

**PLANNING COMMISSION
AGENDA REPORT**



**CITY OF MILLBRAE
621 Magnolia Avenue
Millbrae, CA 94030**

SUBJECT: A study session on a Design Review Permit application to allow a significant demolition of an existing single story single-family residence and the construction of a two-story single-family residence in the Single-Family Residential (R-1) Zoning District. (Study Session). ATTACHMENTS: 1. Project Plans 2. Project Description 3. Neighbor Consultation Forms 4. Site Photos 5. Color & Material Samples 6. 25 Manzanita View Photograph 7. 40 Manzanita Design Options Analysis 8. 40 Manzanita Single-Story Addition and Lowered Plate Heights Graphics 9. Arborist Report 10. Photograph from Rear Yard – 40 Manzanita 11. 40 Manzanita Additional Side Setback Option Graphics 12. 40 Manzanita Story Poles and Proposed Addition Graphic	Report No. 5a
	For Agenda of: November 1, 2021
	Address: 40 Manzanita Court
	Department: Community Development
	Originator: Nestor Guevara, Associate Planner
	Approved: Roscoe Mata, Planning Manager
	Property Owner: Cindy Phun
	Applicant: David Kuoppamaki
	Application submittal date: January 13, 2021
	Application deemed complete date: October 4, 2021
Prior Planning Commission meeting date(s): none	

REPORT TYPE: <input type="checkbox"/> ACTION <input checked="" type="checkbox"/> INFORMATIONAL
ITEM TYPE: <input type="checkbox"/> CONSENT <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> EXISTING BUSINESS <input checked="" type="checkbox"/> NEW BUSINESS

EXECUTIVE SUMMARY

Staff is seeking Planning Commission input on the application for significant demolition of an existing single-story residence and the construction of a two-story single-family residence in a Single-Family Residential (R-1) Zoning District. The proposal is subject to Planning Commission design review since it is a substantial construction with a new second story over 500 sq. ft.

The existing property is a single-story home on an 19,413 sq. ft. interior lot. The 2,422 sq. ft. ranch style home contains three bedrooms, two bathrooms, a living room, a family room, a kitchen, a dining room, an entry, and an attached 2-car garage. The existing roof pitch is 5:12.

The proposed home is a two-story contemporary ranch style home. The proposed first story includes two bedrooms, two bathrooms, a kitchen, a family room, a dining room, a living room, a

mudroom, an entry, and an attached two-car garage. The proposed second story includes three bedrooms, two bathrooms, a laundry room, a loft, and a walk-in closet. The proposed roof pitch is 4:12.

The FAR will increase from 17% to 53% (55% is the allowable maximum). The lot coverage would increase from 12% to 27% (50% is the allowable maximum).

RECOMMENDATION

Staff recommends that the Planning Commission receive a presentation, review the project, consider the public testimony and provide staff with direction regarding a significant demolition of an existing single-story residence and the construction of a two-story single-family residence in a Single-Family Residential (R-1) Zoning District.

LOCATION AND SURROUNDING USES

The project site is in the Mills Estate neighborhood. Manzanita Court is cul-de-sac at the end of Manzanita Drive. The 19,413 sq. ft. interior lot contains a 2,422 sq. ft. home, including a two-car attached garage, is zoned Single-Family Residential (R-1) and identified in the General Plan as Low Density Residential.

Project Address: 40 Manzanita Court					
	Site	North	South	East	West
General Plan	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential
Zoning	R-1	R-1	R-1	R-1	R-1

PROPOSAL

The proposed project includes the significant demolition of an existing single-story residence and the construction of a two-story single-family residence. The proposed first story includes two bedrooms, two bathrooms, a kitchen, a family room, a dining room, a living room, a mudroom, an entry, and an attached two-car garage. The proposed second story includes three bedrooms, two bathrooms, a laundry room, a loft, and a walk-in closet. The proposed roof pitch is 4:12.

The home's building height would increase from 14'-9" to 28'-7". All ground floor and upper story setbacks would be met. The proposed two-car garage satisfies the required covered parking per the zoning code. The proposal complies with all other R-1 Zone development standards.

The existing home measures 2,422 square feet, including the attached garage. The proposed home would increase the total FAR to 7,645 including ceiling heights greater than nine feet. As a result, the FAR will increase from 17% to 53% (55% is the allowable maximum) and the lot coverage would increase from 12% to 27% (50% is the allowable maximum).

ISSUES & ANALYSIS

The proposed new construction complies with minimum and maximum development standards as follows (existing non-conforming in *italics*; proposed non-compliant in bold *italics*):

Interior Lot	Requirement	Existing	Proposed
Building Setbacks			
1 st Floor Front Setback	20'	20'	No Change
1 st Floor Side Setback WEST	5'	5'	No Change
1 st Floor Side Setback EAST	5'	20'-3"	10'-3"
1 st Floor Rear Setback	10'	135'	140'
2 nd Floor Front Setback	10'	N/A	10'
2 nd Floor Side Setback WEST	10'	N/A	10'
2 nd Floor Side Setback EAST	4'	N/A	4'
	Gross Area	Existing	Proposed
Site Area	19,413 SF	19,413 SF	No Change
Maximum Lot Coverage	50% (9,706 SF)	12% (2,422 SF)	27% (5,178 SF)
Maximum Floor Area Ratio	55% (7,843 SF)	17% (2,422 SF)	53% (7,645 SF)
Maximum Building Height	30'	14'-9"	28'-7"
Minimum Rear Yard Open Space	1,000 SF	7,908 SF	No change
Enclosed Parking	2 Garage Spaces	2 Garage Spaces	3 Garage Spaces

Design Review

Section 10.05.1150 (Architectural, Landscaping and Site Plan Consideration) of the Millbrae Municipal Code requires Design Review, pursuant to the City's adopted Residential Design Guidelines, for significant alterations to an existing development and for second story additions greater than 500 square feet. The required Design Review Permit findings for this project are below:

- a. The architectural, landscaping, and general appearance of the proposed building or structure and grounds are in keeping with the character of the neighborhood;
- b. The project complies with all applicable development regulations;
- c. The project complies with the intent of the adopted design review guidelines, including a finding that the project will not cause a significant visual impact to neighboring views from principal rooms of a residence unless it is proven by the applicant that there is no other viable or cost-effective alternative; and
- d. The proposal is not detrimental to the orderly, harmonious and safe development of the city and will not impair the desirability of investment or occupation in the neighborhood in which the building or structure is proposed to be erected.

The existing home is a single-story ranch style home similar to other buildings in the neighborhood. The front exterior is a light-yellow siding, with white window trim, wood doors,

white wood garage doors with stone features along the front of the house. The roof is a hip style with asphalt shingles. The existing roof pitch is 5:12.

The proposed house is a contemporary ranch style home, featuring stucco on both the first and second stories, stone feature on the first story, composite black shingles and black wood garage doors. The windows will be black frame trimless windows. The proposed roof pitch ratio will be 4:12.

Staff held multiple meetings with the applicant and homeowner regarding the design of the proposed house. Initially, the house had a more modern design. The original submittal included flat roof elements, standing seam metal roofing and a modern garage door. Staff worked with the applicant to include composite shingle roofing instead of the standing seam metal roof, eliminate the flat roof elements in favor of a pitched roof, similar to other homes in the immediate vicinity, and substitute the garage door material to wood.

Neighborhood Character

The majority of homes in the area are one- and two-story homes and are generally ranch style with cross hipped and cross gabled roof designs, with some Mediterranean style architecture present as well. The existing residence is situated on a cul-de-sac street. The house has views of the San Francisco Bay from the rear. The subject building was built in 1962.

Parking

The project site contains an existing 445 sq. ft. two-car, enclosed and attached garage. The proposed project contains a 643 sq. ft. enclosed and attached garage. Pursuant to section 10.05.2100 of the Zoning Ordinance, two garage spaces are required per single-family-dwelling. The proposed enclosed parking of 643 square feet provided on the site exceeds the 400 square feet required by the Zoning Ordinance and conforms to the recommended parking guidelines of two-enclosed spaces.

Neighborhood Response

In accordance with the City of Millbrae Community Development Departments' Submittal Requirements for Residential Development to notify each adjacent property owner abutting the project site, a total of four Proof of Neighbor Consultation forms from the adjacent residences have been submitted as follows:

Response	#	Address	Date Applicant Sent	Date Received by Staff
Support	0			
Oppose	2	25 Manzanita 30 Manzanita	11/10/20 11/10/20	3/8/21 11/23/20
Unreturned	2	219 Sebastian 50 Manzanita	11/10/20 11/10/20	N/A N/A

Both the neighbor directly across the street at 25 Manzanita and the adjacent east side neighbor at 30 Manzanita returned the Neighbor Consultation forms in opposition to the proposed

development, as found in [Attachment 3](#). The neighbor concerns and staff's analysis are described below.

25 Manzanita Concerns

The adjacent neighbor directly across the street at 25 Manzanita expressed concerns regarding loss of view in their neighbor consultation form. As part of the Neighbor Consultation process, the applicant was required to provide all adjacent neighbors with a set of plans along with the project description. The neighbors were provided with an opportunity to return the consultation form either in support or opposition to the proposal, with an opportunity to provide comments. During the neighbor consultation process, the applicant at 40 Manzanita reached out to the concerned neighbor at 25 Manzanita in order to discuss the project and try to resolve any concerns regarding the proposed second story.

After discussions with the neighbor did not result in a resolution, staff contacted the concerned neighbor and was able to obtain a photograph of the affected view, found as [Attachment 6](#). The photograph was taken from the second story rumpus room at 25 Manzanita, which is the window above the attached garage. The photograph shows a view of the San Francisco Bay and the Easy Bay Hills in the distance. It appears the proposed second story addition to 40 Manzanita would affect the existing view.

Staff held multiple meetings with the project applicant and homeowner regarding the neighbor's view concerns. Staff directed the project applicant to prepare some options that could possibly reduce the effect of view loss for the residents at 25 Manzanita. The applicant prepared a two-page analysis documents, along with accompanying graphics and renderings. The analysis is found as [Attachment 7](#). In the applicant's analysis, a series of options were examined, including:

- *Single-story addition option:* The applicant included an option of only a one-story addition. However, the lot contains an easement in the rear, as well as significant slope, that limits from the developable area. The applicant prepared a rendering of what a first-story addition would look like, included as [Attachment 8](#).
- *Lowering the plate heights:* The existing plate heights for both first and second stories measure 10 feet in height. An option studied by the applicant is to decrease the plate heights to 8 feet. A rendering showing how this would look like is also found as [Attachment 8](#).
- *Removal of a pine tree in the rear yard:* There is an existing pine tree in the rear of the lot at 40 Manzanita near the east side property line, which can be seen from the neighboring property at 25 Manzanita. According to an arborist report included as [Attachment 9](#), the tree is in poor health. The applicant explored removing this tree, thereby creating a slightly different view for the neighbor across the street. The applicant also included an image taken from the rear yard of 40 Manzanita looking towards the Bay, included as [Attachment 10](#).
- *Increased second story side setback:* The applicant prepared a graphic showing a second story with a seven-foot side yard setback abutting 30 Manzanita, rather than the currently proposed four-foot side setback. The graphic is included as [Attachment 11](#).
- *Story Poles:* The applicant installed story poles showing the location of the proposed new second story. An annotated photograph of the story poles, as well as a graphic showing the second story addition with the proposed four foot second-story side setback can be found as [Attachment 12](#).

In order to approve a Design Review Permit, the Planning Commissioners must make the following findings per Millbrae Municipal Code section 10.05.2500 (2):

- a. The architectural, landscaping, and general appearance of the proposed building or structure and grounds are in keeping with the character of the neighborhood;*
- b. The project complies with all applicable development regulations;*
- c. The project complies with the intent of the adopted design review guidelines, including a finding that the project will not cause a significant visual impact to neighboring views from principal rooms of a residence unless it is proven by the applicant that there is no other viable or cost-effective alternative; and*
- d. The proposal is not detrimental to the orderly, harmonious and safe development of the city and will not impair the desirability of investment or occupation in the neighborhood in which the building or structure is proposed to be erected.*

Staff requests Planning Commission input with respect to the design review standards including finding ‘c,’ which includes the language that states “...including a finding that the project will not cause a significant visual impact to neighboring views from principal rooms of a residence unless it is proven by the applicant that there is no other viable or cost-effective alternative”. The applicant provided a series of options to address the neighbors view concerns as detailed above. A single-story addition may appear to still affect the apparent views from 25 Manzanita, while not providing the desired additional space for the applicant at 40 Manzanita when considering the easement area and slope of the lot to the rear of the home. The slope and easement area reduces development options. The applicant also provided the option of removing a Monterey Pine tree in the rear of the lot, close to the east side property line. Removing the tree would appear to create a new view towards the Bay and the East Bay hills. Additionally, the applicant provided the option of increasing the second story setback on the east side of the proposed residence to seven feet, where they are currently proposing four feet. The proposed increased setback would reduce the impact on the views slightly, but the views of the Bay and the East Bay Hills would still appear to be largely affected. The increased setback would also require significant revisions to the proposed floor plan.

The goal of the applicant is to increase the size of the home. The conditions of the lot limit the developable area for the residence. The lot begins sloping down significantly in the rear, less than ten feet from the existing enclosed patio. There is also a Public Utility Easement in the rear of the lot that limits developable area. As a result of these conditions, a second story appears to be the most feasible and cost effective alternative. There is opportunity to add to the residence along the west side yard, in the area of the proposed pool. However, given the constraints regarding slope and easement, this serves as the usable outdoor, open space for the residents. Further, significant shifting or inseting the second story addition may create an issue with the proposed floor plan and could prevent the applicant from keeping the existing foundation, thereby significantly adding to the cost of the project.

30 Manzanita Concerns

The neighbor at 30 Manzanita on the east side of the project site also returned the Neighbor Consultation form in opposition to the proposed development. The neighbors' concerns are regarding privacy and distance of addition. The neighbor letter specifies concerns with the first story setback decreasing due to the proposed addition, as well as the height of the proposed new second story and the location of any windows on that side of the proposed house.

The existing first-story side yard setback that abuts 30 Manzanita measures at just over 20 feet. The proposed project would have a 10 feet setback for that side yard. The minimum required first-story side yard setback is 5 feet in the R-1 Zone. The second story is set further back at over 14 feet from the side property line. The existing house measures 14'9", with the proposed two-story home measuring 28'-7". The applicant also prepared a window study, found in sheet PLN-1 of the full sets of plans. The applicant is proposing a two-foot lattice on top of the existing six-foot fence on the east side property line that abuts 30 Manzanita as seen in sheet L1 of the Plan Set.

Staff believes the side yard setback on the east side, which exceeds the minimum required five feet required at ten feet, along with the proposed two-foot lattice on top of the six-foot fence, provide enough separation and privacy between the neighbors.

PLANNING COMMISSION RECOMMENDATION AND NEXT STEPS:

Staff recommends that the Planning Commission receive a presentation, review the project, consider the public testimony and provide staff with direction regarding a significant demolition of an existing single-story residence and the construction of a new two-story single-family residence in a Single-Family Residential (R-1) Zoning District. The project would then be brought to the Planning Commission at a future meeting for a public hearing and Commission Action.

RESIDENTIAL REMODEL/ADDITION

TRUONG/PHUN RESIDENCE

OWNER

TONY TRUONG / CINDY PHUN
40 MANZANITA COURT
MILLBRAE, CA 94030

CONSULTANTS

PROJECT SCOPE

RESIDENTIAL REMODEL/ADDITION:
1ST FLOOR - DEMO ENTIRE (1,977 SF) HOUSE, EXCEPT EXISTING FOUNDATION AND PORTIONS OF EXTERIOR WALL. LEVEL EXISTING FOUNDATION AS NEEDED. ADD 10 FT (840 SF) TO REAR AND RIGHT SIDE OF HOUSE(INCLUDING GARAGE 203 SF, NEW 123 SF FRONT COVERED PORCH, NEW 761 SF PORCH OUT REAR OF GREAT ROOM, NEW PG&E GAS AND ELECTRIC METER LOCATION, NEW WATER HEATER, F.A.U. A.C. ELECTRICAL AND LIGHTING THROUGHOUT
2ND FLOOR - NEW 1,642 SF SECOND FLOOR WITH LOFT AREA OPEN TO BELOW, NEW 93 SF FRONT PORCH OVER GARAGE AND 181 SF REAR PORCH OFF MASTER PRIMARY BEDROOM
SITE- NEW WIDER DRIVEWAY IN FRONT, NEW SWIMMING POOL IN REAR ALONG WITH A 120 SQ GAZEBO WITH BATHROOM AND STORAGE.

PROJECT DATA

- APN 024-413-160
- ZONING SFR R-1
- OCCUPANCY: R-3 / U
- CONSTRUCTION TYPE: V-B
- SPRINKLER: YES
- YEAR BUILT 1962

PROJECT SUMMARY TABLE

NET LOT AREA	19,413 SF					
FLOOR AREA	1ST LEVEL	2ND LEVEL	LIVING	COVERED PORCH	GARAGE	FAR
EXISTING	1,977	---	1,977		445	2,422
PROPOSED	840	1,718	2,558	704	198	3,460
TOTAL SF	2,817	1,718	4,535	704	643	5,882
9+ CEILING FAR	4,151	2,147		704	643	7,645

NET LOT AREA 19,413 SF
-TOTAL OF ALL EASEMENTS 5,813 SF
+EASEMENTS(MAX 10% GROSS LOT) 1,941 SF
-SLOPES > 30% 1,280 SF
TOTAL 14,261 SF

MAX LOT FLOOR AREA RATIO 55% NET LOT AREA 7,843.6 SF
PROPOSED FLOOR AREA RATIO 7,645.0 SF
MAX LOT COVERAGE 50% GROSS LOT AREA 6,113.0 SF
PROPOSED LOT COVERAGE 5,178.0 SF

STANDARDS	REQUIRED (MAX)	PROPOSED
HEIGHT	30'-0"	28'-7"
SETBACKS 1ST FLOOR		
FRONT	20'-0"	20'-0 1/8"
SIDE	5'-0"	5'-0 3/8"
REAR	10'-0"	11'-1 1/2"
SETBACKS 2ND FLOOR FROM 1ST FLOOR		
FRONT	10'-0"	
SIDE	10'-0" REDUCE 2FT EACH FOOT 1ST	
FLOOR EXCEEDS 5'-0" - MAX 6'-0" REDUCTION		
PARKING &		2 UNCOVERED
GARAGE	2 GARAGE	3 GARAGE
REAR LANDSCAPE	1,000 SF 1/3 LOT	
FRONT LANDSCAPE	60% MIN	

FRONT YARD EXISTING 1,597 SF
60% LANDSCAPE 958 MIN
LANDSCAPE 1,098 SF
HARDSCAPE 499 SF

FRONT YARD PROPOSED 1,597 SF
60% LANDSCAPE 958 MIN
LANDSCAPE 1,067 SF
HARDSCAPE 530 SF

INDEX TO DRAWINGS

- CVR1 COVER SHEET
 - PLN-1 NEIGHBORHOOD CONTEXT
 - PLN-2.0 SOLAR ACCESS STUDY EXISTING
 - PLN-2.1 SOLAR ACCESS STUDY NEW
 - PLN-3 NEIGHBORHOOD ELEVATIONS
 - PLN-4 FLOOR AREA KEY
 - PLN-5 3D RENDERING
- CIVIL
- C0.0 CONSTRUCTION BEST MANAGEMENT
 - C1.0 EXISTING SITE PLAN
 - C1.1 STORM EROSION & SEDIMENT CONTROL PLAN
 - C1.2 GRADING PLAN
 - C1.3 DRAINAGE PLAN
 - C1.4 EROSION AND SEDIMENT CONTROL
- ARCHITECTURAL
- A0.1 ARCHITECTURAL SITE PLAN
 - A1.1 ARCHITECTURAL NOTES
 - A2.0 FLOOR PLAN EXISTING
 - A2.1 1ST FLOOR PLAN NEW
 - A2.2 2ND FLOOR PLAN NEW
 - A3.0 ELEVATIONS EXISTING
 - A3.1 ELEVATIONS NEW
 - A3.2 ELEVATIONS NEW
 - A4.1 ROOF PLAN
 - A5.1 SECTIONS
 - A5.2 SECTIONS
 - A10.0 ARCHITECTURAL DETAILS
 - E1.0 ELECTRICAL NOTES
 - E1.1 ELECTRICAL PLAN
 - T24.1 ENERGY COMPLIANCE
 - T24.2 ENERGY COMPLIANCE
 - T24.2 MANDATORY MEASURES
 - GB01 GREEN BUILDING CODE COMPLIANCE
 - GB02 GREEN BUILDING CODE COMPLIANCE

STRUCTURAL

- SN1 SHEET NOTES
- SN2 SCHEDULES
- S0 SHEAR PLAN
- S1 FOUNDATION PLAN
- S2 ROOF FRAMING PLAN
- SD1 STRUCTURAL DETAILS

TOPO

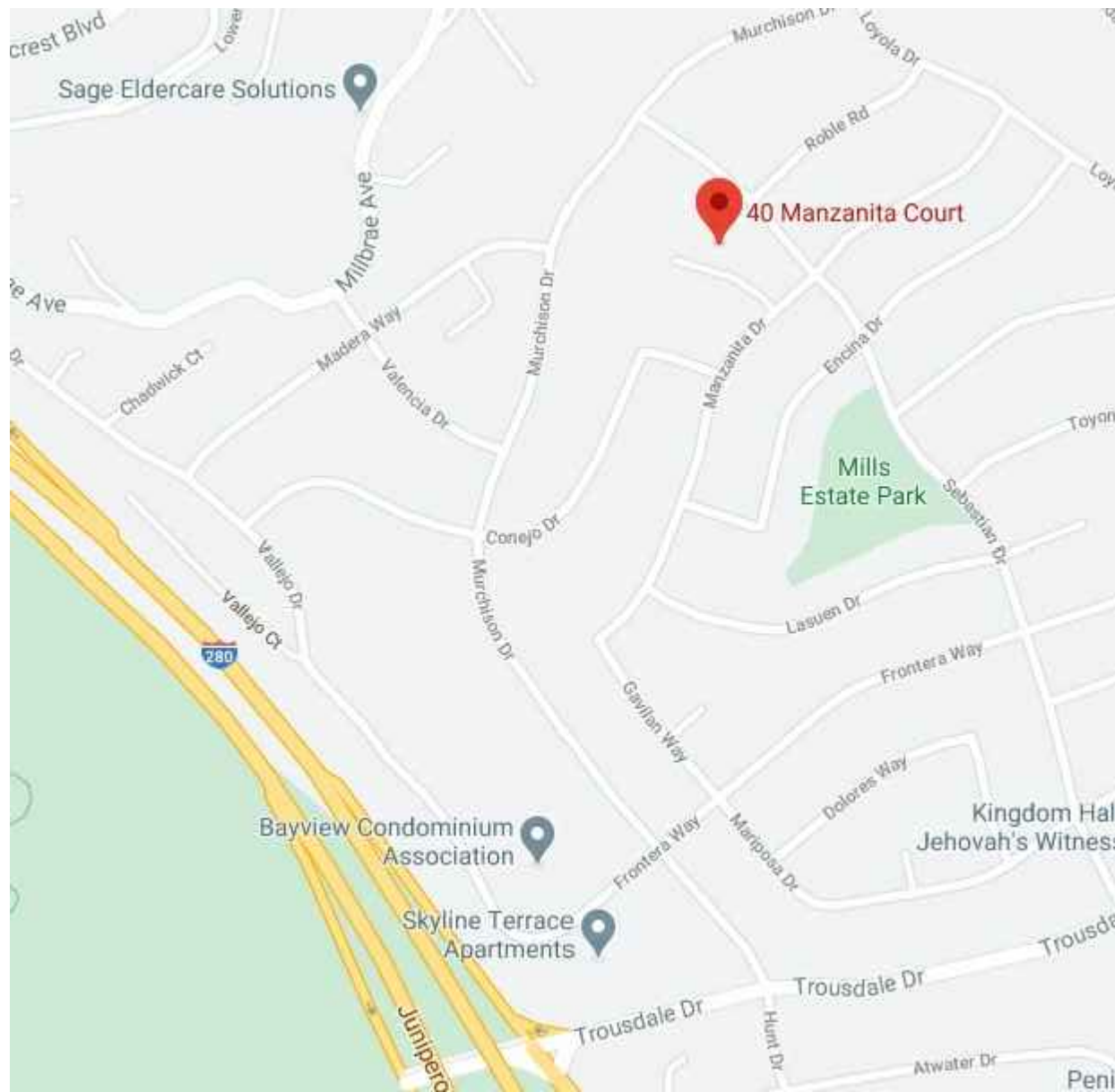
ONE OF ONE SETBACK SURVEY MAP

LANDSCAPE

L1 LANDSCAPE PLAN

HERS FEATURE SUMMARY

PROJECT LOCATION



APPLICABLE CODES

2019 CALIFORNIA CODE OF REGULATIONS (CCR) APPLICABLE CODES EFFECTIVE JAN 1, 2019:

TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
TITLE 24 CCR, PART 1 - 2019 BUILDING STANDARDS ADMINISTRATIVE CODE
TITLE 24 CCR, PART 2 - 2019 CALIFORNIA BUILDING CODE, VOL. 1 & 2 (CBC)
TITLE 24 CCR, PART 2.5 - 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
TITLE 24 CCR, PART 3 - 2019 CALIFORNIA ELECTRICAL CODE (CEC)
TITLE 24 CCR, PART 4 - 2019 CALIFORNIA MECHANICAL CODE (CMC)
TITLE 24 CCR, PART 5 - 2019 CALIFORNIA PLUMBING CODE (CPC)
TITLE 24 CCR, PART 6 - 2019 CALIFORNIA ENERGY CODE
TITLE 24 CCR, PART 7 - 2019 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE
TITLE 24 CCR, PART 8 - 2019 CALIFORNIA HISTORICAL BUILDING CODE
TITLE 24 CCR, PART 9 - 2019 CALIFORNIA FIRE CODE (CFC)
TITLE 24 CCR, PART 10 - 2019 EXISTING BUILDING CODE
TITLE 24 CCR, PART 11 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
TITLE 24 CCR, PART 12 - 2019 CALIFORNIA REFERENCED STANDARDS

