



# CITY of BRISBANE

## Planning Commission Meeting Agenda

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Thursday, June 10, 2021 at 7:30 PM • Virtual Meeting

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**This virtual meeting is compliant with the Governor's Executive Order N-29-20 issued on March 17, 2020 allowing for deviation of teleconference rules required by the Brown Act. Consistent with the Order, this virtual meeting provides a safe environment for staff, Planning Commissioners, and the public while allowing for public participation. The public may address the Commission using exclusively remote public comment options which are detailed below.**

*The Commission may take action on any item listed in the agenda.*

The Planning Commission Meeting will be an exclusively virtual meeting. Members of the public may view the meeting by logging into the Zoom webinar listed below or on Comcast Channel 27 and the City's YouTube channel at [www.youtube.com/Brisbaneca](http://www.youtube.com/Brisbaneca). The agenda materials may be viewed online at [www.brisbaneca.org/meetings](http://www.brisbaneca.org/meetings).

**Join Zoom Webinar:** [www.brisbaneca.org/webinar-pc](http://www.brisbaneca.org/webinar-pc)

**Meeting ID:** 970 0458 3387

**Passcode:** 215153

### **TO ADDRESS THE COMMISSION:**

Members of the public are encouraged to submit written comments before the meeting to the project planner. See posted public notices at <https://www.brisbaneca.org/cd/page/public-notices> for planner contact information. For items that are not public hearings, refer to the staff report for planner contact information. Members of the public who join the live Zoom webinar may address the Commission in the meeting when called upon by the Chairperson. Please use the "Chat" box in Zoom to alert staff that you want to address the Commission.

Members of the public watching the meeting on YouTube or Channel 27 may email or text comments **prior to the start of the particular agenda item** to the below email and text line:

**Email:** [jswiecki@brisbaneca.org](mailto:jswiecki@brisbaneca.org)

**Text:** 415-713-9266

A call-in number is also available for those watching the meeting on YouTube or Channel 27 for oral communications and public hearing items:

**Phone Number:** +1 (669) 900-9128

**Meeting ID:** 970 0458 3387.

After entering the meeting ID and pressing #, simply press # a second time to enter the meeting waiting room. No participant code is required. Please wait to call until the Chairperson and/or staff announces that the phone line is open. When you are let into the meeting, press \*6 on your phone to unmute yourself before addressing the Commission. To avoid feedback, please turn off

the volume of the meeting broadcast on your TV or computer. You will still be able to hear the Commissioners through your phone.

### **SPECIAL ASSISTANCE**

If you need special assistance to participate in this meeting, please contact the Community Development Department at (415) 508-2120 in advance of the meeting. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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**Commissioners: Funke, Gomez, Gooding, Patel, and Sayasane**

### **CALL TO ORDER**

### **ROLL CALL**

### **ADOPTION OF AGENDA**

### **CONSENT CALENDAR**

*Please Note: Items listed here as Consent Calendar Items are considered routine and will be acted upon collectively by one motion adopting the Planning Department's recommendation unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Prior to the motion, the Chairperson will ask if anyone wishes to remove an item from the Consent Calendar.*

- A. [Approval of draft meeting minutes of May 27, 2021](#)

**ORAL COMMUNICATIONS** (Limited to a total of 15 minutes)

### **WRITTEN COMMUNICATIONS**

### **OLD BUSINESS**

None

### **NEW BUSINESS**

- B. [PUBLIC HEARING: 130 Sierra Point Road; Grading Permit EX-1-21; R-1 - Residential District; Grading Review for approximately 475 cubic yards of soil cut and export and removal of six mature trees to allow construction of a new 3,032 square foot home with a 453 square foot attached garage; Wilson Yu, applicant and owner.](#)

### **ITEMS INITIATED BY STAFF**

### **ITEMS INITIATED BY THE COMMISSION**

### **ADJOURNMENT**

- C. Adjournment to the regular meeting of June 24, 2021

### **APPEALS PROCESS**

*Anyone may appeal the action of the Planning Commission to the City Council. Except where specified otherwise, appeals shall be filed with the City Clerk not later than 15 calendar days*

*following the Planning Commission's decision. An application form and fee is required to make a formal appeal. For additional information, please contact the City Clerk at 415-508-2110.*

#### **INTERNET & OTHER ACCESS**

*Agendas and adopted minutes for meetings of the Planning Commission are posted on the Internet at: [www.brisbaneca.org/meetings](http://www.brisbaneca.org/meetings). Meetings are broadcast live on Comcast Channel 27 and by streaming video on the City's YouTube channel ([www.youtube.com/Brisbaneca](http://www.youtube.com/Brisbaneca)). Meeting video archives are available on the City's YouTube channel. Rebroadcasts on Channel 27 are during weeks following the meetings, on Fridays at 5 pm and Sundays at 1 pm. For a DVD copy, please contact the Community Development Department.*

#### **NOTICE OF DISCLOSURE**

*Written information or comments that may include a person's name, address, email address, etc. submitted to the City, Planning Commission, and/or City staff are public records under the California Public Records Act, are subject to disclosure and may appear on the City's website.*

**File Attachments for Item:**

A. Approval of draft meeting minutes of May 27, 2021



DRAFT  
BRISBANE PLANNING COMMISSION  
Action Minutes of May 27, 2021  
Virtual Regular Meeting

CALL TO ORDER

Chairperson Gooding called the meeting to order at 7:30 p.m.

ROLL CALL

Present: Commissioners Funke, Gomez, Gooding, Patel, and Sayasane.

Absent: None

Staff Present: Director Swiecki, Senior Planner Ayres, and Associate Planner Robbins

ADOPTION OF AGENDA

Commissioner Funke moved to adopt the agenda. Commissioner Gomez seconded the motion and it was approved 5-0.

CONSENT CALENDAR

Commissioner Sayasane moved to adopt the consent calendar (agenda item A). Commissioner Funke seconded the motion and it was approved 5-0.

ORAL COMMUNICATIONS

There were no oral communications.

WRITTEN COMMUNICATIONS

There were no written communications.

NEW BUSINESS

- B. PUBLIC HEARING: 2000 Sierra Point Parkway; Sign Program Amendment SR-3-21;** SP-CRO Sierra Point Commercial District; Proposed sign program amendment to the Sierra Point Sign Program Standards to replace the existing monument sign and allow three flagpoles; Chris Mateo, applicant; HCP LS Brisbane, LLC, owner.

Associate Planner Robbins gave the staff presentation and answered a question from the Commission regarding ownership of the subject property and adjacent property ("The Shore").

Chairperson Gooding opened the public hearing.

Chris Mateo, applicant, addressed the Commission in support of the application. He answered questions regarding the adjacent campus' (The Shore) construction status and proposed signage area landscaping.

Barbara Ebel, Brisbane resident, asked about the quantity of replacement trees and lighting.

With no others wishing to address the Commission, Commissioner Sayasane moved to close the public hearing. Commissioner Funke seconded the motion and it was approved 5-0.

After deliberation, Commissioner Sayasane moved to approve the application via adoption of Resolution SR-3-21. Commissioner Gomez seconded the motion and it was approved 5-0. Chairperson Gooding read the appeals procedure.

#### ITEMS INITIATED BY STAFF

Director Swiecki reported the Zoning Administrator recently approved an illuminated wall sign at 33 Visitacion Ave. He stated the City Council held a workshop on utility scale battery storage, and has authorized staff to release a request for proposals for an affordable housing strategic plan for the City. He confirmed Brisbane's Regional Housing Needs Allocation (RHNA) of 1,588 units. He noted the City planned to implement a hybrid meeting format for public hearings later in the calendar year following lifting of COVID-19 restrictions.

#### ITEMS INITIATED BY THE COMMISSION

There were none.

#### ADJOURNMENT

Commissioner Funke moved to adjourn to the regular meeting of Thursday, June 10, 2021. Commissioner Patel seconded the motion and it was approved 5-0. The meeting adjourned at 8:10 p.m.

Attest:

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John A. Swiecki, Community Development Director

NOTE: A full video record of this meeting can be found on the City's YouTube channel at [www.youtube.com/BrisbaneCA](http://www.youtube.com/BrisbaneCA), on the City's website at <http://www.brisbaneca.org/meetings>, or on DVD (by request only) at City Hall.

**File Attachments for Item:**

**B. PUBLIC HEARING: 130 Sierra Point Road; Grading Permit EX-1-21;** R-1 - Residential District; Grading Review for approximately 475 cubic yards of soil cut and export and removal of six mature trees to allow construction of a new 3,032 square foot home with a 453 square foot attached garage; Wilson Yu, applicant and owner.

# *City of Brisbane*

## *Planning Commission Agenda Report*

**TO:** Planning Commission For the Meeting of 6/10/2021

**SUBJECT:** **Grading Review EX-1-21; 130 Sierra Point Road;** R-1 Residential District; Grading Review for approximately 475 cubic yards of soil cut and export to accommodate a new single-family dwelling with an attached garage on a 5,000 square-foot lot with a 33% slope; Wilson Yu, applicant and owner.

**REQUEST:** Recommend the City Engineer issue the grading permit to allow demolition of the existing single-family home and construction of a new 3,032 square-foot home with an attached 453 square-foot garage.

**RECOMMENDATION:** Conditionally approve Grading Permit EX-1-21, via adoption of Resolution EX-1-21 containing the findings and conditions of approval.

**ENVIRONMENTAL DETERMINATION:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15303(a) and 15301(l) - this proposal falls within a class of projects that consists of construction and location of limited numbers of new, small structures and demolition and removal of one single-family residence. The exceptions to these categorical exemptions referenced in Section 15300.2 do not apply.

**APPLICABLE CODE SECTIONS:** Grading permit review by the Planning Commission is required for projects involving site grading of 250 CY of soil or more, or 50 CY of soil export per Brisbane Municipal Code (BMC) [§15.01.081\(A\)](#) and BMC [§17.32.220](#). Tree removal regulations are established in BMC Chapter [12.12](#).

### **BACKGROUND:**

#### **Previous Applications: UP-1-20/EX-1-20**

The Planning Commission previously considered applications (Use Permit UP-1-20 and Grading Review EX-1-20) at the subject property. The scope of the previous applications included Grading Review for approximately 150 cubic yards of soil cut and export to accommodate a new single-family dwelling, and a request to modify the parking regulations to allow the existing two-car garage with nonconforming interior dimensions to be retained. The Planning Commission considered the applications at the regular meeting of October 22, 2020, and continued the applications off-calendar to allow the applicant to evaluate alternative project designs that would include construction of a new conforming garage to eliminate the need for a use permit. After evaluating alternatives at the December 3, 2020 special meeting, the Planning Commission denied the application (see Attachment I).

## **Current Application: EX-1-21**

### Site Description

The 5,000 square-foot property is developed with an existing 900 square-foot single-family dwelling and a 415 square-foot nonconforming detached garage. The garage has a zero-foot front and south side setback and interior dimensions that are considered nonconforming for two parking spaces under current garage design criteria in BMC Chapter 17.34. No other on or off-street parking exists due to the substandard width of the paved travel lane. The upslope lot has an approximately 33% slope and the front lot line is located approximately 8-9 feet beyond the edge of the existing paved travel lane. The site is accessed from an elevated stairway between the garage and an existing retaining wall encroaches within the public right-of-way. The site contains seven trees of different species ranging in size from 26 to 67 inches in trunk circumference, none of which are a protected species per BMC §12.12.040(H)(1).

### Project Description

The proposed project would replace the existing home and detached garage with a new 3,032 square-foot, three-story home and a 453 square foot attached garage located below the home. The project design also calls for a relocated curb cut and driveway. The proposal complies with all applicable development standards including floor area, lot coverage, setbacks, building height, and parking (see project data table, attachment G). Due to the project scope, the project will be required to incorporate street widening and sidewalk installation within the property frontage, subject to the approval of the City Engineer, at building permit.

The applicant's grading plan proposes excavation of 595 cubic yards of soil and 120 cubic yards of soil fill, with 475 cubic yards of soil cut to be exported from the site. The proposed plan would accommodate four (4) off-street parking spaces, including two conforming covered spaces inside the new garage and two off-street parking spaces in the proposed new driveway, in compliance with the requirements of BMC Chapter 17.34.

The applicant's plans also call for removal of all on-site trees, including five mature, one juvenile, and one dead tree, due to their proximity to the proposed structure or location within the footprint of the structure. None of the trees are protected species as defined by BMC Chapter 12.12. A permit is required to allow removal of three or more mature trees from any private property and replacement trees are required at a 1:1 ratio.

The City Engineer has reviewed the grading and site plans and will require a grading permit with full geotechnical reports and engineered grading plans to be submitted prior to building permit issuance. The Building Department and North County Fire Authority have also reviewed the proposed plans and have imposed conditions of approval to be satisfied at building permit, contained in Resolution EX-1-21 (Attachment A).

## **ANALYSIS AND FINDINGS:**

### **Grading Permit Review**

In 2003, the Planning Commission adopted guidelines for reviewing grading permit applications that contain findings for permit approval as described below and attached to this report for the Commission's reference (Attachment D). With the suggested conditions of approval contained in the attached Resolution, the application **would meet** these findings.

- *The proposed grading is minimized and designed to reflect or fit comfortably with the natural topography.*

The subject property features an approximately 33% slope from the front to the rear property line. As indicated by the applicant's conceptual grading plan and site plan, 475 cubic yards of soil cut and export from the site is the minimum necessary to accommodate the new home and attached garage in compliance with the parking requirements of BMC Chapter 17.34 and the development standards of the R-1 Residential District. The applicant's grading plan would create off-street parking where none currently exists for the subject property and provide for a fully compliant attached garage per the Commission's direction in their review of the previous applications (UP-1-20/EX-1-20). The proposed soil cut is the minimum necessary to allow the garage to be set back 20 feet to accommodate two off-street parking spaces. The home is designed to terrace up the hillside above the garage, in compliance with the height requirements of the R-1 Residential District, following the natural topography of the site.

- *The proposed grading is designed to avoid large exposed retaining walls.*

Retaining walls to accommodate the entry stairway and new driveway would be visible from the street. To the north of the driveway, the retaining wall along the front lot line will be less than 6 feet tall, while the sloping retaining wall south of the driveway is approximately 9 feet 6 inches at its highest point (see sheet A001 and A202 of the applicant's plans, Attachment F). Large, exposed retaining walls are otherwise avoided or not visible from the street. BMC §17.32.050 permits retaining walls less than six feet in height within any setback area and walls that exceed six feet in height in a setback area require vegetative screening or wall treatments to break up the massing of the wall. Condition of approval A.3 would require any retaining wall exceeding six feet in height to be landscaped or treated to break up massing of the wall, including the sloping driveway wall that is outside the front setback area.

- *The proposed grading is designed to conserve existing street trees (as defined by BMC Section 12.12.020), any California Bay, Laurel, Coast Live Oak or California Buckeye trees, and three or more trees of any other species having a circumference of at least 30 inches measured 24 inches above natural grade. Where removal of existing trees is necessary, planting of appropriate replacement trees is provided.*

The project requires removal of five mature trees – two Walnut, two Podocarpus, and one Redwood – and one juvenile Cedar tree, which are located within the footprint or in close proximity to the new home (refer to Sheet C-2.1 of the applicant's grading plans, Attachment F). A seventh (Pine) tree outside of the project footprint is proposed to be removed as well because it

has been identified as dead by a certified arborist (refer to email correspondence from Joshua Rumbley, Attachment H and photos 4-6 of Attachment C). None of the seven trees are a protected species (refer to Sheet A101 of the applicant's plans, Attachment F).

Per the tree removal regulations in BMC Chapter 12.12, the findings to allow removal of three or more mature trees from a property shall be based on at least one of the following per subsection 12.12.050(B)(2):

- a. *The tree is dead or is diseased such that it poses an imminent danger of falling or dropping limbs.*
- b. *The tree is in close proximity to a structure, or would be in close proximity following city-approved construction, such as a building, retaining wall, utilities, etc., such that it would pose a likelihood of damage to such structures.*
- c. *That removal of the tree is necessary for good forestry practices, due to such factors as crowding with other trees or the spread of pests or pathogens.*
- d. *The tree poses a risk to the property due to unusual site conditions or fire hazard.*
- e. *The tree unreasonably interferes with the economic or other enjoyment of the property.*

In this case, the proposed project meets findings a, b, and e. Specifically, the mature Pine tree is dead and could pose an imminent danger of falling or dropping limbs. The remaining five mature trees present a likelihood of damage to the proposed home in that they are in close proximity or within the footprint of the proposed structure.

Excluding the dead Pine, the trees are generally located within the middle of the property owing in part to the location of the existing small home (900 sq. ft.) situated in the upper right quadrant of the property. Relocating the home to preserve even a few of the trees would unreasonably interfere with economic or other enjoyment of the property. As stated previously, the proposed design conforms to the development regulations of the R-1 Residential zoning district which include lot coverage, FAR, building height, setbacks, and parking. Furthermore, its size and scale is not out of character with neighboring homes on Sierra Point Road.

Standard conditions contained within BMC §12.12.050 include replacement trees on a 1:1 basis and replacement species, location, and size at maturity to be approved by the Community Development Director prior to building permit issuance. Condition of approval A.2 of the attached Resolution requires a 1:1 replacement for all seven trees (neither a permit nor replacement of juvenile trees is required by the BMC). The replacement trees must be low-water use and non-invasive (native preferred), and their size at maturity shall match that of the trees being removed, subject to approval by the Director.

- *The proposed grading complies with the terms of the San Bruno Mountain Area Habitat Conservation Plan Agreement and Section 10(a) Permit, if and as applicable (General Plan Policy 119 and Program 83b).*

EX-1-21  
June 10, 2021 Meeting  
Page 5 of 6

This finding does not apply as the subject property is not located within the boundaries of the San Bruno Mountain Area Habitat Conservation Plan.

**ATTACHMENTS:**

- A. Draft Resolution EX-1-21 with recommended findings and Conditions of Approval
- B. Aerial map
- C. Site photos
- D. 2003 Guidelines for Reviewing Grading Applications
- E. Applicant's Plans
- F. Project Data Table
- G. Arborist Correspondence
- H. Resolution UP-1-20/EX-1-20 denying Use Permit UP-1-20 and Grading Permit EX-1-20

  
Jeremiah Robbins, Associate Planner

  
John Swiecki, Community Development Director



Draft  
RESOLUTION EX-1-21

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
CONDITIONALLY APPROVING GRADING REVIEW EX-1-21  
FOR A NEW SINGLE-FAMILY HOME WITH AN ATTACHED GARAGE  
AT 130 SIERRA POINT ROAD

WHEREAS, Wilson Yu applied to the City of Brisbane for a Grading Permit review for construction of a new single-family dwelling at 130 Sierra Point Road that will require 475 cubic yards of soil export from the site, such application being identified as Grading Permit EX-1-21; and

WHEREAS, on June 10, 2021, the Planning Commission conducted a hearing of the application, publicly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said application, and the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; pursuant to Section 15303(a) and Section 15301(l) of the State CEQA Guidelines; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein, as Exhibit A, in connection with the requested Grading Permit review;

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of June 10, 2021 did resolve as follows:

City Engineer issuance of Grading Permit EX-1-21 is recommended by the Planning Commission in compliance with the conditions of approval attached herein as Exhibit A.

ADOPTED this 10<sup>th</sup> day of June, 2021, by the following vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
DOUGLAS GOODING  
Chairperson

ATTEST:

\_\_\_\_\_  
JOHN A. SWIECKI, Community Development Director

**DRAFT  
EXHIBIT A**

**Action Taken:** Recommended City Engineer issuance of Grading Permit EX-1-21, per the staff memorandum with attachments, via adoption of Resolution EX-1-21.

**Grading Permit EX-1-21 Findings:**

- As indicated by the applicant's grading plan and site plan, the 475 cubic yards of soil excavation and export from the site is the minimum necessary to accommodate the new single-family home and attached garage within the surrounding natural topography and to allow the site to conform to the parking requirements of the R-1 Residential zoning district and design standards contained in Title 17 of the Brisbane Municipal Code.
- The proposed grading would result in one exposed retaining wall within the required setbacks along the front lot line approximately five feet, one inch in height and a second sloping retaining wall approximately 9 feet six inches tall and outside the setback areas at its highest point. Conditions of approval require the visual impact of any walls greater than 6 feet tall or subsequently identified to be greater than six feet tall after the project undergoes grading permit review by the City Engineer to be minimized with vegetative screening or application of varying finish materials or textures to break up the massing of the wall, at the applicant's option at building permit.
- The proposed grading and construction of the new structure requires the removal of one juvenile tree, five mature trees, and a seventh, dead (Pine) tree that will either be in close proximity of city-approved construction that conforms to current development regulations and allows reasonable economic development and enjoyment of the property, or eliminate imminent danger of falling or dropping limbs. Altering the proposed design would unreasonably interfere with economic or other enjoyment of the property because the trees identified to be removed are generally located in the middle of the property since the existing home is located in the property's upper right quadrant. The conditions of approval in this Resolution require that the applicant submit a landscaping plan with the building permit that identifies replacement trees on a 1:1 basis, with their species, location, and size at maturity subject to the satisfaction of the Community Development Director. The landscape plan shall additionally demonstrate compliance with the minimum 15% front yard landscaping requirement for the property and, if necessary, include screening plantings for retaining wall(s) in setbacks, or details of the proposed treatment of the walls' exterior per the conditions of approval.
- The subject property is not located within the boundaries of the San Bruno Mountain Area Habitat Conservation Plan.

**Conditions of Approval:**

Prior to Issuance of a Building Permit

- A. The applicant shall obtain a building permit, grading permit, and encroachment permit prior to proceeding with construction. The project plans shall comply with all development standards of the R-1 District. Plans submitted for the building and grading permits shall substantially conform to plans on file in this application EX-1-21 in the City of Brisbane Community Development Department, with the following modifications:
  1. The residential structure shall comply with all development standards of the R-1 Residential zoning district and other relevant chapters of the zoning ordinance, including

but not limited to, FAR, lot coverage, and building height maximums, setback minimums, fence heights, and required on-site parking.

2. A landscape plan shall be submitted demonstrating compliance with the requirements of Brisbane Municipal Code §17.06.040(I) and §12.12.050(4), to the satisfaction of the Community Development Director. The plan shall incorporate water-conserving, non-invasive landscaping to comply with the minimum front yard landscaping requirements, replacement trees shall be on a 1:1 basis, and all replacement trees shall be similar in size at maturity to those being removed.
  3. Any exposed on-site retaining walls exceeding six feet in height from grade shall be either planted with screening plantings such that no more than six (6) feet of the height of the retaining wall will remain visible, or varying treatment and materials at six-foot horizontal intervals may be incorporated into the wall design. The chosen screening method shall be subject to review and approval by the Community Development Director.
  4. Plans submitted for grading permit review shall be subject to standard review procedures and requirements of the Department of Public Works.
- B. Prior to issuance of a building permit, the property owner shall enter into a standard landscape maintenance agreement with the City.
- C. Prior to issuance of a building permit, an agreement shall be recorded between the owner and the City whereby the owner waives the right to protest the inclusion of the property within an underground utility district.

#### Other Conditions

- D. Prior to pouring foundation, a licensed land surveyor or civil engineer authorized to conduct surveying activities shall submit a staking certification letter to the City confirming that the proposed building location and pad elevations match the submitted site plan and grading plans.
- E. Fire sprinklers are required and may be a deferred submittal, to the satisfaction of North County Fire Authority.
- F. Water and sanitary sewer service and storm drainage details shall be subject to approval by the City Engineer.
- G. The project is subject to infrastructure improvement requirements per BMC Chapter 17.01 and construction details shall be subject to approval by the City Engineer.
- H. Drawings depicting all work completed and proposed shall be provided to the satisfaction of the City. Exposure of covered work may also be required to demonstrate compliance with building code requirements.
- I. The permittees agree to indemnify, defend and hold the City and its officers, officials, boards, commissions, employees, and volunteers harmless from and against any claim, action, or proceeding brought by any third party to attack, set aside, modify, or annul the approval, permit, or other entitlement given to the applicant, or any of the proceedings, acts, or determinations taken, done, or made prior to the granting of such approval, permit, or entitlement.
- J. Minor modifications may be approved by the Community Development Director in conformance with all requirements of the Brisbane Municipal Code.







Photo 1



Photo 2





Photo 3



Photo 4





Photo 5





Photo 6



## GUIDELINES FOR PLANNING COMMISSION REVIEW OF GRADING PERMITS

Adopted 11/13/03

Grading plans submitted for Planning Commission review and approval per Brisbane Municipal Code Sections [15.01.081](#) & [17.32.220](#) should, in addition to the information required by BMC Section [15.01.090](#), include sufficient information for the Planning Commission to make the following findings:

- The proposed grading is minimized and designed to reflect or fit comfortably with the natural topography (General Plan Policies 43, 245 & 312 and Program 18a).

Although the Municipal Code sets a 250 cubic yard threshold for Planning Commission review of Grading Permits, the fact that a project may include grading of more than 250 cubic yards alone is not considered a significant or adverse impact, in that a building alone can require that amount just to set it into the hillside without significantly changing the surrounding natural topography. Nonetheless, the Planning Commission reserves the right to consider alternative grading plans for any Grading Permit subject to its review and may reject projects proposing unnecessary amounts of excavation contrary to the policies and programs in the City's General Plan.

- The proposed grading is designed to avoid large exposed retaining walls (General Plan Policies 43 & 245).

Any retaining walls will be designed to minimize their visual impact by complementing their natural setting and/or by relating to the architecture of the rest of the proposed development through use of one or more of the following:

- Color,
  - Texture,
  - Construction detailing,
  - Articulation;
  - Landscaping (non-invasive, water-conserving, low flammability).
- The proposed grading is designed to conserve existing street trees (as defined by BMC Section [12.12.020](#)), any California Bay, Laurel, Coast Live Oak or California Buckeye trees, and three or more trees of any other species having a circumference of at least 30 inches measured 24 inches above natural grade. Where removal of existing trees is necessary, planting of appropriate replacement trees is provided. (General Plan Policies 124, 125 & 261 and Programs 34a, 35d, 245a & 320a).

In reviewing any proposal to remove trees protected per BMC Section 12.12.020, the Planning Commission shall consider the following criteria per BMC Section [12.12.050.C](#):

1. The condition of the tree with respect to disease, imminent danger of falling, proximity to existing or proposed structures and interference with utility services.
2. The necessity to remove the tree for economic or other enjoyment of the property.
3. The topography of the land and the effect of the tree removal upon erosion, soil retention, and the diversion or increased flow of surface waters.
4. The number, species, size, and location of existing trees in the area and the effect the removal would have upon shade, privacy impact, and scenic beauty of the area.
5. The number of healthy trees the property is able to support according to good forestry practices.

The Planning Commission may require that one or more replacement trees be planted of a species and size and at locations as designated by the Commission. The ratio of replacement trees required may be based upon the public visual impact of the trees removed. Native trees shall be replaced at a minimum ratio of 3 trees of the same or other approved native species planted for each 1 removed. Trees removed on site may be replaced with trees planted in the public right-of-way when located close enough to mitigate the local impact of the tree removal. Replacement trees planted within the public right-of-way shall be from the City's Street Tree List, as approved by the Commission. Minimum replacement tree size shall be 15-gallons, except that larger specimens may be required to replace existing street trees.

- The proposed grading complies with the terms of the San Bruno Mountain Area Habitat Conservation Plan Agreement and Section 10(a) Permit, if and as applicable (General Plan Policy 119 and Program 83b).



