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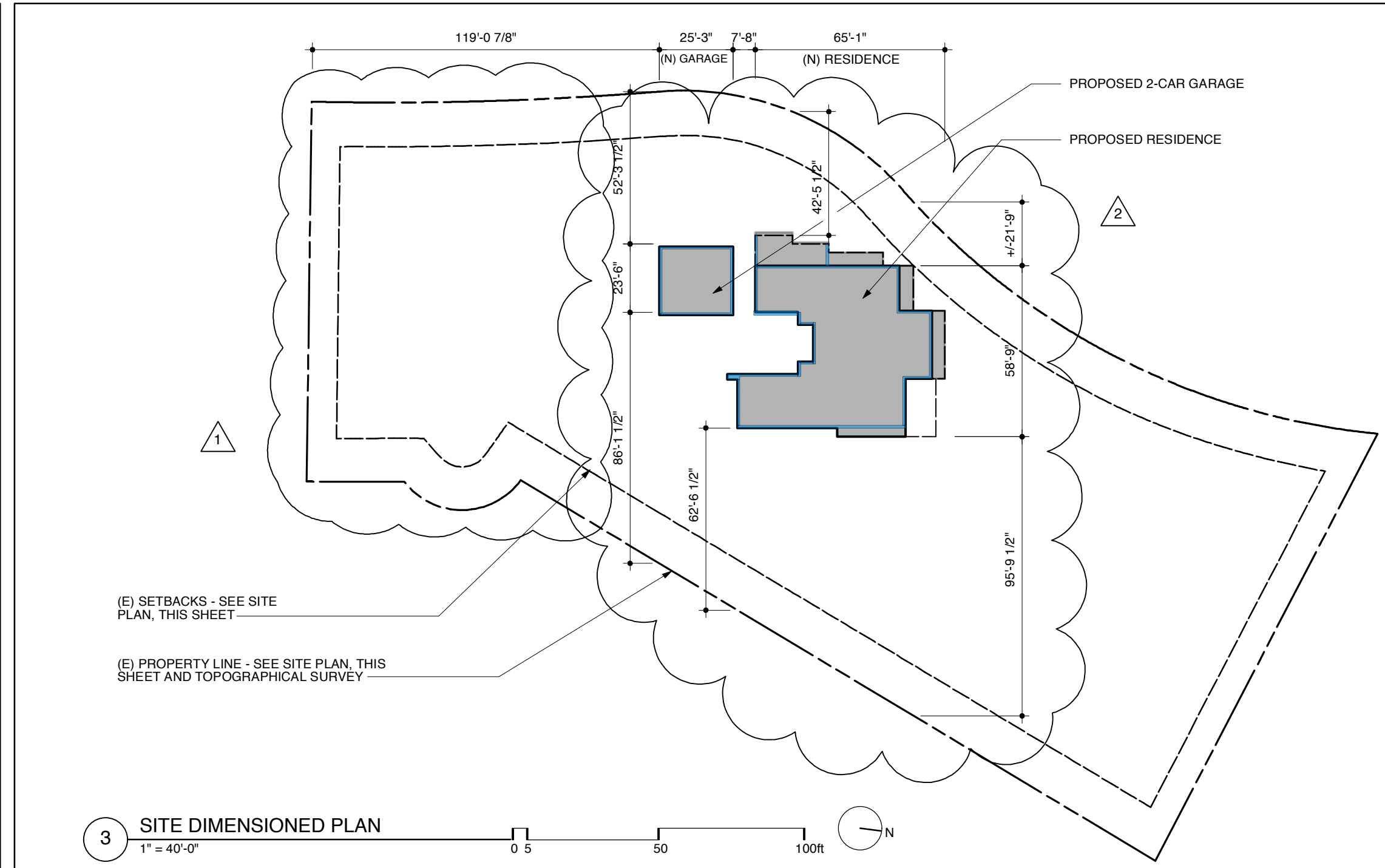
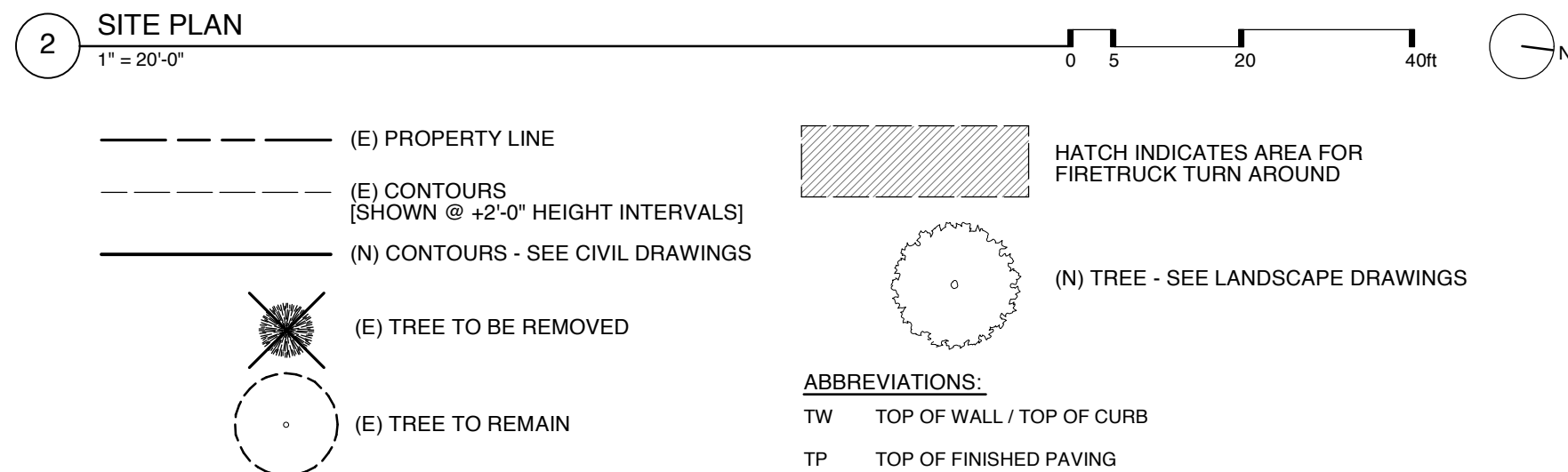
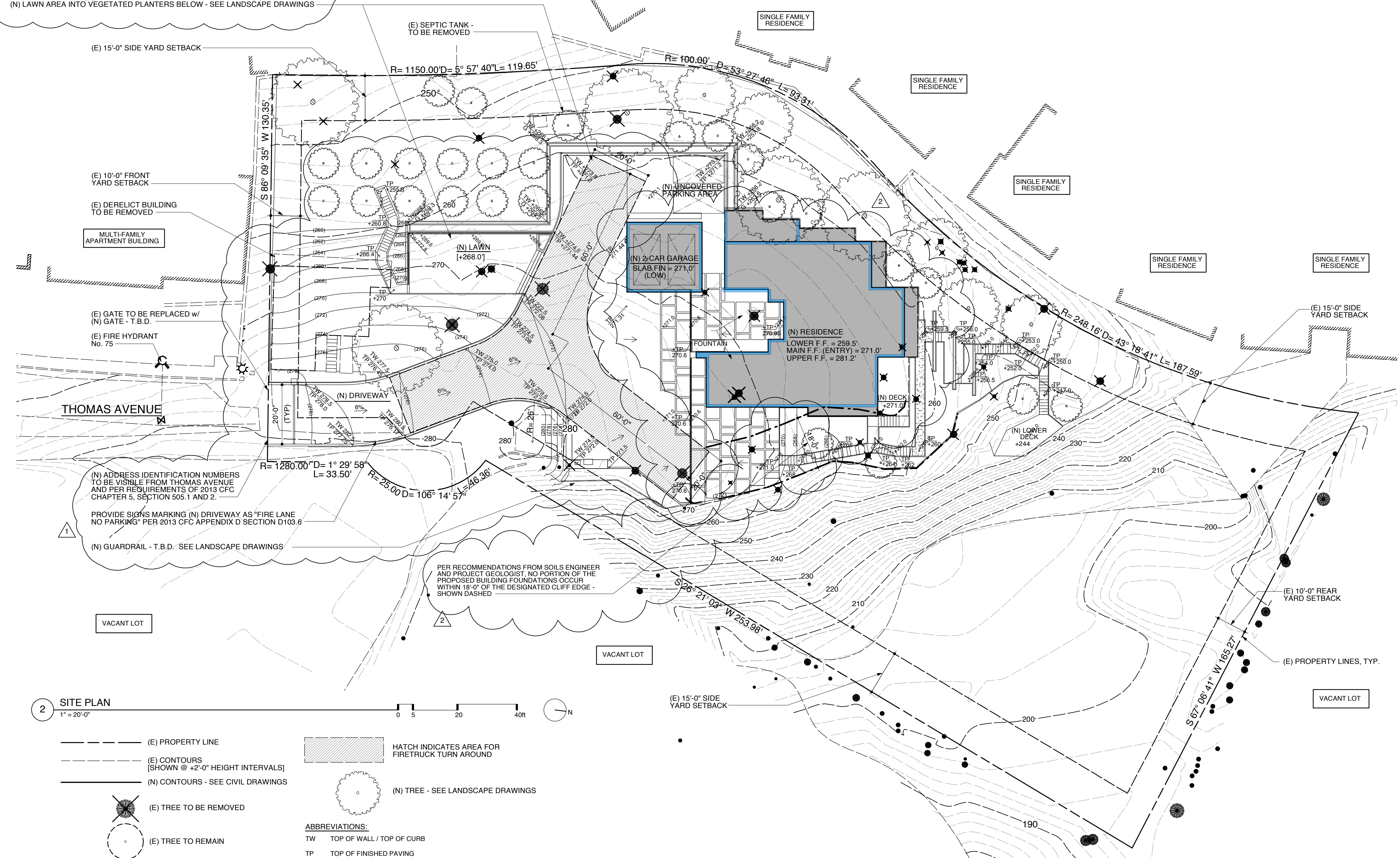
- EXISTING TOPOGRAPHY AND SITE INFORMATION FIELD DATA GATHERED AND PROVIDED BY BAGG ENGINEERS. G.C. TO VERIFY GRADES ADJACENT TO NEW WORK AS NECESSARY FOR THE COMPLETION OF THE WORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- PROPOSED SITE AND BUILDING DEVELOPMENT SHOWN. SEE CIVIL DRAWINGS FOR PROPOSED GRADING, HEIGHTS FROM FINISHED LOT GRADES, DRAINAGE, (N) CONTOURS AND ADDITIONAL INFORMATION.
- SEE LANDSCAPE DRAWINGS FOR NEW HARDSCAPE AND LANDSCAPE AREAS, EXISTING AND NEW TREES AND ADDITIONAL SITE INFORMATION.
- GENERAL CONTRACTOR TO REVIEW EXISTING SITE CONDITIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES.
- PUBLIC RIGHT OF WAY SHALL BE KEPT CLEAN AND FREE OF DEBRIS FOR THE DURATION OF THE PROJECT. GENERAL CONTRACTOR RESPONSIBLE FOR DAILY SWEEPING DAILY.
- GENERAL CONTRACTOR RESPONSIBLE FOR COORDINATION OF SHUTDOWN AND REMOVAL OF (E) UTILITIES w/ CITY OF BRISBANE AND ANY ASSOCIATED AGENCIES AS REQUIRED.
- GENERAL CONTRACTOR RESPONSIBLE FOR PUBLIC AND SITE SAFETY AT ALL TIMES.

