets or silt mats, covers for soil stock piles, etc.; C-2 [X] [] Divert on-site runoff around exposed areas, divert off-site runoff around the site (e.g., swales and dikes); C-3 [X] [] Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, silt fences, or other measures as appropriate; C-3 [X] [] Limit construction access routes and stabilize designated access points; C-4 [X] [] No cleaning, hosing, or maintaining vehicles on-site, except in a designated area where washwater is contained and treated; C-4 [X] [] Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater; C-4 [X] [] Contractor shall train and provide instruction to all employees/subcontractors re: construction BMPs; C-4 [X] [] Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, washwater or sediments, reuse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.



Mayne Tree Expert Company, Inc.

ESTABLISHED 1931 STATE CONTRACTOR'S LICENSE NO. 216793
 CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS
 RICHARD L. HUNTINGTON PRESIDENT 533 BRAGATO ROAD, STE. A SAN CARLOS, CA 94068-1411
 JEROMEY INGALLS CONSULTANT/ARBORIST TELEPHONE: (650) 953-4480 FACSIMILE: (650) 953-4443 EMAIL: info@maynetree.com

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, #6, 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.



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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.

Method

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

- 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.
- 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.
- To protect the health, structural integrity, and vigor of the protected tree(s) and their roots:
 - DO NOT:
 - Allow runoff or spillage of damaging materials into the area below any tree canopy.
 - Store materials, stockpile soil, or park or drive vehicles within the TPZ.
 - Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the City Arborist.
 - Allow fires under and adjacent to trees.
 - Discharge exhaust into foliage.
 - Secure cable, chain, or rope to trees or shrubs.
 - Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the City Arborist.
 - Apply soil stabilizers under pavement near existing trees.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Violation of any of the above provisions may result in sanctions or other disciplinary action.

Sincerely,

Jeromey A. Ingalls
 Certified Arborist WE #7078A

JAI:pmd



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; one-sided canopy growth to the west; 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 (est.)	10.0	60	18	12	Root crown covered; multi-stem at the base; thick healthy foliage; no tag.
8	Deodar Cedar (est.)	15.4	70	18	15	Root crown covered; good vigor and form.
9	Silver Dollar Eucalyptus (est.)	28.0	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 brush shrubs 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. It 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.

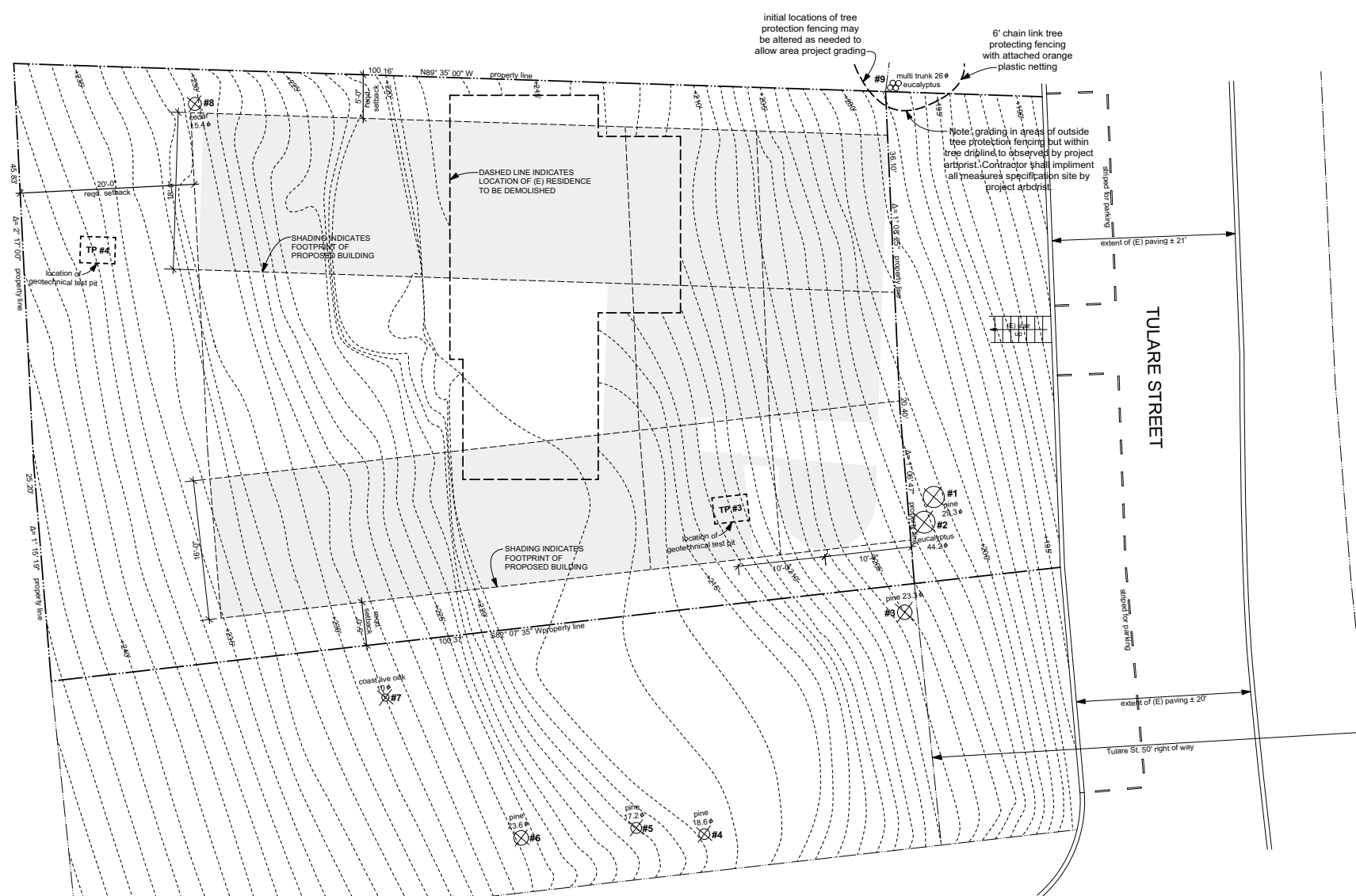
All the trees on these properties are in need of routine tree maintenance that should include exposing the root crowns, large deadwood removal, and end weight reduction of the heavier lateral limbs.

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 WE #7078A

JAI:pmd



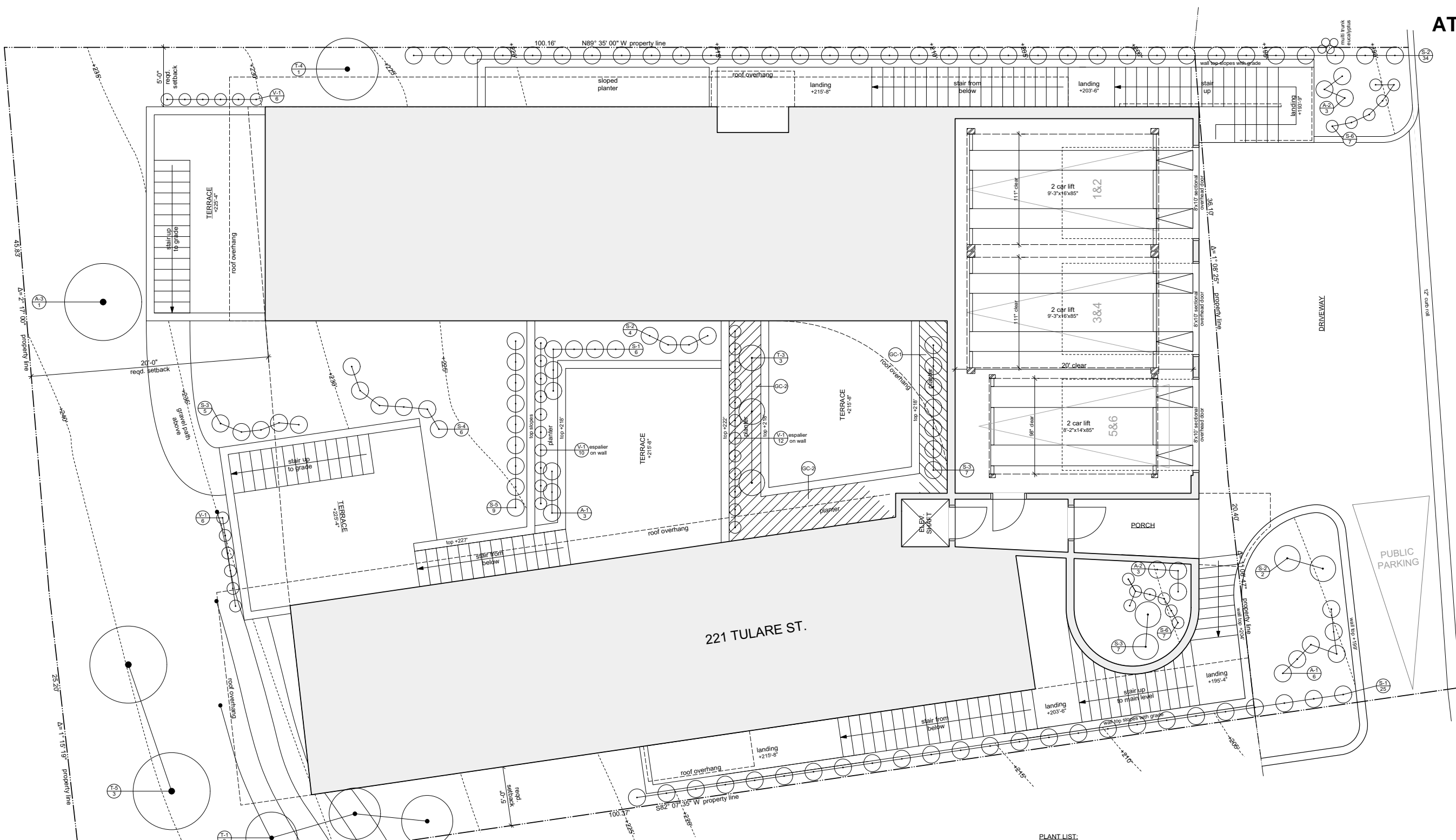
TREE PROTECTION PLAN

SCALE 1/8"=1'-0"

0 4 8 FT



SCALE 1/4"=1'-0"



TULARE STREET

221 TULARE STREET, BRISBANE, CA.

PLANT LIST:

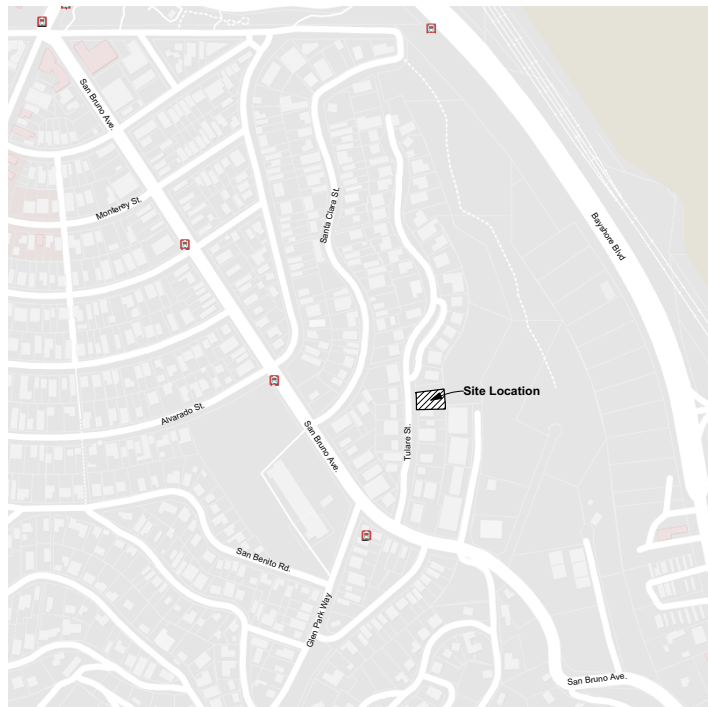
I TREES	Size	Aprox. height at maturity
Small (8'-12')		
T-1 Arbutus menziesii/Madrone	15 gal	10'
T-2 Arbutus unedo/Strawberry tree	15 gal	10'
T-3 Arcrostaphylos manzanita 'Dr. Hurd'	5 gal	10'
Large (20' high-30' wide)		
T-4 Quercus douglasii/Blue oak	15 gal	20'
T-5 Quercus agrifolia/Coast Live oak	15 gal	20'
Note: Available in standard or multi trunk		
II SHRUBS		
S-1 Rhus ovata/Sugar bush (4'-10')	5 gal	6'
Note: Plant in groups - white flowers		
S-2 Rhamnus californica 'Eve Case'	5 gal	8'
Note: Colorful berries		
S-3 Nerium oleander 'Dwarf red' (3'-4')	1 gal	8'
S-4 Myrtus communis/Myrtle (5'-5')	5 gal	6'
Note: White flowers		
S-5 Arcrostaphylos 'Sunset' (Sunset manzanita)	5 gal	5'
S-6 Lavandula dentata/French lavender	1 gal	2'

