

Single Family Residence

890 Upland Road, Lot 1, Unicorporated San Mateo County

Project Team

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(530) 386-1268

Abbreviations

A.B.	ANCHOR BOLT	JT.	JOINT
A.F.F.	ABOVE FINISHED FLOOR	L.B. OR #	FOUND OR NUMBER
ADD'L.	ADDITIONAL	L.G.	LONG OR LENGTH
AGG.	AGGREGATE	L.S.L.	LIGHTWEIGHT
ALT.	ALTERNATE	L.TMT. OR LH.	LAMINATED VENEER LUMBER
ARCH.	ARCHITECT OR ARCHITECTURAL	L.V.L.	MAXIMUM
B.F.F.	BELOW FINISHED FLOOR	MB.	MACHINE BOLT
BDRM.	BEDROOM	M.E.P.	MECHANICAL, ELECTRICAL AND PLUMBING
BLK.	BLOCK	MFR. OR MANU.	MANUFACTURER
BLKG.	BLOCKING	MIN.	MINIMUM
BM.	BEAM	MICROSLAM	MASTER
BOT.	BOTTOM	MSTR.	NEW
BTWN.	BETWEEN	N.I.C.	NOT IN CONTRACT
CJ	CONTROL JOINT	N.T.S.	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT(S)	O.	OVER
CALCS.	CALCULATIONS	O.G.	ON CENTER
CLG.	CEILING	OPT.	OPTIONAL
CLF.	CLEAR OR CLEARANCE	PSF	POUNDS PER SQUARE FOOT
COL	COLUMN	PSL	PARALLAM
CONC.	CONCRETE	P.T.	PRESSURE TREATED
CONT.	CONTINUATION OR CONTINUOUS	PAR.	PARALLEL
CONTR.	CONTRACTOR	PERF.	PERFORATED
COR.	CORNER	PERP.	PERPENDICULAR
D.F.	DOUGLAS FIR	PL HT.	PLATE HEIGHT
D.S.	DEAD LOAD	PLYND. OR PLY.	PLYWOOD
DBL.	DOUBLE	FR.	PAIR
DET.	DETAIL	R.	RISER
DIA. OR C.	DIAMETER	RECOM. OR REC.	RECOMMENDATIONS
DIM.	DIMENSION	REINF.	REINFORCING
DN.	DOWN	REQ'D.	REQUIRED
(E)	EXISTING	REBAR	REINFORCING BAR(S)
E.L.	EXPANSION JOINT	RL	ROOM
ELEV.	ELEVATION	RM.	ROOM
EN.	EDGE NAIL	RR.	ROOF RAFTER
EA.	EACH	RT.	ROOF TRUSS
E.S.	EACH SIDE	RVD.	REDWOOD
EQ.	EQUAL	S.C.D.	SEE CIVIL DRAWINGS
E.H.	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
EXT.	EXTERIOR	S.S.D.	SEE STRUCTURAL DRAWINGS
F.F.	FINISHED FLOOR	SCHD.	SCHEDULE
F.J.	FLOOR JOIST	S.O.G.	SLAB ON GRADE
FL	FLUORESCENT	SN.	SHEARNALL
FLR.	FLOOR	T	TREAD
FS.	FAR SIDE	TOFF	TOP OF FINISH FLOOR
FOUND. OR FND.	FOUNDATION	TOH	TOP OF HARDSCAPE
FP.	FIREPLACE	TOGB	TOP OF GRADE BEAM
FT.	FLOOR TRUSS	T.O.P	TOP OF PARAPET
FTG.	FOOTING	T.O.R.S.	TOP OF ROOF SHEATHING
G.S.M.	GALVANIZED SHEET METAL	T.O.P.F.	TOP OF SUBFLOOR
GA.	GAUGE	TYP	TYPICAL
GALV.	GALVANIZED	U.O.N.	UNLESS OTHERWISE NOTED
GLU-LAM.	GLUE LAMINATED BEAM	VERT.	VERTICAL
GYP. BD.	GYPSPUM BOARD	VIF	VERIFY IN FIELD
HD	HOLDDOWN	VNO	VERIFY WITH OWNER
HORIZ.	HORIZONTAL	W	WITH
HDR.	HEADER	W.D.	WOOD
HGR.	HANGER	W.P.	WATERPROOF
INFO.	INFORMATION	WRB.	WEATHER RESISTIVE BARRIER
INSUL.	INSULATION OR INSULATED	WWM.	WELDED WIRE MESH
INT.	INTERIOR		
INTER.	INTERSECTION		

General Notes

- ALL CONSTRUCTION SHALL EXCEED THE LATEST EDITION OF CODES ADOPTED BY THE LOCAL GOVERNING AGENCIES. THESE SHALL INCLUDE:

2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA GREEN BUILDING CODE, 2022 CALIFORNIA ENERGY CODE AND ALL OTHER HEALTH AND SAFETY CODES, ORDINANCES AND REQUIREMENTS ADOPTED BY GOVERNING AGENCIES.
- THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT. ANY OR PART OF SYSTEMS, MATERIALS, CONNECTIONS, DETAILS, WATERPROOFING, FINISHES, FIXTURES, ETC., ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROPERLY VERIFY AND INSTALL.
- THE ARCHITECT WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
- PROVIDE AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED PER NFPA 13D WITH LOCAL JURISDICTION AMENDMENTS. A SEPARATE PERMIT SHALL BE APPLIED FOR WITH THE FIRE OR BUILDING DEPARTMENT.
- THE FOLLOWING DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE BUILDING DEPARTMENT HAS APPROVED THEIR DESIGN AND SUBMITTAL DOCUMENTS:
 - FIRE SPRINKLERS
 - ROOFTOP MOUNTED PHOTOVOLTAIC SYSTEM
 - ROOF TRUSSES
 - OPEN WEB FLOOR TRUSSES

Building Code Data

- OCCUPANCIES: R3 - SINGLE FAMILY & U-PRIVATE GARAGE
- TYPE OF CONSTRUCTION: TYPE VB - SPRINKLERED
- BASIC ALLOWABLE AREA R3 OCCUPANCY: UNLIMITED AREA

Description of Application

- PROPOSED SCOPE OF WORK: 
- REMOVAL OF TWO TREES, SEPARATE FROM THE MINOR SUBDIVISION APPROVAL, PLN2022-00321
 - A NEW TWO STORY, SINGLE FAMILY RESIDENCE WITH ATTACHED TWO CAR GARAGE & ATTACHED ADU
 - SITE RETAINING WALLS
 - LANDSCAPING

Lot & Allowable Areas

APN	058-272-120
ZONING	RH / DR
LOT AREA	12,010 S.F.
MAX ALLOWABLE FLOOR AREA (30%)	3,603 S.F.
MAX ALLOWABLE SITE COVERAGE (25%)	3,002 S.F.

Proposed Floor Areas per SMC

PROPOSED FLOOR AREA	
FIRST FLOOR (INCLUDES FRONT PORCH)	1,817 S.F.
SECOND FLOOR	1,312 S.F.
MAIN HOUSE FLOOR AREA	3,129 S.F.
GARAGE FLOOR AREA	429 S.F.
TOTAL PROPOSED FLOOR AREA (SMC)	3,558 S.F.
MAX. ALLOWABLE FLOOR AREA (30%)	3,603 S.F.
ATTACHED ADU FLOOR AREA	799 S.F.

Proposed Lot Coverage

PATIO +18" ABV. EXIST. GRADE	114 S.F.
FIRST FLOOR LIVING (INCLUDES FRONT PORCH)	1,817 S.F.
GARAGE	429 S.F.
PROPOSED LOT COVERAGE	2,360 S.F.
MAX ALLOWABLE SITE COVERAGE (25%)	3,002 S.F.

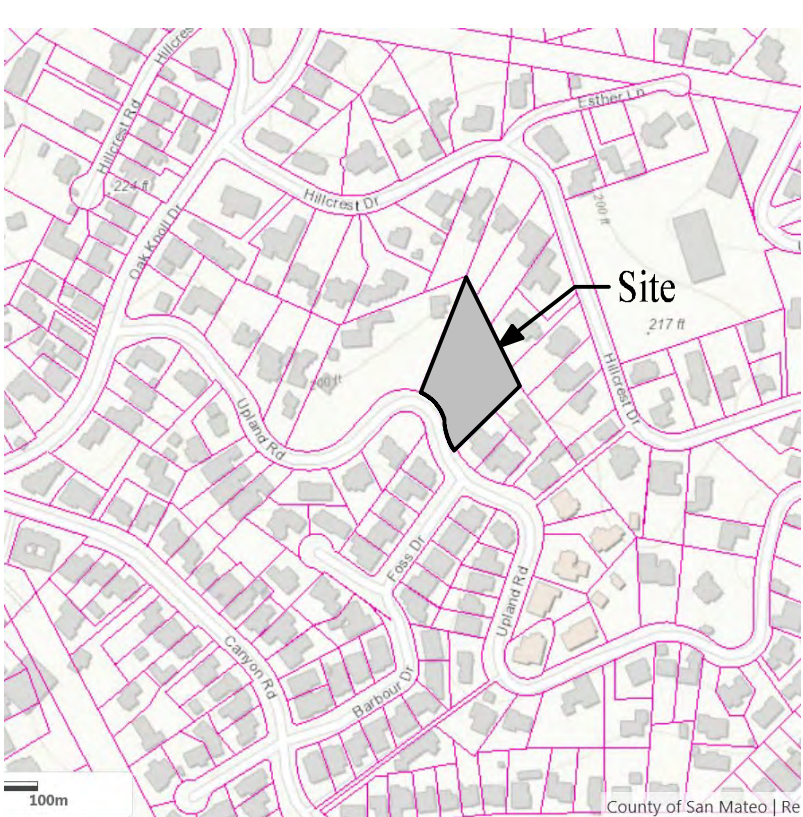
Landscaped Areas

ZONE 1 (HIGH)	0 S.F.
ZONE 4 (MODERATE)	306 S.F.
ZONES 2 & 5 (LOW-MODERATE)	900 S.F.
ZONES 3 & 6 (LOW)	4,974 S.F.
TOTAL LANDSCAPE AREA	6,180 S.F.

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Vicinity Map



REVISIONS

	Description	Date
	DESIGN REVIEW	3-12-26

Cover Sheet

Sheet

CS

Date 12-22-25

Lot 1 890 Upland Road
Redwood City, CA
Applewood Investments

NOTES

1. THE SITE PLAN IS NOT A SURVEY AND IS BASED ON INFORMATION PROVIDED BY THE SURVEYOR, MACLEOD & ASSOCIATES. IT IS PROVIDED FOR BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES AND SUB-STRUCTURES. WHERE DISCREPANCIES OCCUR, CONTACT THE ARCHITECT.
2. USE OF THE SITE PLAN FOR ANY USE BEYOND THE SCOPE OF WORK OF THE ARCHITECT AND NOT AUTHORED, DRAWN OR PERFORMED BY THE ARCHITECT IS WITHOUT THE ARCHITECT'S AUTHORIZATION, IS AT THE USER'S RISK, AND THE USER HOLDS THE ARCHITECT HARMLESS, RELEASES THE ARCHITECT FROM ALL LIABILITY, INCLUDING THIRD PARTY CLAIMS.
3. TREE INFORMATION HAS BEEN PROVIDED BY THE SURVEYOR AND ARBORIST.
4. ALL EXISTING STRUCTURES ARE TO BE REMOVED
5. EXISTING STRUCTURES, HARDSCAPE AND RETAINING WALLS ARE SHOWN FOR REFERENCE AND SHALL BE REMOVED WITH A DEMOLITION PERMIT ASSOCIATED WITH LOT 2 BUILDING PERMIT.

LEGEND

---	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
AD	AREA DRAIN
CONC	CONCRETE
EP	EDGE OF PAVEMENT
ETR	EDGE TRAVELED ROAD
FL	FLOWLINE
GA -Ⓢ	GUY ANCHOR
GS FF	GARAGE SLAB FINISH FLOOR
JP	JOINT UTILITY POLE
MB	MAILBOX
TC	TOP OF CURB
TW	TOP OF WALL
UB	UTILITY BOX
12" TREE	TREE WITH SIZE
-X-X-	FENCE
-OH-	OVERHEAD LINE
- - -	EASEMENT LINE
-W-W-W-	WATER LINE
-JT-JT-JT-	JOINT TRENCH LINE
-G-G-	GAS LINE
-E-E-E-	ELECTRICAL LINE
WM	WATER METER

TREE REMOVAL SUMMARY

- A. TREES APPROVED TO BE REMOVED WITH SUBDIVISION IMPROVEMENTS PER PLN2022-00321: #1, #14, #15, #42, #43, #44, #45 AND #46
- B. TREE APPROVED TO BE REMOVED AT ANY TIME PER PLN2022-00321: #10
- C. TREE APPROVED TO BE REMOVED WITH LOT 1 BUILDING PERMIT PER PLN2022-00321: #3 WITH 2 - 48" BOX VALLEY OAK REPLACEMENT TREES
- D. TREES PROPOSED TO BE REMOVED WITH THIS APPLICATION FOR LOT 1: #6 & #7.

TREE SURVEY TABLE

TREE SURVEY		
TREE #	TRUNK DIA. INCHES	COMMON NAME
1	45.3	RED GUM
2	17.0	EUCALYPTUS
3	54.1	COAST LIVE OAK
4	8.0	VALLEY OAK
5	15.0	COAST LIVE OAK
6	11.4	PLUM
7	11.3	PLUM
8	26.4	WHITE MULBERRY
9	26.0	COAST LIVE OAK
10	11.0	VALLEY OAK
11	12.0	VALLEY OAK
12	7.0	COAST LIVE OAK
13	21.0	VALLEY OAK
14	12.8	BLACK ACACIA
15	18.9	BLACK ACACIA
16	19.0	BLACK ACACIA
17	12.4	BLACK ACACIA
18	10.0	BLACK ACACIA
19	11.2	BLACK ACACIA
20	28.4	BLACK ACACIA
21	6.0	BLACK ACACIA
22	26.7	CALIFORNIA PEPPER
23	6.7	PERSIMMON
24	13.4	CALIFORNIA PEPPER
25	14.2	CALIFORNIA PEPPER
26	38.8	VALLEY OAK
27	13.1	VALLEY OAK
28	11.6	OLIVE
29	28.2	DEODAR CEDAR
30	8.6	LOQUAT
31	6.5	LOQUAT
32	28.0	VALLEY OAK
33	15.0	VALLEY OAK
34	13.4	OLIVE
35	9.8	OLIVE
36	12.4	OLIVE
37	7.3	OLIVE
38	15.5	BAILEY ACACIA
39	15.1	BAILEY ACACIA
40	21.1	CALIFORNIA PEPPER
41	18.2	CALIFORNIA PEPPER
42	25.2	CALIFORNIA PEPPER
43	12.0	BAILEY ACACIA
44	13.5	CALIFORNIA PEPPER
45	13.6	COAST LIVE OAK
46	16.4	CALIFORNIA PEPPER
47	10.4	OLIVE

TREE REMOVAL SYMBOL

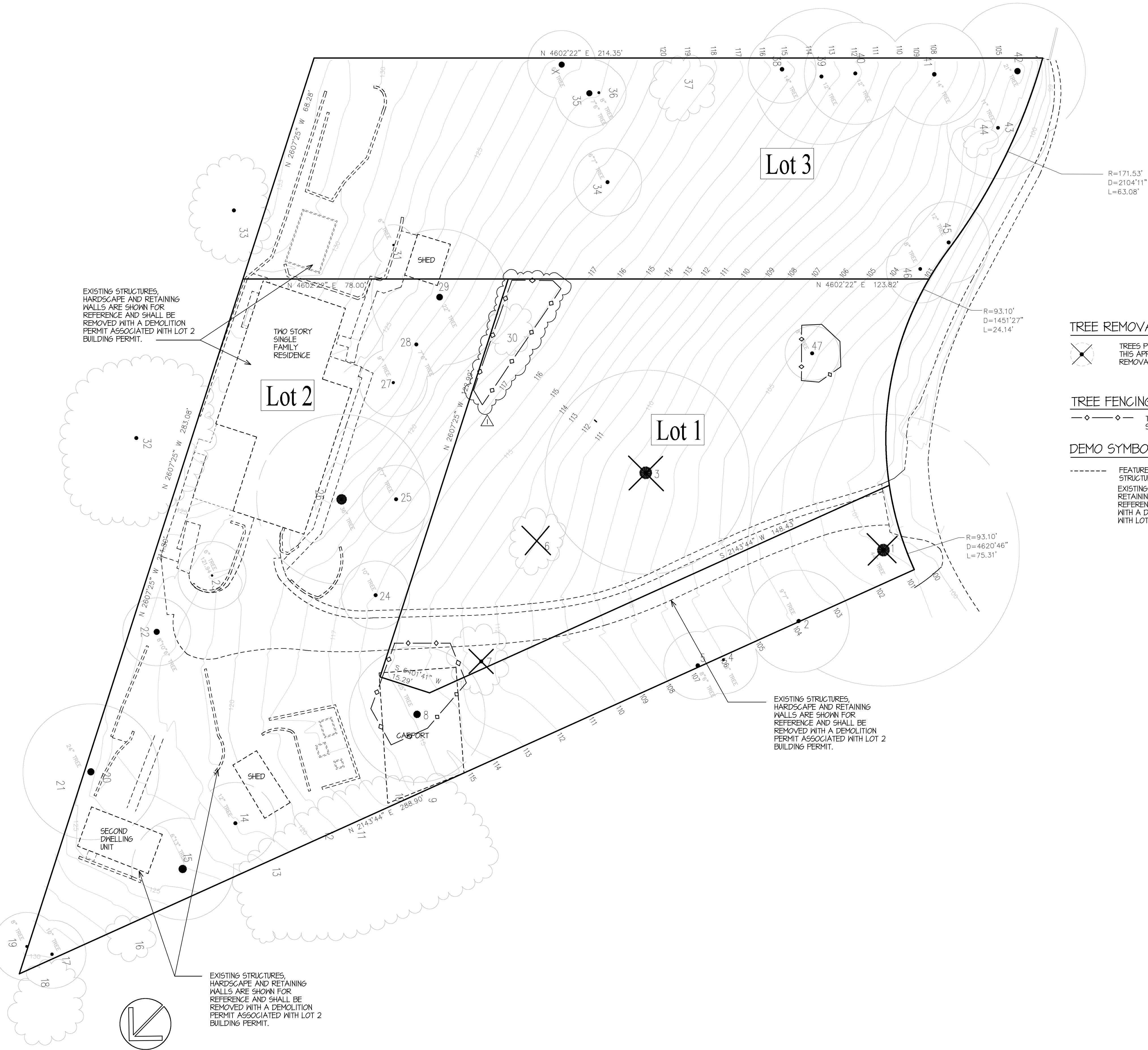
✕ TREES PROPOSED TO BE REMOVED WITH THIS APPLICATION FOR LOT 1. SEE TREE REMOVAL SUMMARY, NOTES #D AND #E.

TREE FENCING

◇◇◇◇◇ TREE PROTECTION FENCING - SEE TREE REPORT

DEMO SYMBOLS

----- FEATURE, HARDSCAPE OR STRUCTURE TO BE REMOVED
EXISTING STRUCTURES, HARDSCAPE AND RETAINING WALLS ARE SHOWN FOR REFERENCE AND SHALL BE REMOVED WITH A DEMOLITION PERMIT ASSOCIATED WITH LOT 2 BUILDING PERMIT.