FIRE DEPARTMENT CONDITIONS OF APPROVAL:

- FIRE SPRINKLERS ARE REQUIRED PER MUNICIPAL CODE, AND 2013 CFC CHAPTER 9 SECTION 903. IF THE DESIGN IS TO BE A PASSIVE PURGE / FLOW THROUGH SYSTEM IT SHALL BE A COMPLETELY LOOPED DESIGN WITH ON DEAD-ENDS EXCEPT FOR THE VERTICAL SPRINKLER DROPS.
- FIRE SPRINKLER / UNDERGROUND - FIRE SPRINKLER UNDERGROUND SUPPLY MAINS SHALL BE SUBMITTED ON A SEPARATE PERMIT. ALL FIRE SERVICE BACK FLOW DEVICES SHALL BE SUBMITTED TO THE NORTH COAST COUNTY WATER DISTRICT AND APPROVED BY THEM PRIOR TO ISSUING OF A PERMIT.
- FIRE FLOWS - PROJECT SHALL COMPLY WITH FIRE FLOWS PER 2013 CFC APPENDIX B FOR BUILDINGS WITH FIRE SPRINKLERS AND OBTAIN A FIRE FLOW REPORT FROM THE LOCAL WATER PROVIDER SHOWING A FLOW PER TABLE B105.1
- FIRE APPARATUS ACCESS ROAD - PROJECT SHALL COMPLY WITH 2013 CFC APPENDIX D. FOR FIRE APPARATUS ACCESS REQUIREMENTS D102.1 AND D101.1 THROUGH D103.4 INCLUDING FIRE APPARATUS TURNAROUND.
- TIMING OF INSTALLATION - PROJECT SHALL COMPLY WITH FIRE APPARATUS ACCESS PER 2013 CFC CHAPTER 5 FIRE SERVICE FEATURES, 501.4 FOR FIRE APPARATUS ACCESS ROADS AND WATER SUPPLY. THERE SHALL BE NO FRAMING CONSTRUCTION UNTIL ALL FIRE SERVICE FEATURES ARE IN PLACE.
- PREMISES IDENTIFICATION - PROJECT SHALL COMPLY WITH 2013 CFC CHAPTER 5, SECTION 505.1 AND 2
- SPRINKLER SYSTEM SUPERVISION AND ALARMS - PROJECT SHALL COMPLY WITH 2013 CFC SECTION 903.4 AND 903.4.2 ALARMS - PROVIDE HORN / STROBE ON THE ADDRESS SIDE OF THE BUILDING.
- SIGNS - PROJECT WILL CONFORM TO THE 2013 CFC APPENDIX D SECTION D103.6 THROUGH D103.6 AND MARK ROADWAY AS "FIRE LANE NO PARKING"
- FIRE SAFETY - PROJECT WILL COMPLY WITH THE 2013 CFC CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

STORMWATER SITE DESIGN MEASURE:

DIRECT RUNOFF AT (N) UNCOVERED PARKING AREA TO WEST OF (N) GARAGE AND (N) LAWN AREA INTO VEGETATED PLANTERS BELOW - SEE LANDSCAPE DRAWINGS



PROJECT DATA:

LOCATION: 99 THOMAS AVENUE, BRISBANE, CA 94005

OWNER: ANDREW KOM AND HELEN RUAN, 59 LOIS LANE, SAN FRANCISCO, CA 94134

A.P.N.: 007-350-170

JURISDICTION: COUNTY OF SAN MATEO

ZONE: R-BA BRISBANE ACRES RESIDENTIAL DISTRICT

OCCUPANCY GROUP: R-3

CONSTRUCTION TYPE: V-B

LOT AREA: 52,255.5 SQ FT

BUILDING CODES ENFORCED: 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA ENERGY CODE, 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE)

AREA CALCULATION (FROM INSIDE FACE OF FINISH)

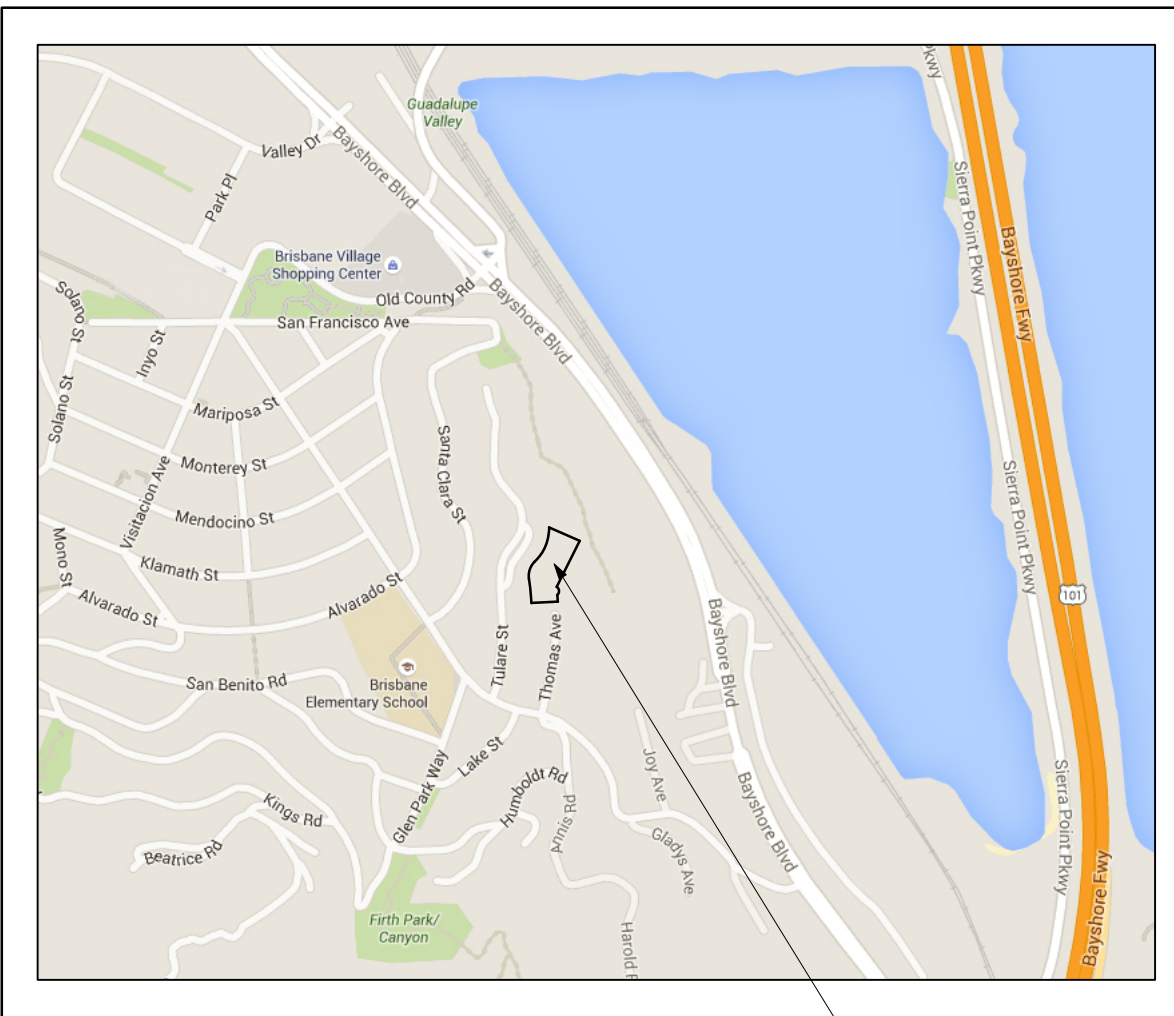
	PROPOSED SINGLE FAMILY RESIDENCE
GARAGE	534.0 SQ FT
LOWER FLOOR	521.6 SQ FT
MAIN FLOOR	3,126.5 SQ FT
UPPER FLOOR	1,301.0 SQ FT
TOTAL	5,483.1 SQ FT
TOTAL (E) HABITABLE AREA	0 SQ FT
TOTAL (N) HABITABLE AREA	5,498.1 SQ FT

PROJECT DESCRIPTION

CONSTRUCTION OF A NEW, 4,949.1 SQ FT SINGLE FAMILY THREE-STORY RESIDENCE WITH A NEW DETACHED, 534 SQ FT TWO-CAR GARAGE. SCOPE OF WORK INCLUDES THE REMOVAL OF AN EXISTING DERELICT / ABANDONED BUILDING, A NEW DRIVEWAY AND EXTERIOR LANDSCAPE AND HARDSCAPE AREAS.

