

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission For the Meeting of 6/12/2018

FROM: Julia Capasso, Associate Planner, via John Swiecki, Community Development Director

SUBJECT: Design Permit DP-3-17, Grading Review EX-8-17, Variance V-2-18, Fence Exception FD-1-18, Use Permit UP-3-18; 661 San Bruno Avenue; R-3 Residential District; Demolition of an existing single-family dwelling and construction of a new four-unit condominium development on a 6,874 square foot lot; Stephen R. Johnson, applicant/owner.

REQUEST: The applicant proposes to demolish an existing single-family residence on a 6,874 square foot property and construct a four-unit condominium building. The units will all contain two bedrooms, and range from 770 square feet to 1,132 square feet in floor area. The “L”-shaped building will range from 1 to 3 stories in height. Six covered parking spaces will be provided.

This project has previously received discretionary permit approval and extensions of those approvals from the Planning Commission on an ongoing basis since 2005. Due to economic circumstances, the property owner has been unable to move forward to the Building Permit stage for this project under those previously granted discretionary permit approvals. The project is consistent with the discretionary permits last approved by the Commission in 2010 (which expired in 2012).

In order to build the project as designed, the following permit approvals are required:

- A Design Permit for the new four-unit condominium building;
- Grading Review for 1,087 cubic yards of soil cut and export;
- Variance for a portion of the structure to exceed the 28 foot height limit;
- Fence Exception to allow a solid eight foot fence in the north side yard; and
- Use Permit to allow a substandard driveway aisle width of 25 feet, 1 inch, where 26 feet is required, and for one assigned parking space to be compact in size where a standard size space is required.
- A Tentative Parcel Map for the condominium development, which has been deemed incomplete pending approval of the Design Permit and will be considered by the Planning Commission at a subsequent hearing.

RECOMMENDATION: Conditionally approve Design Permit DP-3-17, Variance V-2-18, Fence Exception FD-1-18, and Use Permit UP-3-18, and recommend that the City Engineer issue

the Grading Permit per the staff memorandum with attachments, via adoption of Resolution DP-3-17/EX-8-17/V-2-18/FD-1-18/UP-3-18 with Exhibits A and B containing the findings and conditions of approval.

ENVIRONMENTAL DETERMINATION: Demolition of existing structures is categorically exempt from the provisions of the California Environmental Quality Act per Section 15301(l)(1) of the State CEQA Guidelines. Construction of a four-unit multi-family residential structure is categorically exempt from the provisions of the California Environmental Quality Act per Section 15303(b) of the State CEQA Guidelines. The exceptions to these categorical exemption referenced in Section 15300.2 do not apply.

ANALYSIS AND FINDINGS:

Project Description

The 6,874 square foot property features a 14% northwest slope upward from San Bruno Avenue. An existing nine foot curb cut and driveway provide one on-site parking space, and one on-street space (as defined by the Zoning Ordinance) is located along the property frontage.

The applicant proposes to demolish the existing single-family dwelling and construct a three-story structure with six podium parking spaces and storage on the ground floor, and one to two levels of residential above. The existing curb cut would be widened to 18 feet, preserving the on-street parking space. To accommodate the required on-site parking, the grading plan calls for 1,087 cubic yards of soil cut and export from the site. The project includes removal of six trees from the site, none of which are qualified as protected under BMC Chapter 12.12. A street tree would be removed to accommodate the widened driveway.

All four residential units would be accessed from the second level via an enclosed entry stairway at the structure's front (west) façade and the ground floor elevator. Units 1, 2 and 3 would feature two-story floor plans ranging from approximately 900-1,100 square feet, while Unit 4 located at the rear (east) of the structure would be single-level and approximately 770 square feet. Outdoor space would be provided via private balconies for Units 1 through 3 and shared passive open space in the rear yard.

Design Permit

Design Permit Findings

The required findings fall into four topic areas, briefly discussed below:

1. Neighborhood Compatibility
2. Building Design Form and Details
3. Site Access and Circulation
4. Landscaping

Neighborhood Compatibility: The R-3 District corridor along San Bruno Avenue features a mix of multi-family, duplex, and single-family homes, consistent with the variety of residential product types allowed in the R-3 District. Structures showcase a variety of architectural styles

and aesthetics, consistent with the General Plan's encouragement of diversity and creativity in residential design.

The subject property abuts eight-unit building on a 4,768+/- square ft. lot at 665 San Bruno Avenue to the south, and a single-family dwelling on a 5,000 square ft. lot at 637 San Bruno Avenue to the north. Upslope of the property to the east are single-family dwellings (285 and 281 Santa Clara Street) in the R-1 District, and a duplex (236-238 Tulare Street) and a single-family dwelling (240 Tulare Street) in the R-3 District.

The orientation and location of the building and open spaces maintain a compatible relationship to adjacent development. The drive aisle accessing the ground level parking provides an approximately 19 foot buffer between the front segment of the structure and the adjacent three-story building at 665 San Bruno Avenue to the south. The third-story is set back almost 10 feet from the north side property line to allow adequate light and air for the adjacent two-story single-family dwelling at 637 San Bruno Avenue, and the proposed eight foot solid fence along that lot line would provide additional screening of the open parking facility at the ground floor (see Fence Exception analysis, below). The landscaped rear yard would provide additional buffer for adjacent upslope properties on Santa Clara and Tulare Streets. Exterior lighting will be designed so as not to cast glare upward or onto adjoining properties.

The subject property is not located on a mapped ridgeline as defined per BMC Section 17.02.695 and would not impact public views of the San Francisco Bay, Brisbane Lagoon, or San Bruno Mountain.

Building Design, Form, and Details: The applicant proposes an attractive Craftsman-inspired design that incorporates third-level stepbacks, roof overhangs, changing rooflines, balcony projections, and variations in finish materials to articulate the building facades and break up the massing of the structure. The varied siding materials (soft-gray cement plaster and khaki horizontal wood siding) maintains continuity with gray/brown composition shingles and taupe framing for the windows and brackets under the eaves. The garage columns will have Craftsman-style detailing appropriate to the rest of the building.

The condominium development standards require a minimum of 1,600 square feet of outdoor areas for active or passive recreational use, which may be shared, private, or a combination of both. The application meets this requirement through a combination of private open space in the form of balconies for Units 1, 2, and 3, and shared open space in two landscaped terraces in the rear yard.

Because San Bruno Avenue is considered a traffic noise corridor, a condition of approval has been included in the attached Resolution to require a professionally-prepared acoustical analysis report to show that the proposed design will limit exterior noise to 45 dB in any habitable room per California Noise Insulation Standards. Additional Building Code requirements that apply specifically to condominium developments will also be applied at building permit stage.

The proposed exterior lighting fixtures will not to cast glare upward or onto adjoining properties and no reflective glass or other building materials are proposed. The trash enclosure and utility

meters will be tucked into the north side of the building, screened from the adjoining property by a solid eight foot fence (see Fence Exception discussion below). While the building will be required to incorporate a solar energy system at the building permit stage, no additional rooftop mechanical equipment is proposed.

Site Access and Circulation: The Municipal Code requires that the site plan minimize the effects of traffic on abutting streets and within the project boundaries, through careful layout of the site with respect to location, dimensions of vehicular and pedestrian entrances and exit drives, and through the provision of adequate internal circulation and off-street parking facilities that are adequately surfaced, landscaped and lit.

The project would provide six covered parking spaces at the structure's ground level, meeting the minimum requirement of BMC Chapter 17.34 (see Use Permit discussion below for analysis of the requested compact-sized parking spaces). Four spaces will be standard size in dimension (one of which is required to be dedicated to handicap parking), and two will be compact in size. The parking facility will accommodate on-site turnaround, so that vehicles will not back into the street, as required by BMC §17.34.040.I.2. The proposed 18 foot curb cut would allow for simultaneous ingress and egress from the property while maintaining an existing on-street parking space along the property frontage. Pedestrian access from the street will be provided by concrete walkways and stepping stone paths.

Landscaping: The project provides approximately 1,500 square feet of lawns and landscaping in the front and rear yards that are accessed by meandering paths. In the front yard, a small lawn will be encircled by a variety of deciduous trees and flowering shrubs, with a curving stone path leading to the building's main entrance. The northwest side yard will be planted with a variety of shrubs and flowering perennial species, and a mix of deciduous and evergreen tree species to screen the site from the adjoining single-family dwelling at 637 San Bruno Avenue. The rear yard will feature an arbor and seating wall generously planted with deciduous and fruit tree species, shrubs, and small areas of turf. Consideration has been given in the landscape plan to the sewer easement that runs along the north side of the property within the narrow side yard.

Six existing fruit and acacia trees are proposed to be removed, but are not qualified as protected under BMC Chapter 12.12, because none are California Bay, Laurel, Coast Live Oak or California Buckeye trees, and less than three of the trees have a circumference of at least 30 inches measured 24 inches above natural grade. The landscape plans propose planting 25 new trees on site.

Variance- Building Height

Because the property's slope is 14% as defined by the Municipal Code, a height limit of 28 feet is imposed, and the project requires Variance approval to the height limit in order to be constructed as designed. The maximum height of the structure would be approximately 30 feet from finish grade measured from the lowest point of adjacent grade five feet from the southwest corner of the building wall. All other portions of the building would comply with the 28 foot height limit when measured from finish grade.

Per BMC Section 17.46.010, in order to approve a Variance, the Planning Commission must find that special circumstances are applicable to the property such that strict application of the Zoning regulation would deprive the property of privileges enjoyed by other properties in the vicinity in the same zoning district, and must impose conditions to assure that the adjustment does not constitute a grant of special privilege.

Special Circumstances Applicable to Subject Property: The site has a cross slope rising from its northwest corner to its southeast corner. The driveway to the covered spaces under the building will be located on the upslope (south) side of the property, away from the single-family house to the north at 637 San Bruno Avenue. Because building height is measured from finished grade on cut slopes, the height of this building measured on its south side (29 ft., 2 ½ in.) is taller than the height on the north side (28 ft.). Additionally, the Municipal Code's method of slope calculation does not take into account extreme grade differentials in discrete portions of a property, such as occurs at the rear of the subject property. The Municipal Code allows a 30 foot height limit for properties with slopes of 20% or more. Finally, the ceiling height of the parking area is fixed due to the California Building Code's design requirements for handicap accessible parking.

Privileges Enjoyed by Others in the Vicinity Deprived to Subject Property: The applicant proposes to construct a three-story building with 8 foot, 1 inch high ceilings and a pitched roof, avoiding the typical box-design found among many multi-family buildings along San Bruno Avenue. Properties in the vicinity of the project feature three-story designs, including 675 San Bruno Avenue to the south. Strict application of the 28 foot height limit on this property makes development of an articulated and otherwise Code-compliant multi-family structure on this property difficult.

Conditions Necessary to Prevent a Grant of Special Privilege: To address this finding, Condition of Approval 3.a requires that "The plans submitted for a building permit shall include a section showing the declivity of the mansard roof segment over Unit #3 as being no more than 29 ft., 2 ½ in. above the elevation of the driveway below it."

Grading Review

BMC §17.32.220 requires Planning Commission Grading Review when fifty (50) cubic yards or more of material is to be removed from any single parcel of land. While there are no findings in the Zoning Ordinance for review of such applications, in 2003, the Planning Commission adopted guidelines that contain findings for approval, as described below. 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 (General Plan Policies 43, 245 & 312 and Program 18a).

The project meets this finding. As described in detail in the Design Permit analysis above, the proposed grading is the minimum necessary to provide the required six on-site covered parking spaces and provide adequate on-site circulation, including on-site turnaround and safe ingress

and egress. Minimal grading is proposed at the front and rear of the site to create useable landscaped open areas, slightly modifying existing contours.

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

The project meets this finding. While the retaining wall adjacent to the south side property line and parking aisle would measure approximately 14 feet at its tallest point when measured from the interior of the site, the wall would not be readily visible from off-site and would be relatively flush with finish grade at the adjacent property to the south. BMC §17.32.050 requires vegetative screening or wall treatments for retaining walls over six feet in height **only** if they are located within a setback area. Condition of Approval 3.d in the attached resolution requires the building permit application to include treatment of this retaining wall with different textures and/or materials to break up the height of the wall into no more than six foot segments. Vegetative screening is not appropriate in this location as it serves as the required drive aisle to access the parking spaces.

- 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.

The project would meet this finding. Six existing fruit and acacia trees are proposed to be removed, but these do not fall within the restrictions of BMC Chapter 12.12, because none are California Bay, Laurel, Coast Live Oak or California Buckeye trees, and less than three of the trees have a circumference of at least 30 inches measured 24 inches above natural grade. The landscape plans propose planting 25 new trees on site. While an existing street tree would be removed to accommodate the widened driveway, the applicant has identified a location for a replacement tree. This is addressed by Condition of Approval 3.b.

- 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).

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

Fence Exception

The project meets the three findings required for the approval of exceptions to the fence regulations per BMC Section 17.32.050.B.5, as follows:

- (1) The exception is necessary by reason of unusual or special circumstances or conditions relating to the property in order to gain full use and enjoyment of the property.

- (2) The proposed fence, hedge or wall will not create a safety hazard for pedestrians or vehicular traffic.
- (3) The appearance of the fence, hedge or wall is compatible with the design and appearance of the existing buildings and structures in the neighboring area.

Unusual/Special Circumstances/Conditions: The property is located adjacent to a single-family dwelling at 637 San Bruno Avenue. In order to fit 18 foot long standard-size vehicles with an adequate maneuvering aisle on this sloped 50 foot wide lot, a portion of the garage under the building will be open along the north side, adjacent to the neighboring house. To address the neighboring property owner's concerns about noise and fumes from the garage, the Planning Commission previously required that an 8 foot tall solid wood fence be constructed along the northern property line, where 6 feet would normally be the height limit.

No Pedestrian/Vehicular Traffic Hazard: The proposed 8 foot tall fence would end at the corner of the proposed building, 15 feet from the front property line. Given its proposed distance from the street and any driveway, the fence would have no impact upon sight distance for vehicles entering or exiting the site.

Design Compatibility: The 8 foot tall fence is to be constructed of solid redwood siding facing the proposed building, complementary to the structure's wood siding.

Use Permit for Nonconforming Assigned Parking Space and Drive Aisle Dimensions

As described previously, a Use Permit is required to allow the drive aisle to maintain a substandard width of 25 feet, one inch where 26 feet is required to access standard sized parking spaces. Additionally, the Municipal Code requires that a four unit structure provide at least one standard size (9 feet x 18 feet) parking space for each unit, while the project would provide only three standard size parking spaces and one compact space dedicated to the units.

In order to approve the requested Use Permit, the Planning Commission must find that the proposal is consistent with the General Plan, that it would result in no detriment to persons or property in the neighborhood or to the City in general, that there is no need for strict enforcement due to present or anticipated traffic volume or site circulation, no on-street parking impacts would result, and full compliance with the parking requirements is not reasonably feasible due to existing structural or site constraints.

General/Specific Plan Consistency: The Use Permit request is consistent with General Plan Policy 149 and Program 22c, which acknowledge the interrelationships between the parking requirements and engineered grading.

Not Detrimental or Injurious to Neighborhood or City: Previous surveys conducted by Planning staff of jurisdictions within the State found that over a third would accept the minimum maneuvering area proposed (43 feet, 1 inch). Neighboring City of Millbrae accepts a 24 foot wide aisle (total maneuvering area = 42 feet), 2 feet less than required by the City of Brisbane and less than the 25 foot, one inch width proposed by the applicant.

Brisbane's standards are based upon the turning radius of an 18 foot long, 6.5 foot wide vehicle. A previous Planning staff review of full size and SUV models found that standard vehicle lengths range from 15 to 18.5 ft., with an average of approximately 16 feet. Based on these average dimensions, a typical standard-size vehicle would still be able to access the parking spaces and turn around with the proposed aisle width of 25 feet, 1 inch. It should be noted that the minimum aisle width for compact spaces is 20 feet wide.

Strict Enforcement Not Required Due to Present/Future Traffic Volume/Circulation: Consistent with the parking requirement of 1.5 spaces per unit, six garage spaces are proposed. Acceptance of a compact-sized space in lieu of a standard size space for the fourth dedicated parking space would still accommodate a functional compact parking space, and no more than 50% of the required parking spaces would be compact, consistent with BMC Section 17.34.040.C.

No Interference with Traffic or On-Street Parking: Finally, it must be found that the granting of the Use Permit will not result in the parking of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets or to create or intensify a shortage of on-street parking spaces. San Bruno Avenue is wide enough to accommodate two lanes of traffic with parking on both sides of the street. To allow traffic to enter and exit the site simultaneously, the existing driveway will be widened to 18 feet. Adequate curb length between the new driveway and that at 637 San Bruno Avenue will remain to maintain the one existing on-street parking space. Acceptance of a compact sized space in lieu of a standard size space for the fourth dedicated parking space would still accommodate a functional compact parking space for the unit's use and would not result in increased demand for on-street parking.

Existing Structural or Site Constraints: The 25 foot, one inch width of the drive aisle adjacent to the first three standard size spaces is the maximum width possible in this location, due to the thickness of the proposed retaining wall adjacent to the southern property line and the shoring for the adjoining property to the south. Additionally, the Building Code requires one of the standard sized spaces to be handicap accessible, and this space may not be dedicated to a single unit.

ATTACHMENTS:

1. Draft Resolution with Findings and Conditions of Approval
2. Summary of Project Data
3. Aerial site map
4. Site photos
5. Applicant's Plans
6. Applicants materials/color board

ATTACHMENT 1

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RESOLUTION DP-3-17/EX-8-17/V-2-18/FD-1-18/UP-3-18

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING DESIGN PERMIT DP-3-17, VARIANCE V-2-18,
FENCE EXCEPTION FD-1-18, AND USE PERMIT UP-3-18
TO PERMIT A FOUR-UNIT CONDOMINIUM DEVELOPMENT
AT 661 SAN BRUNO AVENUE

WHEREAS, Steve Johnson, applicant and owner, applied to the City of Brisbane for Design Permit, Variance, Fence Exception, and Use Permit approval and Grading Permit review for a four-unit multi-family dwelling with grading involving approximately 1,087 cubic yards of cut at 661 San Bruno Avenue, such application being identified as Design Permit DP-3-17, Grading Review EX-8-17, Variance V-2-18, Fence Exception FD-1-18, and Use Permit UP-3-18; and

WHEREAS, on June 12, 2018, the Planning Commission conducted a public 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, the plans and photographs, 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; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibit A and B in connection with the Design Permit.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of June 12, 2018, did resolve as follows:

Issuance of the Grading Permit by the City Engineer is recommended.

Design Permit DP-3-17, Variance V-2-18, Fence Exception FD-1-18, and Use Permit UP-3-18 are approved per the conditions of approval attached herein as Exhibits A and B.

ADOPTED this 12th day of June, 2018, by the following vote:

AYES:
NOES:
ABSENT:

COLEEN MACKIN
Chairperson

ATTEST:

JOHN SWIECKI, Community Development Director

EXHIBIT A

Action Taken: Recommended that the City Engineer issue the Grading Permit; conditionally approved Design Permit DP-3-17, Variance V-2-18, Fence Exception FD-1-18, and Use Permit UP-3-18 per the staff memorandum with attachments, via adoption of Resolution DP-3-17/EX-8-17/V-2-18/FD-1-18/UP-3-18.

Findings:**Design Permit DP-3-17**

1. The proposed development is consistent with the General Plan, specifically the Residential: 15-30 Dwelling Units per Acre land use designation, Policy 258 and Program 140b, and Housing Element Policy H.D.1. The project is designed so that all units are provided with cross ventilation, and the project will be required to incorporate solar panels at building permit. Consistent with the General Plan's subarea policies for Central Brisbane, the project would retain open areas around the building. Housing Element Policy H.D.1 encourages retention of the small town character of existing residential neighborhoods, while allowing for increased housing density appropriate to the multi-family residential districts. By demolishing the existing single-family dwelling and constructing a three-unit development, the project would increase the City's supply of housing while complying with all applicable development standards in the R-3 District. No specific plans apply to this property.
2. The proposal maintains a balance of scale, form and proportion, uses design components that are harmonious and materials and colors that complement the project, and integrates well with elements of the site plan and of surrounding areas, as detailed in the staff memorandum.
3. The orientation and location of buildings, structures, open spaces and other features maintain a compatible relationship to adjacent development, as detailed in the staff memorandum.
4. Where a proposal abuts or is in close proximity to uses other than that proposed, the plan takes into account its effect on and maintains the quality of the other land uses, as detailed in the staff memorandum.
5. For hillside development, the proposal respects the topography of the site and is designed to minimize its visual impact, in that grading is proposed to provide parking below the building, reducing its apparent height, and in that the project will not affect any significant public views of San Francisco Bay, the Brisbane Lagoon and San Bruno Mountain State and County Park.
6. The site plan minimizes the effects of traffic on abutting streets through careful layout of the site with respect to location, dimensions of vehicular and pedestrian entrances and exit drives, and through the provision of adequate off-street parking; there is an adequate circulation pattern within the boundaries of the development; and parking facilities are adequately surfaced, landscaped and lit; as detailed in the staff memorandum.
7. The finding regarding encouraging alternatives to automobile travel is not applicable to this project, in that the site is already serviced by the shuttle bus route and sidewalks. The Zoning Ordinance does not require bicycle parking for this project.