REVISIONS

△	Description	Date
△	DESIGN REVIEW	3-12-26

Existing & Demo
Site Plan

Scale: 1"=16'-0"

A1

Date 12-22-25

Lot 1 890 Upland Road
Redwood City, CA
Applewood Investments

SITE NOTES

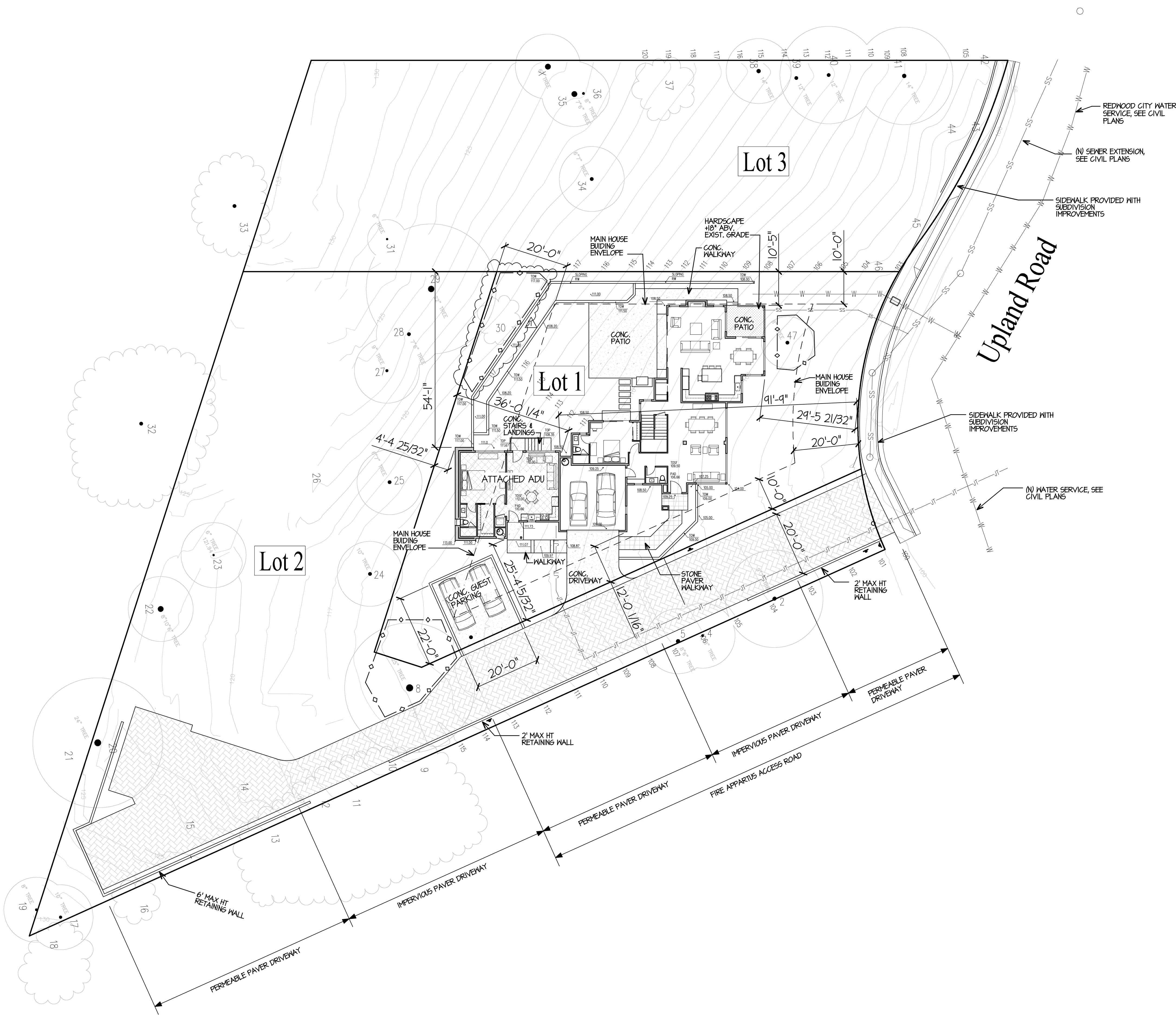
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3. SEE GRADING & DRAINAGE PLAN FOR INFORMATION REGARDING DRAINAGE, Pervious PAVING, & IMPERVIOUS PAVING.
4. SEE LANDSCAPE PLANS FOR PLANTING INFORMATION & MORE DETAILED INFORMATION REGARDING HARDSCAPE & LANDSCAPING FEATURES.
5. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. FINISH GRADE SHALL DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS & THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'. WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITHIN 10', DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN. OF 2% AWAY FROM THE BUILDING.
6. PROVIDE EXPANSION AND CONTROL JOINTS IN ALL EXTERIOR CONCRETE SLABS. SPACING OF JOINTS SHALL BE PER INDUSTRY STANDARD.
7. STORMWATER FROM ROOF DOWNGUTS SHALL DISCHARGE ACCORDING TO THE GRADING & DRAINAGE PLANS
8. SURFACE WATER SWALES SHALL HAVE A 1% MINIMUM SLOPE.
9. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.

LEGEND

---	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
AD	AREA DRAIN
CONC	CONCRETE
EP	EDGE OF PAVEMENT
ETR	EDGE TRAVELED ROAD
FL	FLOWLINE
GA -⊙	GUY ANCHOR
GS FF	GARAGE SLAB FINISH FLOOR
JP	JOINT UTILITY POLE
MB	MAILBOX
TC	TOP OF CURB
TW	TOP OF WALL
UB	UTILITY BOX
12" TREE	TREE WITH SIZE
-X-X-	FENCE
-OH-	OVERHEAD LINE
- - -	EASEMENT LINE
- - -	WATER LINE
- - -	JOINT TRENCH LINE
-G-G-	GAS LINE
-E-E-	ELECTRICAL LINE
-SS-SS-	SEWER LINE
WM	WATER METER

SITE PLAN LEGEND

ATTACHED ADU	
TREE PROTECTION FENCING - SEE TREE REPORT	
HARDSCAPE +10" ABV NATURAL GRADE	



REVISIONS

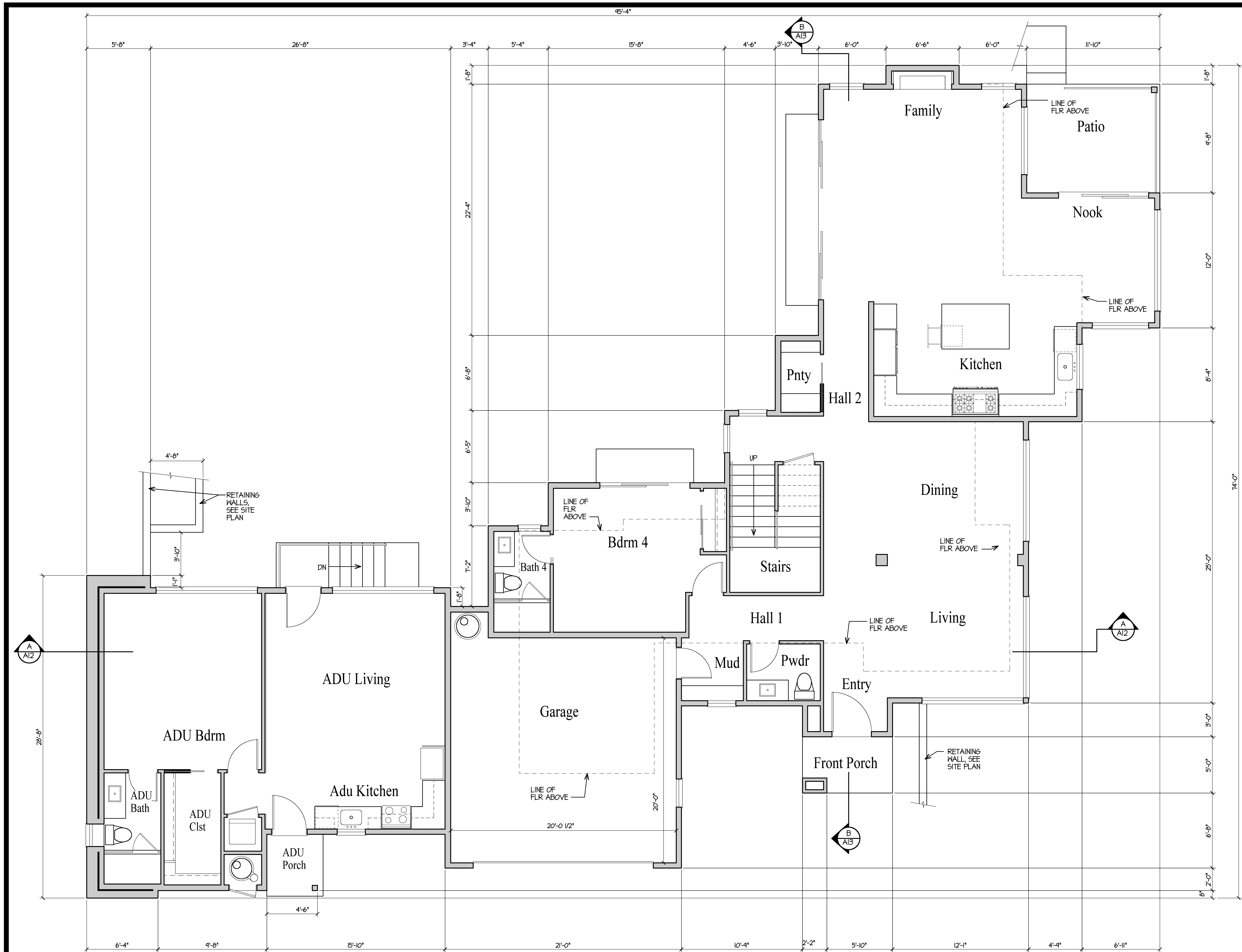
Description	Date
DESIGN REVIEW	3-12-26

Proposed Site Plan

Scale: 1"=16'-0"

A2

Date 12-22-25



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Lot 1
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REVISIONS

△	Description	Date
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First Floor Plan

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

Sheet

A3

Date 12-22-25

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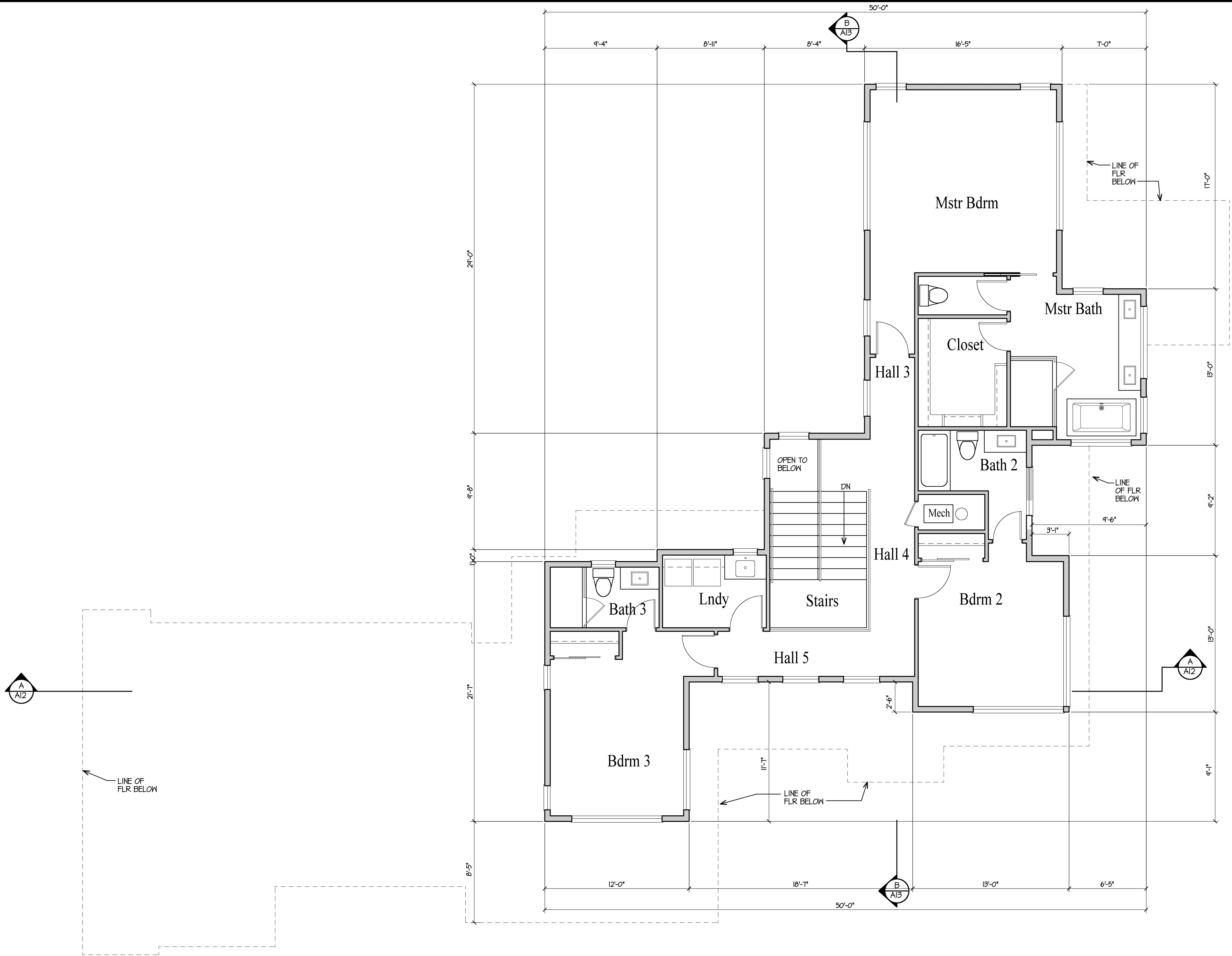
Second Floor Plan

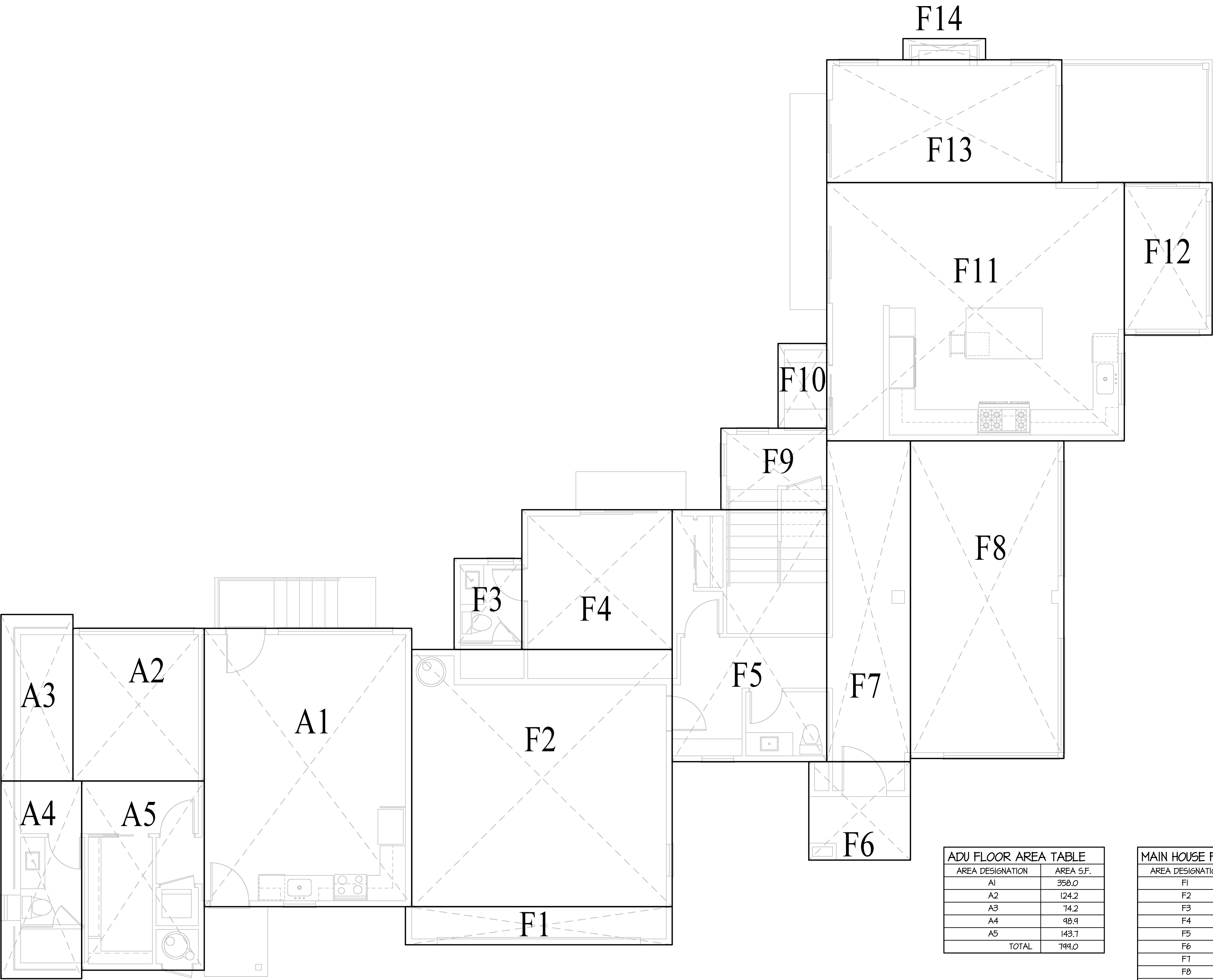
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Sheet

A4

Date 12-22-25





ADU FLOOR AREA TABLE	
AREA DESIGNATION	AREA S.F.
A1	358.0
A2	124.2
A3	74.2
A4	98.9
A5	143.1
TOTAL	799.0

MAIN HOUSE FIRST FLOOR AREA TABLE		
AREA DESIGNATION	AREA S.F.	NOTES
F1	63.0	
F2	415.1	
F3	38.2	
F4	130.2	
F5	241.3	
F6	62.0	
F7	166.2	
F8	302.1	
F9	53.5	
F10	25.6	
F11	416.1	
F12	83.0	
F13	118.8	
F14	10.8	
TOTAL	2245.9	

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REVISIONS

△	Description	Date

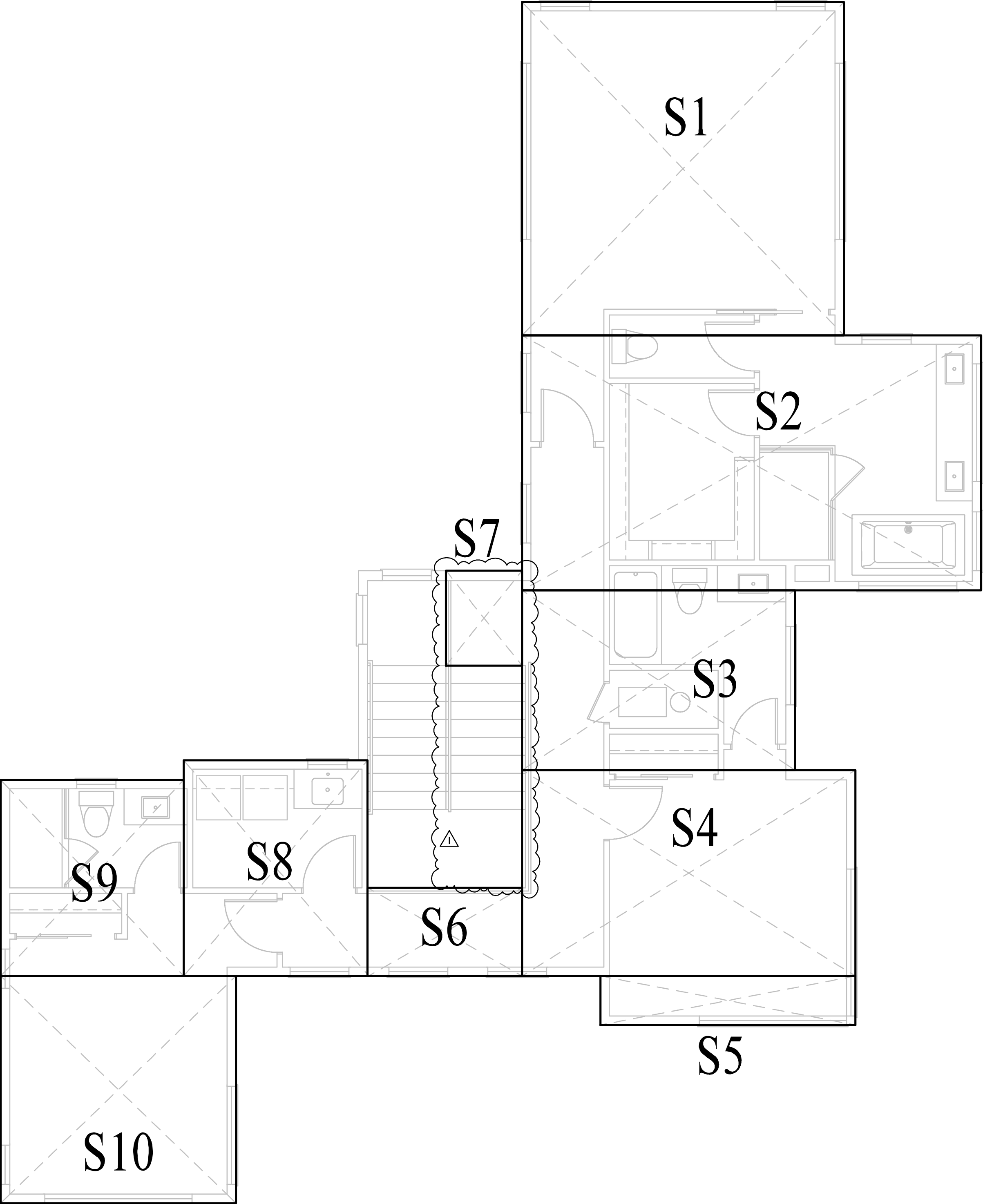
First Floor Area Exhibit

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

Sheet

A5

Date 12-22-25



SECOND FLOOR AREA TABLE		
AREA DESIGNATION	AREA S.F.	NOTES
S1	279.1	
S2	304.4	
S3	127.6	
S4	178.5	
S5	32.5	
S6	35.4	
S7	18.7	
S8	103.1	
S9	43.3	
S10	139.0	
TOTAL	1311.6	