III ACCENT PLANTS	Size	Aprox. height at maturity
A-1 Rosa banksiae/White Lady Banks' rose	5 gal	2'
Note: Sprawling w/o support; needs regular water		
A-2 Muhlenbergia capillaris/Pink muhly	1 gal	3'
Note: Grass with showy flowers		
A-3 Yucca aloifolia/Spanish bayonet (10' - 5' wide)	15 gal	20'
Note: Very large		
IV GROUND COVERS		
GC-1 Lavandula dentata/French lavender (3')	1 gal	2'
GC-2 Lavandula stoechas/Spanish lavender	1 gal	2'
V VINES		
V-1 Campsis spp. (Trumpet creeper)	1 gal	2'

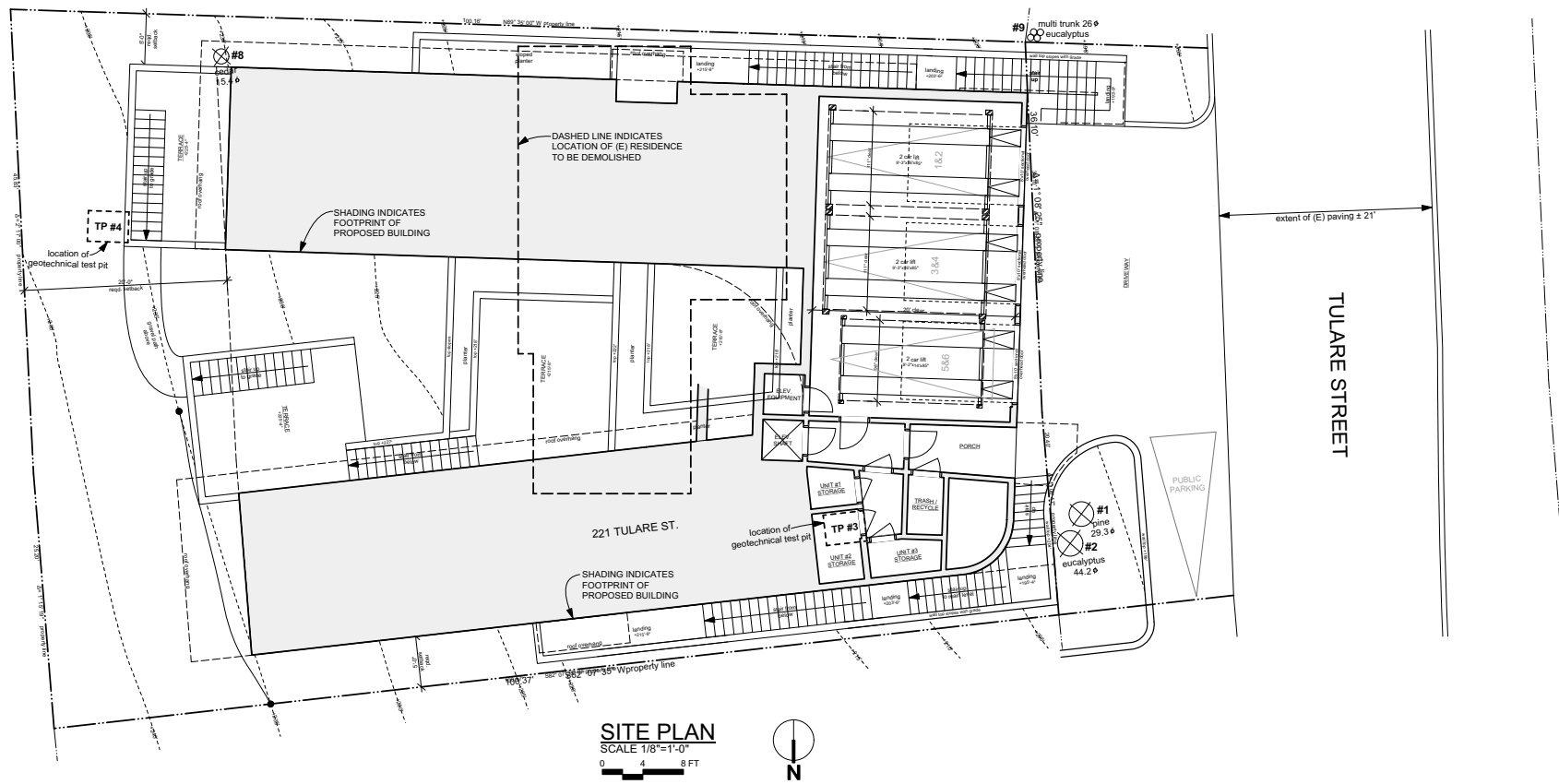
PROPOSED LANDSCAPE:

Proposed landscape area 1815' x 3635.5' minimum (10% of lot total) OK
 (8355 x 10 x 635.5' minimum)

Within front yard setback 85' = 85' minimum (15% of front yard setback) OK
 (655 x 0.15 x 65' minimum)



VICINITY MAP
N.T.S.



SITE PLAN
SCALE 1/8"=1'-0"



PROJECT DATA:

Property: 221 Tulare Street
Brisbane, 94005 CA.

APN: 007-361-120, 130

Lot area: 6355#

Average lot width: 63.8'

Max. permitted floor area:
.72 x 6355 = 4575.6# permitted

Lower floor (storage, trash, entry)	170#
Main floor (Unit #1)	832#
Upper floor (Unit #2)	704#
Upper floor (Unit #3)	850#
Top floor (Unit #2)	550#
Top floor (Unit #3)	482#
Total Livable area	3588# < 4575.6# permitted

Garage: 630#

Grand Total: 4218#

Max. permitted coverage:

.60 x 6355 = 3813# permitted

Proposed bldg. footprint: 2905# < 3813# OK

Setbacks:

Front (West) to garage	0'
to living	10'
Side (South)	5'
Rear (East)	20'
Side (North)	5'

Occupancy: U/R-3

Building Type: VB

Existing Parking:

Street parking (7' width)	4 spaces
Required (one residence)	3 spaces
	1 space "surplus"

Proposed Parking:

Street parking (7' width)	1 spaces
On site parking	6 spaces
	7 total

Requires: 6 spaces
1 spaces "surplus"
(or 1 + passing lane)

PROJECT DESCRIPTION

New four story condominium with three units and attached garage.
 Unit #1 832# with 1 bedroom, 2 bath
 Unit #2 1255# with 2 bedrooms, 2.5 bath
 Unit #3 1332# with 2 bedrooms, 2.5 bath

IMPERMEABLE SURFACES:

	Existing condition (pre-project)	Post-project condition
Building roof	952#	3,265#
Rear & Side yard, Walkways, Terraces, Driveway	404#	1,878#
Total:	1356#	5,143#

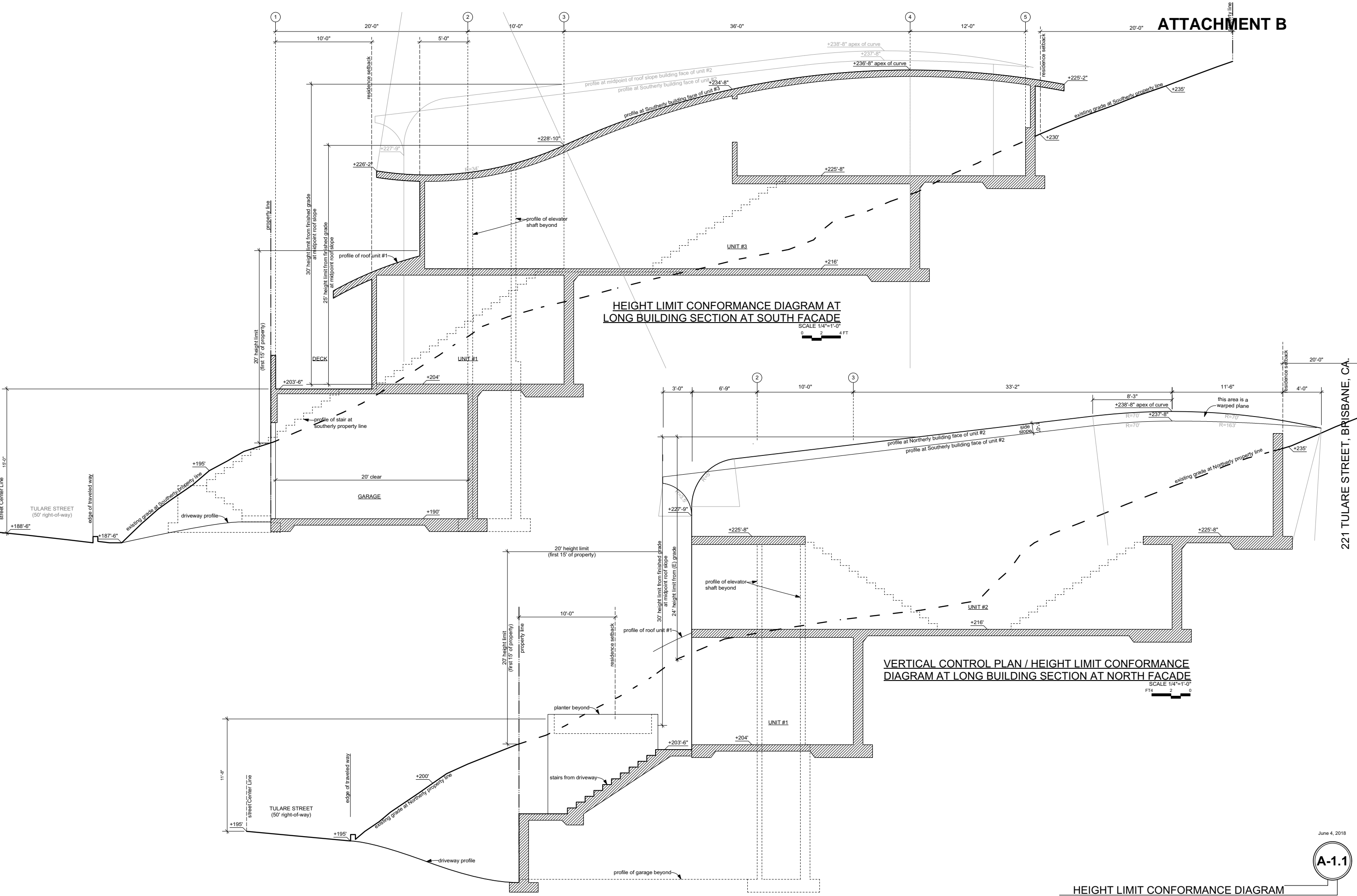
Lot area: 6,355 = (.145 ac.)
 Impervious proposed 5,143 = (.118 ac.)
 2,171 = natural/planted areas

Increase in impervious area (5,143 - 1356 = 3787 = .087 ac.)