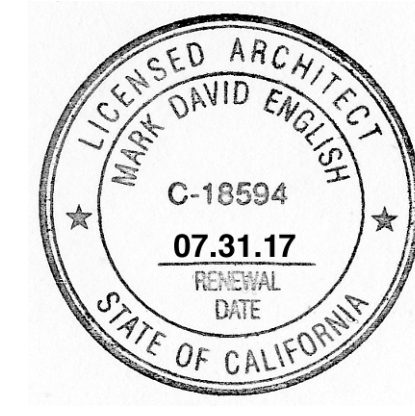
SHEET INDEX

- ARCHITECTURAL**
- A0.1 PROJECT DATA, VICINITY MAP, SITE PLAN
 - SURVEY
 - A2.1 RESIDENCE - LOWER FLOOR PLAN
 - A2.2 RESIDENCE - MAIN FLOOR PLAN
 - A2.3 RESIDENCE - UPPER FLOOR PLAN
 - A2.4 RESIDENCE - ROOF PLAN
 - A4.1 RESIDENCE - EXTERIOR ELEVATIONS
 - A4.2 RESIDENCE - EXTERIOR ELEVATIONS, 3D MASSING DIAGRAM
 - A4.3 RESIDENCE - EXTERIOR ELEVATIONS
 - A4.4 RESIDENCE - EXTERIOR ELEVATIONS
 - A5.1 RESIDENCE - BUILDING SECTION
 - A5.2 RESIDENCE - BUILDING SECTION
 - A5.3 RESIDENCE - BUILDING SECTION
 - A5.4 RESIDENCE - BUILDING SECTION
 - BMP-1 CONSTRUCTION BEST MANAGEMENT PRACTICES
 - SWR-1 STORM WATER REQUIREMENTS CHECKLIST
- LANDSCAPE**
- L1.0 LAYOUT & MATERIALS PLAN
 - L1.1 SECTIONS
 - L3.0 EXISTING CONDITIONS / TREE REMOVAL PLAN
 - L3.1 PLANTING PLAN
- CIVIL**
- C1 GENERAL NOTES AND LOCATION MAP
 - C2 GRADING PLAN
 - C3 EROSION CONTROL PLAN
 - C4 EROSION CONTROL NOTES AND DETAILS
 - C5 DRAINAGE PLAN
 - C6 DRAINAGE DETAILS



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PROJECT NUMBER: X-07

DRAWING:
PROJECT DATA, VICINITY MAP, SITE PLAN

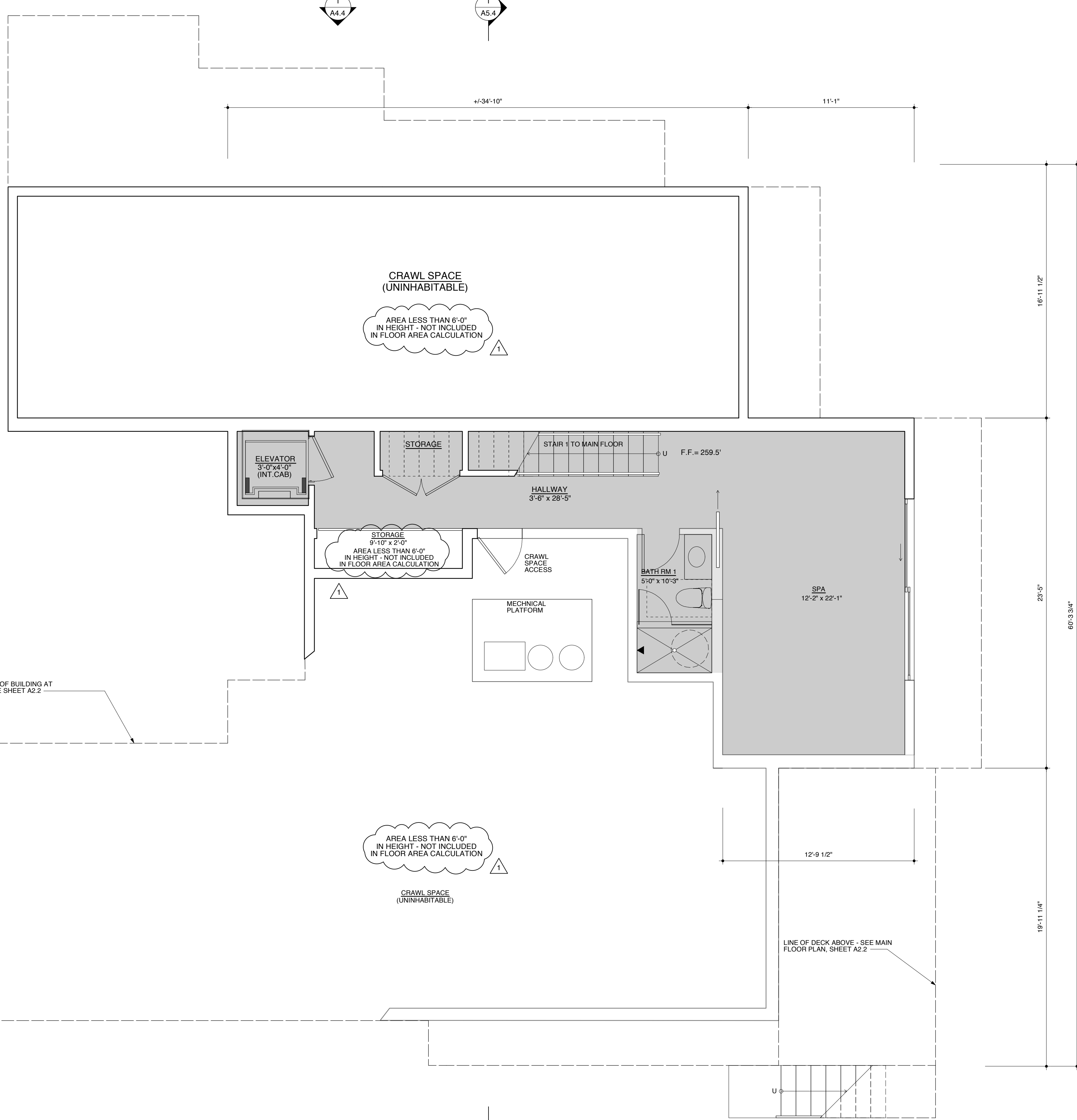
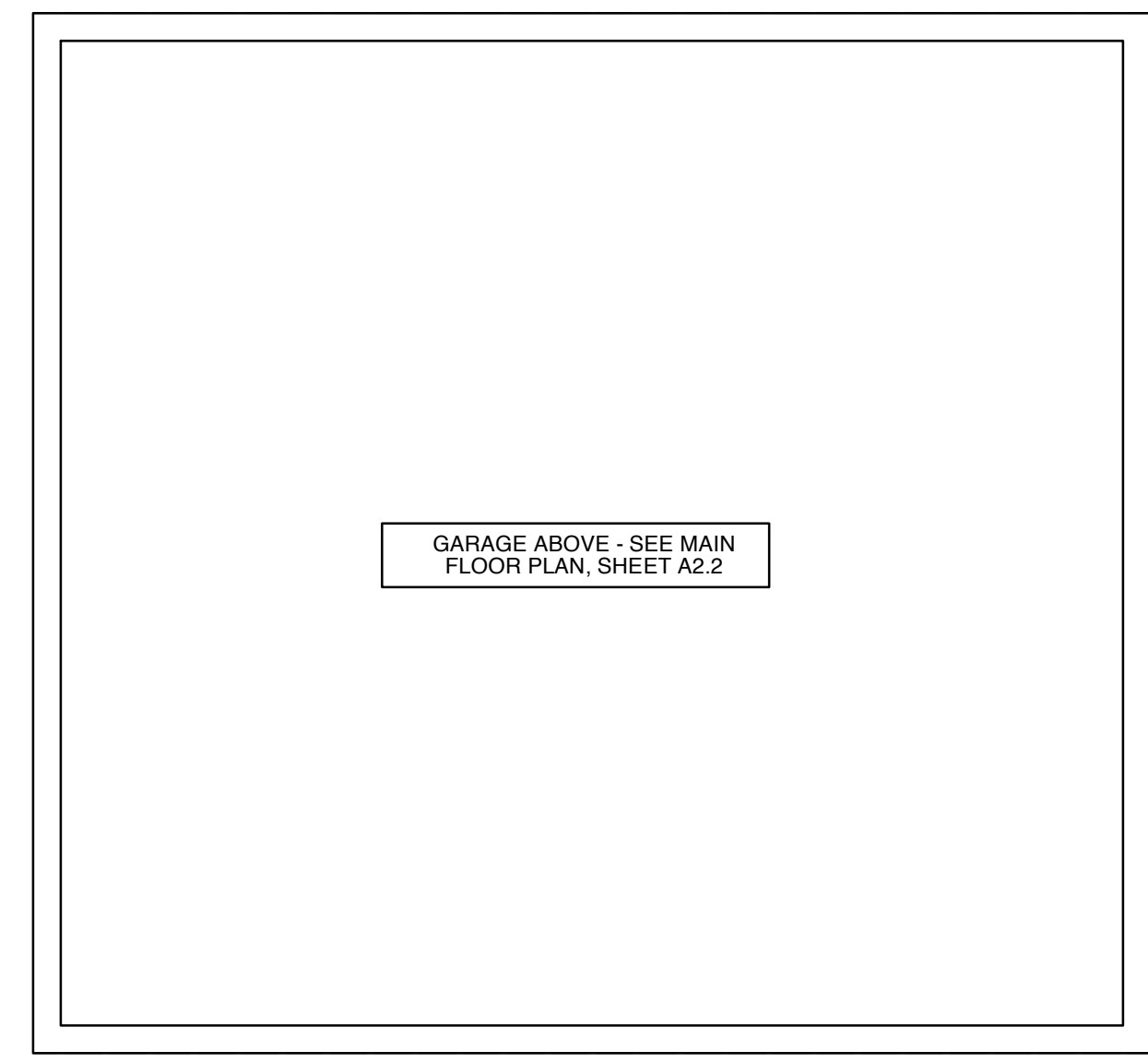
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REVISIONS:

NO.	DATE	DESCRIPTION
03.30.16	03.30.16	PLANNING DEPT SUBMITTAL
07.11.16	07.11.16	PLANNING DEPT COMMENTS 07.29.16
06.23.17	06.23.17	GEOTECHNICAL COMMENTS 06.19.17
01.10.18	01.10.18	ADDITIONAL REFS PER PLANNING REQUEST

A0.1

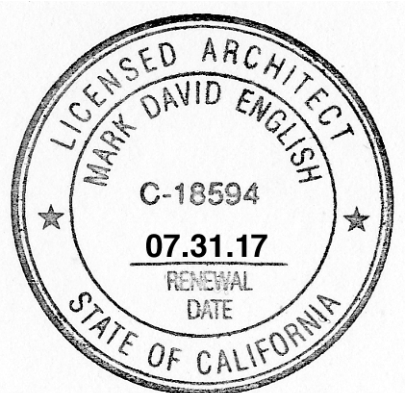
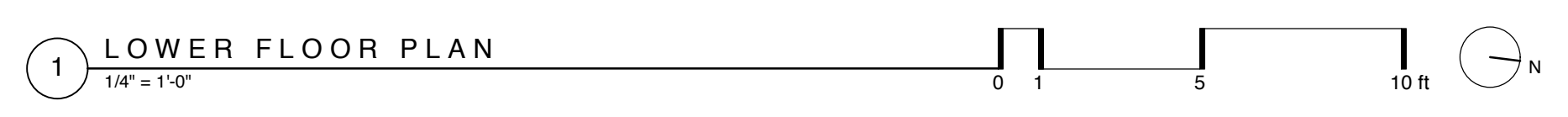
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DASH INDICATES FACE OF BUILDING AT MAIN FLOOR, TYP. - SEE SHEET A2.2

LINE OF DECK ABOVE - SEE MAIN FLOOR PLAN, SHEET A2.2

- NOTE:**
1. DIMENSIONS TO EXTERIOR FACE OF FINISH, TYP.
 2. SEE LANDSCAPE DRAWINGS FOR HARDSCAPE AND LANDSCAPE INFORMATION.



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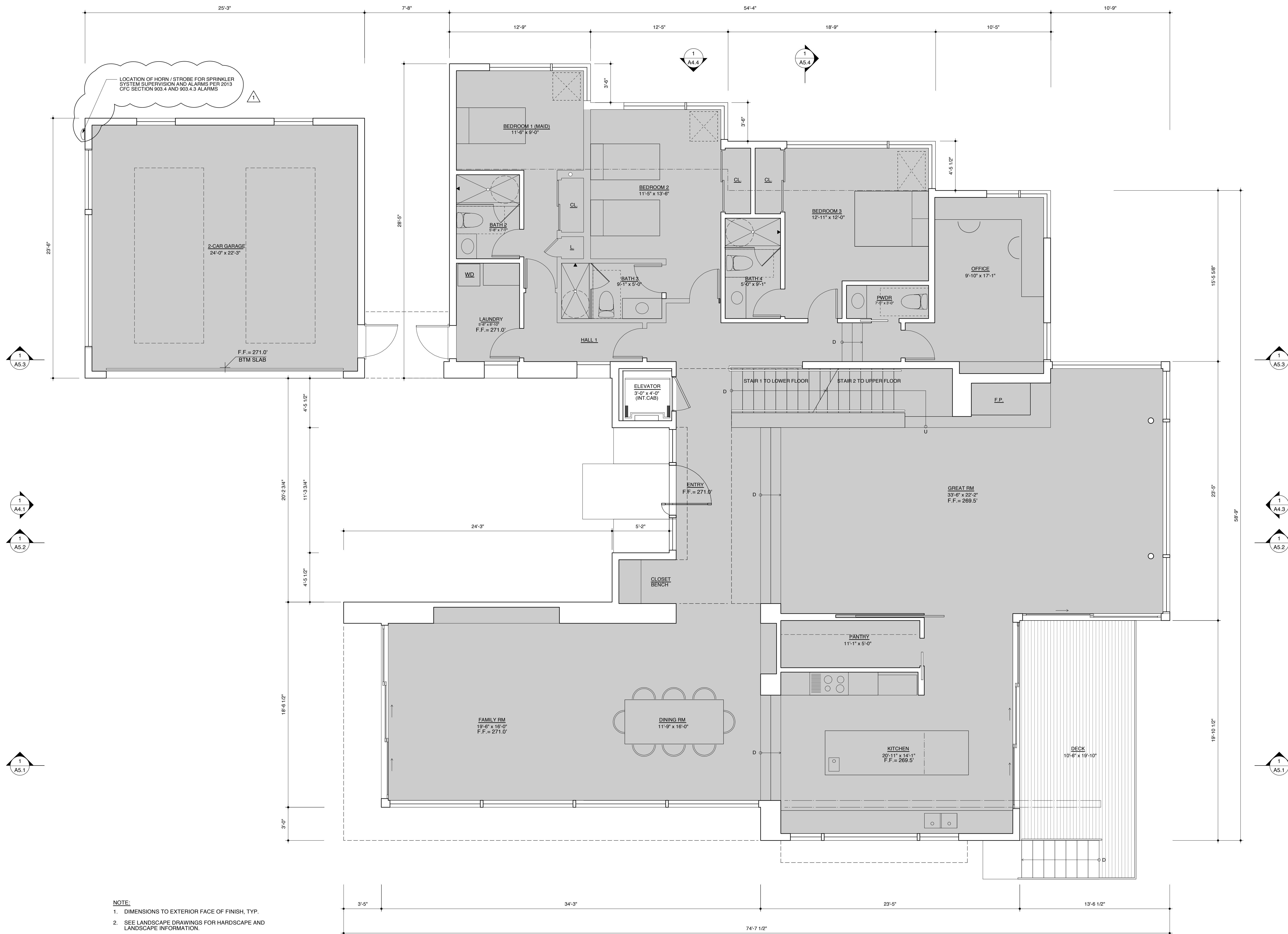
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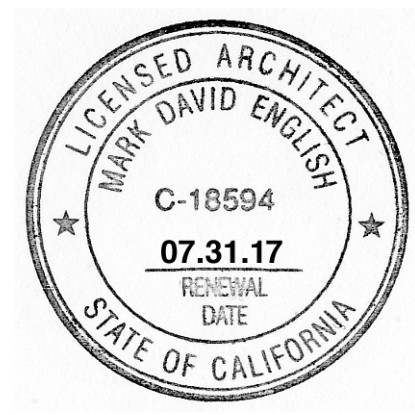
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1	07.11.16 RESPONSE TO PLANNING DEPT COMMENTS 04.29.16
2	06.23.17 RESPONSE TO GEOTECHNICAL COMMENTS 04.15.16
3	01.10.18 ADDITIONAL INFO PER PLANNING REQUEST

A2.1



- NOTE:**
- DIMENSIONS TO EXTERIOR FACE OF FINISH, TYP.
 - SEE LANDSCAPE DRAWINGS FOR HARDSCAPE AND LANDSCAPE INFORMATION.