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①	DESIGN REVIEW	3-12-26

Second Floor Area
Exhibit

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

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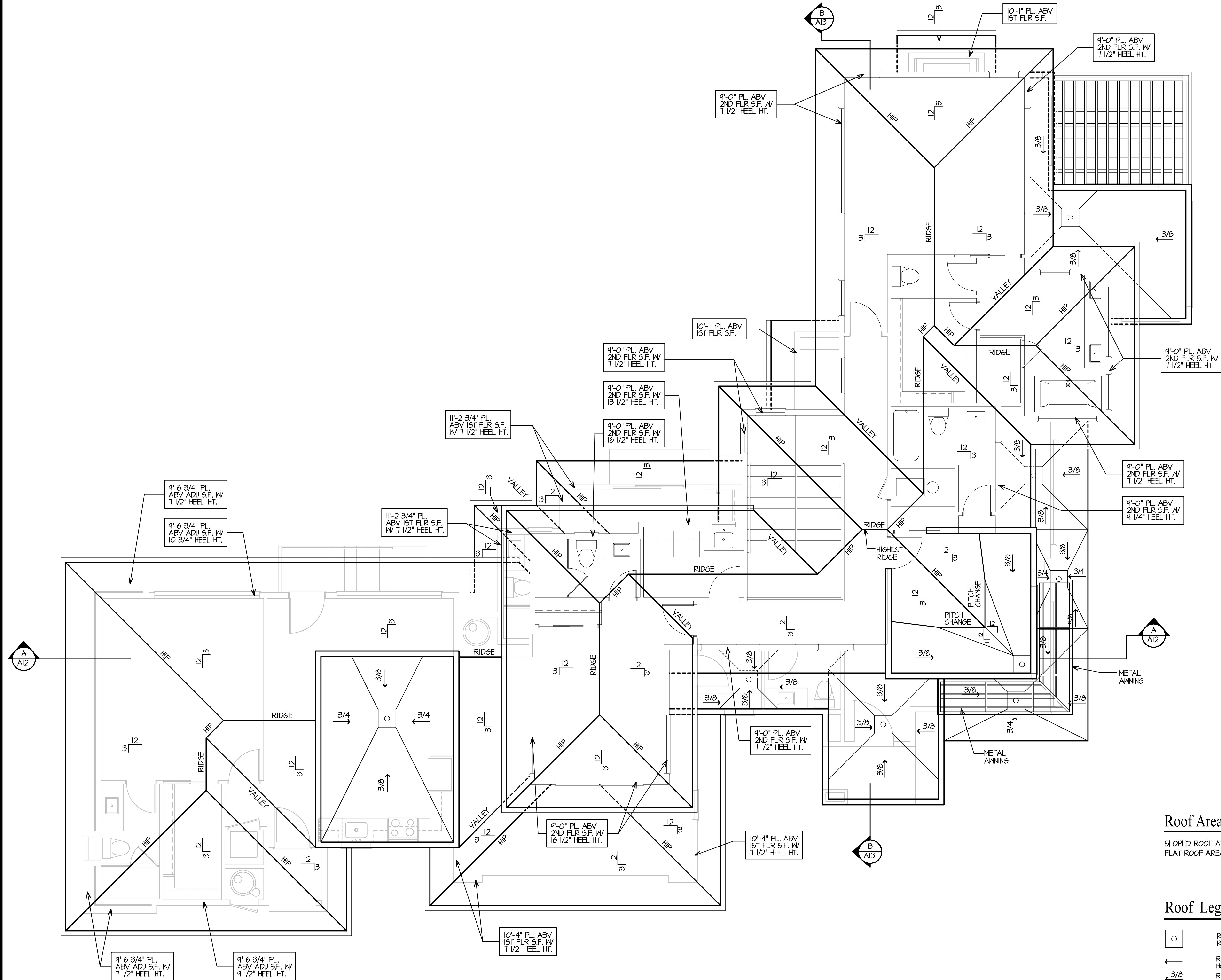
A6

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Roof Areas

SLOPED ROOF AREA	3,125 S.F.
FLAT ROOF AREA	756 S.F.

Roof Legend

○	ROOF DRAIN FOR TPO LOW SLOPE ROOFING
$\frac{1}{12}$	ROOF PITCH OF 1" VERTICAL TO 12" HORIZONTAL
$\frac{3}{8}$	ROOF PITCH OF 3/8" VERTICAL TO 12" HORIZONTAL
$\frac{3}{4}$	ROOF PITCH OF 3/4" VERTICAL TO 12" HORIZONTAL

REVISIONS

△	Description	Date
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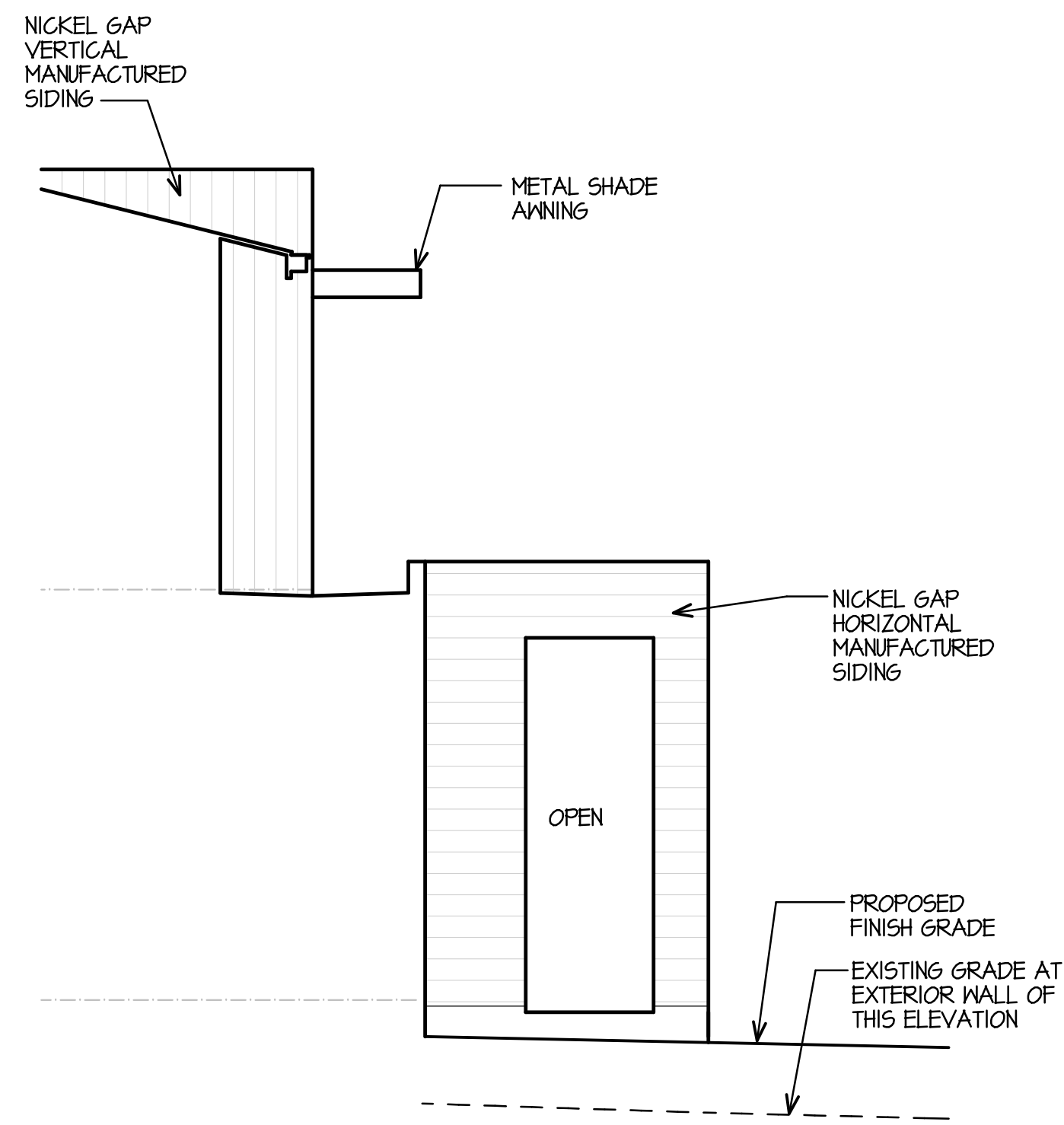
Roof Plan

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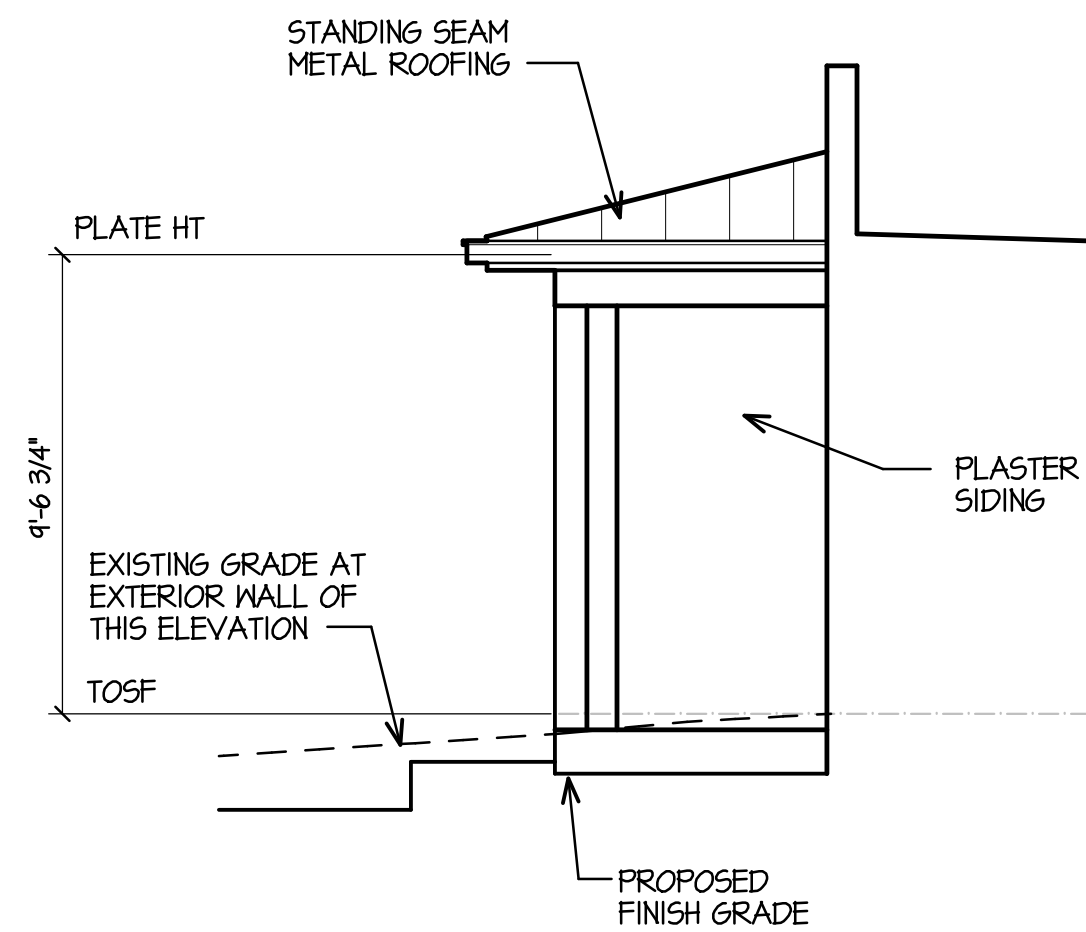
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A7

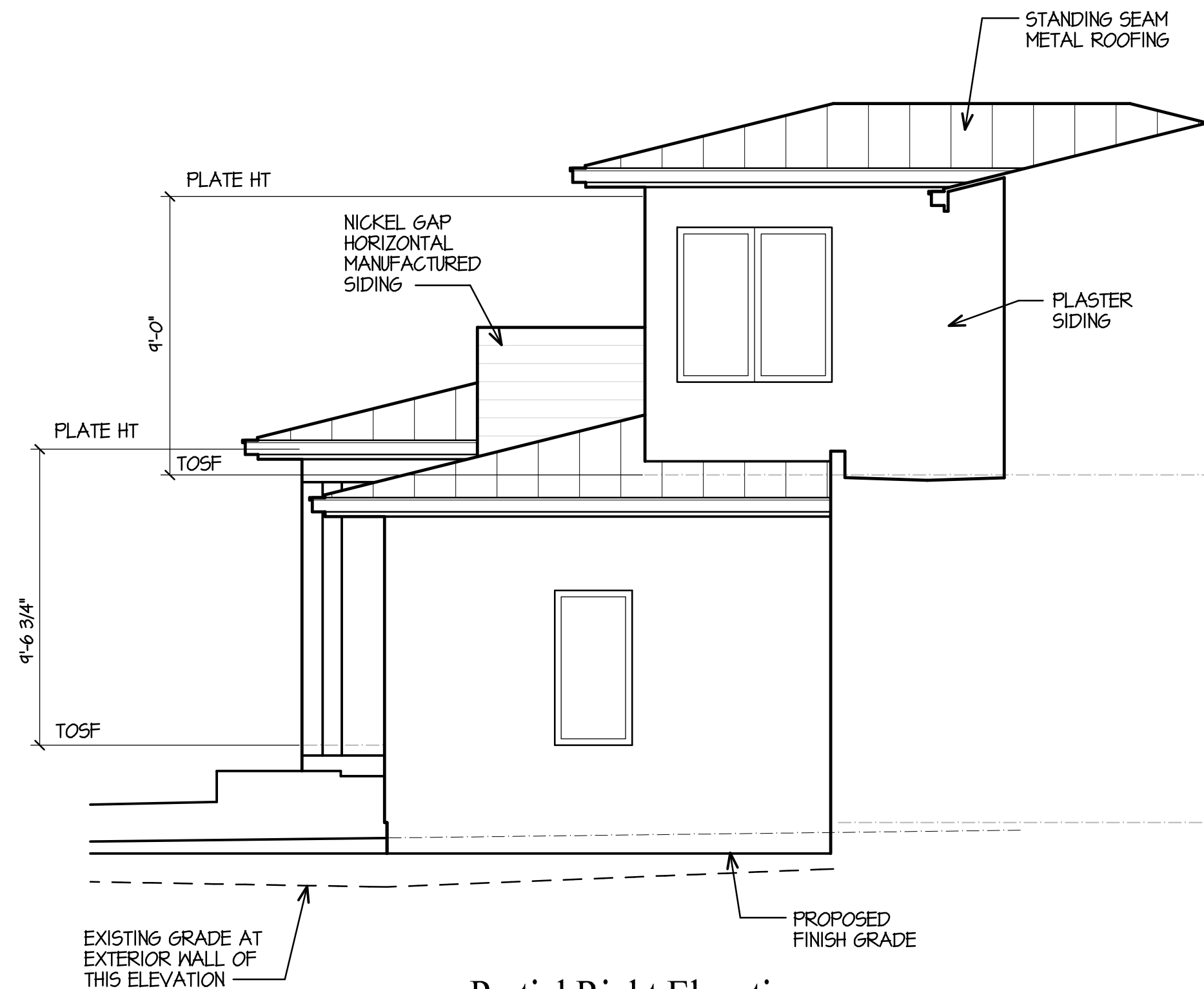
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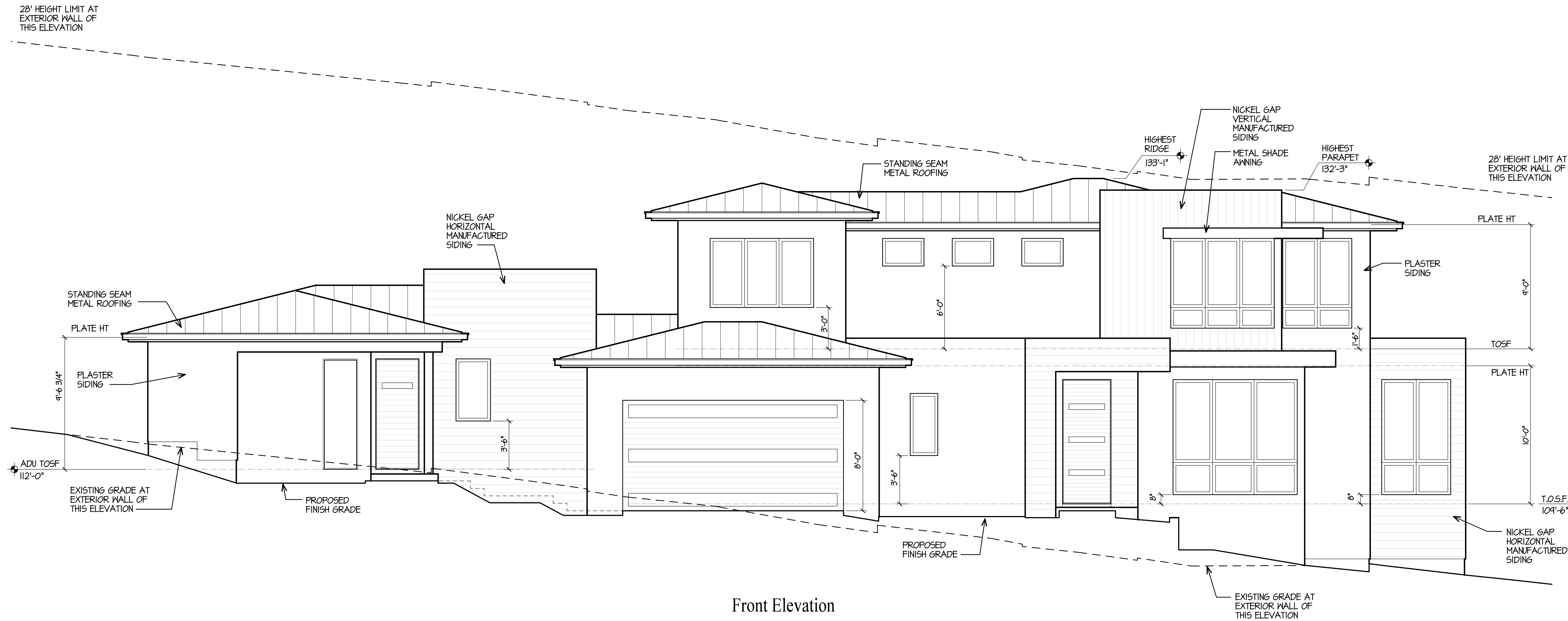
Partial Entry Porch Left Elevation