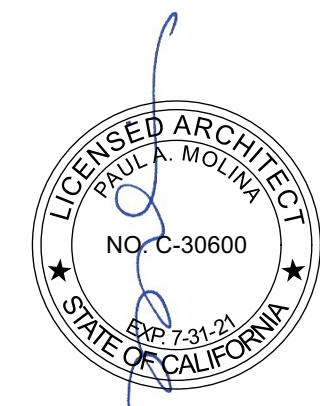












| MARK     | DATE                  | DESCRIPTION |
|----------|-----------------------|-------------|
| 04.27.21 | Permit REV1           |             |
| 10.24.19 | Plan Check Response 2 |             |
| 09.10.19 | Plan Check Response   |             |
| 01.10.19 | Permit Set            |             |

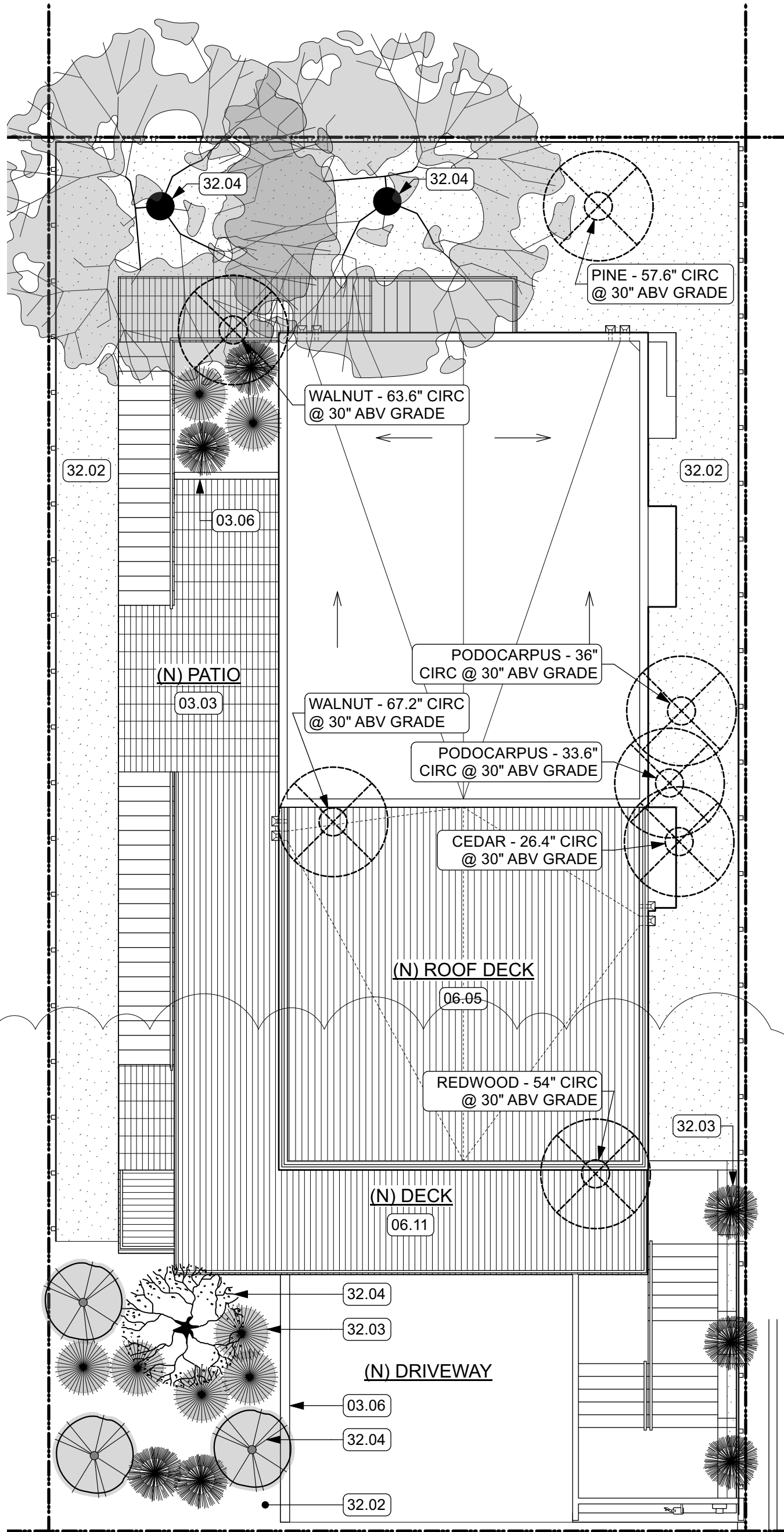
TITLE SITE PLANS

SCALE 1/8"=1'-0"

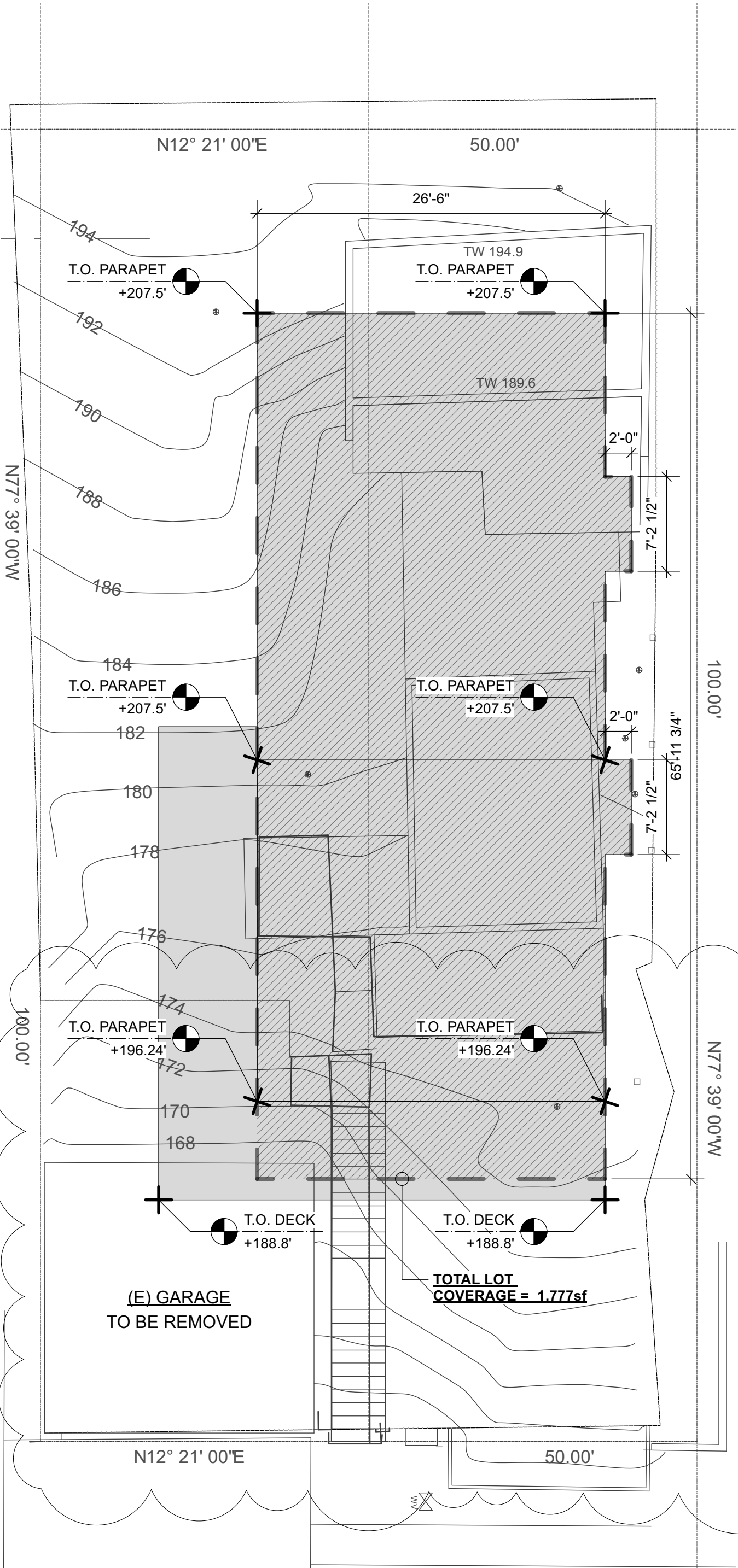
DATE 04.27.21

A101

- 02 EXISTING CONDITIONS**  
02.01 (E) STEP & SECURITY GATE TO BE REMOVED  
02.02 (E) DECK & STAIR TO BE REMOVED  
02.03 (E) FENCE TO BE REMOVED  
02.04 (E) PLANTER TO BE REMOVED  
02.05 (E) PLY T-11 SIDING  
02.06 (E) ASPHALT SHINGLE ROOF
- 03 CONCRETE**  
03.01 (N) CONC STAIRS ON GRADE  
03.02 (N) CONC SLAB ON GRADE  
03.03 (N) CONC SLAB UNDER (N) PAVERS  
03.04 (N) CONC RETAINING WALL W/ SMOOTH PLASTER & PAINT FINISH  
03.05 (N) CONC RETAINING WALL  
03.06 (N) CONC WALL PLANTER W/ SMOOTH PLASTER & PAINT FINISH
- 05 METALS**  
05.01 (N) PTD MTL SCUPPER & DOWNSPOUT W/ OVERFLOW SCUPPER MIN 2" ABOVE MAIN SCUPPER, PIPED SEPARATELY  
05.02 (N) 42" TALL GALV PTD MTL GUARDRAIL, INTERMEDIATE RAILS TO BE SUCH THAT A 4" DIA SPHERE CANNOT PASS THROUGH.  
05.03 (N) PTD MTL HANDRAIL  
05.04 (N) PTD STL TUBE COLUMN
- 06 WOOD, PLASTICS AND COMPOSITES**  
06.01 (N) CUSTOM WD CASEWORK  
06.02 (N) ADJ PTD WOOD SHELVING  
06.03 (N) WD FLOORING  
06.04 (N) 42" TALL WD GUARDRAIL, SSD FOR CONNECTION DETAIL  
06.05 (N) IPE WD DECKING O/ SLEEPERS O/ WPF MEMBRANE SLOPED 1/4" PER FT MIN  
06.06 (N) IPE WD FACIA  
06.07 (N) 1X IPE WD SCREEN O/ DECK SUPPORTS  
06.08 (N) IPE WD DECKING AND/OR STAIRS O/ P.T. WD STRUCTURE  
06.09 (N) WD FENCE  
06.10 (N) T&G WD SIDING  
06.11 (N) IPE WD DECKING O/ P.T. WD FRAMING, PERMEABLE
- 07 THERMAL AND MOISTURE PROTECTION**  
07.01 (N) STUCCO FINISH, 3 COAT APPLICATION O/ MTL LATH PER CRC R703.6.2 O/ 2 LAYERS OF GRADE "D" PAPER PER CRC R703.6.3 W/ WEEP SCREED AT B.O. STUCCO WALLS LOCATED MIN 4" ABV EARTH OR 2" ABV PAVED AREAS PER CRC R703.6.2.1  
07.02 (N) T&G WD SIDING  
07.03 BATT INSULATION, R21  
07.04 CLOSED CELL SPRAY FOAM INSULATION, MIN R38, JWCORBOARD III OR EQ., FILL ENTIRE CAVITY IN COMPLIANCE W/ CRC 806.5  
07.05 (N) STONE TILE  
07.06 COOL ROOFING MEMBRANE: SARNAFIL G410 ENERGY SMART WHITE SELF ADHERED MEMBRANE, UL, FM, NSF/ANSI 347, OR EQ.  
07.07 DYNAGRIP BASE SA SELF-ADHERED ROOFING MEMBRANE BY JOHNS MANVILLE, UL/FM/ASTM D 5147, OR APPROVED EQ.  
07.08 DYNAGRIP CAP SA SELF-ADHERED ROOFING MEMBRANE BY JOHNS MANVILLE, UL/ASTM D 5147, OR APPROVED EQ.  
07.09 GRACE BITUTHENE LIQUID WPF MEMBRANE, ASTM  
07.10 GRACE PREPRUFE 300R PLUS & 160R PLUS WPF MEMBRANE, ASTM  
07.11 GRACE HYDRODUCT 220 PREFABRICATED DRAIN, ASTM  
07.12 GRACE HYDRODUCT COIL 600 PERIMETER DRAIN, ASTM
- 08 OPENINGS**  
08.01 (N) CLEARSTORY WINDOW ABOVE  
08.02 (N) ALUM WINDOWS
- 09 FINISHES**  
09.01 PTD GYP BD  
09.02 BATHTUB & SHOWER SURROUNDS TO BE PORCELAIN TILE O/ THINSET MORTAR BED O/ CEMENTITIOUS BOARD TO A HEIGHT OF NOT LESS THAN 6" A.F.F. PER CRC R307.2  
09.03 (N) PORCELAIN TILE O/ THINSET MORTAR BED  
09.04 (N) STONE OR BRICK PAVERS O/ CONC SLAB  
09.05 (N) STONE COUNTERTOP  
09.06 ENCLOSED SPACE UNDER INTERIOR STAIR TO HAVE WALLS, UNDER-STAIR SURFACE AND SOFFITS PROTECTED WITH MIN 1 LAYER 1/2" GWB
- 10 SPECIALTIES**  
10.01 (N) TEMPERED GLASS SHOWER ENCLOSURE  
10.02 1 1/2" DIA CHROME HANGING ROD & PTD. WD SHELF ABOVE
- 11 EQUIPMENT**  
11.01 (N) WASHER AND DRYER SEE SHEET NOTE 23.01 FOR VENTING  
11.02 (N) STEAM OVEN  
11.03 (N) WARMING DRAWER  
11.04 (N) REFRIGERATOR  
11.05 (N) GAS RANGE  
11.06 (N) VENT HOOD ABOVE, MIN. 100 CFM FLOW RATE  
11.07 (N) DISHWASHER  
11.08 (N) WINE REFRIGERATOR
- 22 PLUMBING**  
22.01 (N) TOILET, SEE GEN NOTE 5/A001.  
22.02 (N) SINK & FAUCET, SEE GEN NOTE 5/A001  
22.03 (N) TUB & FIXTURES, SEE GEN NOTE 5/A001  
22.04 (N) SHOWER FIXTURES, SEE GEN NOTE 5/A001  
22.05 (N) AREA DRAIN  
22.06 (N) GALLY PAN W/ DRAIN UNDER (N) WASHER & DRYER  
22.07 (N) WATER HEATER
- 23 HEATING, VENTILATING AND AIR CONDITIONING**  
23.01 DRYER VENT PATH & OUTLET, 4" MIN. DIA. DUCT, 14' MAX LENGTH INCLUDING 2 TURNS W/ SMOOTH INT SURFACE, TERMINATING AT EXT OF BLDG W/ BACK DRAFT DAMPER.  
23.02 CONTRACTOR TO PROVIDE ADEQUATE COMBUSTION AIR FOR FUEL BURNING APPLIANCES AND WATER HEATERS, UNLESS SPECIFIED AS DIRECT VENT TYPE, CMC CH. 7, CPC 509  
23.03 (N) DIRECT VENT GAS FIREPLACE, VENT TO ROOF.  
23.04 (N) A/C COMPRESSOR ANCHORED TO A MIN 3" THICK CONC PAD  
23.05 (N) AIR EXCHANGER VENTILATOR UNIT BY HVAC SUBCONTRACTOR
- 32 EXTERIOR IMPROVEMENTS**  
32.01 (N) 4" CONC CURB  
32.02 (N) GRASS GROUND COVER  
32.03 (N) PLANTING, SHRUBS  
32.04 (N) PLANTING, TREE  
32.05 (N) CURB CUT
- 33 UTILITIES**  
33.01 (N) ELECTRICAL METER - CONTRACTOR TO COORDINATE WITH PG&E FOR UPGRADE AS REQUIRED, 200 AMP MIN.  
33.02 (N) GAS METER  
33.03 (N) CABLE / TELECOM SERVICE

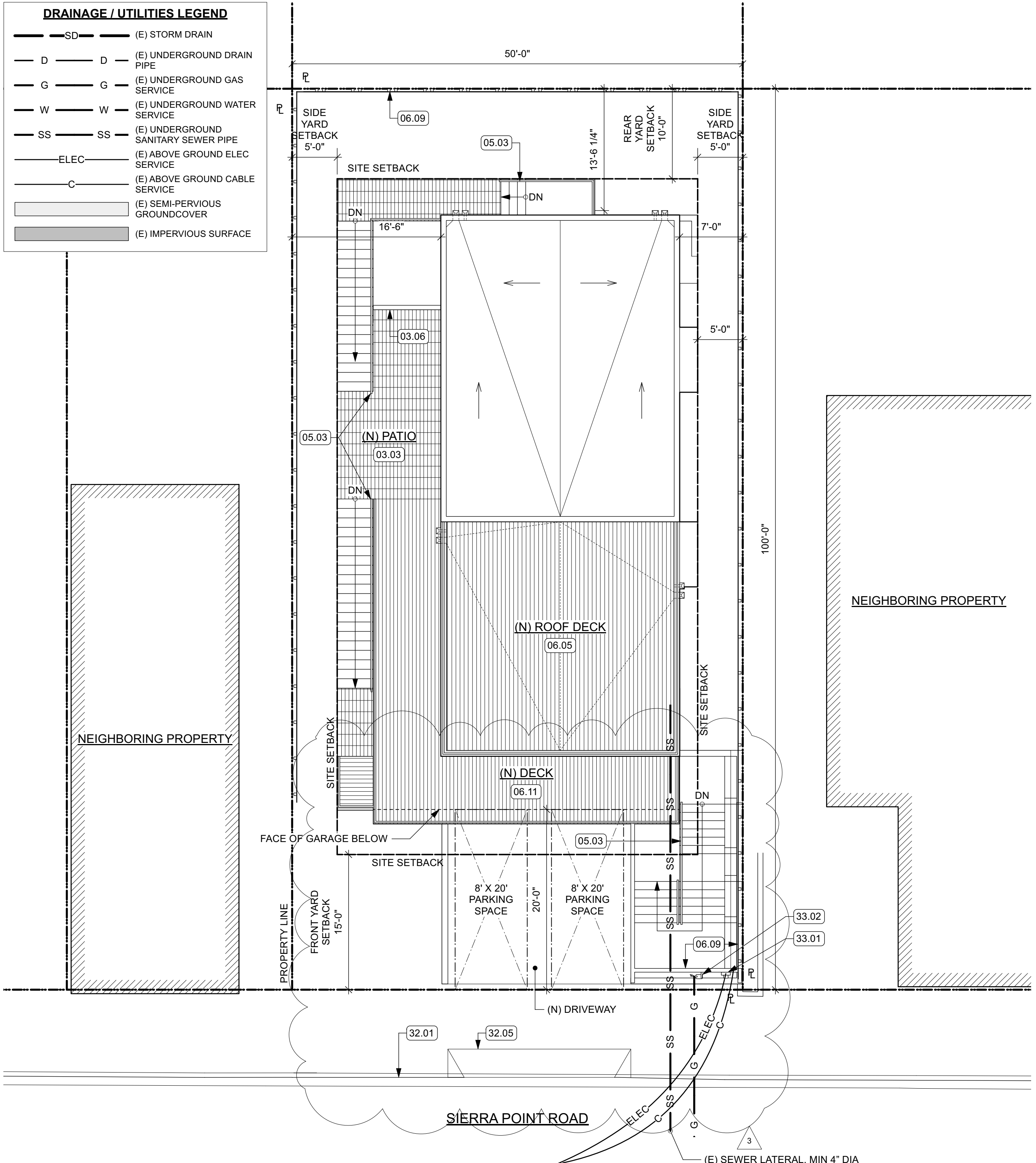


LANDSCAPE IRRIGATION:  
OUTDOOR LANDSCAPE IRRIGATION TO COMPLY WITH CAL GREEN MANDATORY MEASURES SECTION 4.304.1



LOT COVERAGE AREA

1 NOT USED



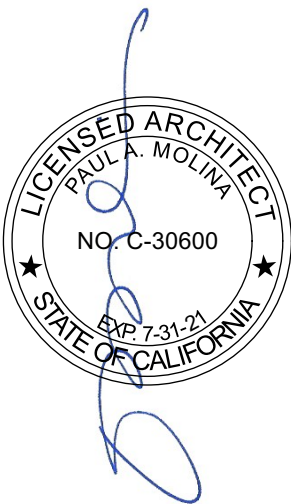
13 SITE PLAN

15 STORY POLE PLAN W/ LOT COVERAGE

16 LANDSCAPE PLAN

KEYNOTES





| DATE     | MARK                  | DESCRIPTION |
|----------|-----------------------|-------------|
| 04.27.21 | Permit REV1           |             |
| 10.24.19 | Plan Check Response 2 |             |
| 09.10.19 | Plan Check Response   |             |
| 01.10.19 | Permit Set            |             |

TITLE

FLOOR PLANS

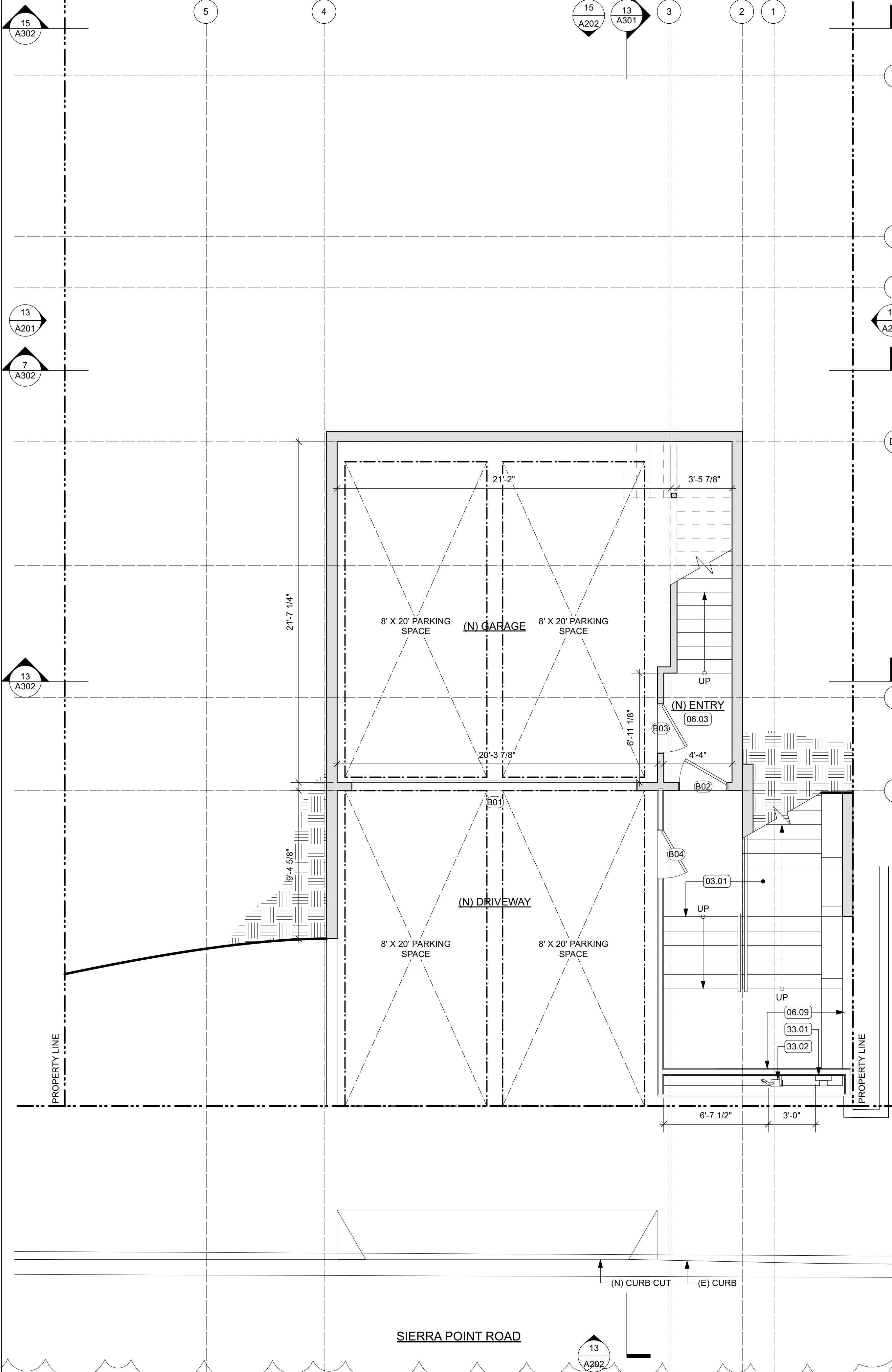
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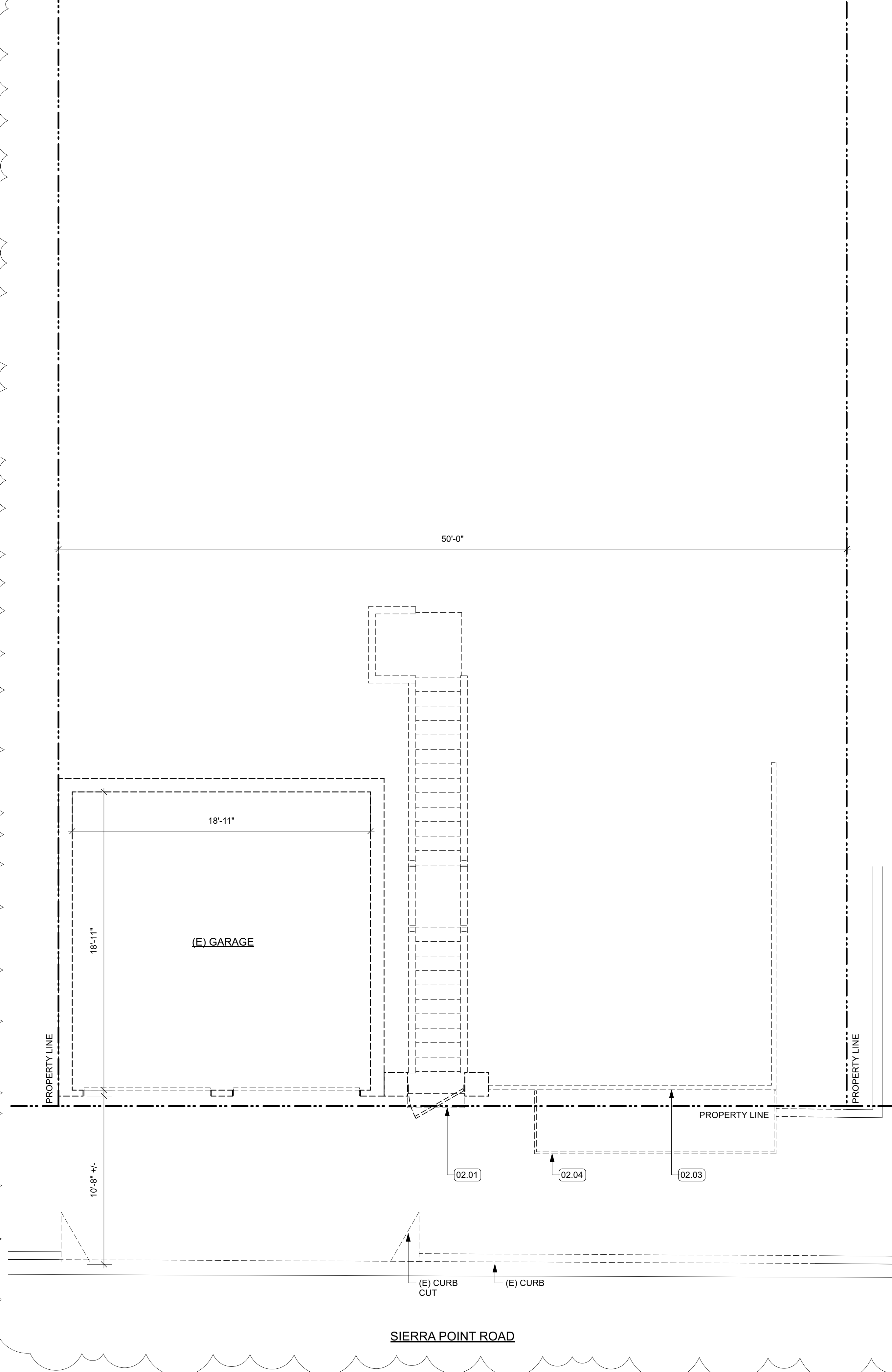
A102