LOCAL MUNICIPAL CODE

DEFERRED SUBMITTALS

- FIRE SPRINKLER DESIGN PER NFPA 13D
- UPGRADE DOMESTIC WATER SERVICE LINE

SPECIAL INSPECTIONS

ABBREVIATIONS

A.B.	AGGREGATE BASE	F.O.M.	FACE OF MASONRY	PSI	POUNDS PER SQUARE INCH
A.C.	ASPHALT CONCRETE	F.O.S.	FACE OF STUD	P.T.	PRESSURE TREATED
A/C	AIR CONDITIONING	FTG	FOOTING		
ACC	ACCESSIBLE			Q.T.	QUARRY TILE
A.D.	AREA DRAIN	GA.	GAUGE		
ADJ	ADJUSTABLE	GALV	GALVANIZED	RAD	RADIUS
A.F.F.	ABOVE FINISH FLOOR	GLB	GLUE LAMINATED BEAM	R.D.	ROOF DRAIN
ALT	ALTERNATE	G.S.M.	GALVANIZED SHEET METAL	REINF	REINFORCE
ALUM	ALUMINUM	GWB	GYP SUM WALLBOARD	REQ'D	REQUIRED
APPROX	APPROXIMATE			RM	ROOM
A.T.	ACOUSTIC TILE	H.B.	HOSE BIBB	R.O.	ROUGH OPENING
		H.C.	HOLLOW CORE	RWD	REDWOOD
BLDG	BUILDING	HDWR	HARDWARE	RWL	RAIN WATER LEADER
BLKG	BLOCKING	HDWD	HARDWOOD	R.H.W.S.	ROUND HEAD WOOD SCREW
B.O.	BOTTOM OF	H.M.	HOLLOW METAL		
BOT	BOTTOM	HORIZ	HORIZONTAL	SAF	SELF-ADHERED FLASHING
B.U.R.	BUILT UP ROOFING	HT	HEIGHT	S.C.	SOLID CORE
		I.D.	INSIDE DIAMETER	SDE	SIDE DRAINAGE EASEMENT
CAB	CABINET	INSUL	INSULATION	SHT	SHEET
CBC	CALIFORNIA BUILDING CODE	INT	INTERIOR	SH	SIMILAR
C.J.	CONSTRUCTION JOINT	JAN	JANITOR	S.M.S.	SHEET METAL SCREW
CLG	CEILING	JOINT	JOINT	SPEC	SPECIFICATION
CLR	CLEAR			SQ	SQUARE
CMU	CONCRETE MASONRY UNIT	L.	LENGTH	S.S.	STAINLESS STEEL
C.O.	CLEAN OUT	LAM	LAMINATED	STD	STANDARD
COL	COLUMN	LAV	LAVATORY	S.T.S.	SELF-TAPPING SCREW
COMP	COMPOSITION	LB.	POUND	STL	STEEL
CONT	CONTINUOUS	L.S.	LAG SCREW	STOR	STORAGE
CONC	CONCRETE	LT	LIGHT	STRUCT	STRUCTURAL
CTSK	COUNTERSUNK			SUSP	SUSPENDED
				SYM	SYMMETRICAL
D	DEPTH	MFR	MANUFACTURER	T&G	TONGUE & GROOVE
DTL	DETAIL	MAX	MAXIMUM	TEL	TELEPHONE
D.F.	DRINKING FOUNTAIN	MECH	MECHANICAL	THK	THICK
DIA	DIAMETER	MIN	MINIMUM	T.O.	TOP OF
DIM	DIMENSION	MISC	MISCELLANEOUS	T.O.C.	TOP OF CONCRETE
DN	DOWN	MPE	MULTI-PURPOSE EASEMENT	TYP	TYPICAL
DS	DOWNSPOUT	M.O.	MASONRY OPENING		
DW	DISHWASHER	M.R.	MOISTURE RESISTANT	U.O.N.	UNLESS OTHERWISE NOTED
DWG	DRAWING			UNREINF	UNREINFORCED
		(N)	NEW	UR	URINAL
(E)	EXISTING	N.I.C.	NOT IN CONTRACT		
EA	EACH	NO	NOMINAL	VCT	VINYL COMPOSITION TILE
E.L.	EXPANSION JOINT	NOM	NOMINAL	VERT	VERTICAL
ELEC	ELECTRICAL	OBSC	OBSCURE	VEST.	VESTIBULE
ELEV	ELEVATION	O.C.	ON CENTER	VVC	VINYL WALL COVERING
EQ	EQUAL	O.D.	OUTSIDE DIAMETER		
EQUIP	EQUIPMENT	OPP	OPPOSITE	W	WIDTH
EXT	EXTERIOR	OZ.	OUNCE	WC	WATER CLOSET
		O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED	WD	WOOD
(F)	FUTURE	O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED	W.H.	WATER HEATER
F.D.	FLOOR DRAIN			WSCOT	WAINSCOT
F.E.	FIRE EXTINGUISHER			WT	WEIGHT
F.E.C.	FIRE EXTINGUISHER CABINET	PERF	PERFORATED		
F.F.E.	FINISH FLOOR ELEVATION	PL	PLATE	CHARACTER SYMBOLS	
F.G.	FINISH GRADE	PLAS	PLASTIC	&	AND
F.H.	FIRE HYDRANT	PLUMB	PLUMBING	∠	ANGLE
F.H.W.S.	FLAT HEAD WOOD SCREW	PLYWD	PLYWOOD	@	AT
FIN.	FINISH	PMF	PRESSED METAL FRAME	¢	CENTER LINE
FLR	FLOOR	PR	PAIR	ø	DIAMETER
FLUOR	FLUORESCENT			#	NUMBER
F.O.F.	FACE OF FINISH			O/	OVER

SYMBOLS

- W/ WITH
- ROOM NAME ROOM NAME
100 ROOM NUMBER
- 1 2 INTERIOR ELEVATIONS
- 2 DETAIL NUMBER
A4.1 SHEET NUMBER
- 2 SECTION NUMBER
A4.1 SHEET NUMBER
- (OR)
- 1 SECTION NUMBER
A14.1 SHEET NUMBER
- BC24A KEYNOTE
- C100A DOOR NUMBER
- 4 WINDOW NUMBER
- 46 WALL TYPE / STUD SIZE
- +9'-0" INDICATES NOMINAL CEILING HEIGHT ABOVE F.F.E. ON REFLECTED CEILING PLAN
- +6'-10" ELEVATION SYMBOL
F.F.F.
- 4:12 ROOF PITCH
- 2435.12 NEW GRADE ELEVATION
T.O.P.
- 2438.18 (E) GRADE ELEVATION
- A GRID BUBBLE
- A001 SIGN NUMBER
RI SIGN TYPE

REVISIONS DATE

Ownership of Documents
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APN# 024-413-160