Partial ADU Porch Right Elevation



Partial Right Elevation



Front Elevation

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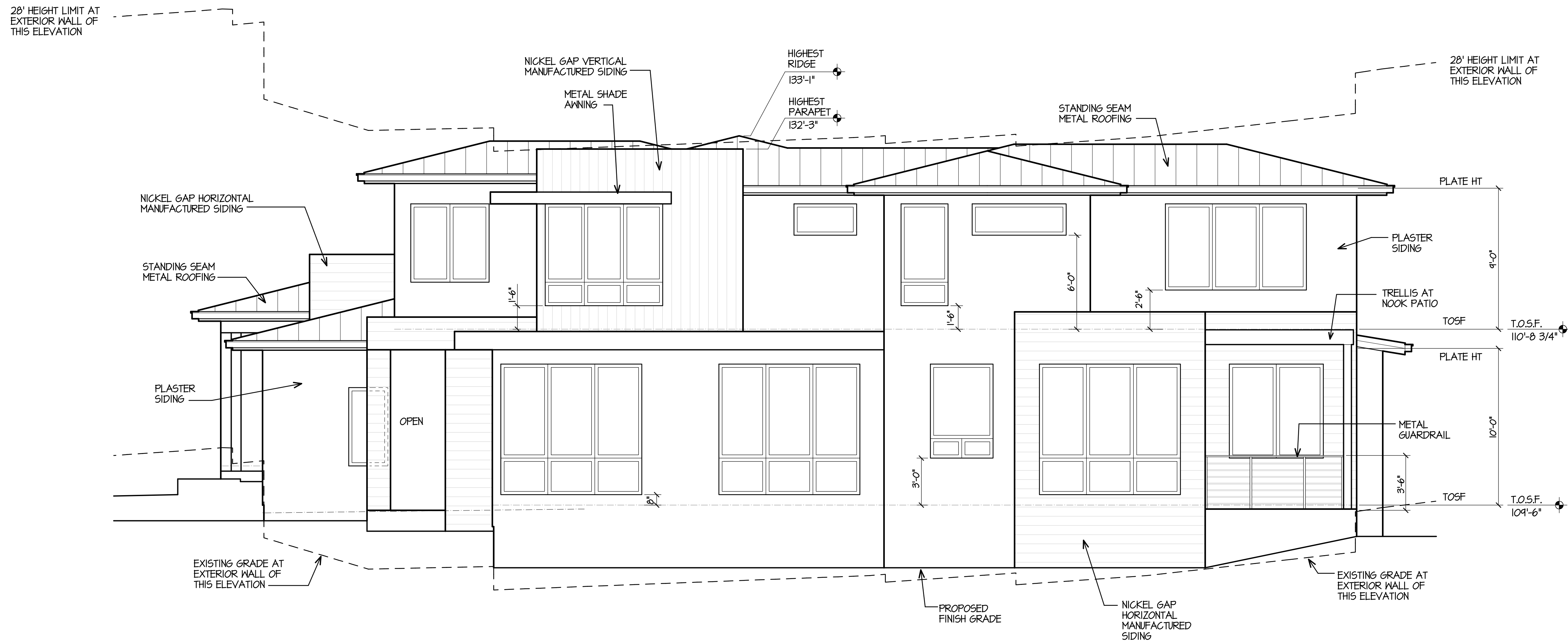
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REVISIONS		
△	Description	Date
Elevations		
Scale: 1/4"=1'-0"		
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San Mateo County
Applewood Investments



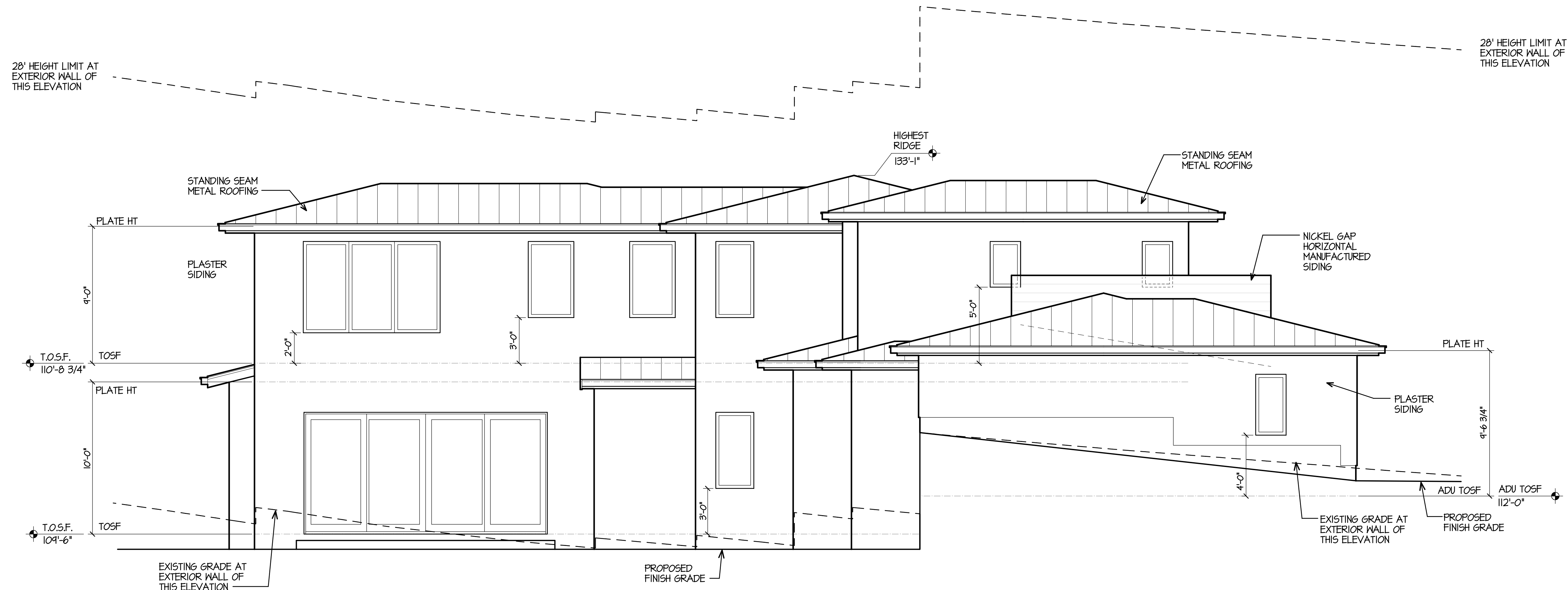
Right Elevation

REVISIONS		
△	Description	Date
Elevations		
Scale: 1/4"=1'-0"		
	Sheet	A9
	Date	12-22-25

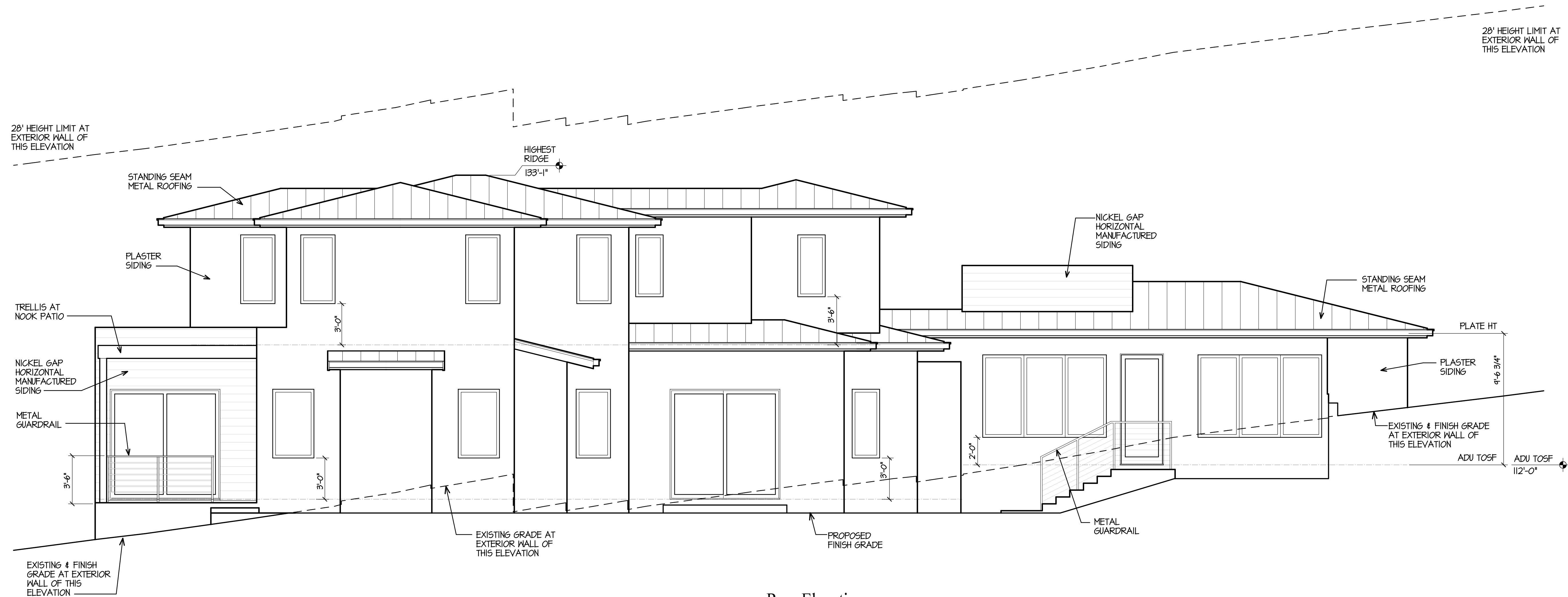
Gregg K. Kawahara
architect

5822 Dresslar Circle Livermore, CA 94550
(925) 449-6182
gkarchitect@comcast.net

Lot 1
890 Upland Way
San Mateo County
Applewood Investments



Left Elevation



Rear Elevation

REVISIONS

Description	Date
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Elevations

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

Sheet

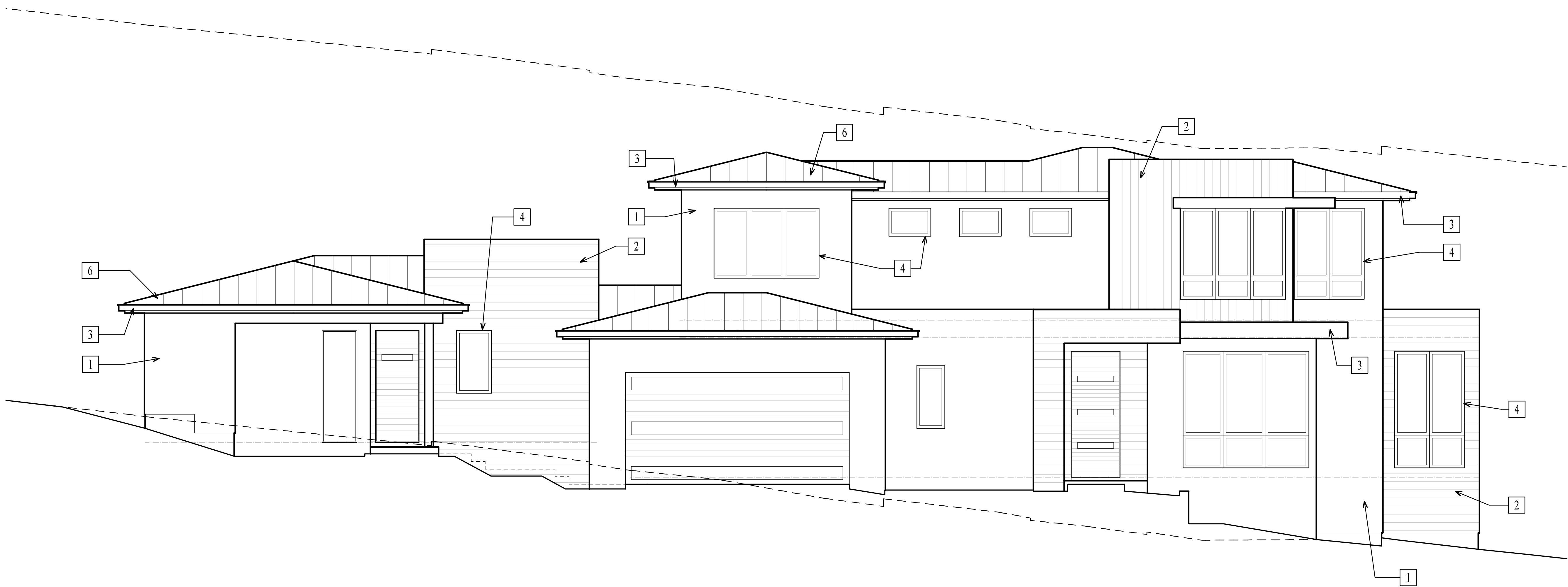
A10

Date 12-22-25

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Lot 1
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Materials & Colors Legend

1		PLASTER: SHERWIN WILLIAMS POPULAR GRAY SW6011	4		WINDOWS: FIBERGLASS COMPOSITE ANDERSEN 100 SERIES BLACK	7		FLAT ROOFS: GAF TPO, DARK BRONZE
2		HORIZONTAL 1X6 MANUFACTURED SIDING: SHERWIN WILLIAMS WARM STONE SW1032	5		SLIDING GLASS DOORS AT NOOK, FAMILY & BDRM 4: METAL GLAD WOOD FRAME ANDERSEN BLACK	8		RAILINGS: METAL PAINTED SHERWIN WILLIAMS BOHEMIAN BLACK SW6990
3		FASCIA & EAVES: SHERWIN WILLIAMS STATUS BRONZE SW1034	6		SLOPED ROOFS: CUSTOM BILT METALS STANDING SEAM MUSKET	9		METAL AWNING: ALUMINUM MAPES EXTRA DARK BRONZE

REVISIONS

△	Description	Date
1	DESIGN REVIEW	3-12-26

Elevation Materials &
Colors

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

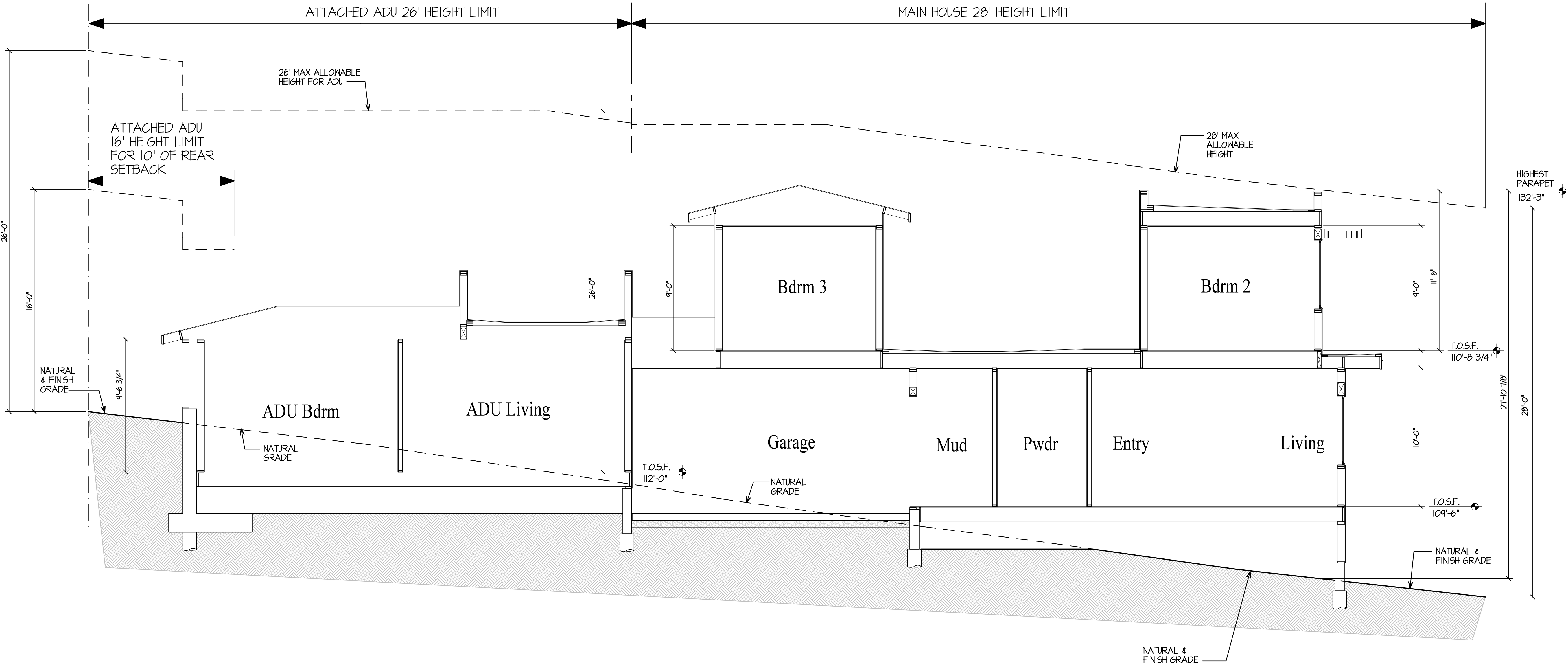
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A11

Date 12-22-25

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Lot 1
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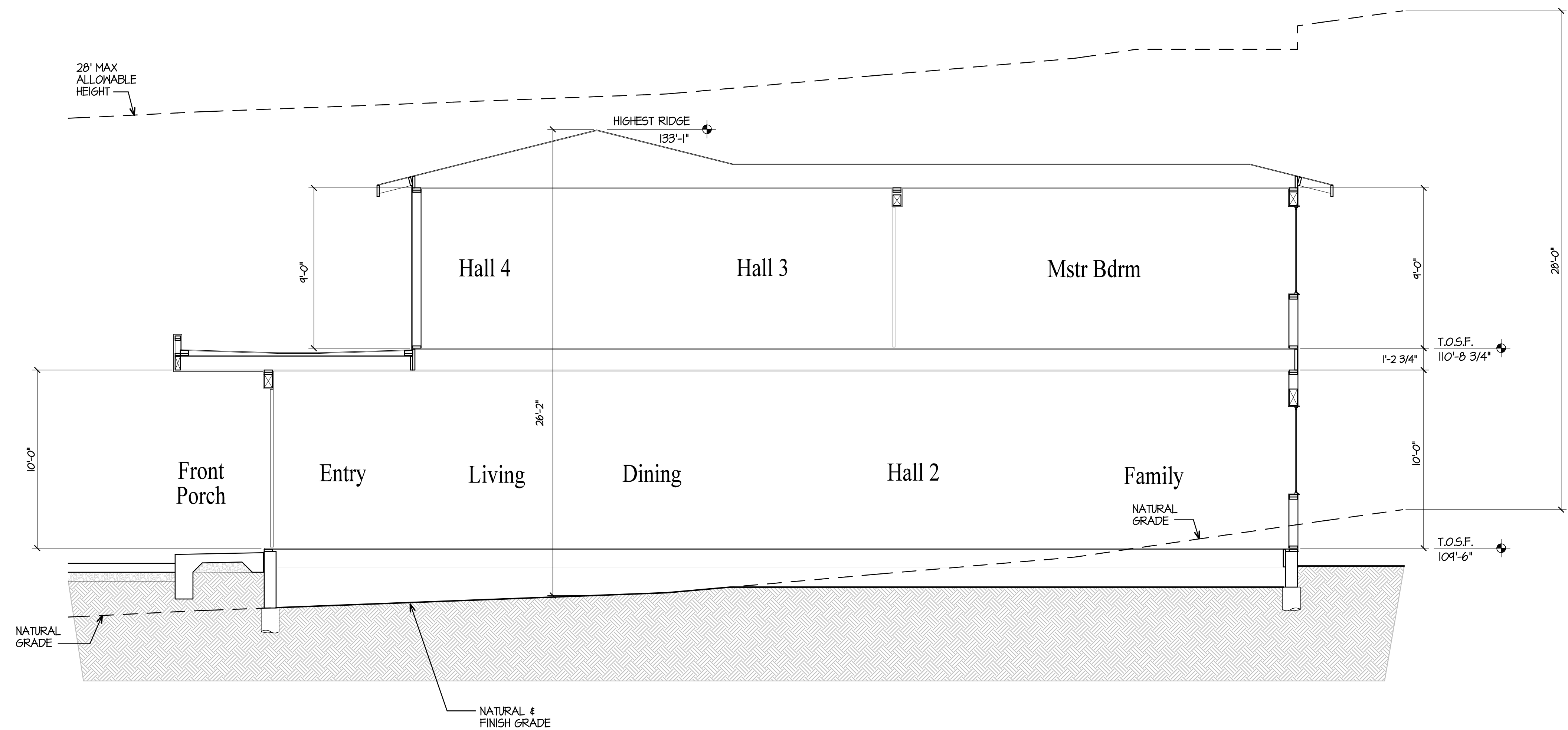


Section A-A

REVISIONS		
△	Description	Date
Section		
Scale: 1/4"=1'-0"		
	Sheet	A12
	Date	12-22-25

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Lot 1
890 Upland Way
San Mateo County
Applewood Investments



Section B-B

REVISIONS		
△	Description	Date
Sections		
Scale: 1/4"=1'-0"		
	Sheet	A13
	Date	12-22-25

Lightology

Blok Outdoor Wall Sconce
ITEM NUMBER

ET21106096
JAB TITLE

BRAND

E12

DESCRIPTION

The Blok Outdoor Wall Sconce features the classic cube form that has become a staple in modern lighting design. The high-powered LED light engine is low-voltage and comes with a range voltage driver, making it easier to fulfill a variety of site requirements. The smaller downlight size is designed for Night Sky applications, while both sizes may be utilized in corridor areas for commercial and hospitality applications. Note: Dimmable at 120V only.