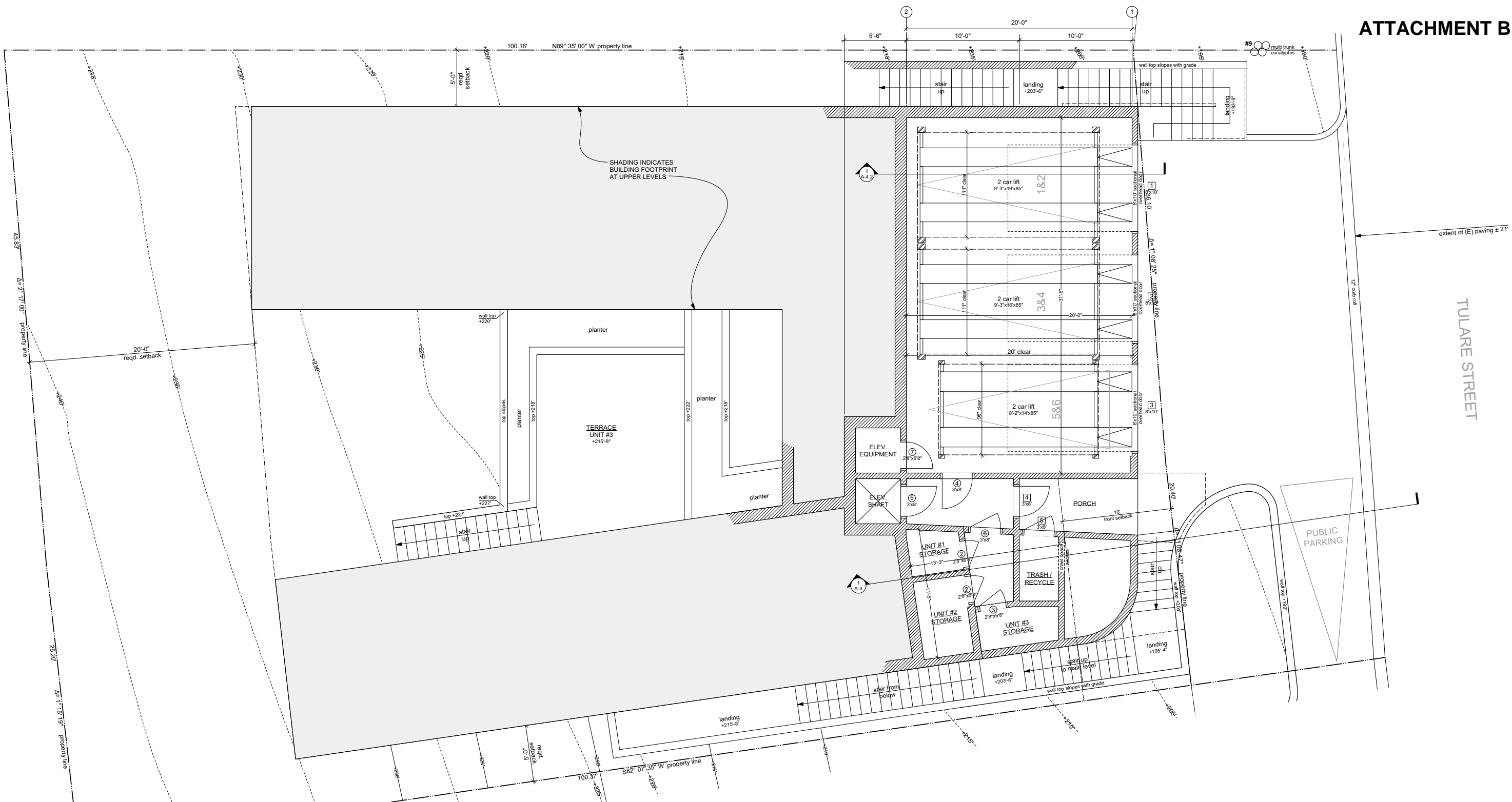
FIRE PROTECTION:
 Structure to be protected with automatic fire sprinkler system compliant with NFPA 13D.

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

221 TULARE STREET, BRISBANE, CA.



221 TULARE STREET, BRISBANE, CA.



GARAGE & LOWER FLOOR PLAN
 SCALE 1/4"=1'-0"
 elevation +193'
 630# Garage



Specs of Intended Parking Lift/Stacker System:

Auto Lift Car-Park-9,000 lb. Storage/Parking Lift
 The FP9K-DX-XLT Four Post Lift is designed and constructed to be a commercial grade lift, with industry leading Runway length & Drive-Thru width.

Specifications	AL FP9K-DS-XLT
Capacity	9,000 lbs.
Overall Length w/ Ramp	239'
Overall Length No Ramp	197"
Overall Width	123"
Overall Width w/ Power Unit	134.5"
Column Height	96"
Lifting Height	85"
Approach Ramp Length	37"
Runway Tread Width	20"
Runway Length	188.5"
Runway Height	4.80"
Clearance Between Columns	111.5"
Clearance Between Runways	39.5"
Outside to Outside Runway	79"
Clearance Under Runway	81"
Lifting Speed	90 sec.
Power	110V-15Amp / 1PH

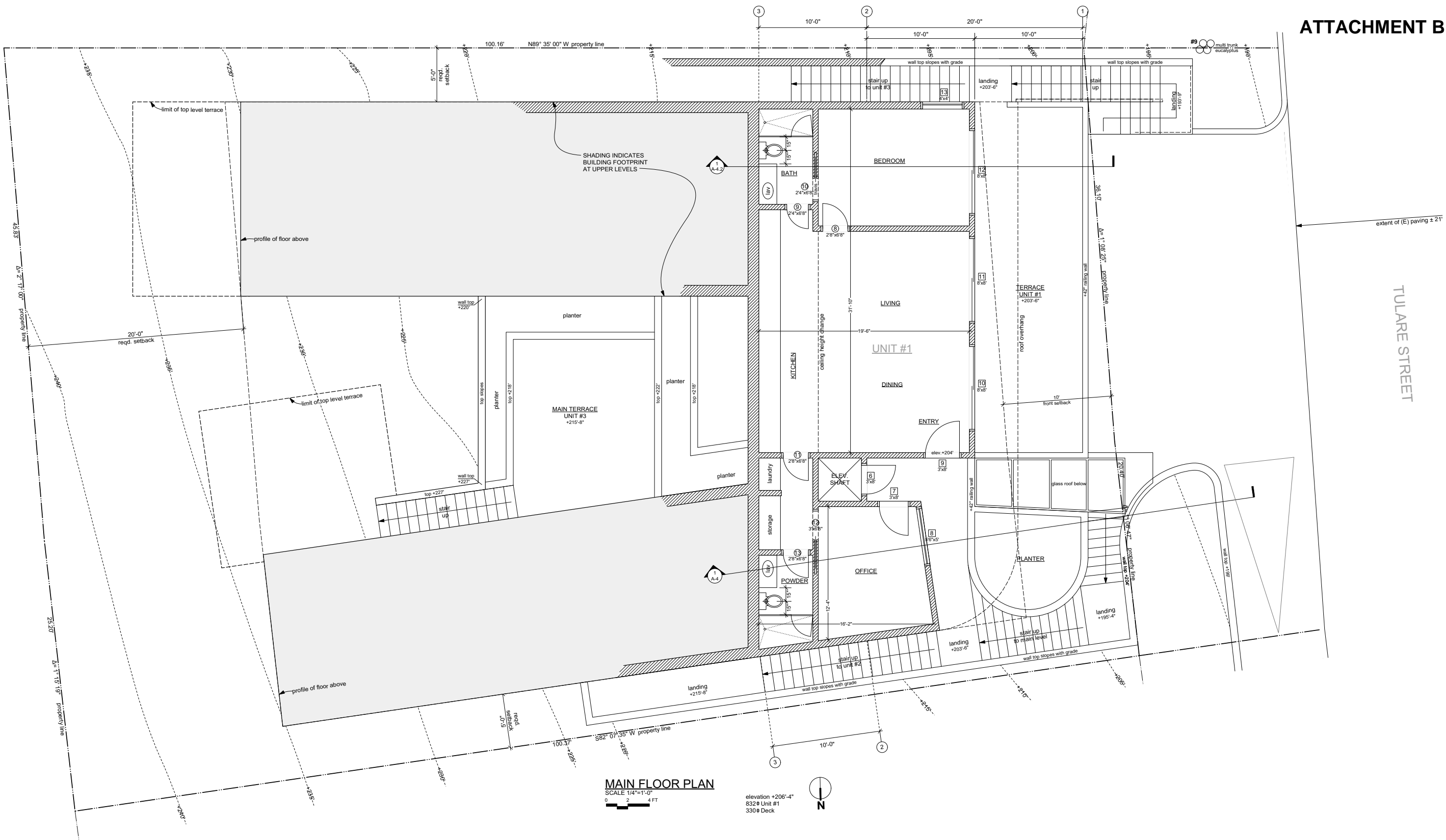
PARKING:

Existing Parking:	
Street parking (7' width)	4 spaces
Required (one per residence)	3 spaces
	1 space "surplus"

Proposed Parking:	
Street parking (9' width)	1 spaces
On site parking	6 spaces
	7 total

Requires	3 spaces
	4 spaces "surplus"