8. The site provides open areas and landscaping to complement the buildings and structures, with generally water-conserving landscaping is used to separate and screen service and storage areas, break up expanses of paved area and define areas for usability and privacy, as detailed in the staff memorandum.
9. The proposal takes reasonable measures to protect against external and internal noise, per the conditions of approval.
10. Consideration has been given to avoiding offsite glare from lighting and reflective building materials, given the proposed lighting fixtures and exterior building materials.
11. Attention is given to the screening of utility structures, mechanical equipment, trash containers and rooftop equipment, in that the utility meters and trash enclosure will be tucked into the side of the building and will be screened from the adjoining property by a eight foot tall fence, as detailed in the staff memorandum.
12. The finding regarding signage is not applicable to this project.
13. The finding regarding outdoor space for employees is not applicable to this project.

Variance V-2-18

A. The Variance shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is located; specifically Condition of Approval 3.a which requires that “The plans submitted for a building permit shall include a section showing the deckline of the mansard roof segment over Unit #3 as being no more than 29 ft., 2 ½ in. above the elevation of the driveway below it.”

B. Because of special circumstances applicable to the subject property, specifically its northwest cross slope, the strict application of the 28 foot height limit would deprive the property of privileges enjoyed by other properties in the vicinity and under identical zone classification. Because building height is measured from finished grade on cut slopes, the height of the building measured on its south side (29 ft., 2 ½ in.) is taller than the height on the north side (28 ft.). The 28 ft. height limit applies to the property due to its slope of 14%, as measured per the Municipal Code. This average slope calculation does not take into account extreme grade differentials in discrete portions of a property, such as occurs at the rear of the subject property. The 28 ft. height limit makes development of a multi-family structure in compliance with all other standards of the R-3 Residential District difficult without reducing the allowable density of the project.

Grading Review EX-2-18

- The proposed grading is minimized to provide the required six on-site covered parking spaces and provide adequate on-site circulation, including on-site turnaround and safe ingress and egress. Minimal grading is proposed at the front and rear of the site to create useable landscaped open areas, slightly modifying existing contours and the project is designed to reflect or fit comfortably with the natural topography, consistent with General Plan Policies 43, 245 & 312 and Program 18a.

- The proposed grading is designed to avoid large exposed retaining walls (General Plan Policies 43 & 245). The retaining wall adjacent to the south side property line and parking aisle would measure approximately 13 feet in maximum height when measured from the interior of the site, but will not be readily visible from off-site and would be relatively flush with finish grade at the adjacent property to the south. Condition of Approval 3.d requires the building permit application to include treatment of this retaining wall with different textures and/or materials to break up the height of the wall into no more than six foot segments.
- While the proposed grading would remove an existing street tree defined by BMC Section 12.12.020 as protected, the applicant will be required to replace this tree in a suitable location with a species acceptable to the City Engineer, addressed by Condition of Approval 3.b. The landscape plans propose planting 25 new trees on site.
- Compliance with the San Bruno Mountain Area Habitat Conservation Plan Agreement and Section 10(a) Permit is not applicable (General Plan Policy 119 and Program 83b).

Fence Exception FD-1-18

- (1) The exception is necessary due to its location adjacent to a single-family dwelling at 637 San Bruno Avenue to address the neighboring property owner's concerns about noise and fumes from the garage. In order to fit 18 ft. long standard-size vehicles with an adequate maneuvering aisle on this sloped 50 ft. wide lot, a portion of the garage under the building will be open along the north side, adjacent to the neighboring house.
- (2) The proposed fence, hedge or wall will not create a safety hazard for pedestrians or vehicular traffic, as it will begin at the northwest corner of the proposed building, 15 ft. from the front property line. Given its proposed distance from the street and any driveway, the fence would have no impact upon sight distance for vehicles entering or exiting the site.
- (3) The solid redwood fence is compatible with the design and appearance of the proposed structure, complementing the proposed wood siding, and with the adjacent two-story single-family dwelling, which features an existing solid wood fence along the shared property line.

Use Permit UP-3-18

A. The Use Permit to modify the parking regulations to allow a 25 foot, one inch drive aisle adjacent to the three standard-sized parking spaces, and to provide three standard size spaces and one compact size space for the four residential units, is consistent with the General Plan. Specifically, General Plan Policy 149 and Program 22c acknowledge the interrelationships between the parking requirements and engineered grading.

B. The Use Permit would not be detrimental or injurious to the neighborhood or city, as a typical standard-size vehicle would still be able to access the parking spaces and turn around on site with an aisle width of 25 ft., 1 in., as is proposed.

Additional Findings for Nonconforming Parking

1. Strict enforcement of the specified regulation is not required by either present or anticipated future traffic volume or traffic circulation on the site. Consistent with the current parking requirement of 1.5 garage spaces per 2-bedroom unit, 6 garage spaces are proposed. Acceptance of a compact-sized space in lieu of a standard size space for the fourth dedicated parking space would still accommodate a functional compact parking space, and no more than 50% of the required parking spaces would be compact, consistent with BMC Section 17.34.040.C.
2. The granting of the Use Permit will not result in the parking of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets or to create or intensify a shortage of on-street parking spaces. San Bruno Avenue is wide enough to accommodate two lanes of traffic with parking on both sides of the street. To allow traffic to enter and exit the site simultaneously, the existing driveway will be widened to 18 feet. Adequate curb length between the new driveway and that at 637 San Bruno Avenue will remain to continue to maintain the one existing on-street parking space.
3. The modification of the parking regulations is required due to structural and site constraints: The 25 foot, one inch width of the drive aisle adjacent to the first three standard size spaces is the maximum width possible in this location, due to the thickness of the proposed retaining wall adjacent to the southern property line and the shoring for the adjoining property to the south. Additionally, the Building Code requires one of the standard sized spaces to be handicap accessible, and this space may not be dedicated to a single unit.

Conditions of Approval:

Prior to issuance of a Building Permit:

1. The owner shall obtain a permit to demolish the existing structure in compliance with all applicable requirements of Brisbane Municipal Code Title 15. A tree removal permit application may be applied for with the demolition permit or with the building permit at the applicant's option.
2. An application including detailed building plans, application forms and fees shall be submitted to the City for issuance of a Building Permit. The building permit application shall comply with all applicable State codes and applicable City of Brisbane Municipal Code provisions for new construction. At a minimum, building plans shall address the following conditions:
3. The plans shall be in substantial conformance to the plans approved with this Design Permit, including finish materials and colors (see related conditions below), with the following modifications:
 - a. The plans submitted for a building permit shall include a section showing the deckline of the mansard roof segment over Unit #3 as being no more than 28 ft. above the elevation of the driveway below it.
 - b. A final landscape plan shall be submitted that demonstrates compliance with BMC Chapter 15.70, Water Conservation in Landscaping, as applicable. The landscape plan shall identify a replacement street tree, the species and specific location of which shall be subject to approval by the City Engineer.
 - c. The civil plans shall incorporate "Green Streets" design measures, subject to review and approval by the City Engineer.

- d. Per Brisbane Municipal Code §17.32.050.B, the plans submitted for a building permit shall specify how the surface of retaining walls more than 6 ft. in exposed height will be treated with coloring, texture, architectural features, trelliswork or other means to visually divide the height of the retaining wall into horizontal sections of no more than 6 ft. to the satisfaction of the Community Development Director.
 - e. The proposed arbor with at least 5 ft. rear and 3 ft. side setbacks and with a height of not more than 8 ft. or a floor area of more than 120 square ft., if it is to be located within 10 ft. of the rear property line or within 5 ft. of the side property line.
 - f. The plans shall include water and sanitary sewer service and storm drainage details as required by the City Engineer.
 - g. The plans submitted for building permit approval shall indicate that each unit shall be served by a separate water meter.
 - h. The plans submitted for building permit approval shall include sewer lateral design details to the satisfaction of the City Engineer.
 - i. The plans shall address Fire Dept. requirements for new construction, including but not limited to installation of fire sprinklers, obtaining water flow, smoke detectors, key box, portable extinguishers, clearly visible address, illuminated utility identification, illuminated exit signs, and others applicable as determined through building permit review.
4. Grading, paving and drainage plans, per Brisbane Municipal Code §12.24.010 & §15.08.140, shall be submitted for approval by the City Engineer prior to the issuance of a building permit. Drainage shall comply with the National Pollutant Discharge Elimination System (NPDES) permit issued by the San Francisco Bay Regional Water Control Board. The property owner(s) shall be responsible for ongoing operation and maintenance of any permanent structural stormwater controls.
 5. The final covenants, conditions, and restrictions and condominium plan shall be submitted. Following review and approval of the final documents by the City Attorney, the condominium plan and accompanying covenants, conditions, and restrictions shall be recorded with the County of San Mateo. The CC&Rs shall conform to the requirements of BMC Chapter 17.30, Condominiums. The condominium plan shall dedicate at least one parking space to each unit.
 6. The applicant shall complete the Tentative Parcel Map application and apply for a Final Map Waiver per BMC Section 16.12.050.
 7. A professionally-prepared acoustical analysis report shall be submitted, showing that the proposed design will limit exterior noise to 45 dB in any habitable room per California Code of Regulations, Title 24, Appendix Chapter 35 (California Noise Insulation Standards).

The property owner shall enter into a standard landscape maintenance agreement with the City, modified to the satisfaction of the City Attorney.

During Construction:

8. Prior to foundation construction, a surveyed staking plan prepared by a licensed land surveyor or engineer authorized to conduct land surveying under California law shall be submitted to the City Building and Planning Departments.

9. The project shall comply with the stormwater Best Management Practices, as provided in the applicable state regulations and included in the applicant's stormwater checklist for Small Projects, subject to the satisfaction of the Public Works Department.
10. Any prehistoric Native American cultural resources found during the course of construction shall be conserved in accordance with State and Federal requirements (Appendix K of the State CEQA Guidelines).

Prior to Occupancy:

11. The property owner shall enter into a standard landscape maintenance agreement with the City for landscaping, to the satisfaction of the City Attorney.
12. All landscaping shall be installed and inspected by Planning staff to confirm conformity with the approved landscape plan.
13. House numbers shall be affixed to the building at a location visible from the street and a size, color and style subject to approval by the Planning Director and Fire Department.
14. Prior to certificates of occupancy the applicant shall demonstrate conformance with all of the above Design Permit conditions of approval.

Other Conditions:

15. All utilities shall be undergrounded.
16. All glass shall be nonreflective, and all exterior lighting shall be located so as not to cast glare upward or onto surrounding streets or properties.
17. Building address shall be visible from the street (numbers to be 4 in. minimum in height), internally or externally illuminated, and of contrasting colors to the satisfaction of the Fire Department.
18. The required parking spaces shall not be used or converted to any other use that would impair their basic use as parking for motor vehicles per Brisbane Municipal Code Chapter 17.34.
19. Minor modifications may be approved by the Planning Director in conformance with all requirements of the Municipal Code.
20. The Design Permit, Variance, and Fence Exception shall expire two years from the effective date (at the end of the appeal period) if a building permit has not yet been issued for the approved project and construction commenced per Brisbane Municipal Code Section 17.42.060(a). The Design Permit may be extended by application filed prior to the expiration date per BMC Section 17.42.060(b).

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ATTACHMENT 2

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Summary of Project Data

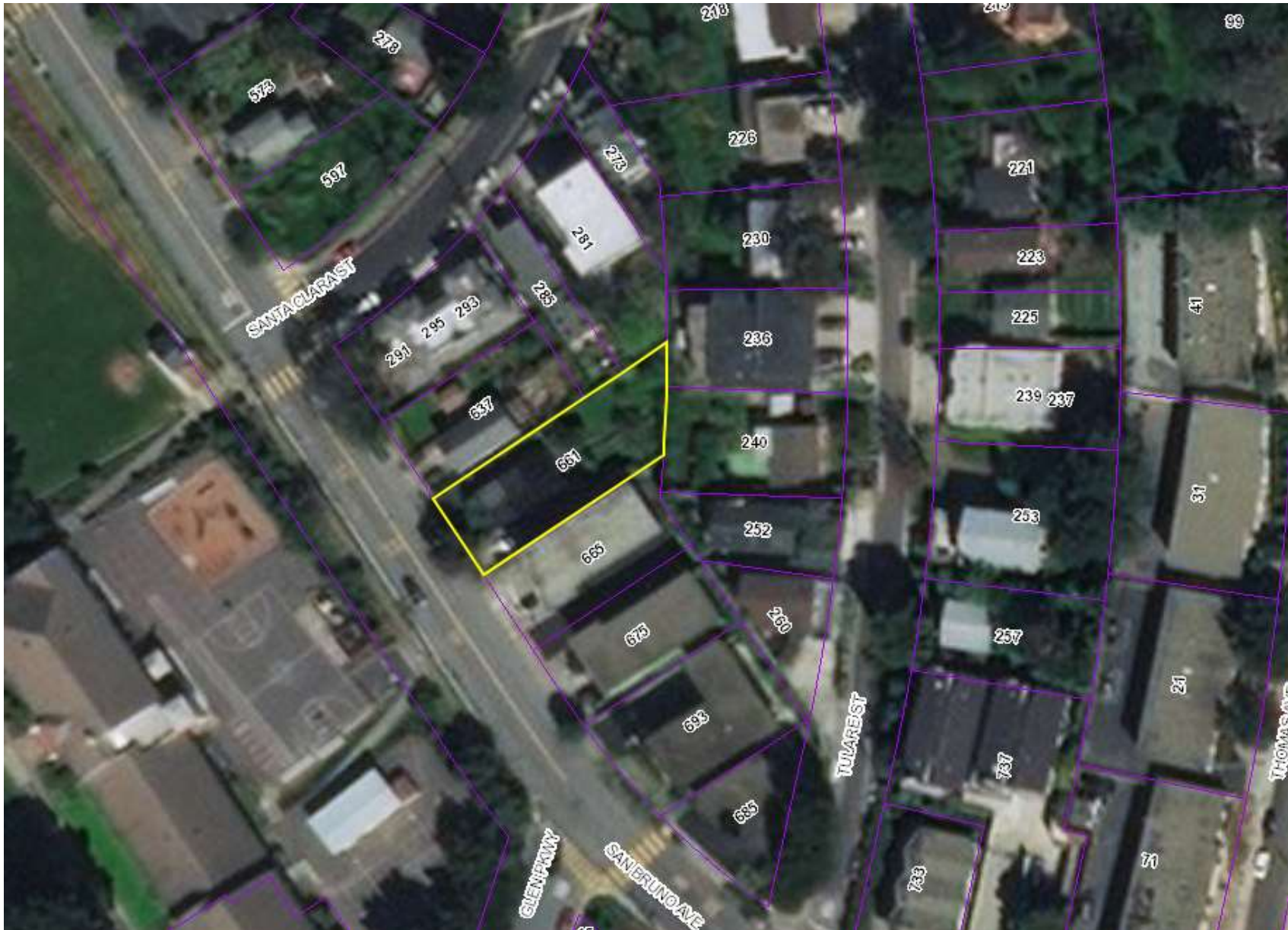
Development Standard	Existing	Proposed	Min/Max	Status
Lot Area	6,874 SF	-	5,000 SF	Per survey
Lot Slope	14%	-	n/a	28' height limit
Lot Coverage	-	3,240 SF or 47%	60% or 4,124 SF	Complies with standard.
Floor Area	-	4,721 SF	0.72 or 4,949 SF	Complies with standard
Setbacks				
N Side Lot Line	-	5'	5'	Complies with standard
S Side Lot Line	-	5'	5'	Complies with standard
Rear Lot Line	-	10'	10'	Complies with standard
Front Lot Line	-	15'	15'	Complies with standard
Height	-	30'	28'	Variance
Parking	-	6 covered spaces; only three standard.	4 covered, 2 uncovered. At least one standard space for each unit.	Use Permit
Articulation	-	n/a	Applies to front and rear outside walls at least 20' x 20'	N/a- no walls meet threshold
Landscaping	-	1462 SF	10% of total lot area or 687 SF	Complies with standard.
Front Yard	-	256 SF	15% or 112.5 SF	Complies with standard
Tree Removal	-	6 from site (not protected) 1 in street (protected)	Street trees or three trees > 30" circumf require permit	Street tree replacement TBD by City Engineer.
Grading	-	1087 CY cut	> 250 c/f or >50 CY exp	Grading Review
Condo Requirements				
Washer drier hookups or laundry facilities	-	WD provided in ea. Unit	Hookups for each unit OR one washer and one drier shall be installed in a laundry room for every three (3) units.	Complies with standard
Storage areas	-	> 125 CF provided for ea unit on 1st fl	125 CF enclosed storage area per unit.	Complies with standard.
Outdoor areas	-	Total: 1609 SF/ 4 units = 402 SF per unit	Avg = 400 SF per unit or total 1600 SF	Complies with standard.

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ATTACHMENT 3

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Aerial Map
661 San Bruno Avenue



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ATTACHMENT 4

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Site Photos
661 San Bruno Avenue



Above: View of existing single-family dwelling at 661 San Bruno with adjacent three-story building at 675 San Bruno Ave.

Left: View of existing street tree to be removed to accommodate the widened driveway, and adjacent single-family dwelling at 637 San Bruno Ave.



Left: View of north side property line with single-family dwelling at 637 San Bruno Ave.

Right: View of south side property line with multi-family structure at 675 San Bruno Ave.

ATTACHMENT 5

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*Use of contract documents shall constitute agreement with the following. All shall agree to the following before proceeding with any demolition or construction.
Contract Documents shall consist of:

- It is agreed by all parties reading, reviewing or using the construction documents that the engineer of record and soils engineer shall bear complete responsibility for their reports, drawings, calculations and details and that J Deal Associates is including their professional opinion, reports, drawings, details and calculations as a part of the contract documents.

The Contractor shall thoroughly review all documents before beginning construction to verify that site conditions and existing construction is as per plan. J Deal Associates shall be notified immediately of any and all discrepancies between plans, which shall include (reports, plans, details and calculations) and site conditions. All construction shall cease at that point until the situation is clarified. Drawings are not to be scaled for any reason.

THE ENGINEER OF RECORD shall be notified immediately of any and all discrepancies between contract documents and site conditions and all construction shall cease at that point until the situation is clarified. All parties understand that the engineer of record shall bear complete responsibility for their reports, drawings, calculations and details. Reports, drawings, details and calculations by the engineer take precedence over drawings and details from J Deal Associates. Drawings are not to be scaled for any reason.

CONTRACTOR AND OWNER RESPONSIBILITY

The Owner and the Contractor agree to the following statements and use of these drawings shall constitute agreement with those statements. If the Owner or Contractor disagrees with any of the following statements they shall inform J Deal Associates before beginning any work associated with this project. All work associated with revisions and on-site observation shall be charged to the Owner at the current office rate of the engineer and/or J Deal Associates.

SCALING OF DRAWINGS:

All dimensions shall have precedence over scale. All dimensions are to face of stud framing unless otherwise noted. Drawings shall not be scaled. Any measurement discrepancies shall be brought to the attention of the responsible party and all work shall cease until the situation is clarified.

MEASUREMENTS/DIMENSIONS/DRAWINGS

Contractor responsibility

It is the responsibility of the contractor to verify all measurements, dimensions and placement of, but not limited to: fixtures, cabinets, electrical, mechanical, plumbing, structural, components, windows, doors, stairs, handrails, etc. prior to ordering of materials and prior to any installation or fabrication. Any discrepancies shall be brought to the attention of JD & Associates prior to any work related to or affecting the concern.

NOTE REFERENCE

All notes applicable to the project shall apply although not directly referenced. Project shall conform to all applicable codes and ordinances. Conflicting notes shall be brought to the attention of JD & Associates prior to commencement of work related to those notes.

PROPERTY OWNER:
STEVE JOHNSON
1233 CORTEZ AVE.
BURLINGAME, CA 94010
(650) 740-2708
srjohnson.com

DESIGNER:
J DEAL ASSOCIATES
337 BEACH RD, SUITE A
BURLINGAME, CA 94010
(650) 697-1370
office@jdealassociates.com

T-24 REPORT:

MICHAEL KUNZ, CEPE
ENERGY PERFORMANCE SERVICES
3335 PLACER STREET, #350
REDDING, CA 96001
(888) 828-9488

LANDSCAPE ARCHITECTURE:

BAUERCOMBS & ASSOCIATES, INC.
P.O. BOX 305
LOS GATOS, CA 95031
(408) 366-2557
www.bauercombs.com

SURVEY/CIVIL ENGINEERING:
KAVANAGH ENGINEERING
470 CHATHAM ROAD
BURLINGAME, CA 94010
(650) 579- 1944

STRUCTURAL ENGINEERING:
DOMINIC CHU
CONSULTING STRUCTURAL ENGINEER
3724 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403
(650) 578- 9899
dc-eng@pacbell.net

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE NATIONAL & LOCAL CODES & ORDINANCES.