Shown in: Black

SHADE COLOR	N/A
BODY FINISH	Black
WATTAGE	8W
DIMMER	Low Voltage Electronic
DIMENSIONS	4.75"W x 4.75"H x 4"D
LAMP	1 x LED/8W/220-277V LED
Technical Information	
LUMINOUS FLUX	440 lumens
LUMENS/WATT	55.00
LAMP COLOR	3000 K
COLOR RENDERING	90 CRI
ITEM NUMBER	ET21106096

COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE
LIGHTOLOGY.COM QUOTES@LIGHTOLOGY.COM 261 86, 2022 1,866 954,4489				

1 Wall Sconce

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gkarchitect@comcast.net

Lot 1
890 Upland Way
San Mateo County
Applewood Investments

REVISIONS

△	Description	Date
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Exterior Light Fixture

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

Sheet

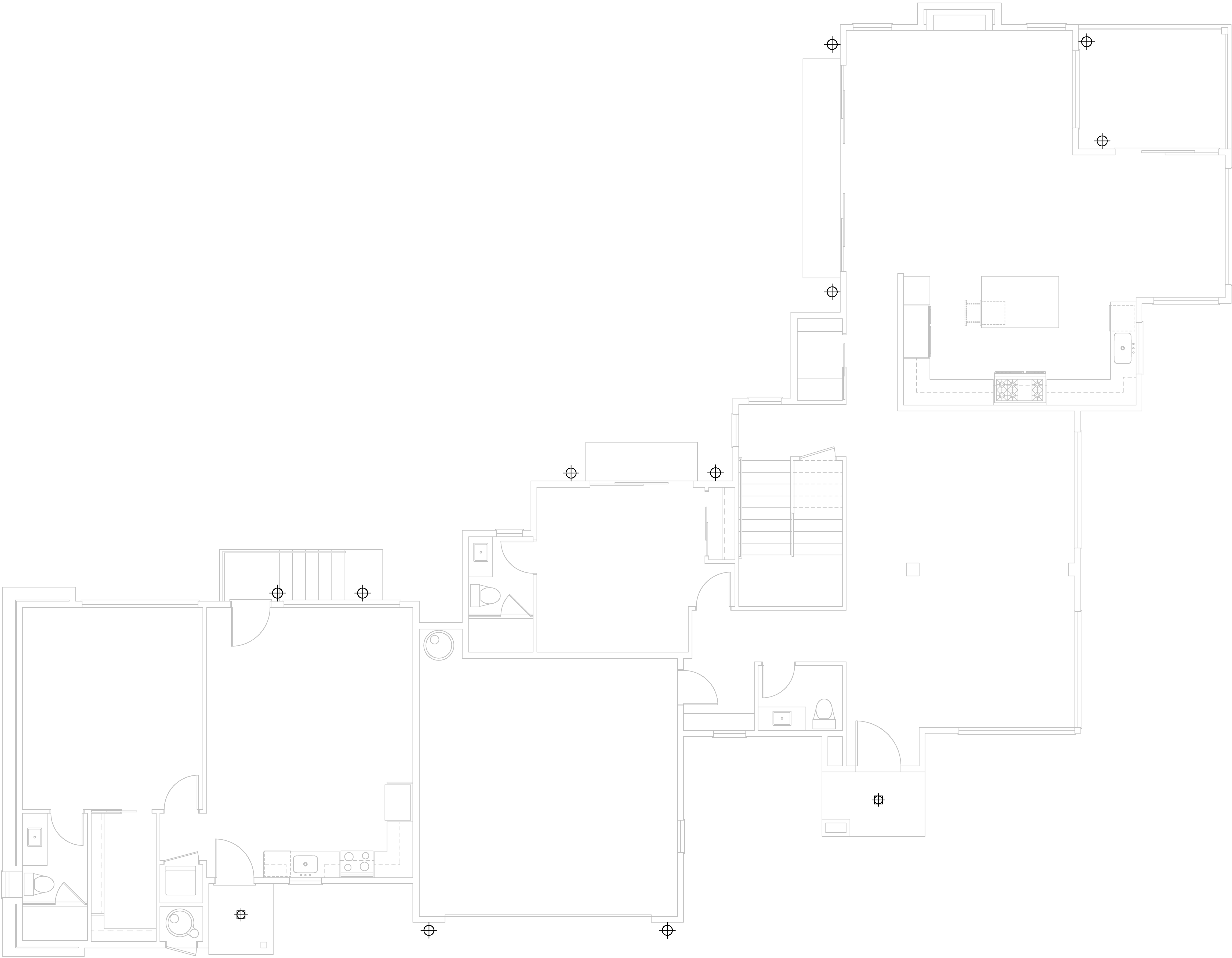
A14

Date 12-22-25

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Lot 1
890 Upland Way
San Mateo County
Applewood Investments



EXTERIOR LIGHTING SYMBOL LEGEND

-  HIGH EFFICACY, DARK SKY LED WALL SCONCE
SEE A13 FOR FIXTURE INFO
-  HIGH EFFICACY LED LIGHT FIXTURE (RECESSED) 4"

REVISIONS

△	Description	Date
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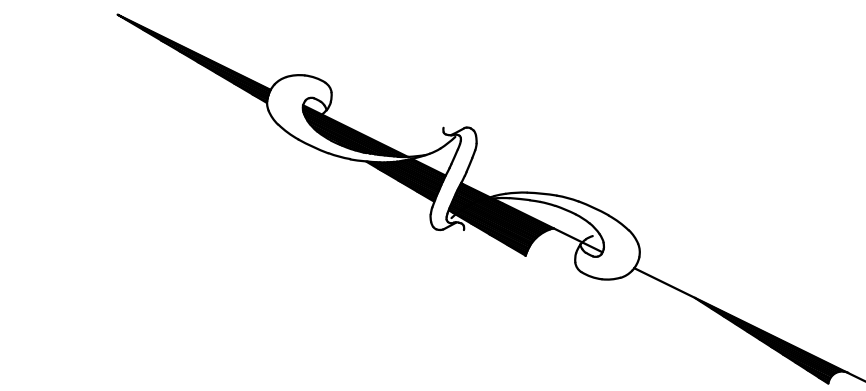
Exterior Lighting Plan

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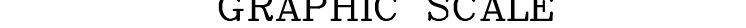
Sheet

A15

Date 12-22-25



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

C-1

TOPOGRAPHIC SURVEY PLAN 890 UPLAND ROAD A.P.N. 058-272-120 LOT 9, 10 MAPS 4-11 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA		PREPARED FOR: APPLEWOOD INVESTMENTS																					
DRAWN BY: MDL DESIGNED BY: --- CHECKED BY: DGM SCALE: 1"=20' DATE: DRAWING NO. 5018-TOPO SHEET 1 OF 5		MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580																					
		<table border="1"> <thead> <tr> <th>REV.</th> <th>DESCRIPTION</th> <th>BY:</th> <th>DATE:</th> </tr> </thead> <tbody> <tr> <td>---</td> <td>ADD GAS LINE</td> <td>DJK</td> <td>06/13/24</td> </tr> <tr> <td>---</td> <td>REVISE WATER LINE LOCATION</td> <td>DJK</td> <td>06/13/24</td> </tr> <tr> <td>---</td> <td>ADD ADDITIONAL STREET TOPO & UTILS</td> <td>DJK</td> <td>10/10/22</td> </tr> <tr> <td>---</td> <td>ADD 1/2" PLY AIR REPORT</td> <td>DJK</td> <td>04/08/22</td> </tr> </tbody> </table>		REV.	DESCRIPTION	BY:	DATE:	---	ADD GAS LINE	DJK	06/13/24	---	REVISE WATER LINE LOCATION	DJK	06/13/24	---	ADD ADDITIONAL STREET TOPO & UTILS	DJK	10/10/22	---	ADD 1/2" PLY AIR REPORT	DJK	04/08/22
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---	ADD ADDITIONAL STREET TOPO & UTILS	DJK	10/10/22																				
---	ADD 1/2" PLY AIR REPORT	DJK	04/08/22																				

LEGEND

- AC PAVE ASPHALT CONCRETE PAVEMENT
AD AREA DRAIN
AR ACCESS RAMP
BS BOTTOM OF STEP
CB CATCH BASIN
CO CLEANOUT
COL COLUMN
CONC CONCRETE
COTG CLEANOUT TO GRADE
CW CONCRETE WALL
EM ELECTRIC METER
EP EDGE OF PAVEMENT
FF FINISH FLOOR
FH FIRE HYDRANT
FL FLOWLINE
FP FINISH PAVE
FS FINISH SURFACE
GA GUY ANCHOR
GB GRADE BREAK
GM GAS METER
GS FF GARAGE SLAB FINISH FLOOR
ICV IRRIGATION CONTROL VALVE
INV INVERT
JP JOINT UTILITY POLE
LG LIP OF GUTTER
LP LIGHT POLE
PA PLANTING AREA
RW ROCK WALL
SSMH SANITARY SEWER MANHOLE
TC TOP OF CURB
TG TOP OF GRATE
TS TOP OF STEP
TW TOP OF WALL
WM WATER METER
WV WATER VALVE
WW WOOD WALL
TREE WITH SIZE & ARBORIST NUMBER
EXISTING TREE TO BE REMOVED
FENCE
GAS LINE
JOINT TRENCH LINE
OVERHEAD UTILITY LINE
SANITARY SEWER LINE
STORM DRAIN LINE
WATER LINE
NEW DRAIN INLET
SURFACE RUNOFF DIRECTION

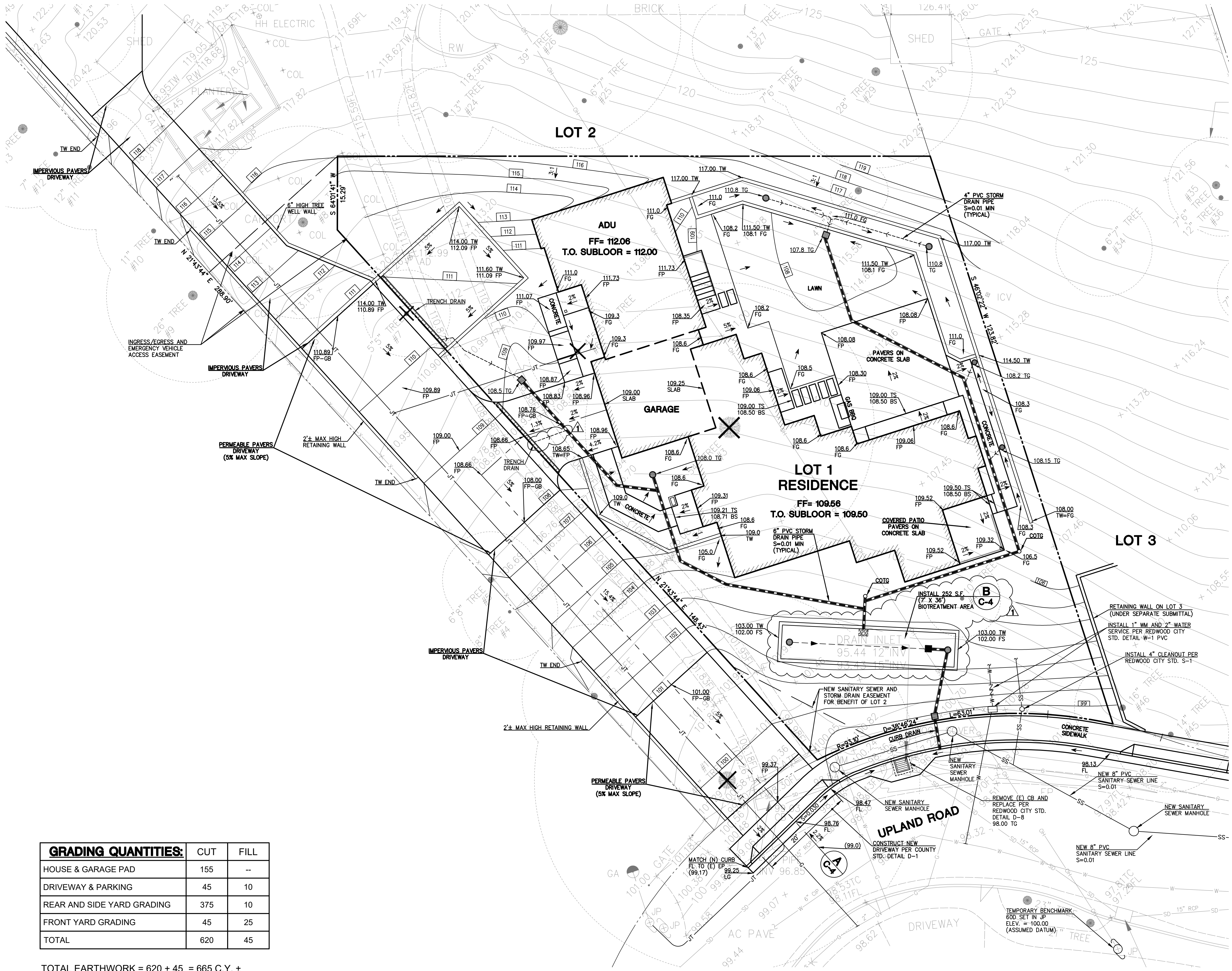
GRADING QUANTITIES:	CUT	FILL
HOUSE & GARAGE PAD	155	--
DRIVEWAY & PARKING	45	10
REAR AND SIDE YARD GRADING	375	10
FRONT YARD GRADING	45	25
TOTAL	620	45

TOTAL EARTHWORK = 620 + 45 = 665 C.Y. ±
EXPORT = 620 - 45 = 575 C.Y. ±

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

STREET IMPROVEMENTS NOTE:

WORK IN THE PUBLIC RIGHT-OF-WAY,
INCLUDING ROAD WIDENING, NEW CURB GUTTER
AND SIDEWALK, AND UTILITY INSTALLATIONS ARE
PER THE OFF-SITE IMPROVEMENT PLANS
PREVIOUSLY PREPARED AND SUBMITTED TO SAN
MATEO COUNTY AND THE CITY OF REDWOOD
CITY.

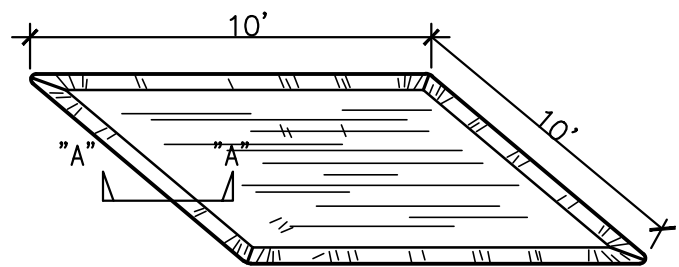


MacLeod AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580

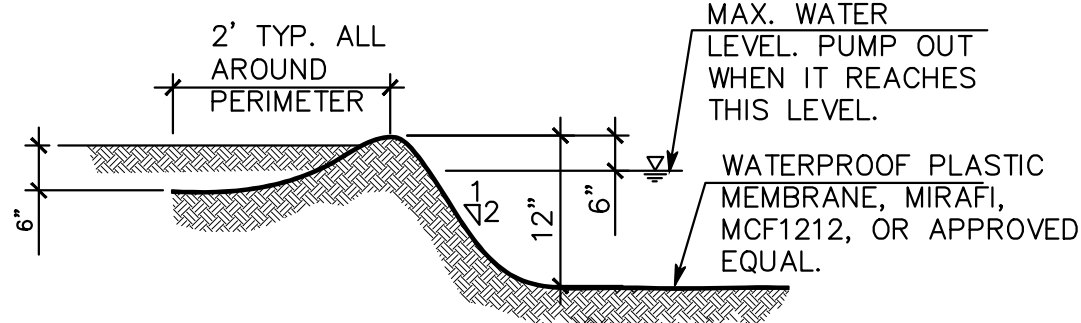
PREPARED FOR:
APPLEWOOD INVESTMENTS

**PRELIMINARY GRADING, DRAINAGE
& UTILITY PLAN**
LOT 1
890 UPLAND ROAD
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY: DJK
DESIGNED BY: DJK
CHECKED BY: DGM
SCALE: 1"=10'
DATE: 12-09-25
DRAWING NO.
5018-GRADLOT1
SHEET



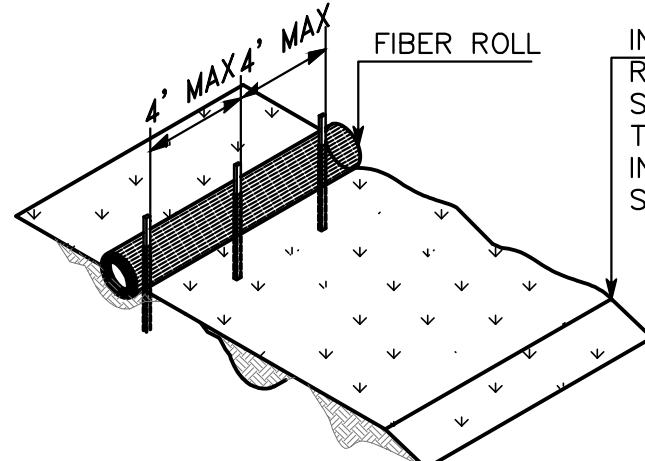
PLAN
N.T.S.



SECTION A-A
N.T.S.

A CONCRETE WASHOUT DETAIL

SCALE: (NOT TO SCALE)



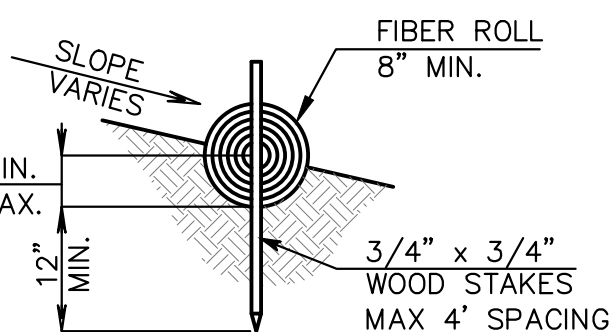
NOTE:
INSTALL FIBER ROLL ALONG A LEVEL
CONTOUR, WHERE POSSIBLE.

TYPICAL FIBER ROLL INSTALLATION

N.T.S.

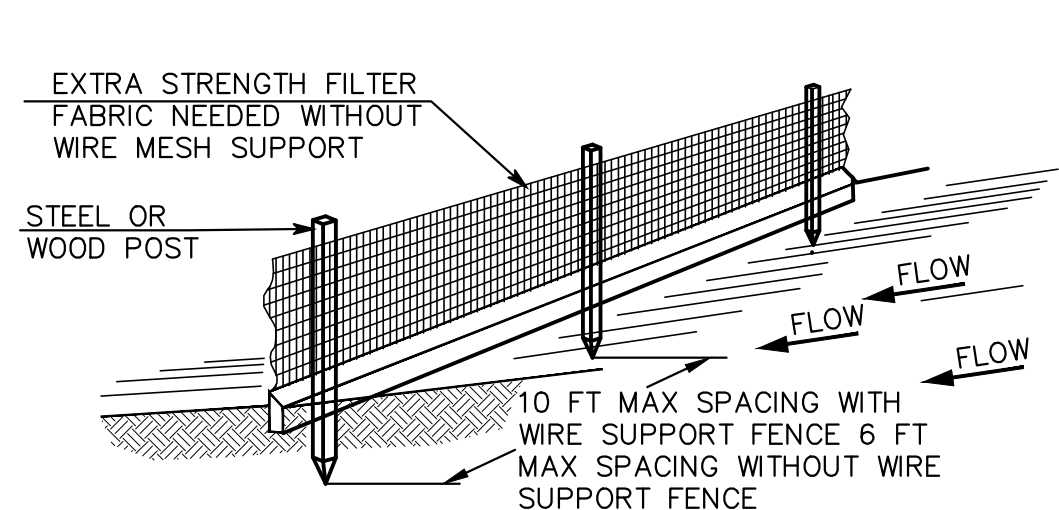
B FIBER ROLL DETAIL

SCALE: (NOT TO SCALE)



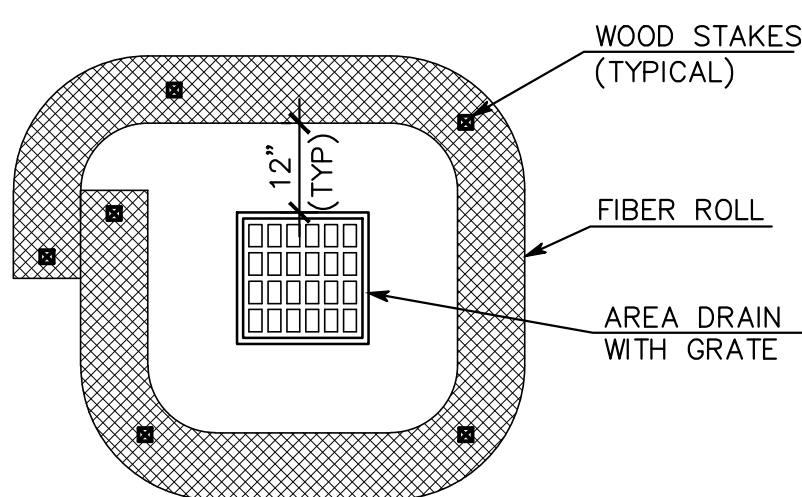
ENTRENCHMENT DETAIL

N.T.S.