1 MAIN FLOOR PLAN
1/4" = 1'-0"



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PROJECT NUMBER: X-07

DRAWING:
MAIN FLOOR PLAN

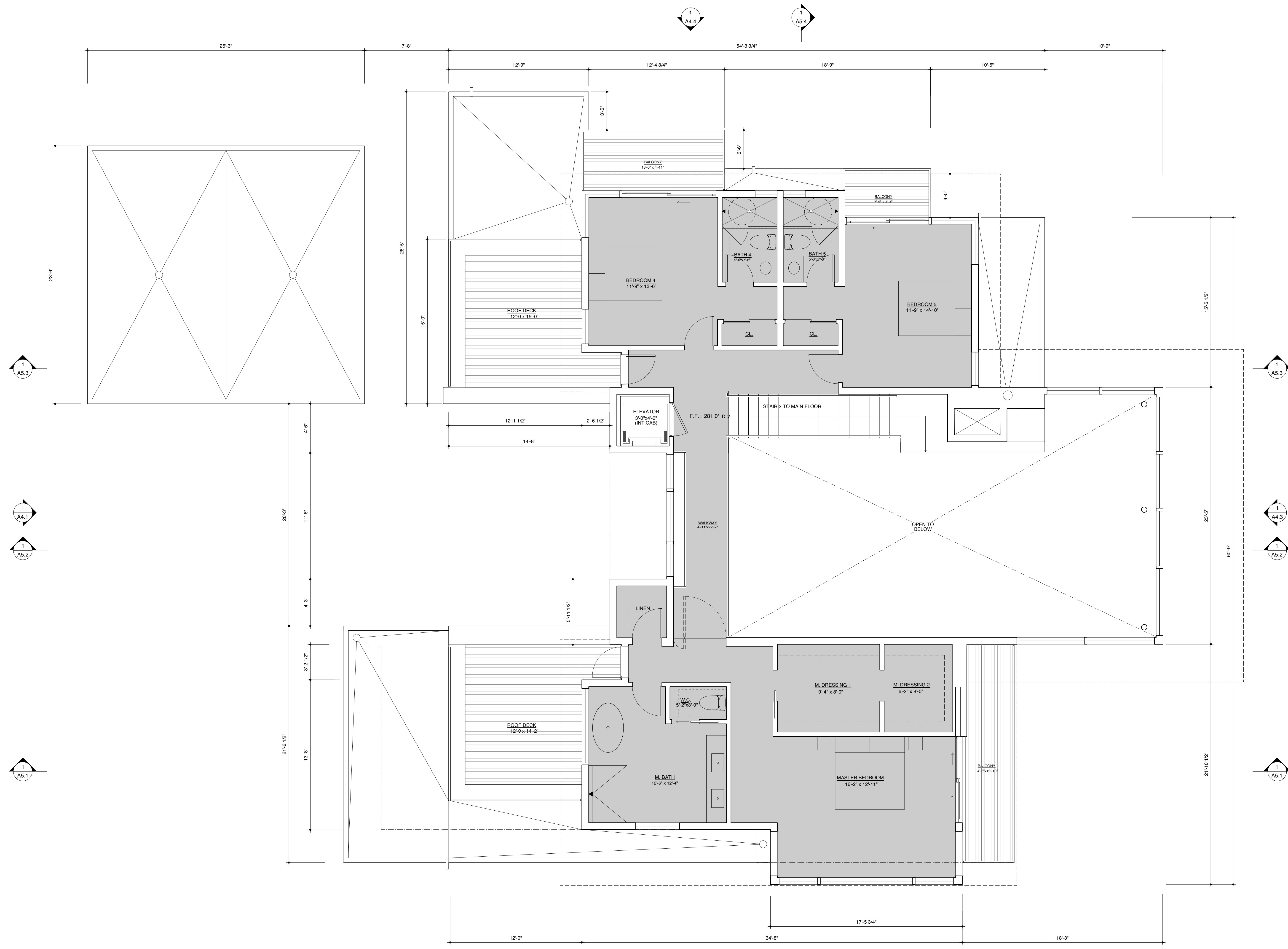
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07.11.16		RESPONSE TO PLANNING DEPT COMMENTS (05.28.16)
06.23.17		RESPONSE TO GEOTECHNICAL COMMENTS (05.16.17) ADDITIONAL INFO.
01.10.18		PER PLANNING REQUEST

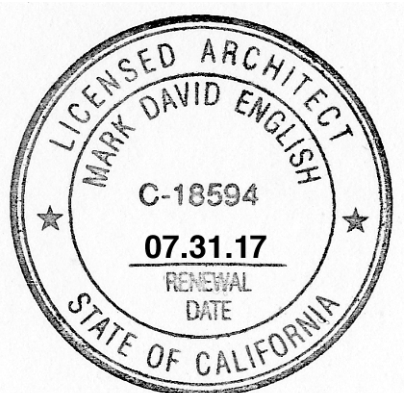
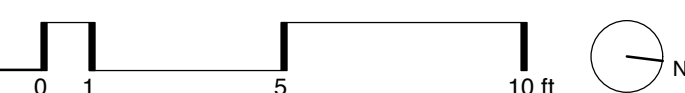
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NOTE:
DIMENSIONS TO EXTERIOR FACE OF FINISH, TYP.

1 UPPER FLOOR PLAN
1/4" = 1'-0"



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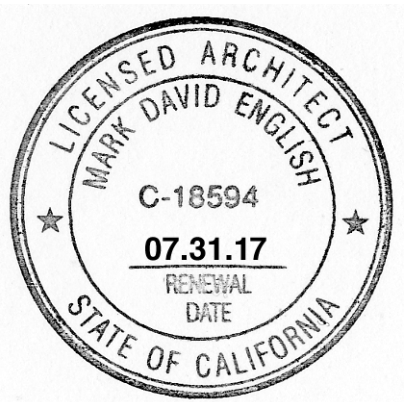
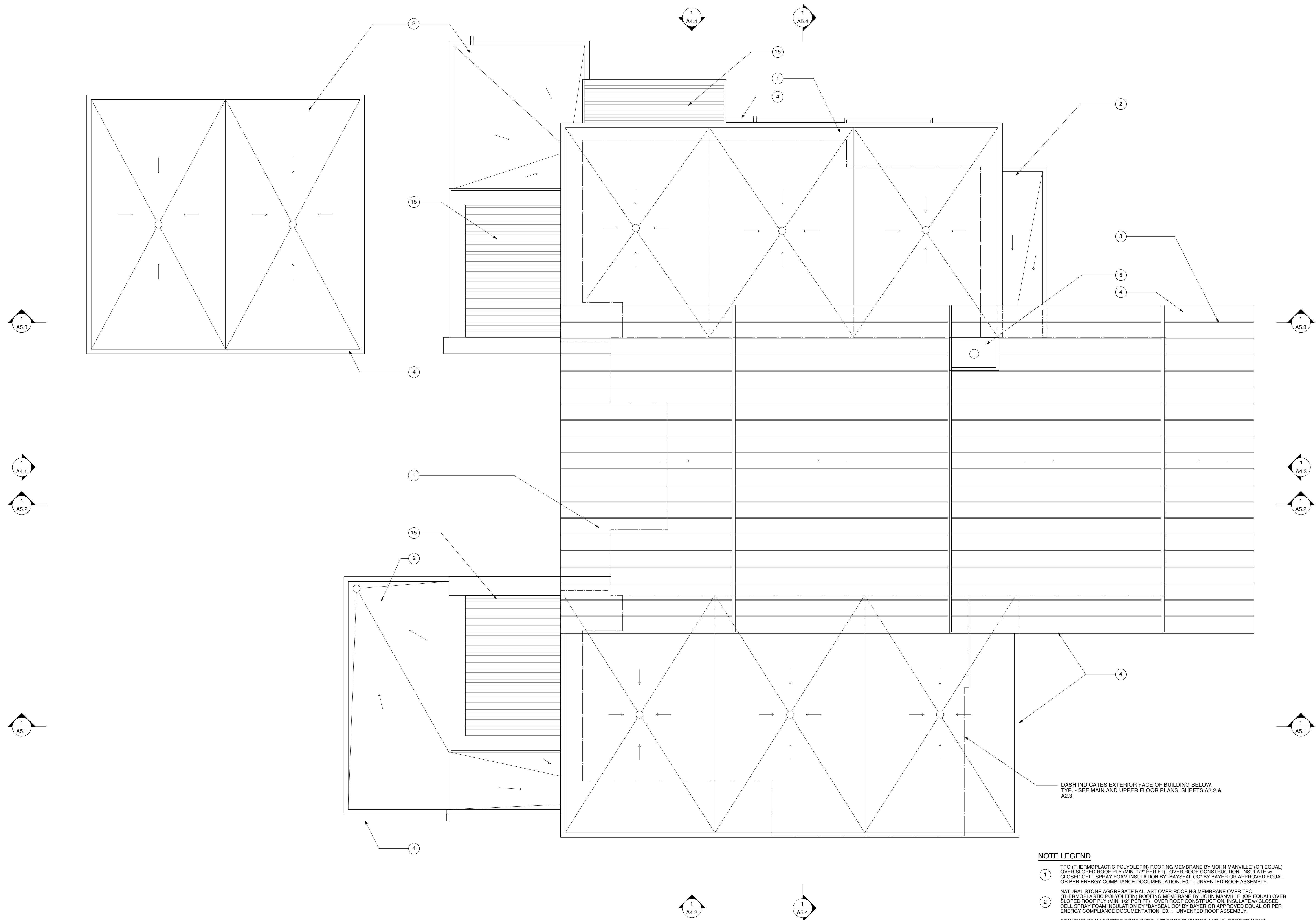
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PROJECT NUMBER: X-07

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UPPER FLOOR PLAN

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

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NO.	DATE DESCRIPTION
1	07.11.16 RESPONSE TO PLANNING DEPT SUBMITTAL COMMENTS 06.29.16
2	06.23.17 RESPONSE TO GEOTECHNICAL COMMENTS 06.15.16 ADDITIONAL INFO PER PLANNING REQUEST
3	01.10.18