221 TULARE STREET, BRISBANE, CA.

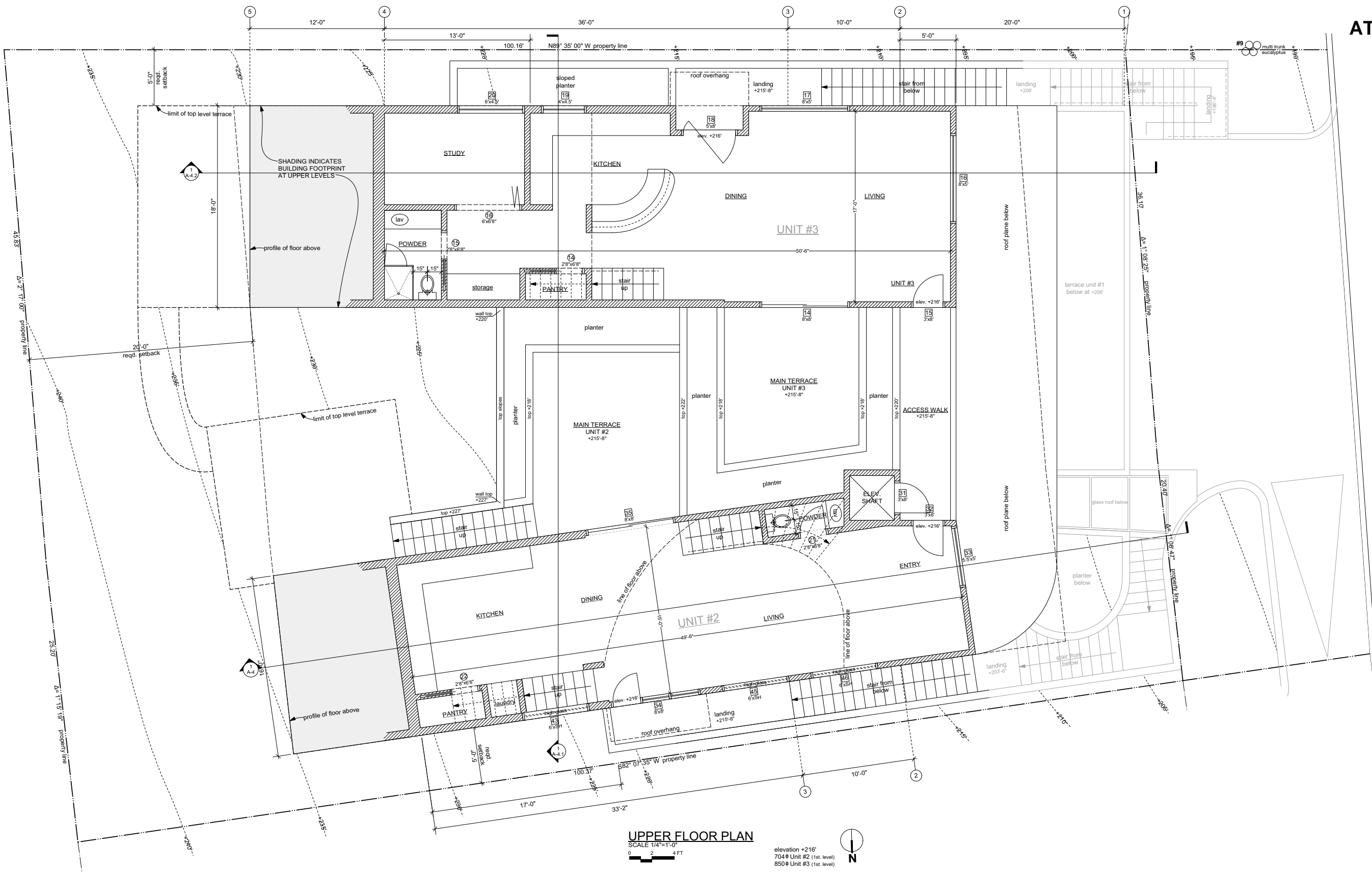


MAIN FLOOR PLAN

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

elevation +206'-4"
832# Unit #1
330# Deck





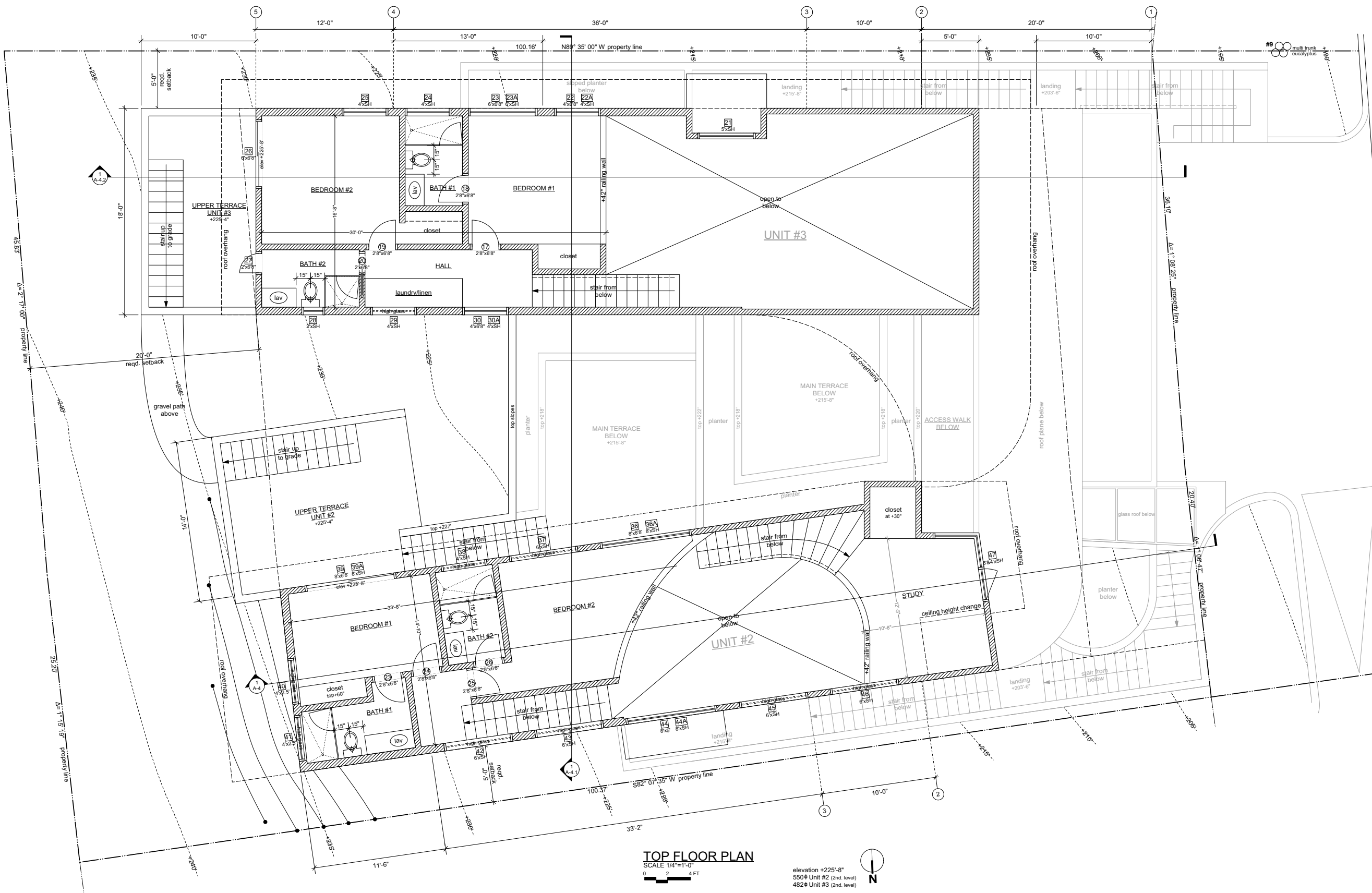
UPPER FLOOR PLAN
 SCALE 1/4"=1'-0"
 0 2 4 FT

elevation +216'
 704# Unit #2 (1st. level)
 850# Unit #3 (1st. level)



TULARE STREET

221 TULARE STREET, BRISBANE, CA.



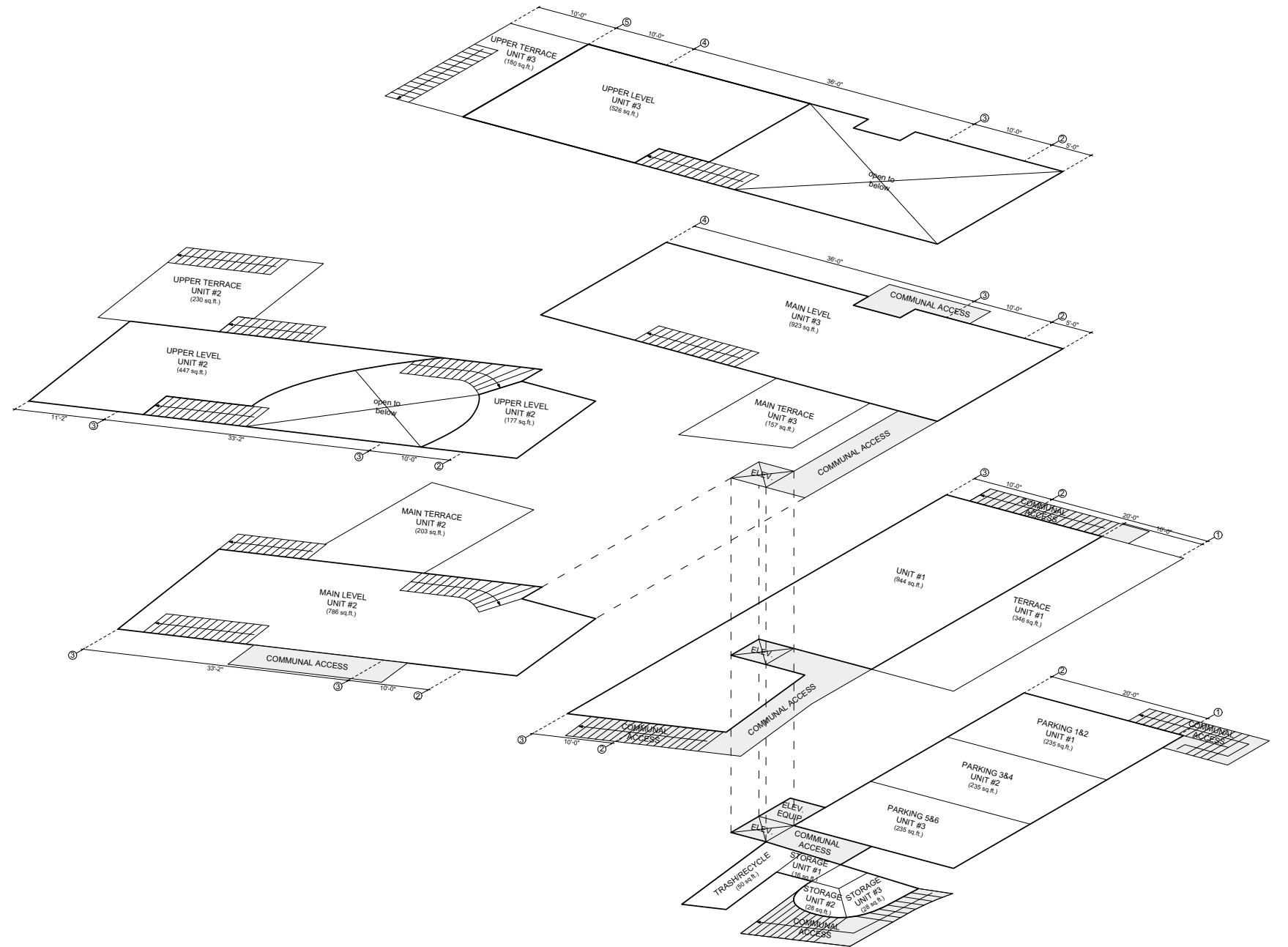
TULARE STREET

221 TULARE STREET, BRISBANE, CA.

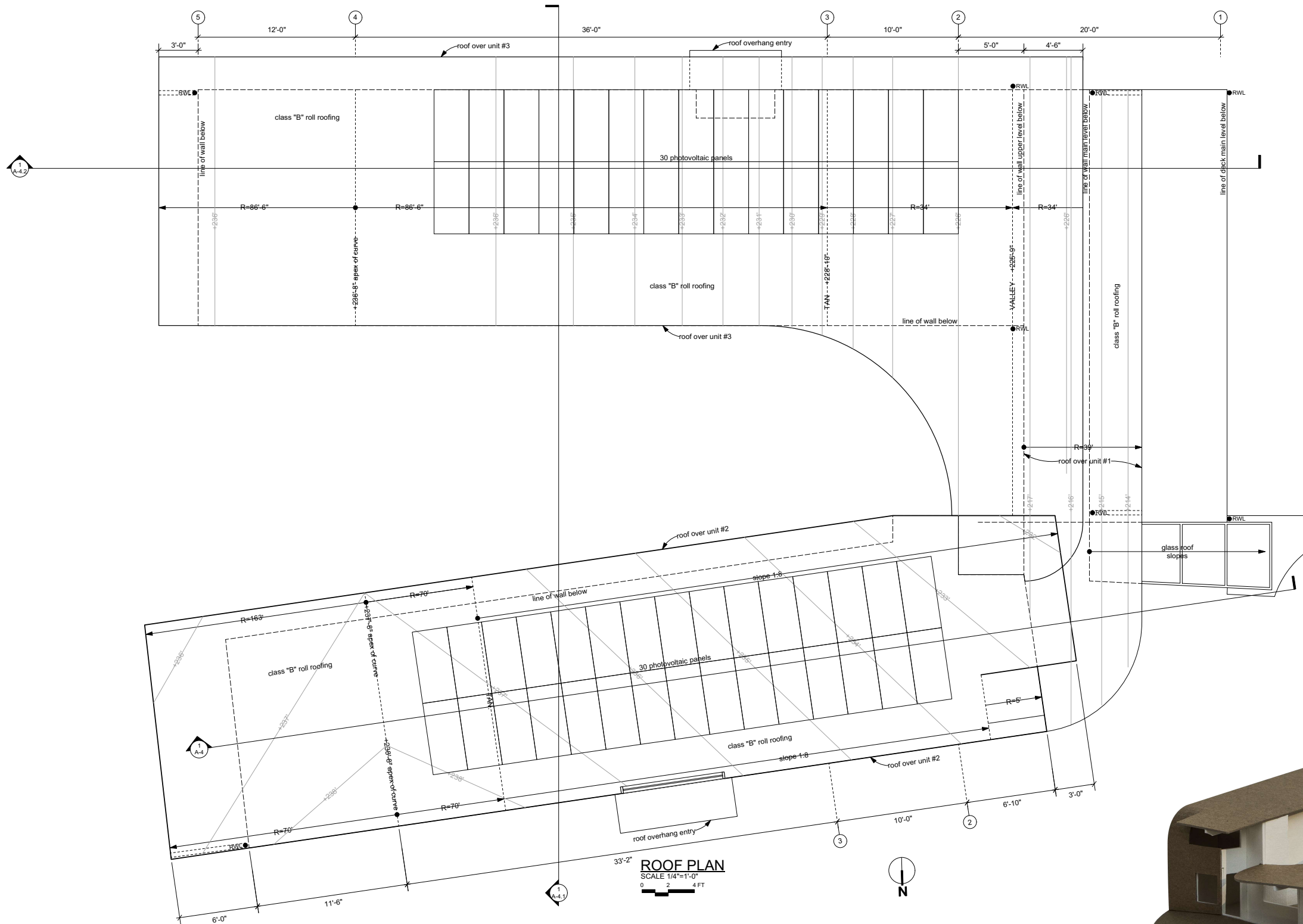
TOP FLOOR PLAN
 SCALE 1/4"=1'-0"
 0 2 4 FT

elevation +225'-8"
 550# Unit #2 (2nd level)
 482# Unit #3 (2nd level)