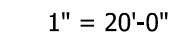
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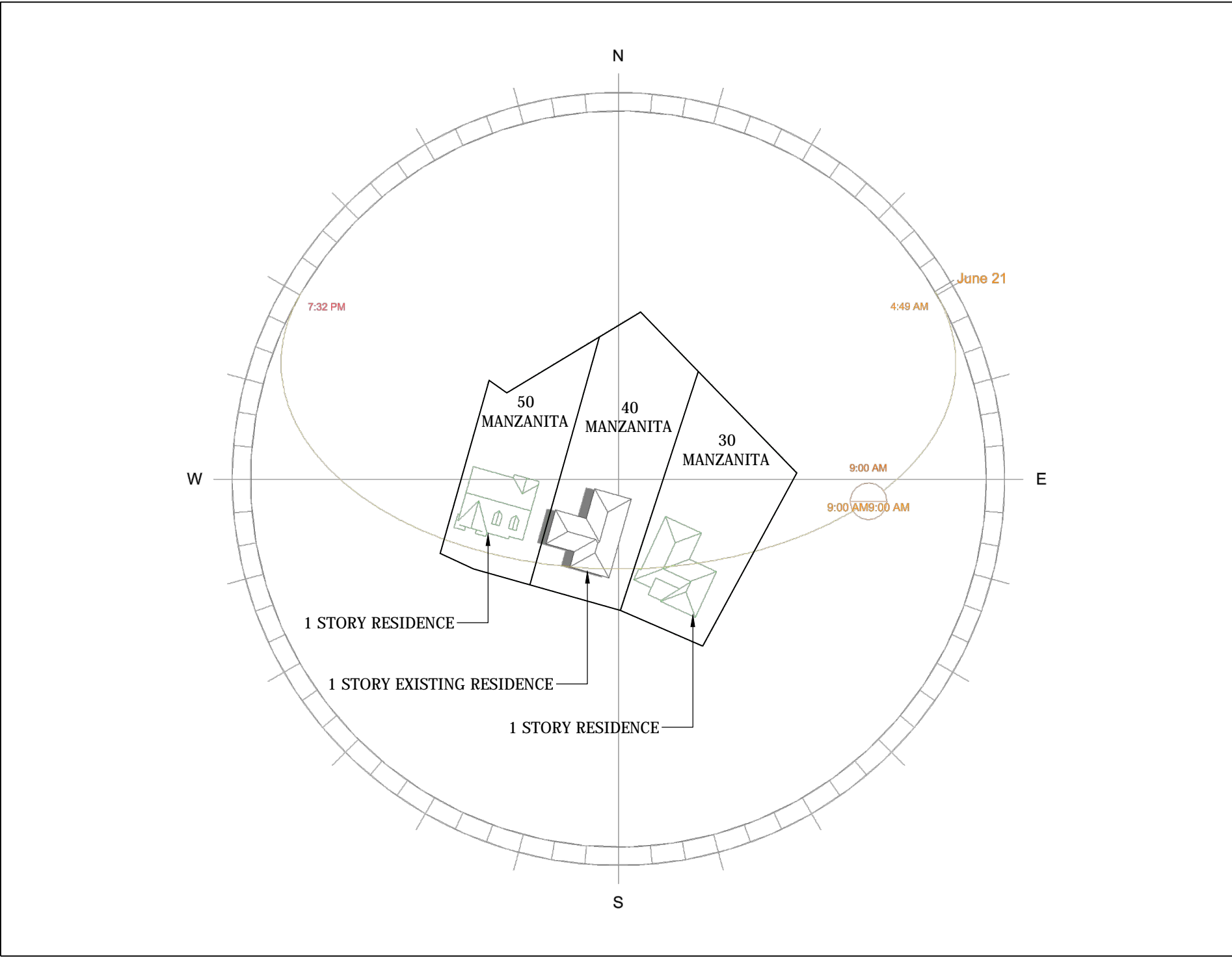
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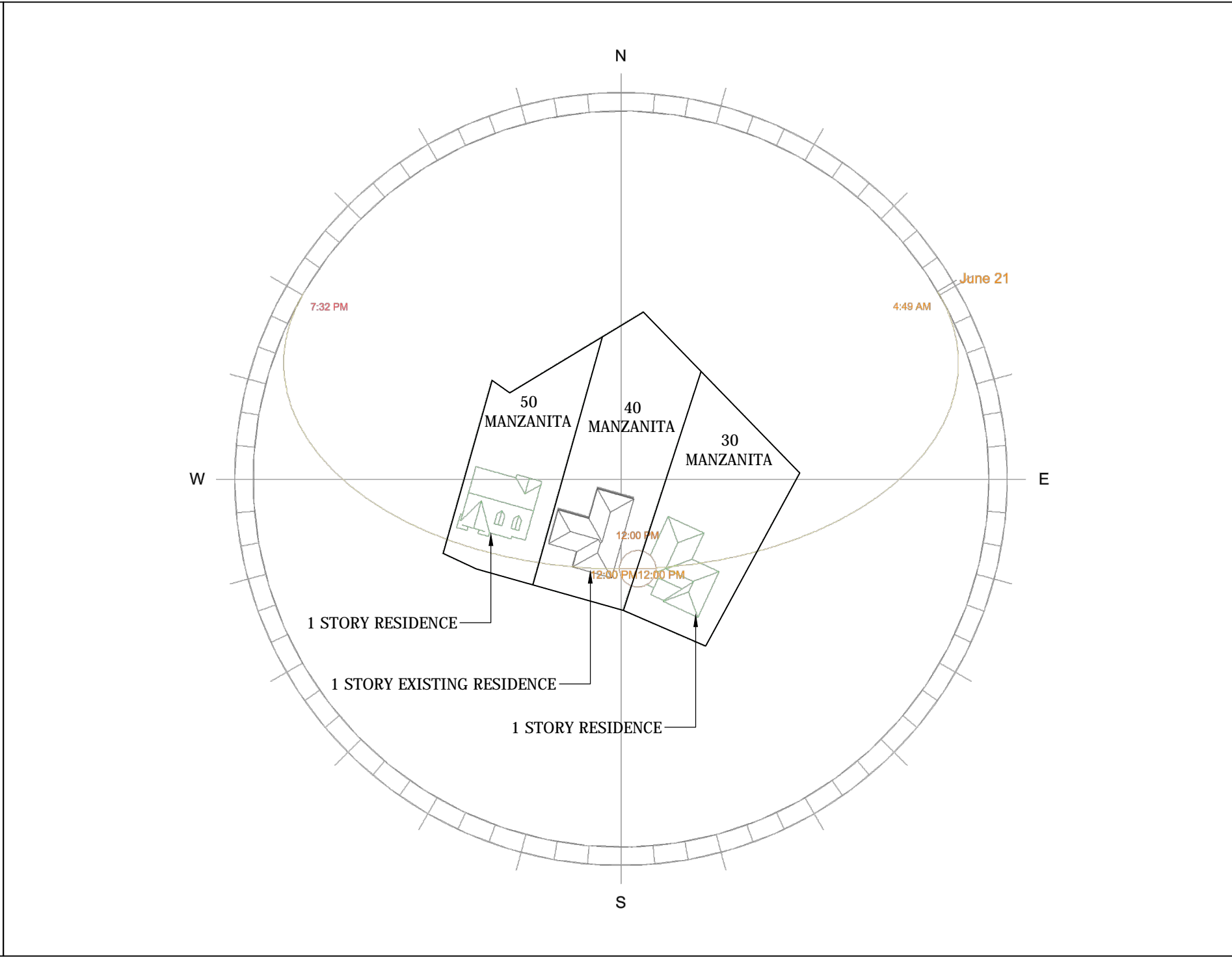
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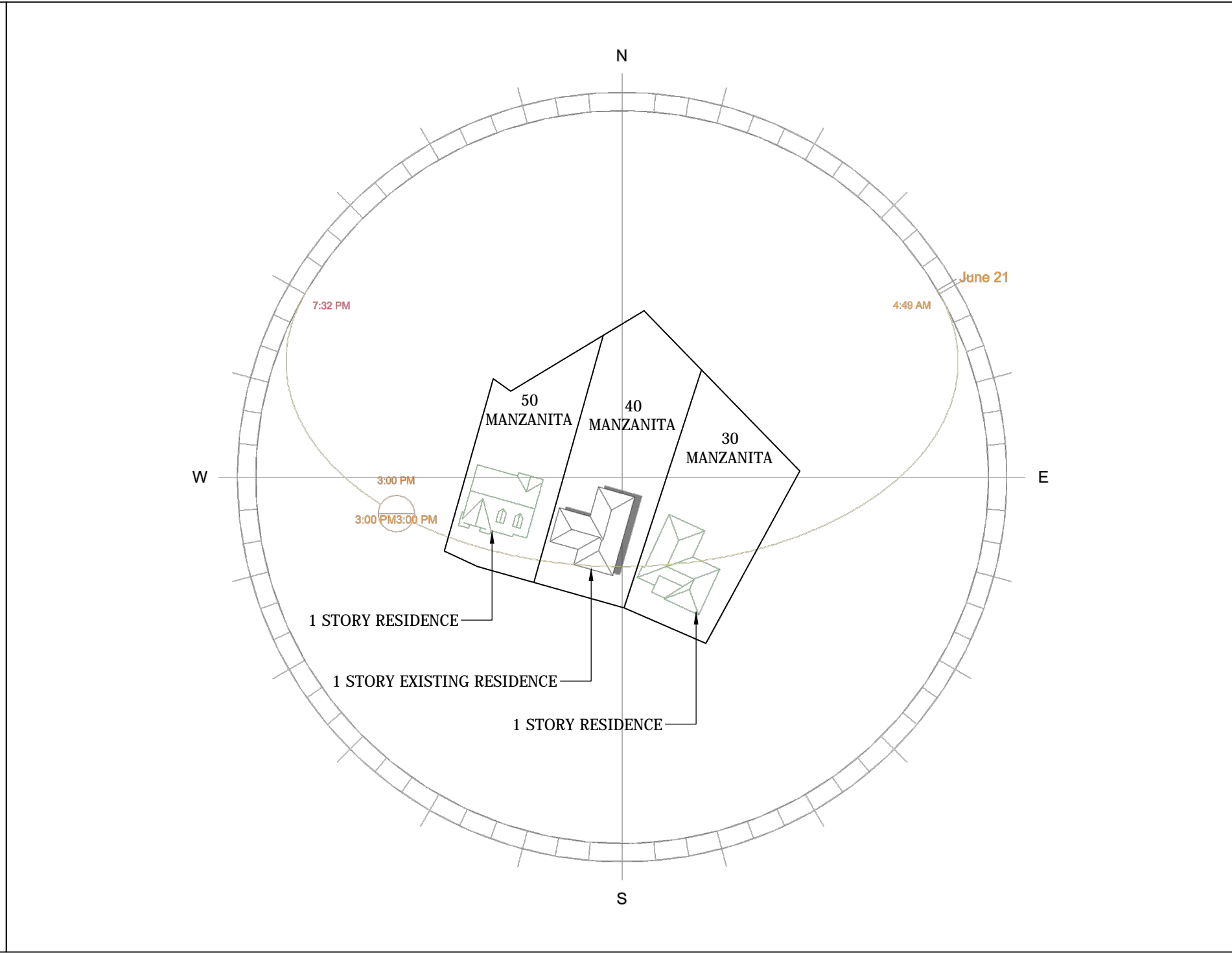
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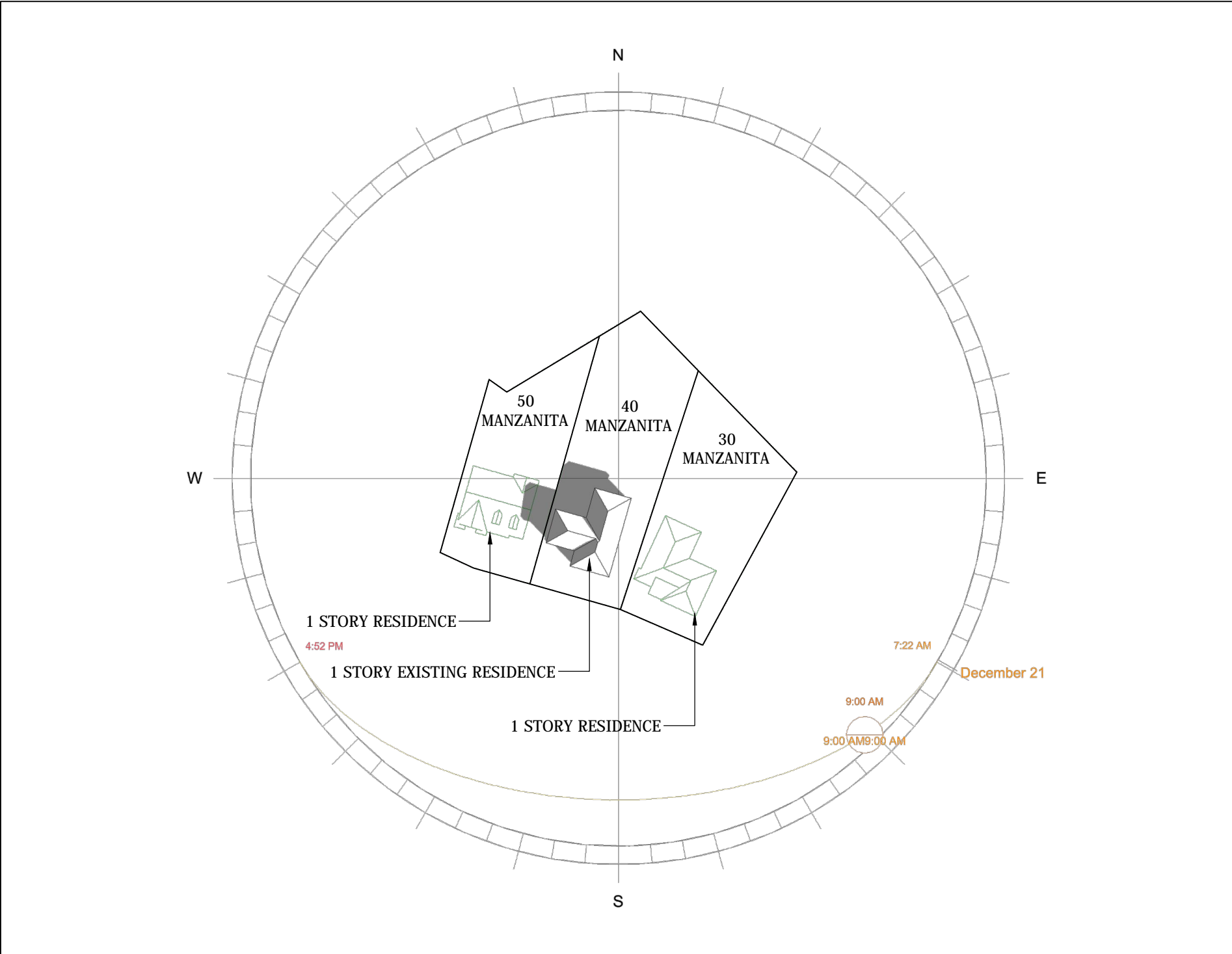
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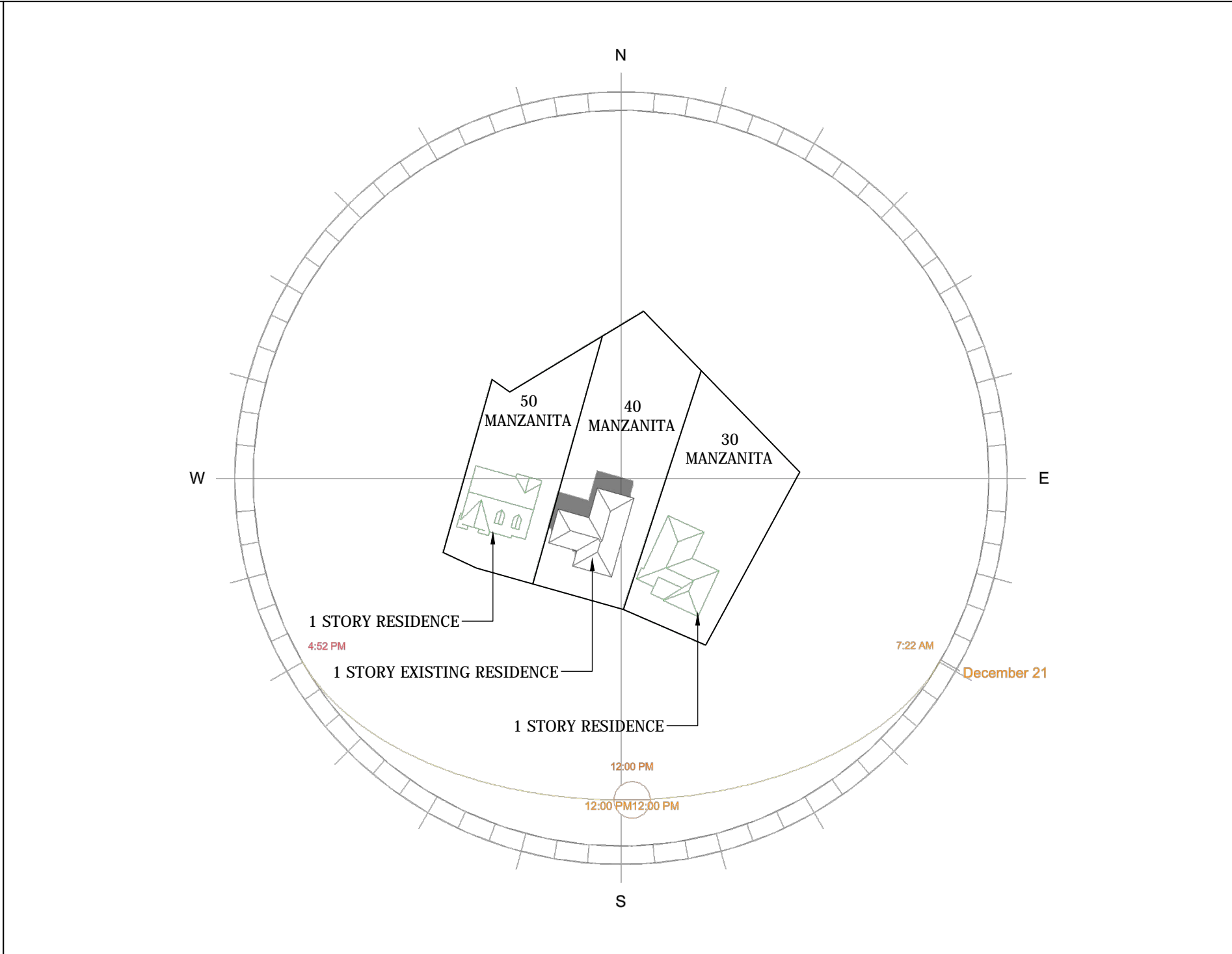
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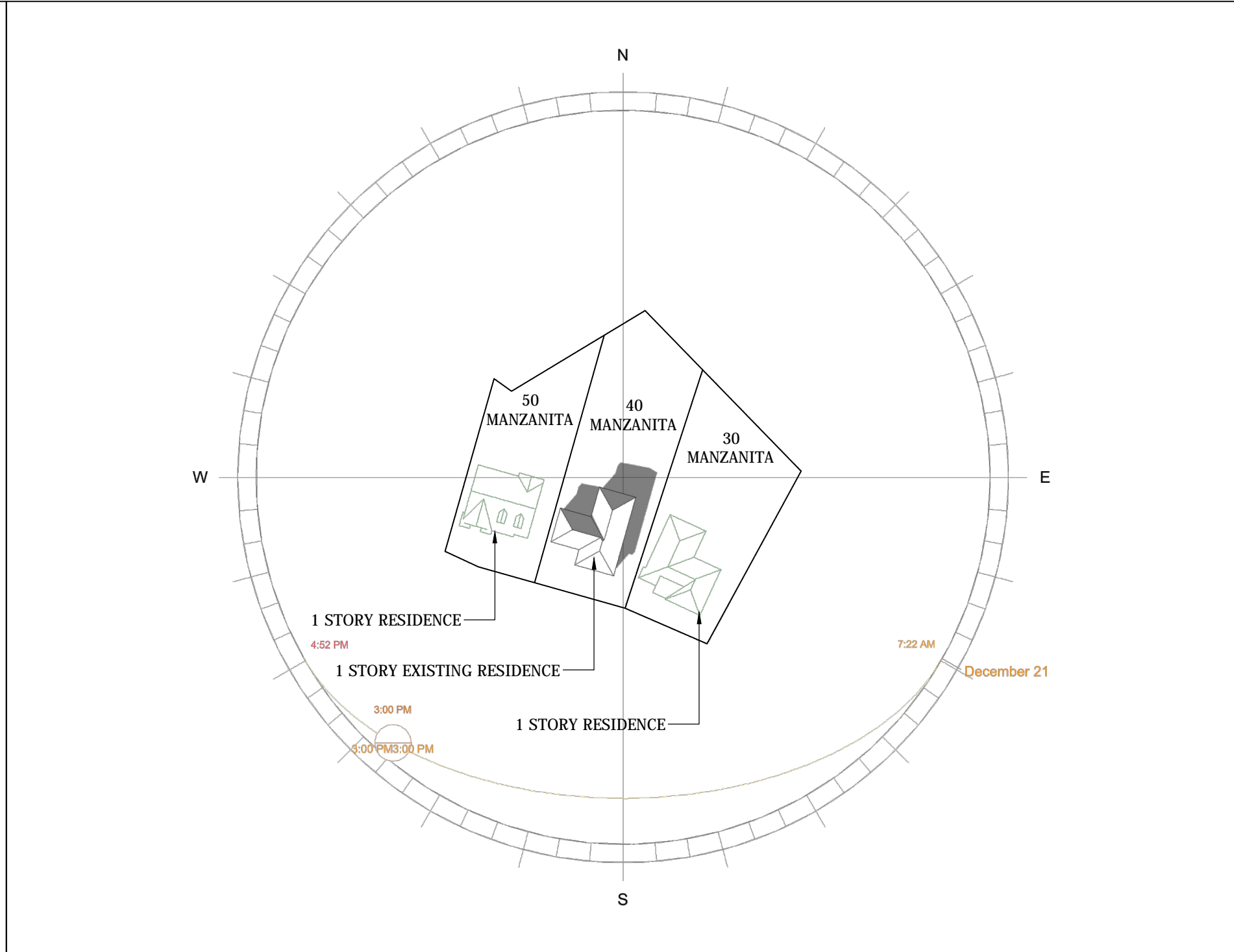
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40 MANZANITA COURT SOLAR ACCESS STUDY
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40 MANZANITA COURT SOLAR ACCESS STUDY
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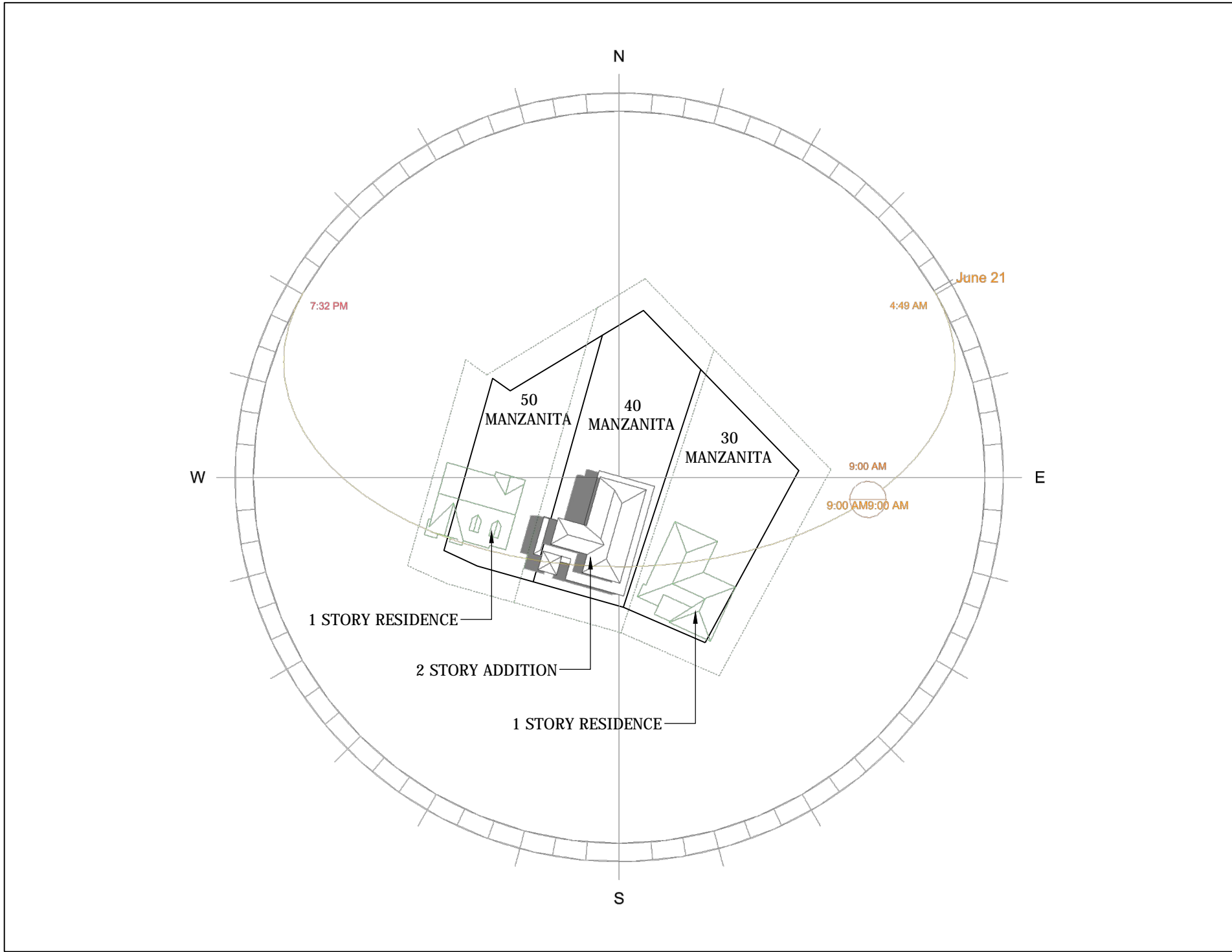
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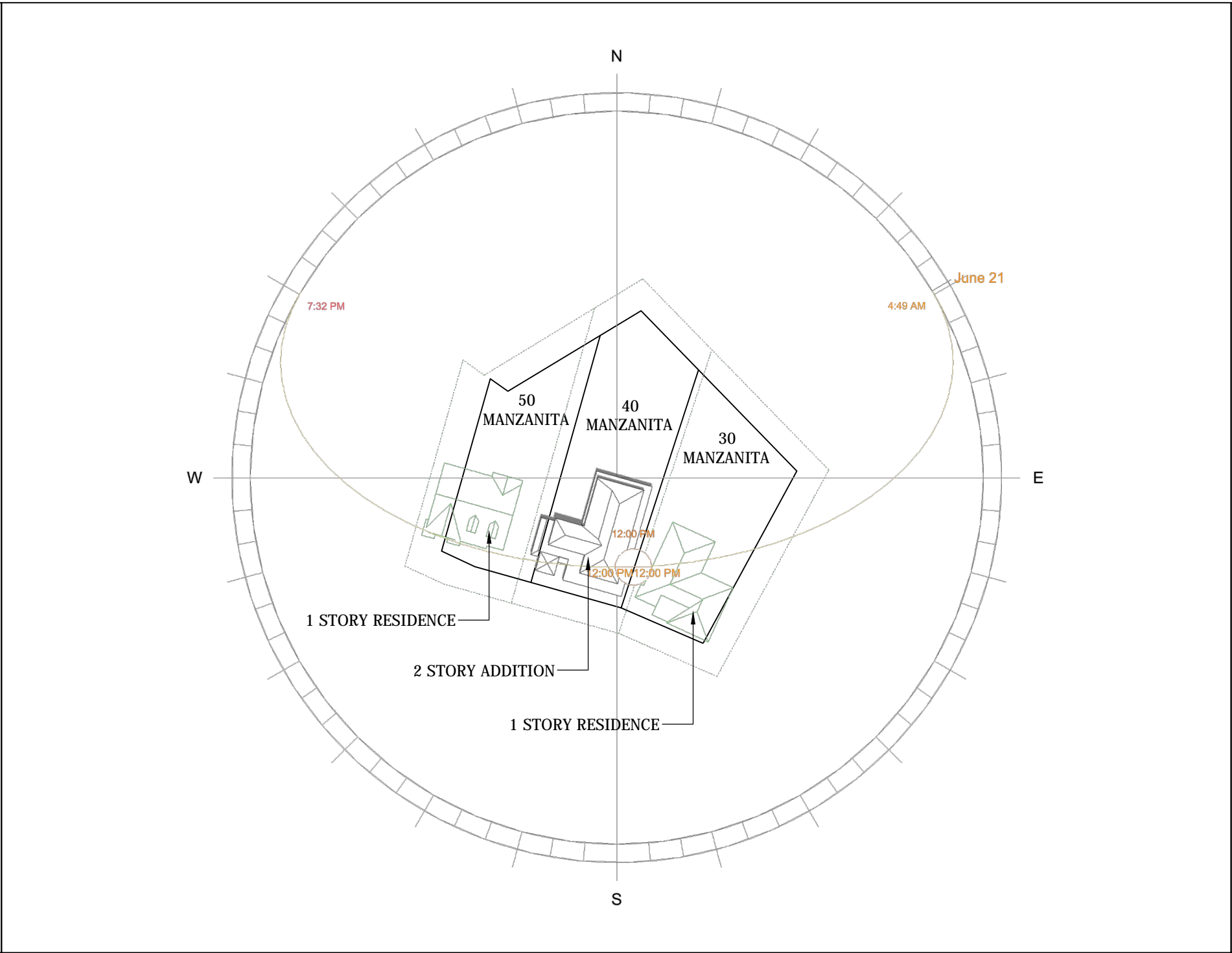
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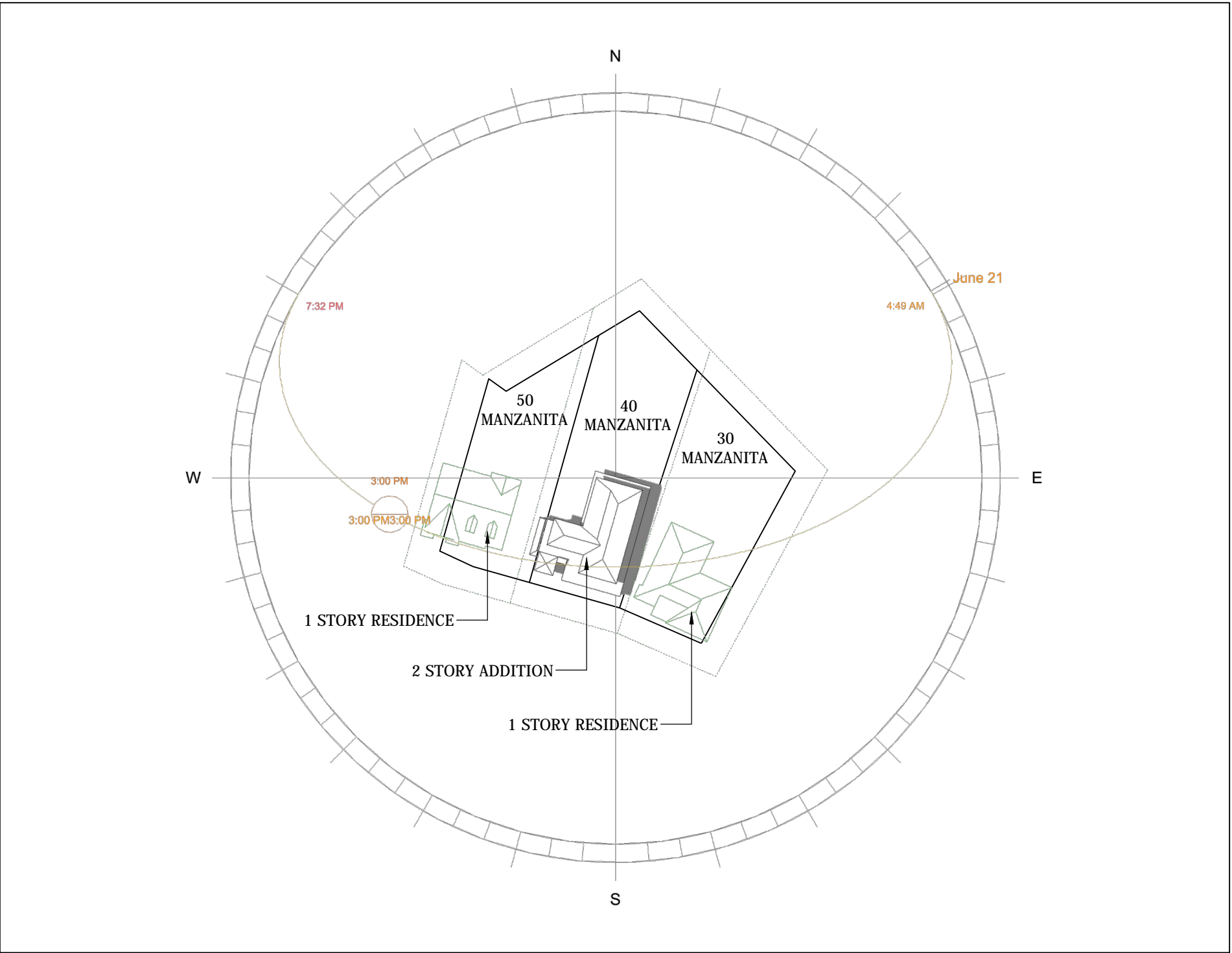
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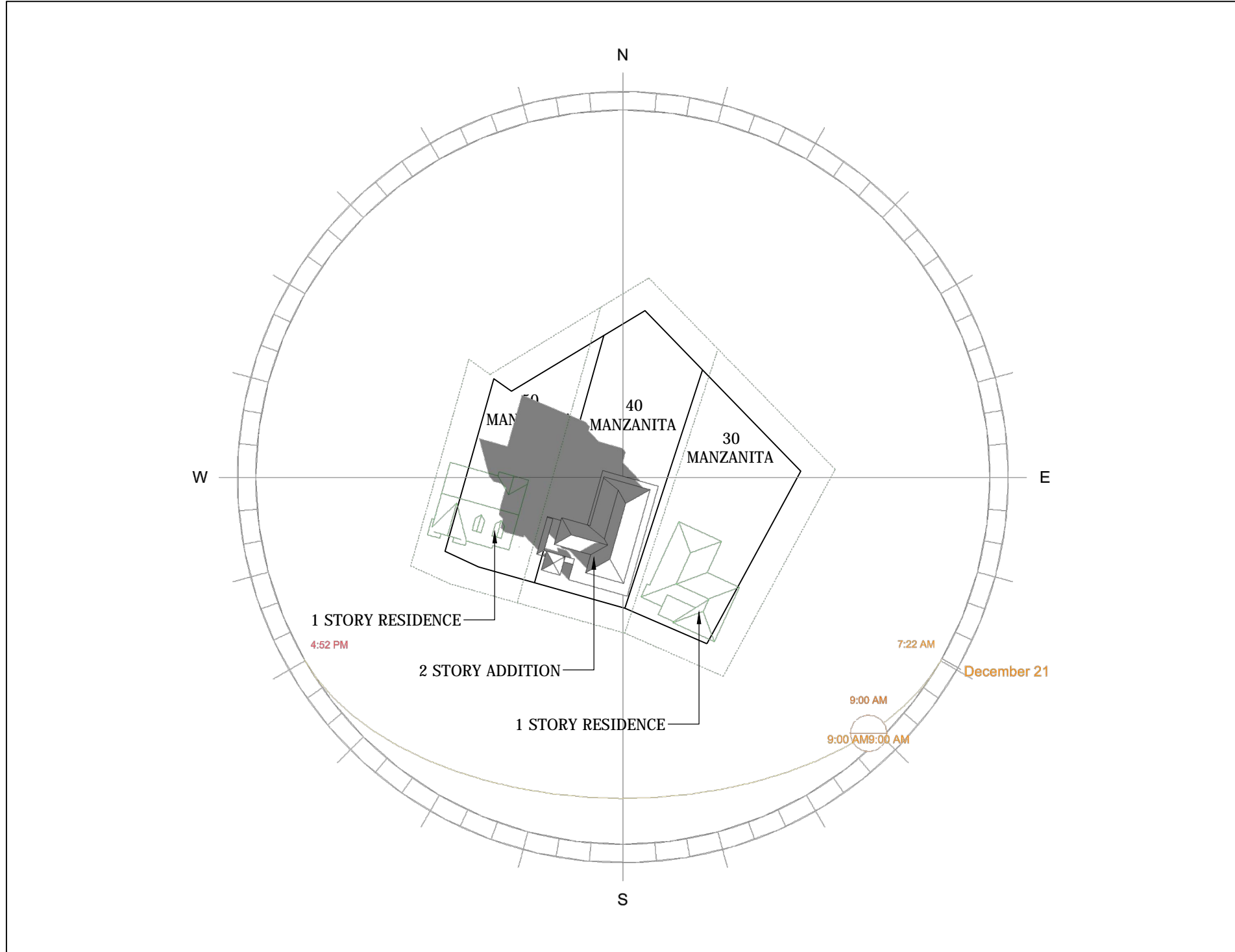
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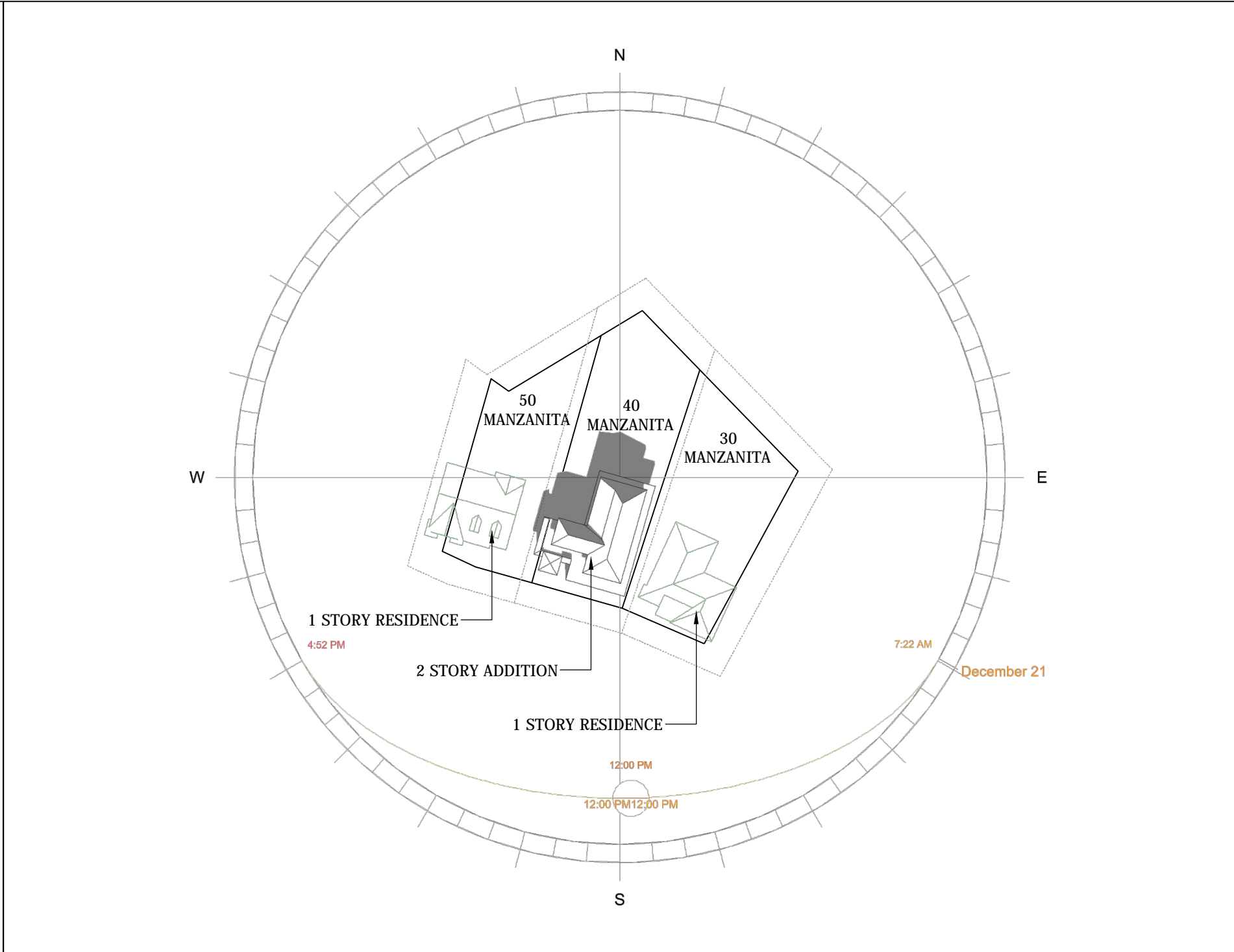
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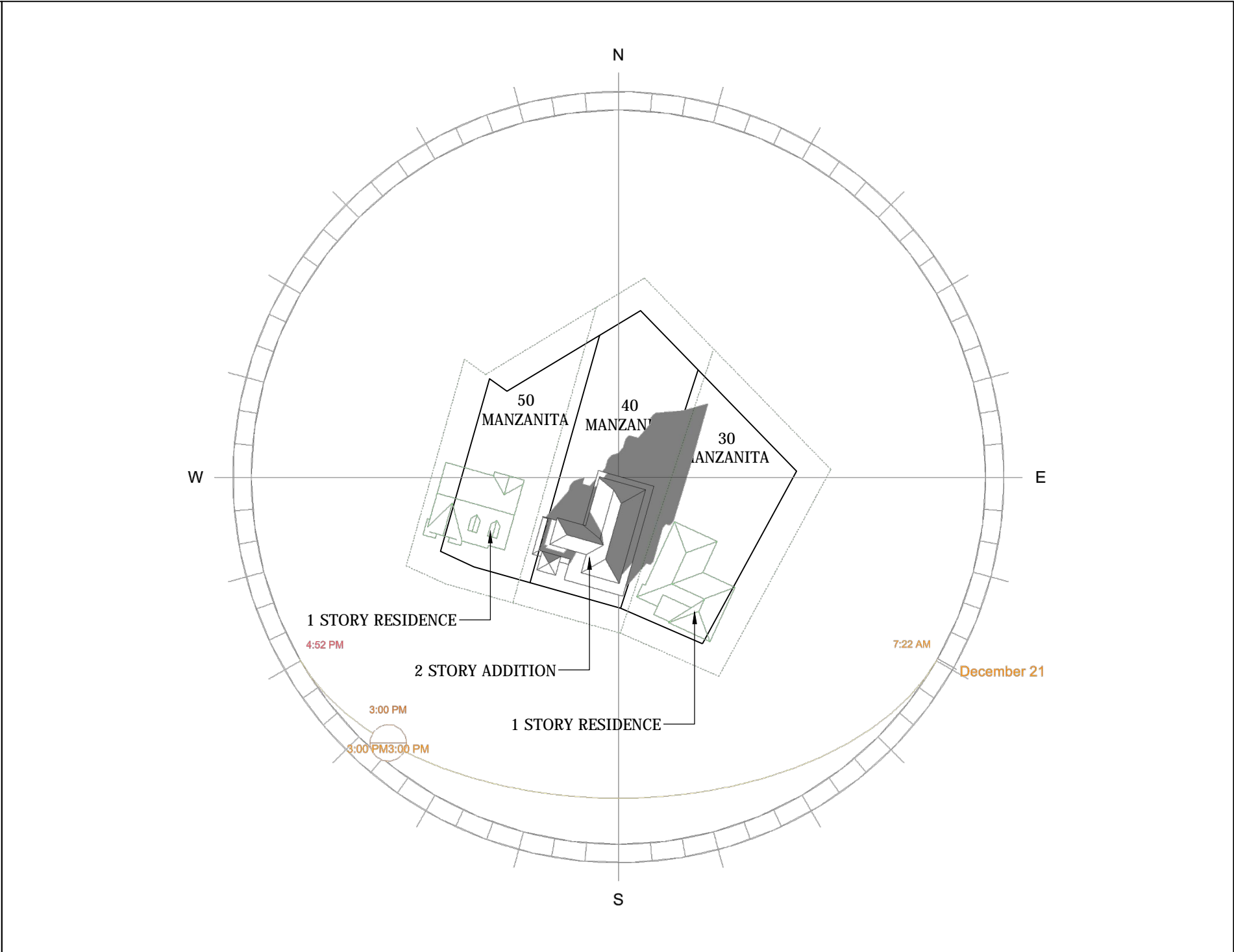
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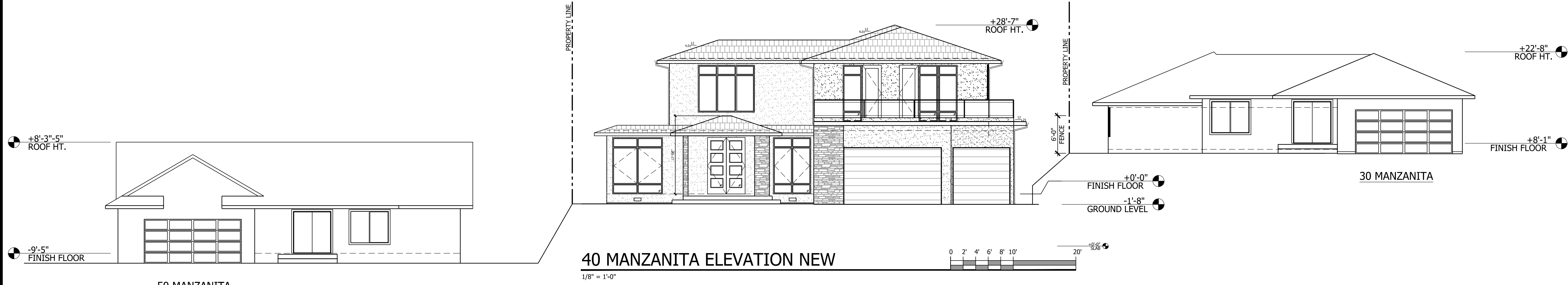
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40 MANZANITA COURT
MILLBRAE, CA 94030
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PLN-4