California Building Code 2016
California Mechanical Code 2016
California Plumbing Code 2016
California Electrical Code 2016
California Energy Code 2016
California Green Building Standards Code
City of Brisbane Municipal Code

R-1	CONDOMINIUM
S-3	COVERED PARKING
TYPE VB	1-HR CONSTRUCTION
STORIES	3 STORIES

FIRE SPRINKLERS

The required fire suppression sprinkler system and monitoring shall be installed in accordance with 1999 National Fire code, NFPA 13-R minimum under separate plan/permit approval.

LOT SIZE _____ 6,874.0 SF

ALLOWABLE LOT COVERAGE
6,874.0 x 0.60 _____ 4,124.4 SF

ALLOWABLE FLOOR AREA RATIO
6,874.0 x 0.72 _____ 4,949.28 SF

EXISTING
DWELLING + DETACHED GARAGE (TO BE REMOVED)

PROPOSED NEW FOUR-UNIT CONDOMINIUM

– FIRST FLOOR (PARKING LEVEL)
COVERED PARKING AREA
ENCLOSED AREA (ENTRY + STAIRWAYS) _____ 241 SF

– SECOND FLOOR LEVEL
HABITABLE AREAS _____ 2,531 SF
ENCLOSED AREA (ENTRY + STAIRWAYS) _____ 362 SF
UNIT #1 BALCONY _____ 40 SF
UNIT #2 & #3 BALCONY _____ 73 SF

– THIRD FLOOR LEVEL
HABITABLE AREAS _____ 1,633 SF
UNIT #1 BALCONY _____ 40 SF

LOT COVERAGE
2,531 + 362 + (68 SF STAIR/ENTRY) _____ 2,961 SF (43%) < 4,124.4 (60%)

FLOOR AREA RATIO
(2,451 + 2,531+362+1,633) _____ 4,767.75 SF (69%) < 4,949.28 (72%)

(4) 2 BEDROOM UNITS x 1.5 SPACE PER UNIT = 6 PARKING SPACE
REQUIRED

CUT & FILL

(SEE CIVIL PLANS SHEET C-2)

DRAWING INDEX

ARCHITECTURAL, OTHERS

SITE PLAN	A1
CONDITIONS OF APPROVAL	A1.1
DETAIL OF FENCE, NOTES	A1.2
FIRST FLOOR PLAN/PARKING LAYOUT	A2
SECOND FLOOR PLAN	A3
THIRD FLOOR PLAN	A4
ROOF PLAN	A5
EXTERIOR ELEVATIONS, BUILDING SECTIONS	A6
EXTERIOR ELEVATIONS	A7
BUILDING SECTIONS, DETAILS	A8

CIVIL

TOPOGRAPHIC MAP & DEMOLITION PLAN _____ C-1
CIVIL PLAN _____ C-2
SECTIONS & DETAILS _____ C-3
EROSION CONTROL PLAN, DETAILS & SPECS _____ C-4
STORM DRAINAGE PLAN, CALCS _____ D-1
AREA STORM DRAINAGE PLAN, CALCS _____ D-2

LANDCAPING

LANDSCAPE PLANTING PLAN _____ L-1
LIGHTING PLAN _____ L-2
IRRIGATION PLAN _____ L-3
LANDSCAPE DETAILS _____ L-4
LANDSCAPE DETAILS _____ L-5

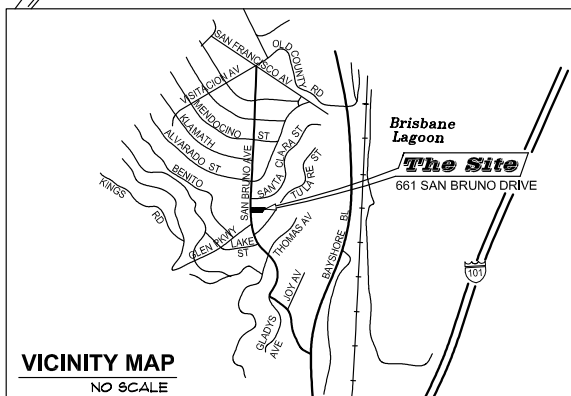
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Exhibit A
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- storage areas, break up expanses of paved area and define areas for usability and privacy, in that the front yard will be encircled by a variety of non-deciduous, water-conserving shrubs, a hedge in the north side yard will help screen the building from view from the house next door, and in that rear yard will feature an arbor with trees, shrubs and turf, in that on-site turnaround will be accommodated, the driveway curb cut will be designed to preserve on-street parking, separate pedestrian access will be provided to the street, sufficient number of on-site parking spaces will be provided per current requirements, the north side of the garage will be screened with landscaping, and exterior lighting will be designed not to cast glare.
9. The proposal takes reasonable measures to protect against external and internal noise, as noted in the Environmental Noise Study prepared by Shen Milsom Wilke Integrated Communications Technology and Acoustic Consulting, dated August 17, 2005, as amended October 13, 2005.
10. Consideration has been given to avoiding offsite glare from lighting and reflective building materials, given the proposed lighting fixtures and exterior building materials.
11. Attention is given to the screening of utility structures, mechanical equipment, trash containers and rooftop equipment, in that the utility meters and trash enclosure will be tucked into the side of the building and will be screened from the adjoining property by a 6 ft. tall fence.
12. The finding regarding signage is not applicable to this project.
13. The finding regarding outdoor space for employees is not applicable to this project.

Conditions of Approval:

- A. The plans submitted for a building permit shall include a section showing the decline of the mansard roof segment over Unit #3 as being no more than 29 ft., 2 1/4 in. above the elevation of the driveway below it.
- B. Prior to issuance of a building permit (and concurrent with any approval of the Use Permit and Tentative Parcel Map applications for condominiums), approval of a Fence Height Exception shall be obtained from the Planning Commission for an 8 ft. tall solid wood fence along the northern property line to act as a sound barrier and to screen the adjacent trash enclosure and utility meters.
- C. Per Brisbane Municipal Code Section 17.32.050.B, the surface of retaining walls more than 6 ft. in exposed height shall be treated with coloring and texture to visually divide the height of the retaining wall into horizontal sections of no more than 6 ft. to the satisfaction of the Community Development Director, as shown on Sheet 1 of the submitted plans.

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Design Permit DP-4-04 Extension

1. The proposed development is consistent with the General Plan and any applicable specific plan, specifically the Residential: 15-30 Dwelling Units per Acre land use designation, Policy 258 and Program 140b.
2. The proposal maintains a balance of scale, form and proportion, uses design components that are harmonious and materials and colors that complement the project, and integrates well with elements of the site plan and of surrounding areas, in that the building will vary in height from 1 to 2 stories at the front and rear, up to 3 stories in the middle, and in that various siding materials, changing rooflines, building articulation and architectural detailing are used.
3. The orientation and location of buildings, structures, open spaces and other features maintain a compatible relationship to adjacent development, by locating the 1-to-2-story segments of the building adjacent to the 2-story house to the north, by separating the 3-story element from the neighboring 3-story apartment building to the south by the open portion of the parking area, and by providing a large, landscaped rear yard which backs on to a number of surrounding 1-to-2-unit buildings.
4. Where a proposal abuts or is in close proximity to uses other than that proposed, the plan takes into account its effect on and maintains the quality of the other land uses, in that the driveway is located on the opposite side of the building from the single-family residence to the north, and in that large yards are provided between the building and the one-to-two-unit buildings toward the rear.
5. For hillside development, the proposal respects the topography of the site and is designed to minimize its visual impact, in that grading is proposed to provide parking below the building, reducing its apparent height, and in that the project will not affect any significant public views of San Francisco Bay, the Brisbane Lagoon and San Bruno Mountain State and County Park.
6. The site plan minimizes the effects of traffic on abutting streets through careful layout of the site with respect to location, dimensions of vehicular and pedestrian entrances and exit drives, and through the provision of adequate off-street parking; there is an adequate circulation pattern within the boundaries of the development; and parking facilities are adequately surfaced, landscaped and lit; as detailed in the staff memorandum.
7. The proposal encourages alternatives to travel by automobile, through existing facilities for pedestrians and access to public transit.
8. The site provides open areas and landscaping to complement the buildings and structures, with generally water-conserving landscaping is used to separate and screen service and

EXHIBIT A

Action Taken: Conditionally approved Variance V-2-07, Use Permit UP-3-07 and the extension of Design Permit DP-4-04 per the staff memorandum with attachments, via adoption of Resolution V-2-07/UP-3-07, as revised by the Planning Commission.

Findings:

Variance V-2-07

1. The variance shall be subject to the following conditions to assure that the adjustment hereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is located.
2. Because of special circumstances applicable to subject property, specifically its cross slope, the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification, namely a three-story building with a pitched roof similar to that at 737 San Bruno Avenue, with sufficient garage clearance to provide required accessibility for persons with disabilities.

Use Permit UP-3-07

1. Approval of the use permit is consistent with the 1994 General Plan adopted by the City Council on June 21, 1994, specifically 1994 General Plan Program 22c and Policy 149.
2. The establishment, maintenance and operation of the use applied for, under the circumstances, will not be detrimental to the health, safety, morals, comfort and general welfare of persons residing or working in the neighborhood, nor will it be injurious or detrimental to property or improvements in the neighborhood or the general welfare of the City, in that sufficient parking aisle width will be provided to accommodate most current-model full-size and SUV models, as evidenced by the parking requirements of over a third of 157 jurisdictions surveyed statewide.
3. Strict enforcement of the specified regulation is not required by either present or anticipated future traffic volume or traffic circulation on the site, in that sufficient parking is required to comply with current requirements.
4. The granting of the use permit will not result in the parking of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets or to create or intensify a shortage of on-street parking spaces, in that existing on-street parking will be preserved while widening the existing driveway curb cut.

RESOLUTION V-2-07/UP-3-07

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING VARIANCE V-2-07 TO EXCEED THE HEIGHT LIMIT
AND USE PERMIT UP-3-07 TO MODIFY THE REQUIRED PARKING AISLE WIDTH AND
EXTENDING THE APPROVAL OF DESIGN PERMIT DP-4-04
FOR A FOUR-UNIT MULTI-FAMILY DWELLING
AT 661 SAN BRUNO AVENUE

WHEREAS, Jerry Deal, JD & Associates, the applicant, applied to the City of Brisbane for Design Permit approval for a four-unit multi-family dwelling which will exceed the 28 ft. height limit with a parking aisle less than the standard width at 661 San Bruno Avenue, such applications being identified as Variance V-2-07, Use Permit UP-3-07 and Design Permit DP-4-04; and

WHEREAS, on February 22, 2007, the Planning Commission conducted a public hearing of the applications, 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 applications, the plans and photographs, the written and oral evidence presented to the Planning Commission in support of and in opposition to the applications; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibit A in connection with the Design Permit.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of February 22, 2007, did resolve as follows:

Variance Application V-2-07 and Use Permit Application UP-3-07 are approved and Design Permit DP-4-04 is extended per the conditions of approval attached herein as Exhibit A.

ADOPTED this twenty-second day of February, 2007, by the following vote:

AYES: Jameel, Lentz, Maturo, Hunter
NOES: None
ABSENT: Hawawini

JAMES HUNTER
Chairman

ATTEST:

WILLIAM PRINCE, Community Development Director

Exhibit A
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- D. The proposed arbor shall be located at least 10 ft. from the rear property line and 5 ft. from the side property line, as shown on Sheet L1 of the submitted plans.
- E. The proposed design shall limit exterior noise to 45 dB in any habitable room per California Code of Regulations, Title 24, Appendix Chapter 35 (California Noise Insulation Standards), as confirmed by the Environmental Noise Study prepared by Shen Milsom Wilke Integrated Communications Technology and Acoustic Consulting, dated August 17, 2005, as amended October 13, 2005.
- F. All glass shall be nonreflective, and all exterior lighting shall be located so as not to cast glare upward or onto surrounding streets or properties.
- G. The property owner shall comply with the terms of the landscape maintenance agreement recorded as Document No. 2006-160821.
- H. The property owner shall comply with the agreement including a covenant running with the land and enforceable by the City whereby the owner waives the right to protest the inclusion of the property within an underground utility district recorded as Document No. 2006-160820.
- I. Demolition of the existing structures shall comply with applicable provisions of BMC Chapter 15.75, Recycling and Diversion of Debris from Construction and Demolition (Ordinance No. 493).
- J. The driveway shall be widened to no less than 14 ft. as approved by the City Engineer so as to accommodate two-way traffic, while maintaining a minimum distance of 40 ft. between the driveway curb cuts (pan to pan) at 637 and 661 San Bruno Avenue. The existing street tree shall be replaced to the satisfaction of the City Engineer.
- K. The recommendations of the geotechnical study prepared by PGSoils Inc., dated April 2005, shall be incorporated into the project per California Building Code Section 1804, and the geotechnical consultant shall oversee construction to certify that any recommendations have been properly implemented.
- L. Prior to issuance of a building permit, separate application for a grading permit shall be made to the City Engineer per Brisbane Municipal Code Chapter 15.01.
- M. Prior to issuance of a building permit, the plans shall include water and sanitary sewer service and storm drainage details as required by the City Engineer. A minimum 5 ft. separation shall be provided between water and sanitary sewer services. The cleanout shall be provided at the property line per BMC Sections 13.04.420.B and 13.04.420.G. All site drainage collection shall be subject to the approval of the City Engineer. The

Exhibit A
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- property owner(s) shall be responsible for ongoing operation and maintenance of permanent structural stormwater controls.
- N. Prior to construction, all Best Management Practice improvements necessary to prevent stormwater pollution per NPDES shall be in place and shall be maintained thereafter to the satisfaction of the Public Works Department.
1. On-site storm drain inlets shall be clearly marked with the words "No Dumping! Flows to Bay," or equivalent, using methods approved by the City's NPDES Coordinator.
2. Interior floor drains shall be plumbed to the sanitary sewer system and shall not be connected to storm drains.
3. Interior level parking garage floor drains shall be connected to the sanitary sewer system. The applicant shall contact the City for specific connection and discharge requirements.
4. Landscape irrigation and runoff shall be minimized. The use of fertilizers and pesticides that can contribute to stormwater pollution shall be minimized.
5. Building foundation vents shall be covered with screens.
6. The trash enclosure shall be roofed as shown on Sheet 7 of the submitted plans. The area shall be designed to prevent storm water run-on to the area and runoff from the area and to contain litter and trash, so that it is not dispersed by wind or runoff during waste removal.
7. Provisions shall be made in the project design and construction to allow for the discharge of fire sprinkler test water to the sanitary sewer or to a landscaped area, as approved by the City Engineer.
8. Condensate from any air conditioning units shall be directed to landscaped areas or connected to the sanitary sewer system, as approved by the City Engineer.
9. Roof drains shall discharge and drain away from the building foundation to an unpaved area wherever practicable.
- O. The plans submitted for building permit approval shall indicate that each unit shall be served by a separate water meter.
- P. The plans submitted for building permit approval shall include sewer lateral design details to the satisfaction of the City Engineer.

Exhibit A
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- Q. Facilities for future underground utility service shall be installed in the building per BMC Section 17.32.030.C.2. Prior to issuance of a building permit, the developer shall contact SBC and Comcast Cable regarding including telephone, CATV and Internet cable in any joint underground trench.
- R. The project shall comply with the requirements of the 2001 California Fire Code, the 2001 California Building Code, the Brisbane Municipal Code and California Code of Regulations Title 19.
- S. Smoke detectors shall be hardwired, interconnected and with battery backup within each unit. A yearly fire code permit and confirmation that the smoke detectors are working shall be required.
- T. Secondary exiting from all bedrooms shall meet the requirements of the California Building Code. The plans submitted for building permit approval shall clearly show an operable window, with net open dimensions which meet the requirements for emergency escape or rescue, for each sleeping room. Each window shall have a minimum net clear openable area of 5.7 sq. ft. The minimum net clear openable height shall be 24 in., and the width shall be 20 in. (California Building Code Section 310.4).
- U. The roof shall be of Class A or B non-wood.
- V. The required fire suppression sprinkler system and monitoring shall be installed in accordance with 1999 National Fire Code, NFPA 13-R min., per separate plan/permit approval. The City water main tap in for the underground fire main required to supply the system shall be subject to Public Works Department approval. Fire flows shall comply with the requirements of California Fire Code Appendix III-A.
- W. The required fire alarm system shall be installed in accordance with 1999 National Fire Code, NFPA 72, per separate plan/permit approval.
- X. Fire-resistive occupancy separation shall be provided between the garages and the dwellings and understory areas in accordance with Building Code requirements.
- Y. The locations of fire extinguishers shall be subject to Fire Department approval.
- Z. Building address shall be visible from the street (numbers to be 4 in. minimum in height), internally or externally illuminated, and of contrasting colors to the satisfaction of the Fire Department.
- AA. The required parking spaces shall not be used or converted to any other use that would impair their basic use as parking for motor vehicles per Brisbane Municipal Code Section 17.34.020.A.

Exhibit A
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- BB. Minor modifications may be approved by the Planning Director in conformance will all requirements of the Municipal Code.
- CC. Prior to any sale of the units as condominiums, Use Permit Application UP-16-04 and Tentative Parcel Map Application TPM-2-04 shall be completed by the applicant and approved by the Planning Commission.
- DD. The Variance, Use Permit and Design Permit Extension shall expire two years from their effective date (at the end of the appeal period) if a building permit has not yet been issued for the approved project and construction commenced per Brisbane Municipal Code Section 17.42.060(a). The Design Permit may be extended for 1 additional year by application filed prior to the expiration date per BMC Section 17.42.060(b).

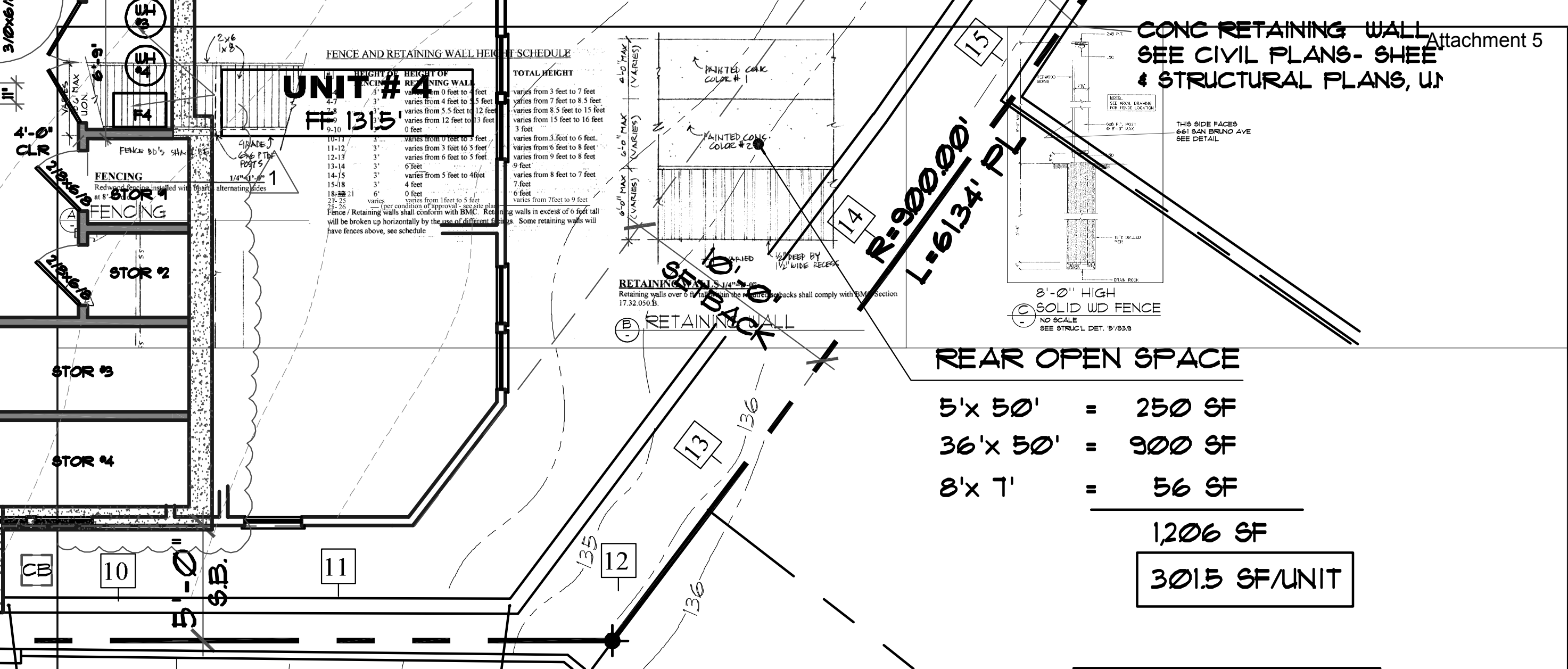
REVISIONS	BY

The drawings on this sheet, specifications, ideas, designs, and/or any other representations, whether or not they are adopted, are the property of J Deal Associates, Inc. and shall remain confidential. They are not to be used, copied, or otherwise disclosed to others for use in connection with any work or project without the written consent of J Deal Associates, Inc. The drawings are prepared for the use of the City of Brisbane and are not to be used for any other purpose without the written consent of J Deal Associates, Inc. The drawings are prepared for the use of the City of Brisbane and are not to be used for any other purpose without the written consent of J Deal Associates, Inc.