- 02 EXISTING CONDITIONS**  
02.01 (E) DECK & STAIR TO BE REMOVED  
02.03 (E) FENCE TO BE REMOVED  
02.04 (E) PLANTER TO BE REMOVED  
02.05 (E) PLY T-11 SIDING  
02.06 (E) ASPHALT SHINGLE ROOF
- 03 CONCRETE**  
03.01 (N) CONC STAIRS ON GRADE  
03.02 (N) CONC SLAB ON GRADE  
03.03 (N) CONC SLAB UNDER (N) PAVERS  
03.04 (N) CONC RETAINING WALL W/ SMOOTH PLASTER & PAINT FINISH  
03.05 (N) CONC RETAINING WALL  
03.06 (N) CONC WALL PLANTER W/ SMOOTH PLASTER & PAINT FINISH
- 05 METALS**  
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05.02 (N) 42" TALL GALV PTD MTL GUARDRAIL, INTERMEDIATE RAILS TO BE SUCH THAT A 4" DIA SPHERE CANNOT PASS THROUGH.  
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06.02 (N) ADJ PTD WOOD SHELVING  
06.03 (N) WD FLOORING  
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06.05 (N) IPE WD DECKING O/ SLEEPERS O/ WPF MEMBRANE SLOPED 1/4" PER FT MIN  
06.06 (N) IPE WD FACIA  
06.07 (N) 1X IPE WD SCREEN O/ DECK SUPPORTS  
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06.09 (N) WD FENCE  
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06.11 (N) IPE WD DECKING O/ P.T. WD FRAMING, PERMEABLE
- 07 THERMAL AND MOISTURE PROTECTION**  
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07.02 (N) T&G WD SIDING  
07.03 BATT INSULATION, R21  
07.04 CLOSED CELL SPRAY FOAM INSULATION, MIN R38, JM CORBOND III OR EQ. FILL ENTIRE CAVITY IN COMPLIANCE W/ CRC 806.5  
07.05 (N) STONE TILE  
07.06 COOL ROOFING MEMBRANE: SARNAFIL G410 ENERGY SMART WHITE SELF ADHERED MEMBRANE, UL, FM, NSF/ANSI 347, OR EQ.  
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07.08 DYNAGRIP CAP SA SELF-ADHERED ROOFING MEMBRANE BY JOHNS MANVILLE, UL/ASTM D 5147, OR APPROVED EQ.  
07.09 GRACE BITUTHENE LIQUID WPF MEMBRANE, ASTM  
07.10 GRACE PREPRUF 300R PLUS & 160R PLUS WPF MEMBRANE, ASTM  
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07.12 GRACE HYDRODUCT COIL 600 PERIMETER DRAIN, ASTM
- 08 OPENINGS**  
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- 09 FINISHES**  
09.01 PTD GYP BD  
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09.06 ENCLOSED SPACE UNDER INTERIOR STAIR TO HAVE WALLS, UNDERSTAIR SURFACE AND SOFFITS PROTECTED WITH MIN 1 LAYER 1/2" GWB
- 10 SPECIALTIES**  
10.01 (N) TEMPERED GLASS SHOWER ENCLOSURE  
10.02 1 1/2" DIA CHROME HANGING ROD & PTD. WD SHELF ABOVE
- 11 EQUIPMENT**  
11.01 (N) WASHER AND DRYER SEE SHEET NOTE 23.01 FOR VENTING  
11.02 (N) STEAM OVEN  
11.03 (N) WARMING DRAWER  
11.04 (N) REFRIGERATOR  
11.05 (N) GAS RANGE  
11.06 (N) VENT HOOD ABOVE, MIN. 100 CFM FLOW RATE  
11.07 (N) DISHWASHER  
11.08 (N) WINE REFRIGERATOR
- 22 PLUMBING**  
22.01 (N) TOILET, SEE GEN NOTE 5/A001.  
22.02 (N) SINK & FAUCET, SEE GEN NOTE 5/A001  
22.03 (N) TUB & FIXTURES, SEE GEN NOTE 5/A001  
22.04 (N) SHOWER FIXTURES, SEE GEN NOTE 5/A001  
22.05 (N) AREA DRAIN  
22.06 (N) GALV PAN W/ DRAIN UNDER (N) WASHER & DRYER  
22.07 (N) WATER HEATER
- 23 HEATING, VENTILATING AND AIR CONDITIONING**  
23.01 DRYER VENT PATH & OUTLET: 4" MIN. DIA. DUCT, 14" MAX LENGTH INCLUDING 2 TURNS W/ SMOOTH INT SURFACE, TERMINATING AT EXT OF BLDG W/ BACK DRAFT DAMPER.  
23.02 CONTRACTOR TO PROVIDE ADEQUATE COMBUSTION AIR FOR FUEL BURNING APPLIANCES AND WATER HEATERS, UNLESS SPECIFIED AS DIRECT VENT TYPE, CMC CH. 7, CPC 509  
23.03 (N) DIRECT VENT GAS FIREPLACE, VENT TO ROOF.  
23.04 (N) A/C COMPRESSOR ANCHORED TO A MIN 3" THICK CONC PAD  
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- 32 EXTERIOR IMPROVEMENTS**  
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32.03 (N) PLANTING, SHRUBS  
32.04 (N) PLANTING, TREE  
32.05 (N) CURB CUT
- 33 UTILITIES**  
33.01 (N) ELECTRICAL METER - CONTRACTOR TO COORDINATE WITH PG&E FOR UPGRADE AS REQUIRED, 200 AMP MIN.  
33.02 (N) GAS METER  
33.03 (N) CABLE / TELECOM SERVICE

KEYNOTES

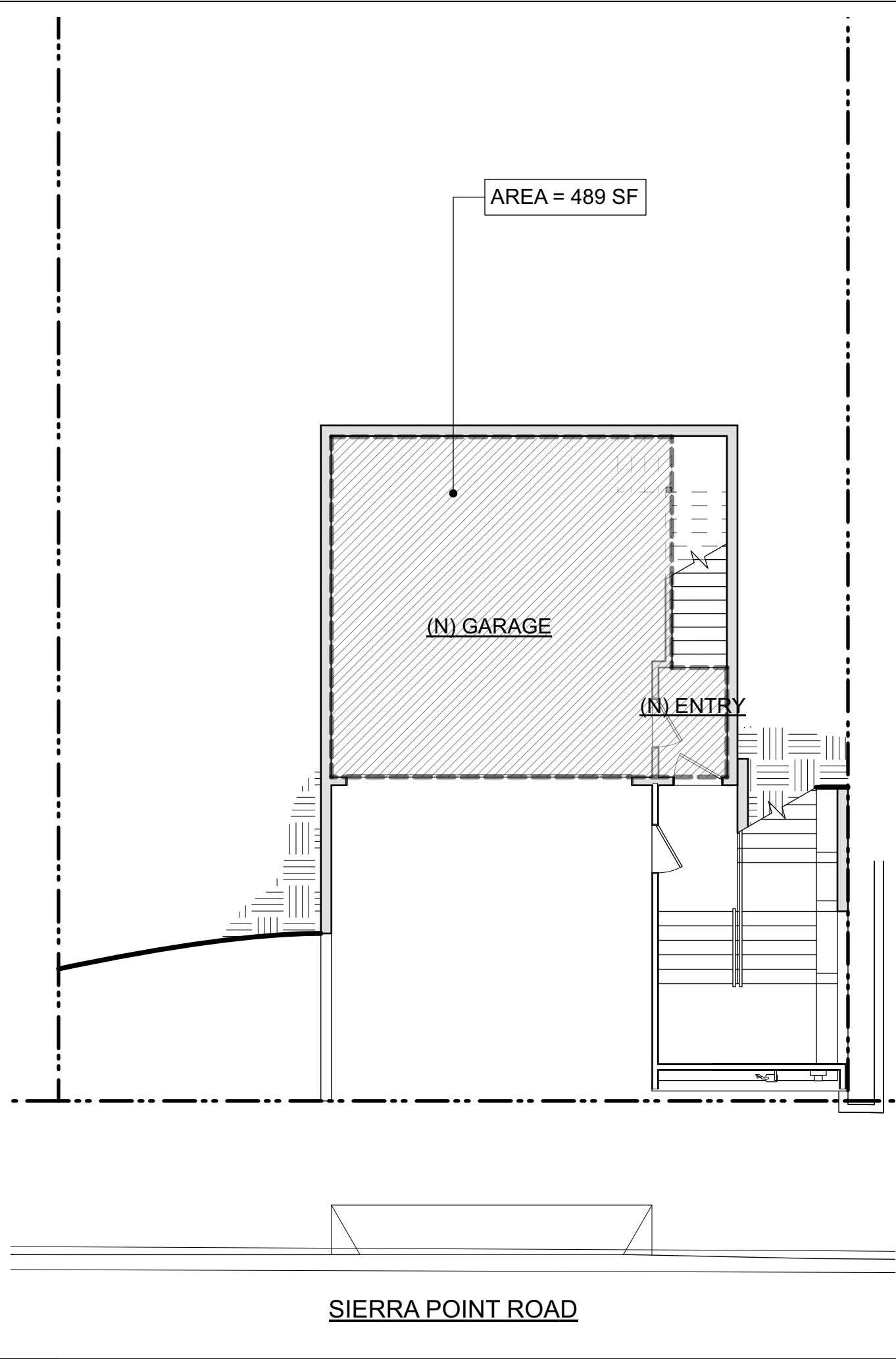


15 STREET LEVEL PLAN

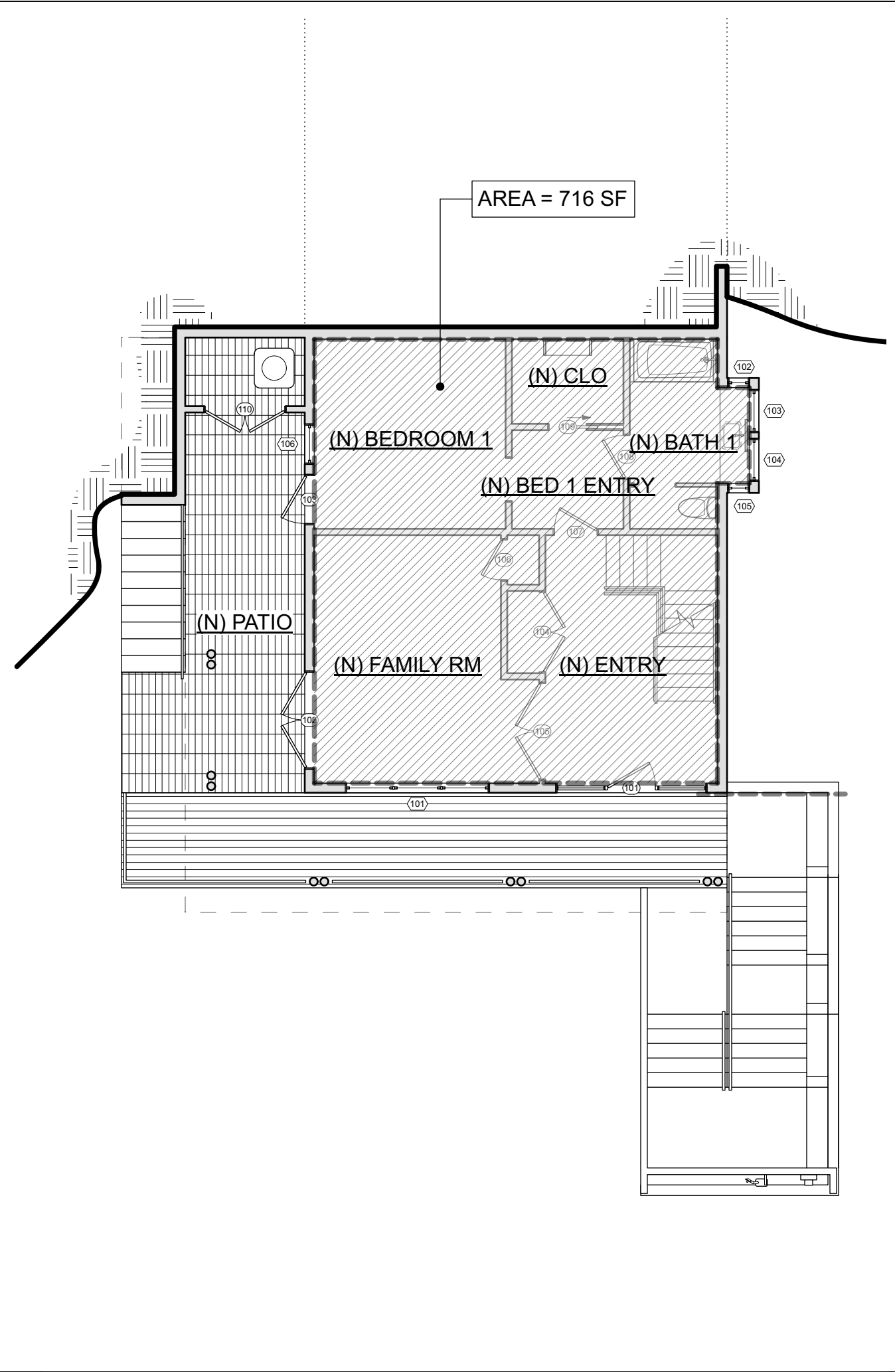


13 EXISTING STREET LEVEL PLAN WITH DEMOLITION

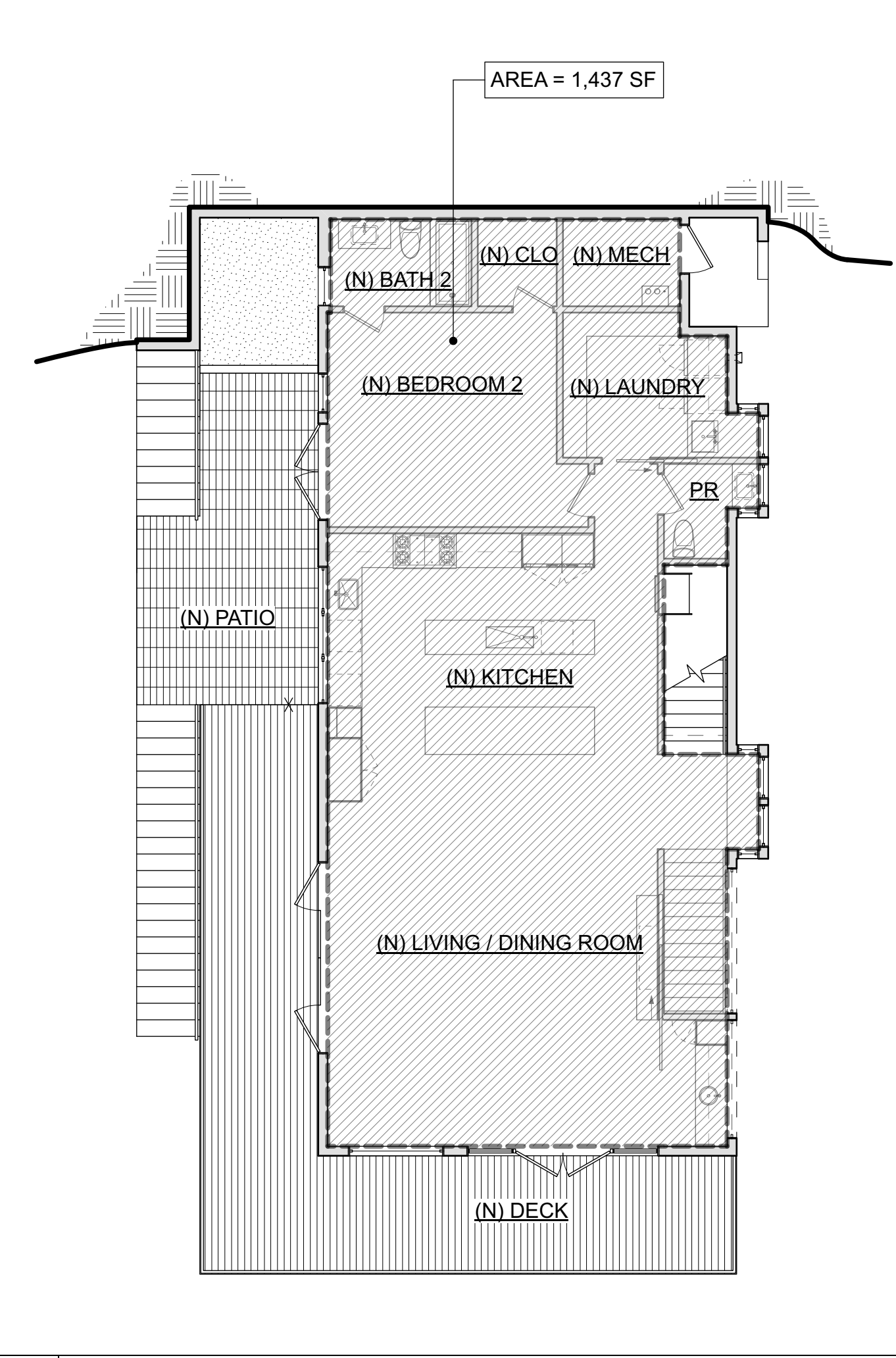




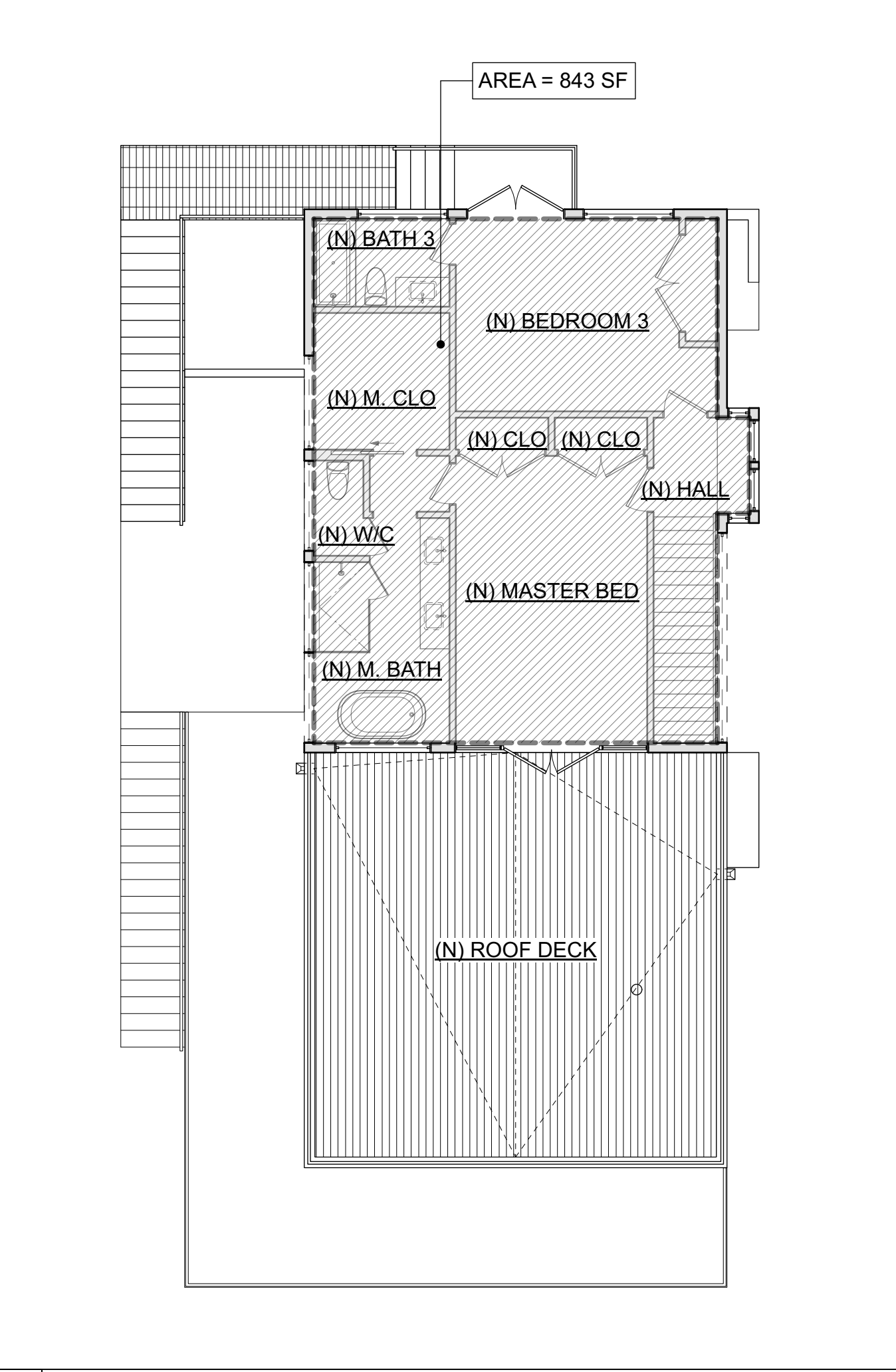
5 STREET LEVEL AREA DIAGRAM



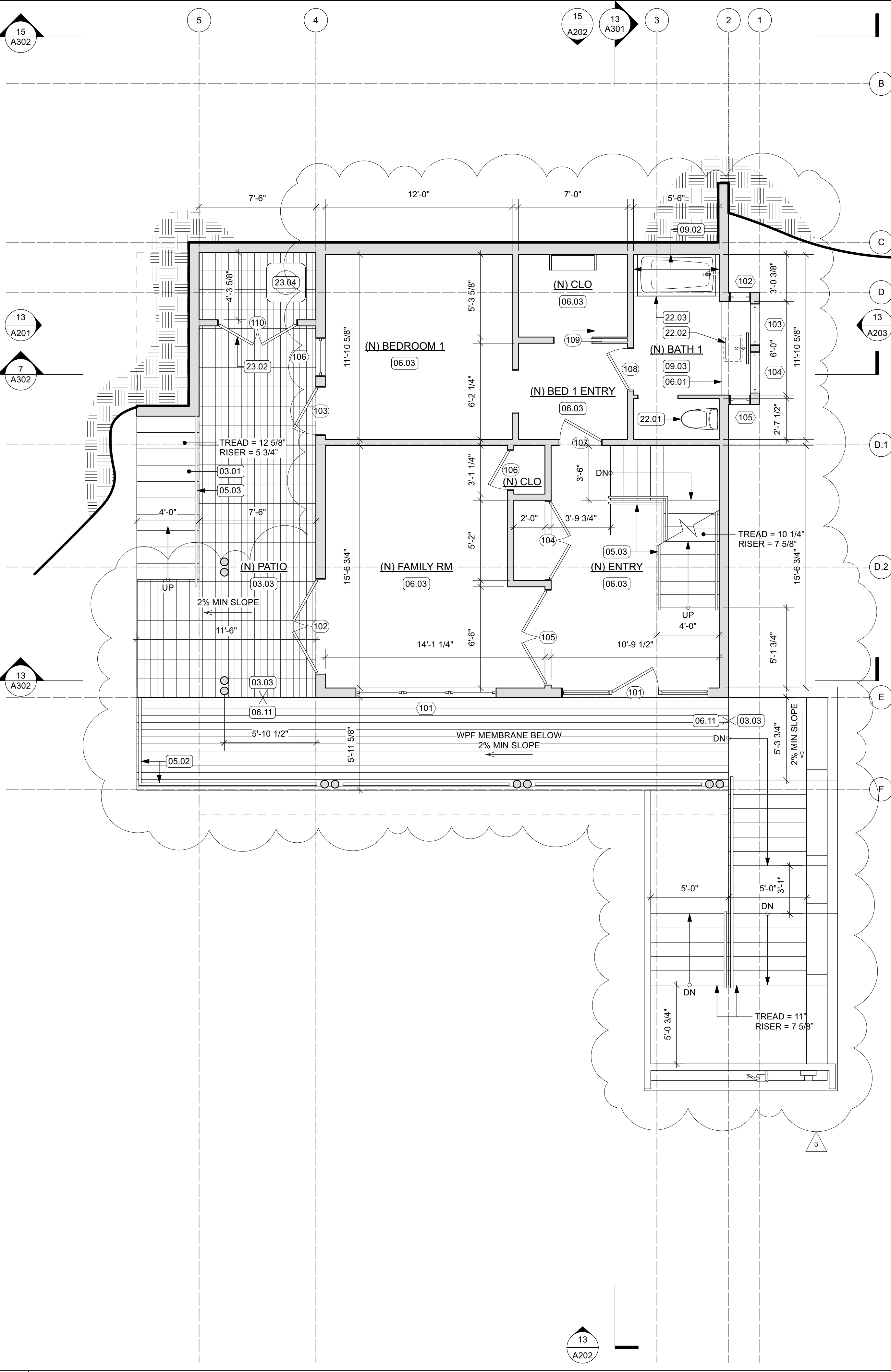
6 1ST FLOOR AREA DIAGRAM



13 2ND FLOOR AREA DIAGRAM



15 3RD FLOOR AREA DIAGRAM



15 FIRST FLOOR PLAN

- 02 EXISTING CONDITIONS**
- 02.01 (E) STEEP & SECURITY GATE TO BE REMOVED
- 02.02 (E) DECK & STAIR TO BE REMOVED
- 02.03 (E) FENCE TO BE REMOVED
- 02.04 (E) PLANTER TO BE REMOVED
- 02.05 (E) PLY T-11 SIDING
- 02.06 (E) ASPHALT SHINGLE ROOF
- 03 CONCRETE**
- 03.01 (N) CONC STAIRS ON GRADE
- 03.02 (N) CONC SLAB ON GRADE
- 03.03 (N) CONC SLAB UNDER (N) PAVERS
- 03.04 (N) CONC RETAINING WALL W/ SMOOTH PLASTER & PAINT FINISH
- 03.05 (N) CONC RETAINING WALL
- 03.06 (N) CONC WALL PLANTER W/ SMOOTH PLASTER & PAINT FINISH
- 05 METALS**
- 05.01 (N) PTD MTL SCUPPER & DOWNSPOUT W/ OVERFLOW SCUPPER MIN 2" ABOVE MAIN SCUPPER, PIPED SEPARATELY
- 05.02 (N) 42" TALL GALV PTD MTL GUARDRAIL, INTERMEDIATE RAILS TO BE SUCH THAT A 4" DIA SPHERE CANNOT PASS THROUGH.
- 05.03 (N) PTD MTL HANDRAIL
- 05.04 (N) PTD STL TUBE COLUMN
- 06 WOOD, PLASTICS AND COMPOSITES**
- 06.01 (N) CUSTOM WD CASEWORK
- 06.02 (N) ADJ PTD WOOD SHELVING
- 06.03 (N) WD FLOORING
- 06.04 (N) 42" TALL WD GUARDRAIL, SSD FOR CONNECTION DETAIL
- 06.05 (N) IPE WD DECKING O/ SLEEPERS O/ WPF MEMBRANE SLOPED 1/4" PER FT MIN
- 06.06 (N) IPE WD FASCIA
- 06.07 (N) 1X IPE WD SCREEN O/ DECK SUPPORTS
- 06.08 (N) IPE WD DECKING AND/OR STAIRS O/ P.T. WD STRUCTURE
- 06.09 (N) WD FENCE
- 06.10 (N) T&G WD SIDING
- 06.11 (N) IPE WD DECKING O/ P.T. WD FRAMING, PERMEABLE
- 07 THERMAL AND MOISTURE PROTECTION**
- 07.01 (N) STUCCO FINISH, 3 COAT APPLICATION O/ MTL LATH PER CRC R703.6.2 O/ 2 LAYERS OF GRADE "D" PAPER PER CRC R703.6.3 W/ WEEP SCREED AT B.O. STUCCO WALLS LOCATED MIN 4" ABV EARTH OR 2" ABV PAVED AREAS PER CRC R703.6.2.1
- 07.02 (N) T&G WD SIDING
- 07.03 BATT INSULATION, R21
- 07.04 CLOSED CELL SPRAY FOAM INSULATION, MIN R38, JM CORBOND III OR EQ., FILL ENTIRE CAVITY IN COMPLIANCE W/ CRC 806.5
- 07.05 (N) STONE TILE
- 07.06 COOL ROOFING MEMBRANE: SARNAFIL G410 ENERGY SMART WHITE SELF ADHERED MEMBRANE, UL, FM, NSF/ANSI 347, OR EQ.
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- 07.11 GRACE HYDRODUCT 220 PREFABRICATED DRAIN, ASTM
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- 08 OPENINGS**
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- 09 FINISHES**
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- 09.02 BATHTUB & SHOWER SURROUNDS TO BE PORCELAIN TILE O/ THINSET MORTAR BED O/ CEMENTITIOUS BOARD TO A HEIGHT OF NOT LESS THAN 6" A.F.F. PER CRC R307.2
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- 09.04 (N) STONE OR BRICK PAVERS O/ CONC SLAB
- 09.05 (N) STONE COUNTERTOP
- 09.06 ENCLOSED SPACE UNDER INTERIOR STAIR TO HAVE WALLS, UNDER-STAIR SURFACE AND SOFFITS PROTECTED WITH MIN 1 LAYER 1/2" GWB
- 10 SPECIALTIES**
- 10.01 (N) TEMPERED GLASS SHOWER ENCLOSURE
- 10.02 1 1/2" DIA CHROME HANGING ROD & PTD. WD SHELF ABOVE
- 11 EQUIPMENT**
- 11.01 (N) WASHER AND DRYER SEE SHEET NOTE 23.01 FOR VENTING
- 11.02 (N) STEAM OVEN
- 11.03 (N) WARMING DRAWER
- 11.04 (N) REFRIGERATOR
- 11.05 (N) GAS RANGE
- 11.06 (N) VENT HOOD ABOVE, MIN. 100 CFM FLOW RATE
- 11.07 (N) DISHWASHER
- 11.08 (N) WINE REFRIGERATOR
- 22 PLUMBING**
- 22.01 (N) TOILET, SEE GEN NOTE 5/A001.
- 22.02 (N) SINK & FAUCET, SEE GEN NOTE 5/A001
- 22.03 (N) TUB & FIXTURES, SEE GEN NOTE 5/A001
- 22.04 (N) SHOWER FIXTURES, SEE GEN NOTE 5/A001
- 22.05 (N) AREA DRAIN
- 22.06 (N) GALLY PAN W/ DRAIN UNDER (N) WASHER & DRYER
- 22.07 (N) WATER HEATER
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- 23.01 DRYER VENT PATH & OUTLET: 4" MIN. DIA. DUCT, 14' MAX LENGTH INCLUDING 2 TURNS W/ SMOOTH INT SURFACE, TERMINATING AT EXT OF BLDG W/ BACK DRAFT DAMPER.
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- 23.03 (N) DIRECT VENT GAS FIREPLACE, VENT TO ROOF.
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- 32.01 (N) 4" CONC CURB
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- 32.03 (N) PLANTING, SHRUBS
- 32.04 (N) PLANTING, TREE
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- 33.02 (N) GAS METER
- 33.03 (N) CABLE / TELECOM SERVICE

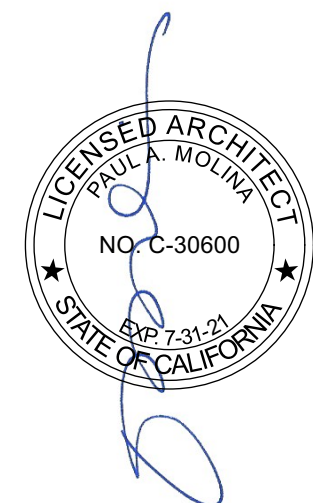
KEYNOTES

ADAMSON MOLINA DESIGN ASSOCIATES, INC.