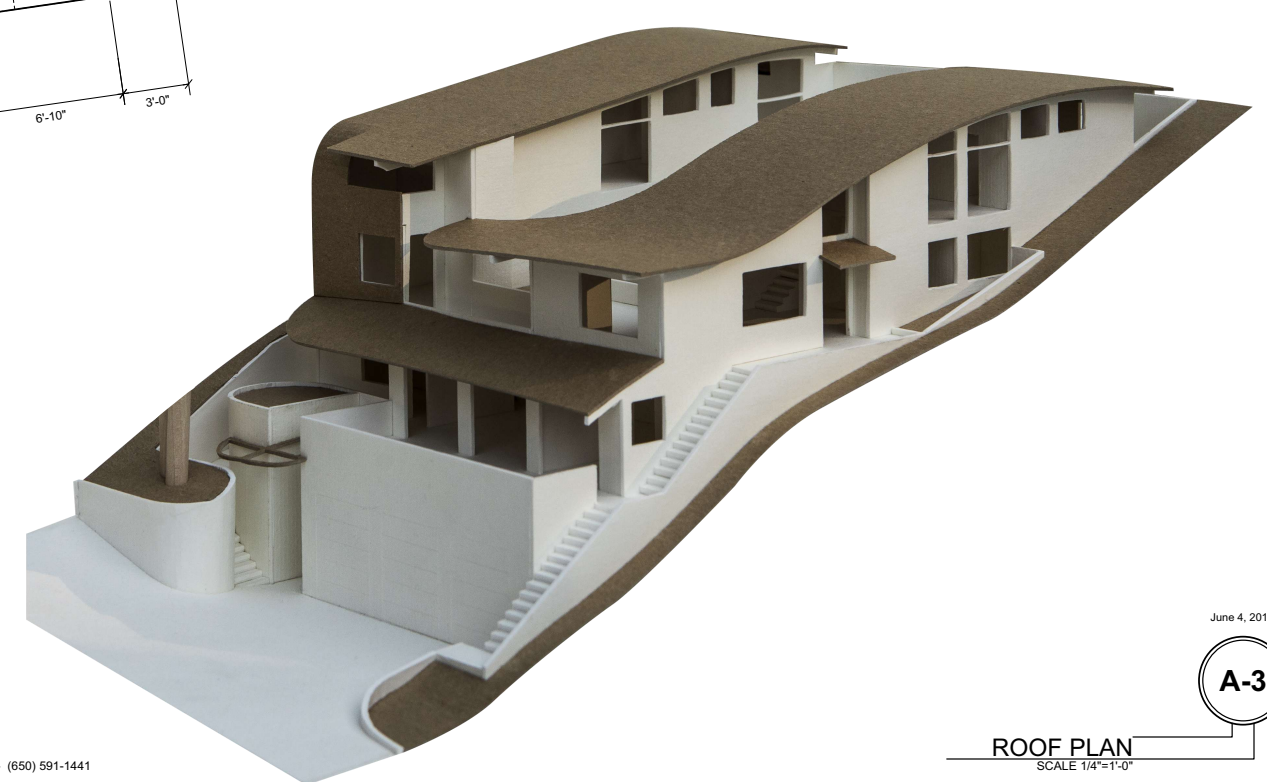




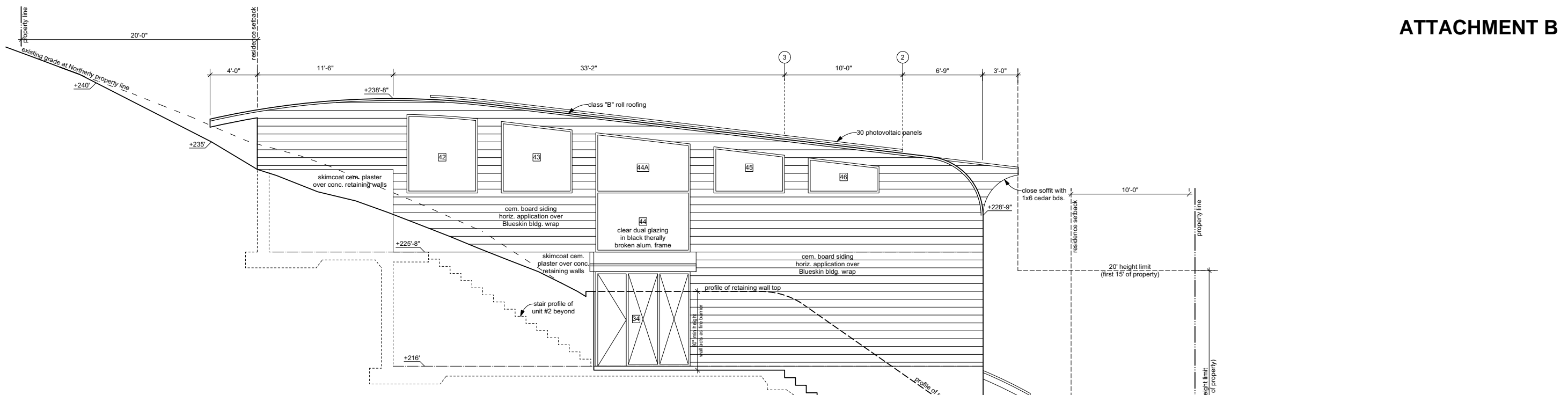
221 TULARE STREET, BRISBANE, CA.



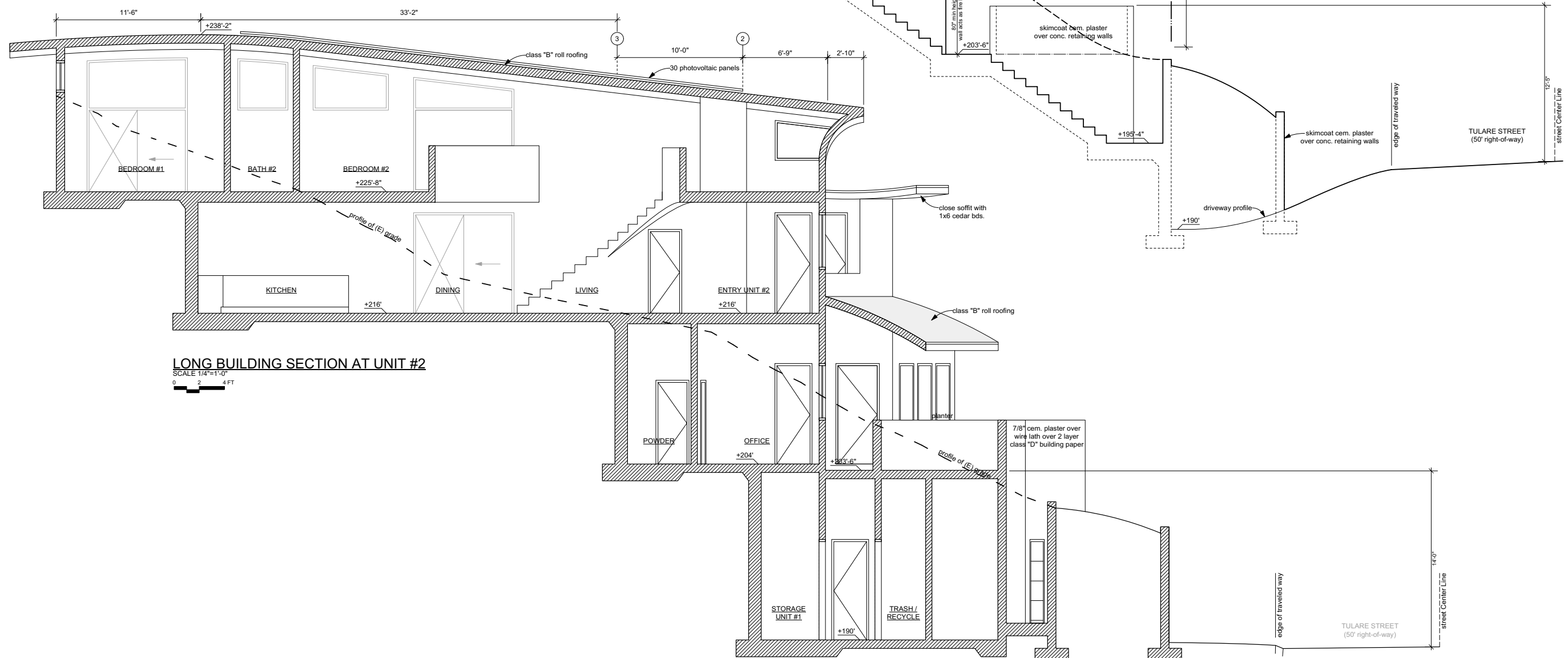
ROOF PLAN
SCALE 1/4"=1'-0"
0 2 4 FT



221 TULARE STREET, BRISBANE, CA.



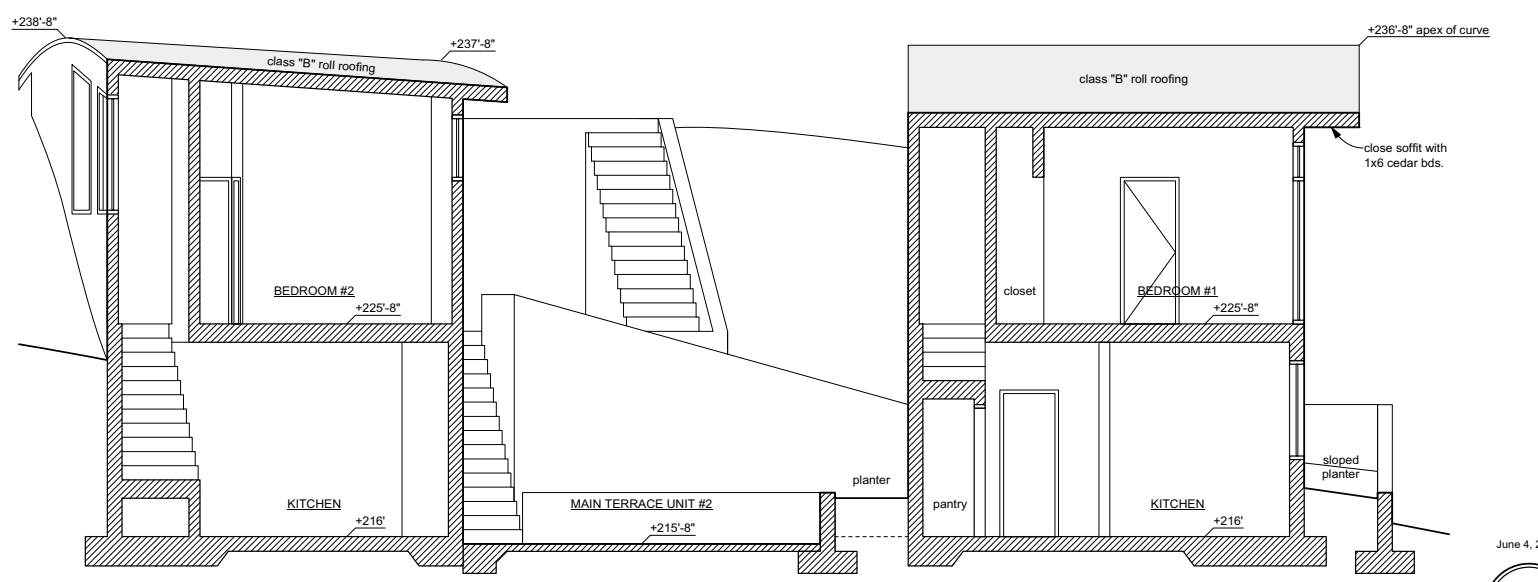
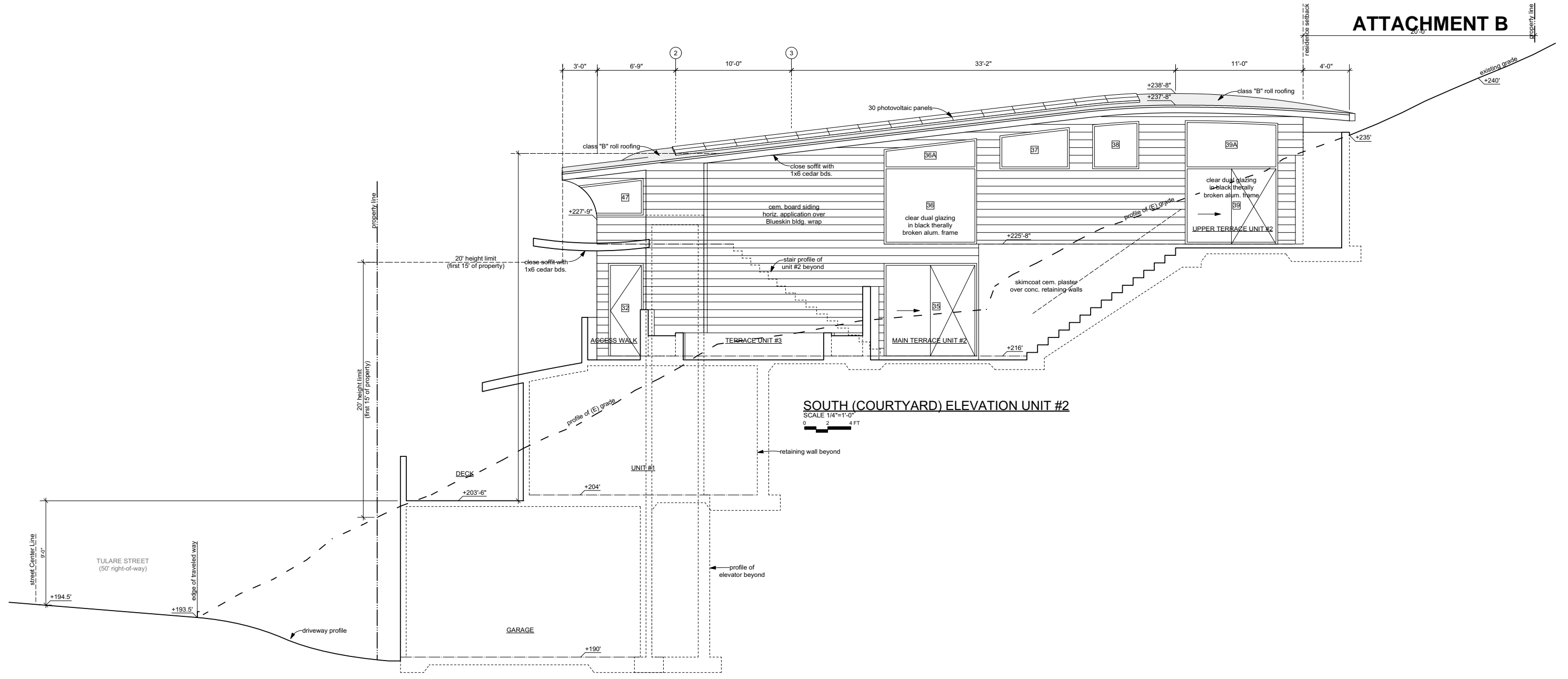
NORTH (SIDE) ELEVATION UNIT #2
SCALE 1/4"=1'-0"
0 2 4 FT