A2.3



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DRAWING: **ROOF PLAN**

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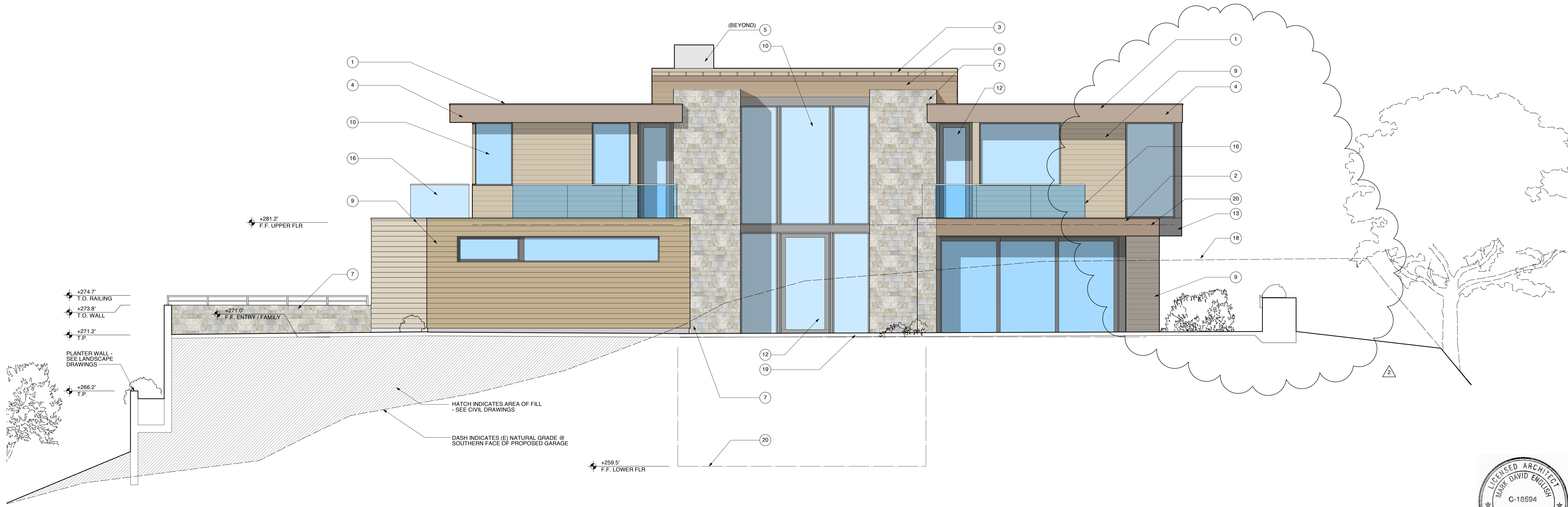
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2	06.23.17 GEOTECHNICAL COMMENTS 06.15.16
3	01.10.18 ADDITIONAL INFO FOR PLANNING REQUEST

A2.4

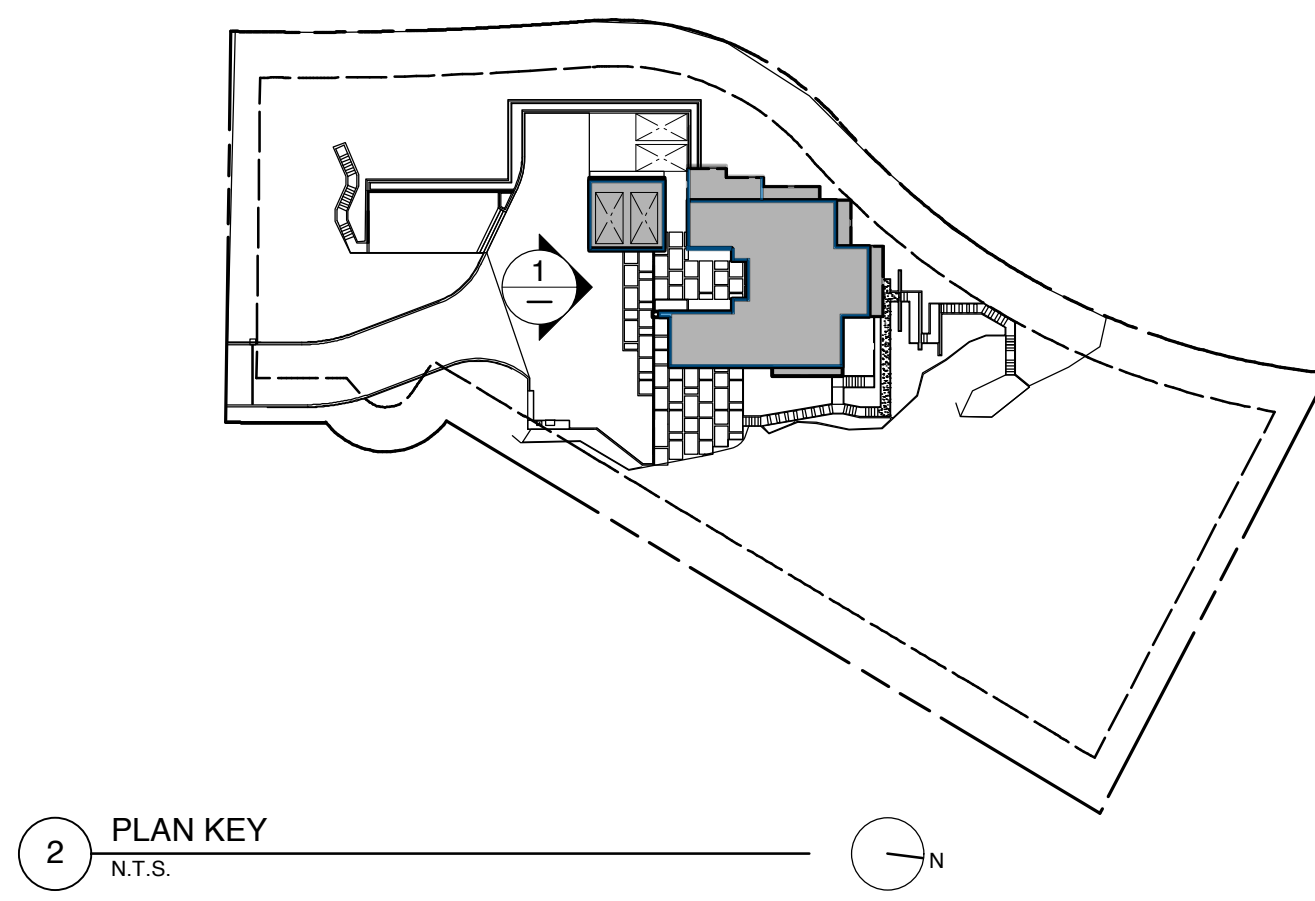
- NOTE LEGEND**
- 1 TPO (THERMOPLASTIC POLYOLEFIN) ROOFING MEMBRANE BY 'JOHN MANVILLE' (OR EQUAL) OVER SLOPED ROOF PLY (MIN. 1/2" PER FT.) OVER ROOF CONSTRUCTION. INSULATE w/ CLOSED CELL SPRAY FOAM INSULATION BY 'BAYSEAL OC' BY BAYER OR APPROVED EQUAL OR PER ENERGY COMPLIANCE DOCUMENTATION, E0.1. UNVENTED ROOF ASSEMBLY.
 - 2 NATURAL STONE AGGREGATE BALLAST OVER ROOFING MEMBRANE OVER TPO (THERMOPLASTIC POLYOLEFIN) ROOFING MEMBRANE BY 'JOHN MANVILLE' (OR EQUAL) OVER SLOPED ROOF PLY (MIN. 1/2" PER FT.) OVER ROOF CONSTRUCTION. INSULATE w/ CLOSED CELL SPRAY FOAM INSULATION BY 'BAYSEAL OC' BY BAYER OR APPROVED EQUAL OR PER ENERGY COMPLIANCE DOCUMENTATION, E0.1. UNVENTED ROOF ASSEMBLY.
 - 3 STANDING SEAM COPPER ROOF OVER 1/2" ROOF PLYWOOD AND (E) ROOF FRAMING. INSULATE w/ CLOSED CELL SPRAY FOAM INSULATION BY 'BAYSEAL OC' BY BAYER OR APPROVED EQUAL OR PER ENERGY COMPLIANCE DOCUMENTATION, E0.1. UNVENTED ROOF ASSEMBLY.
 - 4 COPPER FASCIA
 - 5 STEEL CHIMNEY CAP w/ NATURAL BLACK PATINA AND CLEAR FINISH
 - 15 DECKING: COMPOSITE WOOD DECKING BY 'ECOPEA' - FINISH 'WEATHER WOOD'

DASH INDICATES EXTERIOR FACE OF BUILDING BELOW. TYP. - SEE MAIN AND UPPER FLOOR PLANS, SHEETS A2.2 & A2.3



1 SOUTH ELEVATION - RESIDENCE
1/4" = 1'-0"

NOTE:
SEE SHEET A4.2 FOR 3D MASSING DIAGRAM ILLUSTRATING METHOD OF MEASURING BUILDING HEIGHT PER CITY OF BRISBANE GUIDELINES.