YU RESIDENCE

130 SIERRA POINT ROAD, BRISBANE, CA 94005  
APN# 007-193-050

1 FERN ROAD  
KENTFIELD, CA 94904  
P 415.576.1010  
AMY@ADAMSON@CLOUD.COM



| DATE     | MARK                  | DESCRIPTION |
|----------|-----------------------|-------------|
| 04.27.21 | Permit REV1           |             |
| 10.24.19 | Plan Check Response 2 |             |
| 09.10.19 | Plan Check Response   |             |
| 01.10.19 | Permit Set            |             |

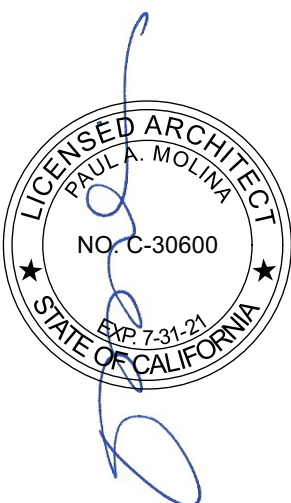
TITLE  
FLOOR PLANS  
AREA DIAGRAMS

SCALE  
AS SHOWN

DATE  
04.27.21

A103





| DATE     | DESCRIPTION           |
|----------|-----------------------|
| 04.27.21 | Permit REV1           |
| 10.24.19 | Plan Check Response 2 |
| 09.10.19 | Plan Check Response   |
| 01.10.19 | Permit Set            |

TITLE

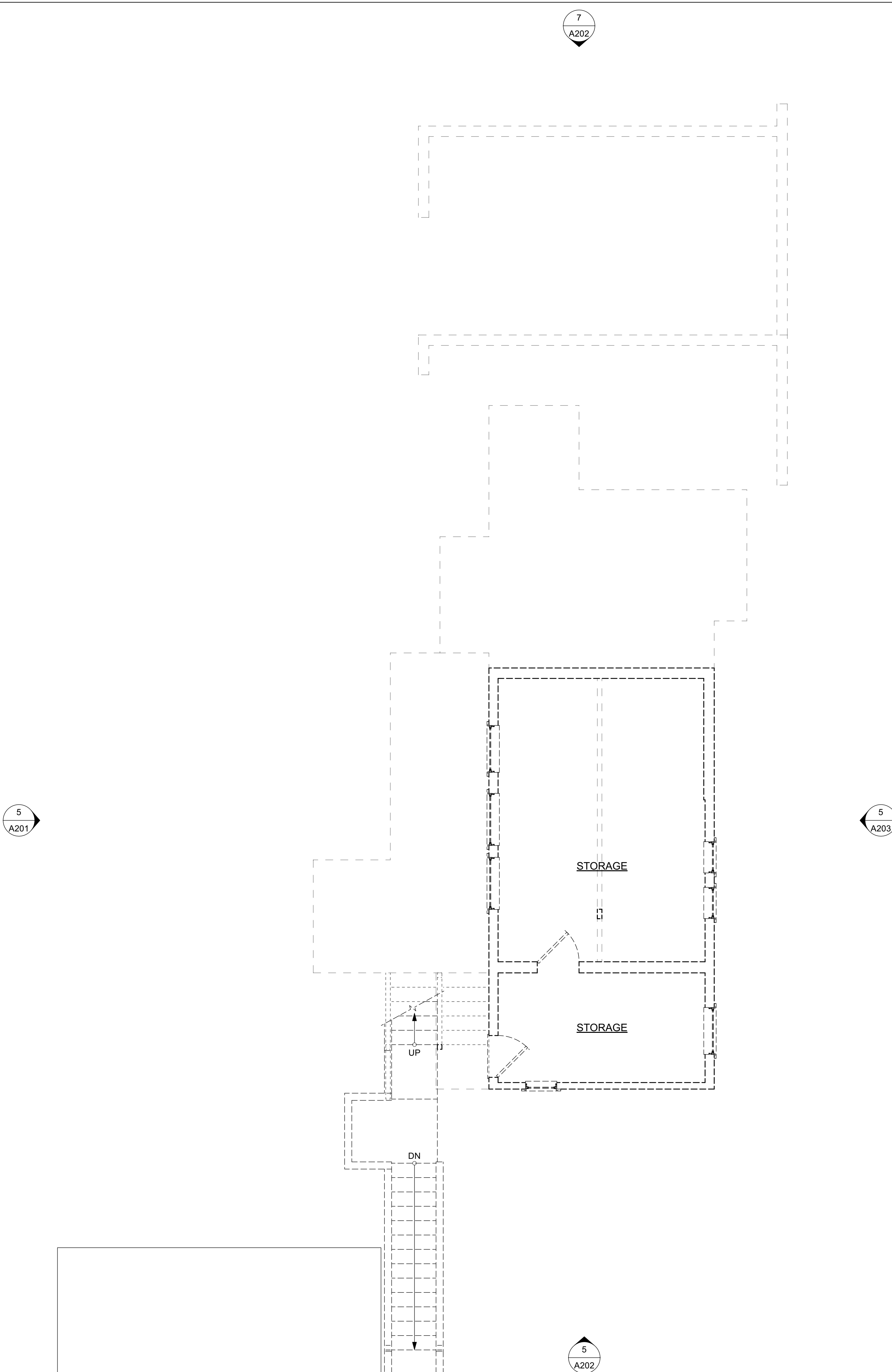
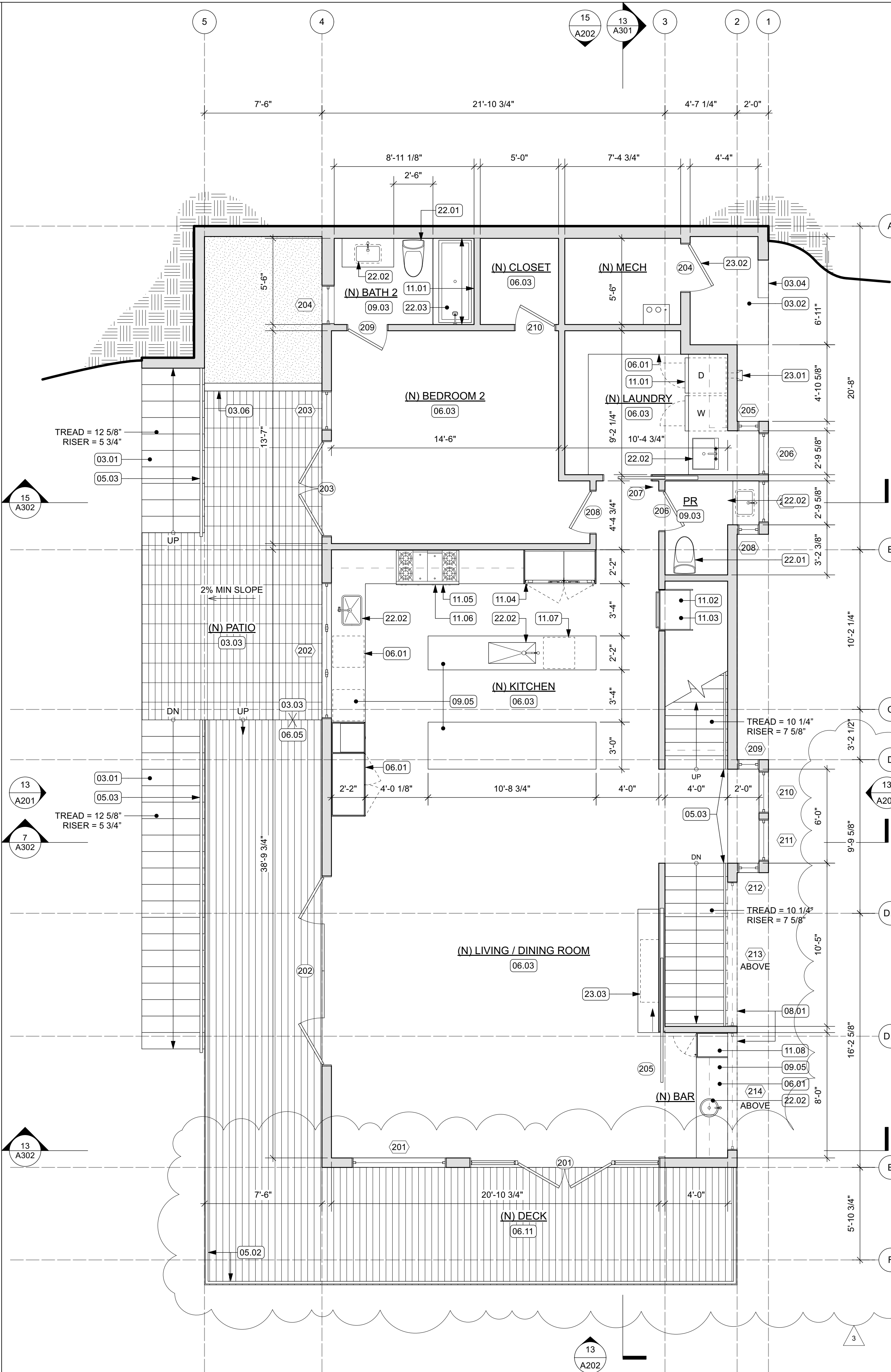
FLOOR PLANS

SCALE 1/4"=1'-0"

DATE 04.27.21

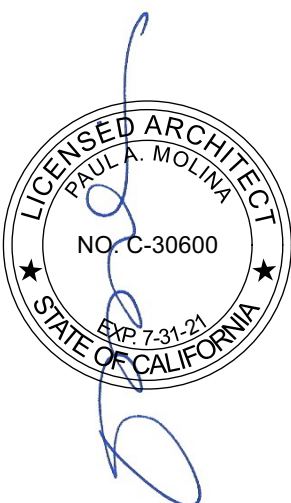
A104

- 02 EXISTING CONDITIONS**  
02.01 (E) STEEP & SECURITY GATE TO BE REMOVED  
02.02 (E) DECK & STAIR TO BE REMOVED  
02.03 (E) FENCE TO BE REMOVED  
02.04 (E) PLANTER TO BE REMOVED  
02.05 (E) PLY T-11 SIDING  
02.06 (E) ASPHALT SHINGLE ROOF
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03.02 (N) CONC SLAB ON GRADE  
03.03 (N) CONC SLAB UNDER (N) PAVERS  
03.04 (N) CONC RETAINING WALL W/ SMOOTH PLASTER & PAINT FINISH  
03.05 (N) CONC RETAINING WALL  
03.06 (N) CONC WALL PLANTER W/ SMOOTH PLASTER & PAINT FINISH
- 05 METALS**  
05.01 (N) PTD MTL SCUPPER & DOWNSPOUT W/ OVERFLOW SCUPPER MIN 2" ABOVE MAIN SCUPPER, PIPED SEPARATELY  
05.02 (N) 42" TALL GALV PTD MTL GUARDRAIL, INTERMEDIATE RAILS TO BE SUCH THAT A 4" DIA SPHERE CANNOT PASS THROUGH.  
05.03 (N) PTD MTL HANDRAIL  
05.04 (N) PTD STL TUBE COLUMN
- 06 WOOD, PLASTICS AND COMPOSITES**  
06.01 (N) CUSTOM WD CASEWORK  
06.02 (N) ADJ PTD WOOD SHELVING  
06.03 (N) WD FLOORING  
06.04 (N) 42" TALL WD GUARDRAIL, SSD FOR CONNECTION DETAIL  
06.05 (N) IPE WD DECKING O/ SLEEPERS O/ WPF MEMBRANE SLOPED 1/4" PER FT MIN  
06.06 (N) IPE WD FACIA  
06.07 (N) 1X IPE WD SCREEN O/ DECK SUPPORTS  
06.08 (N) IPE WD DECKING AND/OR STAIRS O/ P.T. WD STRUCTURE  
06.09 (N) WD FENCE  
06.10 (N) T&G WD SIDING  
06.11 (N) IPE WD DECKING O/ P.T. WD FRAMING, PERMEABLE
- 07 THERMAL AND MOISTURE PROTECTION**  
07.01 (N) STUCCO FINISH: 3 COAT APPLICATION O/ MTL LATH PER CRC R703.6.2 O/ 2 LAYERS OF GRADE "D" PAPER PER CRC R703.6.3 W/ WEEP SCREED AT B.O. STUCCO WALLS LOCATED MIN 4" ABV EARTH OR 2" ABV PAVED AREAS PER CRC R703.6.2.1  
07.02 (N) T&G WD SIDING  
07.03 BATT INSULATION, R21  
07.04 CLOSED CELL SPRAY FOAM INSULATION, MIN R38, JM CORBOND III OR EQ., FILL ENTIRE CAVITY IN COMPLIANCE W/ CRC 806.5  
07.05 (N) STONE TILE  
07.06 COOL ROOFING MEMBRANE: SARNAFIL G410 ENERGY SMART WHITE SELF ADHERED MEMBRANE, UL, FM, NSF/ANSI 347, OR EQ.  
07.07 DYNAGRIP BASE SA SELF-ADHERED ROOFING MEMBRANE BY JOHNS MANVILLE, UL/ASTM D 5147, OR APPROVED EQ.  
07.08 DYNAGRIP CAP SA SELF-ADHERED ROOFING MEMBRANE BY JOHNS MANVILLE, UL/ASTM D 5147, OR APPROVED EQ.  
07.09 GRACE BITUTHENE LIQUID WPF MEMBRANE, ASTM  
07.10 GRACE PREPRUFE 300R PLUS & 160R PLUS WPF MEMBRANE, ASTM  
07.11 GRACE HYDRODUCT 220 PREFABRICATED DRAIN, ASTM  
07.12 GRACE HYDRODUCT COIL 600 PERIMETER DRAIN, ASTM
- 08 OPENINGS**  
08.01 (N) CLEARSTORY WINDOW ABOVE  
08.02 (N) ALUM WINDOWS
- 09 FINISHES**  
09.01 PTD GYP BD  
09.02 BATHTUB & SHOWER SURROUNDS TO BE PORCELAIN TILE O/ THINSET MORTAR BED O/ CEMENTITIOUS BOARD TO A HEIGHT OF NOT LESS THAN 6" A.F.F. PER CRC R307.2  
09.03 (N) PORCELAIN TILE O/ THINSET MORTAR BED  
09.04 (N) STONE OR BRICK PAVERS O/ CONC SLAB  
09.05 (N) STONE COUNTERTOP  
09.06 ENCLOSED SPACE UNDER INTERIOR STAIR TO HAVE WALLS, UNDER-STAIR SURFACE AND SOFFITS PROTECTED WITH MIN 1 LAYER 1/2" GWB
- 10 SPECIALTIES**  
10.01 (N) TEMPERED GLASS SHOWER ENCLOSURE  
10.02 1 1/2" DIA CHROME HANGING ROD & PTD. WD SHELF ABOVE
- 11 EQUIPMENT**  
11.01 (N) WASHER AND DRYER SEE SHEET NOTE 23.01 FOR VENTING  
11.02 (N) STEAM OVEN  
11.03 (N) WARMING DRAWER  
11.04 (N) REFRIGERATOR  
11.05 (N) GAS RANGE  
11.06 (N) VENT HOOD ABOVE, MIN. 100 CFM FLOW RATE  
11.07 (N) DISHWASHER  
11.08 (N) WINE REFRIGERATOR
- 25 PLUMBING**  
22.01 (N) TOILET, SEE GEN NOTE 5/A001.  
22.02 (N) SINK & FAUCET, SEE GEN NOTE 5/A001  
22.03 (N) TUB & FIXTURES, SEE GEN NOTE 5/A001  
22.04 (N) SHOWER FIXTURES, SEE GEN NOTE 5/A001  
22.05 (N) AREA DRAIN  
22.06 (N) GALV PAN W/ DRAIN UNDER (N) WASHER & DRYER  
22.07 (N) WATER HEATER
- 23 HEATING, VENTILATING AND AIR CONDITIONING**  
23.01 DRYER VENT PATH & OUTLET: 4" MIN. DIA. DUCT, 14' MAX LENGTH INCLUDING 2 TURNS W/ SMOOTH INT SURFACE, TERMINATING AT EXT OF BLDG W/ BACK DRAFT DAMPER.  
23.02 CONTRACTOR TO PROVIDE ADEQUATE COMBUSTION AIR FOR FUEL BURNING APPLIANCES AND WATER HEATERS, UNLESS SPECIFIED AS DIRECT VENT TYPE, CMC CH. 7, CPC 509  
23.03 (N) DIRECT VENT GAS FIREPLACE, VENT TO ROOF.  
23.04 (N) A/C COMPRESSOR ANCHORED TO A MIN 3" THICK CONC PAD  
23.05 (N) AIR EXCHANGER VENTILATOR UNIT BY HVAC SUBCONTRACTOR
- 32 EXTERIOR IMPROVEMENTS**  
32.01 (N) 4" CONC CURB  
32.02 (N) GRASS GROUND COVER  
32.03 (N) PLANTING, SHRUBS  
32.04 (N) PLANTING, TREE  
32.05 (N) CURB CUT
- 33 UTILITIES**  
33.01 (N) ELECTRICAL METER - CONTRACTOR TO COORDINATE WITH PG&E FOR UPGRADE AS REQUIRED, 200 AMP MIN.  
33.02 (N) GAS METER  
33.03 (N) CABLE / TELECOM SERVICE



13 EXISTING FIRST FLOOR PLAN WITH DEMOLITION 15 SECOND FLOOR PLAN





| DATE     | DESCRIPTION           |
|----------|-----------------------|
| 04.27.21 | Permit REV1           |
| 10.24.19 | Plan Check Response 2 |
| 09.10.19 | Plan Check Response   |
| 01.10.19 | Permit Set            |

TITLE

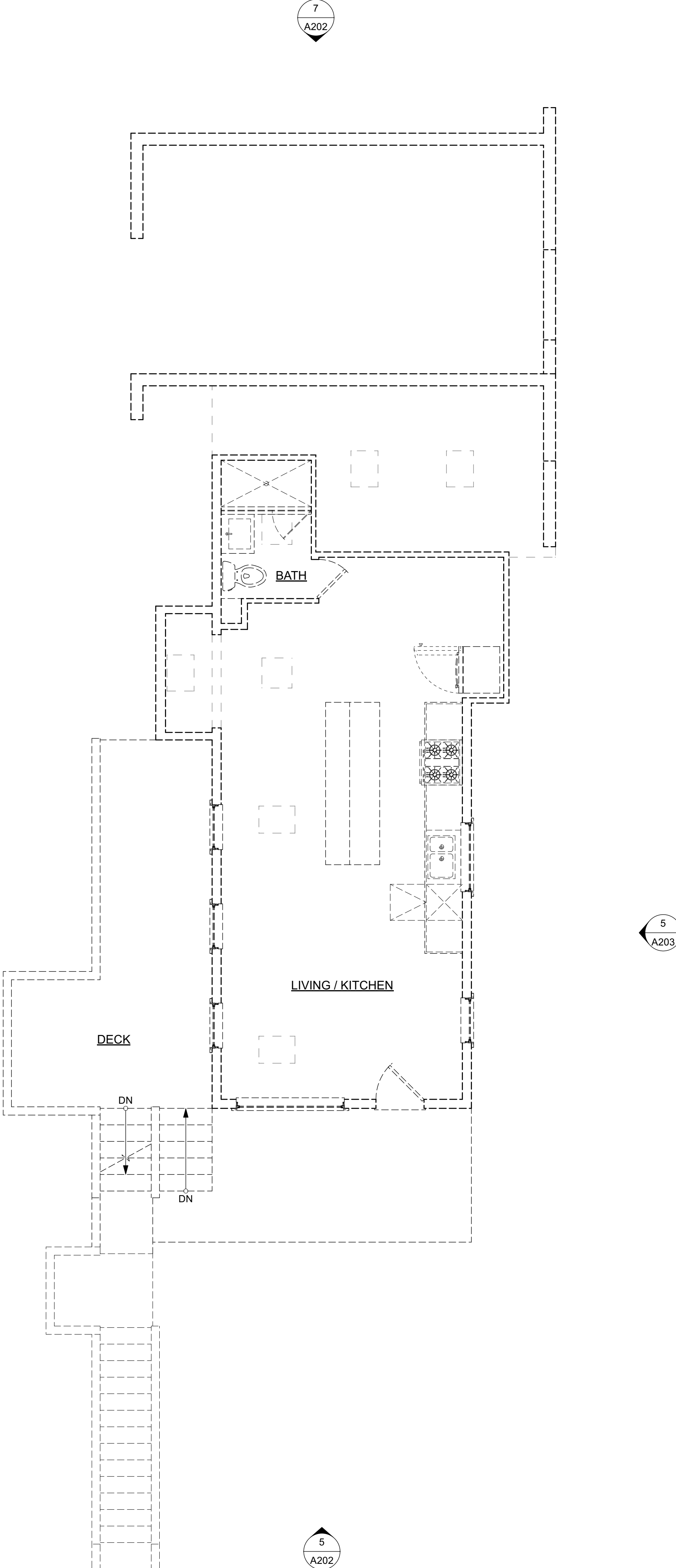
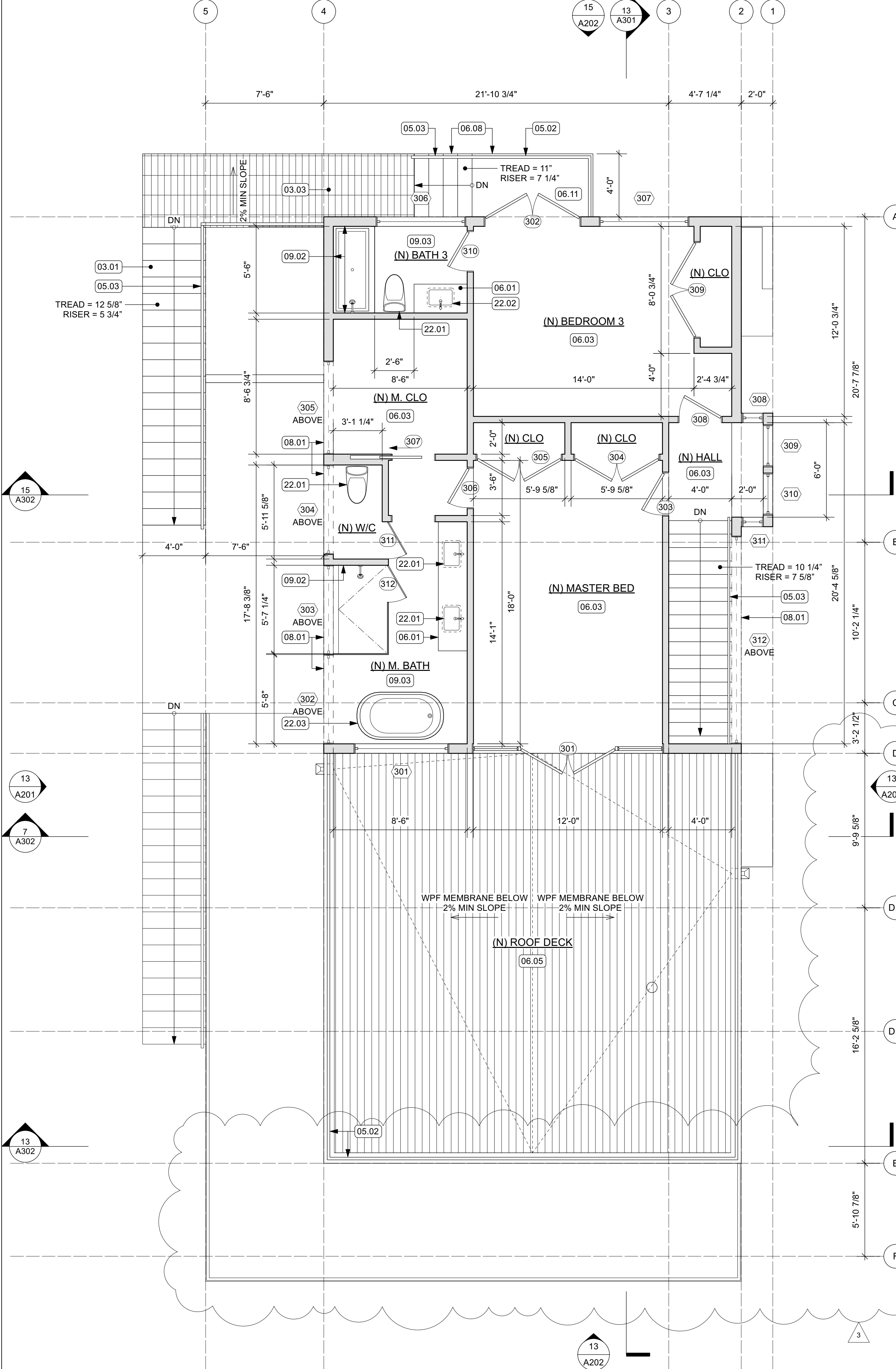
FLOOR PLANS

SCALE 1/4"=1'-0"