1ST FLR	OCCUPANCY	FAR	CLG. HT.	+9 CLG (FAR X CEILING HT / 8FT)	TOTAL FAR
B	LIVING	348	10'-0"	435	435
C	LIVING	152	10'-0"	190	190
D	LIVING	434	21'-7"	1,172	1,172
E	LIVING	196	10'-0"	245	245
F	LIVING	297	10'-0"	371	371
H	LIVING	1,390	10'-0"	1,738	1,738
	TOTAL LIVING	2,817			4,151
G	GARAGE	648	N/A	N/A	N/A
A	COVERED PORCH	124	N/A	N/A @50%	62
D	COVERED PORCH	180	N/A	N/A @50%	90
I	UNCOVERED PORCH	580	N/A	N/A @80%	0
				TOTAL PORCH	152
				TOTAL 1ST FLR FAR	4,427



1ST FLR	OCCUPANCY	FAR	CLG. HT.	+9 CLG (FAR X CEILING HT / 8FT)	TOTAL FAR
K	LIVING	209	10'-0"	261	261
L	LIVING	239	10'-0"	299	299
N	LIVING	172	10'-0"	215	215
N	LIVING	1,098	10'-0"	1,372	1,372
	TOTAL LIVING	1,718			2,147
J	PORCH	372	N/A	N/A	372
	COVERED PORCH	180	N/A	N/A	180
				TOTAL PORCH	552
				TOTAL 1ST FLR FAR	2,699



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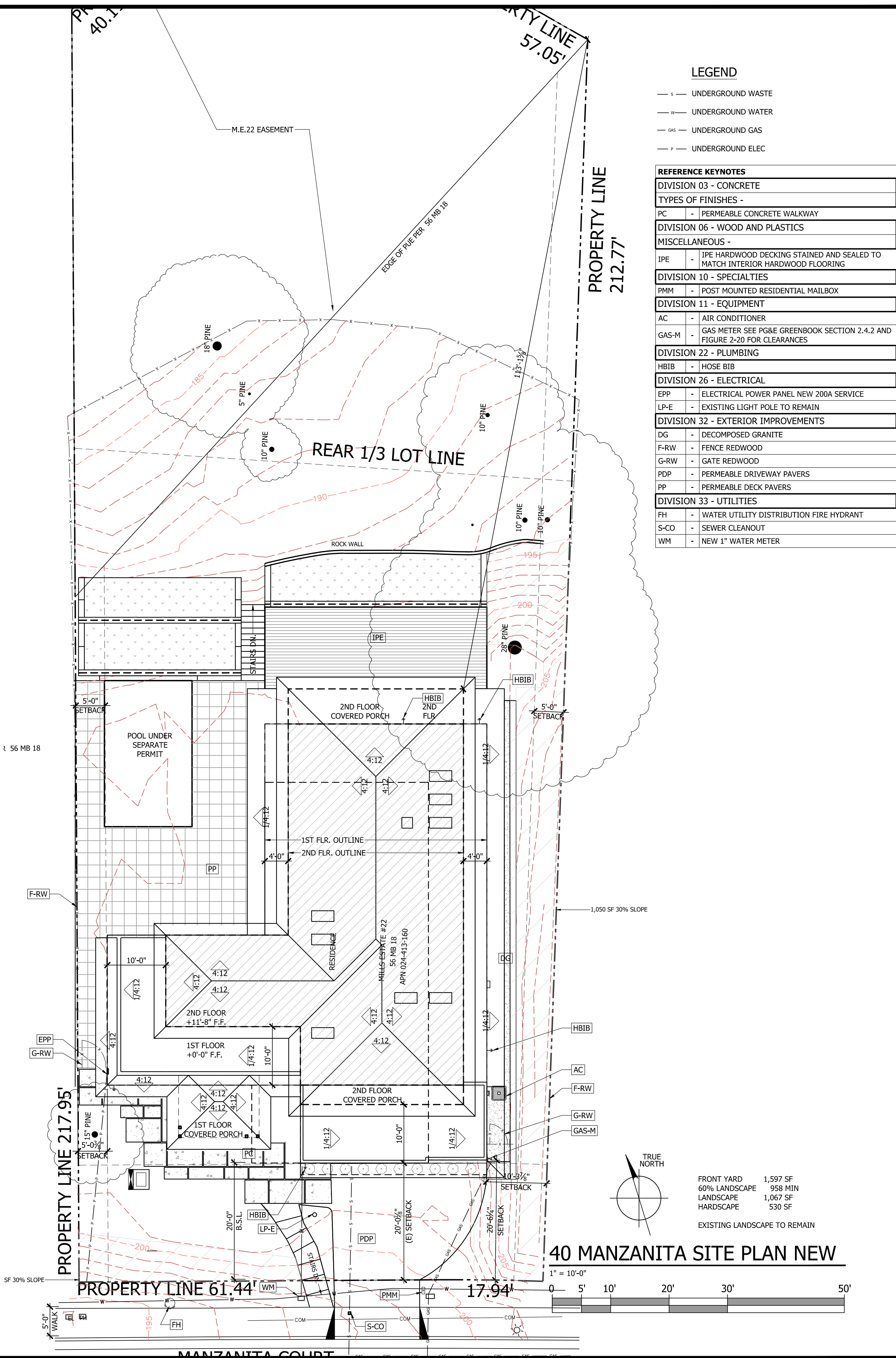
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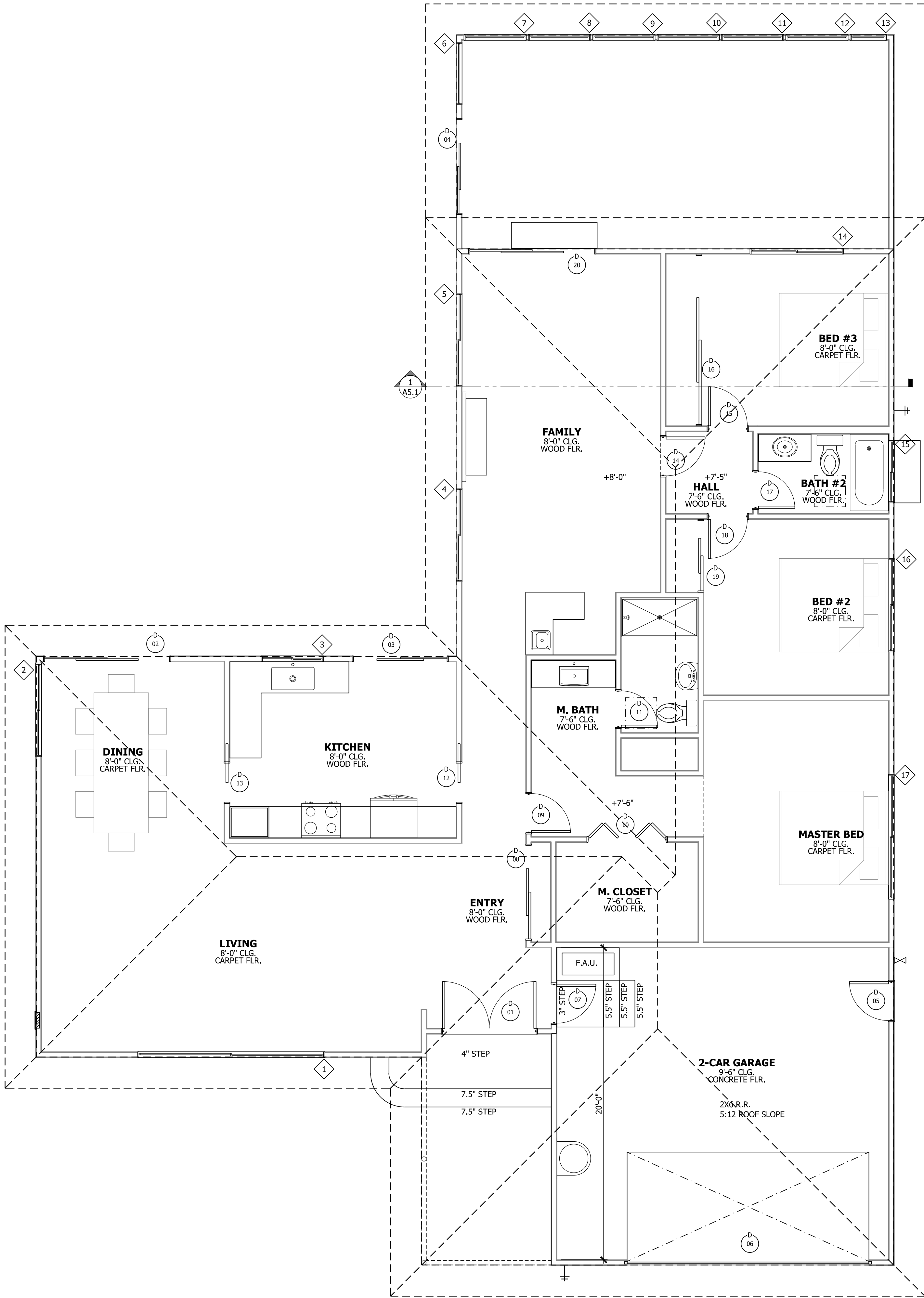
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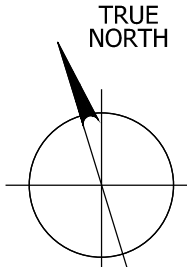
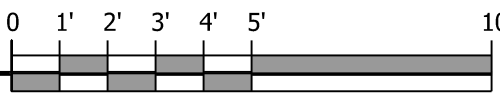
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PLN-5

[illegible]



FLOOR PLAN EXISTING

1/4" = 1'-0"



WINDOW SCHEDULE														
NUMBER	SIZE		STYLE	DETAIL			HEAD HEIGHT	FIRE RATING	SHCG	U-FACTOR	MANUFACTURE	MODEL	COLOR	NOTES
	WIDTH	HEIGHT		HEAD	JAMB	SILL								
1	12'-0"	5'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
2	6'-0"	5'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
3	4'-0"	3'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
4	6'-0"	5'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
5	6'-0"	5'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
6	4'-0"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
7	4'-0"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
8	4'-0"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
9	4'-0"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
10	4'-0"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
11	4'-0"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
12	4'-0"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
13	2'-4"	5'-0"	PICTURE	--	--	--	6'-8"	?	.23	.30	?	?	?	--
14	6'-0"	3'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
15	4'-0"	2'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
16	6'-0"	3'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--
17	8'-0"	3'-0"	SLIDER	--	--	--	6'-8"	?	.23	.30	?	?	?	--

DOOR AND FRAME SCHEDULE									
SIZE	STYLE	DETAIL			FIRE RATING	MANUFACTURE	MODEL	COLOR	NOTES
		JAMB	HEAD	THRESHOLD					
PR 5'-5" x 8'-0" x 1-3/4"	HORIZONTAL BYPASS	--	--	--/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--	--	--
2'-4" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--	--	--
PR 2'-3" x 8'-0" x 1-3/4"	HORIZONTAL BYPASS	--	--	--/A	--	--	--	--	--
PR 4'-0" x 6'-8" x 1-1/4"	SLIDING - EXTERIOR	--	--	--/A	--	--	--	--	--
PR 3'-0" x 6'-8" x 1-1/4"	SLIDING - EXTERIOR	--	--	--/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	SINGLE - EXTERIOR	--	--	--/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	POCKET	--	--	--/A	--	--	--	--	--
PR 3'-0" x 6'-8" x 1-1/4"	SLIDING - EXTERIOR	--	--	--/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--	--	--
5'-0" x 6'-8" x 1-3/4"	DOUBLE BIFOLD	--	--	--/A	--	--	--	--	--
2'-4" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	POCKET	--	--	--/A	--	--	--	--	--
PR 4'-0" x 6'-8" x 1-1/4"	SLIDING - EXTERIOR	--	--	--/A	--	--	--	--	--
PR 3'-0" x 6'-8" x 1-3/4"	DOUBLE - EXTERIOR	--	--	--/A	--	--	--	--	--
2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--	--	--
PR 3'-0" x 6'-8" x 1-3/4"	HORIZONTAL BYPASS	--	--	--/A	--	--	--	--	--
15'-6" x 7'-0" x 1"	OVERHEAD SECTIONAL	--	--	--/A	--	--	--	--	--

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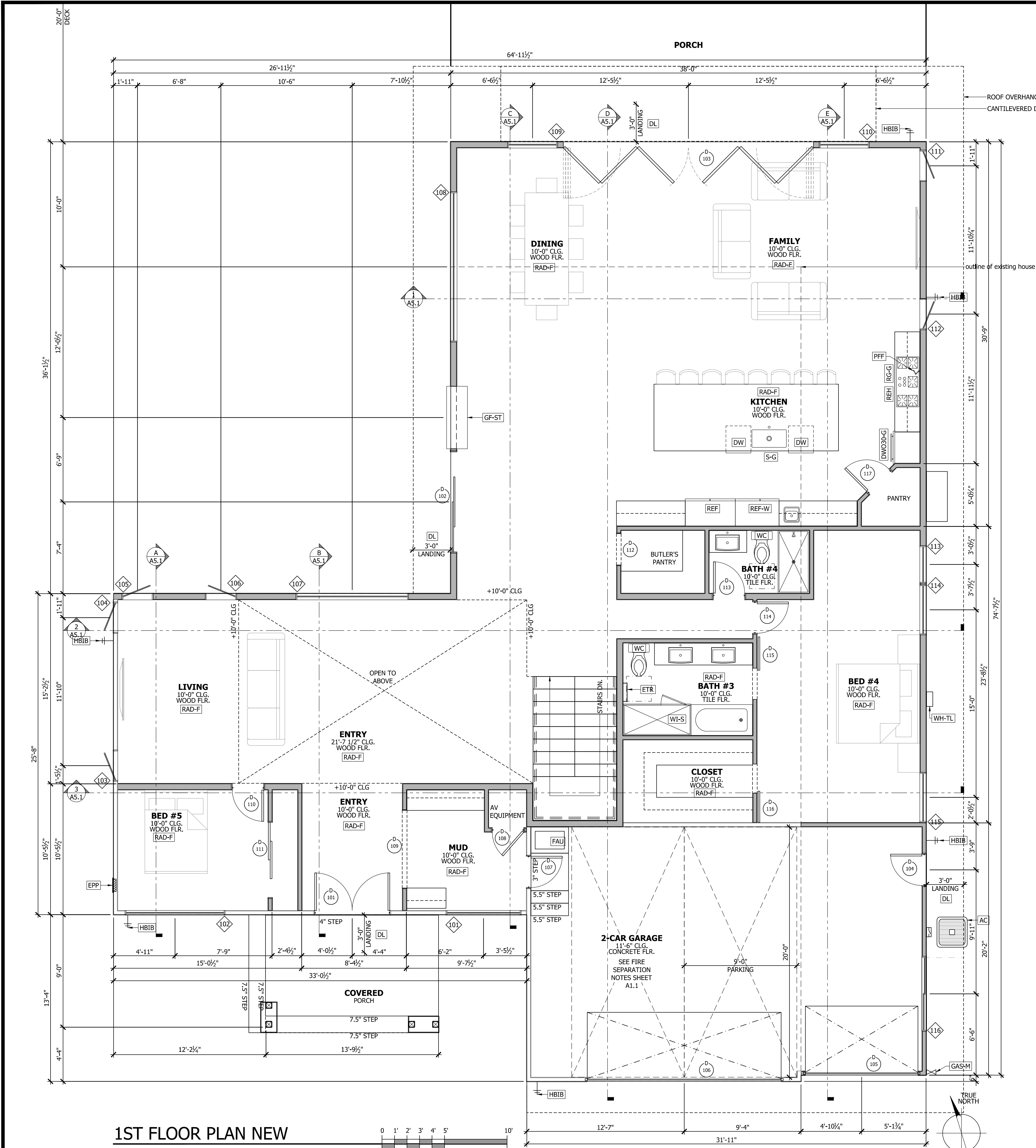
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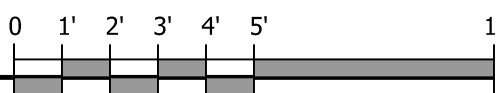
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1ST FLOOR PLAN NEW