2 PLAN KEY
N.T.S.

NOTE LEGEND

- 1 TPO (THERMOPLASTIC POLYOLEFIN) ROOFING MEMBRANE BY 'JOHN MANVILLE' (OR EQUAL) OVER SLOPED ROOF PLY (MIN. 1/2" PER FT.). OVER ROOF CONSTRUCTION. INSULATE w/ CLOSED CELL SPRAY FOAM INSULATION BY 'BAYSEAL OC' BY BAYER OR APPROVED EQUAL OR PER ENERGY COMPLIANCE DOCUMENTATION, ED.1. UNVENTED ROOF ASSEMBLY.
- 2 NATURAL STONE AGGREGATE BALLAST OVER ROOFING MEMBRANE OVER TPO (THERMOPLASTIC POLYOLEFIN) ROOFING MEMBRANE BY 'JOHN MANVILLE' (OR EQUAL) OVER SLOPED ROOF PLY (MIN. 1/2" PER FT.). OVER ROOF CONSTRUCTION. INSULATE w/ CLOSED CELL SPRAY FOAM INSULATION BY 'BAYSEAL OC' BY BAYER OR APPROVED EQUAL OR PER ENERGY COMPLIANCE DOCUMENTATION, ED.1. UNVENTED ROOF ASSEMBLY.
- 3 STANDING SEAM COPPER ROOF OVER 1/2" ROOF PLYWOOD AND (E) ROOF FRAMING. INSULATE w/ CLOSED CELL SPRAY FOAM INSULATION BY 'BAYSEAL OC' BY BAYER OR APPROVED EQUAL OR PER ENERGY COMPLIANCE DOCUMENTATION, ED.1. UNVENTED ROOF ASSEMBLY.
- 4 COPPER FASCIA
- 5 STEEL CHIMNEY CAP w/ NATURAL BLACK PATINA AND CLEAR FINISH
- 6 1x6 T&G CEDAR w/ CLEAR FINISH @ UNDERSIDE OF SOFFIT
- 7 STONE WALL VENEER FINISH MORTAR SET OVER W.P. MEMBRANE OVER 1/2" HARDI BOARD OVER 1/2" EXT. PLY OVER (N) 2x WALL CONST. USE FULL CORNER PIECES, TYP.
- 8 EXPOSED, POURED IN PLACE CONCRETE WALL
- 9 1x6 RUSTIC CHANNEL WESTERN RED CEDAR SIDING w/ CLEAR FINISH OVER EXTERIOR WALL CONSTRUCTION
- 10 DUAL-GLAZED, TEMPERED, ALUMINUM FRAME EXTERIOR WINDOW BY 'FLEETWOOD' OR APPROVED EQUAL. FINISH DARK BRONZE ANODIZED.
- 11 DUAL-GLAZED, TEMPERED, ALUMINUM FRAME SLIDING DOOR UNITS BY 'FLEETWOOD' OR APPROVED EQUAL. FINISH DARK BRONZE ANODIZED.
- 12 DUAL-GLAZED, TEMPERED, ALUMINUM FRAME FRENCH ENTRY DOOR BY 'FLEETWOOD' OR APPROVED EQUAL. FINISH DARK BRONZE ANODIZED.
- 13 ALUMINUM BREAK-METAL - MATCH EXTERIOR DOOR AND WINDOW DARK BRONZE ANODIZED FINISH
- 14 OVERHEAD, ALUMINUM FRAMED GARAGE DOOR w/ TEMPERED GLASS INSERTS BY 'OVERHEAD GARAGE DOOR COMPANY'. DARK BRONZE PAINTED FINISH TO MATCH WINDOWS AND DOORS.
- 15 DECKING: COMPOSITE WOOD DECKING BY 'ECOPEA' - FINISH 'WEATHER WOOD'
- 16 EXTERIOR RAILING: 1/2" THICK TEMPERED, CLEAR GLASS PANELS SET IN ALUMINUM SHOE BASE (CONCEALED). 1 1/4" SQUARE ALUMINUM TOP RAIL BY 'CRLAURENCE' OR APPROVED EQUAL @ 42" ABOVE DECK FINISH, TYP.
- 17 EXTERIOR WOOD STAIRS OVER WOOD FRAMING
- 18 (E) NATURAL GRADE
- 19 (N) HARDSCAPE / LANDSCAPE AREAS / (N) FINISH GRADE - SEE LANDSCAPE DRAWINGS
- 20 INDICATES FINISH FLOOR, TYP.



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DRAWING: EXTERIOR ELEVATION

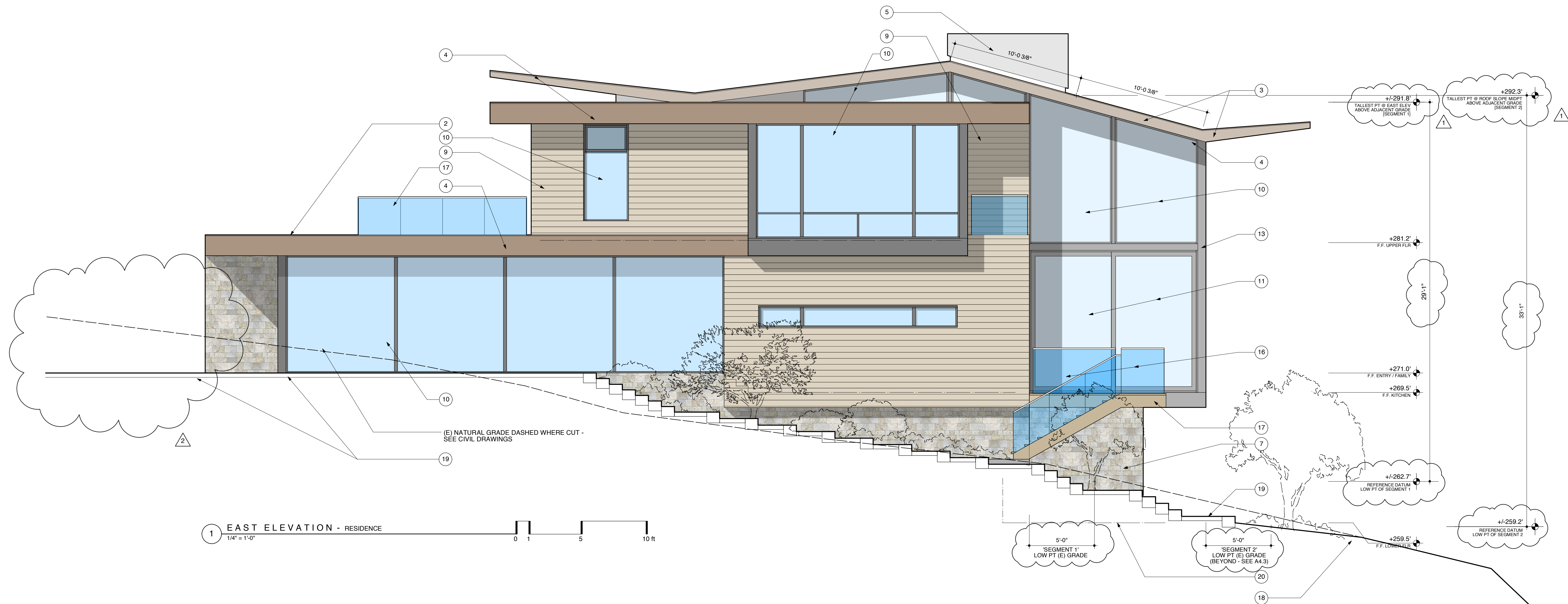
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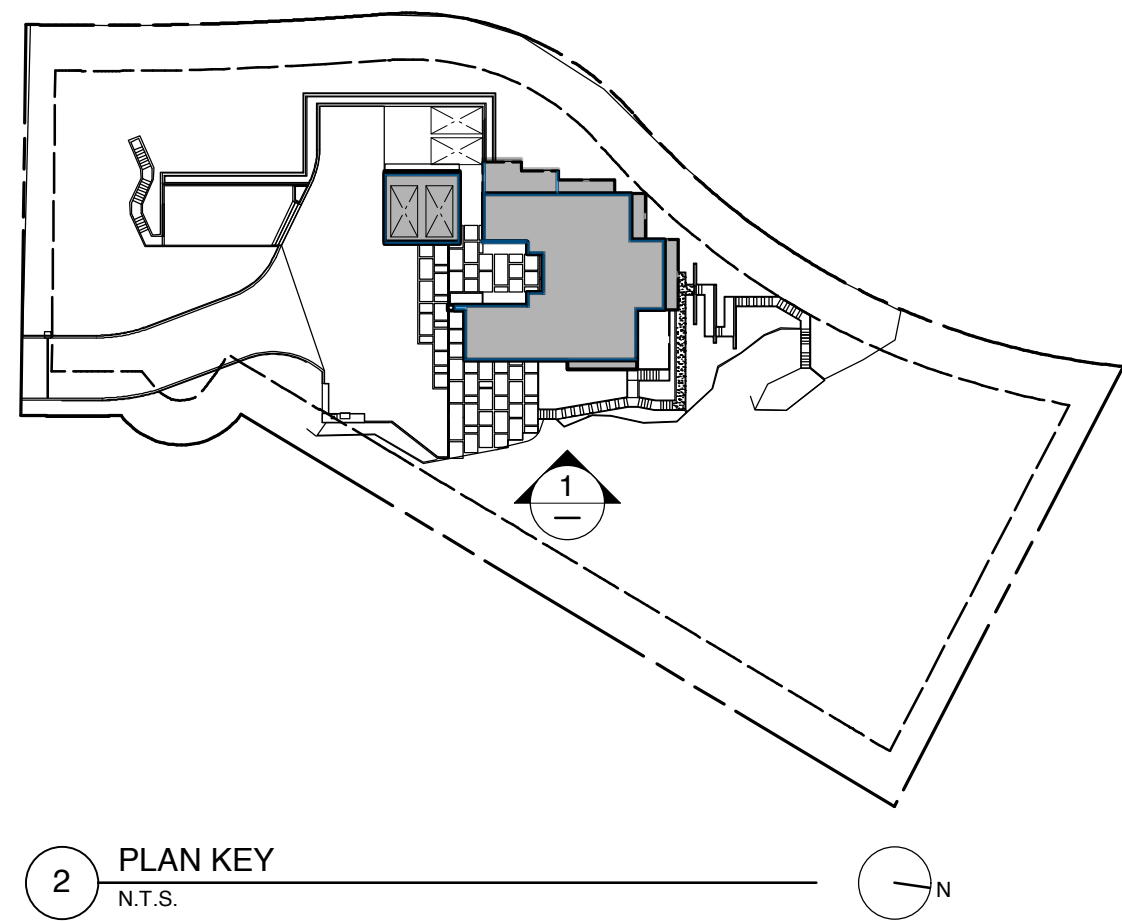
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A4.1