DATE 04.27.21

A105

- 02 EXISTING CONDITIONS**  
02.01 (E) STEP & SECURITY GATE TO BE REMOVED  
02.02 (E) DECK & STAIR TO BE REMOVED  
02.03 (E) FENCE TO BE REMOVED  
02.04 (E) PLANTER TO BE REMOVED  
02.05 (E) PLY T-11 SIDING  
02.06 (E) ASPHALT SHINGLE ROOF
- 03 CONCRETE**  
03.01 (N) CONC STAIRS ON GRADE  
03.02 (N) CONC SLAB ON GRADE  
03.03 (N) CONC SLAB UNDER (N) PAVERS  
03.04 (N) CONC RETAINING WALL W/ SMOOTH PLASTER & PAINT FINISH  
03.05 (N) CONC RETAINING WALL  
03.06 (N) CONC WALL PLANTER W/ SMOOTH PLASTER & PAINT FINISH
- 05 METALS**  
05.01 (N) PTD MTL SCUPPER & DOWNSPOUT W/ OVERFLOW SCUPPER MIN 2" ABOVE MAIN SCUPPER, PIPED SEPARATELY  
05.02 (N) 42" TALL GALV PTD MTL GUARDRAIL, INTERMEDIATE RAILS TO BE SUCH THAT A 4" DIA SPHERE CANNOT PASS THROUGH.  
05.03 (N) PTD MTL HANDRAIL  
05.04 (N) PTD STL TUBE COLUMN
- 06 WOOD, PLASTICS AND COMPOSITES**  
06.01 (N) CUSTOM WD CASEWORK  
06.02 (N) ADJ PTD WOOD SHELVING  
06.03 (N) WD FLOORING  
06.04 (N) 42" TALL WD GUARDRAIL, SSD FOR CONNECTION DETAIL  
06.05 (N) IPE WD DECKING O/ SLEEPERS O/ WPF MEMBRANE SLOPED 1/4" PER FT MIN  
06.06 (N) IPE WD FACIA  
06.07 (N) 1X IPE WD SCREEN O/ DECK SUPPORTS  
06.08 (N) IPE WD DECKING AND/OR STAIRS O/ P.T. WD STRUCTURE  
06.09 (N) WD FENCE  
06.10 (N) T&G WD SIDING  
06.11 (N) IPE WD DECKING O/ P.T. WD FRAMING, PERMEABLE
- 07 THERMAL AND MOISTURE PROTECTION**  
07.01 (N) STUCCO FINISH, 3 COAT APPLICATION O/ MTL LATH PER CRC R703.6.2 O/ 2 LAYERS OF GRADE "D" PAPER PER CRC R703.6.3 W/ WEEP SCREED AT B.O. STUCCO WALLS LOCATED MIN 4" ABV EARTH OR 2" ABV PAVED AREAS PER CRC R703.6.2.1  
07.02 (N) T&G WD SIDING  
07.03 BATT INSULATION, R21  
07.04 CLOSED CELL SPRAY FOAM INSULATION, MIN R38, JM CORBOND III OR EQ., FILL ENTIRE CAVITY IN COMPLIANCE W/ CRC 806.5  
07.05 (N) STONE TILE  
07.06 COOL ROOFING MEMBRANE: SARNAFIL G410 ENERGY SMART WHITE SELF ADHERED MEMBRANE, UL, FM, NSF/ANSI 347, OR EQ.  
07.07 DYNAGRIP BASE SA SELF-ADHERED ROOFING MEMBRANE BY JOHNS MANVILLE, UL/FM/ASTM D 5147, OR APPROVED EQ.  
07.08 DYNAGRIP CAP SA SELF-ADHERED ROOFING MEMBRANE BY JOHNS MANVILLE, UL/ASTM D 5147, OR APPROVED EQ.  
07.09 GRACE BITUTHENE LIQUID WPF MEMBRANE, ASTM  
07.10 GRACE PREPRUF 300R PLUS & 160R PLUS WPF MEMBRANE, ASTM  
07.11 GRACE HYDRODUCT 220 PREFABRICATED DRAIN, ASTM  
07.12 GRACE HYDRODUCT COIL 600 PERIMETER DRAIN, ASTM
- 08 OPENINGS**  
08.01 (N) CLEARSTORY WINDOW ABOVE  
08.02 (N) ALUM WINDOWS
- 09 FINISHES**  
09.01 PTD GYP BD  
09.02 BATHTUB & SHOWER SURROUNDS TO BE PORCELAIN TILE O/ THINSET MORTAR BED O/ CEMENTITIOUS BOARD TO A HEIGHT OF NOT LESS THAN 6" A.F.F. PER CRC R307.2  
09.03 (N) PORCELAIN TILE O/ THINSET MORTAR BED  
09.04 (N) STONE OR BRICK PAVERS O/ CONC SLAB  
09.05 (N) STONE COUNTERTOP  
09.06 ENCLOSED SPACE UNDER INTERIOR STAIR TO HAVE WALLS, UNDER-STAIR SURFACE AND SOFFITS PROTECTED WITH MIN 1 LAYER 1/2" GWB
- 10 SPECIALTIES**  
10.01 (N) TEMPERED GLASS SHOWER ENCLOSURE  
10.02 1/2" DIA CHROME HANGING ROD & PTD. WD SHELF ABOVE
- 11 EQUIPMENT**  
11.01 (N) WASHER AND DRYER SEE SHEET NOTE 23.01 FOR VENTING  
11.02 (N) STEAM OVEN  
11.03 (N) WARMING DRAWER  
11.04 (N) REFRIGERATOR  
11.05 (N) GAS RANGE  
11.06 (N) VENT HOOD ABOVE, MIN. 100 CFM FLOW RATE  
11.07 (N) DISHWASHER  
11.08 (N) WINE REFRIGERATOR
- 22 PLUMBING**  
22.01 (N) TOILET, SEE GEN NOTE 5/A001.  
22.02 (N) SINK & FAUCET, SEE GEN NOTE 5/A001  
22.03 (N) TUB & FIXTURES, SEE GEN NOTE 5/A001  
22.04 (N) SHOWER FIXTURES, SEE GEN NOTE 5/A001  
22.05 (N) AREA DRAIN  
22.06 (N) GALV PAN W/ DRAIN UNDER (N) WASHER & DRYER  
22.07 (N) WATER HEATER
- 23 HEATING, VENTILATING AND AIR CONDITIONING**  
23.01 DRYER VENT PATH & OUTLET, 4" MIN. DIA. DUCT, 14' MAX LENGTH INCLUDING 2 TURNS W/ SMOOTH INT SURFACE, TERMINATING AT EXT OF BLDG W/ BACK DRAFT DAMPER.  
23.02 CONTRACTOR TO PROVIDE ADEQUATE COMBUSTION AIR FOR FUEL BURNING APPLIANCES AND WATER HEATERS, UNLESS SPECIFIED AS DIRECT VENT TYPE, CMC CH. 7, CPC 509  
23.03 (N) DIRECT VENT GAS FIREPLACE, VENT TO ROOF.  
23.04 (N) A/C COMPRESSOR ANCHORED TO A MIN 3" THICK CONC PAD  
23.05 (N) AIR EXCHANGER VENTILATOR UNIT BY HVAC SUBCONTRACTOR
- 32 EXTERIOR IMPROVEMENTS**  
32.01 (N) 4" CONC CURB  
32.02 (N) GRASS GROUND COVER  
32.03 (N) PLANTING, SHRUBS  
32.04 (N) PLANTING, TREE  
32.05 (N) CURB CUT
- 33 UTILITIES**  
33.01 (N) ELECTRICAL METER - CONTRACTOR TO COORDINATE WITH PG&E FOR UPGRADE AS REQUIRED, 200 AMP MIN.  
33.02 (N) GAS METER  
33.03 (N) CABLE / TELECOM SERVICE

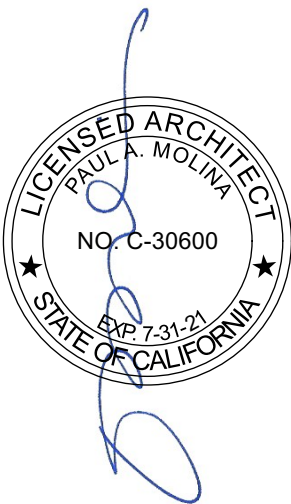


13 EXISTING SECOND PLAN WITH DEMOLITION

15 THIRD FLOOR PLAN

KEYNOTES





| DATE     | DESCRIPTION           |
|----------|-----------------------|
| 04.27.21 | Permit REV1           |
| 10.24.19 | Plan Check Response 2 |
| 09.10.19 | Plan Check Response   |
| 01.10.19 | Permit Set            |

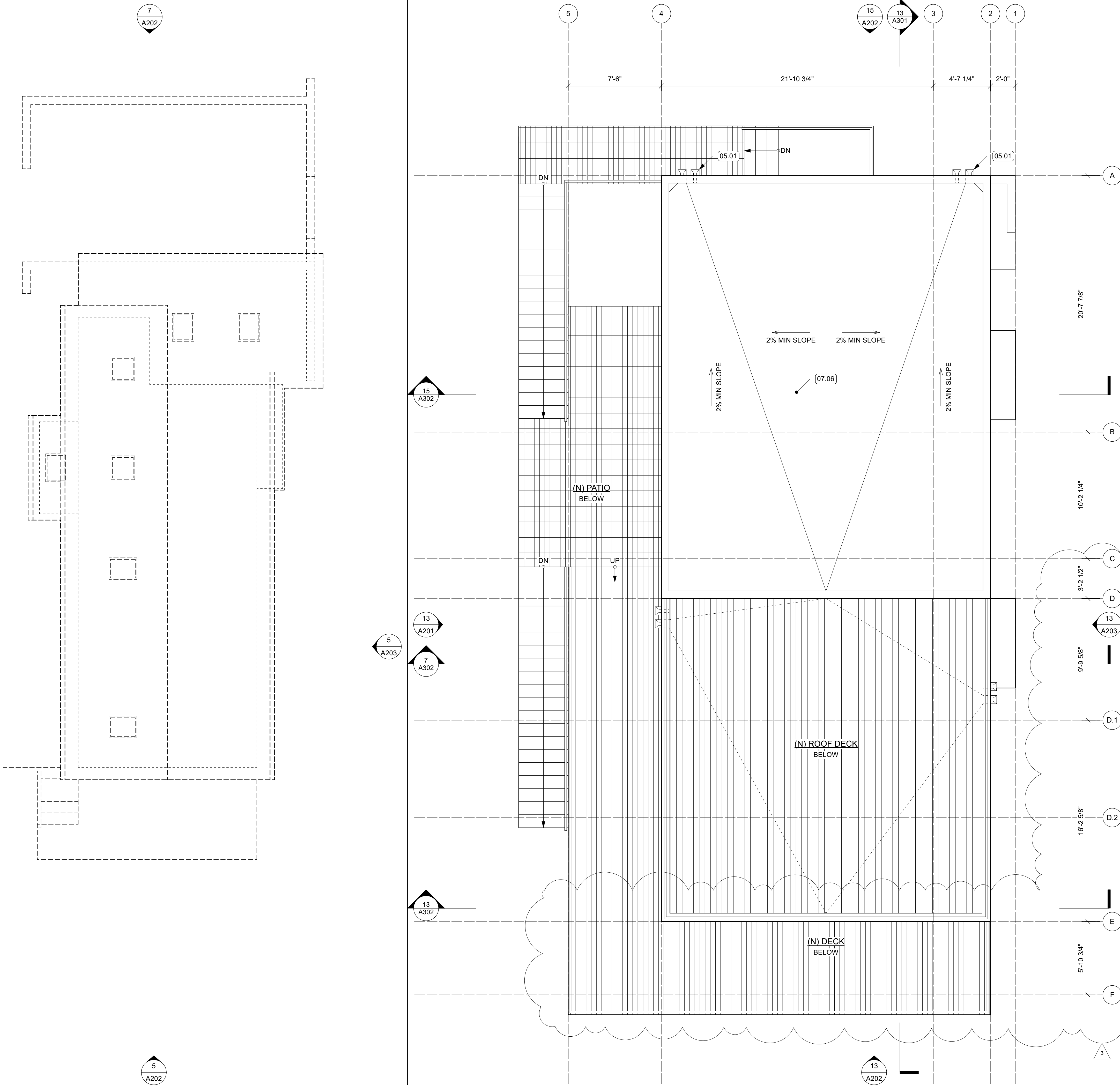
TITLE

FLOOR PLANS

SCALE 1/4"=1'-0"

DATE 04.27.21

A106

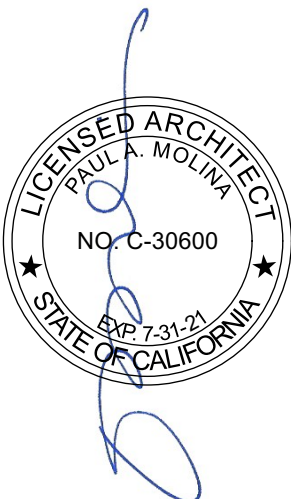


13 EXISTING ROOF PLAN WITH DEMOLITION

15 ROOF PLAN

KEYNOTES





| DATE     | MARK                  | DESCRIPTION |
|----------|-----------------------|-------------|
| 04.27.21 | Permit REV1           |             |
| 10.24.19 | Plan Check Response 2 |             |
| 09.10.19 | Plan Check Response   |             |
| 01.10.19 | Permit Set            |             |

TITLE  
EXTERIOR  
ELEVATIONS

SCALE  
1/4"=1'-0"

DATE  
04.27.21

A201

- 02 EXISTING CONDITIONS

02.01 (E) STEEP & SECURITY GATE TO BE REMOVED  
02.02 (E) DECK & STAIR TO BE REMOVED  
02.03 (E) FENCE TO BE REMOVED  
02.04 (E) PLANTER TO BE REMOVED  
02.05 (E) PLY T-11 SIDING  
02.06 (E) ASPHALT SHINGLE ROOF
- 03 CONCRETE

03.01 (N) CONC STAIRS ON GRADE  
03.02 (N) CONC SLAB ON GRADE  
03.03 (N) CONC SLAB UNDER (N) PAVERS  
03.04 (N) CONC RETAINING WALL W/ SMOOTH PLASTER & PAINT FINISH  
03.05 (N) CONC RETAINING WALL  
03.06 (N) CONC WALL PLANTER W/ SMOOTH PLASTER & PAINT FINISH
- 05 METALS

05.01 (N) PTD MTL SCUPPER & DOWNSPOUT W/ OVERFLOW SCUPPER MIN 2" ABOVE MAIN SCUPPER, PIPED SEPARATELY  
05.02 (N) 42" TALL GALV PTD MTL GUARDRAIL, INTERMEDIATE RAILS TO BE SUCH THAT A 4" DIA SPHERE CANNOT PASS THROUGH.  
05.03 (N) PTD MTL HANDRAIL  
05.04 (N) PTD STL TUBE COLUMN
- 06 WOOD, PLASTICS AND COMPOSITES

06.01 (N) CUSTOM WD CASEWORK  
06.02 (N) ADJ PTD WOOD SHELVING  
06.03 (N) WD FLOORING  
06.04 (N) 42" TALL WD GUARDRAIL, SSD FOR CONNECTION DETAIL  
06.05 (N) IPE WD DECKING O/ SLEEPERS O/ WPF MEMBRANE SLOPED 1/4" PER FT MIN  
06.06 (N) IPE WD FACIA  
06.07 (N) 1X IPE WD SCREEN O/ DECK SUPPORTS  
06.08 (N) IPE WD DECKING AND/OR STAIRS O/ P.T. WD STRUCTURE  
06.09 (N) WD FENCE  
06.10 (N) T&G WD SIDING  
06.11 (N) IPE WD DECKING O/ P.T. WD FRAMING, PERMEABLE
- 07 THERMAL AND MOISTURE PROTECTION

07.01 (N) STUCCO FINISH, 3 COAT APPLICATION O/ MTL LATH PER CRC R703.6.2 O/ 2 LAYERS OF GRADE "D" PAPER PER CRC R703.6.3 W/ WEEP SCREED AT B.O. STUCCO WALLS LOCATED MIN 4" ABV EARTH OR 2" ABV PAVED AREAS PER CRC R703.6.2.1  
07.02 (N) T&G WD SIDING  
07.03 BATT INSULATION, R21  
07.04 CLOSED CELL SPRAY FOAM INSULATION, MIN R38, JM CORBOND III OR EQ., FILL ENTIRE CAVITY IN COMPLIANCE W/ CRC 806.5  
07.05 (N) STONE TILE  
07.06 COOL ROOFING MEMBRANE: SARNAFIL G410 ENERGY SMART WHITE SELF ADHERED MEMBRANE, UL, FM, NSF/ANSI 347, OR EQ.  
07.07 DYNAGRIP BASE SA SELF-ADHERED ROOFING MEMBRANE BY JOHNS MANVILLE, UL/FMASTM D 5147, OR APPROVED EQ.  
07.08 DYNAGRIP CAP SA SELF-ADHERED ROOFING MEMBRANE BY JOHNS MANVILLE, UL/ASTM D 5147, OR APPROVED EQ.  
07.09 GRACE BITUTHENE LIQUID WPF MEMBRANE, ASTM  
07.10 GRACE PREPRUFE 300R PLUS & 160R PLUS WPF MEMBRANE, ASTM  
07.11 GRACE HYDRODUCT 220 PREFABRICATED DRAIN, ASTM  
07.12 GRACE HYDRODUCT COIL 600 PERIMETER DRAIN, ASTM
- 08 OPENINGS

08.01 (N) CLEARSTORY WINDOW ABOVE  
08.02 (N) ALUM WINDOWS
- 09 FINISHES

09.01 PTD GYP BD  
09.02 BATHTUB & SHOWER SURROUNDS TO BE PORCELAIN TILE O/ THINSET MORTAR BED O/ CEMENTITIOUS BOARD TO A HEIGHT OF NOT LESS THAN 6" A.F.F. PER CRC R307.2  
09.03 (N) PORCELAIN TILE O/ THINSET MORTAR BED  
09.04 (N) STONE OR BRICK PAVERS O/ CONC SLAB  
09.05 (N) STONE COUNTERTOP  
09.06 ENCLOSED SPACE UNDER INTERIOR STAIR TO HAVE WALLS, UNDER-STAIR SURFACE AND SOFFITS PROTECTED WITH MIN 1 LAYER 1/2" GWB
- 10 SPECIALTIES

10.01 (N) TEMPERED GLASS SHOWER ENCLOSURE  
10.02 1 1/2" DIA CHROME HANGING ROD & PTD. WD SHELF ABOVE
- 11 EQUIPMENT

11.01 (N) WASHER AND DRYER SEE SHEET NOTE 23.01 FOR VENTING  
11.02 (N) STEAM OVEN  
11.03 (N) WARMING DRAWER  
11.04 (N) REFRIGERATOR  
11.05 (N) GAS RANGE  
11.06 (N) VENT HOOD ABOVE, MIN. 100 CFM FLOW RATE  
11.07 (N) DISHWASHER  
11.08 (N) WINE REFRIGERATOR
- 22 PLUMBING

22.01 (N) TOILET, SEE GEN NOTE 5/A001.  
22.02 (N) SINK & FAUCET, SEE GEN NOTE 5/A001  
22.03 (N) TUB & FIXTURES, SEE GEN NOTE 5/A001  
22.04 (N) SHOWER FIXTURES, SEE GEN NOTE 5/A001  
22.05 (N) AREA DRAIN  
22.06 (N) GALV PAN W/ DRAIN UNDER (N) WASHER & DRYER  
22.07 (N) WATER HEATER
- 23 HEATING, VENTILATING AND AIR CONDITIONING

23.01 DRYER VENT PATH & OUTLET: 4" MIN. DIA. DUCT, 14' MAX LENGTH INCLUDING 2 TURNS W/ SMOOTH INT SURFACE, TERMINATING AT EXT OF BLDG W/ BACK DRAFT DAMPER.  
23.02 CONTRACTOR TO PROVIDE ADEQUATE COMBUSTION AIR FOR FUEL BURNING APPLIANCES AND WATER HEATERS, UNLESS SPECIFIED AS DIRECT VENT TYPE, CMC CH. 7, CPC 509  
23.03 (N) DIRECT VENT GAS FIREPLACE, VENT TO ROOF.  
23.04 (N) A/C COMPRESSOR ANCHORED TO A MIN 3" THICK CONC PAD  
23.05 (N) AIR EXCHANGER VENTILATOR UNIT BY HVAC SUBCONTRACTOR
- 32 EXTERIOR IMPROVEMENTS

32.01 (N) 4" CONC CURB  
32.02 (N) GRASS GROUND COVER  
32.03 (N) PLANTING, SHRUBS  
32.04 (N) PLANTING, TREE  
32.05 (N) CURB CUT
- 33 UTILITIES

33.01 (N) ELECTRICAL METER - CONTRACTOR TO COORDINATE WITH PG&E FOR UPGRADE AS REQUIRED, 200 AMP MIN.  
33.02 (N) GAS METER  
33.03 (N) CABLE / TELECOM SERVICE

KEYNOTES

T.O. (E) ROOF  
+194'

T.O. 1ST FLOOR  
+183.2'

T.O. BSMT FLOOR  
+175.2'

0 2' 4' 8'  
SCALE: 1/4"=1'-0"

T.O. PARAPET  
+207.511'

T.O. 3RD FLOOR  
+196.24'

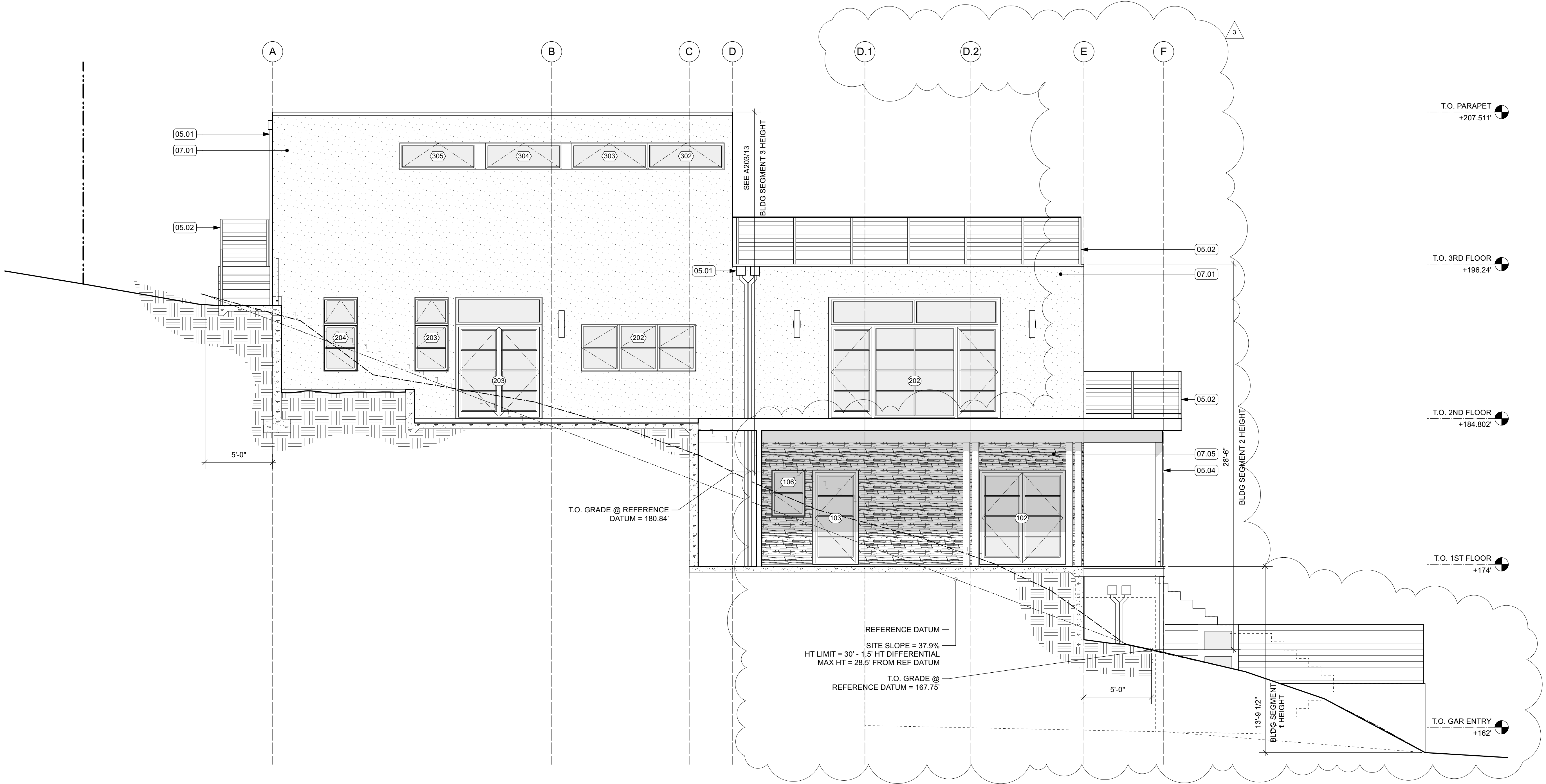
T.O. 2ND FLOOR  
+184.802'

T.O. 1ST FLOOR  
+174'

T.O. GAR ENTRY  
+162'

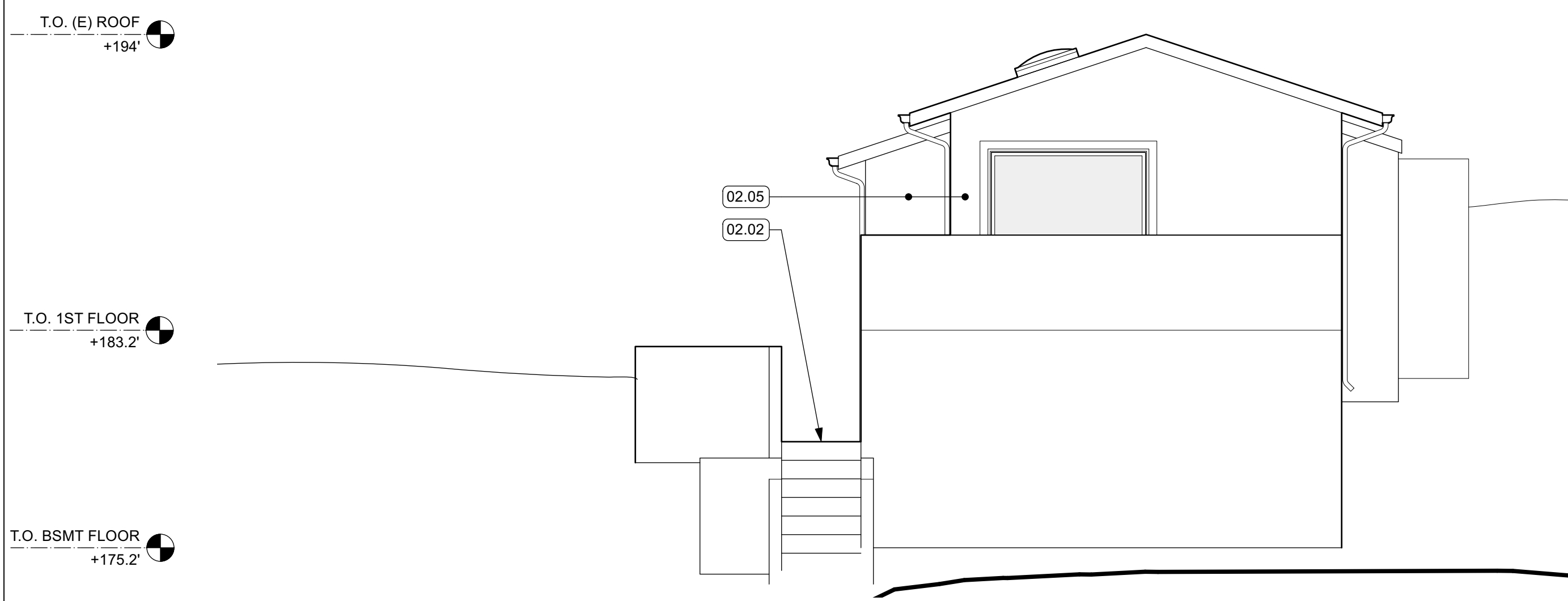
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5 EXISTING EXTERIOR ELEVATION - SOUTH