1/4" = 1'-0"



WINDOW SCHEDULE										
NUMBER	SIZE		STYLE	DETAIL			SHCG	U-FACTOR	COLOR	NOTES
	WIDTH	HEIGHT		HEAD	JAMB	SILL				
101	6'-0"	9'-0"	PICTURE	--	--	--	.23	.30	?	--
102	8'-0"	9'-0"	CASEMENT	--	--	--	.23	.30	?	EGRESS
103	2'-6"	9'-0"	CASEMENT	--	--	--	.23	.30	?	--
104	2'-6"	9'-0"	CASEMENT	--	--	--	.23	.30	?	--
105	2'-6"	9'-0"	CASEMENT	--	--	--	.23	.30	?	--
106	2'-6"	9'-0"	CASEMENT	--	--	--	.23	.30	?	--
107	9'-0"	20'-6"	PICTURE	--	--	--	.23	.30	?	TEMP
108	12'-0"	9'-0"	CASEMENT	--	--	--	.23	.30	?	--
109	4'-0"	9'-0"	PICTURE	--	--	--	.23	.30	?	TEMP
110	4'-0"	9'-0"	PICTURE	--	--	--	.23	.30	?	TEMP
111	2'-6"	9'-0"	CASEMENT	--	--	--	.23	.30	?	--
112	2'-6"	9'-0"	CASEMENT	--	--	--	.23	.30	?	--
113	3'-0"	9'-0"	PICTURE	--	--	--	.23	.30	?	--
114	4'-0"	9'-0"	CASEMENT	--	--	--	.23	.30	?	--
115	4'-0"	9'-0"	CASEMENT	--	--	--	.23	.30	?	EGRESS
116	6'-0"	5'-0"	SLIDER	--	--	--	.23	.30	?	--

Number	SIZE	STYLE	DETAIL			FIRE RATING	COLOR	NOTES
			JAMB	HEAD	THRESHOLD			
101	PR 3'-0" x 9'-0" x 1'-3/4"	DOUBLE - EXTERIOR	--	--	--/A	--	--	--
102	PR 4'-0" x 9'-0" x 1'-1/4"	SLIDING - EXTERIOR	--	--	--/A	--	--	--
103	20'-0" x 9'-0" x 1'-3/4"	ACCORDION DOUBLE	--/A	--/A	--/A	--	--	--
104	2'-6" x 9'-0" x 1'-3/4"	SINGLE - EXTERIOR	--	--	--/A	--	--	--
105	9'-0" x 9'-0" x 1"	OVERHEAD SECTIONAL	--	--	--/A	--	--	--
106	15'-6" x 9'-0" x 1"	OVERHEAD SECTIONAL	--	--	--/A	--	--	--
107	2'-6" x 8'-0" x 1'-3/4"	SINGLE - INTERIOR	--	--	--/A	20 MIN RATED	--	--
108	2'-6" x 8'-0" x 1'-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--
109	6'-2" x 6'-8" x 0"	CASED OPENING	--	--	--/A	--	--	--
110	2'-6" x 8'-0" x 1'-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--
111	PR 3'-0" x 8'-0" x 1'-3/4"	HORIZONTAL BYPASS	--	--	--/A	--	--	--
112	2'-6" x 7'-0" x 0"	CASED OPENING	--	--	--/A	--	--	--
113	2'-6" x 8'-0" x 1'-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--
114	2'-6" x 8'-0" x 1'-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--
115	2'-6" x 8'-0" x 1'-3/4"	BARN	--	--	--/A	--	--	--
116	2'-4" x 8'-0" x 1'-3/4"	BARN	--	--	--/A	--	--	--
117	2'-6" x 8'-0" x 1'-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--

REFERENCE KEYNOTES	
DIVISION 08 - DOORS AND WINDOWS	
DL	- LANDINGS MAX OF 7 3/4" DOWN FROM SLIDERS AND IN SWINGING DOORS OR MAX 1 1/2" DOWN FROM OUT SWINGING DOORS
DIVISION 10 - SPECIALTIES	
GF-ST	- HEAT&GLO SEE-THROUGH GAS FIREPLACE, 60" WIDE FRAMING - 39 1/2" WIDE VIEWING AREA, AND 57,500 BTU/HR
TOILET ACCESSORIES -	
ETR	- ELECTRIC TOWEL RACK
DIVISION 11 - EQUIPMENT	
AC	- AIR CONDITIONER
DW	- DISHWASHER
DWO30-G	- 30" WIDE, DOUBLE WALL OVEN, GAS
GAS-M	- GAS METER SEE PG&E GREENBOOK SECTION 2.4.2 AND FIGURE 2-20 FOR CLEARANCES
REF	- 48" WIDE REFRIGERATOR PROVIDE PLUMBING FOR ICE MAKER
REF-W	- 42" WIDE WINE REFRIGERATOR
REH	- RANGE EXHAUST HOOD, VENTED
RG-G	- RANGE; GAS
DIVISION 22 - PLUMBING	
HBIB	- HOSE BIB
PFF	- POT FILLER FAUCET
S-G	- SINK W/ GARBAGE DISPOSAL
WC	- WATER CLOSET, CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT CPC 402.5, SEE DETAIL 7/A10.0
WH-TL	- TANKLESS WATER HEATER/BOILER SIMILAR TO NAVIEN NPE-240A, DIRECT VENT
WI-S	- WALK-IN SHOWER WITH FLUSH ENTRANCE, SEE SHOWER NOTES SHEET A3.1
DIVISION 23 - HVAC	
FAU	- DIRECT VENT FORCED AIR UNIT
RAD-F	- RADIANT HEAT FLOORING SYSTEM, O.F.C.I. SEE DETAIL 18/A10.1
DIVISION 26 - ELECTRICAL	
EPP	- ELECTRICAL POWER PANEL NEW 200A SERVICE

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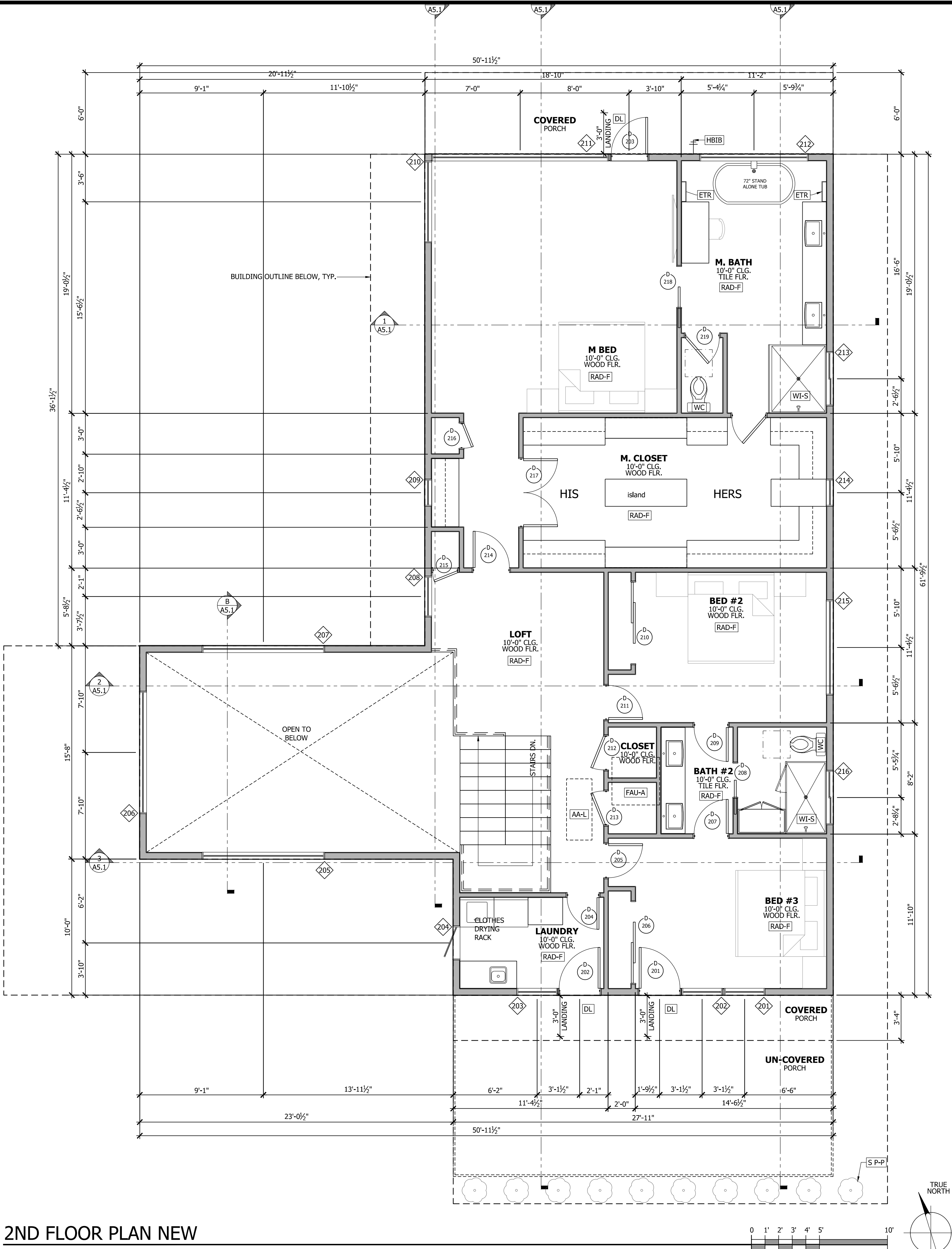
1ST FLOOR PLAN NEW

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2ND FLOOR PLAN NEW
1/4" = 1'-0"

WINDOW SCHEDULE										
NUMBER	SIZE		STYLE	DETAIL			SHCG	U-FACTOR	COLOR	NOTES
	WIDTH	HEIGHT		HEAD	JAMB	SILL				
201	3'-0"	9'-0"	PICTURE	--	--	--	.23	.30	?	TEMP
202	3'-0"	9'-0"	PICTURE	--	--	--	.23	.30	?	TEMP
203	3'-0"	9'-0"	PICTURE	--	--	--	.23	.30	?	TEMP
204	2'-6"	9'-0"	CASEMENT	--	--	--	.23	.30	?	TEMP
205	9'-0"	9'-0"	PICTURE	--	--	--	.23	.30	?	TEMP
206	9'-0"	9'-0"	PICTURE	--	--	--	.23	.30	?	TEMP
207	9'-0"	20'-6"	PICTURE	--	--	--	.23	.30	?	TEMP
208	3'-0"	9'-0"	CASEMENT	--	--	--	.23	.30	?	TEMP
209	2'-0"	4'-0"	CASEMENT	--	--	--	.23	.30	?	--
210	6'-0"	9'-0"	CASEMENT	--	--	--	.23	.30	?	TEMP
211	13'-0"	9'-0"	CASEMENT	--	--	--	.23	.30	?	TEMP
212	8'-0"	7'-0"	PICTURE	--	--	--	.23	.30	?	TEMP
213	4'-0"	3'-0"	SLIDER	--	--	--	.23	.30	?	TEMP
214	2'-0"	4'-0"	CASEMENT	--	--	--	.23	.30	?	--
215	7'-0"	6'-0"	DOUBLE CASEMENT	--	--	--	.23	.30	?	EGRESS
216	4'-0"	3'-0"	SLIDER	--	--	--	.23	.30	?	TEMP

DOOR AND FRAME SCHEDULE								
Number	SIZE	STYLE	DETAIL			FIRE RATING	COLOR	NOTES
			JAMB	HEAD	THRESHOLD			
201	3'-0" x 9'-0" x 1-3/4"	SINGLE - EXTERIOR	--	--	--/A	--	--	--
202	3'-0" x 9'-0" x 1-3/4"	SINGLE - EXTERIOR	--	--	--/A	--	--	--
203	2'-8" x 9'-0" x 1-3/4"	SINGLE - EXTERIOR	--	--	--/A	--	--	--
204	2'-4" x 8'-0" x 1-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--
205	2'-6" x 8'-0" x 1-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--
206	PR 3'-0" x 8'-0" x 1-3/4"	HORIZONTAL BYPASS	--	--	--/A	--	--	--
207	2'-6" x 8'-0" x 1-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--
208	2'-6" x 8'-0" x 1-3/4"	POCKET	--	--	--/A	--	--	--
209	2'-6" x 8'-0" x 1-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--
210	PR 3'-0" x 8'-0" x 1-3/4"	HORIZONTAL BYPASS	--	--	--/A	--	--	--
211	2'-6" x 8'-0" x 1-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--
212	2'-6" x 8'-0" x 1-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--
213	2'-6" x 8'-0" x 1-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--
214	2'-8" x 8'-0" x 1-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--
215	1'-10" x 8'-0" x 1-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--
216	1'-10" x 8'-0" x 1-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--
217	PR 2'-6" x 8'-0" x 1-3/4"	DOUBLE - INTERIOR	--	--	--/A	--	--	--
218	3'-0" x 8'-0" x 1-3/4"	POCKET	--	--	--/A	--	--	GLASS TEMP
219	2'-6" x 8'-0" x 1-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--
220	2'-6" x 8'-0" x 1-3/4"	SINGLE - INTERIOR	--	--	--/A	--	--	--

REFERENCE KEYNOTES	
DIVISION 08 - DOORS AND WINDOWS	
DL	- LANDINGS MAX OF 7 3/4" DOWN FROM SLIDERS AND IN SWINGING DOORS OR MAX 1 1/2" DOWN FROM OUT SWINGING DOORS
DIVISION 10 - SPECIALTIES	
TOILET ACCESSORIES -	
ETR	- ELECTRIC TOWELL RACK
DIVISION 11 - EQUIPMENT	
AA-L	- ATTIC ACCESS LADDER 22 1/2" X 54" REQUIRED FOR ATTICS WHICH ARE MORE THAN 30" IN HEIGHT; N.I.W.
DIVISION 22 - PLUMBING	
HBIB	- HOSE BIB
WC	- WATER CLOSET, CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT CPC 402.5, SEE DETAIL 7/A10.0
WI-S	- WALK-IN SHOWER WITH FLUSH ENTRANCE, SEE SHOWER NOTES SHEET A3.1
DIVISION 23 - HVAC	
FAU-A	- DIRECT VENT FORCED AIR UNIT IN ATTIC. SEE DETAIL 17/A10.0
RAD-F	- RADIANT HEAT FLOORING SYSTEM, O.F.C.I. SEE DETAIL 18/A10.1
DIVISION 32 - EXTERIOR IMPROVEMENTS	
S P-P	- SMALL PLANTS PER PLANNING

REVISIONS

DATE

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david@kuopdesigns.com

408.357.0818

3141 STEVENS CREEK BLVD. #104

SAN JOSE, CA 95117

NOT FOR CONSTRUCTION

RESIDENTIAL ADDITION FOR:

TONY TRUONG AND CINDY PHUN

40 MANZANITA COURT

MILLBRAE, CA 94030

APN# 024-413-160

DATE:

2020.10.25

SCALE:

PER SHEET

DRAWN BY:

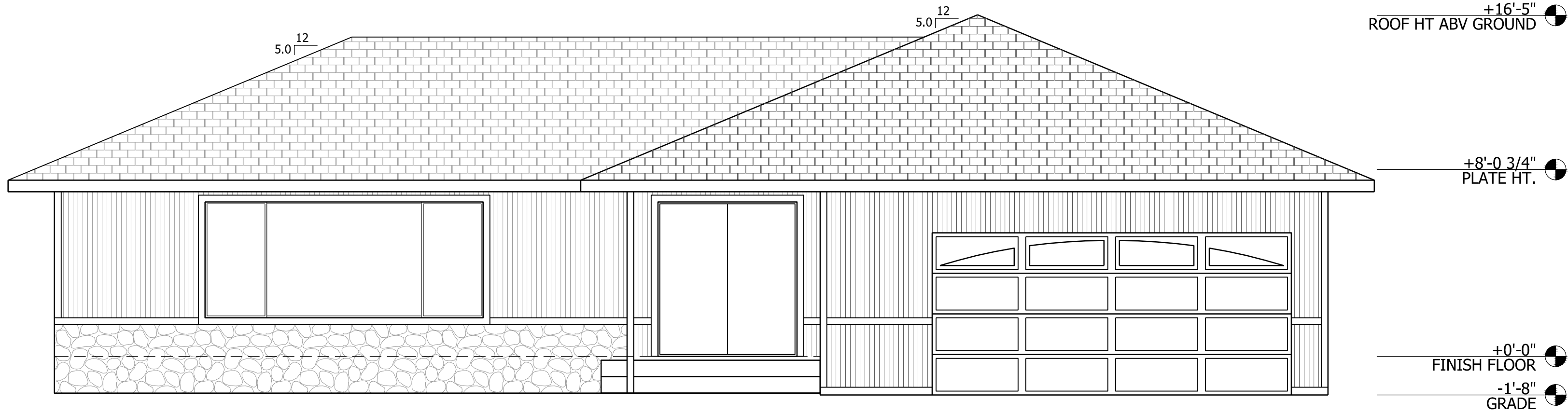
DAVID

PLAN NO.:

2028

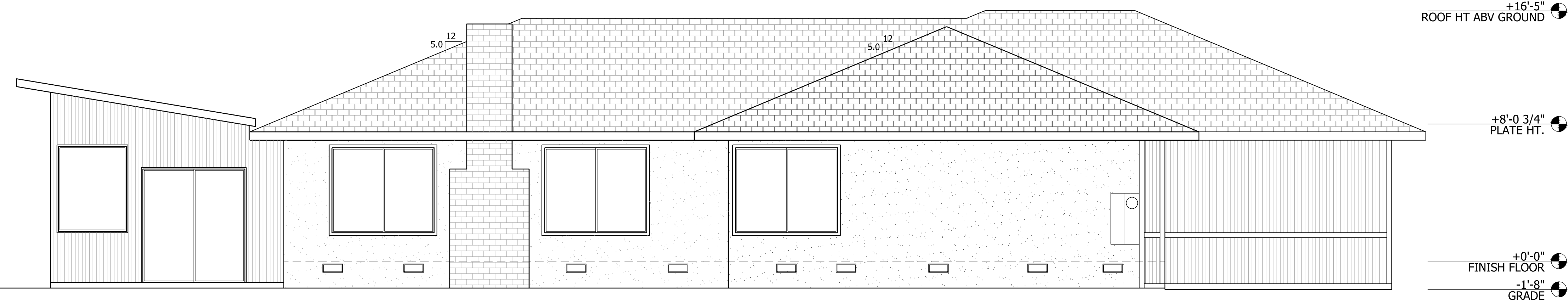
SHEET:

A2.2



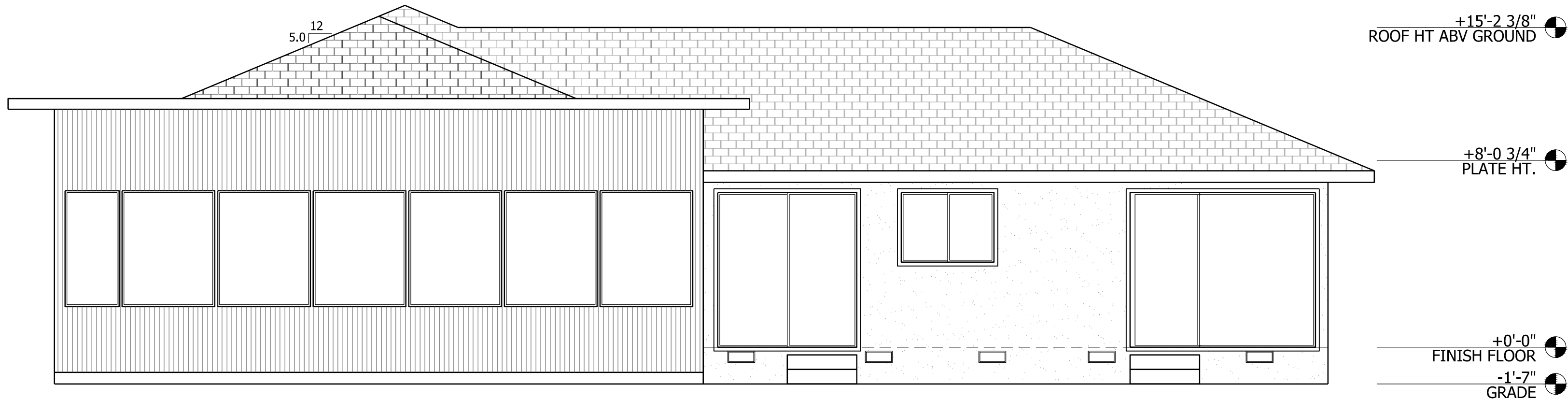
FRONT (SOUTH) ELEVATION EXISTING

1/4" = 1'-0"



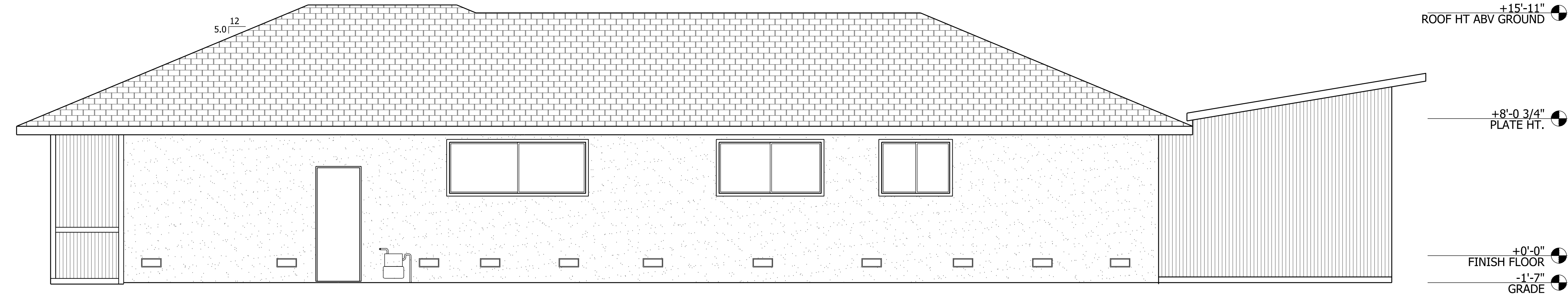
LEFT (WEST) ELEVATION EXISTING

1/4" = 1'-0"



REAR (NORTH) ELEVATION EXISTING

1/4" = 1'-0"



RIGHT (EAST) ELEVATION EXISTING

1/4" = 1'-0"

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ELEVATIONS EXISTING

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MILLBRAE, CA 94030
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DATE: 2020.10.25
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PLAN NO.: 2028