LONG BUILDING SECTION AT UNIT #2
SCALE 1/4"=1'-0"
0 2 4 FT

NORTH ELEVATION UNIT #2, LONG BUILDING SECTION AT UNIT #2
SCALE 1/4"=1'-0"

221 TULARE STREET, BRISBANE, CA.



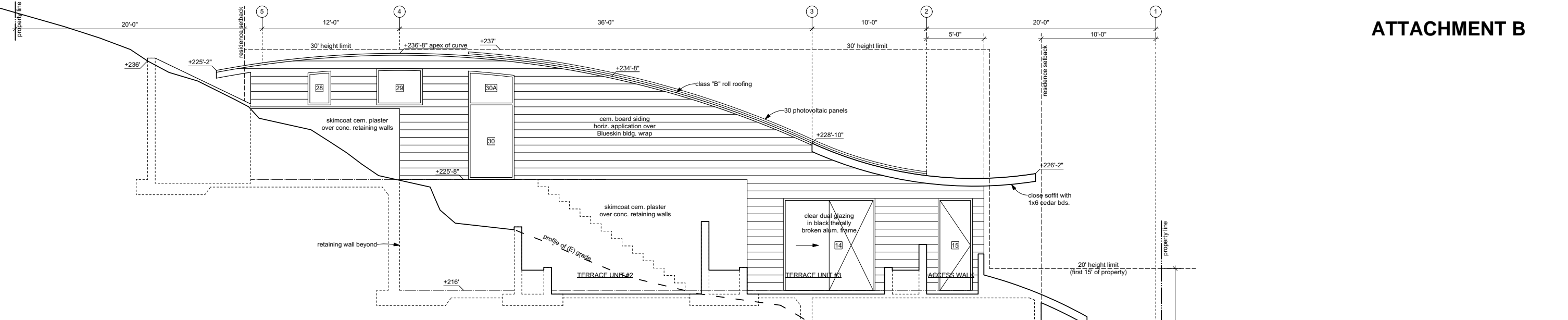
CROSS SECTION
SCALE 1/4"=1'-0"

SOUTH ELEVATION UNIT #2,
EAST ELEVATION, CROSS SECTION
SCALE 1/4"=1'-0"