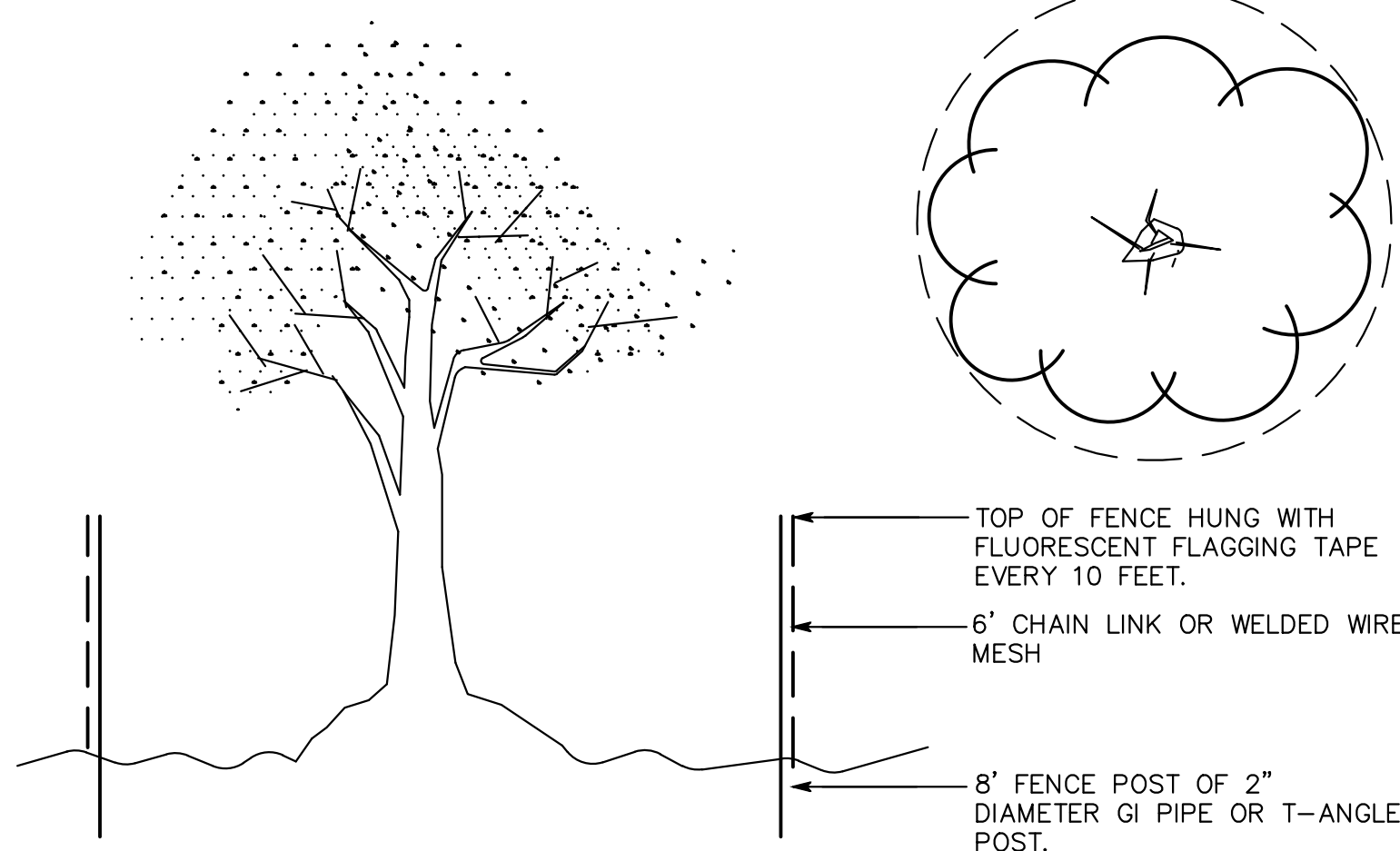
C SILT FENCE DETAIL

SCALE: (NOT TO SCALE)



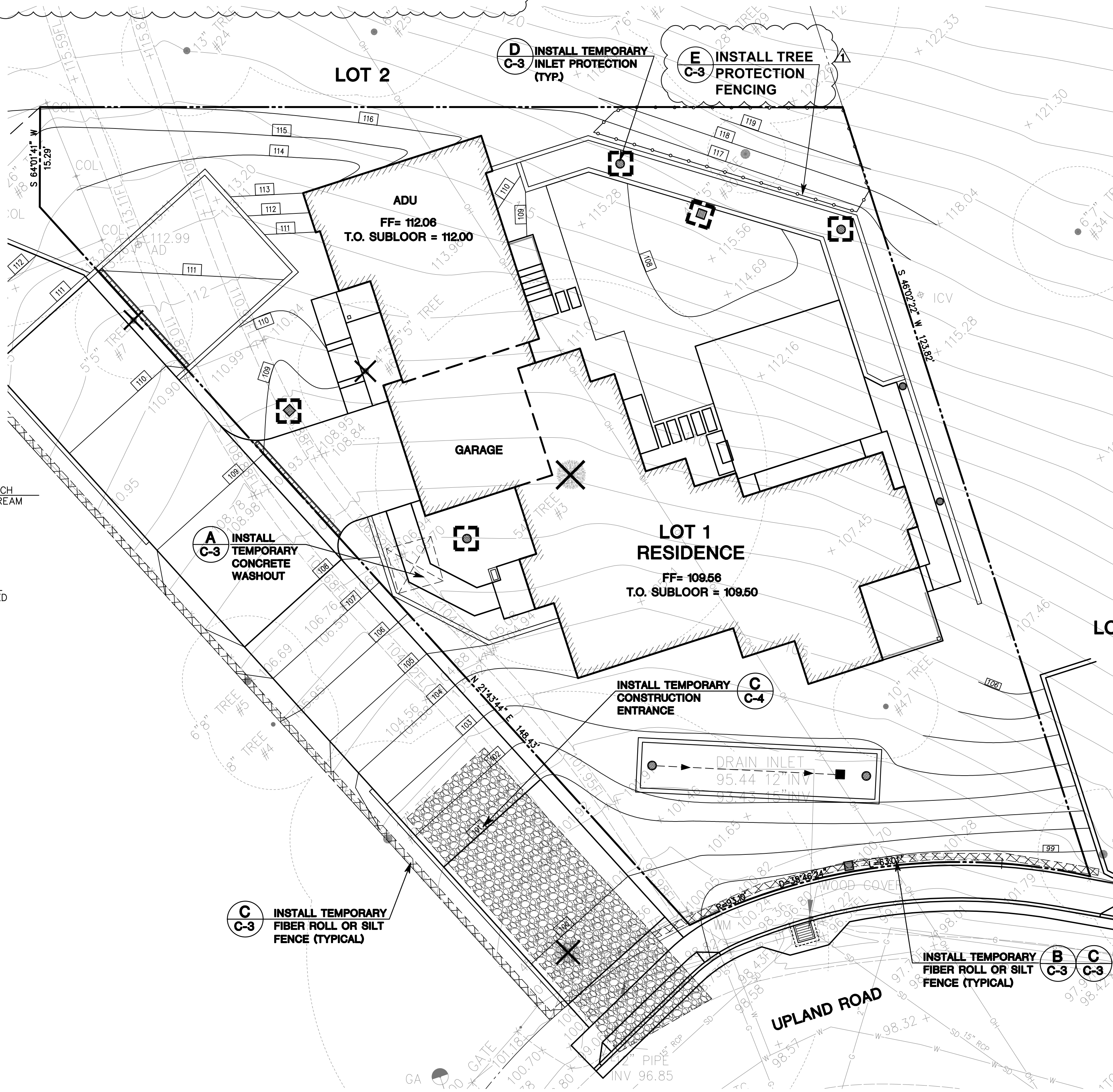
D DRAIN INLET PROTECTION DETAIL

SCALE: (NOT TO SCALE)



E TYPICAL TREE PROTECTION DETAIL

(NOT TO SCALE)



SAN MATEO COUNTY STANDARD NOTES:

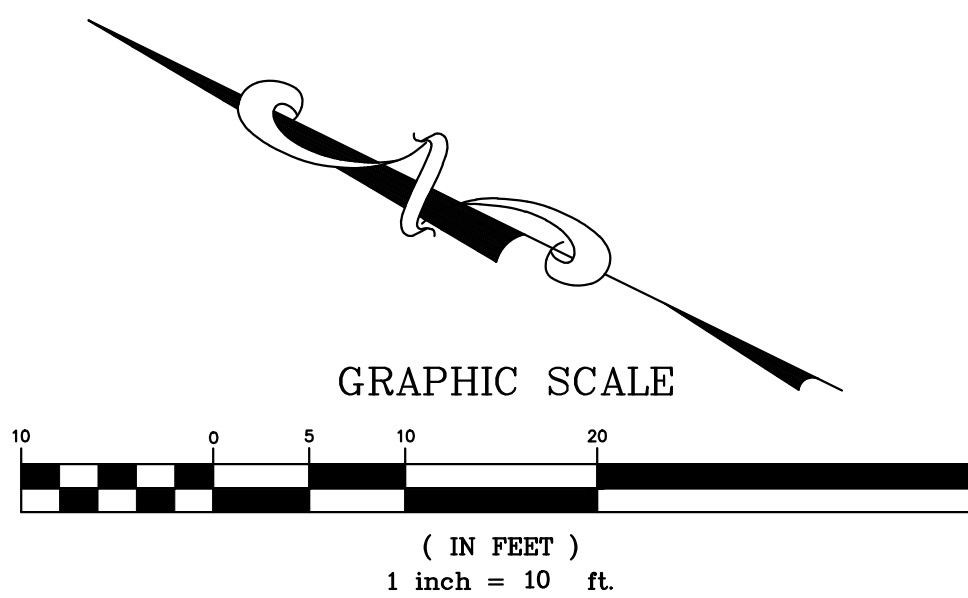
1. EROSION CONTROL POINT OF CONTACT:
OWNER: PAUL GOSWAMY
EMAIL: gps2001@comcast.net
OFFICE: (650) 533-5800
2. PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION
3. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
4. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
5. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICAL, WASH WATER OR SEDIMENTS AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
6. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
7. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
8. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
9. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
10. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
11. THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ETC., IF ANY, SHALL NOT BE ENLARGED OR "RUN OVER".
12. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON".
13. DUST CONTROL IS REQUIRED YEAR-ROUND.
14. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
15. USE OF PLASTIC SHEETING BETWEEN OCTOBER 1st. AND APRIL 30th IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
16. THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING OR GRUBBING IS STARTED.
17. THERE SHALL BE NO WORK, STORAGE, EARTH MOVING, VEGETATION REMOVAL, OR ANY OTHER DISTURBANCES OUTSIDE THE LIMIT OF DISTURBED AREA.

EROSION CONTROL NOTES:

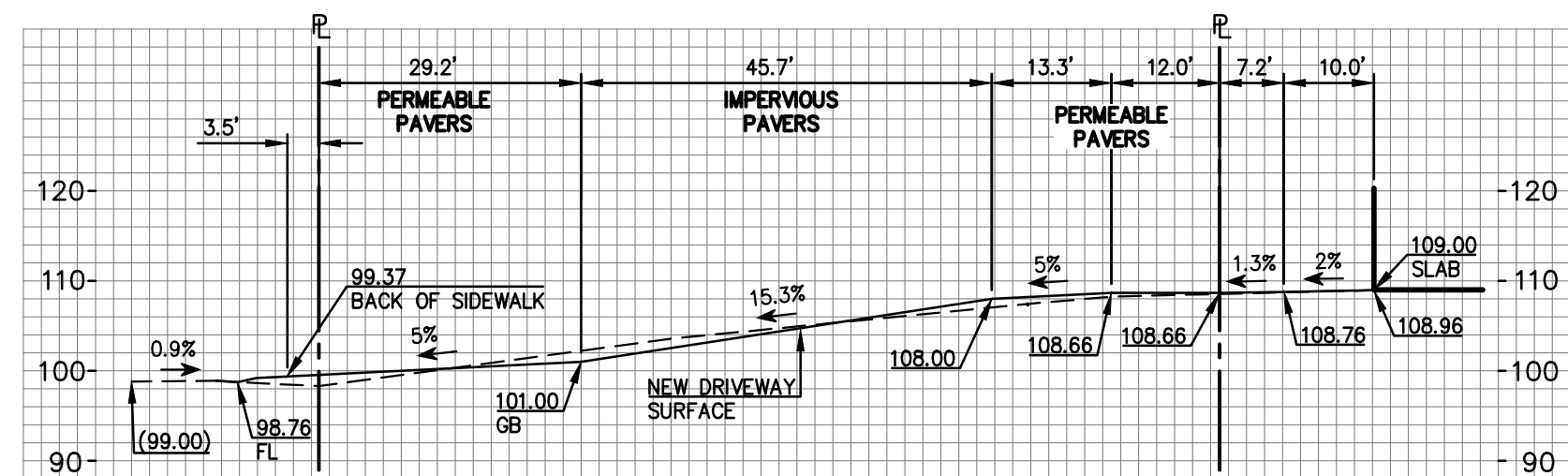
1. THE INTENT OF THE EROSION CONTROL PLAN IS TO MINIMIZE ANY WATER QUALITY IMPACTS IN THE FORM OF SEDIMENT POLLUTION TO MAIN CREEKS & TRIBUTARIES.
2. A CONSTRUCTION ENTRANCE WILL BE INSTALLED PRIOR TO START OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE CONSTRUCTION ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITION DEMAND, AND REPAIR OF ANY MEASURES USED TO TRAP SEDIMENTS.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH THE USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
4. THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. BY OCTOBER 1, GRADING AND INSTALLATION OF STORM DRAINAGE AND EROSION AND SEDIMENT CONTROL FACILITIES WILL BE COMPLETED. NO GRADING WILL OCCUR BETWEEN OCTOBER 1 AND APRIL 15 UNLESS AUTHORIZED BY THE COUNTY REPRESENTATIVE.
5. DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF ENTERS THE STORM DRAINAGE SYSTEM.
6. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE EROSION AND SEDIMENT CONTROL FIELD MANUAL OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.
7. AT THE CONTRACTOR'S DISCRETION SILT FENCES MAY BE INSTALLED INSTEAD OF FIBER ROLLS.

DUST CONTROL NOTES:

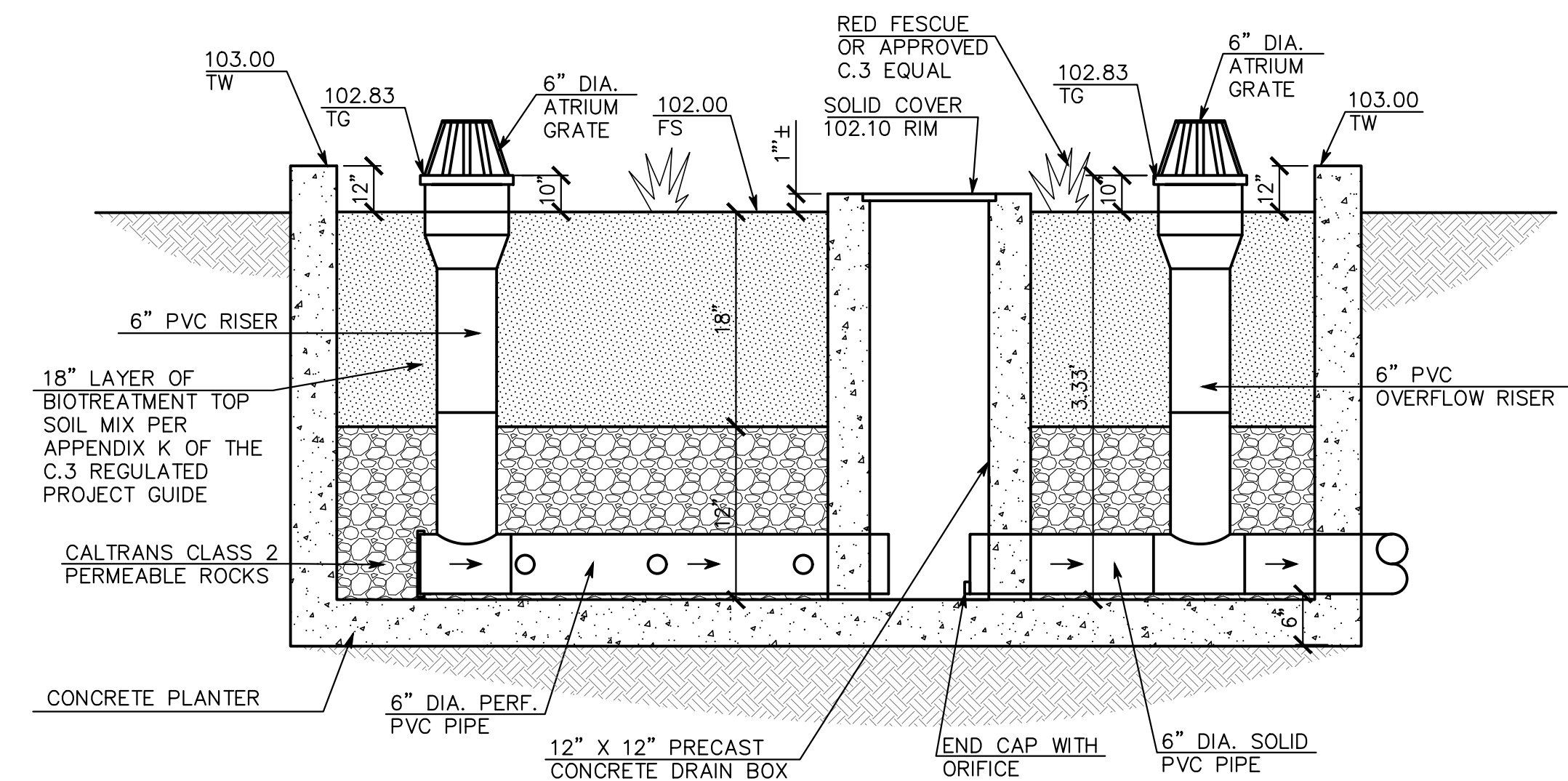
1. WATER ALL CONSTRUCTION AND GRADING AREA AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS, OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST 2 FEET OF FREEBOARD.
3. PAVE, APPLY WATER TWO TIMES DAILY, OR APPLY (NON-TOXIC) SOIL ON ALL UNPAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT THE PROJECT SITE.
4. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
5. ENCLOSE, COVER, WATER TWICE DAILY, OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND, ETC.).