SHEET:
A3.0

REFERENCE KEYNOTES	
DIVISION 05 - METALS	
GR	- 42" HIGH STAINLESS STEEL RAILING SYSTEM WITH TEMPERED GLASS PANELS
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	
DSP	- DOWNSPOUT, CONNECT TO UNDERGROUND STORM WATER SYSTEM
FLASHING AND SHEET METAL -	
GTR-G	- GUTTER, GALVANIZED; PAINT TO MATCH WINDOW TRIM. SEE DETAIL _____
ROOFING AND SIDING -	
SHG-1	- CLASS 'A' GAF - SLATELINE - ANTIQUE SLATE PRESIDENTIAL COMP SHINGLES OVER 30# FELT AND ROOF SHEATHING W/ RADIANT BARRIER
DIVISION 08 - DOORS AND WINDOWS	
WDW	- TRIMLESS WINDOW
DIVISION 09 - FINISHES	
CEMENT PLASTER -	
CPS	- 3 COAT, 7/8" STUCCO OVER APPROVED LATH & CLASS 'D' (2 SHEET) BUILDING PAPER O/ STRUCTURAL SHEATHING, SAND FINISH
DIVISION 11 - EQUIPMENT	
AC	- AIR CONDITIONER
GAS-M	- GAS METER SEE PG&E GREENBOOK SECTION 2.4.2 AND FIGURE 2-20 FOR CLEARANCES
DIVISION 22 - PLUMBING	
WH-TL	- TANKLESS WATER HEATER/BOILER SIMILAR TO NAVIEN NPE-240A, DIRECT VENT
DIVISION 26 - ELECTRICAL	
ELF	- EXTERIOR LIGHT FIXTURE
EPP	- ELECTRICAL POWER PANEL NEW 200A SERVICE
DIVISION 32 - EXTERIOR IMPROVEMENTS	
S P-P	- SMALL PLANTS PER PLANNING



REAR (NORTH) ELEVATION NEW

1/4" = 1'-0"

- +28'-6 1/8" ROOF HT ABV GROUND

+26'-1 3/8" ROOF HT ABV GROUND

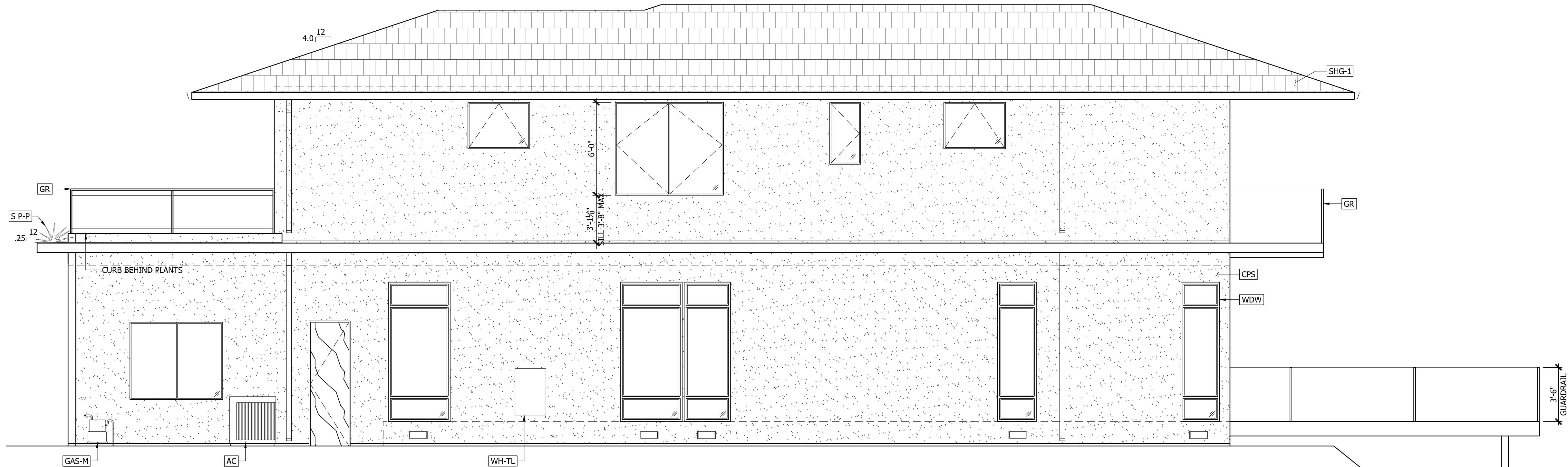
+10'-1 1/8" PLATE HT.

+11'-5 1/2" PARAPET

+10'-1 1/8" PLATE HT.

+0'-0" FINISH FLOOR

-1'-7" GRADE



RIGHT (EAST) ELEVATION NEW

1/4" = 1'-0"

- +28'-6 1/8" ROOF HT ABV GROUND

+10'-1 1/8" PLATE HT.

+11'-6 1/4" FINISH FLOOR

+10'-1 1/8" PLATE HT.

+0'-0" FINISH FLOOR

-1'-7" GRADE

-10'-8" BELOW GRADE

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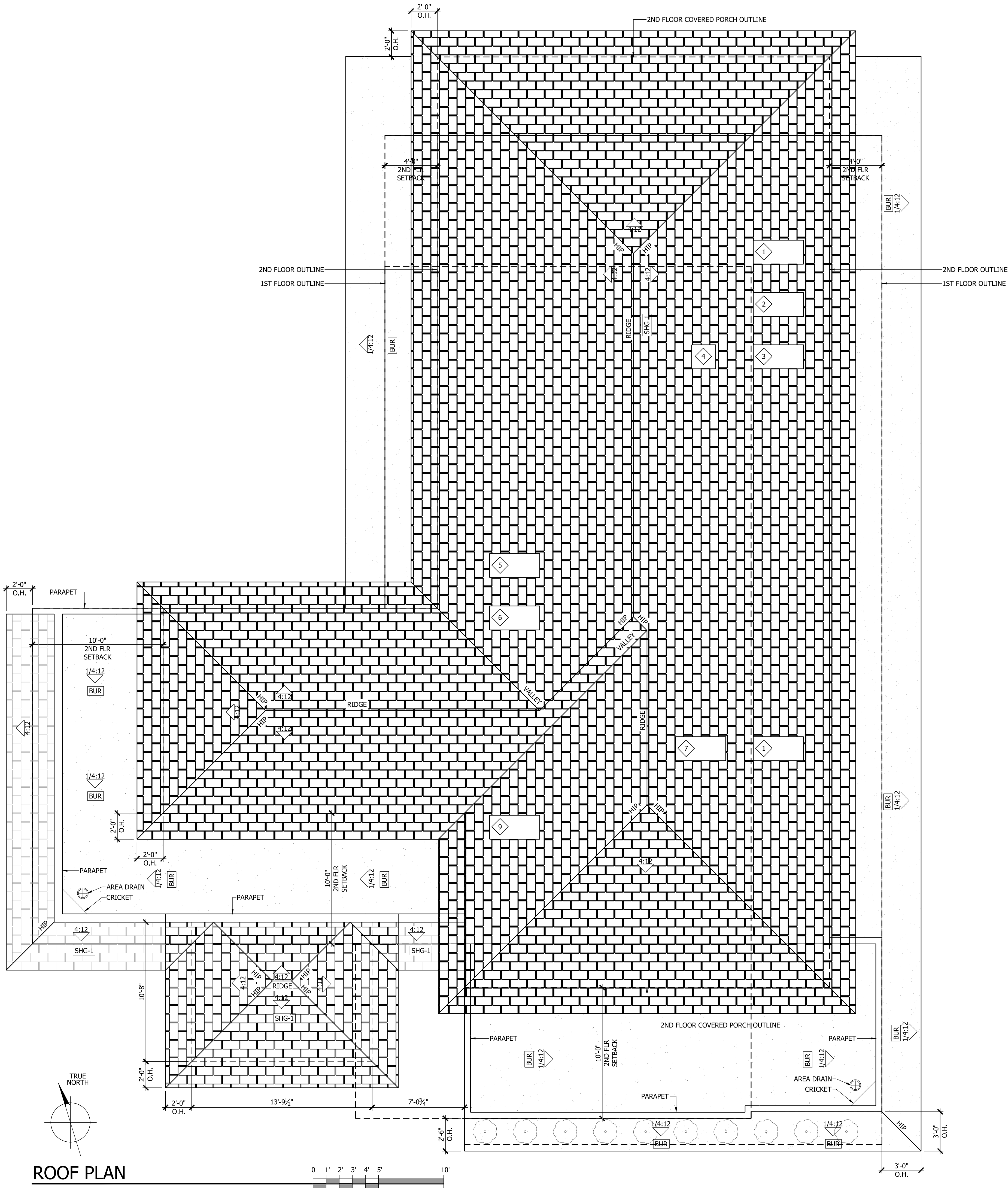
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PAGE TITLE
ELEVATIONS NEW

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40 MANZANITA COURT
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APN# 024-413-160

DATE: 2020.10.25
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DRAWN BY: DAVID
PLAN NO.: 2028

SHEET:
A3.2



SKYLIGHT SCHEDULE							
NUMBER	SIZE		STYLE	MANUFACTURER	REPORT #	MODEL	NOTES
	WIDTH	HEIGHT					
1	1'-10.5"	3'-10"	DECK MOUNT	VELUX	199	VSS	TEMP
2	1'-10.5"	3'-10"	DECK MOUNT	VELUX	199	VSS	TEMP
3	1'-10.5"	3'-10"	DECK MOUNT	VELUX	199	VSS	TEMP
4	1'-10.5"	1'-10.5"	DECK MOUNT	VELUX	199	VSS	TEMP
5	1'-10.5"	3'-10"	DECK MOUNT	VELUX	199	VSS	TEMP
6	1'-10.5"	3'-10"	DECK MOUNT	VELUX	199	VSS	TEMP
7	1'-10.5"	3'-10"	DECK MOUNT	VELUX	199	VSS	TEMP
8	1'-10.5"	3'-10"	DECK MOUNT	VELUX	199	VSS	TEMP
9	1'-10.5"	3'-10"	DECK MOUNT	VELUX	199	VSS	TEMP

REFERENCE KEYNOTES	
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	
ROOFING AND SIDING -	
BUR	- BUILT-UP ROOF SYSTEM
SHG-1	- CLASS 'A' GAF - SLATLINE - ANTIQUE SLATE PRESIDENTIAL COMP SHINGLES OVER 30# FELT AND ROOF SHEATHING W/ RADIANT BARRIER

ROOF PLAN

REVISIONS

DATE

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40 MANZANITA COURT
MILLBRAE, CA 94030
APN# 024-413-160

DATE:

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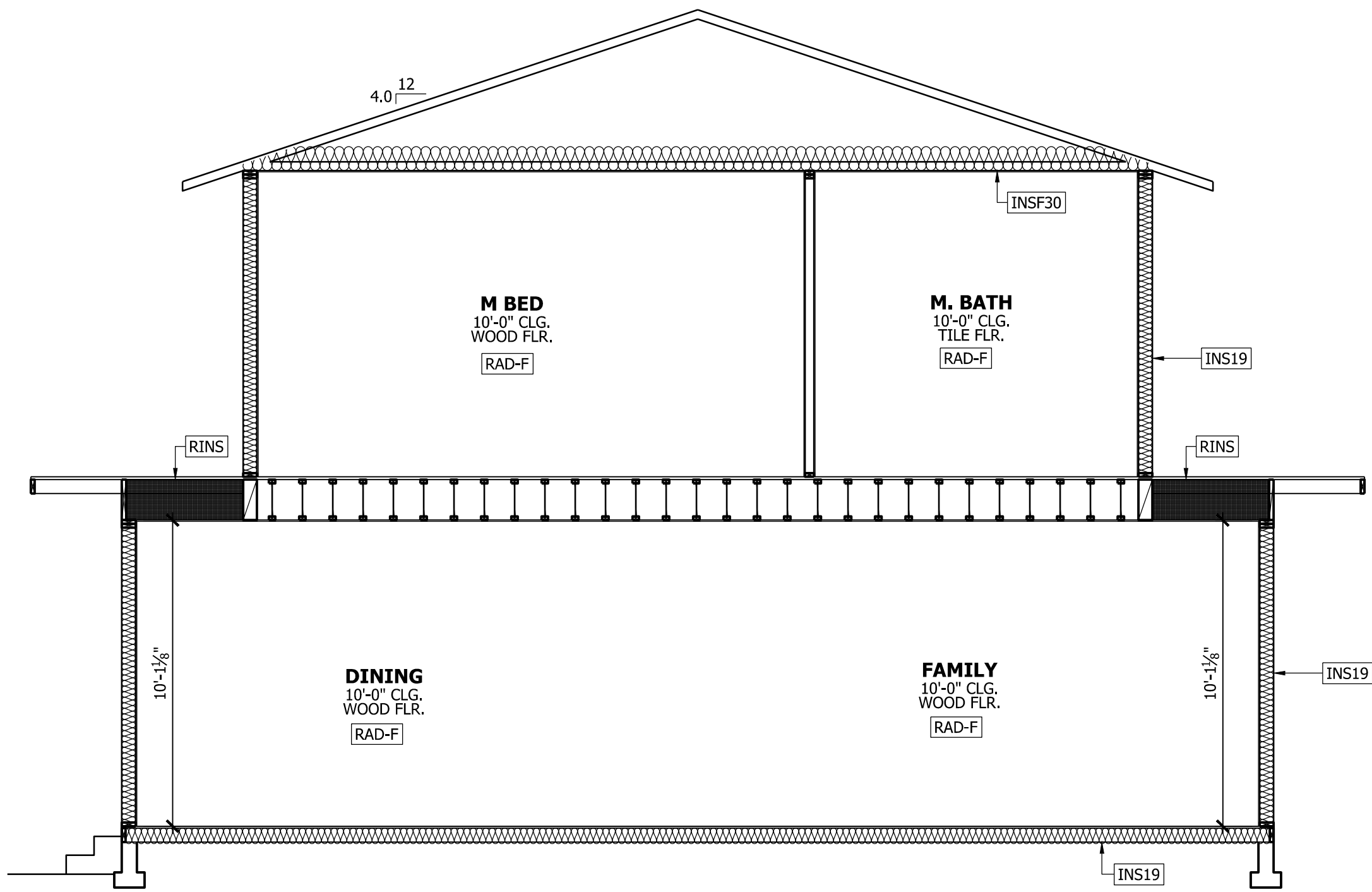
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PLAN NO.:

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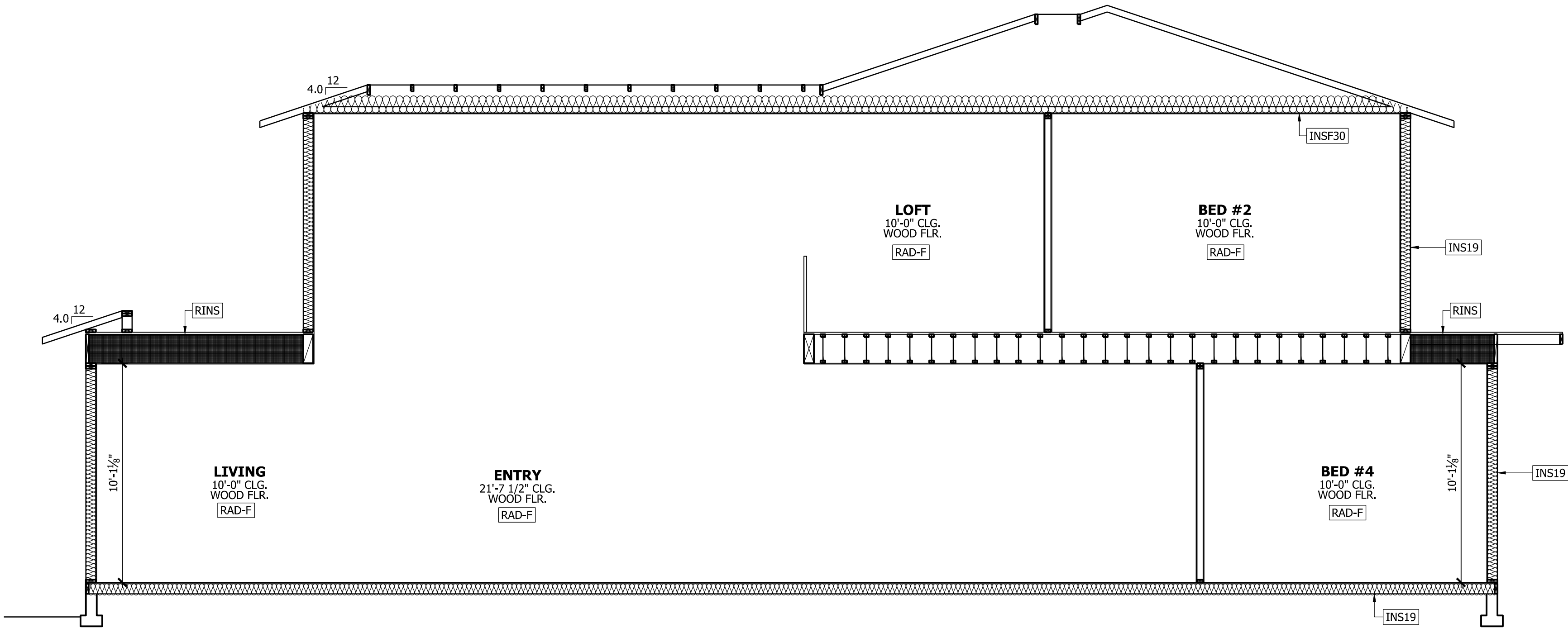
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A4.1



SECTION 1

1/4" = 1'-0"



SECTION 2

1/4" = 1'-0"

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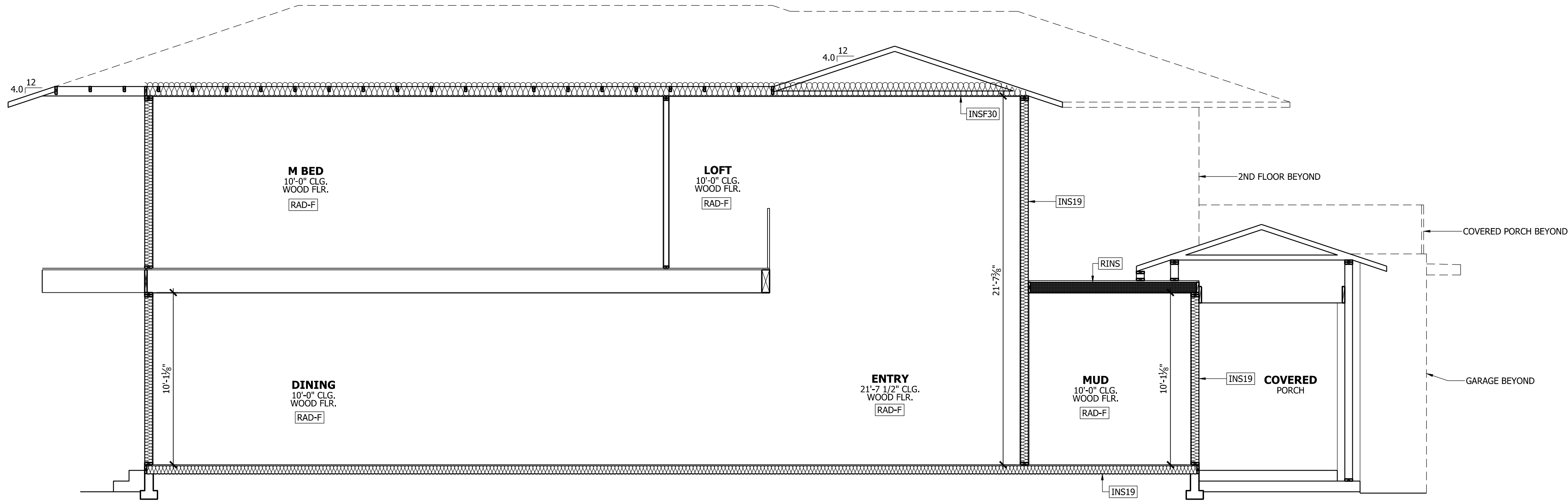
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RESIDENTIAL ADDITION FOR:

TONY TRUONG AND CINDY PHUN
40 MANZANITA COURT
MILLBRAE, CA 94030
APN# 024-413-160

DATE: 2020.10.25
SCALE: PER SHEET
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PLAN NO.: 2028

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SECTION C

1/4" = 1'-0"

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RESIDENTIAL ADDITION FOR:

TONY TRUONG AND CINDY PHUN
40 MANZANITA COURT
MILLBRAE, CA 94030
APN# 024-413-160

DATE: 2020.10.25
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 2028

SHEET:
A5.2



3141 Stevens Creek Blvd #104
 San Jose, CA 95117
 408.357.0818 Office
 530.919.2921 Cell

PROJECT DESCRIPTION

DATE: NOVEMBER 9, 2020

OWNERS:

Tony Truong & Cindy Phun

PROJECT ADDRESS:

40 Manzanita Court
 Millbrae, CA 94030

Proposed is a residential remodel/addition of the existing house at the above project address. The house will be demo'd down to floor framing. Existing Foundation will remain. Site front yard will have a widened driveway for the new garage approach and the rear site will have a new pool, new concrete deck and new wood framed deck.

1st Floor:

Demo Entire 1,977 Sf house, except existing foundation. Level existing foundation as needed. Add 10 ft 840 SF to the rear and right side of the house(including garage 203 SF). New 123 SF front covered porch. New 761 SF Porch out rear of the great room. New PG&E gas and electric meter locations. New water heater, F.A.U. electrical and lighting throughout.

2nd Floor:

New 1,642 SF second floor with loft area open to below. New 93 SF front porch over garage and 181 SF rear porch off master.

Site:

New wider driveway in front. New swimming pool in rear along with a 120 SF gazebo with bathroom and storage.

RESIDENTIAL REMODEL/ADDITION

INITIAL HERE _____



(COPY -
Original submitted to project applicant)

City of Millbrae

PROOF OF ADJACENT OWNER CONSULTATION

(Applicant to complete the following)

I, Cindy Phun and Tony Truong, (owner/owner's agent), have met with the party listed below regarding a Building permit (type of permit(s)) for Residential remodel / addition (project description) at 40 Manzanita Court (project location). I have fully explained the proposal and answered all questions to the best of my ability. I have provided a copy of the current plans to the listed party.

RECEIVED

Signature

Date

MAR 8 2021

11/10/20

CITY OF MILLBRAE

PLANNING DIVISION

THIS FORM IS TO BE RETURNED TO THE CITY OF MILLBRAE BY THE PROJECT APPLICANT

(Adjacent property owner to complete the following)

I, Maura LeBaron-Hsieh and Tyken Hsieh, own the property located at 25 Manzanita Court. On 11 / 12 / 2020, the above proposal was shown to me and I received a copy of the plans.

☐ I support the proposal as shown to me.

Signature

Date

☒ I oppose the proposal as shown to me

Signature

Date

Maura LeBaron-Hsieh

maura.lebaron.hsieh@gmail.com

(617) 686-5111

Name

Email

Contact Number

Comments (optional):

We are excited to welcome our new neighbors directly across the street! However, we oppose the current proposal because the additional building height, as well as the horizontal expansion toward 30 Manzanita Court, will block our small but cherished view of the Bay and the East Bay Hills. This will negatively impact our...

November 2017

(Continued from reverse)

... enjoyment of our own property, negatively impact our property value, and negatively impact the overall neighborhood aesthetics.

The interior floor plan looks lovely and we strongly recommend that Cindy and Tony resubmit a plan that better utilizes their 0.5-acre downsloping lot with panoramic Bay views throughout, without increasing the height of the building relative to Manzanita Court.