221 TULARE STREET, BRISBANE, CA.

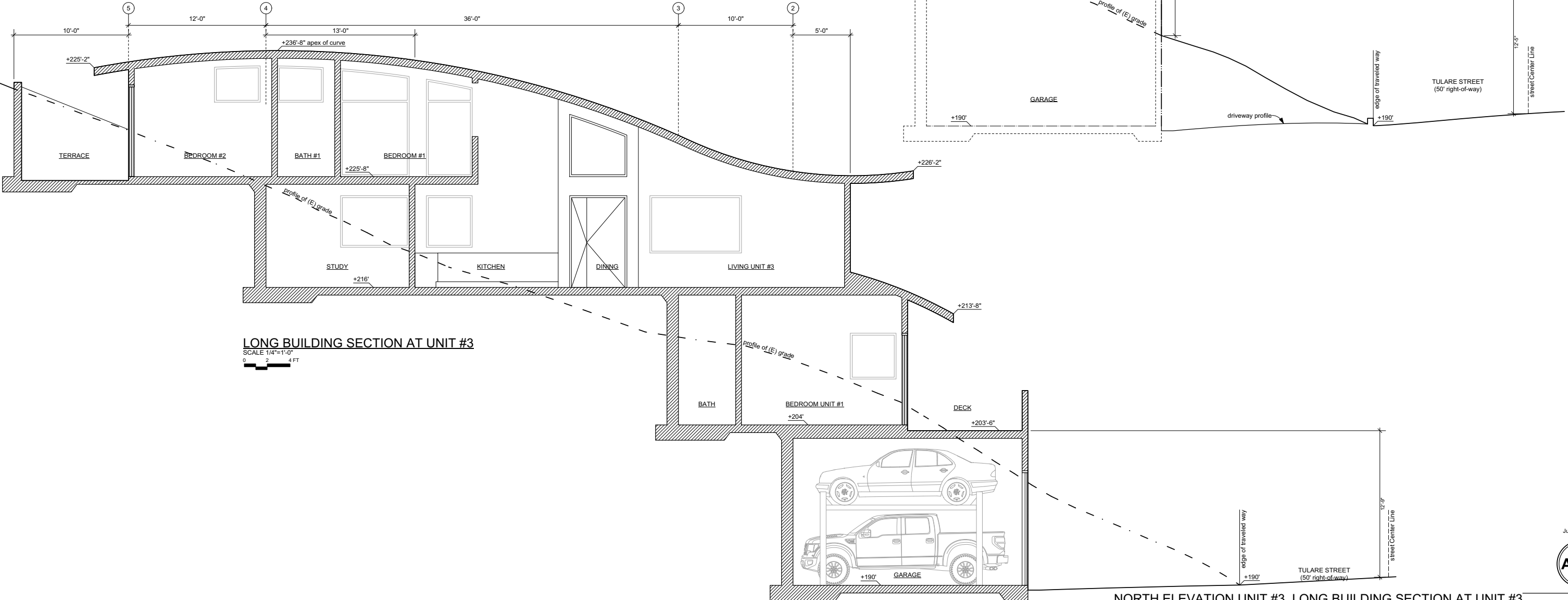
June 4, 2018

A-4.1



NORTH (COURTYARD) ELEVATION UNIT #3

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

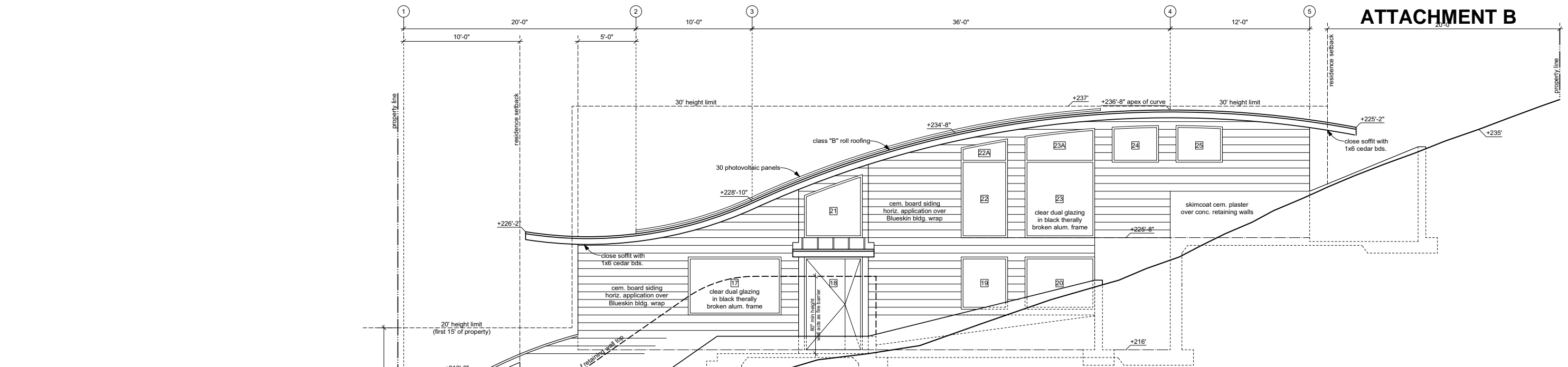


LONG BUILDING SECTION AT UNIT #3

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

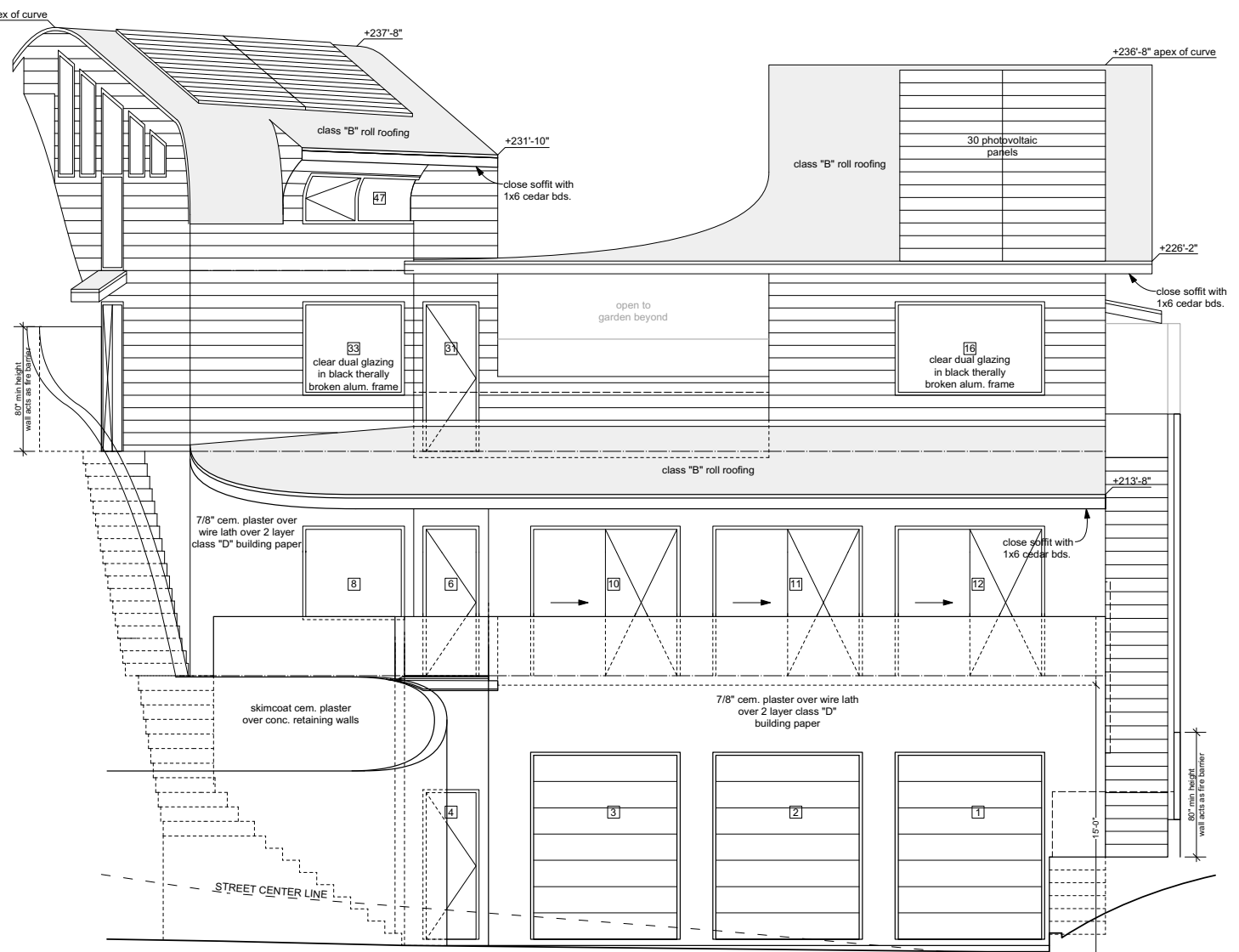
NORTH ELEVATION UNIT #3, LONG BUILDING SECTION AT UNIT #3

SCALE 1/4"=1'-0"



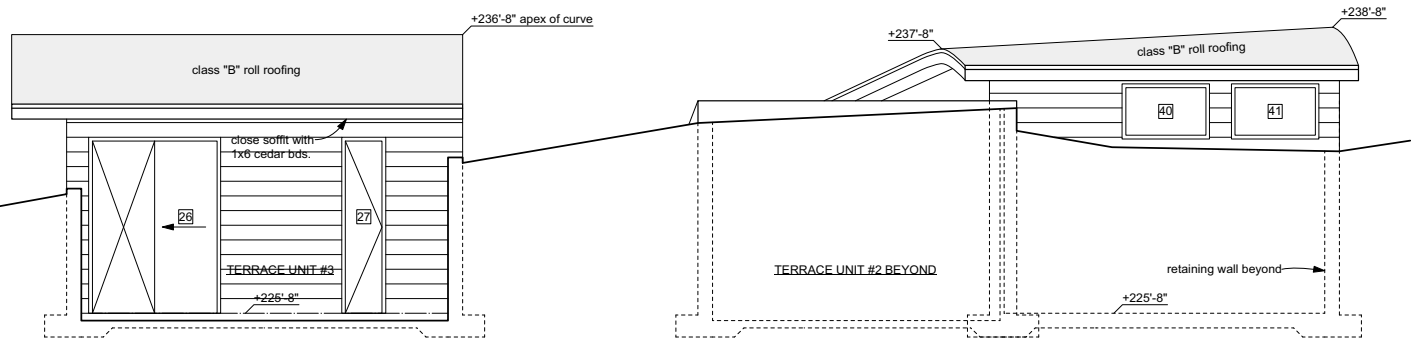
SOUTH (SIDE) ELEVATION UNIT #3

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



WEST (FRONT) ELEVATION

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

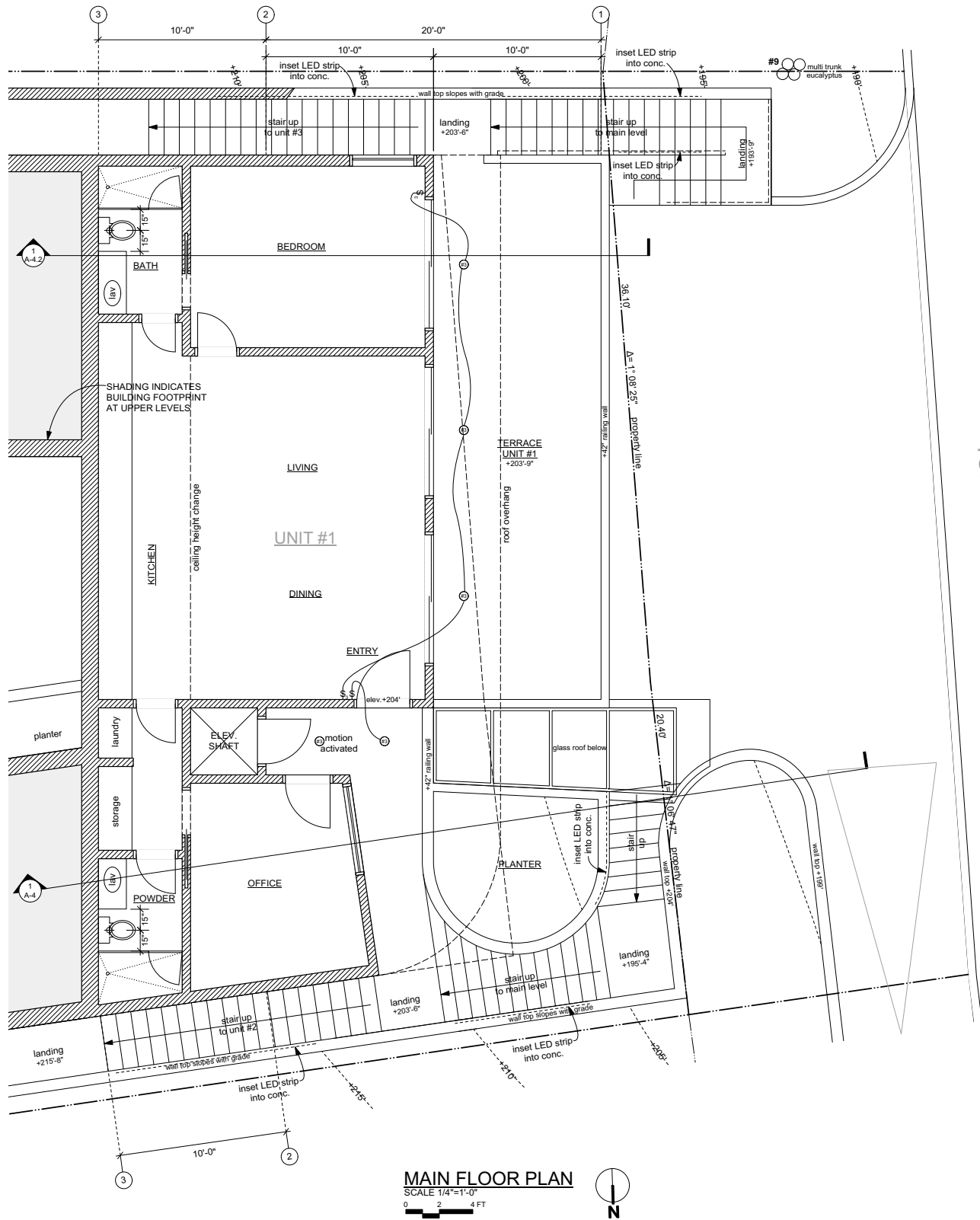


EAST (REAR) ELEVATION

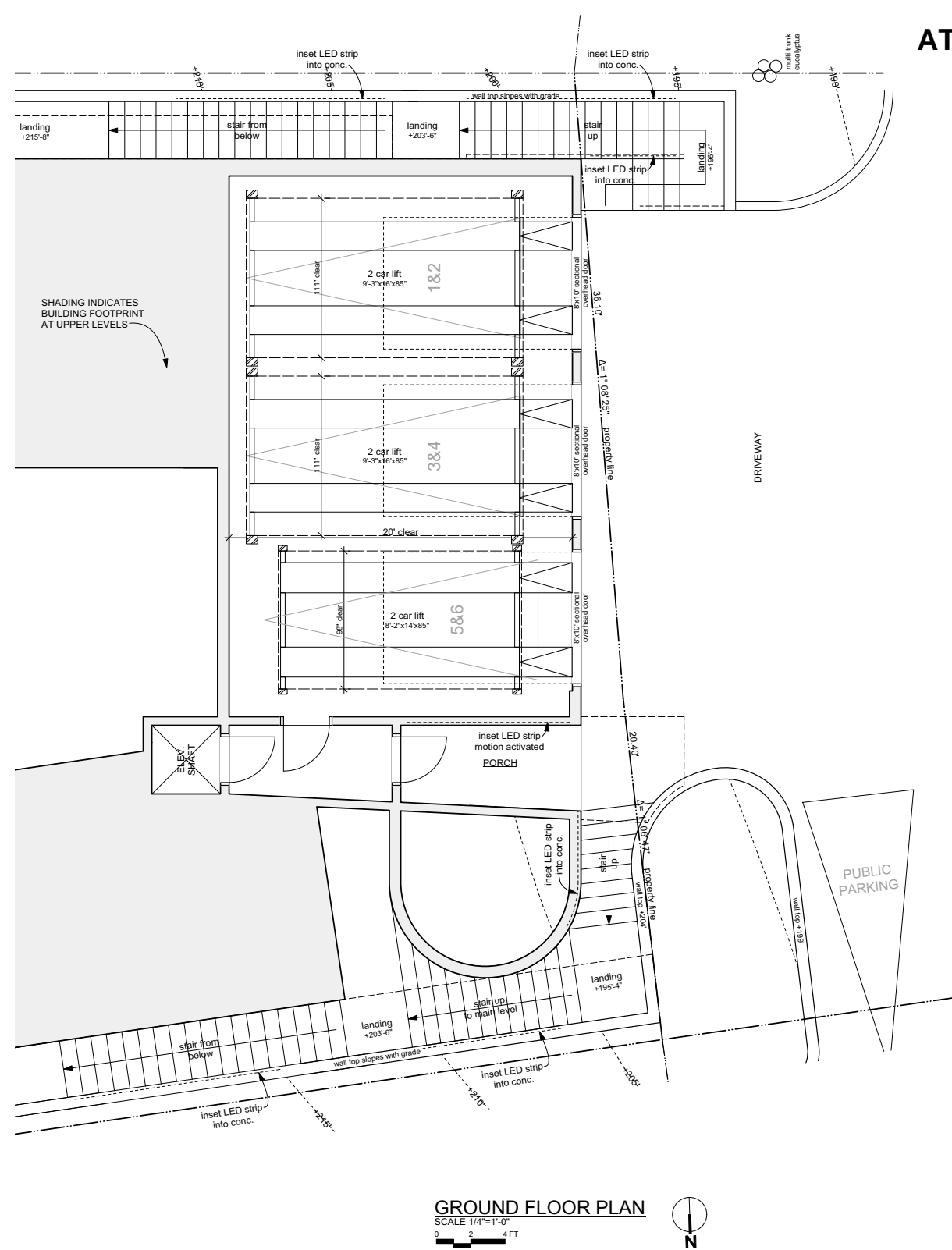
SCALE 1/4"=1'-0"
0 2 4 FT

SOUTH ELEVATION UNIT #3, WEST ELEVATION

SCALE 1/4"=1'-0"