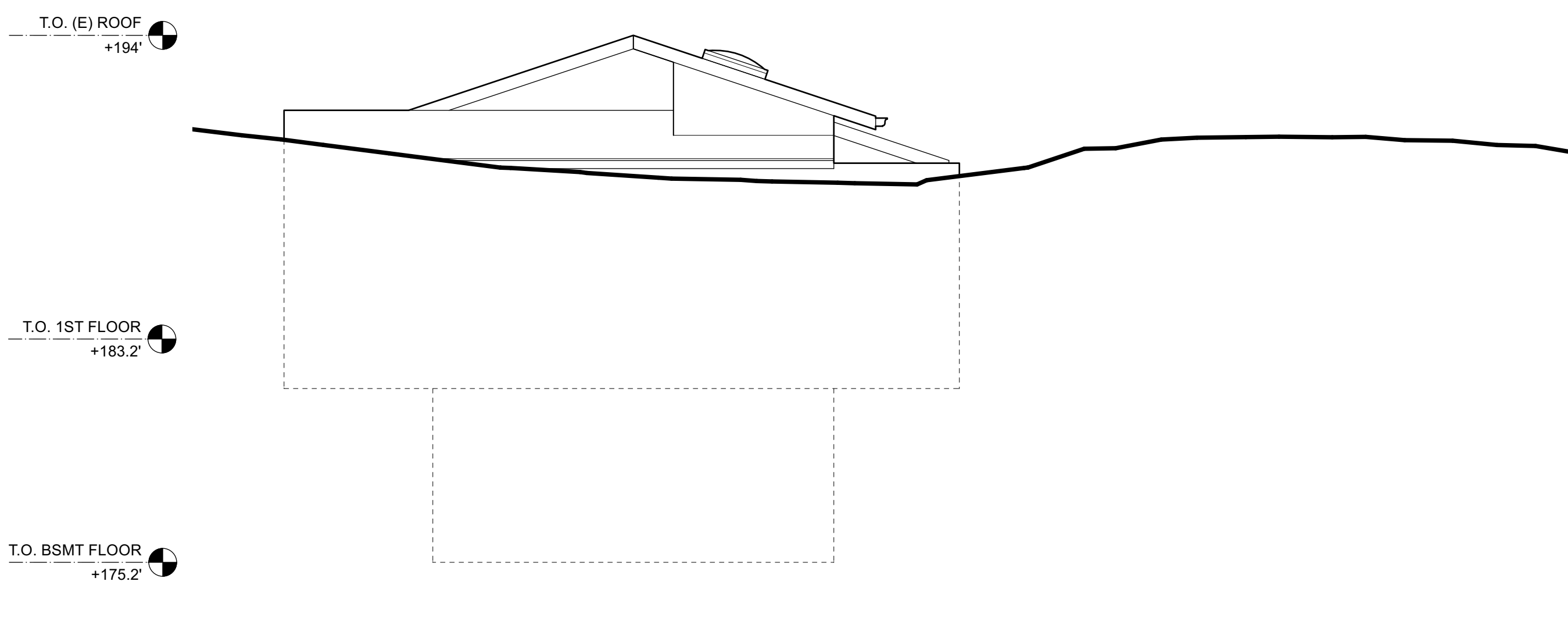


13 EXTERIOR ELEVATION - SOUTH

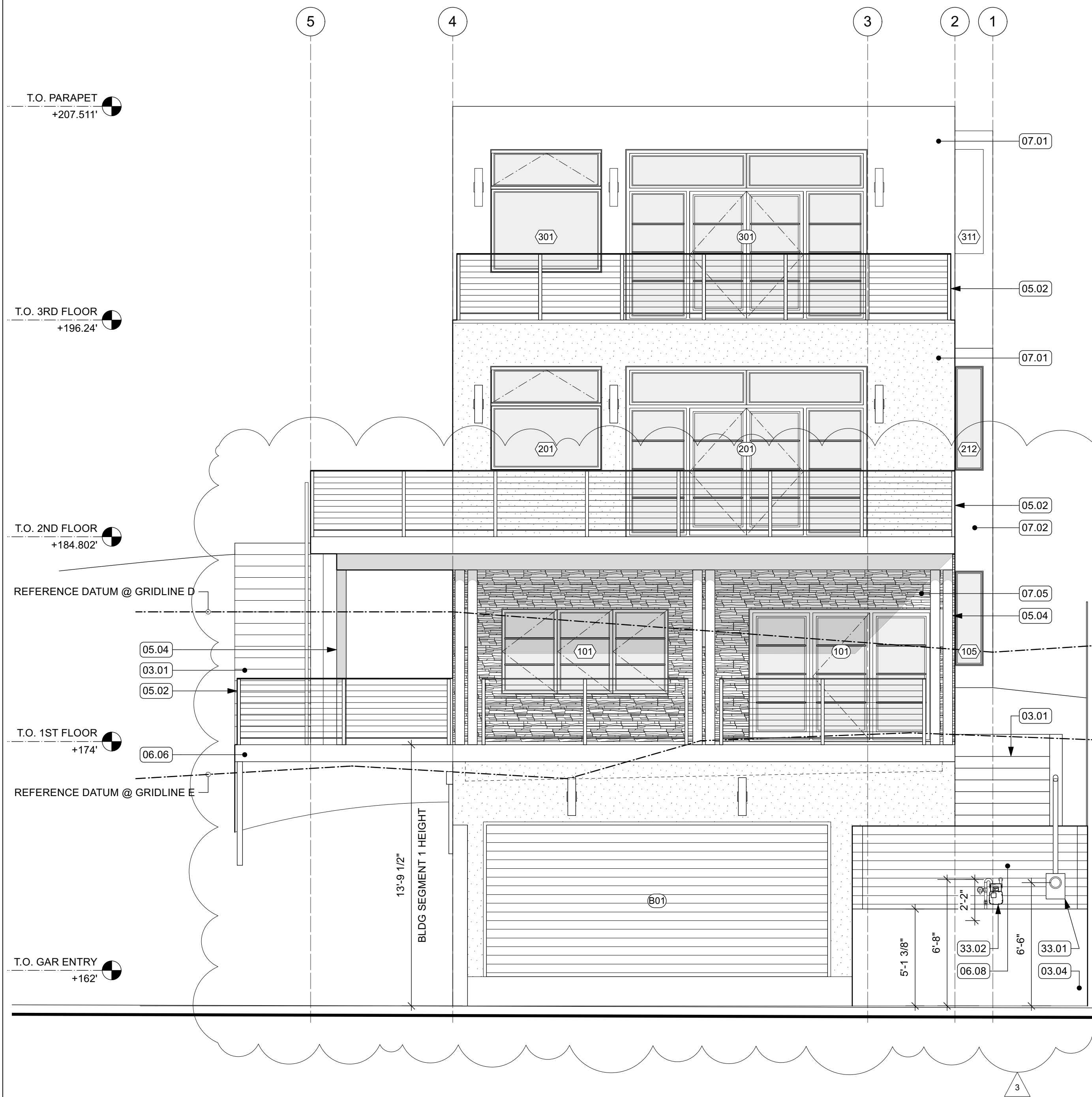




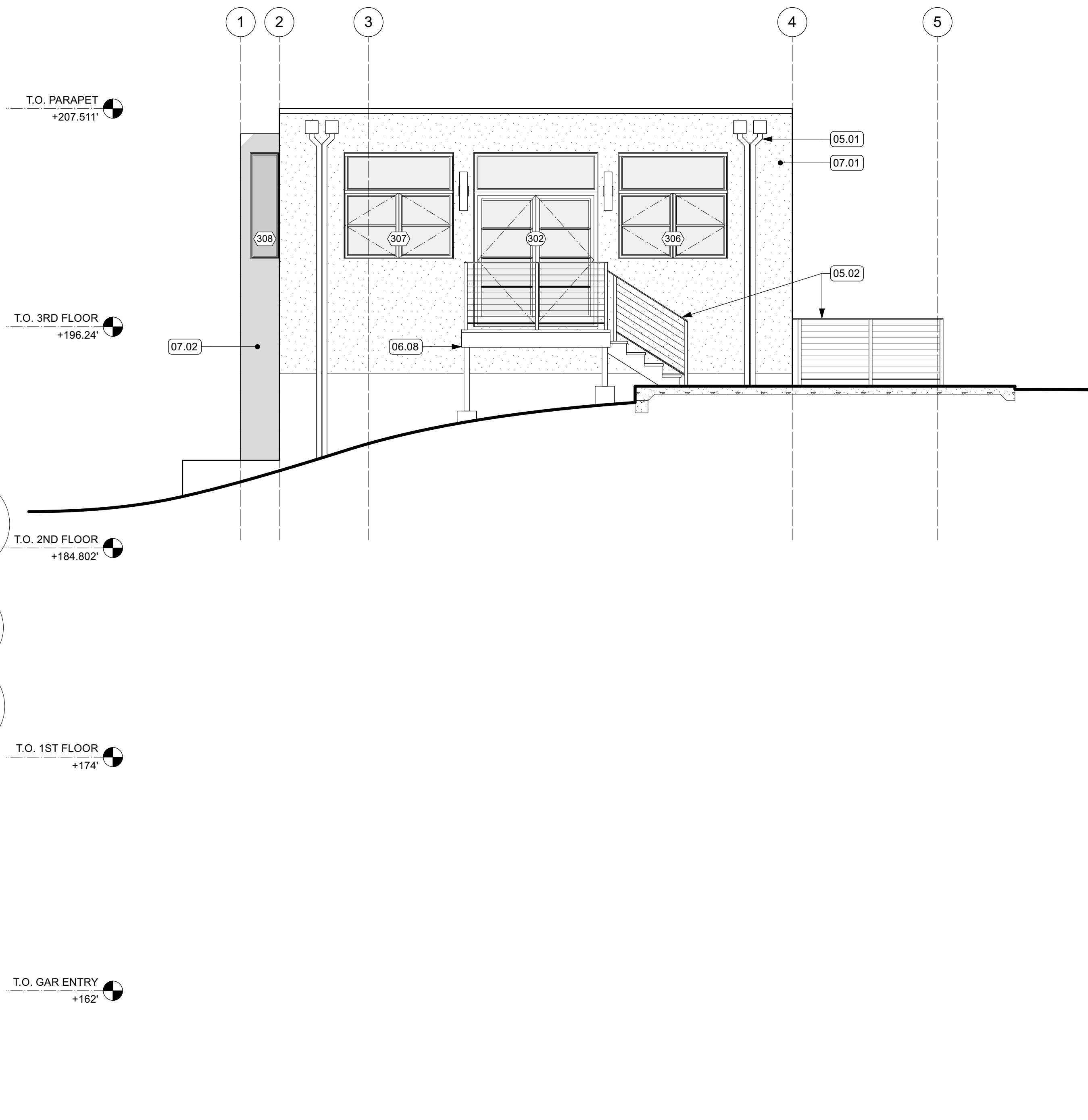
5 EXISTING EXTERIOR ELEVATION - EAST



7 EXISTING EXTERIOR ELEVATION - WEST



13 EXTERIOR ELEVATION - EAST



15 EXTERIOR ELEVATION - WEST

- 02 EXISTING CONDITIONS**
- 02.01 (E) STEEP & SECURITY GATE TO BE REMOVED
  - 02.02 (E) DECK & STAIR TO BE REMOVED
  - 02.03 (E) FENCE TO BE REMOVED
  - 02.04 (E) PLANTER TO BE REMOVED
  - 02.05 (E) PLY T-11 SIDING
  - 02.06 (E) ASPHALT SHINGLE ROOF
- 03 CONCRETE**
- 03.01 (N) CONC STAIRS ON GRADE
  - 03.02 (N) CONC SLAB ON GRADE
  - 03.03 (N) CONC SLAB UNDER (N) PAVERS
  - 03.04 (N) CONC RETAINING WALL W/ SMOOTH PLASTER & PAINT FINISH
  - 03.05 (N) CONC RETAINING WALL
  - 03.06 (N) CONC WALL PLANTER W/ SMOOTH PLASTER & PAINT FINISH
- 05 METALS**
- 05.01 (N) PTD MTL SCUPPER & DOWNSPOUT W/ OVERFLOW SCUPPER MIN 2" ABOVE MAIN SCUPPER, PIPED SEPARATELY
  - 05.02 (N) 42" TALL GALV PTD MTL GUARDRAIL, INTERMEDIATE RAILS TO BE SUCH THAT A 4" DIA SPHERE CANNOT PASS THROUGH.
  - 05.03 (N) PTD MTL HANDRAIL
  - 05.04 (N) PTD STL TUBE COLUMN
- 06 WOOD, PLASTICS AND COMPOSITES**
- 06.01 (N) CUSTOM WD CASEWORK
  - 06.02 (N) ADJ PTD WOOD SHELVING
  - 06.03 (N) WD FLOORING
  - 06.04 (N) 42" TALL WD GUARDRAIL, SSD FOR CONNECTION DETAIL
  - 06.05 (N) IPE WD DECKING O/ SLEEPERS O/ WPF MEMBRANE SLOPED 1/4" PER FT MIN
  - 06.06 (N) IPE WD FACIA
  - 06.07 (N) 1X IPE WD SCREEN O/ DECK SUPPORTS
  - 06.08 (N) IPE WD DECKING AND/OR STAIRS O/ P.T. WD STRUCTURE
  - 06.09 (N) WD FENCE
  - 06.10 (N) T&G WD SIDING
  - 06.11 (N) IPE WD DECKING O/ P.T. WD FRAMING, PERMEABLE
- 07 THERMAL AND MOISTURE PROTECTION**
- 07.01 (N) STUCCO FINISH, 3 COAT APPLICATION O/ MTL LATH PER CRC R703.6.2 O/ 2 LAYERS OF GRADE "D" PAPER PER CRC R703.6.3 W/ WEEP SCREED AT B.O. STUCCO WALLS LOCATED MIN 4" ABV EARTH OR 2" ABV PAVED AREAS PER CRC R703.6.2.1
  - 07.02 (N) T&G WD SIDING
  - 07.03 BATT INSULATION, R21
  - 07.04 CLOSED CELL SPRAY FOAM INSULATION, MIN R38, JM CORBOND III OR EQ., FILL ENTIRE CAVITY IN COMPLIANCE W/ CRC 806.5
  - 07.05 (N) STONE TILE
  - 07.06 COOL ROOFING MEMBRANE: SARNAFIL G410 ENERGY SMART WHITE SELF ADHERED MEMBRANE, UL, FM, NSF/ANSI 347, OR EQ.
  - 07.07 DYNAGRIP BASE SA SELF-ADHERED ROOFING MEMBRANE BY JOHNS MANVILLE, UL/FM/ASTM D 5147, OR APPROVED EQ.
  - 07.08 DYNAGRIP CAP SA SELF-ADHERED ROOFING MEMBRANE BY JOHNS MANVILLE, UL/ASTM D 5147, OR APPROVED EQ.
  - 07.09 GRACE BITUTHENE LIQUID WPF MEMBRANE, ASTM
  - 07.10 GRACE PREPRUFE 300R PLUS & 160R PLUS WPF MEMBRANE, ASTM
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  - 07.12 GRACE HYDRODUCT COIL 600 PERIMETER DRAIN, ASTM
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  - 09.03 (N) PORCELAIN TILE O/ THINSET MORTAR BED
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- 10 SPECIALTIES**
- 10.01 (N) TEMPERED GLASS SHOWER ENCLOSURE
  - 10.02 1 1/2" DIA CHROME HANGING ROD & PTD. WD SHELF ABOVE
- 11 EQUIPMENT**
- 11.01 (N) WASHER AND DRYER SEE SHEET NOTE 23.01 FOR VENTING
  - 11.02 (N) STEAM OVEN
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  - 11.04 (N) REFRIGERATOR
  - 11.05 (N) GAS RANGE
  - 11.06 (N) VENT HOOD ABOVE, MIN. 100 CFM FLOW RATE
  - 11.07 (N) DISHWASHER
  - 11.08 (N) WINE REFRIGERATOR
- 22 PLUMBING**
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  - 22.03 (N) TUB & FIXTURES, SEE GEN NOTE 5/A001
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  - 22.05 (N) AREA DRAIN
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- 23 HEATING, VENTILATING AND AIR CONDITIONING**
- 23.01 DRYER VENT PATH & OUTLET: 4" MIN. DIA. DUCT, 14' MAX LENGTH INCLUDING 2 TURNS W/ SMOOTH INT SURFACE, TERMINATING AT EXT OF BLDG W/ BACK DRAFT DAMPER.
  - 23.02 CONTRACTOR TO PROVIDE ADEQUATE COMBUSTION AIR FOR FUEL BURNING APPLIANCES AND WATER HEATERS, UNLESS SPECIFIED AS DIRECT VENT TYPE, CMC CH. 7, CPC 508
  - 23.03 (N) DIRECT VENT GAS FIREPLACE, VENT TO ROOF.
  - 23.04 (N) A/C COMPRESSOR ANCHORED TO A MIN 3" THICK CONC PAD
  - 23.05 (N) AIR EXCHANGER VENTILATOR UNIT BY HVAC SUBCONTRACTOR
- 32 EXTERIOR IMPROVEMENTS**
- 32.01 (N) 4" CONC CURB
  - 32.02 (N) GRASS GROUND COVER
  - 32.03 (N) PLANTING, SHRUBS
  - 32.04 (N) PLANTING, TREE
  - 32.05 (N) CURB CUT
- 33 UTILITIES**
- 33.01 (N) ELECTRICAL METER - CONTRACTOR TO COORDINATE WITH PG&E FOR UPGRADE AS REQUIRED, 200 AMP MIN.
  - 33.02 (N) GAS METER
  - 33.03 (N) CABLE / TELECOM SERVICE

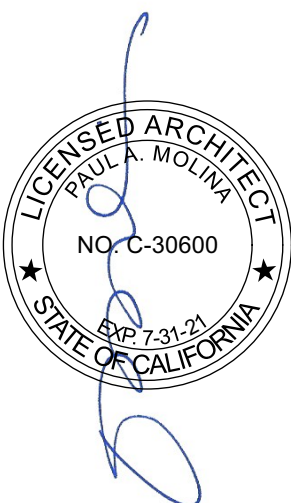
KEYNOTES

ADAMSON MOLINA DESIGN ASSOCIATES, INC.

YU RESIDENCE

130 SIERRA POINT ROAD, BRISBANE, CA 94005  
APN# 007-193-050

1 FERN ROAD  
KENTFIELD, CA 94904  
P 415.576.1010  
AMY@ADAMSON@ICLOUD.COM



| DATE     | MARK                  | DESCRIPTION |
|----------|-----------------------|-------------|
| 04.27.21 | Permit REV1           |             |
| 10.24.19 | Plan Check Response 2 |             |
| 09.10.19 | Plan Check Response   |             |
| 01.10.19 | Permit Set            |             |

TITLE

EXTERIOR  
ELEVATIONS

SCALE

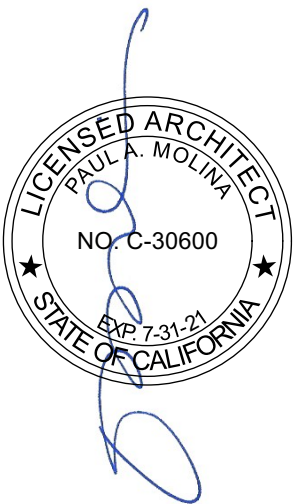
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DATE

04.27.21

A202





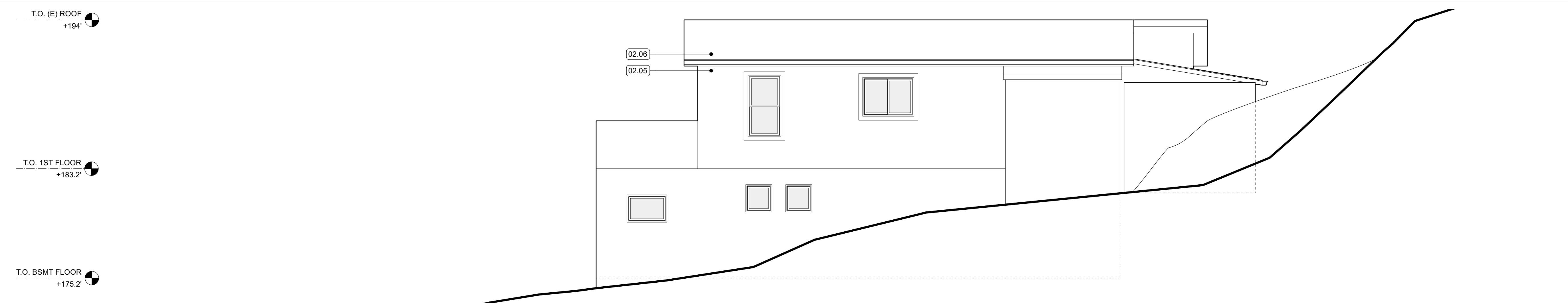
| DATE     | MARK                  | DESCRIPTION |
|----------|-----------------------|-------------|
| 04.27.21 | Permit REV1           |             |
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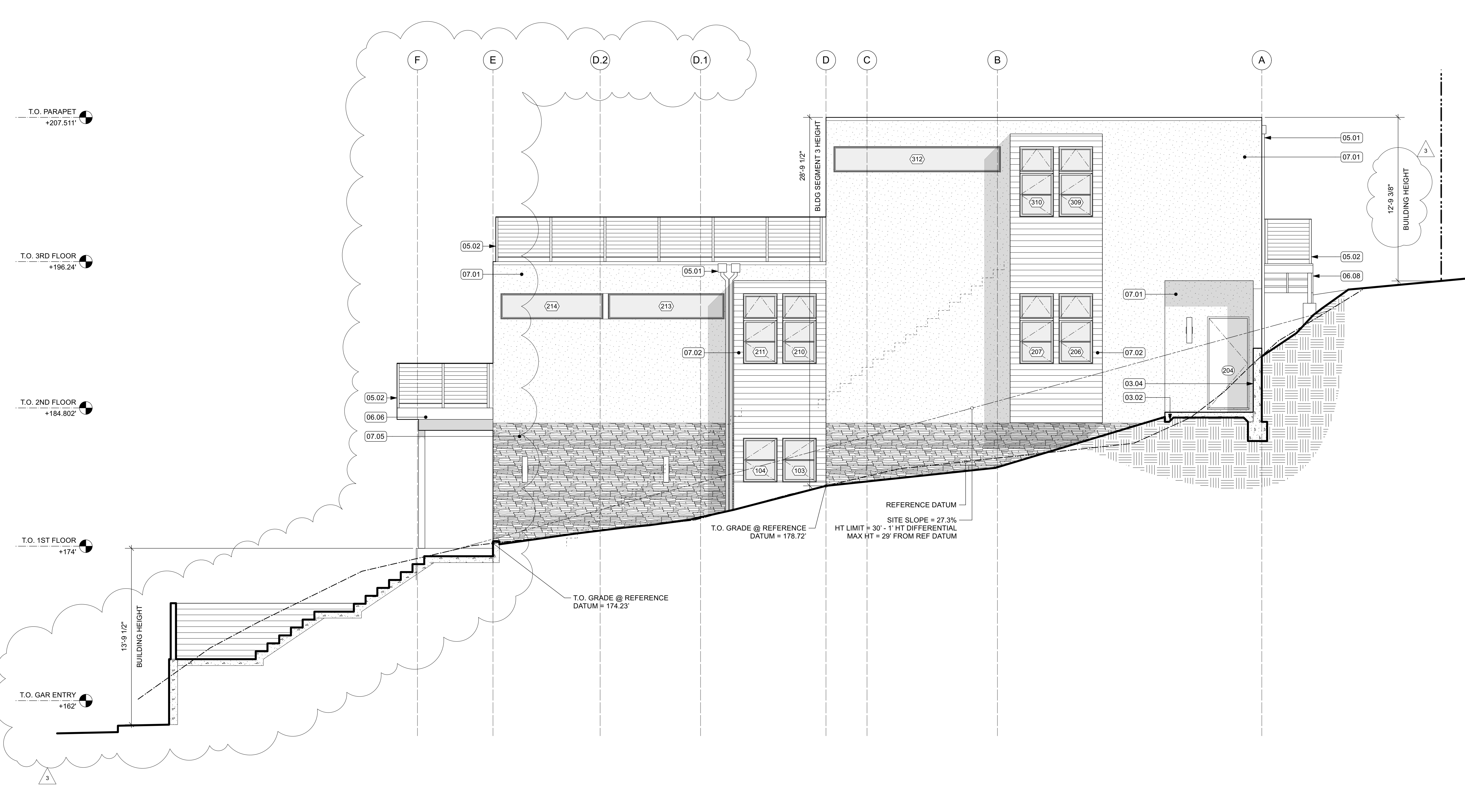
SCALE  
1/4"=1'-0"

DATE  
04.27.21

A203



5 EXISTING EXTERIOR ELEVATION - NORTH



13 EXTERIOR ELEVATION - NORTH

- 02 EXISTING CONDITIONS**  
02.01 (E) STEEP & SECURITY GATE TO BE REMOVED  
02.02 (E) DECK & STAIR TO BE REMOVED  
02.03 (E) FENCE TO BE REMOVED  
02.04 (E) PLANTER TO BE REMOVED  
02.05 (E) PLY T-11 SIDING  
02.06 (E) ASPHALT SHINGLE ROOF
- 03 CONCRETE**  
03.01 (N) CONC STAIRS ON GRADE  
03.02 (N) CONC SLAB ON GRADE  
03.03 (N) CONC SLAB UNDER (N) PAVERS  
03.04 (N) CONC RETAINING WALL W/ SMOOTH PLASTER & PAINT FINISH  
03.05 (N) CONC RETAINING WALL  
03.06 (N) CONC WALL PLANTER W/ SMOOTH PLASTER & PAINT FINISH
- 05 METALS**  
05.01 (N) PTD MTL SCUPPER & DOWNSPOUT W/ OVERFLOW SCUPPER MIN 2" ABOVE MAIN SCUPPER, PIPED SEPARATELY  
05.02 (N) 42" TALL GALV PTD MTL GUARDRAIL, INTERMEDIATE RAILS TO BE SUCH THAT A 4" DIA SPHERE CANNOT PASS THROUGH.  
05.03 (N) PTD MTL HANDRAIL  
05.04 (N) PTD STL TUBE COLUMN
- 06 WOOD, PLASTICS AND COMPOSITES**  
06.01 (N) CUSTOM WD CASEWORK  
06.02 (N) ADJ PTD WOOD SHELIVING  
06.03 (N) WD FLOORING  
06.04 (N) 42" TALL WD GUARDRAIL, SSD FOR CONNECTION DETAIL  
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KEYNOTES



**YU RESIDENCE**  
**130 SIERRA POINT RD**  
**BRISBANE, CALIFORNIA**

### LEGEND

| EXISTING | PROPOSED | DESCRIPTION              |
|----------|----------|--------------------------|
|          |          | BOUNDARY                 |
|          |          | PROPERTY LINE            |
|          |          | RETAINING WALL           |
|          |          | LANDSCAPE RETAINING WALL |
|          |          | RAINWATER TIGHTLINE      |
|          |          | SUBDRAIN LINE            |
|          |          | TIGHTLINE                |
|          |          | STORM DRAIN LINE         |
|          |          | SANITARY SEWER LINE      |
|          |          | WATER LINE               |
|          |          | GAS LINE                 |
|          |          | PRESSURE LINE            |
|          |          | JOINT TRENCH             |
|          |          | SET BACK LINE            |
|          |          | CONCRETE VALLEY GUTTER   |
|          |          | EARTHEN SWALE            |
|          |          | CATCH BASIN              |
|          |          | JUNCTION BOX             |
|          |          | AREA DRAIN               |
|          |          | CURB INLET               |
|          |          | STORM DRAIN MANHOLE      |
|          |          | FIRE HYDRANT             |
|          |          | SANITARY SEWER MANHOLE   |
|          |          | STREET SIGN              |
|          |          | SPOT ELEVATION           |
|          |          | FLOW DIRECTION           |
|          |          | DEMOLISH/REMOVE          |
|          |          | BENCHMARK                |
|          |          | CONTOURS                 |
|          |          | TREE TO BE REMOVED       |