Maura LeBaron Hsieh
11-12-20



City of Millbrae

PROOF OF ADJACENT OWNER CONSULTATION

(Applicant to complete the following)

I, Cindy Phun and Tony Truong (owner/owner's agent), have met with the party listed below regarding a Building permit (type of permit(s)) for Residential remodel / addition (project description) at 40 Manzanita Court (project location). I have fully explained the proposal and answered all questions to the best of my ability. I have provided a copy of the current plans to the listed party.

Signature

Date

11/10/20

THIS FORM IS TO BE RETURNED TO THE CITY OF MILLBRAE BY THE PROJECT APPLICANT

(Adjacent property owner to complete the following)

I, Jane Hwang and Anthony Lee, own the property located at 30 Manzanita Court. On 11 / 12 / 20, the above proposal was shown to me and I received a copy of the plans.

☐ I support the proposal as shown to me.

☒ I oppose the proposal as shown to me

Signature

Date

Signature

Date

Jane Hwang

11/20/20

Jane Hwang

Name

jane.hwang23@gmail.com

Email

(347)288-3973

Contact Number

Comments (optional):

Please see attached comments.

RECEIVED

NOV 23 2020

CITY OF MILLBRAE
PLANNING DIVISION

November 2017

Jane Hwang & Anthony Lee
30 Manzanita Ct.
Millbrae, CA 94030
(347)288-3973
(415)939-9999

First, we'd like to welcome our new neighbors to Manzanita Court. It's a diverse, family-friendly neighborhood we hope you will come to enjoy as much as we do.

My wife and I have a couple of concerns for the proposed plan. 1) The expansion towards the property line on the east side of the house and 2) the height of the second-floor addition.

In its current state, the proposed plan not only builds towards our home, it builds upwards, impacting our home more than any of the surrounding properties. Despite having ample room to build west or south, it reduces the setback between our homes by 10' for the entire length of the structure.

It also raises the height of the building by over 12" on our side of the property, negatively impacting our sense of privacy and our property value. The way our homes are currently situated, we have the benefit of having no direct line of site between our windows. It's one of the unique things about our home that we value.

To mitigate these concerns, we ask the city and homeowners to consider a greater setback between our homes that is more reflective of the distance between 40 and 50 Manzanita. We would also ask for a greater setback on the second floor and a window study that shows second-floor windows in relation to ours.

We recognize how challenging it is to remodel a home. Please don't hesitate to contact us if you would like to discuss further.

Sincerely,
Jane Hwang & Anthony Lee

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NOV 23 2020

CITY OF MILLBRAE
PLANNING DIVISION

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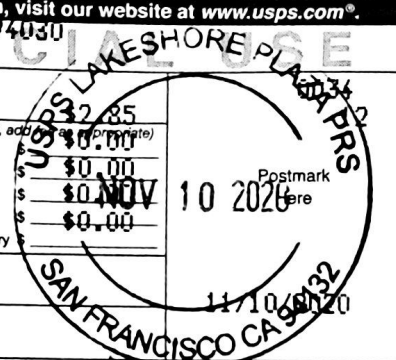
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Sent To **ANTHONY LEE & JANE HUANG**
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City, State, ZIP+4®
MILLBRAE, CA 94030

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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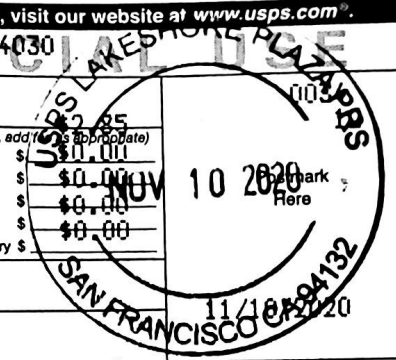
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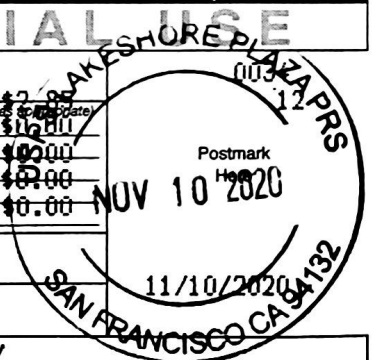
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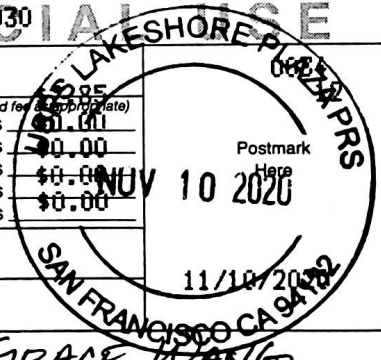
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☐ Adult Signature Restricted Delivery \$0.00

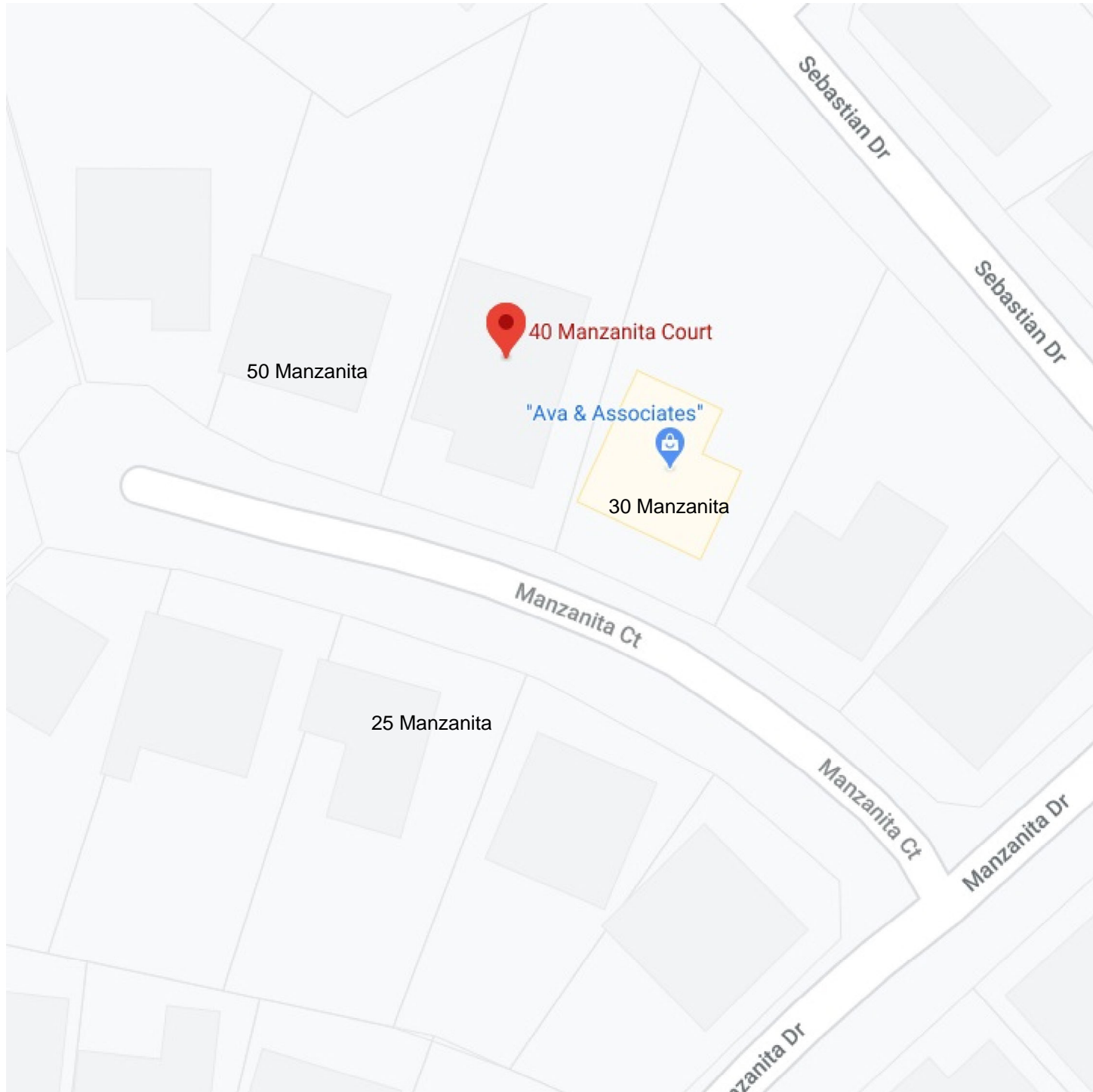
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions







25 Manzanita Court



30 Manzanita Court



50 Manzanita Court



40 Manzanita Court Front/Left



40 Manzanita Court Front



40 Manzanita Court Rear



40 Manzanita Court Right

ATTACHMENT 5





DESIGN OPTIONS



3141 Stevens Creek Blvd #104
San Jose, CA 95117
408.357.0818 Office
530.919.2921 Cell

DATE: AUGUST 1, 2021

OWNERS:

Tony Truong & Cindy Phun

PROJECT ADDRESS:

40 Manzanita Court
Millbrae, CA 94030

DESIGN OPTIONS REGARDING 25 MANZANITA'S VIEW.

The proposal for this design is to add SF for my clients to provide them with an adequately sized residence for their large family. During this process we reviewed multiple options including site location for additions along with second story placement and providing a story pole installation for the neighbors.

Site location/design

Please refer to X-40 MANZ SP-E 2021.05.12.pdf. This site plan shows areas of development for this site to include areas where we cannot build based on setbacks and easements, areas of highly sloped areas, a flat rear yard area we would like to keep as a rear yard and ideal areas for additions. Very quickly we found that if we were to keep a usable back yard for this project, the ideal location for an addition would be to the right of the existing house.

Single Story Analysis

- The option for a single-story addition was a consideration but did not provide enough space for the requirements of my client. As you see on V-40 MANZ-OTHER OPTIONS.pdf you can see that if we were to do a single-story addition to the right, we would completely block the neighbors view with the new roof height that would be created.
- The second issue for a single story addition would be land availability. There is very little room for a usable rear yard. There is room to the right of the house to add SF, but we run into a sloping hill quickly. Adding SF to the back left, where the existing and proposed outside yard is, would eliminate any usable yard this lot has.

Second Story Analysis

- Adding a second story to the project is necessary for my client. The right side of the 1st floor is much larger than the left side of the house, so simply based on this, we decided to do our second story addition on the right side of the house. To make the second-floor addition, not look like an addition we also added a lofted area to the left side of the 1st floor. This helps to give the house a cohesive massing and architecturally attractive front façade.
- As the neighbors are concerned with losing their view, we also looked at the option of lowering the plate heights to 8ft on the 1st and 2nd floor. See V-40 MANZ-OTHER OPTIONS.pdf. This shows that the view would still be impacted by lowering the plates from 10ft to 8ft.
- Also, if we were to do a 1st floor addition to the right along with a second-floor addition over the left side of the house only, we would still be blocking their view with the new roof height created by the 1st floor addition. This also would not create adequate space for my client. Also, adding a second floor to just one side of the house, creates an unbalanced feel to the front façade along with an odd roof condition requiring a cricket to divert rainwater. See V-40 MANZ-ELEV-N 2021.09.09
- Since we are going to impact the neighbors view no matter where we do an addition, we proposed the idea of the removal of a pine tree in my clients back yard to give the neighbors a new view. This view of Mt. Diablo area can be seen on Tree pic for 25 manzanita Behind tree view 2.jpg.
- The second story addition is sized based on many factors, including stair location, setback from 1st floor and room size.
 - The stair location for this design is located in an accessible location on the main floor to the front entry for exiting and also to give a nice flow from the 2nd floor to the 1st floor kitchen/living area. The second floor is designed around this stair location.
 - Based on planning/zoning regulations for this lot, the 2nd floor is required to be setback from the 1st floor by 4'-0" on the right side and 10'-0" on the left and front side of the residence.
 - Room sizes – at the top of the stairs we have a 3'-10" hallway providing access to bedroom #3 which is 11'-0" x 14'-0" with a standard depth closet. This creates our 2nd story width, that is setback 4'-0" from the right side 1st floor exterior wall. I'm providing an example of what would happen if we setback the 2nd floor 7'-0" from the right side 1st floor setback. See V-40 MANZ-ELEV-N 3FT SETBACK 2021.09.09. This will decrease the usable space significantly and confine our design. This will give additional view to 25 Manzanita that they did not originally have.
 -

INITIAL HERE _____

Tree Removal

The pine tree shown on the right side of all photos provided has an option to be removed to help with the overall view of 25 Manzanita. Per City municipal code, there is no issue with the removal of this tree.

Story Pole Design

The neighbors of 25 Manzanita have shown that they disapprove the design, although we have shown them that no matter what addition location we do, we will be altering their view. They asked us to do a story pole design. We installed story poles per the plans and these were verified by our contractor and the neighbor at 25 Manzanita. The neighbor provided before and after photos of their view along with SF of their existing vs proposed views. This is shown under STORY-POLE-VIEW-STUDY 7-13-2021 Annotated and STORY-POLE-VIEW-STUDY 7-13-2021 View Area Calculations.

I also provided SF analysis of the original photo and Story Pole photo and added SF to the neighbor's study based on the CAD area calculations.

- As you can see on the original photo, I'm showing the neighbors have an unobstructed view of 28 SF. On the same pdf sheet, you can see that if we remove the tree in the background the neighbors would have a new view of 19 SF V-40 MANZ-ORIGINAL PHOTO
- As you can see on the Story Pole photo, I'm showing the neighbors have an existing view of 16 S. On the same pdf sheet, you can see that if we remove the tree in the background the neighbors would have a new view of 15 SF. V-40 MANZ-STORY POLE PHOTO
- Also on the story pole pdf you can see the neighbors legend/calcs in green, yellow, purple and red. I've converted these to the same SF as used in my CAD calculations. Also please note, we are not proposing an 8ft fence for this project. V-40 MANZ-STORY POLE PHOTO
- We've also created a option showing the second floor with a 7'-0" setback instead of 4'-0", adding 3'-0" to the view with the story pole and original photo. The story pole photo gives a 25 SF view and original photo gives 37 SF view. V-40 MANZ-ELEV-N 3FT SETBACK 2021.09.09
- The different angles created by the original and second (story pole) photos have conflicting SF numbers. This is because the two photos of before and after were taken from different vantage points.

Conclusion

In conclusion, we have shown the best addition areas on this lot and obstructions to the neighbors view that are created by the different options. We conclude that the best solution for providing the neighbors with a view, is to create a new one by the removal of the pine tree. We also feel that we are creating a similar sized with our addition as proposed with the removal of this tree based on our study and a decrease in the size of the second story is not necessary.

Here is a chart of the photos taken along with the SF view of Existing House, Proposed Addition and Added 3 ft Setback.

<u>View</u>	<u>Original Photo SF</u>	<u>Story Pole Photo SF</u>
Existing House	28 SF	16 SF
Proposed Addition	19 SF	15 SF
Added 3 ft Setback	37 SF	25 SF

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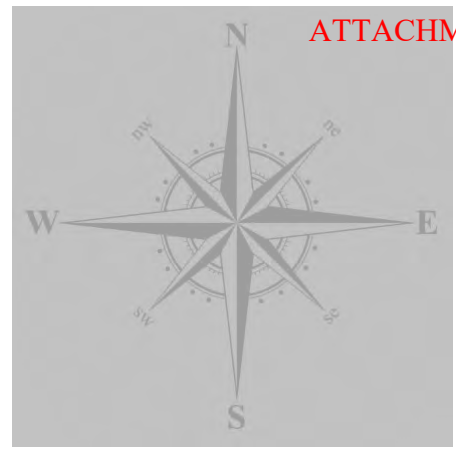
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Cindy Phun
40 Manzanita Court
Millbrae, CA

June 4, 2021

Assignment

- Review Sheets A0.1 and L1 for 40 Manzanita Court dated 10-25-20.
- Visit the site to evaluate trees shown on plan and any trees not shown on plan that qualify as protected trees according to local ordinance.
- Collect identifying data on each tree, evaluate impacts of construction and make recommendations for protection or removal.
- Provide a written arborist report with marked up site plan, tree data and tree protection plan.

Background

The City of Millbrae requires an arborist report to accompany a development application. Protected trees are defined by Chapter 9.45 of the Municipal Code as any healthy tree with a trunk or multiple trunks with a circumference of thirty-six inches or greater measured twenty-four inches above mean existing grade. The Planning Department's Design Review Checklist requires an arborist report for any proposed tree removal, grading or construction work within 2 feet of the dripline of existing trees. I visited the site on May 27, 2021.

Summary

A spreadsheet with observations and recommendations is included with this report. Below is a summary:

- 9 trees were considered, 8 on the subject property and 1 on the neighboring property overhanging the project.
- 6 of the 9 evaluated trees are considered protected by ordinance, including the one on the neighboring property.
- 1 protected tree is recommended for removal and 5 protected trees are recommended for preservation.
- Tree 2, a protected tree, is recommended for removal due to its declining health and the impacts of construction both above and below ground.

The following pages contain a site plan and photos of the protected trees. The location of Tree 9 is approximated.

LEGEND

- S — UNDERGROUND WASTE
- W — UNDERGROUND WATER
- GAS — UNDERGROUND GAS
- E — UNDERGROUND ELEC

REFERENCE KEYNOTES

DIVISION 01 - GENERAL REQUIREMENTS

- SF - SANITARY FACILITY WITH ELECTRIC POWER POLE. CONNECT TO EXISTING UNDERGROUND ELEC.

DIVISION 02 - DEMOLITION

- 122 - EXISTING 100A MAIN PANEL
- 123 - EXISTING PG&E GAS METER

DIVISION 03 - CONCRETE

TYPES OF FINISHES -

- EAC - EXPOSED AGGREGATE CONCRETE

DIVISION 22 - PLUMBING

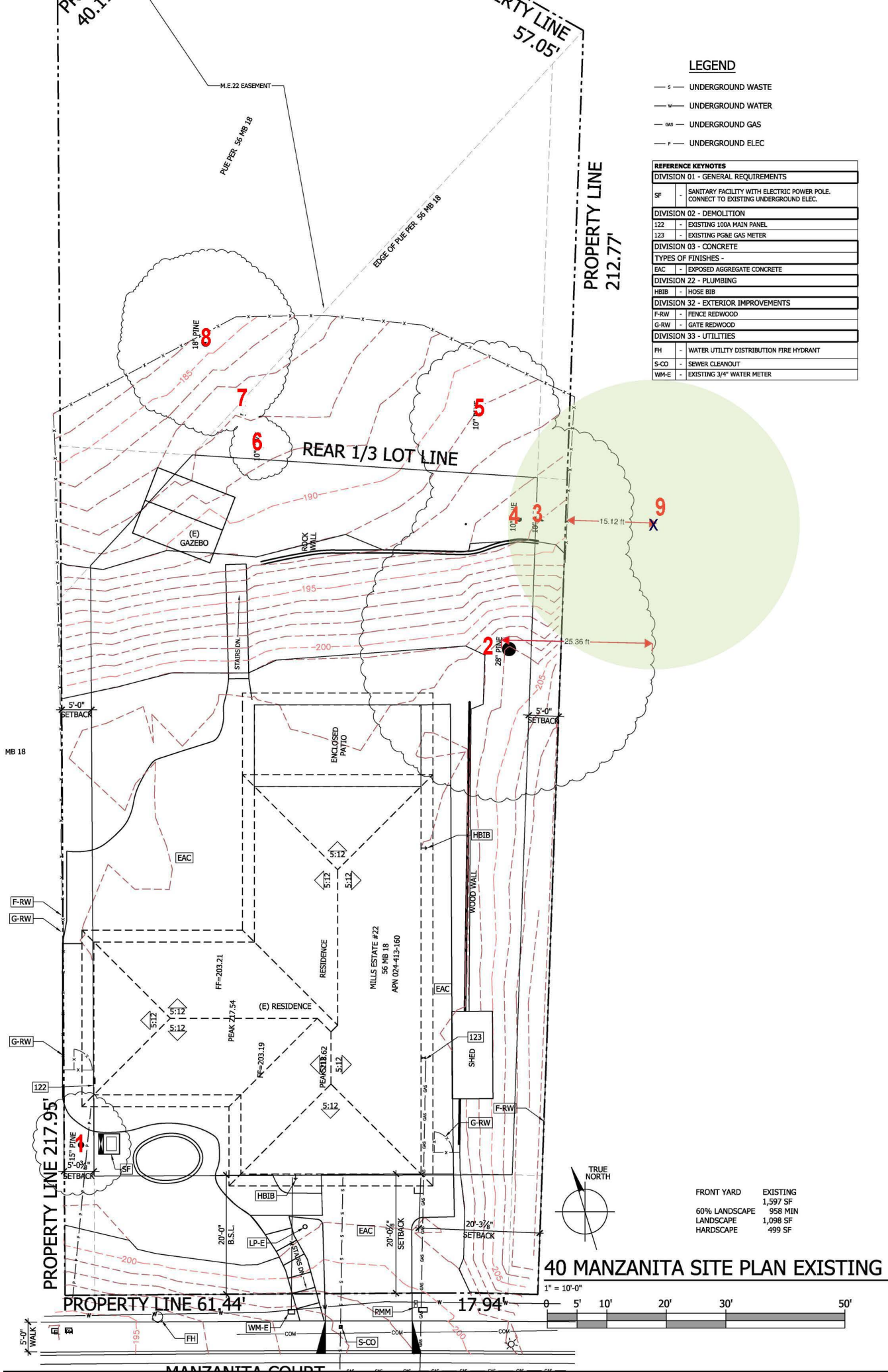
- HBIB - HOSE BIB

DIVISION 32 - EXTERIOR IMPROVEMENTS

- F-RW - FENCE REDWOOD
- G-RW - GATE REDWOOD

DIVISION 33 - UTILITIES

- FH - WATER UTILITY DISTRIBUTION FIRE HYDRANT
- S-CO - SEWER CLEANOUT
- WM-E - EXISTING 3/4" WATER METER



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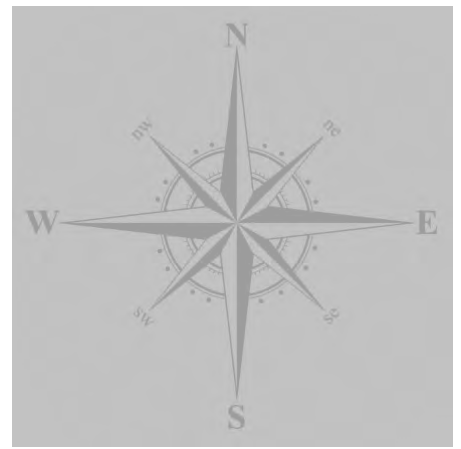
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Tree 1

Tree 1 is a Deodar Cedar (*Cedrus deodara*) that has been repeatedly pruned as a hedge. However, it is classified as a protected tree according to ordinance due to its trunk circumference at 24 inches from grade.

Roots will be impacted by a new pathway installation within the dripline, as noted in the spreadsheet. These impacts can be mitigated by employing the tree preservation measures specified in this report.



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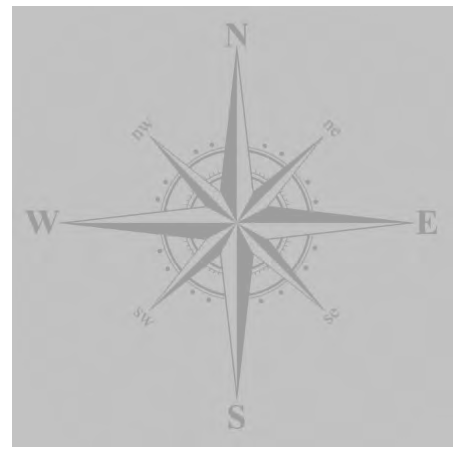
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Trees 2 and 9

Tree 2 is defined as a Protected Tree by ordinance. It is a Monterey Pine (*Pinus radiata*) in poor health with branch dieback consistent with pitch canker, a common untreatable disease of Monterey Pines. Trees in poor health are less likely to survive even minor impacts of construction. In this case, roots will be cut or damaged within the dripline for grading and construction of a DG (decomposed granite) pathway on the south side and deck footings on the west side, as shown on sheet L1.