FOUR UNIT CONDOMINIUM
661 SAN BRUNO AVENUE
BRISBANE, CA 94005
AP# 007-362-090

J DEAL ASSOCIATES
RESIDENTIAL DESIGN TEAM
331 BEACH ROAD, SUITE A
BURLINGAME, CA 94010
TEL: (650) 691-1310
www.jdealassociates.com

DATE	03/30/18
SCALE	AS NOTED
DRAWN	
JOB	JOHNSON
JOB #	
SHEET	A1.1
OF	6.1-34



FENCE AND RETAINING WALL HEIGHT SCHEDULE

UNIT #4
FF 1315'

HEIGHT OF FENCING WALL	HEIGHT OF RETAINING WALL	TOTAL HEIGHT
4-7	varies from 0 feet to 4 feet	varies from 3 feet to 7 feet
4-8	varies from 4 feet to 5 feet	varies from 7 feet to 8.5 feet
4-9	varies from 5.5 feet to 12 feet	varies from 8.5 feet to 15 feet
9-10	varies from 12 feet to 13 feet	varies from 15 feet to 16 feet
9-11	0 feet	3 feet
10-11	varies from 0 feet to 3 feet	varies from 3 feet to 6 feet
11-12	varies from 3 feet to 5 feet	varies from 6 feet to 8 feet
12-13	varies from 6 feet to 5 feet	varies from 9 feet to 8 feet
13-14	6 feet	9 feet
14-15	varies from 5 feet to 4 feet	varies from 8 feet to 7 feet
15-18	4 feet	7 feet
18-21	0 feet	6 feet
21-25	varies from 1 foot to 5 feet	varies from 7 feet to 9 feet
25-26	(per condition of approval - see site plan)	

Fence / Retaining walls shall conform with BMC. Retaining walls in excess of 6 feet tall will be broken up horizontally by the use of different heights. Some retaining walls will have fences above, see schedule.

RETAINING WALLS 1/4" = 1'-0"
Retaining walls over 6 ft tall within the required setbacks shall comply with BMC Section 17.32.050.B.

RETAINING WALL

REAR OPEN SPACE

5'x 50' = 250 SF
36'x 50' = 900 SF
8'x 7' = 56 SF

1,206 SF

301.5 SF/UNIT

CONC RETAINING WALL
SEE CIVIL PLANS- SHEET
& STRUCTURAL PLANS, U1

THIS SIDE FACES
661 SAN BRUNO AVE
SEE DETAIL

8'-0" HIGH
SOLID WD FENCE
NO SCALE
SEE STRUC'L DET. '5/03.9

REVISIONS

BY

Attachment 5

The drawings on this sheet, specifications, ideas, designs, and arrangements are the property of J Deal Associates, Inc. and shall remain confidential. They are not to be used, copied, or reproduced in any form without the written consent of J Deal Associates, Inc. The drawings are prepared for the use of the City of San Bruno and are not to be used for any other purpose. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose.

FOUR UNIT CONDOMINIUM

661 SAN BRUNO AVENUE

BRISBANE, CA 94005

AP# 007-362-090

J DEAL ASSOCIATES

RESIDENTIAL DESIGN TEAM

331 BEACH ROAD, SUITE 4

BURLINGAME, CA 94010

TEL: (650) 691-1310

www.jdealassociates.com

DATE

03/30/18

SCALE

AS NOTED

DRAWN

JOB

JOHNSON

JOB #

SHEET

A1.2

OF

G.1.35

Attachment 5

REVISIONS	BY
1 PLNNG	HE
2 04-17-13	HE

the drawings on this sheet, specifications, notes, designs, and other documents, and the property of J Deal Associates; no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for which and the specified purpose for which they were prepared and developed by the writer, or which J Deal Associates has been prepared and developed with these written specifications. We severally and jointly constitute conclusive evidence of acceptance of these restrictions. J.D. & Associates reserve the right to refuse use of drawings and specifications by the City or County of jurisdiction for issuance of building permits.

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J DEAL ASSOCIATES
RESIDENTIAL DESIGN TEAM

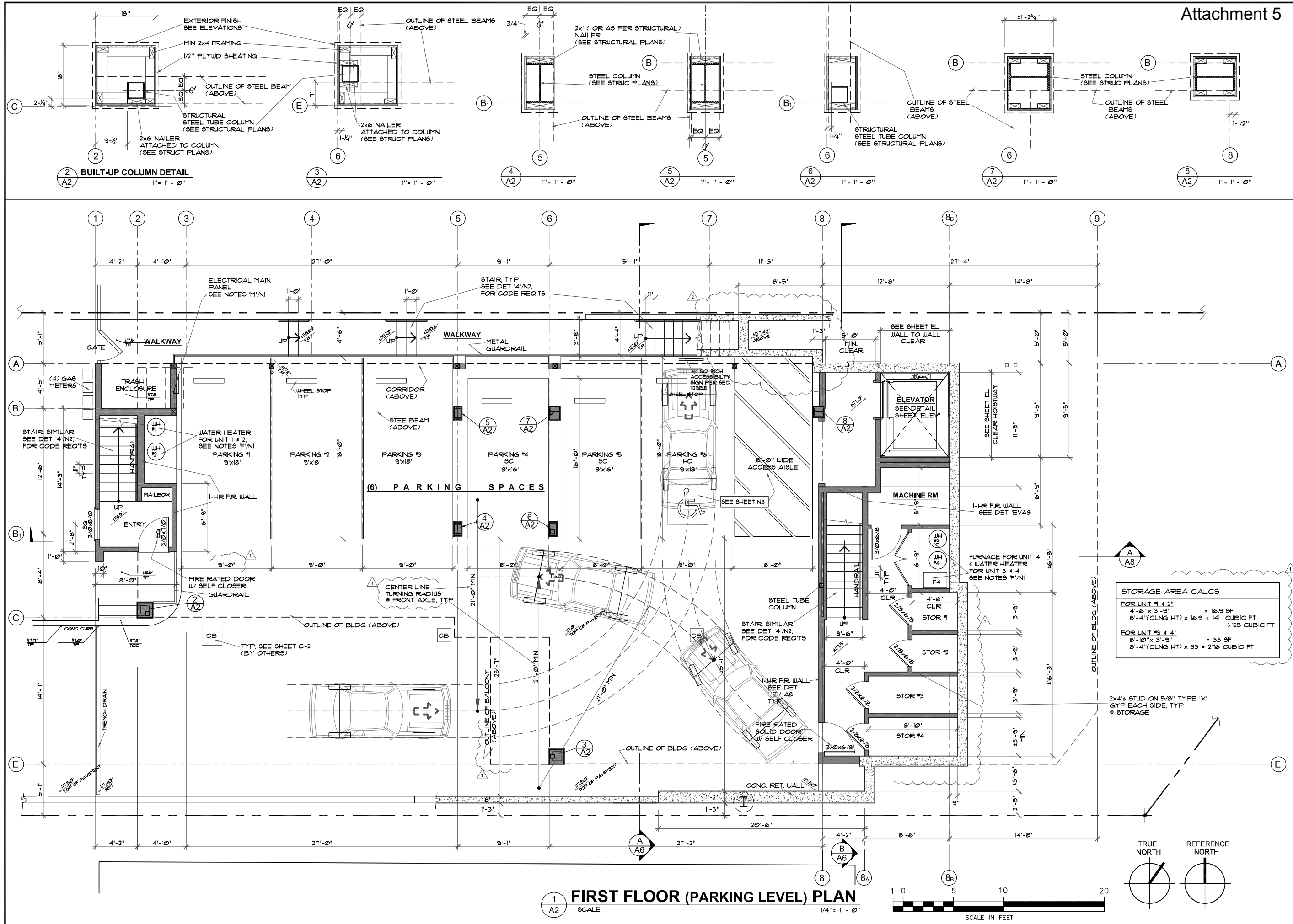


331 BEACH ROAD, SUITE A
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DATE	03/30/18
SCALE	AS NOTED
DRAWN	
BY	JOHNSON
BY #	
CHECK	

A2
SHEET
G.1.36



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DATE	03/30/18
SALE	AS NOTED
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BY	JOHNSON
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<div style="text-align: center;"> <h1>A3</h1> <p>SHEET</p> <h1>G.1.37</h1> </div>	

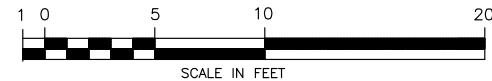


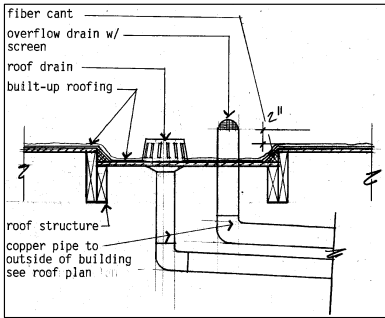
the drawings on this sheet, specifications, notes, designs, or other documents, and the drawings, specifications, notes, designs, or other documents, shall be the property of J Deal Associates; no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for which and the specified project for which they were prepared and developed by the written consent of J Deal Associates. Any attempt to copy, disclose, or use the drawings, specifications, notes, designs, or other documents, shall constitute conclusive evidence of acceptance of these restrictions. J.D. & Associates reserve the right to refuse use of drawings and specifications by the City or County of jurisdiction for issuance of building permits.

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A4
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C 1 38



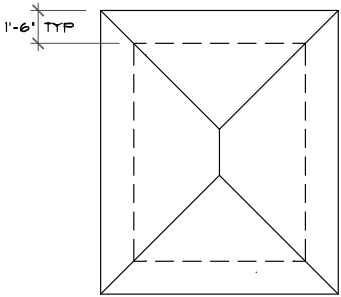


ROOF DRAIN
NO SCALE

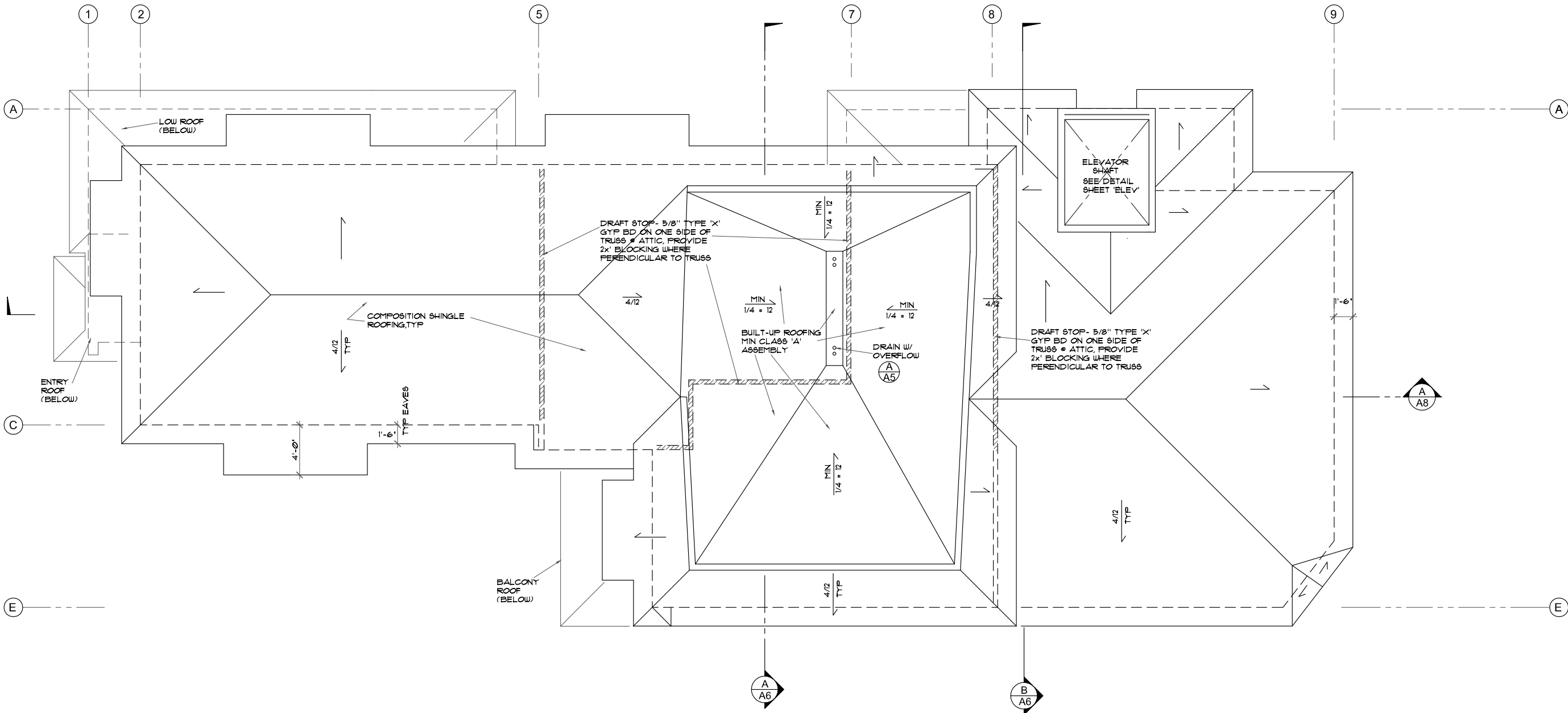
ROOFING (See roof plan for type of roofing used)
Asphalt shingles shall be fastened according to manufacturer's instructions and CBC Table 15-B-1.
Built-up roofing shall be applied in accordance with the manufacturer's instructions and CBC Tables 15-E through 15-G

ROOF COVERING NOTES
All materials applied as roof covering on any structure regulated by this code shall have a fire retardant rating of Class A or B as specified in Table 15-A as amended by the City of Burlingame Municipal Code 18.08.060. All wood structures are required to have a minimum of Class B roof covering and shall include roof deck underlayment, insulation and covering which is assigned a roof-covering classification. CBC 1503.

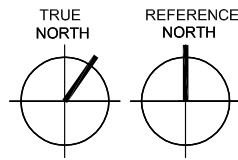
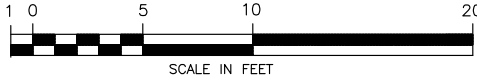
FLASHING
Provide flashing at the juncture of roof and vertical surfaces; at intersection of dissimilar roofing materials; and as required to prevent water damage. Flashing and counter flashing shall be not less than No. 24 gauge corrosion-resistant metal. Valley flashing as per CBC 1508.



**ELEVATOR SHAFT
ROOF PLAN**
SCALE 1/4" = 1' - 0"



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



REVISIONS	BY

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AP# 007-362-090

J DEAL ASSOCIATES
RESIDENTIAL DESIGN TEAM
331 BEACH ROAD, SUITE A
BURLINGAME, CA 94010
TEL: (650) 691-1310
www.jdealassociates.com

DATE	03/30/18
SCALE	A5 NOTED
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JOB	JOHNSON
JOB #	
SHEET	A5
OF	139

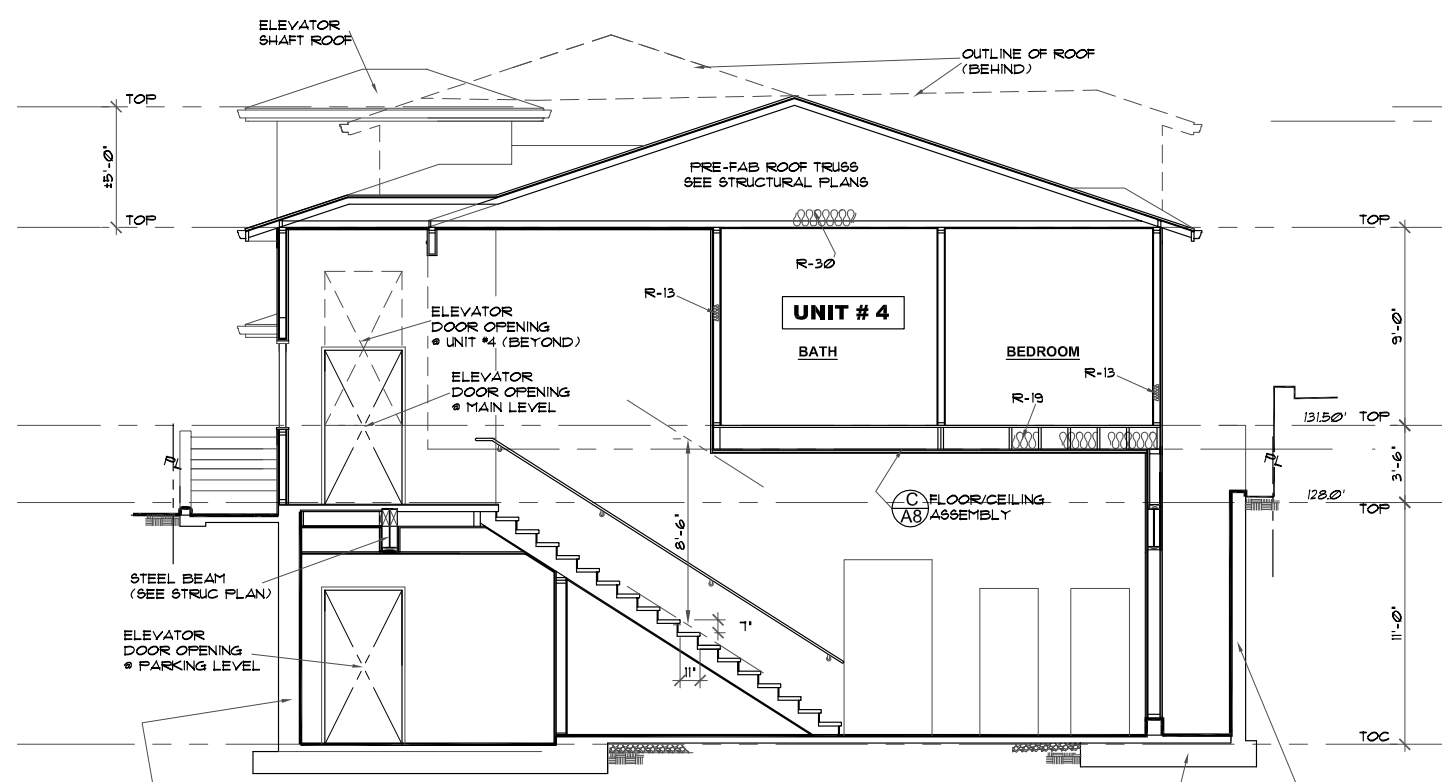
REVISIONS	BY
PLNG	HE

The drawings on this sheet, specifications, ideas, designs, and arrangements are the property of the architect and shall remain confidential. They are to be used only for the project and site specified. They are not to be used for any other project, in whole or in part, without the written consent of the architect. The architect shall not be responsible for any errors or omissions in the drawings or specifications, or for any consequences arising therefrom, whether or not the architect was negligent. The architect shall not be responsible for any construction methods or materials used, or for any construction defects, or for any consequences arising therefrom, whether or not the architect was negligent. The architect shall not be responsible for any construction methods or materials used, or for any construction defects, or for any consequences arising therefrom, whether or not the architect was negligent.