MAIN FLOOR PLAN
SCALE 1/4"=1'-0"
0 2 4 FT



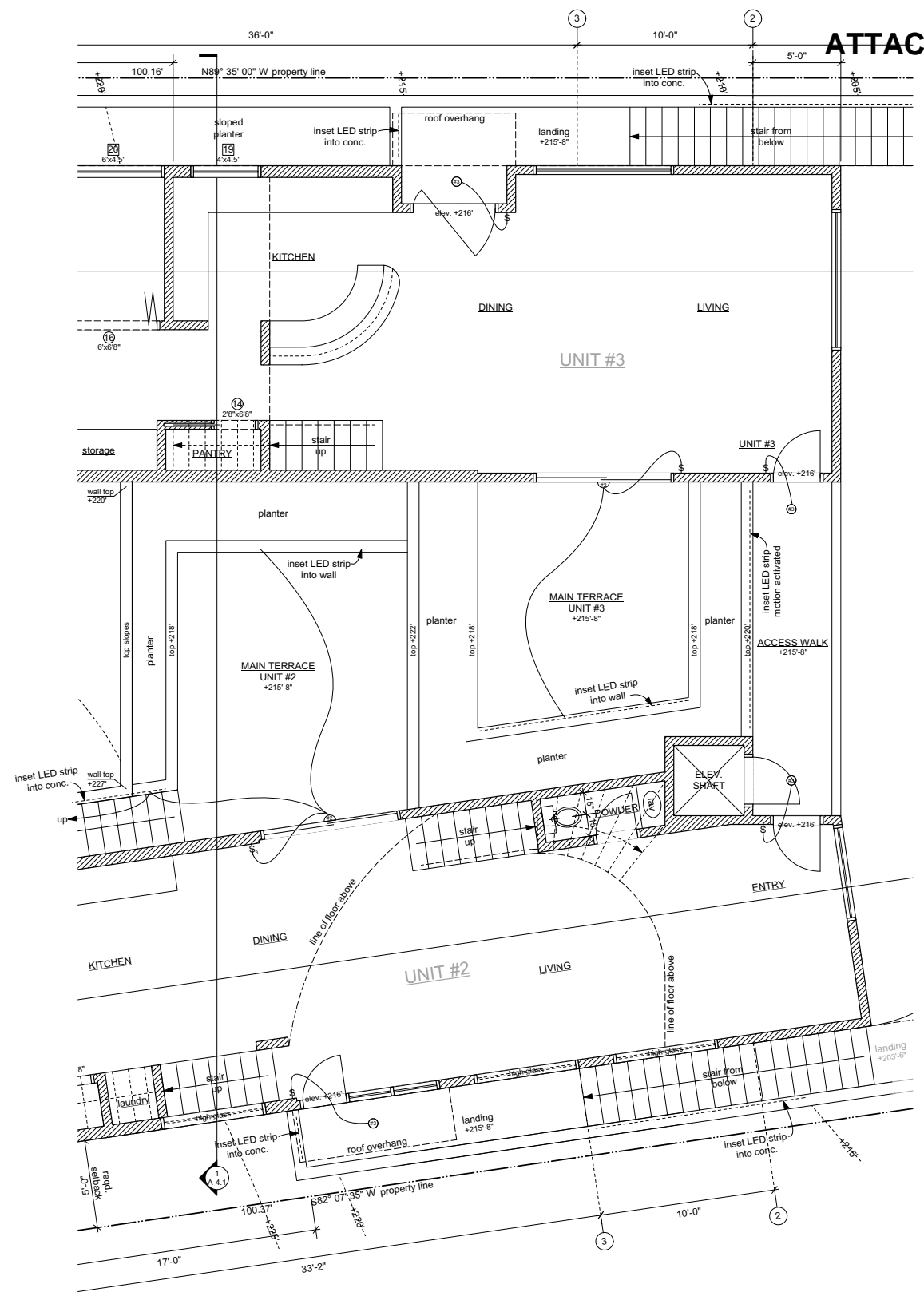
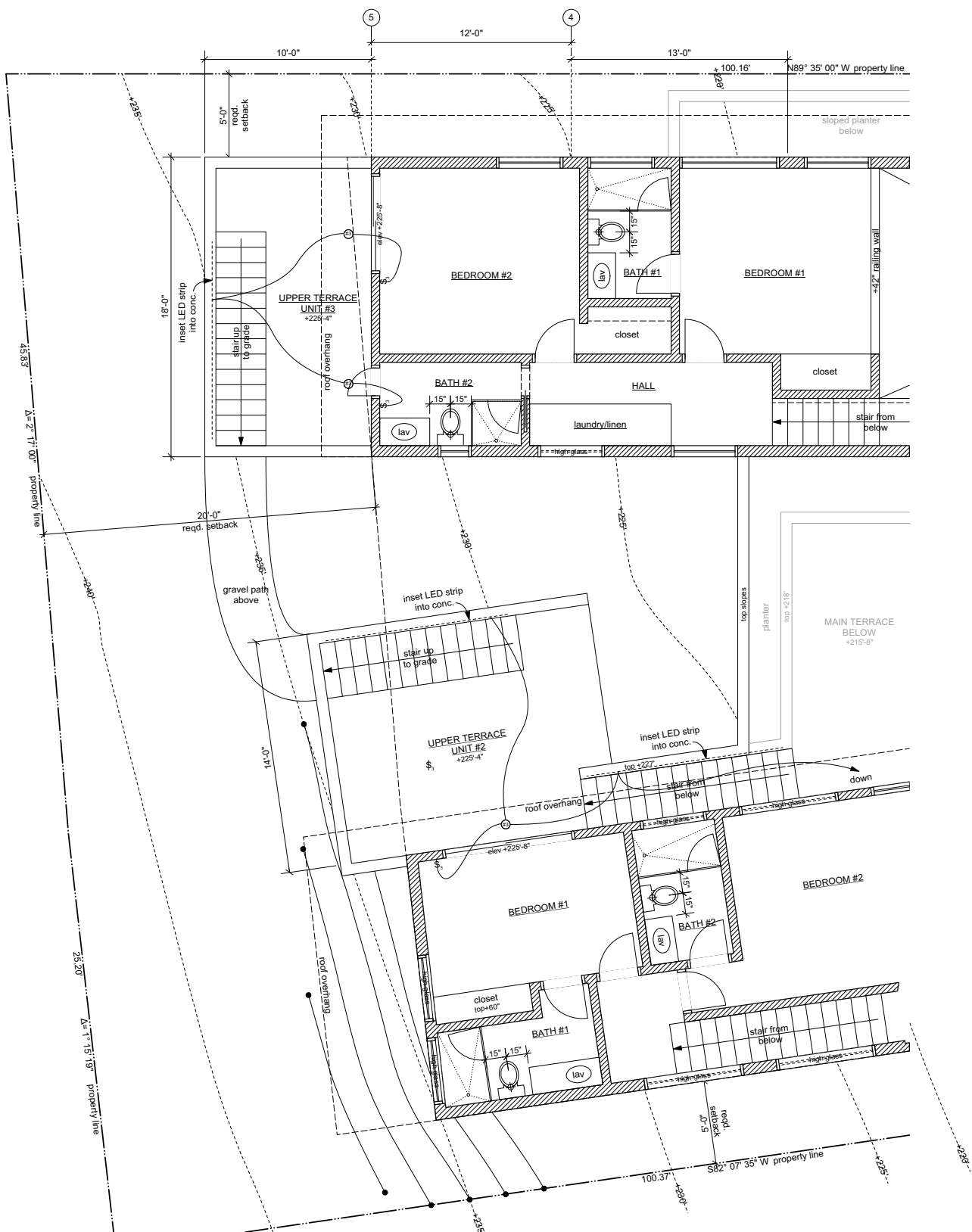
GROUND FLOOR PLAN
SCALE 1/4"=1'-0"
0 2 4 FT



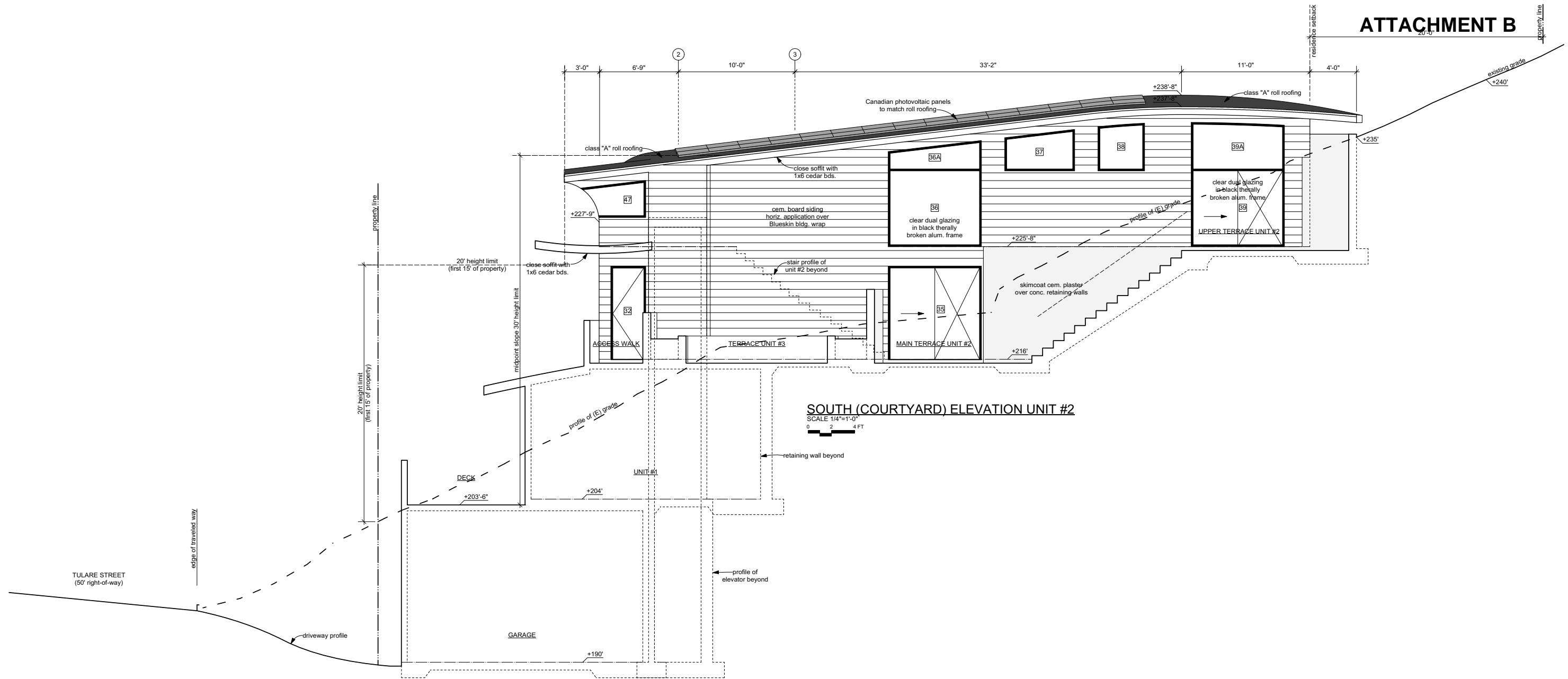
Ⓢ	Switch single pole		
Ⓢ	Switch three way		
⋯	Diode LED	Valent LED tape light 2700K DI-12V-1VA27-9016	16.4ft spool valent LED strip light 0.4"W x 0.05"H 2.2W (wattage per foot)
Ⓢ	Kuzco	LED Wall Sconce P1143-066-L	Sand Black - Etched White Glass 8"W x 5"H x 3.5"D Ext. 14W LED (248 lumens)
Ⓢ	Kuzco	Ceiling light 51561	Brushed Nickel & Chrome - White Opal Glass 31/8"H x 12" Dia. 60W LED

June 4, 2018






A-5.2



⌚	Switch single pole		
⌚	Switch three way		
⌚	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)
⌚	Kuzco	LED Wall Sconce P1143-066-L	Sand Black - Etched White Glass 8"W x 5"H x 3.5" Ext. 14W LED (248 lumens)
⌚	Kuzco	Ceiling light 51561	Brushed Nickel & Chrome - White Opal Glass 31/8"H x 12" Dia. 60W LED



EXTERIOR MATERIAL SPECIFICATIONS:

Roofing	Class "A" Fire Resistive Roll Roofing Local Supplier	CertainTeed "Colonial Slate" roll roofing 39-3/8" x 32' 11"	
Concrete Walls	Stucco / Plaster Sand finish	Finish coat of C.P. over wire lath over conc. structural wall	
Wood Frame Walls	Cement board Local Supplier	Cement board 1x6 shiplap pattern siding	
Glazing	Alufront Thermally broken alum. frames	Clear dual glazing matte Black finish	
Soffit	Local Lumber Supplier	Native Red Cedar 1x6 board natural finish	

221 TULARE STREET, BRISBANE, CA.