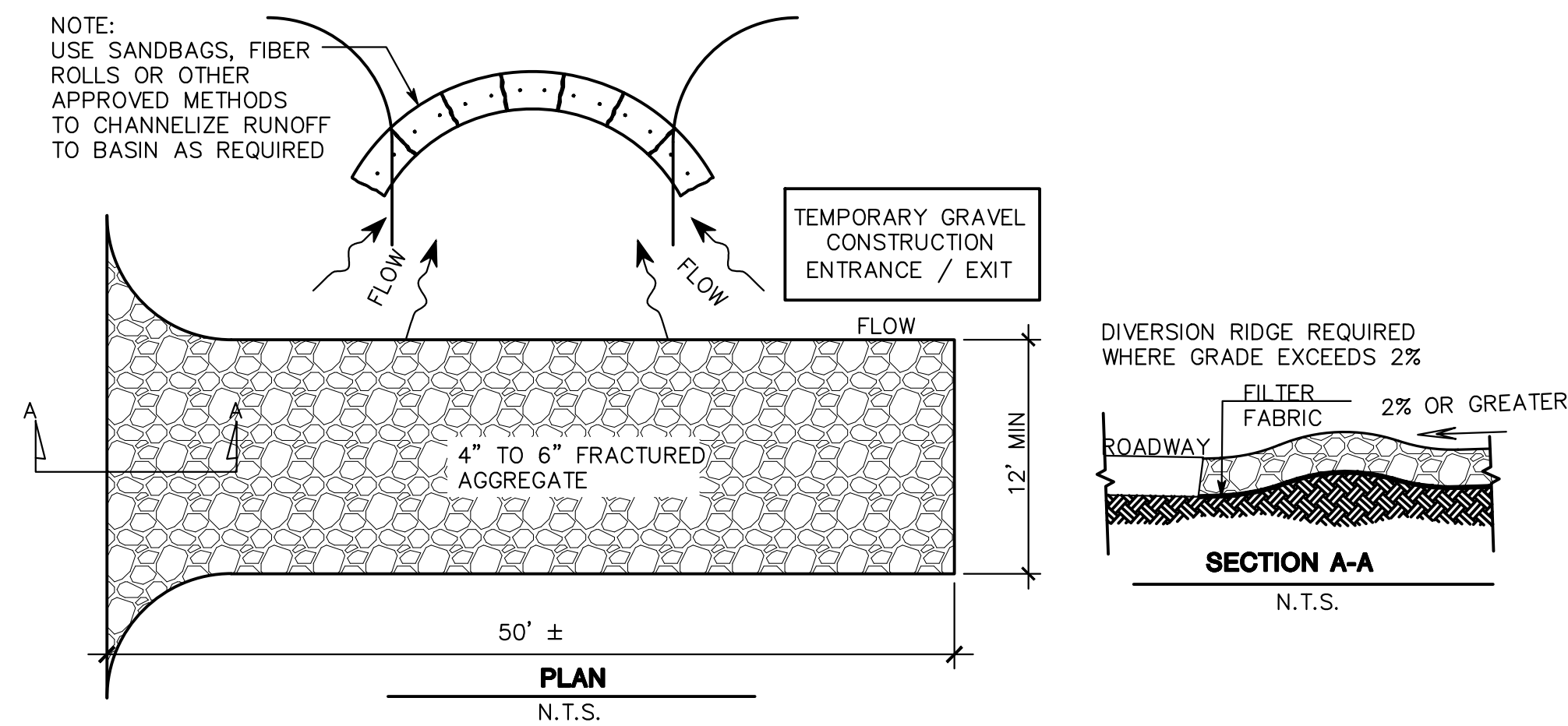
EROSION AND SEDIMENTATION CONTROL PLAN LOT 1 890 UPLAND ROAD UNINCORPORATED SAN MATEO COUNTY CALIFORNIA		PREPARED FOR: APPLEWOOD INVESTMENTS		MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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CENTERLINE DRIVEWAY PROFILE



FLOW-THROUGH PLANTER DETAIL



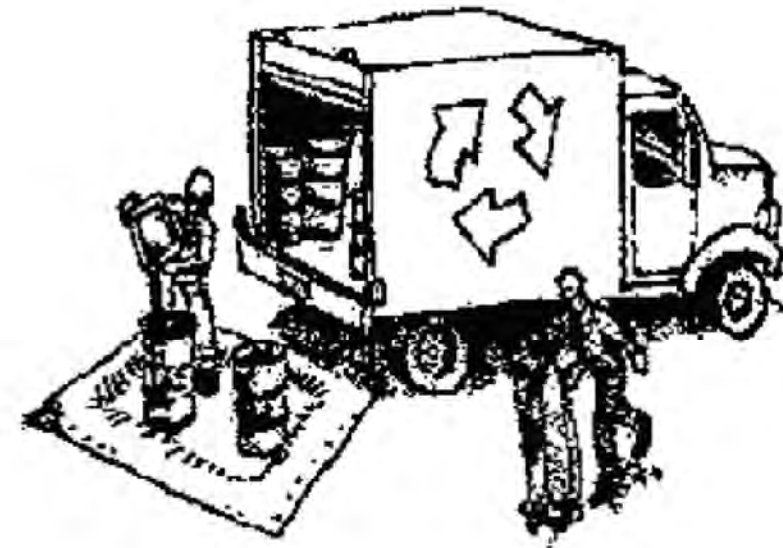
DESIGN AND CONSTRUCTION SPECIFICATIONS FOR CONSTRUCTION ENTRANCE:



Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application



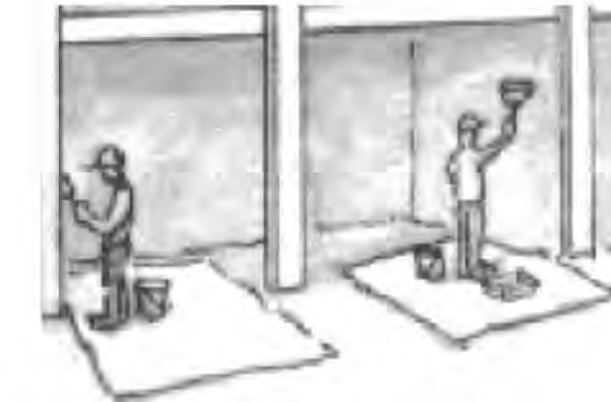
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

Landscaping



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

Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering



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

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

[illegible]

PLANT LIST					
	#	QU.	SIZE	BOTANICAL NAME	COMMON NAME
REQ. REPLACEMENT	A	1	48" BOX	QUERCUS LOBATA	VALLEY OAK
REQ. REPLACEMENT	B	1	24" BOX	PISTACHIA 'KEITH DAVIES'	CHINESE PISTACHE (SEEDLESS)
	C	1	24" BOX	LAURUS 'SARATOGA'	SARATOGA LAUREL
	D	10	15G	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY
	E	6	15G	ARCTOSTAPHYLOS 'AUSTIN GRIFFITHS'	MANZANITA
	F	5	15G	RHAMNUS CAL. 'MOUND SAN BRUNO'	COFFEEBERRY
	G	11	15G	HETEROMELES ARBUTIFOLIA	TOYON
	H	4	15G	PODOCARPUS 'ICEE BLUE'	ICE BLUE FERN PINE
	I	50	1G	LOMONDRA 'BREEZE'	GREEN MATT RUSH

PLANT LIST					
	#	QU.	SIZE	BOTANICAL NAME	COMMON NAME
	J	7	5G	WESTRINGIA 'BLUE BOX'	AUSTRALIAN ROSEMARY
	K	14	1G	ANIGOZANTHUS 'BUSH RED'	KANGAROO PAW
	L	5	5G	RHAPHIOLEPIS UMBELLATA 'MINOR'	YAUFON
	M	6	7G	CAMELLIA SASANQUA 'TWINLING BUTTERFLIES'	CAMELLIA
	N	12	5G	ACACIA 'COUSIN ITT'	COUSIN ITT MATTLE
	O	10	5G	LOROPETALUM 'PURPLE PIXIE'	PURPLE FRINGE FLOWER
	P	12	1G	SALVIA SPATHACEA	HUMMINGBIRD SAGE
	Q	7	3G	PITTOSPORUM 'GOLF BALL'	DWARF PITTOSPORUM
	R	2	24" BOX	LYONOTHAMUS FLORIBUNDUS	CATALINA IRONWOOD

LANDSCAPE AREA

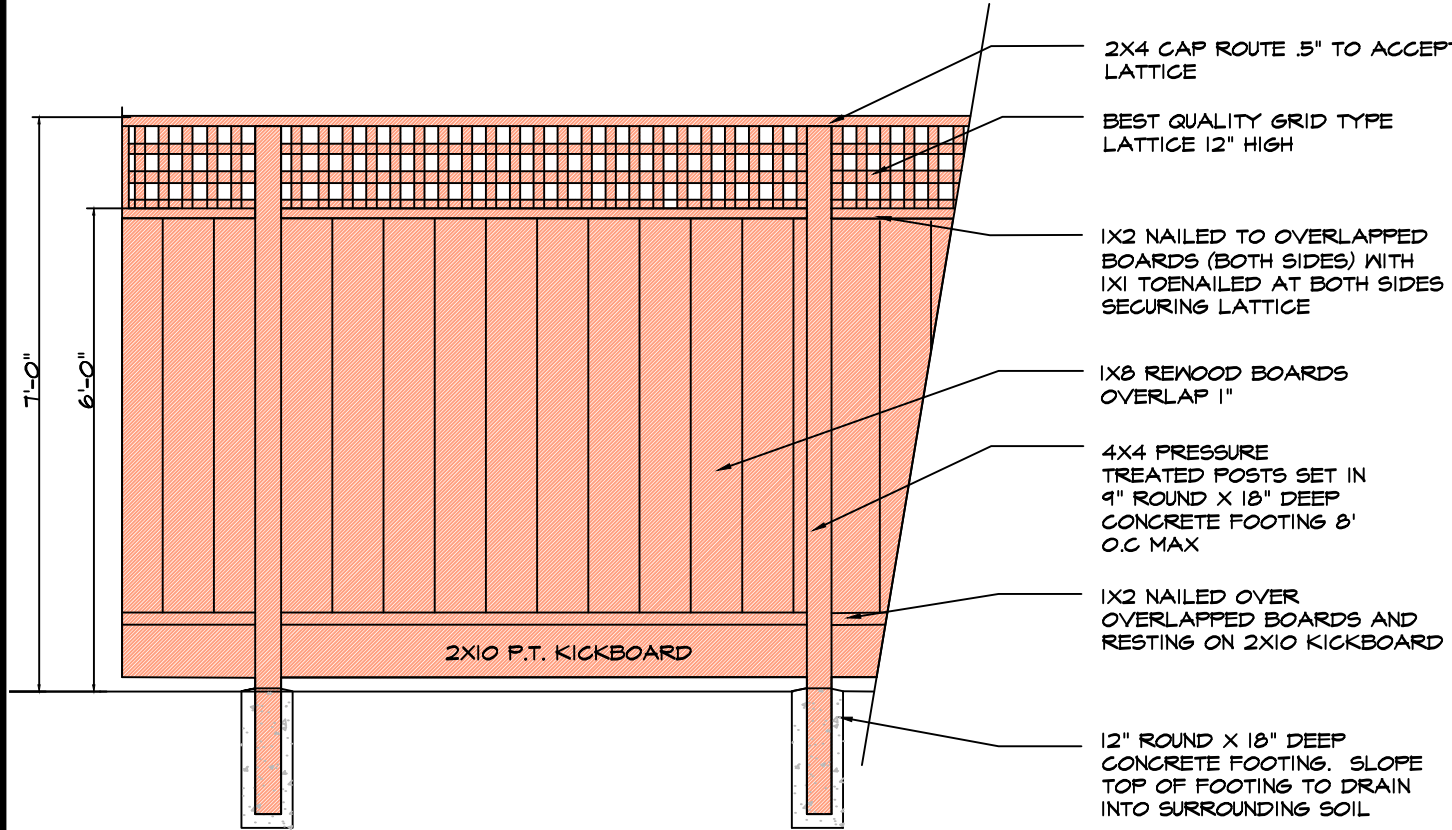
LOW WATER USE TREES AND SCREENING SHRUBS AT PERIMETER ON SLOPES AND AT FRONT DRIVEWAY PLANTING AREAS

TOTAL LANDSCAPE AREA 6180 S.F. LAWN (0%)

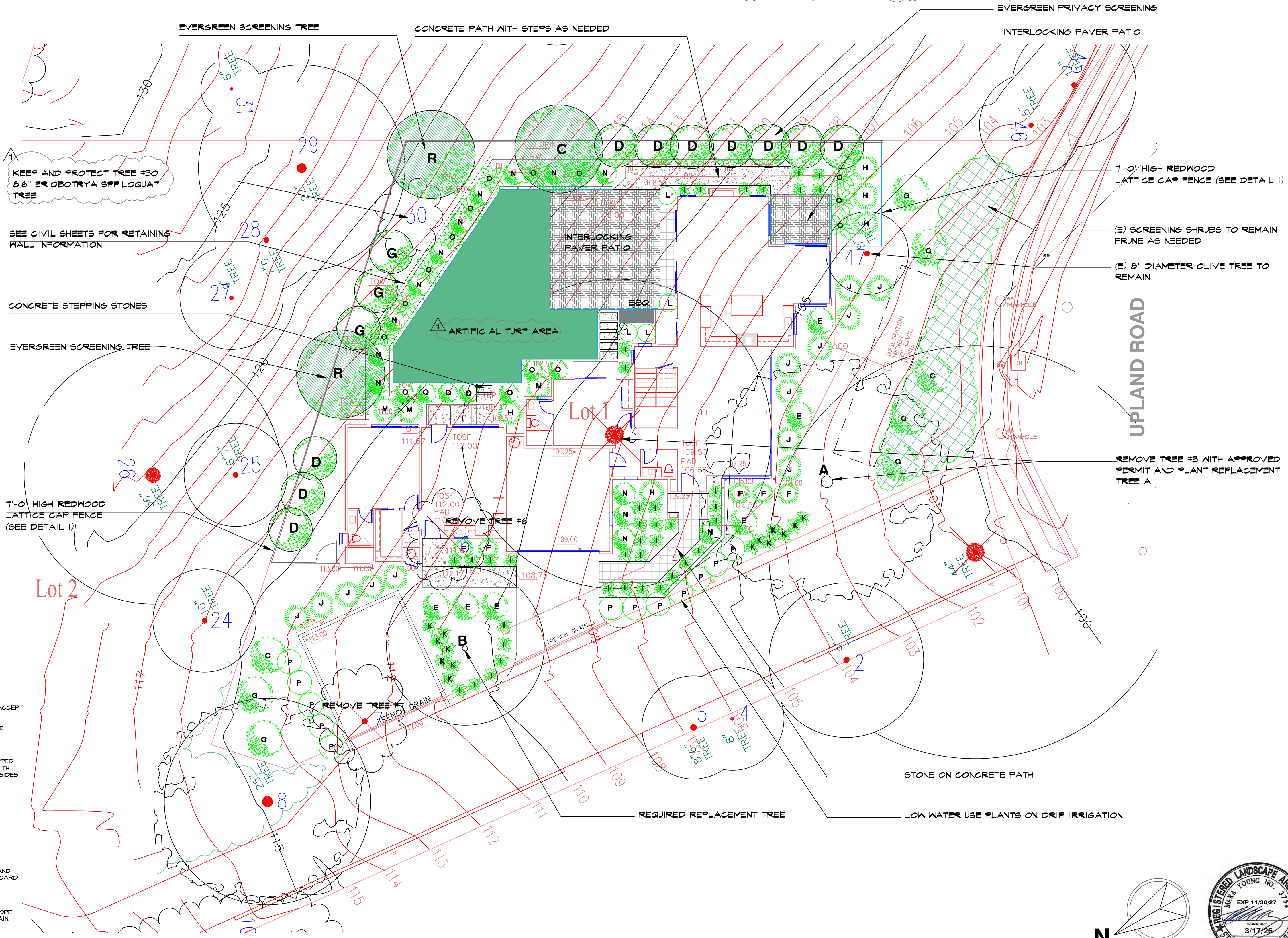
PLANTING NOTES

- AMEND ALL PLANTING AREAS BY FOLLOWING THE RECOMMENDATIONS OF THE SOIL TESTING AND MANAGEMENT REPORT PREPARED BY MAYPOINT ANALYTICAL INC. (SEE SHEET L-4 FOR FULL REPORT) INCORPORATE THE RECOMMENDED SOIL AMENDMENTS AS SPECIFIED IN THE REPORT AND TILL TO A MINIMUM OF 6" DEEP. MULCH ALL NON-SOD AREAS WITH MINIMUM 3" THICK LAYER FIR BARK OR REDWOOD MULCH.
- ALL PLANT MATERIAL EXCEPT LAWN, SHALL BE CLIMATE ADAPTED PLANTS THAT REQUIRE LITTLE OR

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (MELO) AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.