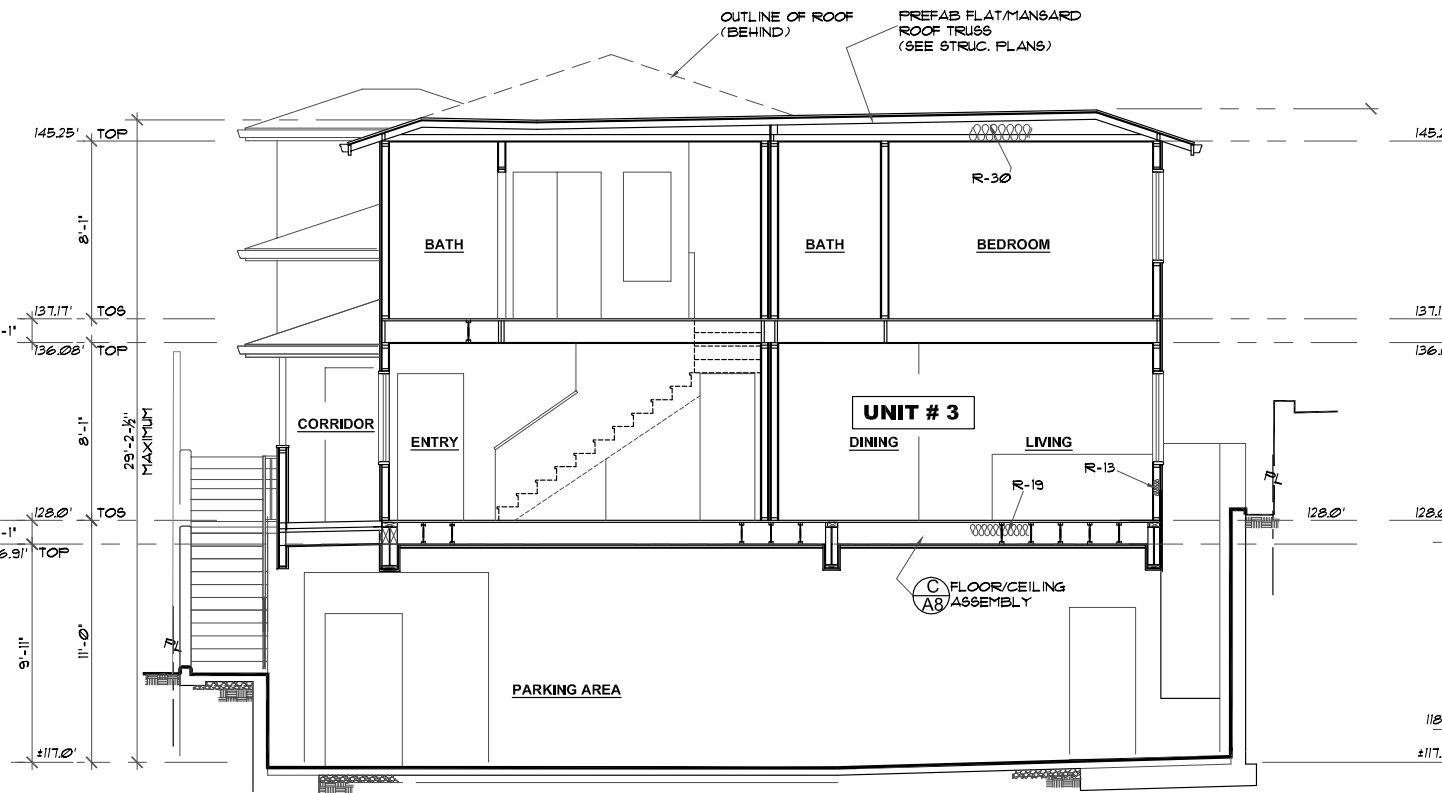
FOUR UNIT CONDOMINIUM
661 SAN BRUNO AVENUE
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AP# 007-362-090

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TEL: (650) 631-1310
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DATE 03/30/18
SCALE AS NOTED
DRAWN
JOB JOHNSON
JOB #
SHEET
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OF 140

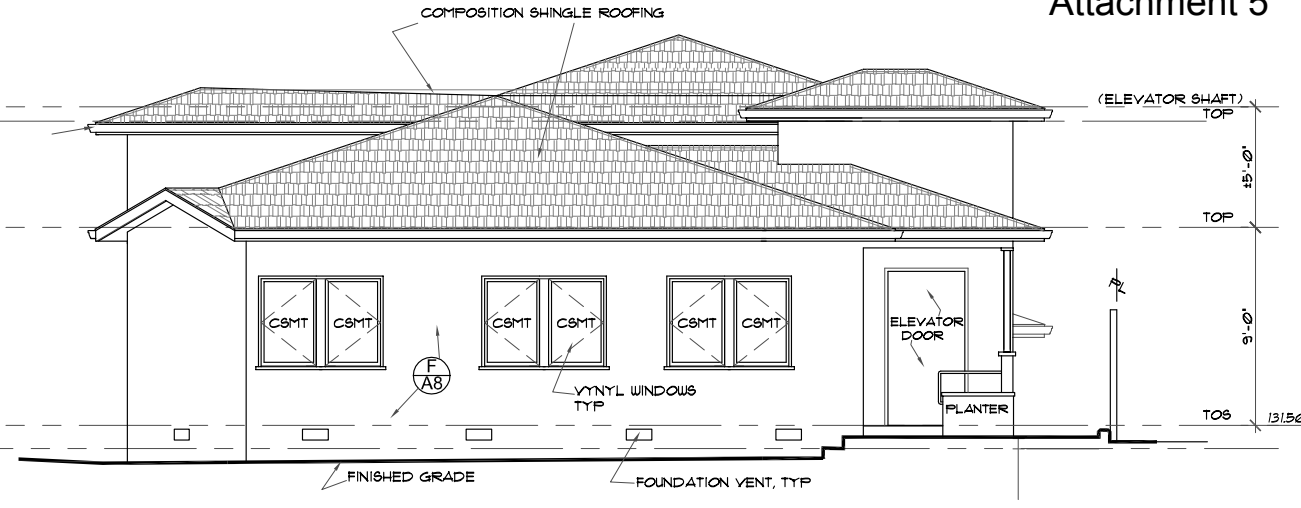


B SECTION
A6 SCALE 1/4" = 1' - 0"



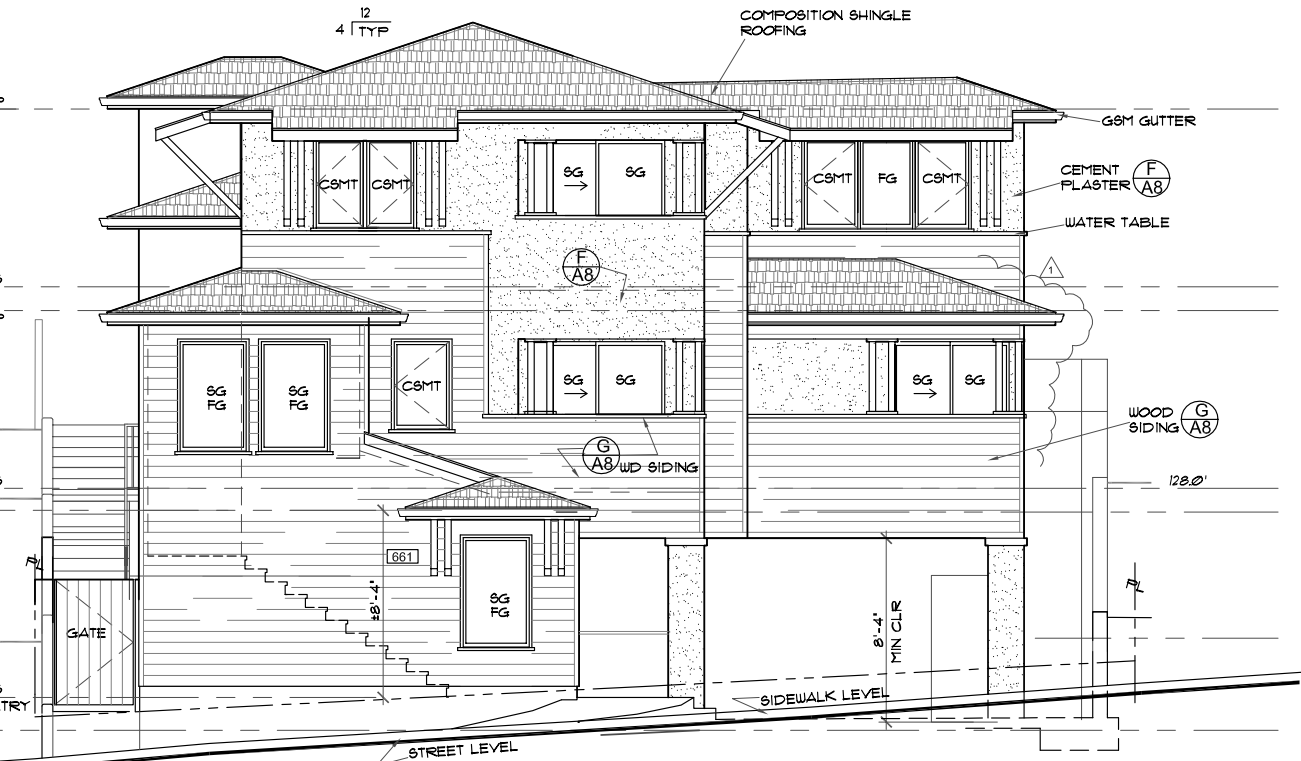
A SECTION
A6 SCALE 1/4" = 1' - 0"

ILLUMINATED STREET NUMBER
Approved numbers or addresses shall be placed in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background, shall be a minimum of one-half (1/2) inch stroke by two and one-half (2 1/2) inches high, and shall be either internally or externally illuminated in all new construction, alterations or repair of existing construction. The power of such illumination shall not be normally switch able.

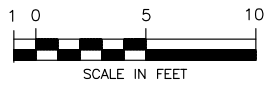


(REAR)
2 EAST ELEVATION
A6 SCALE 1/4" = 1' - 0"

- LEGEND
- (E) - 'EXISTING'
 - (N) - 'NEW'
 - TOP - TOP OF PLATES
 - TOS - TOP OF SUBFLOOR
 - TOC - TOP OF CONCRETE
 - TOD - TOP OF DECK
 - FF - FINISH FLOOR
 - FV - FOUNDATION VENT
 - DS - DOWNSPOUT
 - RUL - RAINWATER LEADER
 - EE - EMERGENCY EGRESS
 - FG - FIXED GLASS
 - SG - SAFETY GLAZING/TEMPERED GLASS
 - DH - DOUBLE HUNG
 - CSMT - CASEMENT
 - AUN - AWNING
 - FD - FRENCH DOOR



(FRONT)
1 WEST ELEVATION
A6 SCALE 1/4" = 1' - 0"



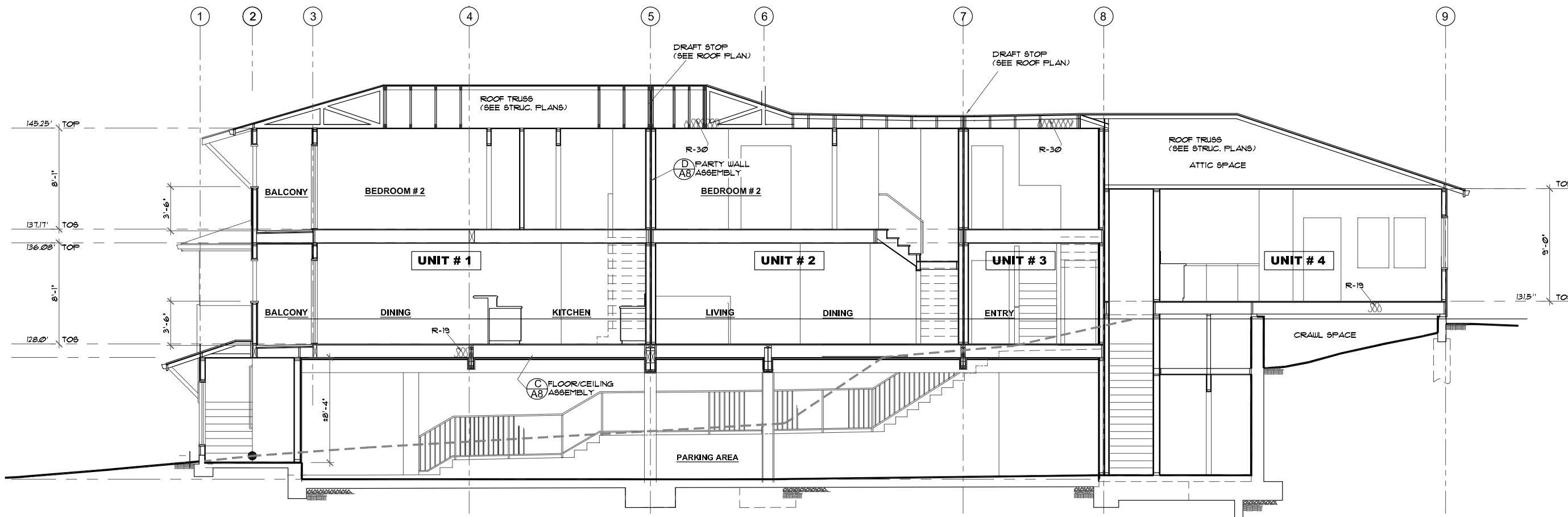
REVISIONS	BY

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AP# 007-362-090

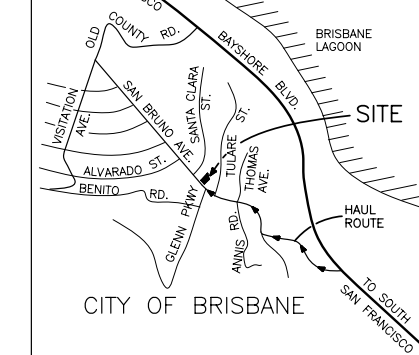
J DEAL ASSOCIATES
RESIDENTIAL DESIGN TEAM
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BURLINGAME, CA 94010
TEL: (650) 691-1310
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DATE	03/30/18
SCALE	AS NOTED
DRAWN	
JOB	JOHNSON
JOB #	
SHEET	A8
OF	G.I.42



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





VICINITY MAP

TOPOGRAPHY NOTES

T-1 FIELD SURVEYING. Performed during April 2004 and updated Dec. 2005, and _____ 2017.

T-2 REFERENCE ELEVATION. Top of the fire hydrant on the west side of San Bruno Ave. at the intersection of Santa Clara Ave., just north of the site, EL 112.094, city datum and NGVD 1929. Local reference elevation is the center of the rim of the Sanitary Sewer Manhole in the center of San Bruno Ave. opposite the north property corner, EL 115.68.

T-3 LEGAL DESCRIPTION. Lots 26 and 27 of Block 43 as shown on "Amended Map of Subdivisions Nos 1, 2, and 3, of City of Visitation, California" filed 10-14-1908 in Book 6 of Maps at Page 45 and as referred to in that deed recorded 10-14-2015 at O.R. 2015-108826.

APN 007-362-090 AREA 6,874 SF 0.158 ACRES

T-3 TITLE REPORT AND SEWER EASEMENT. Preliminary Report by Old Republic Title Co., 1408 Chapin Ave. #1, Burlingame, Ca. 94010, dated 6-22-2017, Order No. 0373003714-CI. Exceptions include any easements appearing in public records. This includes an easement for sewer recorded 12-29-1948 in Book 1608 OR. Page 74 which reads, "over a strip of land approximately 3 feet wide, front and rear measurements, starting at the Northwestern line of Lot 27 and across Lot 26 to the Northwestern line of Lot 26 and down the Northwestern line to San Bruno Ave. to connect to the sewer." A previous Title Report included wording as follows, "the exact location of such easement where it crosses the rear portion of Lot 26 cannot be located from the foregoing description." Kavanagh Engineering surveyed a 6" sewer cleanout just beyond the site on Lot 6 and has shown the 3 feet wide easement crossing Lot 26 in its "approximate" location. Kavanagh Engineering believes the easement follows the actual location of the sewer.

T-4 EXISTING UTILITIES. Shown based on surface evidence and record maps as available. Call Underground Service Alert (800) 227-2600 48 hours in advance of any digging, to have underground lines located.

T-5 PARCEL MAP AND CONDOMINIUM PLAN. This will be prepared per city and state requirements. Site will be Parcel 26-27. When available, data will be entered here:

Filed _____ in Volume _____ of Parcel Maps at Page _____.

CIVIL SHEET INDEX

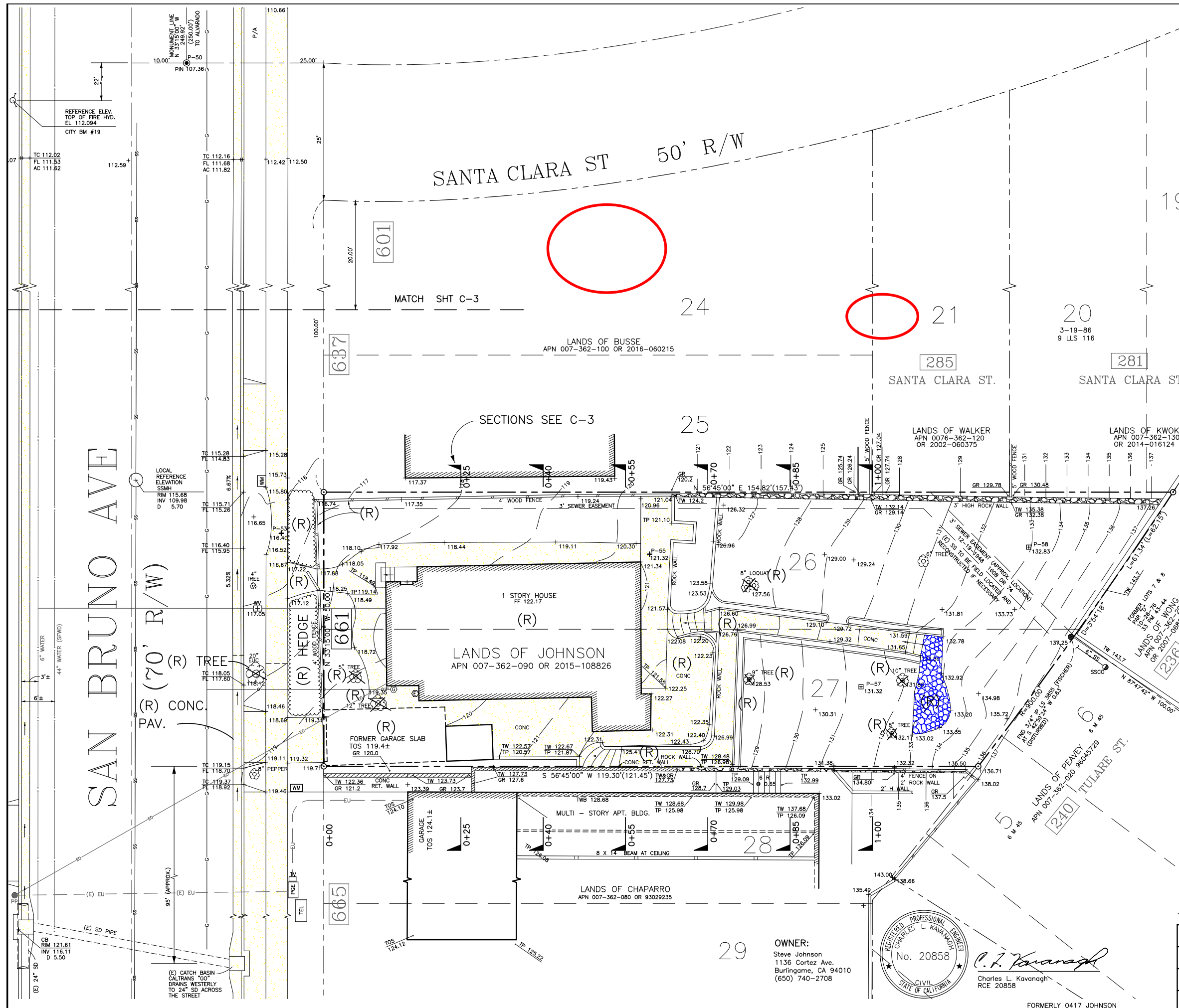
- C-1 TOPOGRAPHIC MAP AND DEMOLITION PLAN
- C-2 CIVIL PLAN, NOTES AND SPECIFICATIONS
- C-3 SECTIONS, DETAILS AND OFFSITE STORM DRAIN
- C-4 EROSION CONTROL PLAN, CIVIL DETAILS AND SPECIFICATIONS

TOPOGRAPHY LEGEND

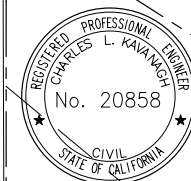
- FOUND 3/4" IRON PIPE IN MONUMENT BOX (RCE 12081) PER 6 LLS 111.112.
- FOUND 3/4" IRON PIPE (LS 3855) PER 33 PM 43-44.
- + SET CUT 'X' IN CONCRETE
- SET HUB
- 3/4" IRON PIPE (TO BE SET)
- ELECTRIC METER
- GAS METER

TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES

KAVANAGH ENGINEERING 470 CHATHAM RD. BURLINGAME, CA 94010 (650) 579-1944 STEVE JOHNSON 661 SAN BRUNO AVENUE BRISBANE, CA		SHR: C-1 1 OF 4 SCALE: 1"=8' DATE: 3-30-2018
APPR: CLK	FOUR UNIT CONDOMINIUM TOPOGRAPHIC MAP & DEMOLITION PLAN	
BY: NAR DAR DIS		
JOB: 1713 BRIS JOHNSON		



OWNER:
Steve Johnson
1136 Cortez Ave.
Burlingame, CA 94010
(650) 740-2708



Charles L. Kavanagh
RCE 20858

FORMERLY 0417 JOHNSON

CONSTRUCTION LEGEND

EXISTING (E)	CONSTRUCT (C)	DESCRIPTION	(C) (E) (R)	CONSTRUCT EXISTING REMOVE
SS	SS	SANITARY SEWER		
	W	WATER		
	SD SOLID PIPE	STORM DRAIN See note CS-8		
	SD-P PERF. PIPE			
	CB	CATCH BASIN See note CS-9		
EU	EU	ELEC. UNDERGR. PER PG&E STD		
G	G	GAS LINE PER PG&E STD		
		CURB AND GUTTER		
		RETAINING WALL		
		PCC CONCRETE PAVING		

AC	ASPHALT CONCRETE
AB-2	CLASS 2 AGG. BASE (CALTRANS)
BW	BOT. OF WALL
CB	CATCH BASIN
C.O.	CLEANOUT
CONC	CONCRETE (PCC)
D	DEPTH (RIM TO INV)
EO	ELECTRIC OVERHEAD
FF	FINISH FLOOR
FG	FIRE HYDRANT
FR	FINISHED GRADE
H	HEIGHT (OF RET. WALL)
PIV	POST INDICATOR VALVE (FIRE)
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TOE	TOE OF SLOPE
TOS	TOP OF SLAB
TP	TOP OF PAVEMENT
TS	TOP OF SLOPE
TW	TOP OF WALL
W	WATER
WM	WATER METER
WV	WATER VALVE

G-1 GENERAL. All work shall conform with the requirements of the city of Brisbane. This includes the 1997 Uniform Building Code, the 2001 California Building Code, the California Code of Regulations Title 19, and the Brisbane Municipal Code. In addition, street curbs, gutters, and sidewalk shall conform to the California Department of Transportation (Caltrans) Standard Plans and Specifications of 1997. In addition, Fire Sprinklers shall be in accordance with the 2001 California Fire Code (CFC), the 1999 National Fire Code, and the National Fire Protection Association (NFPA) Standard 13-R for residential systems. Separate permit applications are required for Grading and for the fire sprinkler system. An Encroachment Permit is required for all work in the public right of way of San Bruno Ave.