Adding a second story will require canopy pruning for clearances not only for the finished building, but for the necessary access by workers and equipment. Removal is recommended.

Because the neighboring Tree 9 is growing nearby, the canopy is somewhat asymmetric. Pruning Tree 9 to balance the canopy is recommended when Tree 2 is removed.



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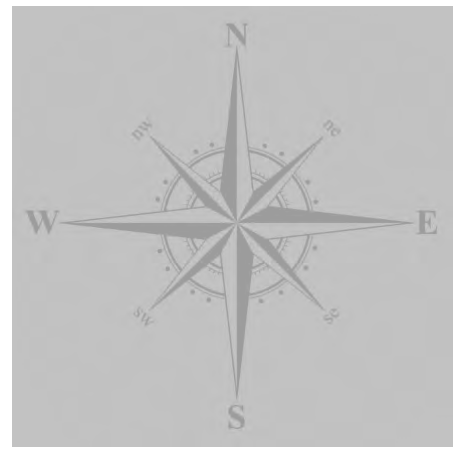
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Trees 3 and 4

Trees 3 and 4 are Canary Island Pines (*Pinus canariensis*) which are protected by ordinance. Roots will be somewhat impacted by the new retaining wall footing, as detailed in the spreadsheet, but this can be mitigated by employing the tree preservation measures specified in this report.



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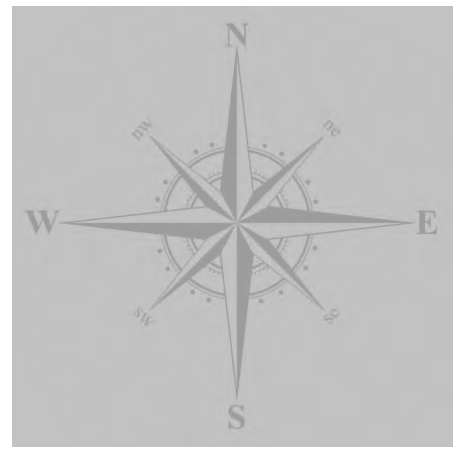
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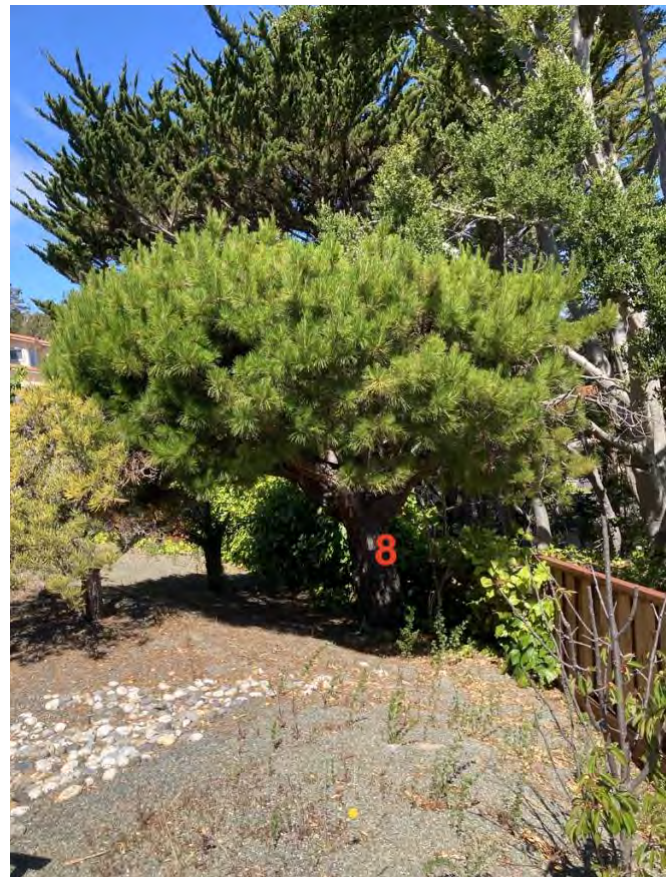
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Tree 8

Tree 8 is classified as a protected tree, but its location in the corner of the yard and the topography keeps it away from the construction area. The closest new landscaping is about 40 feet away, over 28 times DBH (trunk diameter measured at 54 inches).

A typical Tree Protection Zone radius (TPZ radius) is 10 x DBH, and the footprint of the project is more than twice outside that. However, protective fencing as specified in this report is recommended to prevent soil compaction or bark injury from storing, staging and other necessary construction processes.



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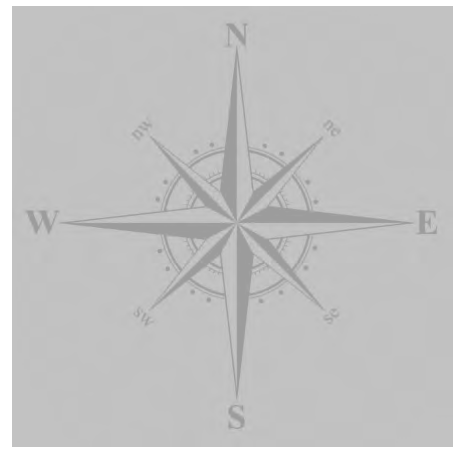
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Spreadsheet Observations and Specifications

The text below further expands upon the data in the spreadsheet:

Identifying information

- Tree number: No number tags are on the trees. Numbers correspond with the numbers on the site plan included with this report.
- Species: Common and botanical name of the tree
- DBH: Trunk diameter measured at 54 inches from the ground, expressed in inches. This is used to calculate tree protection zone radius (TPZ radius)
- Circumference measured at 24 inches from the ground, expressed in inches.
- Protected tree? Yes or No based on the criteria in Millbrae Municipal Code, Section 9.45.
- Condition Ratings: Health, Structure and Form using the criteria in the 10th Edition of the Guide to Plant Appraisal published by the Council for Tree and Landscape Appraisers in 2019.

Impacts and Preserve/Remove recommendations:

- Impacts of Construction: based on reviewing the provided plan set.
- Preserve/Remove?: Recommendations based on tree condition and projected impacts of construction.

Tree Preservation recommendations:

- TPZ Radius: a radius of 10 x DBH, expressed in feet. Within this radius, tree protection design and building practices are specified in this report.
- Tree Preservation Recommendations: specifications are given below.
 - Chain link fencing at 10xDBH: This is recommended for Trees 5-8 to prevent inadvertent soil compaction or bark injury from storing, staging and other necessary construction processes. Fencing to enclose the entire group of trees is acceptable. Fencing shall consist of 5- or 6-foot-high chain link fencing on 2-inch tubular galvanized iron posts spaced not more than 10 feet on center. Posts may be driven a minimum of 2 feet into undisturbed soil or placed into concrete blocks on pavement. TPZ fencing must be installed before construction begins and remain in place during the entire project.
 - Trunk wrap: This is recommended where TPZ fencing is not possible, or work is likely within the TPZ. (Trees 3, 4 and 1) Wrap the lower 6 feet of the trunk with straw wattles prior to the

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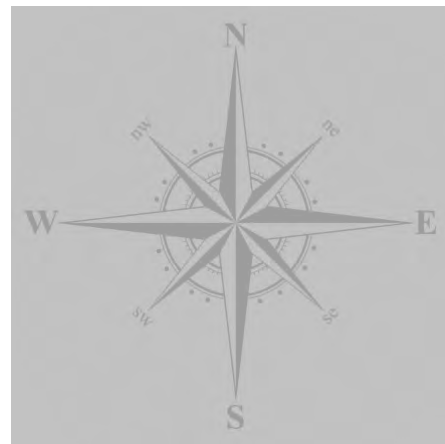
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commencement of construction.

- Root buffer: This is also recommended within the TPZ whenever TPZ fencing is not possible, or work is likely within the TPZ. For Trees 3 and 4, place ¾-inch plywood on top of existing gravel within the TPZ. For Tree 1, buffer exposed soil as follows:
 - Spread tree chips over the designated area to a minimum depth of 6 inches.
 - Add a second course of ¾-inch quarry gravel.
 - Top with ¾-inch plywood.
- Hand-dig within 10xDBH: Do this for pathway excavation near Tree 1, and the retaining wall near trees 3, 4 and 9.
- Selective root pruning within 10xDBH: Do not prune roots over 2 inches in diameter without approval from an ISA Certified Arborist qualified to make tree preservation decisions during development (the Project Arborist).
- Alternate pavement or wall footing section within 10xDBH: For pavement within the TPZ, do not excavate below grade. Support pavement using Tensar Geogrid or equivalent plus base rock on top of exposed soil. For wall footings within the TPZ, hand-dig to expose roots and support the wall using piers rather than a continuous footing, to preserve roots over 2 inches in diameter. The Project Arborist should be on site to advise the placement of footings.
- Drip irrigation: Permanent drip irrigation is recommended for all trees to improve health and mitigate construction impacts. Drip irrigation for existing trees should run off a separate valve than for new landscape plants. Place ½-inch Netafim inline emitter line at the dripline or as close as possible. Emitter line should have .5-.6 GPH emitters spaced 12-18 inches apart. Run irrigation twice a month for 30-60 minutes during the dry season.

40 Manzanita Court
Tree Inventory

Identifying Information					Condition ratings according to 10th Edition of the Guide to Plant Appraisal					Tree Preservation Recommendations (specifications provided in the report)									
Tree #	Species	DBH: Trunk diameter @ 54" (expressed in inches)	Circumference @ 24" (expressed in inches)	Protected Tree?	Health	Structure	Form	Impacts of Construction	Preserve/ Remove?	TPZ radius (feet)	Chain Link Fencing at 10 x DBH	Trunk wrap	Root Buffer-exposed soil within 10xDBH	Hand dig within 10 x DBH	Selective root pruning with Project Arborist within 10xDBH	Alternate pavement or wall footing section within 10 x DBH	Drip irrigation	Notes	
1	Cedrus deodara, Deodar Cedar	17	53	Y	80%	40%	40%	Root loss/disturbance from pavement installation within 6 feet of trunk (4-5 x DBH)	Preserve	14		x	x	x	x	x	x	Pruned as a hedge. Support pavement within 10x DBH using Tensar Geogrid or equivalent + base rock on undisturbed soil	
2	Pinus radiata, Monterey Pine	30	106	Y	40%	80%	80%	Root loss/disturbance from grading, excavation within 6 x DBH). Pruning for clearances to build second story	Remove	n/a								Declining health-not likely to survive impacts of construction	
3	Pinus canariensis, Canary Island Pine	11.5	40	Y	65%	40%	35%	New retaining wall ~6 ft from trunk (6.25 x DBH)	Preserve	10		x	x	x	x	x	x	Topped and fair health . Support wall with pier footings around roots over 2" diameter. Prune deadwood and light tipping back for shape to improve appearance.	
4	Pinus canariensis, Canary Island Pine	15	42	Y	65%	40%	35%	New retaining wall ~6 ft from trunk (4.8 x DBH)	Preserve	13		x	x	x	x	x	x	Topped and fair health . Support wall with pier footings around roots over 2" diameter. Prune deadwood and light tipping back for shape to improve appearance.	
5	Pinus thunbergiana, Japanese Black Pine	10	31	N	60%	80%	80%	Possible soil compaction or bark injury due to storing/staging of materials	Preserve	8	x							x	
6	Pinus mugo, Mugo Pine	7	28	N	60%	50%	50%	Possible soil compaction or bark injury due to storing/staging of materials	Remove or Preserve		x							x	Bonsai, poor health, however preservation is possible. Not protected by ordinance
7	Pinus thunbergiana, Japanese Black Pine	5	15	N	60%	80%	80%	Possible soil compaction or bark injury due to storing/staging of materials	Remove or Preserve		x							x	Yellowing foliage, girdling root. However preservation is possible. Not protected by ordinance
8	Pinus pinea, Italian Stone Pine	18.5	61	Y	80%	60%	70%	Possible soil compaction or bark injury due to storing/staging of materials	Preserve	15	x							x	Topped
9	Pinus radiata, Monterey Pine	30 est	106 est	Y	40%	80%	80%	Possible root loss/disturbance from footing of new retaining wall within dripline	Preserve	25				x	x	x			If #2 removed, prune to balance canopy

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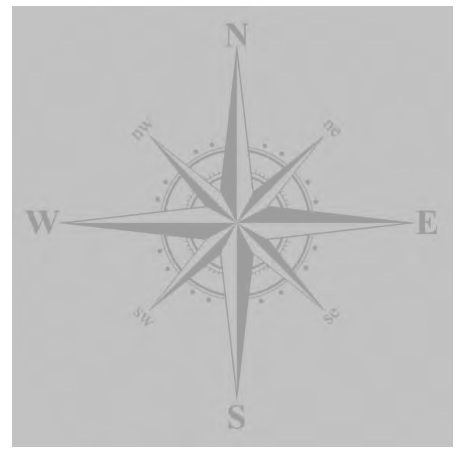
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Recommendations

- Create a Tree Protection site plan showing the location of all tree protection measures including fencing, trunk wrap, root buffers and areas of hand-digging.
- Create alternative section drawings for pavement and retaining wall footings with the TPZ.
- Include the above documents along with this report as part of the plan submittal to the City of Millbrae.
- Obtain permission from the City prior to removing Tree 2.
- Tree 9 should be pruned to balance the canopy at the same time that Tree 2 is removed.
- All tree protection measures must be in place prior to the commencement of construction and remain until the project is completed.

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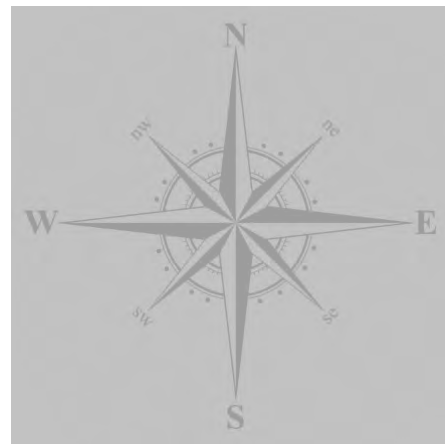
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Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
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8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement, or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

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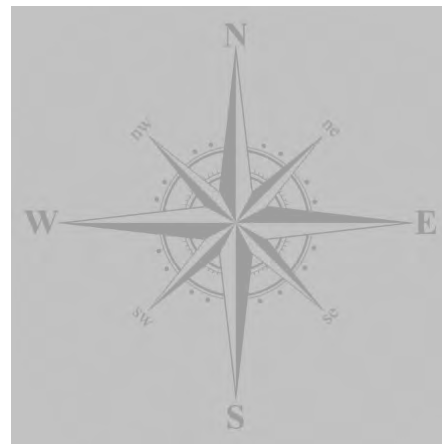
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Disclosure Statement

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

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any 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, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

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

Garden Guidance LLC

Ellyn Shea, Consulting Arborist & Horticulturist

ISA Certified Arborist # WE-5476A - ISA Qualified Tree Risk Assessor

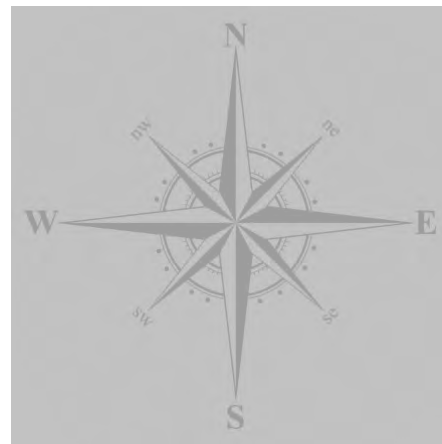
ASCA Registered Consulting Arborist #516

2085 Hayes Street, No. 10 • San Francisco, CA 94117

Phone: 415/846-0190 • E-Mail: ellyn.shea@sbcglobal.net

www.garden-guidance.com

Venmo: @Ellyn-Shea



Certification of Performance

I, Ellyn Shea, Certify:

- That I have personally inspected the trees and/ or property evaluated in this report. I have stated my findings accurately, insofar as the limitations of my Assignment and within the extent and context identified by this report;
- That I have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.
- I am a member in good standing, Certified Arborist (#WE-5476A), and a Qualified Tree Risk Assessor with the International Society of Arboriculture, and a Registered Consulting Arborist (#516) with the American Society of Consulting Arborists.

I have attained professional training in all areas of knowledge asserted through this report by completing relevant college courses, routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

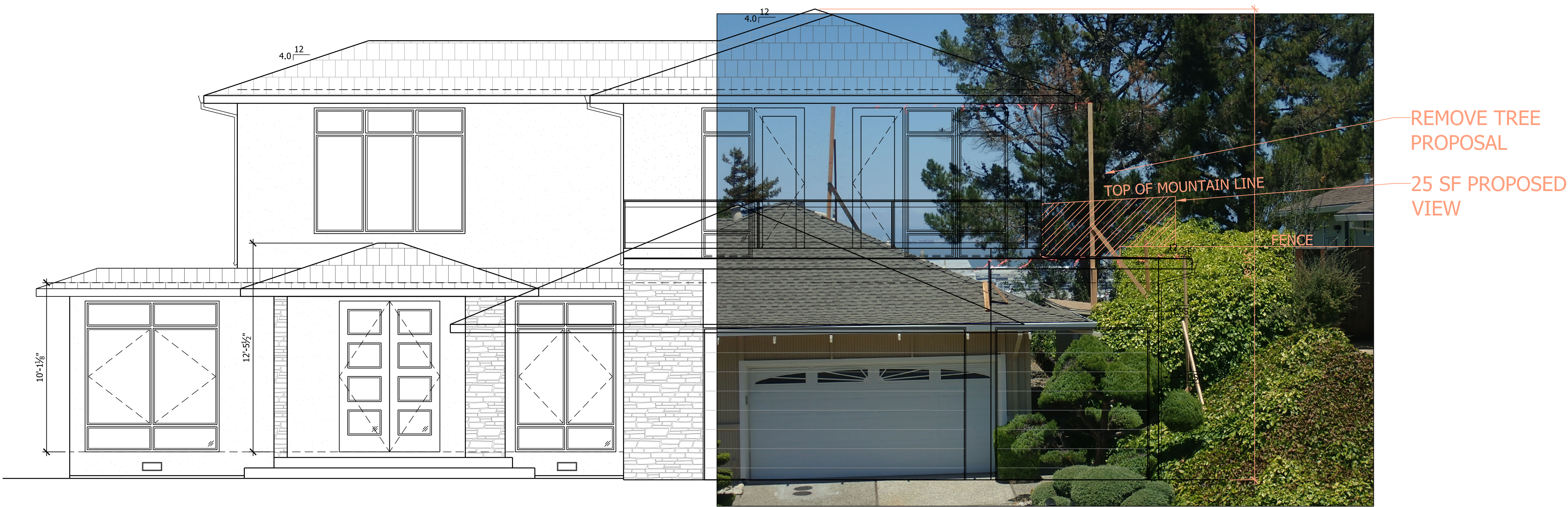
I have rendered professional services in a full-time capacity in the field of horticulture and arboriculture for more than 20 years.

Signature:

Date: 6/4/21



ATTACHMENT 11



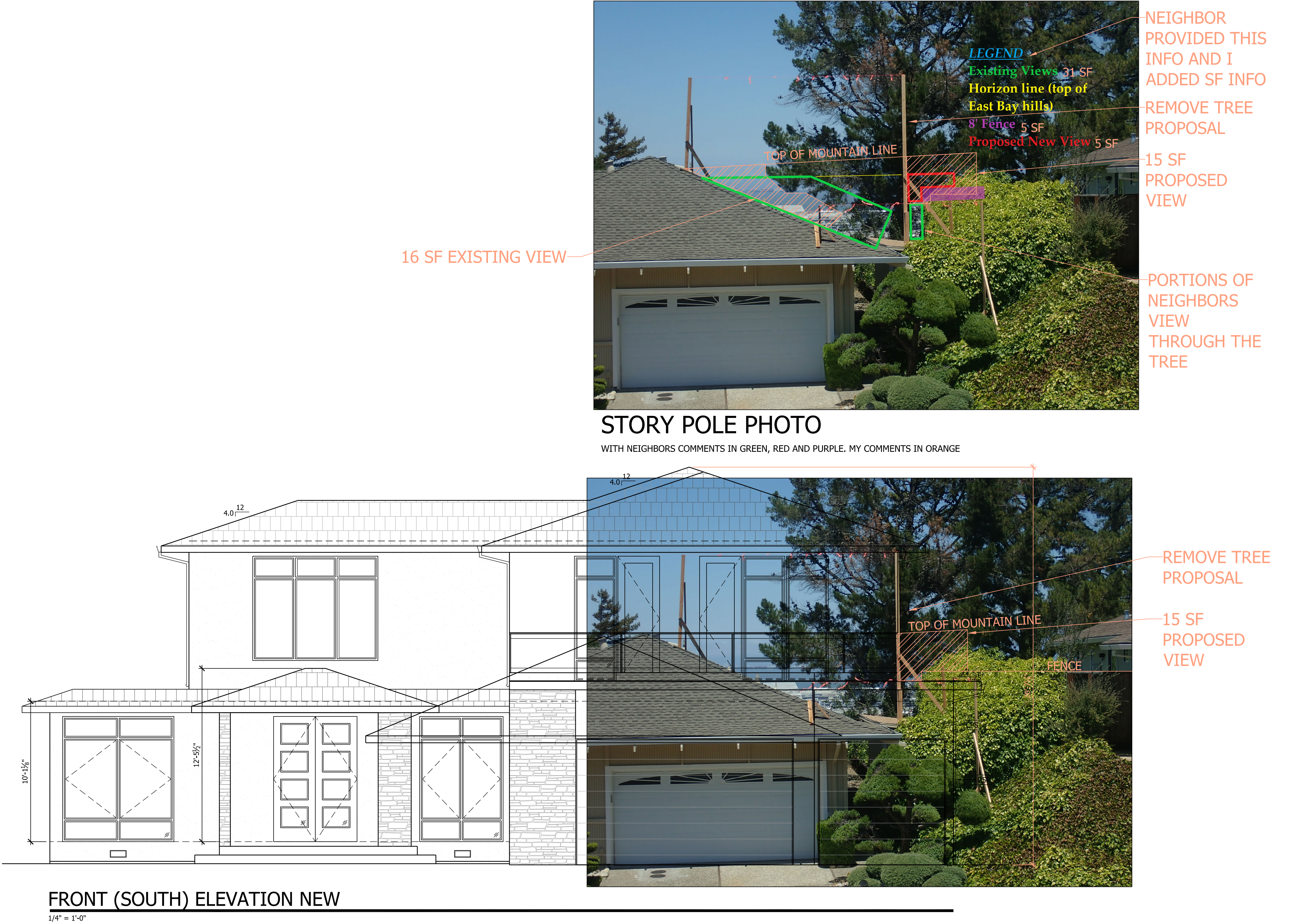
STORY POLE PICTURE W/ 3FT 2ND STORY SETBACK



ORIGINAL PICTURE W/ 3FT 2ND STORY SETBACK

V-40 MANZ-ELEV-N 3FT SETBACK 2021.09.09

ATTACHMENT 12



STORY POLE PHOTO

V-40 MANZ-STORY POLE PHOTO