7'-0" HIGH REDWOOD FENCE DETAIL 1



LANDSCAPE PLAN

REVISIONS	BY
1 3/17/26	MY



LANDSCAPE PLAN

APPLEWOOD INVESTMENTS
LOT 1- 890 UPLAND ROAD
REDWOOD CITY, CA 94062

DRAWN	MY
CHECKED	MY
DATE	12/17/25
SCALE	3/32" = 1'-0"
JOB NO.	XXX
SHEET	L-1



IRRIGATION EQUIPMENT LEGEND

SYMBOL	DESCRIPTION	NOTES
C	CONTROLLER: HUNTER PRO HC-1200 12 STATION CONTROLLER WITH WIRELESS SOLAR SYNC	INSTALL IN LOCATION VERIFIED BY OWNER
☒	FEBCO 1" ATMOSPHERIC BACKFLOW DEVICE	AS PER MANUF. SPECS
⌵	NIBCO BRONZE 1" GATE VALVE	AS PER MANUF. SPECS
FM	HUNTER HC 100 FLOW METER	AS REQUIRED
⊙	CONTROL VALVE HUNTER OR WEATHERMATIC 1" USE PRESSURE REDUCER FOR DRIP IRRIGATION	INSTALL IN 10" CARSON VALVE BOX
●	HUNTER MP 1000 MP-ROTATOR ON 4" RAINBIRD 1800 POP UP 15" RAD.	AS PER MANUF. SPECS
⬢	HOSE BIB/QUICK COUPLER	AS PER MANUF. SPECS
=====	MAIN LINE 1" SCHEDULE 40 PVC	18" MINIMUM DEPTH USE PRIMER AND GLUE
-----	LATERAL SCH 40 PVC PIPE	12" MINIMUM DEPTH USE PRIMER AND GLUE
- - - - -	DURA FLOW JR. 1/2" DRIP LINE	AS PER MANUF. SPECS
~~~~~	1/2" SOLID FLEX DRIP TUBING (IN PVC SLEEVE UNDER PAVING)	AS PER MANUF. SPECS

## VALVE LEGEND

VALVE #	SYSTEM TYPE	FLOW RATE GPM OR GPH	APPLICATION RATE INCHES PER HOUR	OPERATING PRESSURE
1	DRIP TO LOW WATER USE PLANTS IN FRONT	1.02 per 100 LF 1.02 GPH	.64	30-40
2	DRIP TO LOW WATER USE PLANTS IN FRONT	1.02 per 100 LF 1.02 GPH	.64	30-40
3	DRIP TO LOW WATER USE TREES @ DRIVE	1.02 per 100 LF 1.02 GPH	.64	30-40
4	DRIP TO LOW WATER USE PLANTS	1.02 per 100 LF 1.02 GPH	.64	30-40
5	DRIP TO LOW WATER USE PLANTS	1.02 per 100 LF 1.02 GPH	.64	30-40
6	DRIP TO LOW WATER USE PLANTS	1.02 per 100 LF 1.02 GPH	.64	30-40
7	DRIP TO LOW WATER USE PLANTS	1.02 per 100 LF 1.02 GPH	.64	30-40
8	DRIP TO LOW WATER USE PLANTS	1.02 per 100 LF 1.02 GPH	.64	30-40

⚠ NO SPRAY IRRIGATION

## IRRIGATION NOTES

- IRRIGATION SYSTEM AND COMPONENTS  
DESIGNED IN SUCH AS MAY AS TO CONSERVE  
WATER AND PREVENT OVERSPRAY AND  
RUNOFF. A RAIN SENSOR SHALL BE INSTALLED
- IRRIGATION CONTROLLERS SHALL BE A TYPE  
WHICH DOES NOT LOSE PROGRAMMING DATA IN  
THE EVENT THAT THE PRIMARY POWER SOURCE  
IS INTERRUPTED.
- PRESSURE REGULATORS SHALL BE INSTALLED  
ON THE IRRIGATION SYSTEM TO ENSURE THE  
DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN  
THE MANUFACTURERS RECOMMENDED  
PRESSURE RANGE.
- MANUAL SHUT OFF VALVES (SUCH AS GATE  
VALVE, BALL VALVE OR BUTTERFLY VALVE)  
SHALL BE INSTALLED CLOSE TO THE POINT  
OF CONNECTION AND WATER SUPPLY.

- ALL IRRIGATION EMISSION DEVICES MUST  
MEET THE REQUIREMENTS SET IN THE ANSI  
STANDARD ASABE/ICC 802-2014  
"LANDSCAPE IRRIGATION SPRINKLER AND  
EMITTER STANDARD". ALL SPRINKLER  
HEADS INSTALLED ON THE PROPERTY MUST  
DOCUMENT A DISTRIBUTION UNIFORMITY  
LOW QUARTER OF 0.65 OR HIGHER USING  
THE PROTOCOL DEFINED IN ASABE/ICC  
802-2014.
- AREAS LESS THAN 10' IN WIDTH IN ANY  
DIRECTION SHALL ABE IRRIGATED WITH  
SUBSURFACE IRRIGATION OR OTHER MEANS  
THAT PRODUCE NO RUNOFF OR OVERSPRAY

- CHECK VALVES OR ANTI DRAIN VALVES ARE  
REQUIRED AT ALL SPRINKLER HEADS WHERE  
LOW POINT DRAINAGE COULD OCCUR
- A DEDICATED WATER SERVICE METER OR  
SUBMETER SHALL BE INSTALLED AS  
REQUIRED ON ALL LANDSCAPE AREAS  
>5000 S.F.

- AREAS LESS THAN 10'-0" WIDE IN ANY  
DIRECTION SHALL BE IRRIGATED WITH  
SUBSURFACE OR DRIP IRRIGATION
- OVERHEAD IRRIGATION SHALL NOT BE  
PERMITTED WITHIN 24" OF ANY  
NON-PERMEABLE SURFACE

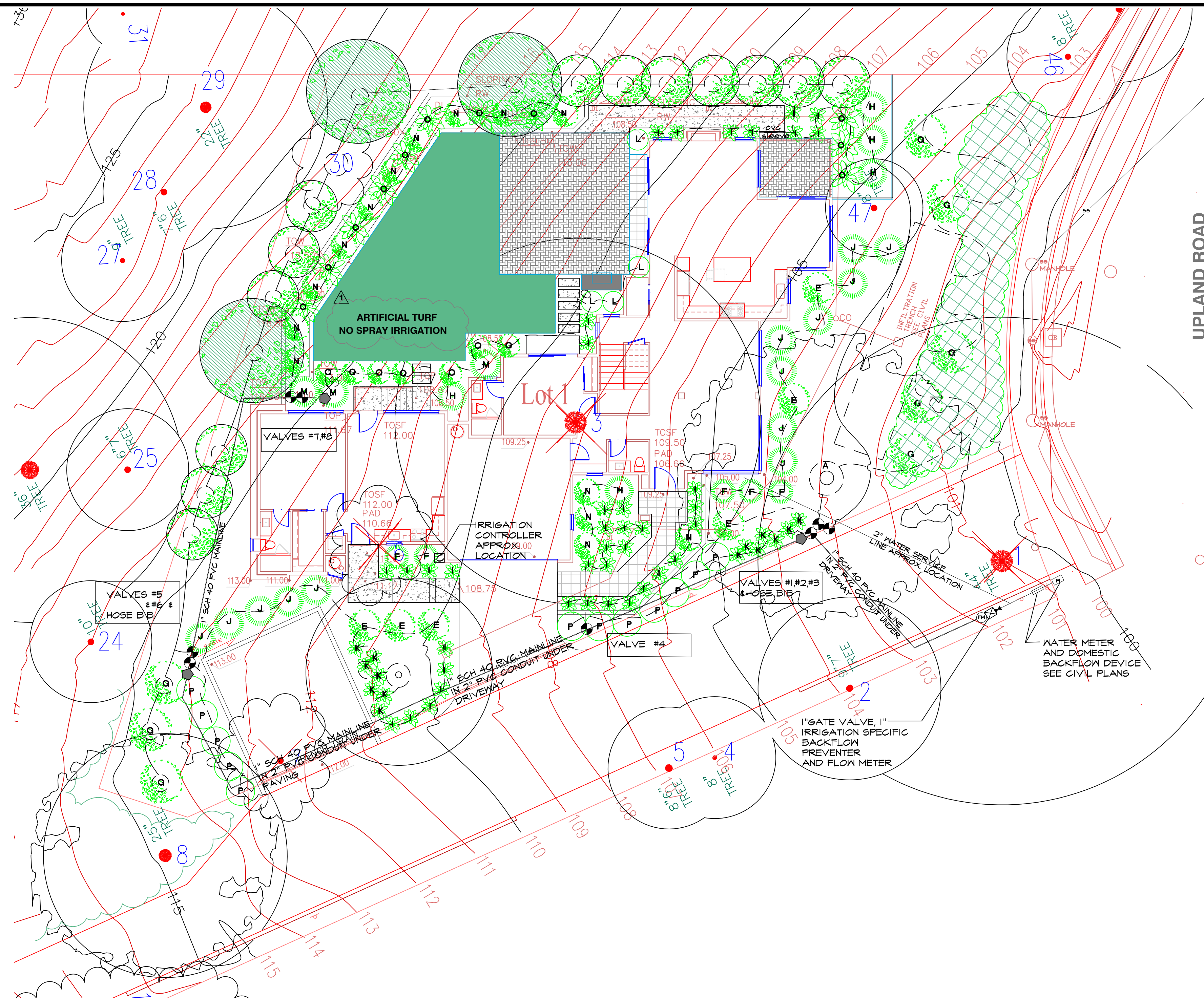
I HAVE COMPLIED WITH THE CRITERIA OF THE  
WATER EFFICIENT LANDSCAPE ORDINANCE  
AND APPLIED THEM FOR THE EFFICIENT USE  
OF WATER IN THE LANDSCAPE DESIGN PLANS.

THE FINAL SET OF LANDSCAPE AND  
IRRIGATION PLANS SHALL BEAR THE  
SIGNATURE OF THE LICENSED LANDSCAPE  
ARCHITECT

A DIAGRAM OF IRRIGATION PLAN SHOWING  
HYDROZONES SHALL BE KEPT WITH THE  
IRRIGATION CONTROLLER FOR SUBSEQUENT  
MANAGEMENT PURPOSES.

AT THE TIME OF FINAL INSPECTION, A  
CERTIFICATION OF COMPLETION SHALL BE  
FILLED OUT FILLED OUT AND CERTIFIED BY  
EITHER THE DESIGNER OF THE LANDSCAPE  
PLANS, IRRIGATION PLANS, OR THE LICENSED  
LANDSCAPE CONTRACTOR FOR THE  
PROJECT

AN IRRIGATION AUDIT REPORT SHALL BE  
COMPLETED AT THE TIME OF FINAL  
INSPECTION





WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ET _o ) 42.8						
Hydrozone # /Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area
Regular Landscape Areas						
ZONE 1 NO WATER USE	0	NO WATER				0
ZONE 4 MODERATE WATER	.5	DRIP	.81	.61	306	187
ZONE 2&5 LOW-MODERATE	.4	DRIP	.81	.49	900	441
ZONE 3&6 LOW WATER USE	.25	DRIP	.81	.30	4974	1535
Totals					6180 ^(A)	2163 ^(B)
Special Landscape Areas						
				1		
				1		
				1		
Totals					0 (C)	0 (D)
ETWU Total						77,140
Maximum Allowed Water Allowance (MAWA) ^e						90,176

^aHydrozone #/Planting Description  
E.g.  
1) front lawn  
2) low water use plantings  
3) medium water use plantings

^bIrrigation Method  
overhead spray  
or drip

^cIrrigation Efficiency  
0.75 for spray head  
0.81 for drip

^dETWU (Annual Gallons Required) =  
ET_o x 0.62 x ETAF x Area  
where 0.62 is a conversion  
factor that converts acre-  
inches per acre per year to  
gallons per square foot per  
year.

^eMAWA (Annual Gallons Allowed) = (ET_o) ( 0.62 ) [ (ETAF x LA)  
+ ((1-ETAF) x SLA)]  
where 0.62 is a conversion factor that converts acre-  
inches per acre per year to gallons per square foot per  
year. LA is the total landscape area in square feet, SLA  
is the total special landscape area in square feet, and  
ETAF is .55 for residential areas and 0.45 for non-  
residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	2163
Total Area	(A)	6180
Average ETAF	B ÷ A	.35

MAWA= 6180 X .55 X .62 X 42.8 = 90,176 GAL/YR

Average ETAF for Regular Landscape Areas must  
be 0.55 or below for residential areas, and 0.45 or  
below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	2163
Total Area	(A+C)	6180
Sitewide ETAF	(B+D) ÷ (A+C)	.35

A copy of this form may be obtained from Department of Water Resources website:  
<http://www.water.ca.gov/wateruseefficiency/landscapeordnance/>

HYDROZONES:

ZONE 1- (NO WATER USE ARTIFICIAL TURF)-880 S.F.

ZONE 2- (LOW TO MODERATE WATER USE PLANTS) 568 S.F.

ZONE 3-(LOW WATER USE PLANTS)- 2284 S.F.

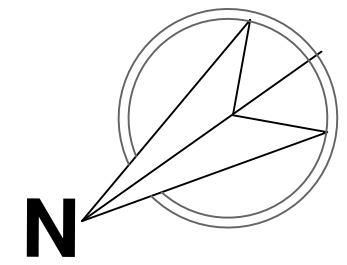
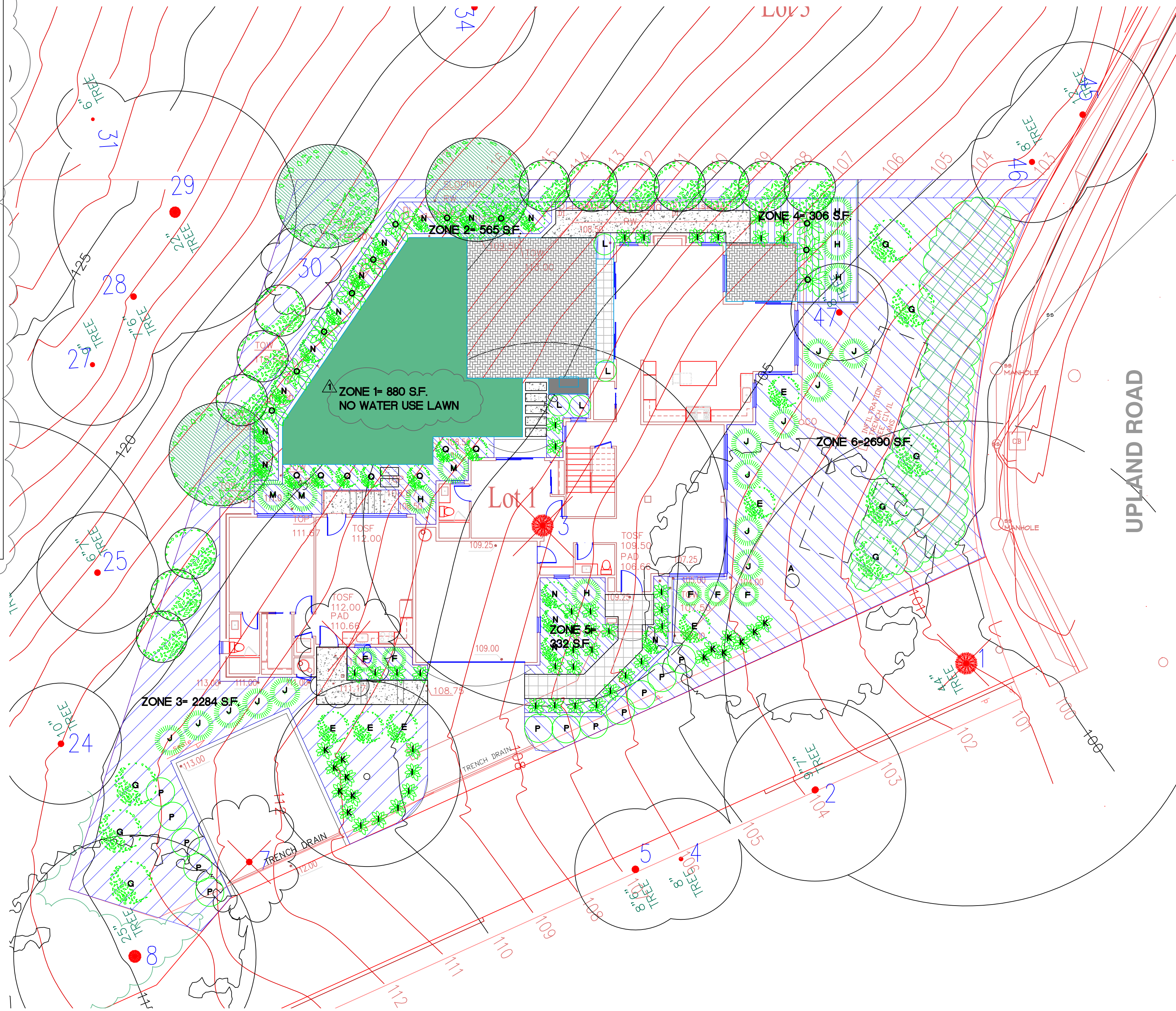
ZONE 4-(MODERATE WATER USE PLANTS)-306 S.F.

ZONE 5- (LOW TO MODERATE WATER USE PLANTS)-332 S.F.

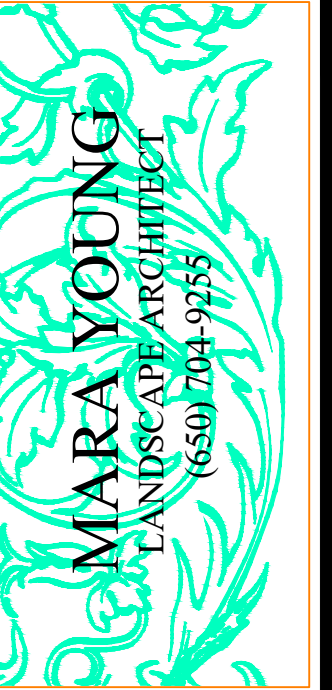
ZONE 6-(LOW WATER USE PLANTS)-2690 S.F.

TOTAL LANDSCAPE AREA=6180 S.F.

0 HIGH WATER USE LAWN (0% OF TOTAL LANDSCAPE AREA)



REVISIONS	BY
3/17/26	MY



APPLEWOOD INVESTMENTS  
LOT 1- 890 UPLAND ROAD  
REDWOOD CITY, CA 94062

HYDROZONE DIAGRAM

DRAWN	MY
CHECKED	MY
DATE	12/17/25
SCALE	3/32" = 1'-0"
JOB NO.	XXX
SHEET	

L-3

OF SHEETS





Anaheim Office  
May 23, 2025  
Report 25-135-0002

Mara Young Landscape Architect  
836 18th Ave.  
Menlo Park 94025

Attn: Mara Young

**RE: 890 Upland – Redwood City**

A soil sample was processed on May 15, 2025. It was collected from the site mentioned above at a depth of 9-12 inches, from an area designated for the installation of a new landscape. The sample was analyzed for horticultural suitability, fertility, and physical characteristics. The results of the analysis are attached.

**Analytical Results and Comments**

The reaction of the sample is slightly acid with a value of 6.6 on the pH scale. This is the preferred pH range for most plants, no pH adjustment is recommended.

In terms of fertility, Nitrogen and phosphorus are low. Sulfate is below optimum. In regards to micronutrients copper and zinc are supplied in abundance.

Salinity (ECe), and sodium are safely low. The soluble sodium is properly balanced by calcium and magnesium as indicated by the low sodium adsorption ratio (SAR). This balance is important in regards to soil structure and water infiltration. Boron is safely low.

According to the USDA Soil Classification system, the texture of the less than 2mm fraction of the soil is classified as sandy loam. Organic content is sufficient at 5.10% by dry weight Based on this, the estimated water infiltration rate, which may vary with the degree of soil compaction, is favorable at 0.37 inches per hour.

**Recommendations**

Surface Soil Preparation for Turf

If feasible, the surface soil should be ripped or tilled to a 9-inch depth. Uniformly broadcast and blend the following with existing soil to a 6-inch depth.

Conventional per 1000 Square Feet  
10 lbs. Calcium Nitrate (15.5-0-0)  
5 lbs. Potassium Sulfate (0-0-50)  
5 lbs. Triple Superphosphate (0-45-0)

**Or**

Organic per 1000 Square Feet  
25 lbs. Bone Meal (3-15-0)  
10 lbs. Feather Meal (12-0-0)  
5 lbs. Potassium Sulfate (0-0-50)

4741 East Hunter Ave., Ste. A Anaheim CA 92807  
(714) 282-8777 (714) 282-8575 fax  
www.waypointanalytical.com

Page 1 of 4



Anaheim Office  
25-135-0002

**To Prepare Backfill for Trees and Shrubs:**

- Excavate planting pits at least twice as wide as the diameter of the rootball.
- Soil immediately below the root ball should be left undisturbed to provide support but the sides and the bottom around the side should be cultivated to improve porosity.
- The top of the rootball should be at or slightly above final grade.
- The top 12 inches of backfill around the sides of the rootball of trees and shrubs may consist of the above amended soil or may be prepared as follows:

1 parts Site Soil  
Uniformly blended with:  
Conventional per Cubic Yard.  
1/2 lbs. Calcium Nitrate (15.5-0-0)  
1/4 lbs. Potassium Sulfate (0-0-50)  
1/4 lbs. Triple Superphosphate (0-45-0)

**Or**

Organic per Cubic Yard.  
1 1/3 lbs. Bone Meal (3-15-0)  
1/2 lbs. Feather Meal (12-0-0)  
1/5 lbs. Magnesium Sulfate  
1/4 lbs. Potassium Sulfate (0-0-50)

- Backfill below 12 inches required for 24 inch box or larger material should not contain the fertilizers.
- Ideally a weed free zone should be maintained just beyond the diameter of the planting hole. A 2-4 inch deep layer of coarse mulch can be placed around the tree or shrub. Mulch should be kept a minimum 4 inches from the trunk.
- Irrigation of new plantings should take into consideration the differing texture of the rootball substrate and surrounding soil matrix to maintain adequate moisture during this critical period of establishment.

Maintenance

Planting areas should primarily rely on a nitrogen only program supplemented by a complete fertilizer in the fall and spring. Uniformly broadcast calcium nitrate (15.5-0-0) at the rate of 6 lbs. per 1000 sq. ft. the first application should occur approximately 30-45 days after planting, or after turf's initial mow with reapplication every 30-45 days or as growth and color dictate. In early fall and spring, substitute with a complete fertilizer such as 16-6-8, or equal, at the rate of 6 lbs. per 1000 sq. ft. to ensure continuing supplies of phosphorus and potassium. Follow each fertilization with a thorough irrigation. When plants have become well established, fertilizer applications can be less frequent.

Alternatively, organic fertilizer should primarily rely on a nitrogen only program supplemented by a complete fertilizer in the fall and spring. Blood Meal (12-0-0) provides available nitrogen fairly rapidly while materials such as Feather Meal (12-0-0), Soybean or Cotton Seed Meal (7-1-1) are slower to provide available nitrogen, but they extend the length of time they make this contribution. In order to provide a good supply of nitrogen for a 3-4 month time frame a good combination would be 6 pounds Blood Meal and 14 pounds Feather Meal per 1000 square feet. The first application should be 3-4 months after planting if soils have been amended as suggested, or as growth and color dictate. The long term maintenance program should consider spring and fall and spring applications of a complete fertilizer such as 5-5-5 that would also supplement phosphorus and potassium nutrition to a greater extent. Follow each fertilizer with a thorough irrigation.

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Anaheim Office  
25-135-0002

If we can be of any further assistance, please feel free to contact us.

*M. Schwebel*

Matt Schwebel (714)-552-5228  
Mschwebel@waypointanalytical.com

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REVISIONS	BY
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SOIL ANALYSIS/REPORT

APPLEWOOD INVESTMENTS  
LOT 1- 890 UPLAND ROAD  
REDWOOD CITY, CA 94062

Mara Young Landscape Architect  
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Project : 890 Upland - Redwood City

Report No : 25-135-0002  
Purchase Order :  
Date Recd : 05/15/2025  
Date Printed : 05/21/2025  
Page : 1 of 1

COMPREHENSIVE SOIL ANALYSIS

Sample Description - Sample ID	Half Sat %	pH	ECe dS/m	NO ₃ -N ppm	NH ₄ -N ppm	PO ₄ -P ppm	K ppm	Ca ppm	Mg ppm	Cu ppm	Zn ppm	Mn ppm	Fe ppm	Organic % dry wt.	Lab No.
	TEC	Qual Lime		Sufficiency Factors											
Site Soil	21	6.6	0.45	8	6	13	159	965	128	3.1	22.5	10	42	5.10	16395
	61	None		0.3	0.5	1.3	0.9	0.9	3.9	7.4	1.5	1.4			

Saturation Extract Values							SAR	Gravel %		Percent of Sample Passing 2 mm Screen					USDA Soil Classification	Lab No.
Ca meq/L	Mg meq/L	Na meq/L	K meq/L	B ppm	SO ₄ meq/L	Coarse 5 - 12		Fine 2 - 5	Very Coarse 1 - 2	Coarse 0.5 - 1	Med. to Very Fine 0.05 - 0.5	Silt .002-.05	Clay 0-.002			
3.2	1.48	1.07	0.35	0.40	0.88	1.2	3.9	3.4	7.2	55.4	22.2	11.8	Sandy Loam	16395		

Sufficiency factor (1.0=sufficient for average crop) below each nutrient value. N factor based on 200 ppm constant feed. SAR = Sodium adsorption ratio. Half Saturation %≈approx field moisture capacity. Nitrogen(N), Potassium(K), Calcium(Ca) and Magnesium(Mg) by sodium chloride extraction. Phosphorus(P) by sodium bicarbonate extraction. Copper(Cu), Zinc(Zn), Manganese(Mn) & Iron(Fe) by DTPA extraction. Sat. ext. method for salinity (ECe as dS/m),Boron(B), Sulfate(SO₄), Sodium(Na). Gravel fraction expressed as percent by weight of oven-dried sample passing a 12mm(1/2 inch) sieve. Particle sizes in millimeters. Organic percentage determined by Walkley-Black or Loss on Ignition.

* LOW , SUFFICIENT , HIGH



DRAWN MY
CHECKED MY
DATE 10/31/25
SCALE NTS
JOB NO. xxx
SHEET

L-4

OF SHEETS