G-2 ARCHITECT'S PLANS. By JD Associates, 875 Mahler Rd. #200 Burlingame, Ca. 94010, Phone (650) 697-1370. Included are Structural Engineering plans by Dominic Chu, 3724 So. El Camino Real, San Mateo, Ca. 94403, Phone (650) 578-9899.

G-3 LANDSCAPE PLANS. See Architect's plans.

G-4. GEOTECHNICAL REPORT. Prepared by PGSOILS INC., 901 Rose Ct. Burlingame, phone (650) 347-3934, dated April 2005. All soils and foundation work shall be in accordance with the recommendations of the Geotechnical Engineer. Call said engineer 48 hours prior to starting any earthwork. The owner will hire the Geotechnical Engineer to observe and test the soils and foundation work and prepare written reports on same.

C-5 EARTHWORK. See quantities in the "Earthwork Summary" on Sht. C-3. For the project, approximately 1,087 cy of export is anticipated. This shall be hauled on the Haul Route shown on Sht. C-1 Vicinity Map and deposited in an appropriate disposal area.

G-6 UTILITY CONTACTS. Contractor shall coordinate construction with utility companies or agencies as follows:

SANITARY SEWER. City of Brisbane

DOMESTIC WATER. City of Brisbane

SFWD WATER (HETCH HETCHY). There is a 44" diameter water line on the westerly side of San Bruno Ave. This is expected to have about 7 to 8 feet of cover and should not be affected by this project.

STORM DRAINAGE. City of Brisbane

GAS AND ELECTRIC. P.G.&E., San Bruno Office, (650) 598-7204

TELEPHONE. AT & T. Coordination (408) 493-8582

CABLE T.V. AT & T Broadband, Daly City.

G-12 STORM DRAINAGE AND DRAINAGE REPORT. The amount of water coming from the site before the project and after the project was calculated and included in the Drainage Report, Calc-5.

G-13 OTHER UTILITIES. Gas, Electric, Telephone, and Cable T.V. To be constructed in a joint trench as much as practical from San Bruno Ave.

G-14 WORK HOURS. As specified by the city. Generally between the hours of 8:00 a.m. and 5:00 p.m.

G-15 CITY INSPECTIONS. Coordinate inspections with the city Building Department, phone (415) 508-2120, or Public Works Department, George Bermudez same number.

G-16 SPECIAL INSPECTIONS. See Structural plan Sht. SGN.1, last note in right hand column. No special inspections for civil items is anticipated.

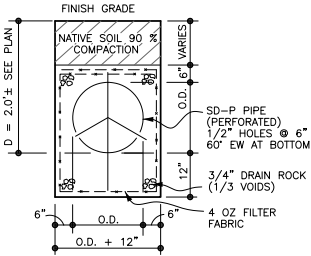
G-17 JOB SITE SAFETY. Per Cal OSHA. Trenches over 6 feet deep shall be shored.

G-18 SHORING DESIGN. The details on Sht. C-3 are conceptual only. The actual shoring design shall be done by a licensed Civil Engineer or a licensed Structural Engineer with a minimum of 5 years of experience designing similar shoring systems. Shoring plans shall be signed and stamped by the engineer responsible for them and submitted to the Structural Engineer, the Geotechnical Engineer, and the city for review. Wood used in the shoring, if pressure treated, may be left in place.

G-19 HAUL ROUTE. Shown on the Vicinity Map on this cover sheet. This route shall be used for all major material deliveries and exporting of soil.

G-20 CONSTRUCTION STAKING. To be done by Kavanagh Engineering on contract with the owner. Stakes for horizontal and vertical control will be set at corners, angle points, grade breaks, and generally at 20 foot intervals. Staking Diagrams will be issued showing the stakes set in relation to the items to be constructed.

G-21 CONTRACTOR'S WORK AREAS. Contractor shall utilize the site as much as possible for storing materials and equipment. If materials and equipment are to be stored in the street, check with the city first for their requirements.



1 TRENCH SD-P
C-2 NTS

CIVIL SPECIFICATIONS

CS-1 GENERAL. See Sheet C-2 for "General Construction Notes".

CS-2 REMOVALS. Items to be removed shall be removed offsite and are indicated on Sht. C-1, including concrete pavement from the driveway, small trees, garage, house, and concrete patio and steps in the back yard and retaining walls.

CS-3 SANITARY SEWER. Construct a new 6" lateral from the new building to the existing 6" sanitary sewer in the center of the street. Pipe shall be High Density Polyethylene (HDPE) with heat welded joints. Cleanouts shall be according to city standard plans. There is an existing 6" sanitary sewer in an easement crossing the NE portion of the site to the north property line and following the north property line to the street. The owner says this is old VCP pipe. This easement line shall be protected and remain operational during construction. If it is damaged, or is currently exfiltrating, it shall be repaired with new pipe. Cleanouts to be in Christy B-9 box, conc. lid.

CS-4 WATER PRESSURE. The City of Brisbane has a 6" water main on the westerly side of San Bruno Ave. between the 44" SFWD line and the curb. There is a fire hydrant at the intersection of San Bruno Ave. and Glenn Park just to the south of the site. This hydrant had flow testing in 1997 with results as follows (from Jerry Flanagan of the city): Static pressure 100 psi, Residual pressure 86 psi, with flow 1,403 gpm. This hydrant is estimated to be 25 feet higher than the site, so static pressure at the site will be about 0.432 x 25, or 10 psi higher than at the hydrant, or 110 psi. The fire hydrant at the intersection of San Bruno Ave. and Santa Clara St. is connected to the 44" SFWD and not the 6" city water main.

CS-5 WATER--DOMESTIC. Construct a new 2" domestic water service from the existing 6" water line far side of the street. Water meters shall be 1", and service lines to bldg shall be 1". See Sht. C-4 for standard city water details.

CS-6 FIRE WATER SERVICE. Construct a 4" water line from the city's 6" water main on the far side of San Bruno Ave., to the site and construct an above ground double detector check Backflow Preventor and Post Indicator Valve (PIV) before going into the building. See Sht. C-4 for details.

CS-7 FIRE SPRINKLER DESIGN. See Sht. C-2, Note G-1 for general code and permit requirements. Submit plans and calculations prepared, stamped, and signed by a licensed engineer to the city for review. Fire flow requirements shall meet Calif. Fire Code Appendix III-A.

CS-8 STORM DRAIN PIPES. Shall be PVC SDR-35 with solvent cement joints. 12" storm drain crossing street shall be RCP (ASTM C76) with rubber gaskets.

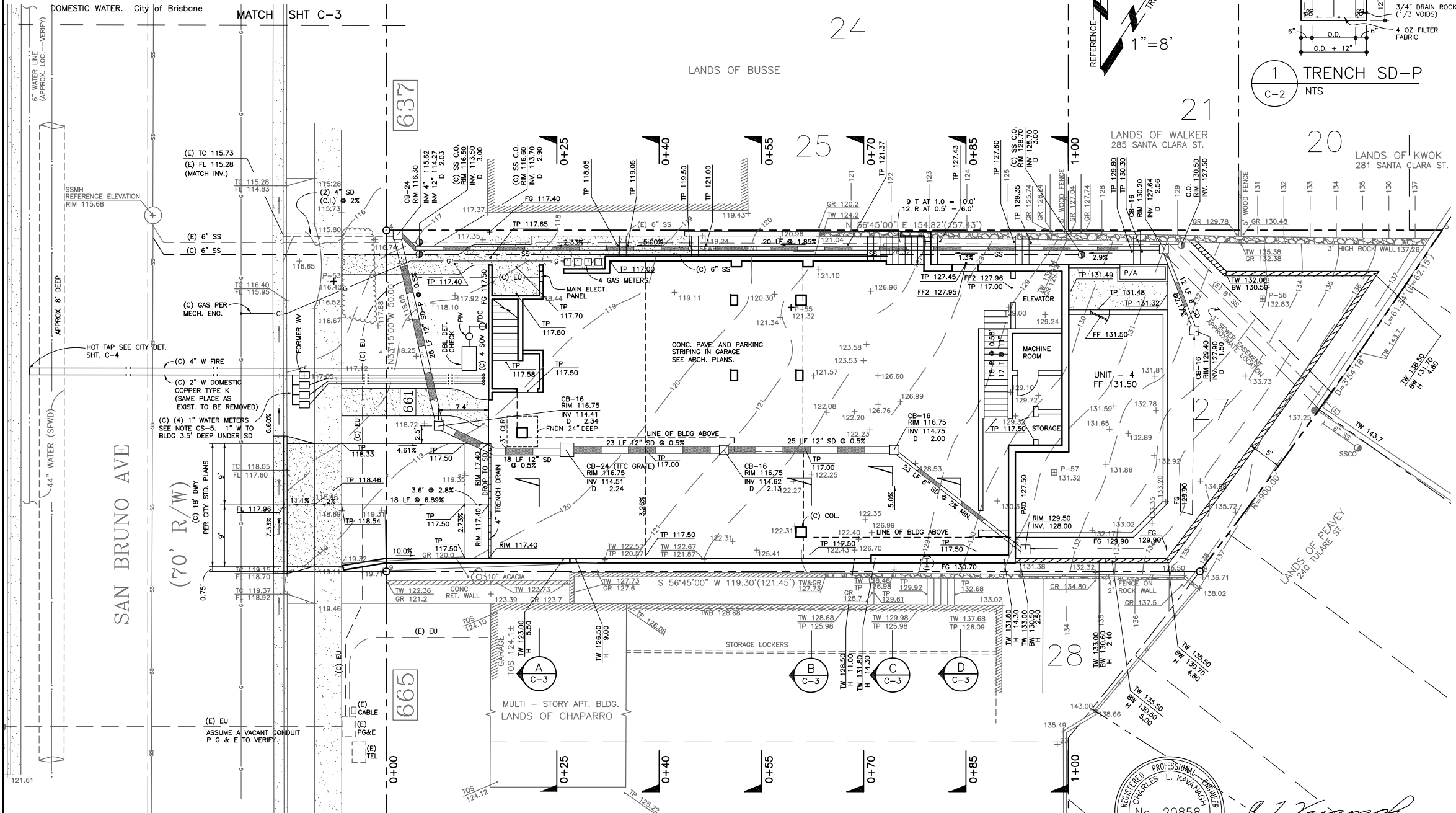
CS-9 CATCH BASINS. Shall be Christy Concrete or approved equal with cast iron or galvanized steel grates as follows:

- CB-12 V-9 Drain Box 10" x 15.25" cast iron grate
- CB-16 V-64 15-7/8" square cast iron grate
- CB-24 U-21 26.5" square welded steel, galvanized grate, traffic CALTRANS "GO" Per Caltrans Std. Plans D74/B, D74C, AND D77A

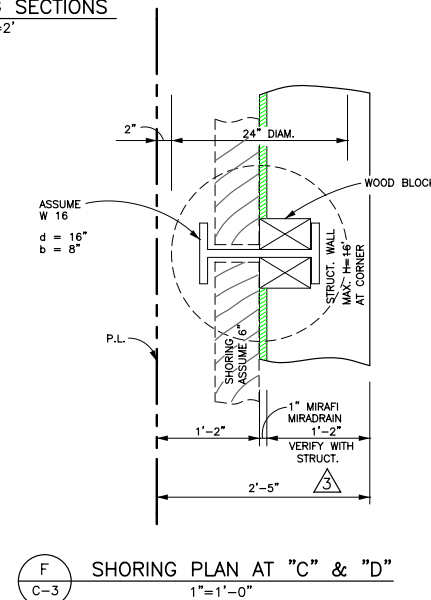
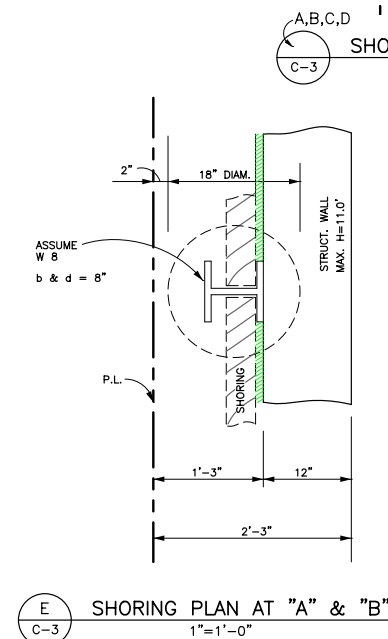
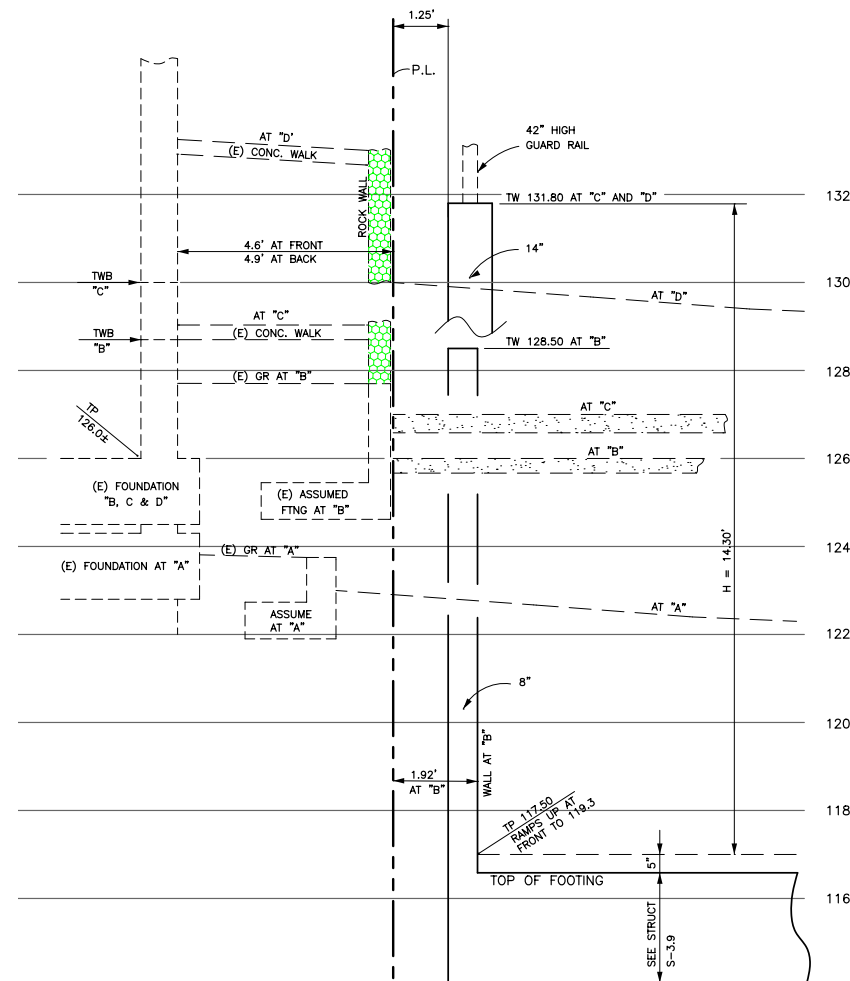
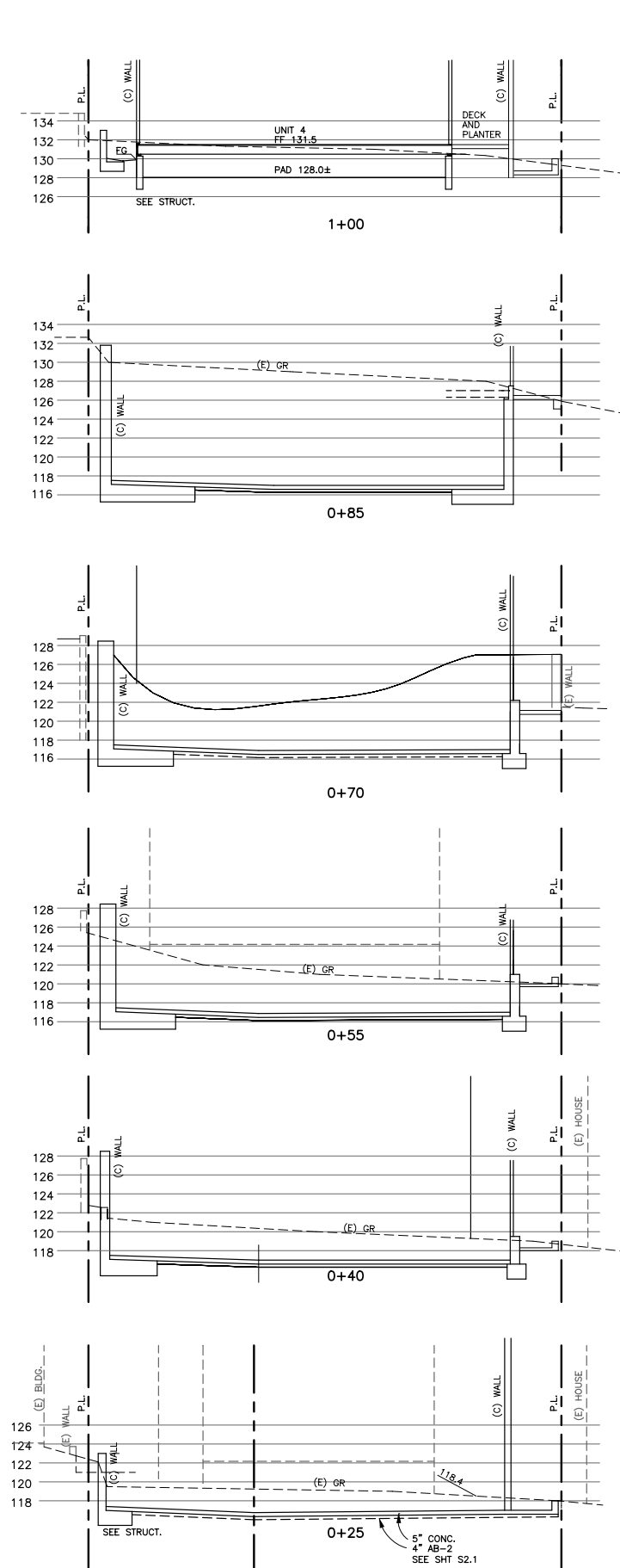
CS-10 CONCRETE. For curbs, gutters, and sidewalks shall be Caltrans Class A, 6-sack, 3,000 psi, maximum slump 4". Add lampblack per city requirements. See Structural plans for concrete for the building and retaining walls.

TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES

KAVANAGH ENGINEERING 470 CHATHAM RD. BURLINGAME, CA 94010 (650) 579-1944		SHT:
APPR: CLK	STEVE JOHNSON 661 SAN BRUNO AVENUE	BRISBANE, CA
BY: DIS CLK	FOUR UNIT CONDOMINIUM CIVIL PLAN	
JOB: 1713 BRIS JOHNSON	NOTES & SPECIFICATIONS	
SCALE: 1"=8'		DATE: 3-31-24



Charles L. Kavanagh
RCE 20858

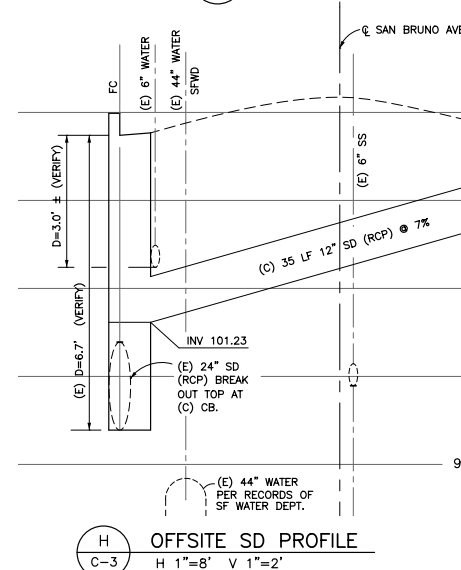
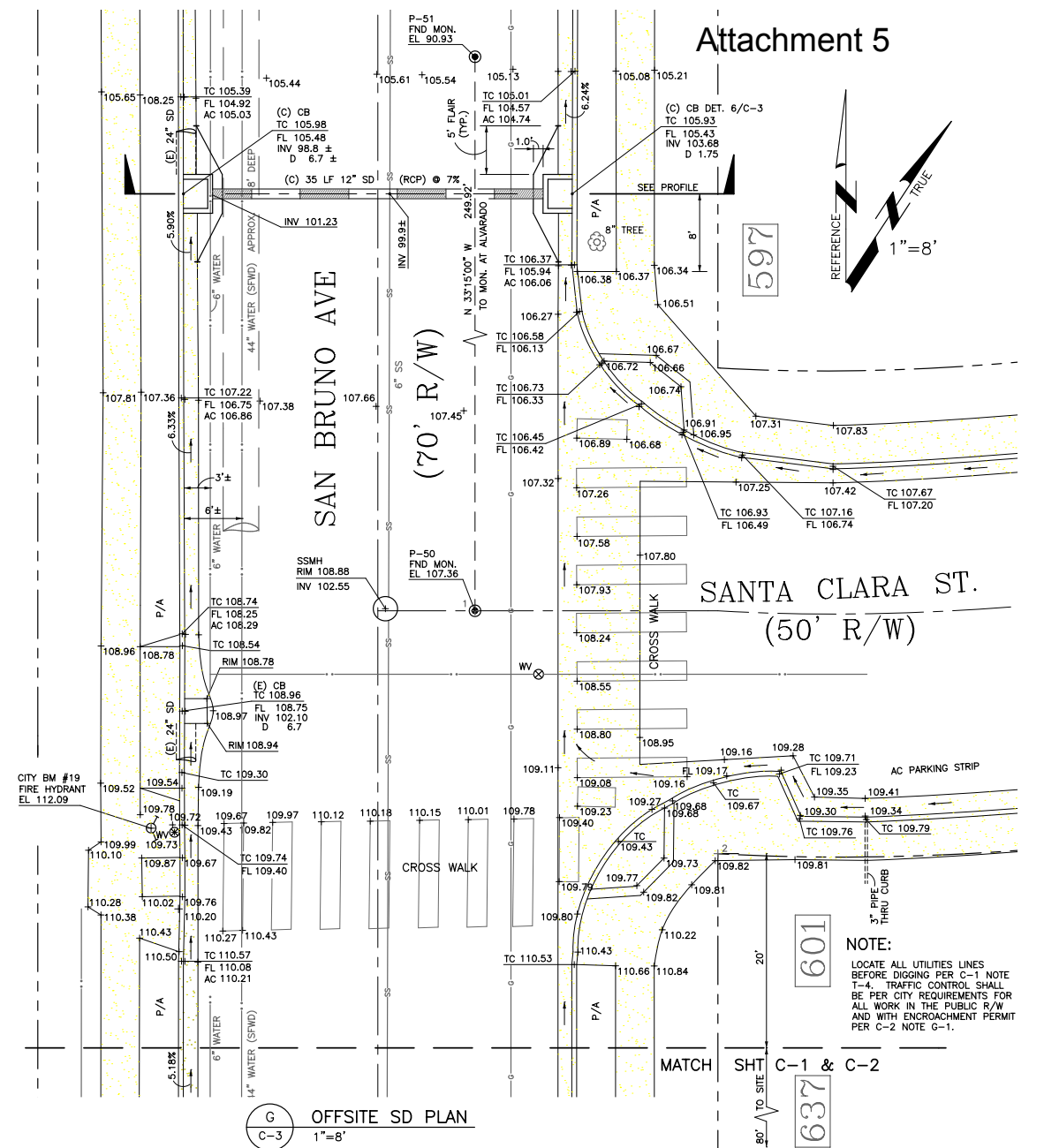


EARTHWORK CALCULATIONS

SECTION	LENGTH (FT)	WIDTH (FT)	CUT (FT)	VOL. CUT (CY)
0+25	17	40	4.0	101
0+40	15	40	4.0	89
0+55	15	42	6.0	140
0+70	15	42	8.5	198
0+85	15	42	13.0	303
1+00	24	36	3.5	112
SUBTOTAL				943
FRONT 21' x 50' x cut 1.6				60
BACK Area 780' x 2.9				84
PROJECT TOTAL				1,087



P. J. Kavanagh
Charles L. Kavanagh
RCE 20858



TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES

KAVANAGH ENGINEERING 470 CHATHAM RD. BURLINGAME, CA 94010 (650) 579-1944	
APPR: CLK	STEVE JOHNSON 661 SAN BRUNO AVENUE BRISBANE, CA
BY: DIS CLK	FOUR UNIT CONDOMINIUM SECTIONS, DETAILS & OFFSITE STORM DRAIN
JOB: 1713 BRIS JOHNSON	

SHT: C-3
3 OF 4
SCALE: NOTED
DATE: 3-30-2018
G.I. 145

PLANT LIST
Project: Four Unit Condo

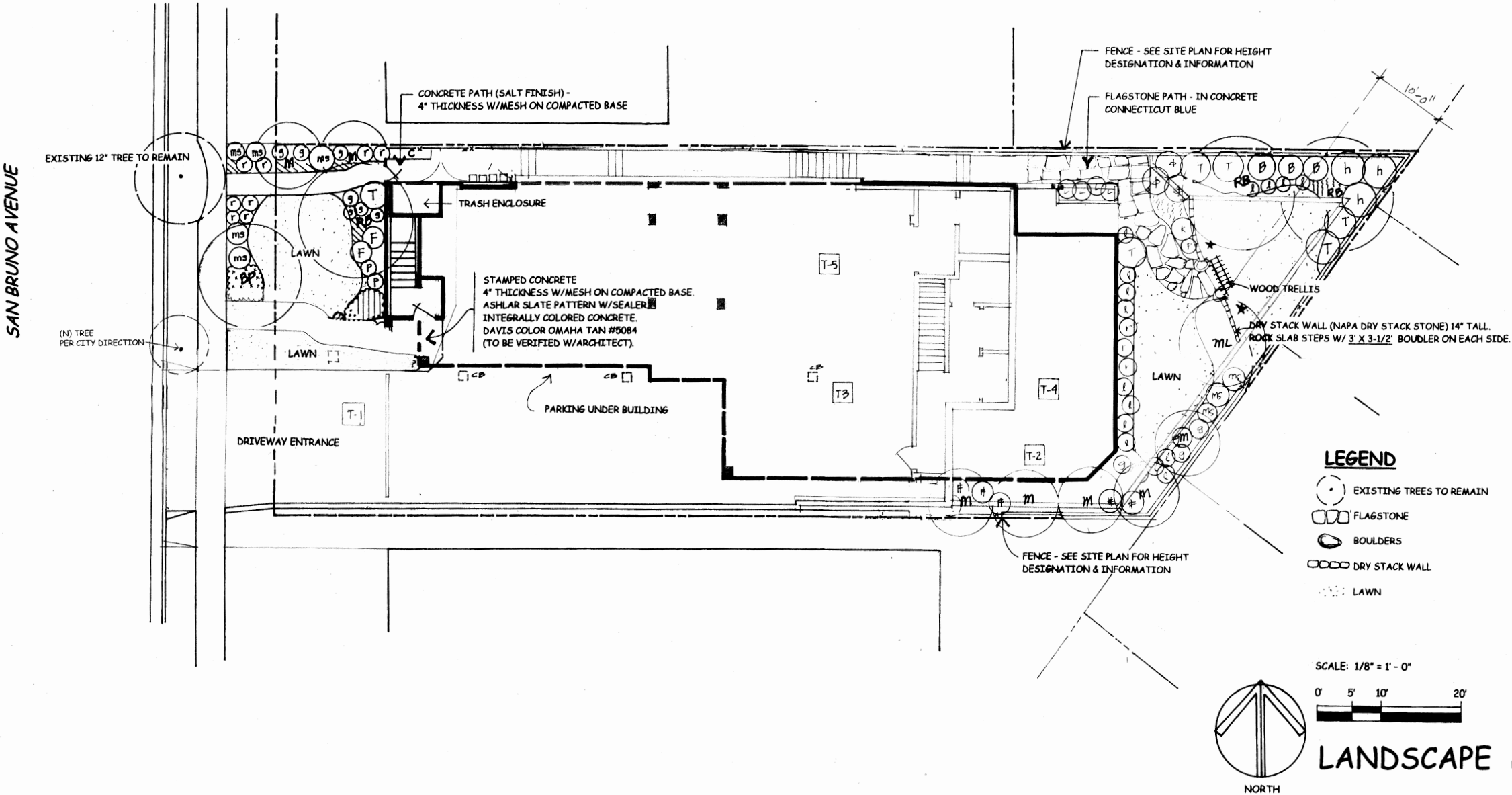
SYMBOL	SCIENTIFIC NAME	COMMON NAME	PURCHASE SIZE	Qty.	NOTES
TREES					
BP	Pyrus calleryana 'Aristocrat'	Aristocrat	24" box 15 gallon	1	Deciduous, 30' tall, 15' wide
RB	Cercis 'Forest Pansy'	Redbud	24" box 15 gallon	3	Deciduous, 25-30' tall, purple flower
M	Acer rubrum 'Columnar'	Columnar Red Maple	15 gallon	7	Deciduous, pyramidal form, 10' wide x 30' tall; good fall color
+	Cotinus coggygria 'Royal Purple'	Purple Smoke Tree	15 gallon	1	Deciduous 15' tall, 10' wide, purple foliage
C	Rhaphiolepis x 'Montic'	Majestic Beauty Indian Hawthorn	15 gallon	10	Evergreen, tree form, 20' tall, 8' wide, single trunk
ML	Lemon, Citrus meyeri	Meyer Lemon	15 gallon	1	Evergreen, grows 15 - 20' tall
GROUND COVERS, & VINES					
dp	Ceratostigma plumbaginoides	Dwarf Plumbago	6" pot	27	1' tall
••••	Salvia nemorosa 'Blue Hill'	Salvia	4" pot	37	Purple flower, 14" tall
	Verbena 'Tapien'	Pink Verbena	4" pot	20	Pink flower, 3' high, 18" spread
••••	Fescue glauca	Blue fescue	6" pot (full)	10	Evergreen grass tufts, 8" tall
	Sedum spectabile	Stonecrop	1 gallon	14	Evergreen succulent, 1-1/2' tall and wide, copper-red flower
★	Passiflora alatacoerulea	Passion Vine	1 gallon (full)	2	Vine, green/purple flower
••••	Fescue	Sod			

SYMBOL	SCIENTIFIC NAME	COMMON NAME	PURCHASE SIZE	Qty.	NOTES
SHRUBS & PERENNIALS					
Ø	Nerium oleander 'Marocco'	Oleander	5 gallon	5	Evergreen, white flower, 6' tall
p	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	5 gallon	13	Deciduous, arching, 4' tall
B	Buddleia davidii 'Black knight'	Butterfly Bush	5 gallon	3	Semi Evergreen, purple flower, 5' tall
K	Anigozanthos flavidus 'Big Red'	Kangaroo Paws	5 gallon	5	Evergreen, 2 - 3' wide, 5' flower
F	Phormium tenax 'Sundowner'	Sundowner New Zealand Flax	5 gallon	3	Evergreen, Upright foliage, 4' tall
r	Rosa 'Iceberg'	Iceberg Rose	1 gallon	6	Upright growing, white flower
	Rosa 'Twowel'	Yellow Tea Rose	1 gallon	5	Yellow flower, 4' tall
d	Delphinium elatum	Delphinium	1 gallon	3	5' tall, Magenta and Blue Flower, full sun
h	Dodonaea viscosa 'Saratoga'	Purple Hop bush	5 gallon	3	Evergreen, plant 6' apart for informal hedge. Grows 10' tall
L	Lavendula angustifolia	English Lavender	1 gallon	8	Evergreen, 2' tall, purple flower
ms	Salvia leucantha	Mexican Sage	5 gallon	9	3-4' tall, purple flower
g	Gardenia 'Veitchii'	Everblooming Gardenia	1 gallon	19	Evergreen, 3-4' tall, fragrant
†	Fatsia japonica	Japanese Aralia	1 gallon (full)	7	Grows 4' - 5' tall
T	Tibouchina urvilleana	Princess Flower	5 gallon	6	5' tall and wide, purple fl
ℓ	Hemerocallis - Day Lilly	Black-eyed Stella Rocket City	1 gallon	9	Yellow w/red eye, 3' tall
		Prairie Blue Eyes	1 gallon	8	Orange, 3' tall
			1 gallon	8	Lavender, 3' tall

TREE REMOVAL SCHEDULE
Information obtained from Landscape Flections (11/1/04)

Tree to be removed	Size	Labeled as
Acacia	12"	T-1
Apple	8"	T-2
Apple	9"	T-3
Apple	10"	T-4
Loquat	8"	T-5

- GENERAL NOTES
- This drawing is representational only.
 - Landscape features and plants are shown at approximate locations.
 - All measurements and dimensions are approx. and will be verified on site by the contractor prior to bidding.
 - Lawn area to receive 2" thick recycled plastic edging.
 - All planting areas to receive 2" thick mini bark mulch.



Designed by: SCB
Drawn by: SCB
Date: 2005, Nov 18
Revised:

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FOUR UNIT CONDOMINIUM
661 SAN BRUNO AVENUE
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A.P. #007-362-090

BauerCombs & Associates, Inc.
Landscape Architecture, Parks & Recreation Planning
P.O. Box 305, Los Gatos, California, 95031-0305
(408) 366-2557 www.bauercombs.com

L1
G.1.46

LIGHTING LEGEND

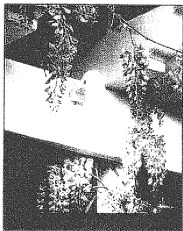
AREA	SYM.	QTY.	FIXTURE	WATTS	COLOR	RISER & BULB	DESIGN INTENT
Path Entrance	⊕	10	FX Luminaire: CapelliBiondi 12 volt	20	Copper	12" R T3 Halogen	Medium lighting to guide along paths and entrances.
Pathway	⊙	18	FX Luminaire: BellaDonna 12 volt	20	Copper	12" R T3 Halogen	Subdued lighting to guide along paths.
Uplights	▽	5	FX Luminaire: MacchiaUltimo 12 volt	35	Bronze Metallic	BasicSpix MR-16 Halogen	Trunk and branch illumination of trees. Broad area but subdued light.
Trellis	■	2	FX Luminaire: TrellisSolare, 12 volt	20	Bronze Metallic	AR-11 Halogen	Medium illumination
Wall sconce for stairway	■	4	Minka Lavery Luminaire: The Great Outdoors #8997-61 (12 or 120)	Standard	Vintage rust	Standard Bulb	Sconce for welcome. Match black wrought iron door.

The Landscape Contractor shall provide an electrician to:

1. Size the wiring and wire lengths.
2. Specify the type of transformer, number of zones needed & quantity.
3. Specify trenching requirements.
4. Verify fixtures are compatible with transformer.

Suggested Zones

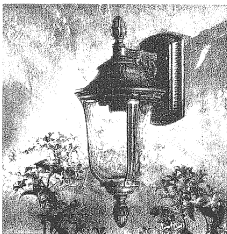
Zone 1 - Front property area (west)
Zone 2 - Side property (north)
Zone 3 - Back property area (east)



FX Luminaire
TrellisSolare® (TS-20, TS-50)

20 watt preferred
Low Voltage
Color: Bronze Metallic finish
Lamp AR-11 Halogen

Dimensions: 5" x 2"
Standard Spec: TS-20-BZ (TrellisSolare, 20watt, Bronze Metallic finish).

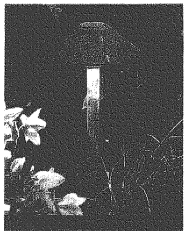


Minka Lavery (available at Blaine's Lighting)

The Great Outdoors #8997-61
Color: Vintage rust or similar in charcoal black preferred.

Champagne-style hammered glass
Dimensions: 17" height x 7-5/8" (9-1/4" with extension).

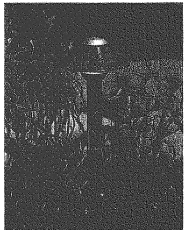
Location: Downstairs entrance



FX Luminaire
CapelliBiondi® (CB-20)

20 watt
Low Voltage
Color: Copper
Lamp T3 Halogen

Dimensions: 7" top x 14.68"
Standard Spec: CB-20-12R (CapelliBiondi, 20watt, 12" Riser, Copper, SuperSpix).



FX Luminaire
BellaDonna® (BD-20)

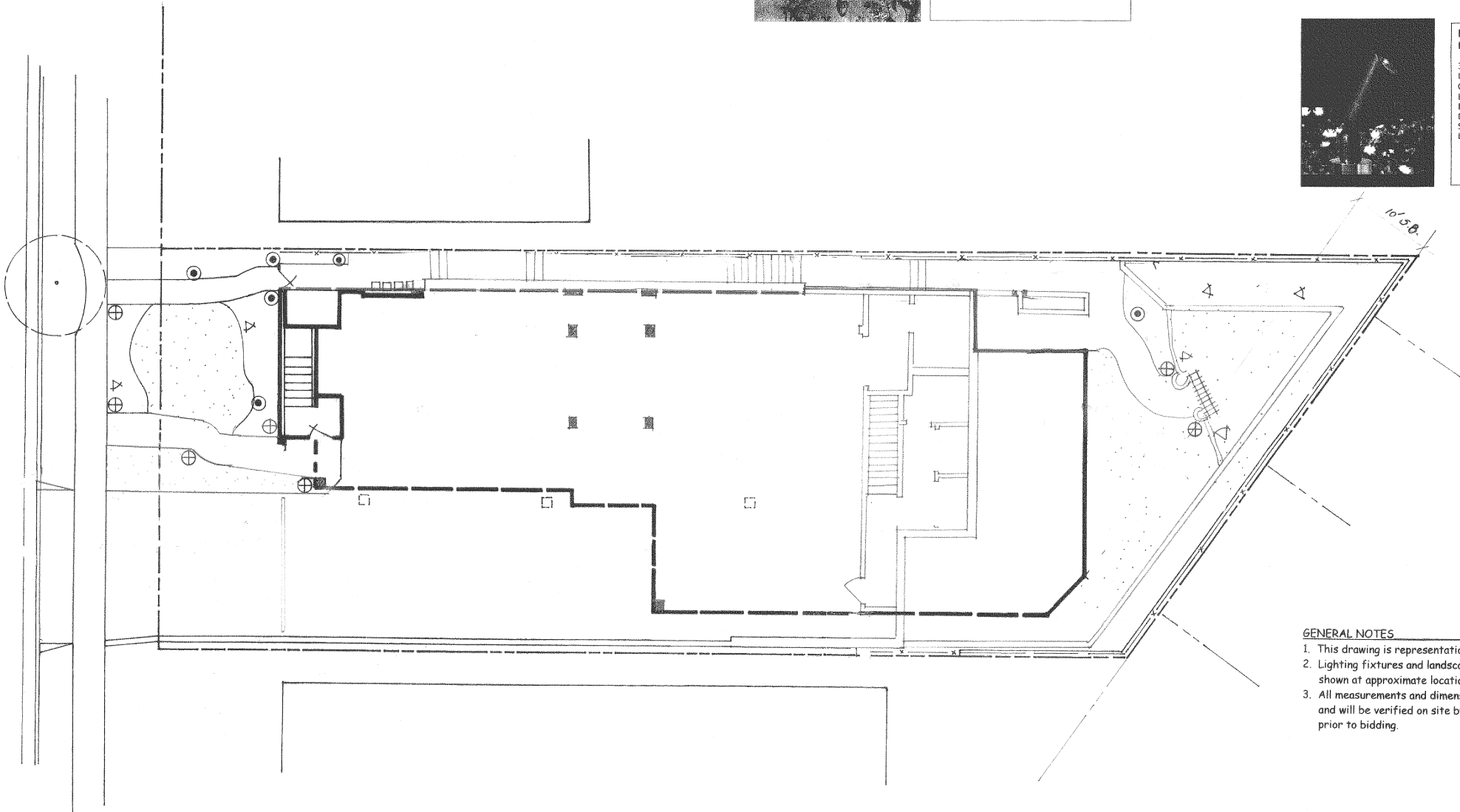
20 watt
Low Voltage
Color: Copper
Lamp T3 Halogen

Dimensions: 4" top x 15"
Standard Spec: BD-20-12R (BellaDonna, 20watt, 12" Riser, Copper, SuperSpix).