## ABBREVIATIONS

|          |   |        |                            |
|----------|---|--------|----------------------------|
| AB       | AGGREGATE BASE                            | LF     | LINEAR FEET                |
| AC       | ASPHALT CONCRETE                          | MAX    | MAXIMUM                    |
| ACC      | ACCESSIBLE                                | MH     | MANHOLE                    |
| AD       | AREA DRAIN                                | MIN    | MINIMUM                    |
| BC       | BEGINNING OF CURVE                        | MON.   | MONUMENT                   |
| B & D    | BEARING & DISTANCE                        | MRO    | METERED RELEASE OUTLET     |
| BM       | BENCHMARK                                 | (N)    | NEW                        |
| BUB      | BUBBLER BOX                               | NO.    | NUMBER                     |
| BW/FG    | BOTTOM OF WALL/FINISH GRADE               | NTS    | NOT TO SCALE               |
|          |   | O.C.   | ON CENTER                  |
| CB       | CATCH BASIN                               | O/     | OVER                       |
| C & G    | CURB AND GUTTER                           | (PA)   | PLANTING AREA              |
| C        | CENTER LINE                               | PED    | PEDESTRIAN                 |
| CPP      | CORRUGATED PLASTIC PIPE                   | PIV    | POST INDICATOR VALVE       |
|          | (SMOOTH INTERIOR)                         | PSS    | PUBLIC SERVICES EASEMENT   |
| CO       | CLEANOUT                                  | PL     | PROPERTY LINE              |
| COTG     | CLEANOUT TO GRADE                         | PP     | POWER POLE                 |
| CONC     | CONCRETE                                  | PUE    | PUBLIC UTILITY EASEMENT    |
| CONST    | CONSTRUCT or -TION                        | PVC    | POLYVINYL CHLORIDE         |
| CONC COR | CONCRETE CORNER                           | R      | RADIUS                     |
| CY       | CUBIC YARD                                | RCP    | REINFORCED CONCRETE PIPE   |
| D        | DIAMETER                                  | RIM    | RIM ELEVATION              |
| DI       | DROP INLET                                | RW     | RAINWATER                  |
| DIP      | DUCTILE IRON PIPE                         | R/W    | RIGHT OF WAY               |
| EA       | EACH                                      | S      | SLOPE                      |
| EC       | END OF CURVE                              | S.A.D. | SEE ARCHITECTURAL DRAWINGS |
| EG       | EXISTING GRADE                            | SAN    | SANITARY                   |
| EL       | ELEVATIONS                                | SD     | STORM DRAIN                |
| EL       | EDGE OF PAVEMENT                          | SDMH   | STORM DRAIN MANHOLE        |
| EQ       | EQUIPMENT                                 | SHT    | SHEET                      |
| EW       | EACH WAY                                  | S.L.D. | SEE LANDSCAPE DRAWINGS     |
| (E)      | EXISTING                                  | SPEC   | SPECIFICATION              |
| FC       | FACE OF CURB                              | SS     | SANITARY SEWER             |
| FF       | FINISHED FLOOR                            | SSCO   | SANITARY SEWER CLEANOUT    |
| FG       | FINISHED GRADE                            | SSMH   | SANITARY SEWER MANHOLE     |
| FH       | FIRE HYDRANT                              | ST.    | STREET                     |
| FL       | FLOW LINE                                 | STA    | STATION                    |
| FS       | FINISHED SURFACE                          | STD    | STANDARD                   |
| G        | GAS                                       | STRUT  | STRUCTURAL                 |
| GA       | GAGE OR GAUGE                             | T      | TELEPHONE                  |
| GB       | GRADE BREAK                               | TC     | TOP OF CURB                |
| HDPE     | HIGH DENSITY CORRUGATED POLYETHYLENE PIPE | TOW    | TOP OF WALL                |
|          |   | TEMP   | TEMPORARY                  |
| HORIZ    | HORIZONTAL                                | TP     | TOP OF PAVEMENT            |
| H PT     | HIGH POINT                                | TW/FG  | TOP OF WALL/FINISH GRADE   |
| H&T      | HUB & TACK                                | TY     | TYPICAL                    |
| ID       | INSIDE DIAMETER                           | VC     | VERTICAL CURVE             |
| INV      | INVERT ELEVATION                          | VCP    | VERTIFIED CLAY PIPE        |
| JB       | JUNCTION BOX                              | VERT   | VERTICAL                   |
| JT       | JOINT TRENCH                              | W/     | WITH                       |
| JP       | JOINT UTILITY POLE                        | W, WL  | WATER LINE                 |
| L        | LENGTH                                    | WM     | WATER METER                |
| LN DG    | LANDING                                   | WWF    | WELDED WIRE FABRIC         |

## RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.

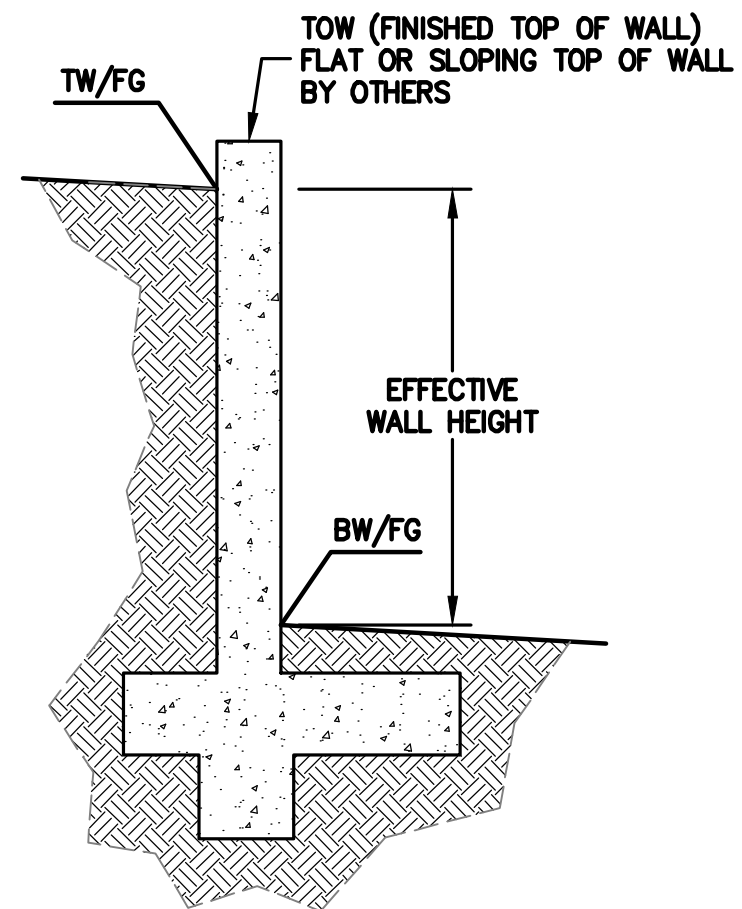
ESTIMATED EARTHWORK QUANTITIES

| CUBIC YARDS | WITHIN BUILDING<br>FOOTPRINT | OUTSIDE<br>BUILDING<br>FOOTPRINT | TOTAL CUBIC<br>YARDS |
|-------------|------------------------------|----------------------------------|----------------------|
| CUT         | 420                          | 175                              | 595                  |
| FILL        | 50                           | 70                               | 120                  |
| EXPORT      |                              |                                  | 475                  |

**NOTE:**

GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

## KEY MAP

$$\overline{1'' = 10'}$$


**\* BUILDING PAD NOTE:**  
ADJUST PAD LEVEL AS  
REQUIRED. REFER TO  
STRUCTURAL PLANS  
FOR SLAB SECTION OR  
CRAWL SPACE DEPTH  
TO ESTABLISH PAD  
LEVEL.

**NOTE:**  
**FOR CONSTRUCTION STAKING**  
**SCHEDULING OR QUOTATIONS**  
**PLEASE CONTACT ALEX ABAYA**  
**AT LEA & BRAZE ENGINEERING**  
**(510)887-4086 EXT 116.**  
**aabaya@leabraz.com**



## SHEET INDEX

|       |                          |
|-------|--------------------------|
| C-1.0 | TITLE SHEET              |
| C-2.0 | OVERALL SITE PLAN        |
| C-2.1 | GRADING & DRAINAGE PLAN  |
| C-3.0 | UTILITY PLAN             |
| C-4.0 | DETAILS                  |
| C-4.1 | DETAILS                  |
| C-5.0 | GRADING SPECIFICATIONS   |
| ER-1  | EROSION CONTROL          |
| ER-2  | EROSION CONTROL DETAILS  |
| BMP   | BEST MANAGEMENT PRACTICE |



**LEA & BRAZE ENGINEERING, INC.**



|  |  |
|--|--|
|  |  |
|--|--|

YU RESIDENCE  
130 SIERRA POINT RD  
BRISBANE, CALIFORNIA  
TEO COUNTY  
APN: 007-1

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TITLE SHEET

|           |                                 |
|-----------|---------------------------------|
| —         | —                               |
| —         | —                               |
| —         | —                               |
| <b>3</b>  | PERMIT REVISED<br>4-27-21<br>LH |
| <b>1</b>  | PLAN CHECK<br>8-05-20<br>MG     |
| REVISIONS |                                 |
|           | BY                              |

JOB NO: 2180451

DATE: 01-07-19

SCALE: AS NOTED

DESIGN BY: MG

DRAWN BY: MG

SHEET NO:

**C-1.0**

## References





**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS • LAND SURVEYORS  
SACRAMENTO REGION  
BAY AREA REGION  
HAYWARD, CALIFORNIA 94545  
(P) (510) 887-4086 (F) (510) 887-3019  
WWW.LEABRAZE.COM

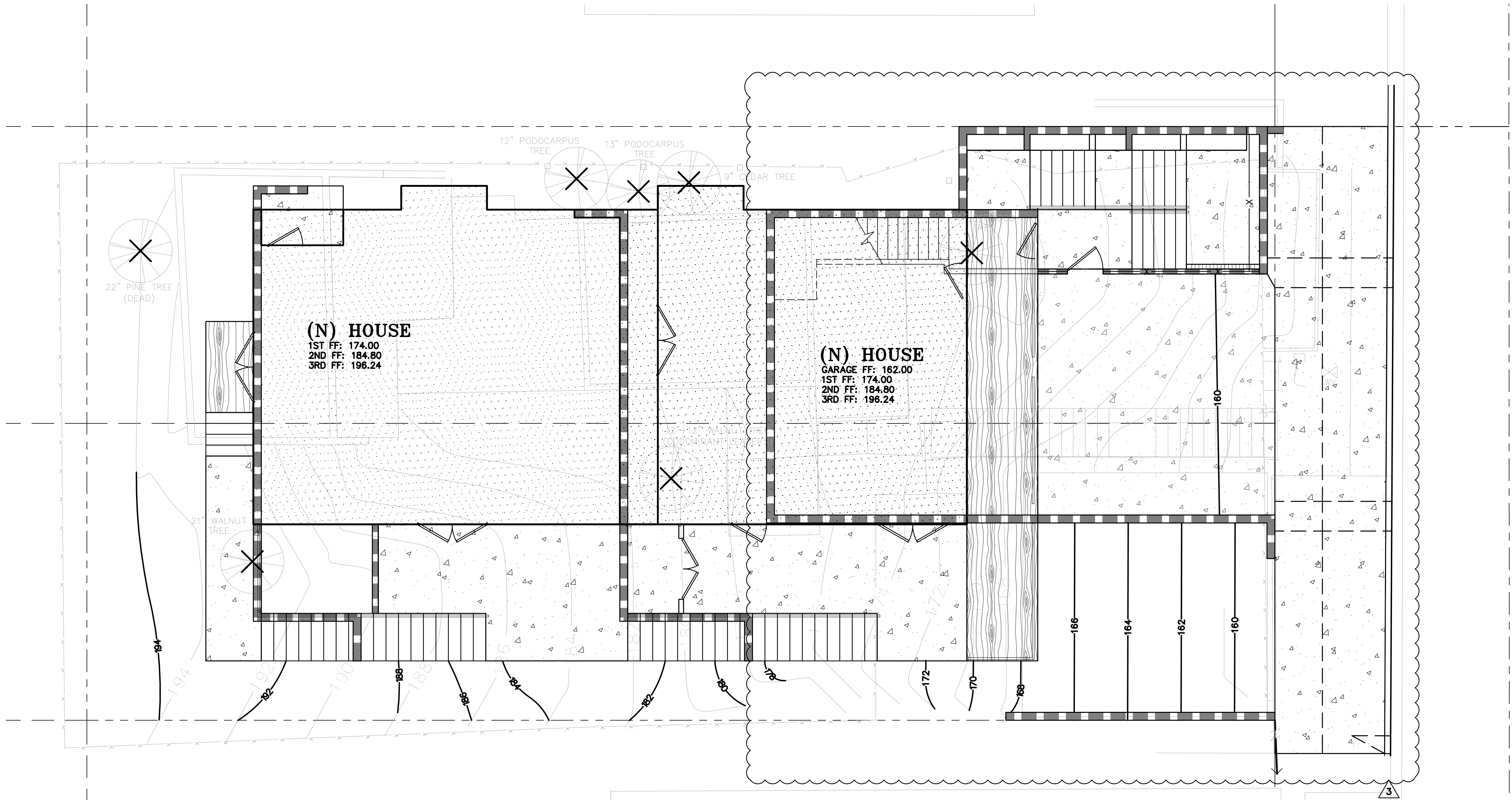
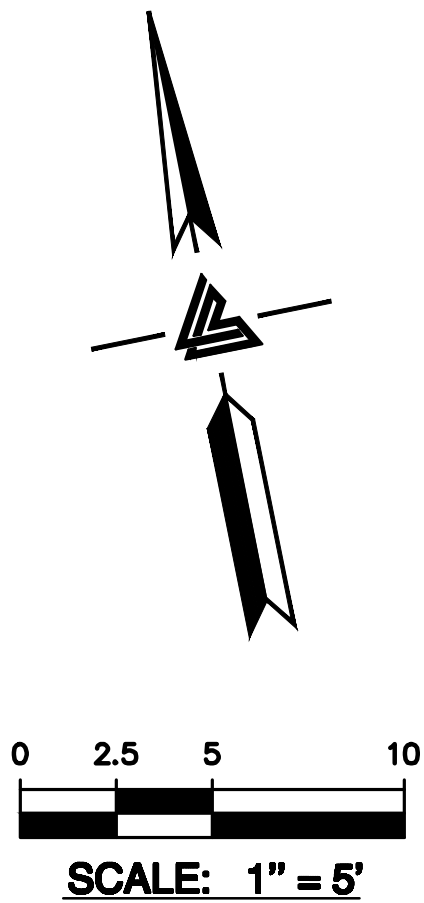
**YU RESIDENCE**  
**130 SIERRA POINT RD**  
**BRISBANE, CALIFORNIA**  
SAN MATEO COUNTY  
APN: 007-193-050

OVERALL SITE PLAN

|           |               |    |
|-----------|---------------|----|
| 3         | PERMIT REVIEW | LH |
| 1         | PLAN CHECK    | MG |
| REVISIONS |               | BY |

JOB NO: 2180451  
DATE: 01-07-19  
SCALE: AS NOTED  
DESIGN BY: MG  
DRAWN BY: MG  
SHEET NO:

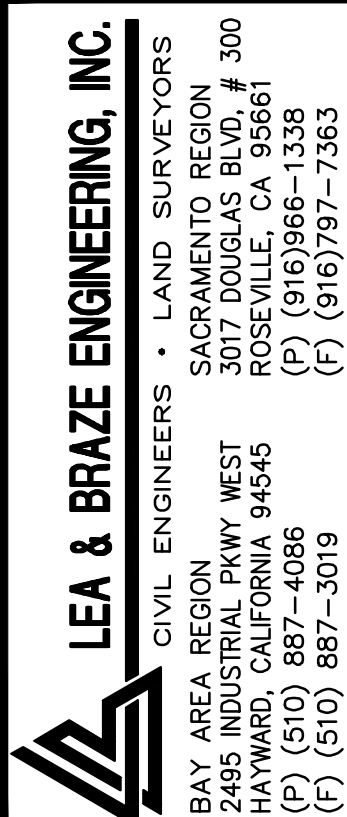
**C-2.0**



\* BUILDING PAD NOTE:  
ADJUST PAD LEVEL AS  
REQUIRED. REFER TO  
STRUCTURAL PLANS  
FOR SLAB SECTION OR  
CRAWL SPACE DEPTH  
TO ESTABLISH PAD  
LEVEL.

**NOTE:**  
**FOR CONSTRUCTION STAKING**  
**SCHEDULING OR QUOTATIONS**  
**PLEASE CONTACT ALEX ABAYA**  
**AT LEA & BRAZE ENGINEERING**  
**(510)887-4086 EXT 116.**  
**aabaya@leabraz.com**





YU RESIDENCE  
1130 SIERRA POINT RD  
BRISBANE, CALIFORNIA

007 103 050

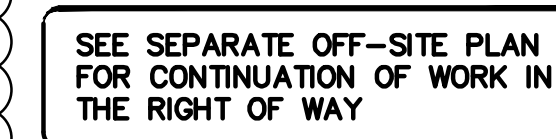
SAN MATEO COUNTY  
JUL 12 1992

## GRADING & DRAINAGE PLAN

|            |         |
|------------|---------|
| JOB NO:    | 2180451 |
| DATE:      | 01-07-1 |
| SCALE:     | AS NOTE |
| DESIGN BY: | MG      |
| DRAWN BY:  | MG      |
| SHEET NO:  |         |

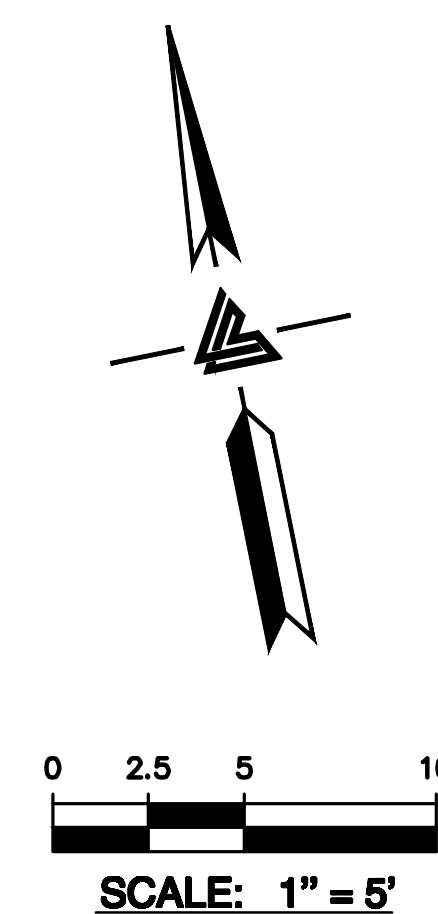
## C-2.1

3 OF 9 SHEETS



**\* BUILDING PAD NOTE:**  
ADJUST PAD LEVEL AS  
REQUIRED. REFER TO  
STRUCTURAL PLANS  
FOR SLAB SECTION OR  
CRAWL SPACE DEPTH  
TO ESTABLISH PAD  
LEVEL.

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aabaya@leabraz.com**





**PURPOSE:**

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

**EROSION CONTROL NOTES:**

- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT ADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THROUGH APRIL 15, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
- THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

**EROSION CONTROL NOTES CONTINUED:**

- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

**EROSION CONTROL MEASURES:**

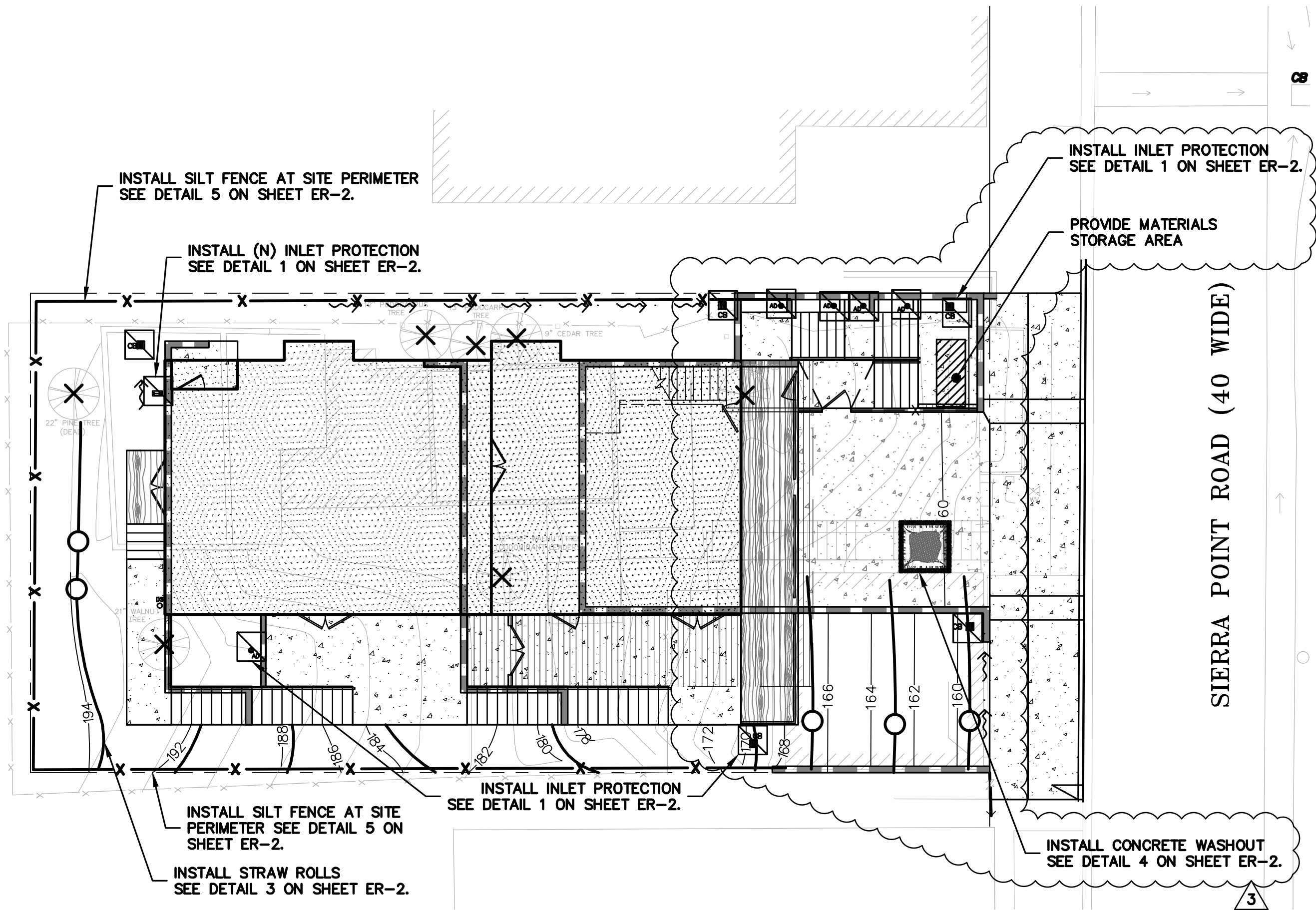
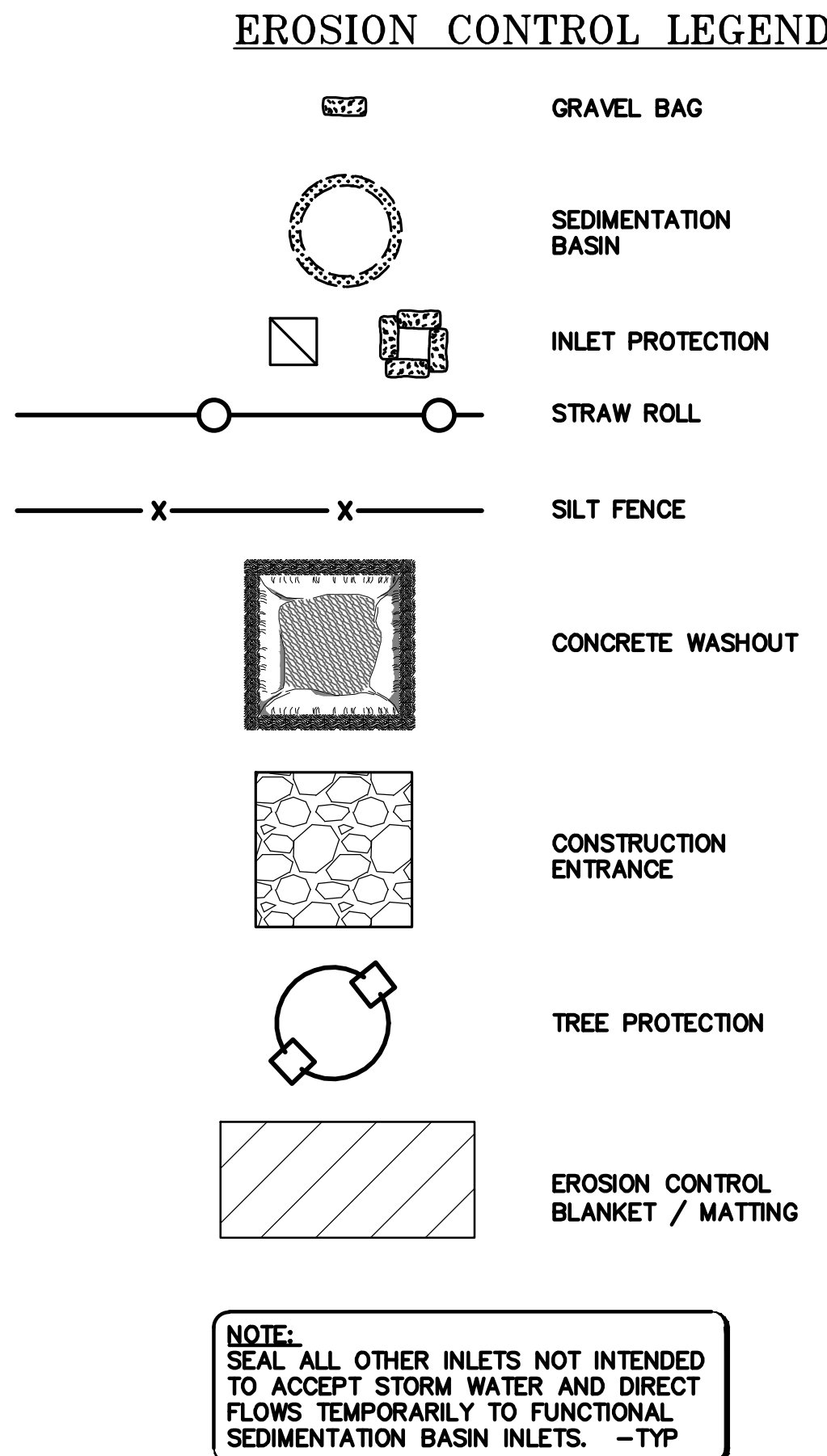
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

**REFERENCES:**

- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

**PERIODIC MAINTENANCE:**

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
  - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
  - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1" FOOT.
  - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
  - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION

**BRISBANE NOTES:**

- STABILIZE ALL DENUDE AREAS AND INSTALL AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROLS CONTINUOUSLY BETWEEN OCTOBER 15 AND APRIL 15 OF EACH YEAR, UNTIL PERMANENT EROSION CONTROL HAVE BEEN ESTABLISHED.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, TO PREVENT THEIR CONTACT WITH STORM WATER.
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
- USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN ALL NECESSARY PERMITS.
- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
- DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES, AND DRAINAGE COURSES.
- PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
- PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER.