FX Luminaire
MacchiaUltimo® (MU-35) Up light

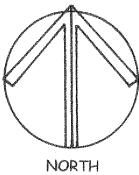
35W preferred (50 o.k.)
Low Voltage
Color: Bronze Metallic finish
Lamp MR-16 Halogen.
Beam angle 24, 36 and 60 degrees.
Dimensions: 2.4" x 7.5"
Standard Spec: MU-20-BZ (MacchiaUltimo, 20watt, Clear Lens, Bronze Metallic finish, BasicSpix).



GENERAL NOTES

1. This drawing is representational only.
2. Lighting fixtures and landscape features are shown at approximate locations.
3. All measurements and dimensions are approx. and will be verified on site by the contractor prior to bidding.

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



LIGHTING PLAN



Designed by: SCB
Drawn by: SCB
Date: 2005, Nov 18
Revised:
2006, August 31

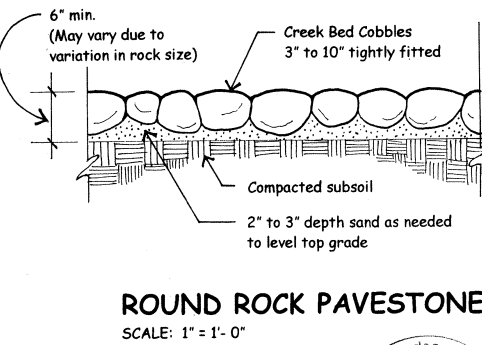
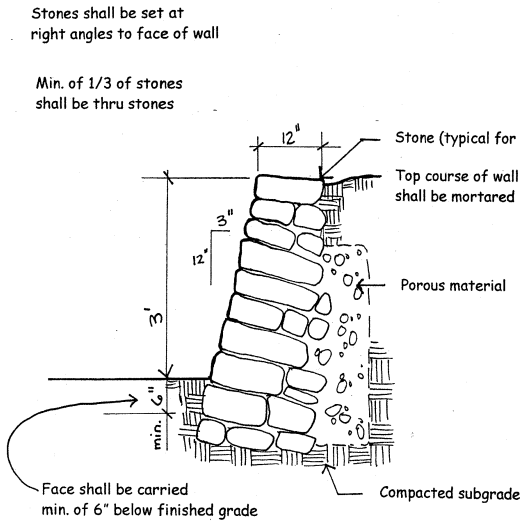
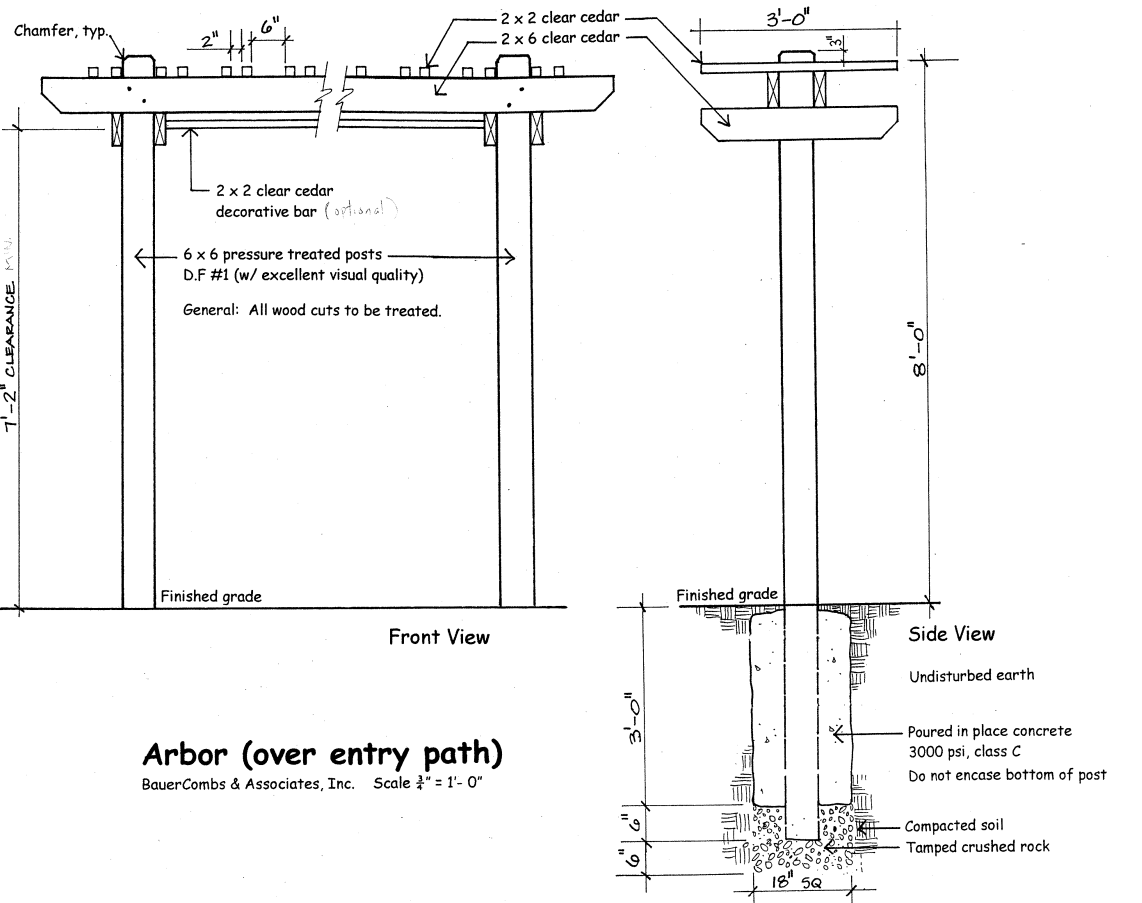
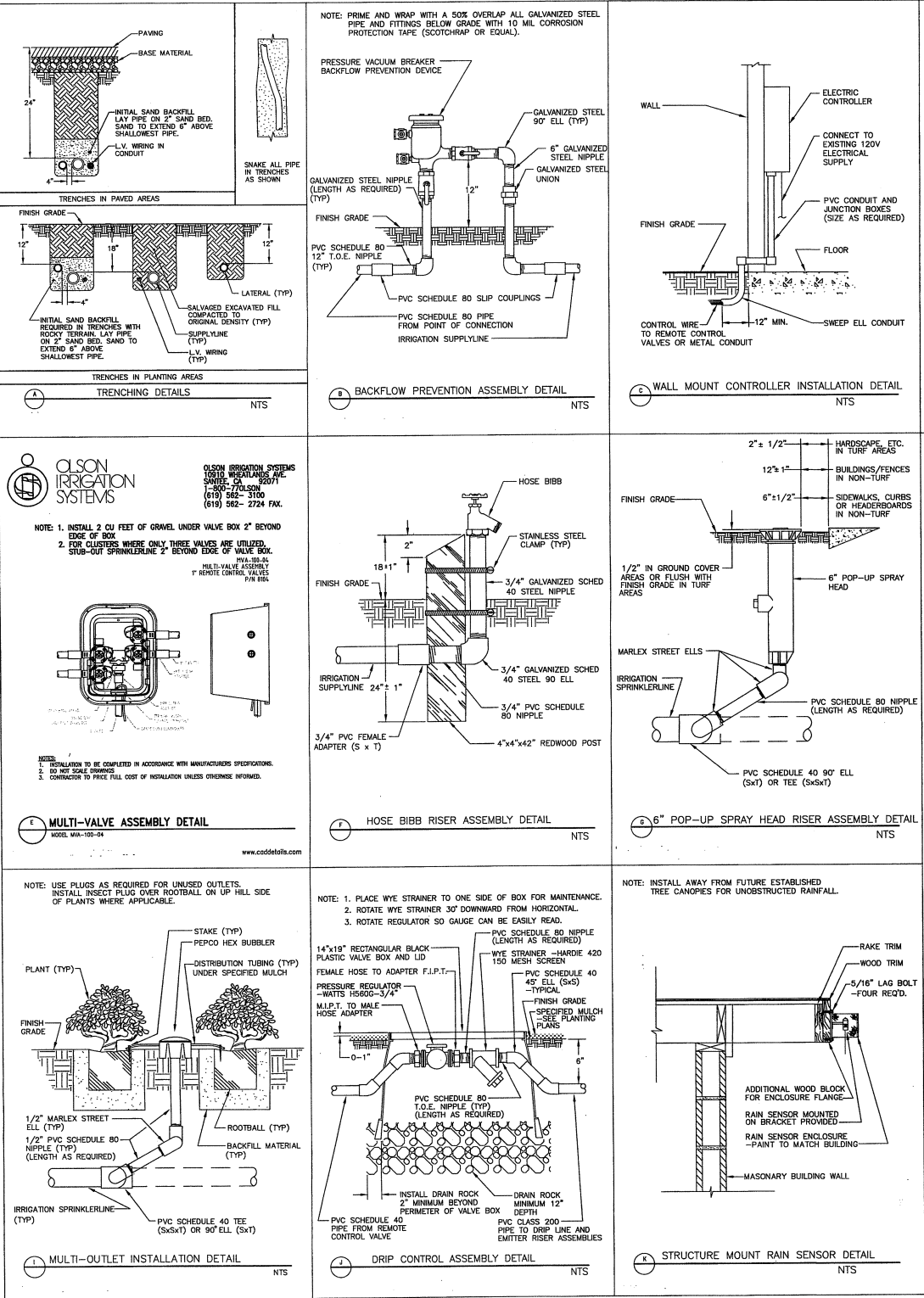
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SHEET
L2



IRRIGATION DETAILS

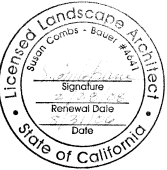
LANDSCAPE DETAILS

Designed by: SCB
Drawn by: SCB
Date: 2005, Nov 18
Revised:

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SHEET
L4

PLANTING SPECIFICATIONS

GENERAL

GENERAL
A. Agency Standards: All plant material used shall be true to name and size in conformity with the American Standard for Nursery Stock, current published Edition by the American Association of Nurserymen, Inc. Suite 835, Southern Building, Washington, D.C. 20005.

PLANTS AND PLANTING

A. Materials

1. Plant List: A complete list of plants, including a schedule of quantities, sizes, and other requirements are shown on the Construction Drawings. In the event that discrepancies occur between the quantities of plants indicated in the Plant Schedule and as indicated on the Plan, the plant quantities and spacing requirements indicated on the Plan shall govern. Substitutions: No substitutions shall be accepted, except with the written permission of the Landscape Architect.

2. Quality: All plants shall be typical of their species or variety. All plants shall have normal, well-developed branches and vigorous root systems. They shall be sound, healthy, vigorous, and free from defects, disfiguring knots, abrasions of the bark, sunscald injuries, plant diseases, insect eggs, borers, and all other forms of infestation. All plants shall be nursery grown unless otherwise stated. Plants shall be hardy under climatic conditions similar to those in the locality of the project. Size and grading standards shall conform to those of the American Association of Nurserymen unless otherwise specified. A plant shall be dimensioned as it stands in its natural position. Stock furnished shall be a fair average between the minimum and maximum sizes specified. Large plants, which have been cut back to the specified sizes, will not be accepted. Plants delivered to the site that do not meet the minimum standards shall be rejected and replaced with plants of the same species or an approved alternate as called for herein.

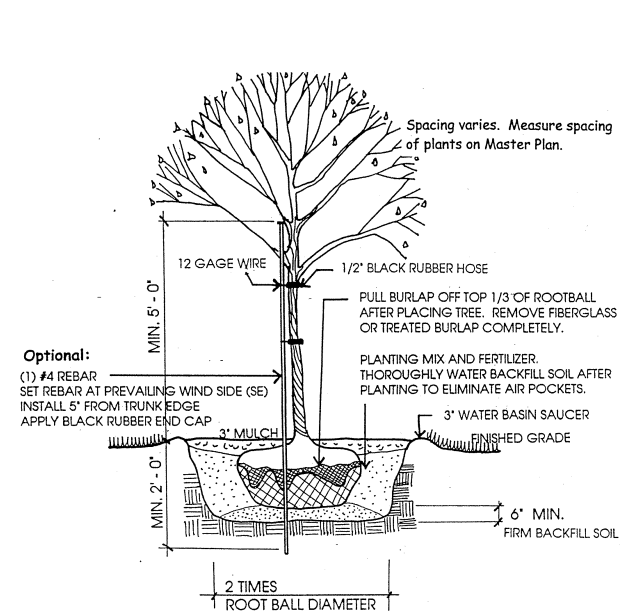
3. Preparation of Plants: Balled and burlapped plants shall have a solid ball of earth held in place securely by burlap and a stout rope. Oversized or exceptionally heavy plants are acceptable if the size of the ball or spread of the roots is proportionately increased to the satisfaction of the Landscape Architect. Broken, loose or manufactured balls will be rejected.

4. **Delivery:** All plants shall be packed, transported, and handled with care to insure adequate protection against injury from sun and from drying winds. All plants that cannot be planted immediately after delivery to the site shall be well protected against the possibility of drying or scalding by sun and wind. Root balls on B & B plants shall be kept covered with soil or other acceptable materials.

5. **Inspection:** No plant material shall be planted by the Contractor until it is approved by the Landscape Architect or their representative at the site of the project. All rejected material shall be immediately removed from the site and replaced with acceptable materials as determined by the Landscape Architect, at no additional cost.

6. Fertilizer, Mulch and Water: Fertilizer for trees and shrubs shall be 20-10-5 slow release fertilizer spikes (or tablets) placed immediately adjacent to the root ball, and spaced evenly around the perimeter. Fertilize perennials with WII-Gro 14-14-14 slow release fertilizer granules or equivalent. Apply all fertilizer per manufacturer's recommendations at the time of planting. Fertilizing plants beds with time release fertilizer mixed into amended topsoil. Mulch shall be clean mini bark mulch or other materials approved by the Landscape Architect. Watering: Thoroughly water each plant immediately following planting.

7. Tree staking: All deciduous trees over six (6) feet in height, and all evergreen trees shall, immediately after setting to proper grade, be staked with three sets of wire strands. Wires shall not come in direct contact with the tree, but shall be looped through rubber tubing at points of contact. Wires shall be fastened in such a manner as to avoid pulling crochets apart. Stakes shall not be driven where utility lines are within five feet of finished grade, but shall be placed by digging holes for them. All stakes shall be placed outside the perimeter of planting pits.

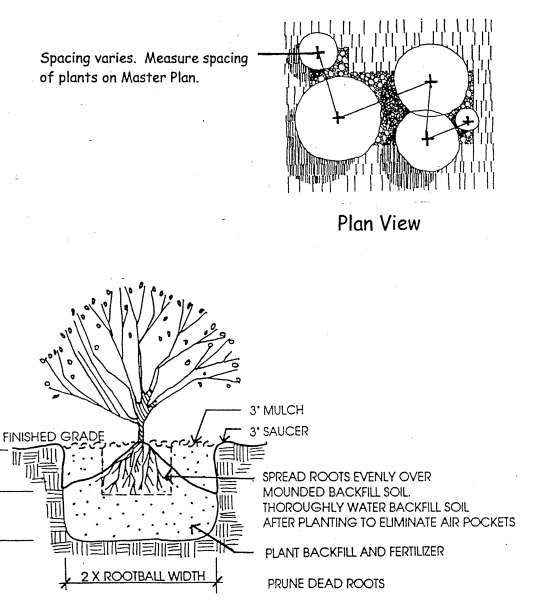


NOTES:

1. PLANT TREES 1' HIGHER THAN DEPTH GROWN AT NURSERY
2. TREE PIT NOT LESS THAN 2 TIMES ROOTBALL DIAM..
3. BREAK SIDES AND BOTTOM OF PLANTING PIT TO ALLOW ROOT PENETRATION.

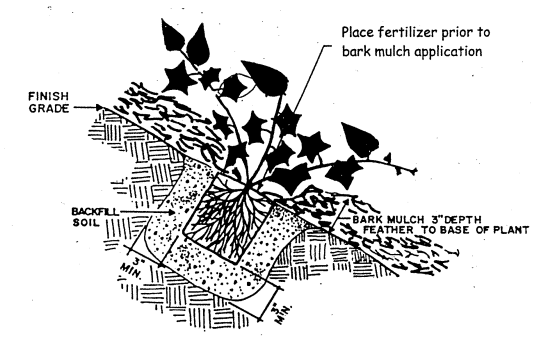
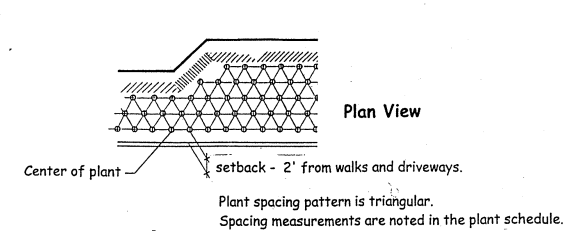
Tree Installation

BauerCombs & Associates, Inc. No Scale



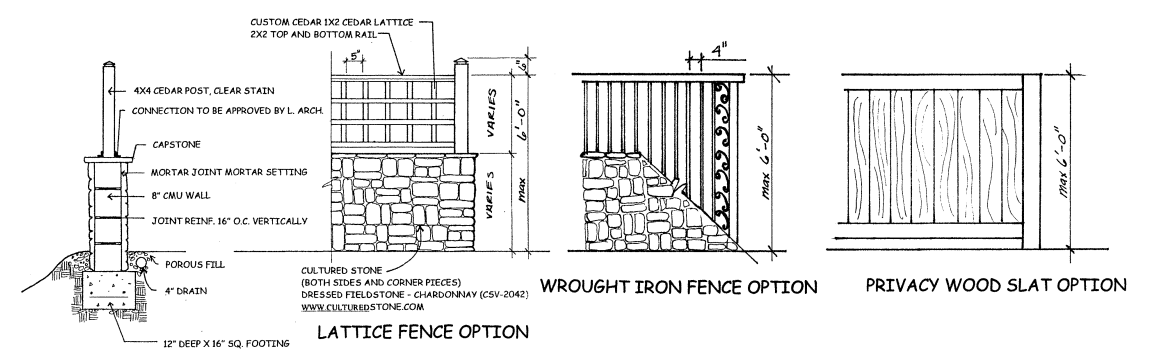
Shrub Installation

BauerCombs & Associates, Inc. No Scale



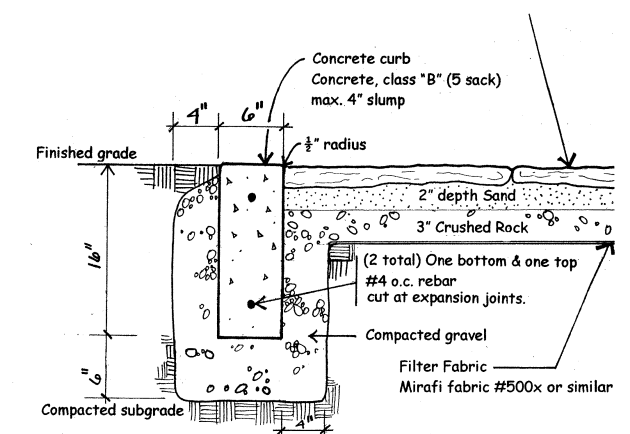
Ground Cover Installation

BauerCombs & Associates, Inc. No Scale



WALL W/ FENCE TOP

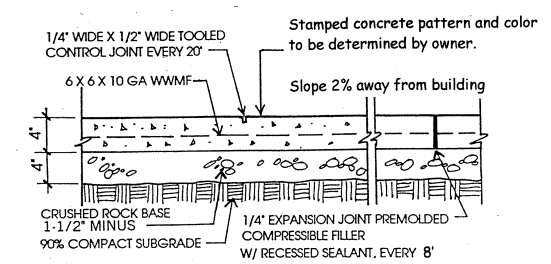
BauerCombs & Associates, Inc. no scale



Note: Cast curb in 12' max. lengths with $\frac{1}{4}$ " mastic board expansion joint at each joint

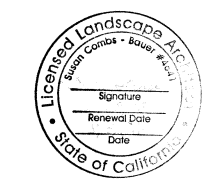
STONE WALK & EDGE

SCALE: 1-1/2" = 1' - 0"
BauerCombs & Associates, Inc. no scale



Stamped Concrete

BauerCombs & Associates, Inc. No Scale



LANDSCAPE DETAILS

BLANK