**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS • LAND SURVEYORS  
SACRAMENTO REGION  
BAY AREA REGION  
SACRAMENTO, CALIFORNIA 95834  
HAYWARD, CALIFORNIA 94545  
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WWW.LEABRAZE.COM

**YU RESIDENCE**  
**130 SIERRA POINT RD**  
**BRISBANE, CALIFORNIA**

APN: 007-193-050

SAN MATEO COUNTY

**EROSION CONTROL**  
**PLAN**

|           |                        |
|-----------|------------------------|
| -         | -                      |
| -         | -                      |
| -         | -                      |
| 3         | PERMIT REVI 4-27-21 LH |
| 1         | PLAN CHECK 8-05-20 MG  |
| REVISIONS | BY                     |

JOB NO: 2180451  
DATE: 01-07-19  
SCALE: AS NOTED  
DESIGN BY: MG  
DRAWN BY: MG  
SHEET NO:

**ER-1**

7 OF 9 SHEETS



# STREET IMPROVEMENT PLAN

## 130 SIERRA POINT RD

### BRISBANE, CALIFORNIA

#### LEGEND

| EXISTING | PROPOSED | DESCRIPTION              |
|----------|----------|--------------------------|
|          |          | BOUNDARY                 |
|          |          | PROPERTY LINE            |
|          |          | RETAINING WALL           |
|          |          | LANDSCAPE RETAINING WALL |
|          |          | STORM DRAIN LINE         |
|          |          | SANITARY SEWER LINE      |
|          |          | SET BACK LINE            |
|          |          | SAND TRAP                |
|          |          | FIRE HYDRANT             |
|          |          | SANITARY SEWER MANHOLE   |
|          |          | STREET SIGN              |
|          |          | AIR VENT                 |
|          |          | BACK FLOW PREVENTER      |
|          |          | SPOT ELEVATION           |
|          |          | FLOW DIRECTION           |
|          |          | BENCHMARK                |
|          |          | CONTOURS                 |

#### ABBREVIATIONS

|       |                       |        |                          |
|-------|-----------------------|--------|--------------------------|
| AC    | ASPHALT CONCRETE      | MON.   | MONUMENT                 |
| AD    | AREA DRAIN            | (N)    | NEW                      |
| BM    | BENCHMARK             | NTS    | NOT TO SCALE             |
| BW/FG | BOTTOM OF WALL/FINISH | (PA)   | PLANTING AREA            |
| CB    | CATCH BASIN           | P      | PROPERTY LINE            |
| C & G | CURB AND GUTTER       | PVC    | POLYVINYL CHLORIDE       |
| C     | CENTER LINE           | RCP    | REINFORCED CONCRETE PIPE |
| COTG  | CLEANOUT TO GRADE     | RIM    | RIM ELEVATION            |
| CONC  | CONCRETE              | SD     | STORM DRAIN              |
| EG    | EXISTING GRADE        | SDMH   | STORM DRAIN MANHOLE      |
| (E)   | EXISTING              | SS     | SANITARY SEWER           |
| FF    | FINISHED FLOOR        | SSCO   | SANITARY SEWER CLEANOUT  |
| FG    | FINISHED GRADE        | SSMH   | SANITARY SEWER MANHOLE   |
| FL    | FLOW LINE             | STRUCT | STRUCTURAL               |
| FS    | FINISHED SURFACE      | TC     | TOP OF CURB              |
| GB    | GRADE BREAK           | TW/FG  | TOP OF WALL/FINISH GRADE |
| INV   | INVERT ELEVATION      | TYF    | TYPICAL                  |
| LNDG  | LANDING               | VCP    | VITRIFIED CLAY PIPE      |
| MH    | MANHOLE               | W/     | WITH                     |
| MIN   | MINIMUM               |        |                          |

#### FLATWORK KEYNOTES 1 TO 6

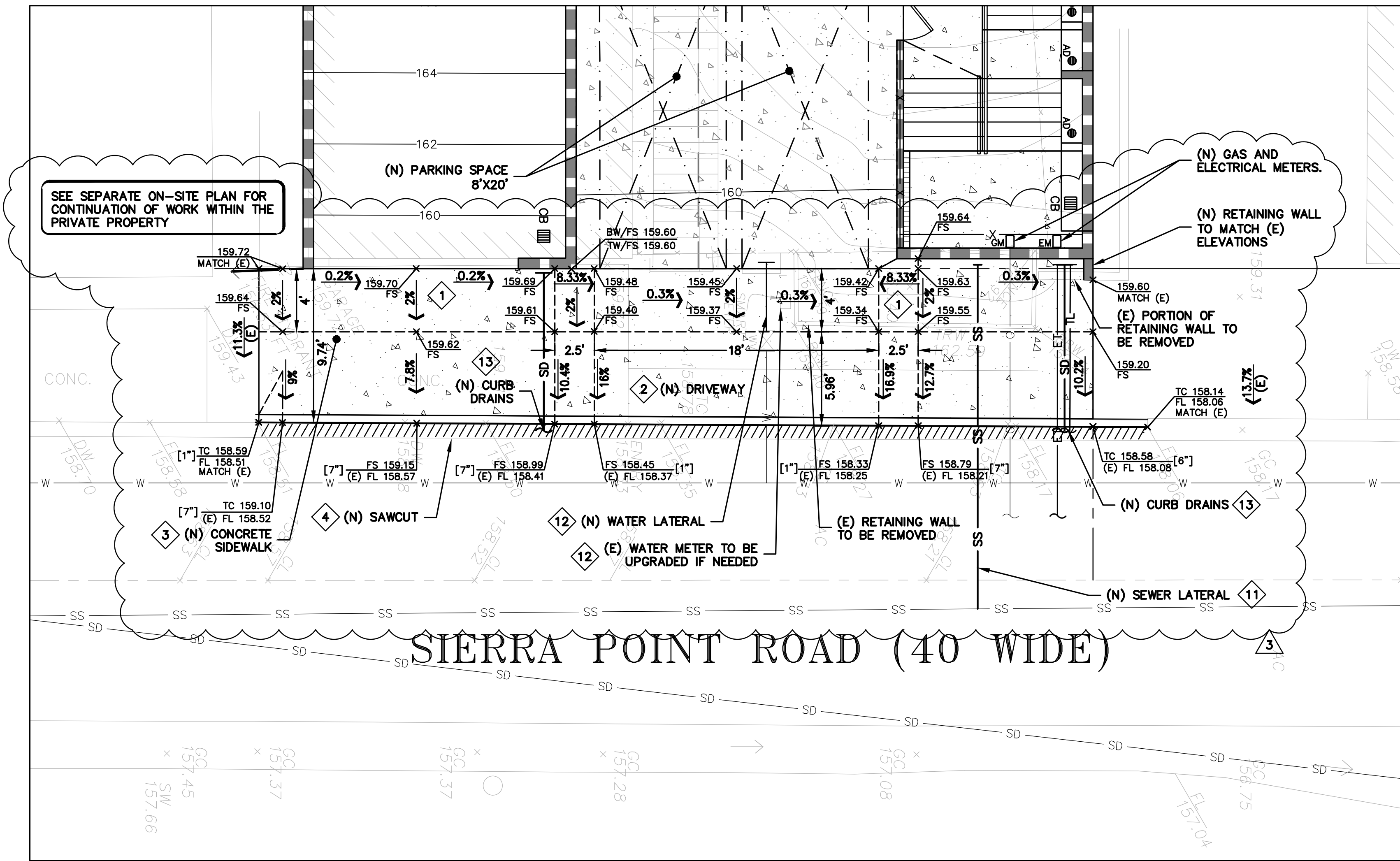
- 1 PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
- 2 (N) CONCRETE DRIVEWAY PER CITY OF BRISBANE STANDARDS. SEE DETAIL C-1 ON SHEET SI-2.
- 3 (N) CONCRETE SIDEWALK PER CITY STANDARDS. SEE DETAIL C-1 ON SHEET SI-2 AND DETAIL 1 ON SHEET SI-3.
- 4 NO LONGER IN USE.
- 5 NO LONGER IN USE.
- 6 GRIND AC TO TIE (N) CONCRETE INTO (N) AC PAVING. SEE DETAIL 4 ON SHEET SI-3.

#### UTILITIES KEYNOTES 11 TO 14

- 11 INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS. SEE DETAIL S-1 ON SHEET SI-2.
- 12 CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER. SEE DETAILS W-3 AND W-4 ON SHEET SI-2.
- 13 (N) CURB DRAINS FLOWING ONTO GUTTER. SEE DETAIL CD-1 ON SHEET SI-2.
- 14 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

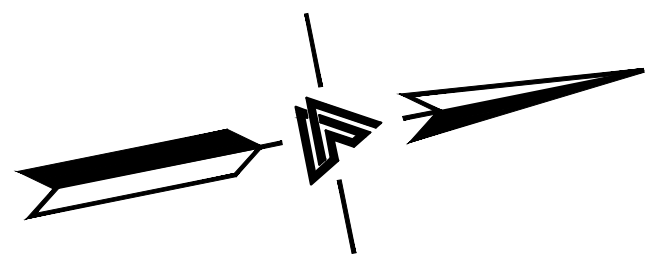
#### DEMOLITION KEYNOTES 20

- 20 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.

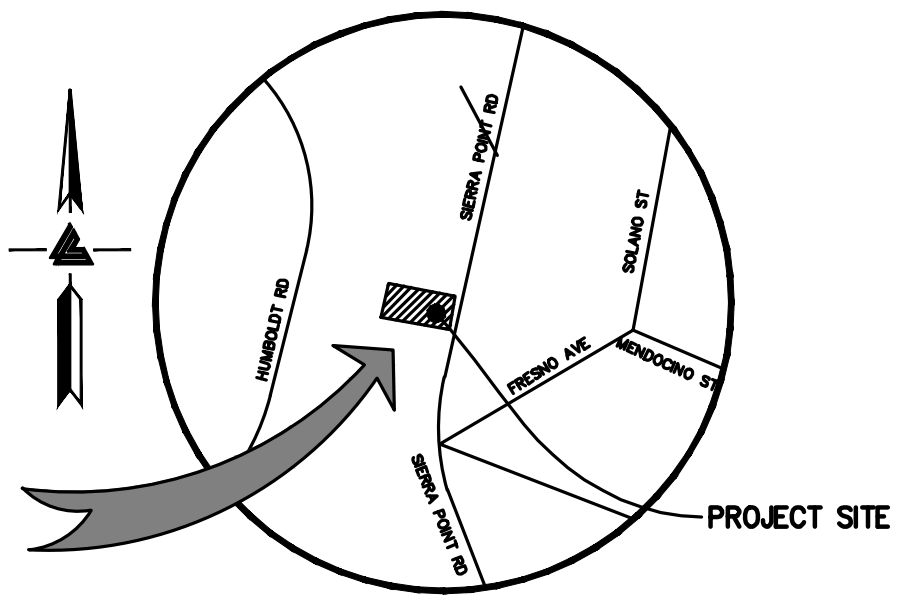


#### KEY MAP

1" = 5'



SCALE: 1" = 5'



#### VICINITY MAP

NTS

#### OWNER'S INFORMATION

OWNER: WILSON YU  
130 SIERRA POINT RD  
BRISBANE, CA

APN: 007-193-050

#### REFERENCES

- THIS STREET IMPROVEMENT PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY SUMMIT ENGINEERING, ENTITLED: "TOPOGRAPHIC SURVEY" 130 SIERRA POINT ROAD BRISBANE, CA
  2. SITE PLAN BY ADAMSON MOLINA DESIGN ASSOCIATES, INC. ENTITLED: "CUNNINGHAM RESIDENCE" 130 SIERRA POINT ROAD BRISBANE, CA
  3. SOIL REPORT BY SUMMIT ENGINEERING ENTITLED: "GEOTECHNICAL REPORT" 130 SIERRA POINT ROAD BRISBANE, CA
- DATE: 02-18-18
- THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

**DRAIN NOTE:**  
MARK ALL ONSITE DRAIN INLETS/CATCH BASINS WITH APPROVAL "DO NOT DUMP-DRAINS TO BAY" INLET MARKER.

**WATER METER NOTE:**  
IF EXISTING WATER METER REMAINS, RELOCATE TO PROPERTY LINE AS DIRECTED BY PUBLIC WORKS INSPECTOR.

**WATER SERVICE NOTE:**  
OBTAIN CITY OF BRISBANE ENCROACHMENT PERMIT AND VERIFY IN FIELD THAT THE WATER SERVICE COMPLIES WITH CITY STANDARD DETAIL W-3.

**SEWER CLEANOUT NOTE:**  
OBTAIN CITY OF BRISBANE ENCROACHMENT PERMIT AND VERIFY IN FIELD THE LOCATION OF THE CLEANOUT REQUIRED AT THE PROPERTY LINE. INSTALL NEW CLEANOUT AS DIRECTED IF NOT LOCATED.



#### SHEET INDEX

|      |                         |
|------|-------------------------|
| SI-1 | STREET IMPROVEMENT PLAN |
| SI-2 | DETAILS                 |
| SI-3 | DETAILS                 |
| SI-4 | EROSION CONTROL PLAN    |
| SI-5 | EROSION CONTROL DETAILS |



**LEA & BRAZE ENGINEERING, INC.**  
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(P) (916) 966-1338  
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YU RESIDENCE  
130 SIERRA POINT RD  
BRISBANE, CALIFORNIA

APN: 007-193-050

SAN MATEO COUNTY

STREET IMPROVEMENT  
PLAN

|   |               |    |
|---|---------------|----|
| 3 | PERMIT REVIEW | LH |
| 1 | PLAN CHECK    | MG |
|   | REVISIONS     | BY |

JOB NO: 2180451  
DATE: 01-07-19  
SCALE: AS NOTED  
DESIGN BY: MG  
DRAWN BY: MG  
SHEET NO:

**SI-1**



**PURPOSE:**

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

**EROSION CONTROL NOTES:**

- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL. EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THROUGH APRIL 15, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
- THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPIILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

**EROSION CONTROL NOTES CONTINUED:**

- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

**EROSION CONTROL MEASURES:**

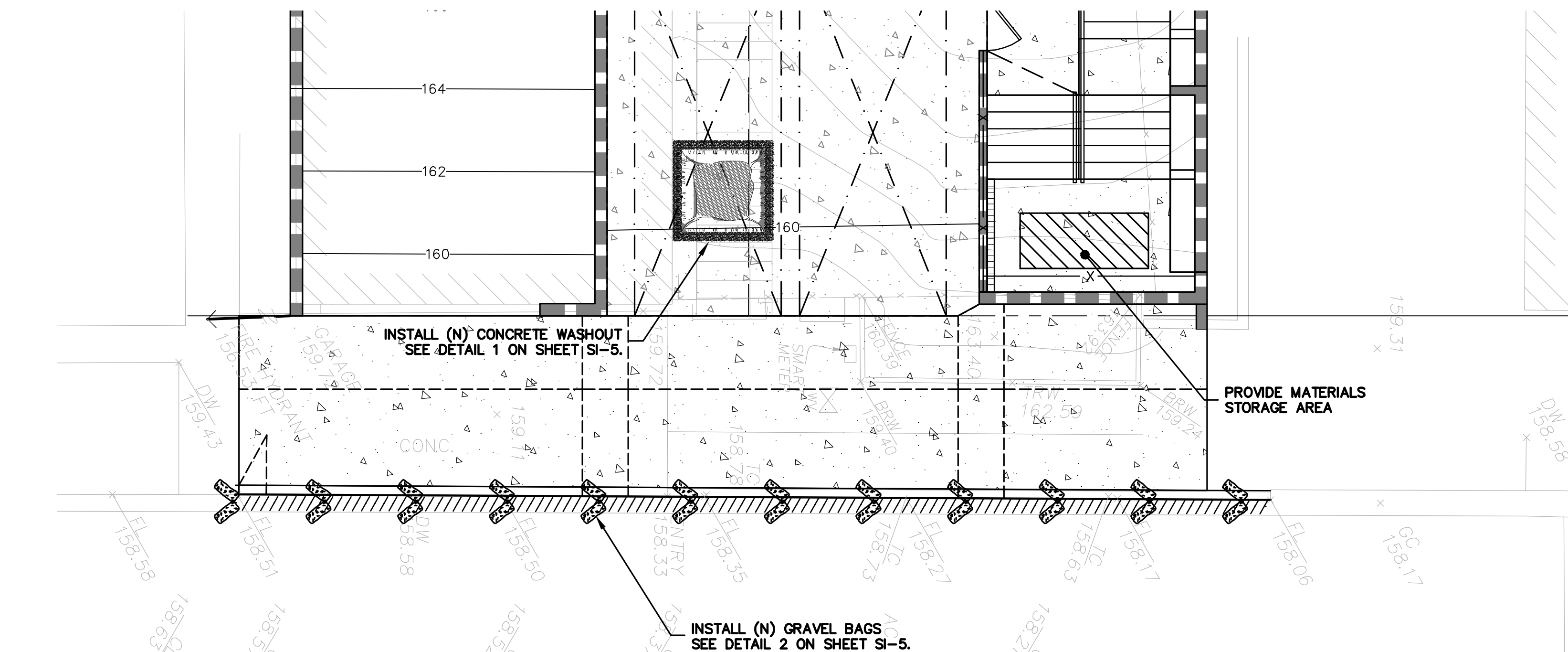
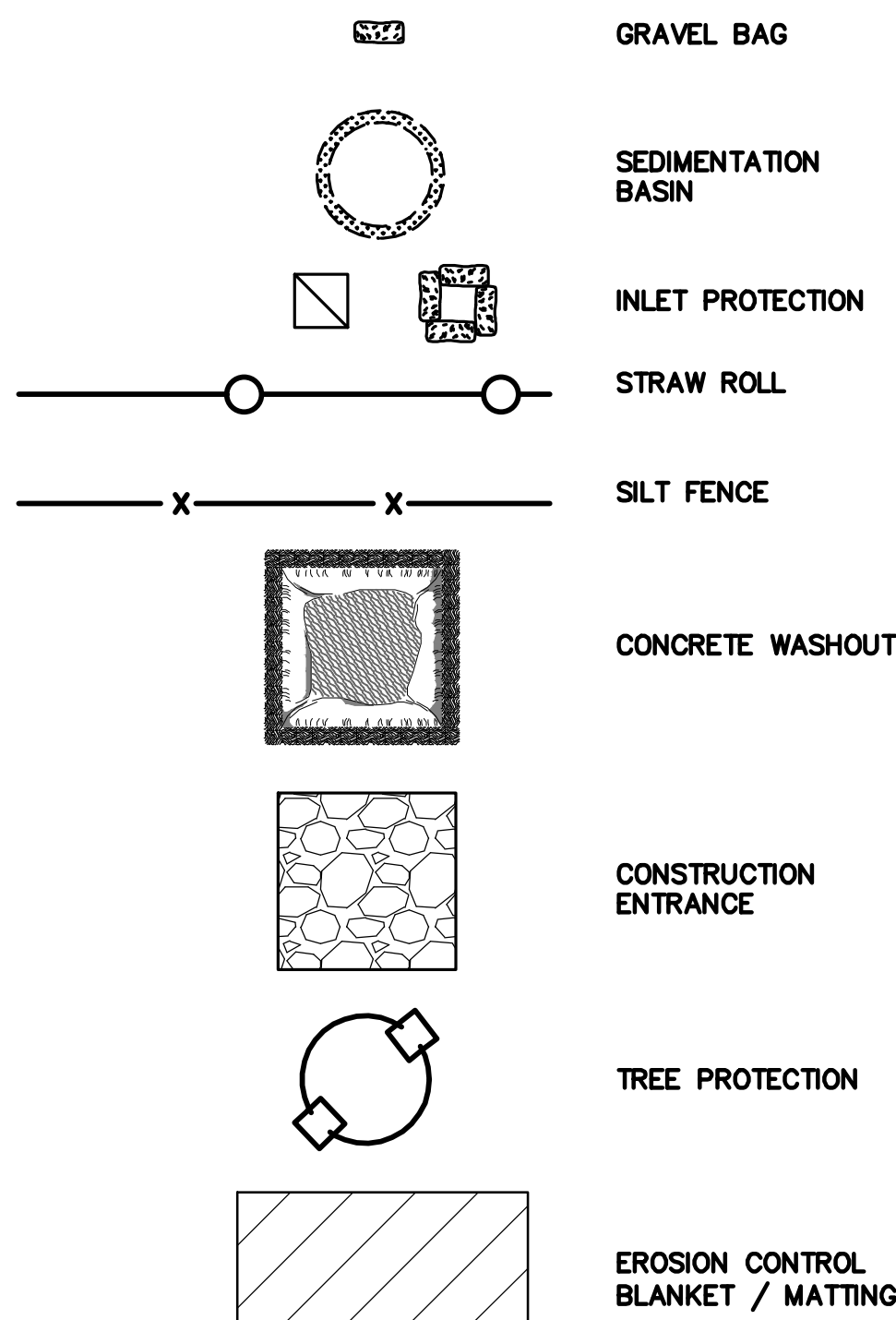
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

**REFERENCES:**

- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

**PERIODIC MAINTENANCE:**

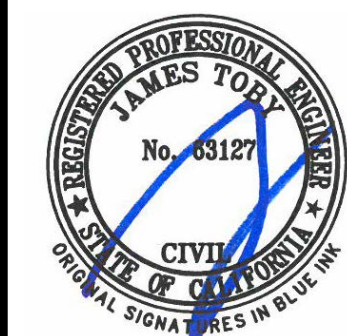
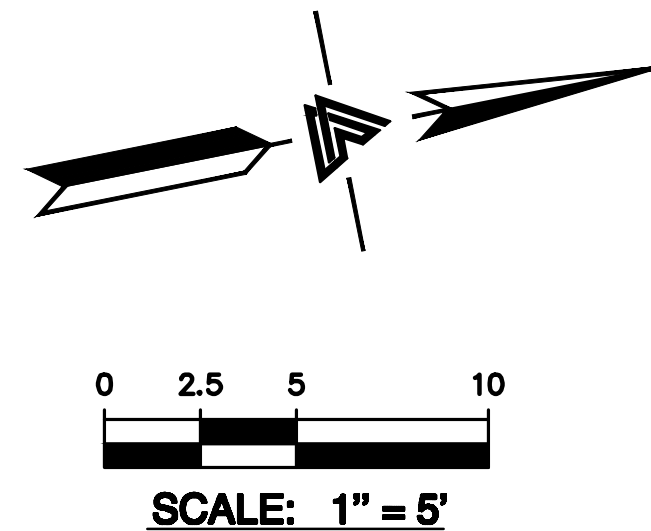
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
  - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
  - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
  - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
  - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION

**EROSION CONTROL LEGEND**

NOTE:  
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

**BRISBANE NOTES:**

- STABILIZE ALL DENUDE AREAS AND INSTALL AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROLS CONTINUOUSLY BETWEEN OCTOBER 15 AND APRIL 15 OF EACH YEAR, UNTIL PERMANENT EROSION CONTROL HAVE BEEN ESTABLISHED.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, TO PREVENT THEIR CONTACT WITH STORM WATER.
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
- USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN ALL NECESSARY PERMITS.
- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
- DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES, AND DRAINAGE COURSES.
- PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
- PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER.



**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS • LAND SURVEYORS  
SACRAMENTO REGION  
BAY AREA REGION  
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**YU RESIDENCE**  
**130 SIERRA POINT RD**  
**BRISBANE, CALIFORNIA**

APN: 007-193-050

SAN MATEO COUNTY

**EROSION CONTROL PLAN**

|           |                        |
|-----------|------------------------|
| -         | -                      |
| -         | -                      |
| -         | -                      |
| 3         | PERMIT REVI 4-27-21 LH |
| 1         | PLAN CHECK 5-06-19 MG  |
| REVISIONS | BY                     |

|            |          |
|------------|----------|
| JOB NO:    | 2180451  |
| DATE:      | 01-07-19 |
| SCALE:     | AS NOTED |
| DESIGN BY: | MG       |
| DRAWN BY:  | MG       |
| SHEET NO:  |          |

**SI-4**

4 OF 5 SHEETS



| ADDRESS                               | 130 Sierra Point Road   |   |   |   |
|---------------------------------------|---|---|---|---|
| APN                                   | 007-193-050   |   |   |   |
| ZONING DISTRICT                       | R-1   |   |   |   |
| DESCRIPTION                           | Demo existing SFD and existing detached garage and construct new SFD with attached garage |   |   |   |
| Development Standard                  | Existing  | Proposed  | Min/Max   | Status  |
| Lot Area                              | 5,000 SF  | -   | 5,000 SF  | Complies  |
| Lot Slope                             | 33%   | -   | n/a   | n/a   |
| Lot Coverage                          | 10%   | 1778/1993 SF or 36/40%  |   | Complies  |
| Floor Area                            | 0.26 FAR  | 1st FL: 716 SF; 2nd FL: 1,437 SF; 3rd FL: 843 SF; Gar: 489 SF; Total = 3,485 or .70 FAR | 0.72 FAR or 3,600 SF  | Complies  |
| <b>Setbacks</b>                       |   |   |   |   |
| N Side Lot Line                       |   | 5'  | 5'  | Complies  |
| S Side Lot Line                       |   | 16' 6"  | 5'  | Complies  |
| Rear Lot Line                         |   | 13' 6.25"   | 10'   | Complies  |
| Front Lot Line                        |   | 20'   | 10'   | Complies  |
| Decks                                 |   | Fr: 18' 3.25"; NS: 7'; SS: 5'   | Front/side/rear: 5'   | Complies  |
| Stairs                                |   | Front/Side: 0'  | 3' side/5' rear   | Complies; Stairs on grade constructed of noncombustible materials may be located anywhere within the side/front setback area; height not to exceed 20' in FSA |
| Garage                                | 0'  | Fr: 20'; Sides >5'  | 5' sides/10' front  | Complies  |
| <b>Other Standards</b>                |   |   |   |   |
| Height                                |   | 1st seg: 13'-9"; 2nd seg: 28' 6"; 3rd seg: 28'-9.5"                                     | 30'   | Complies  |
| Parking                               | 2 car nonconforming garage  | 2 covered + 2 uncovered off street  | 2 covered + 2 on/off-street   | Complies; tandem permitted  |
| Articulation                          |   | n/a - no wall exceeds 20' x 20' due to terraced design                                  |   | n/a   |
| Landscaping                           |   | ~165 SF   | 15% of FYSB or 75 SF  | Complies  |
| Grading                               |   | 475 CY of cut & export  | >50 CY requires PC review   | PC Grading Review required  |
| Fencing                               |   |   | BMC 17.32.050   | Verify @ Building Permit  |
|                                       | Yes   | No  | Status  |   |
| Stormwater (C.3/Small project)?       | X   |   | > 2,500 sf impervious surfaces; small projects checklist verified at Building Permit  |   |
| Survey required?                      | X   |   | provided with plan set  |   |
| Tree Removal?                         | X   |   | 6 mature trees (+ 1 juvenile) to be removed; 1:1 replacement, species, and size at maturity per director; condition of approval |   |
| Underground Utilities District Waiver | X   |   | Condition of approval   |   |
| Landscape Maintenance Agreement       | X   |   | Condition of approval   |   |
| ADU                                   |   | X   |   |   |

## RESOLUTION UP-1-20/EX-1-20

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
**DENYING** USE PERMIT UP-1-20 AND GRADING PERMIT EX-1-20 TO MODIFY THE  
PARKING REGULATIONS FOR A NEW SINGLE-FAMILY HOME WITH AN EXISTING  
NONCONFORMING GARAGE AT 130 SIERRA POINT ROAD

WHEREAS, Wilson Yu applied to the City of Brisbane for a Use Permit to modify the parking regulations to allow nonconforming dimensions within an existing garage and Grading Permit review for construction of a new single-family dwelling at 130 Sierra Point Road that will require 150 cubic yards of soil export from the site, such application being identified as Use Permit UP-1-20 and Grading Permit EX-1-20; and

WHEREAS, on September 10, 2020, the Planning Commission continued the scheduled public hearing to a future meeting date at the request of the applicant; and

WHEREAS, on October 22, 2020, the Planning Commission conducted a hearing of the application, publicly noticed in compliance with the Brisbane Municipal Code Chapters 1.12 and 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission continued the October 22, 2020 public hearing to a future meeting date so the applicant could examine alternative designs and further evaluate potential safety impacts the proposed grading would have on the existing garage; and

WHEREAS, on December 3, 2020, the Planning Commission conducted a hearing of the application, publicly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandums relating to said application of the October 22, 2020 and December 3, 2020 public hearings, and the written and oral evidence presented to the Planning Commission in support of and in opposition to the application at said public hearings; and

WHEREAS, the Planning Commission closed the December 3, 2020 public hearing and determined that full compliance with parking regulations is reasonably feasible due to the overall scope of work proposed and the proposed grading is contingent upon approval of the request for the use permit; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein, as Exhibit A, in connection with the requested Use Permit and Grading Permit review;

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of January 14, 2021 did resolve as follows:

**Use Permit UP-1-20 is denied per the findings attached herein as Exhibit A; and**

**Grading Permit review EX-1-20 is denied, and City Engineer issuance of the grading permit as proposed is not recommended.**

ADOPTED this 14<sup>th</sup> day of January, 2021, by the following vote:

AYES: Gomez, Gooding, Mackin, Patel, Sayasane

NOES: None

ABSENT: None

*Pamala Sayasane*  
PAMALA SAYASANE  
Chairperson

ATTEST:

*John Swiecki*  
JOHN A. SWIECKI, Community Development Director

## **EXHIBIT A**

**Action Taken:** Denial of Use Permit UP-1-20 and Grading Permit EX-1-20

### **Findings of Denial:**

#### **Use Permit UP-1-20**

- A. Approval of the use permit will, under the circumstance of this particular case, be detrimental to the health, safety, and general welfare of persons residing in the neighborhood in that it would perpetuate a substandard, nonconforming garage where a compliant parking facility would otherwise be required per the BMC.
- B. Full compliance with the parking requirements is reasonably feasible due to the grading required to prepare the site for the demolition of the existing 900 square foot home and construction of a new 3,101 square foot home on a 33% slope. Any additional grading required to construct a fully compliant garage per BMC §17.34.040.G would be incidental to the overall grading and construction activity at the site and would provide compliant off-street parking.

#### **Grading Permit EX-1-20 Findings:**

- C. The applicant's grading plan is intrinsically linked to approval of the use permit and with denial of said use permit, approval of the grading plan is not warranted.