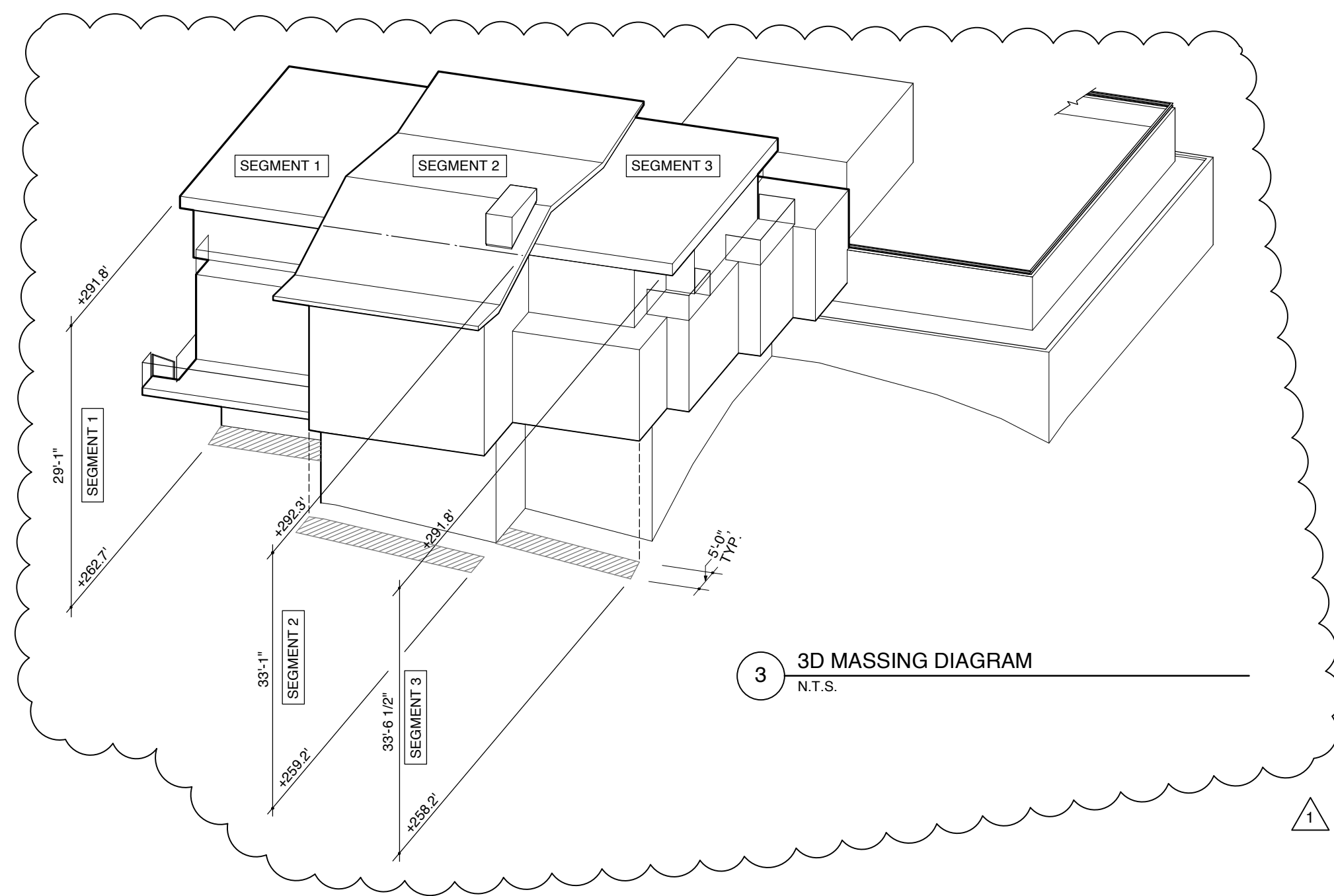
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1 EAST ELEVATION - RESIDENCE
1/4" = 1'-0"



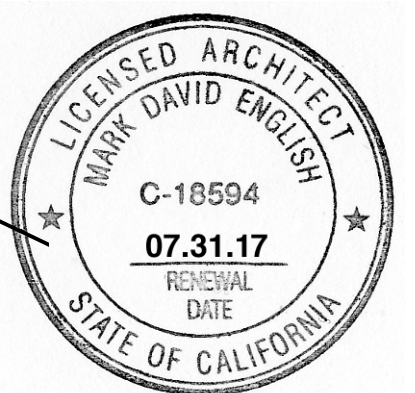
2 PLAN KEY
N.T.S.



3 3D MASSING DIAGRAM
N.T.S.

NOTE LEGEND

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BRISBANE, CALIFORNIA 94005
APN: 007-350-170
PROJECT NUMBER: X-07

DRAWING:
**EXTERIOR ELEVATION
3D MASSING DIAGRAM**

DRAFTED BY: gjc
CHECKED BY:
PRINT DATE: 01.10.17
SCALE: 1/4" = 1'-0"

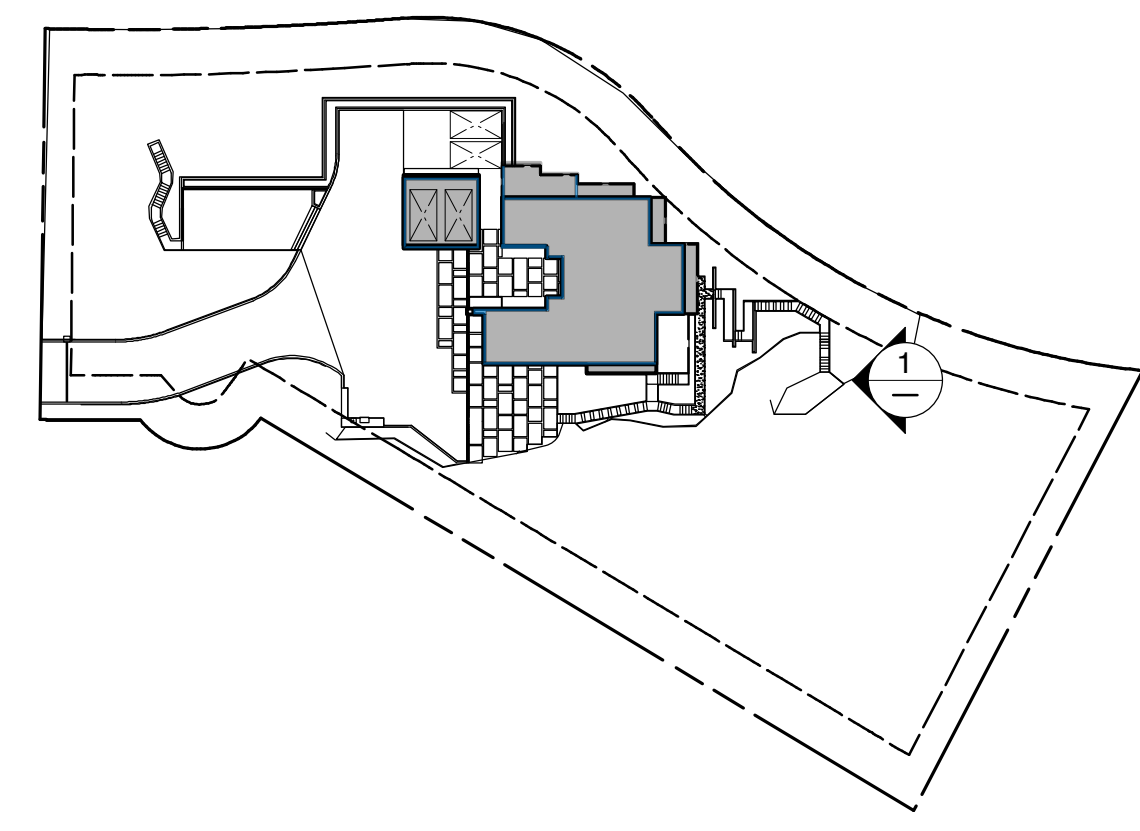
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NO.	DATE	DESCRIPTION
1	07.11.16	PLANNING DEPT SUBMITTAL
2	06.23.17	RESPONSE TO PLANNING DEPT COMMENTS 04.28.16
3	01.10.18	RESPONSE TO PLANNING DEPT COMMENTS 09.15.17 ADDITIONAL INFO FOR PLANNING REQUEST

A4.2

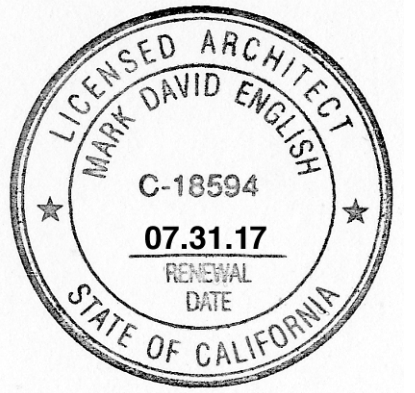


NOTE:
SEE SHEET A4.2 FOR 3D MASSING DIAGRAM ILLUSTRATING METHOD OF MEASURING BUILDING HEIGHT PER CITY OF BRISBANE GUIDELINES.

1 NORTH ELEVATION - RESIDENCE
1/4" = 1'-0"
0 1 5 10 ft



2 PLAN KEY
N.T.S.



NOTE LEGEND

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DRAWING:
EXTERIOR ELEVATION

DRAFTED BY: gjc
CHECKED BY:

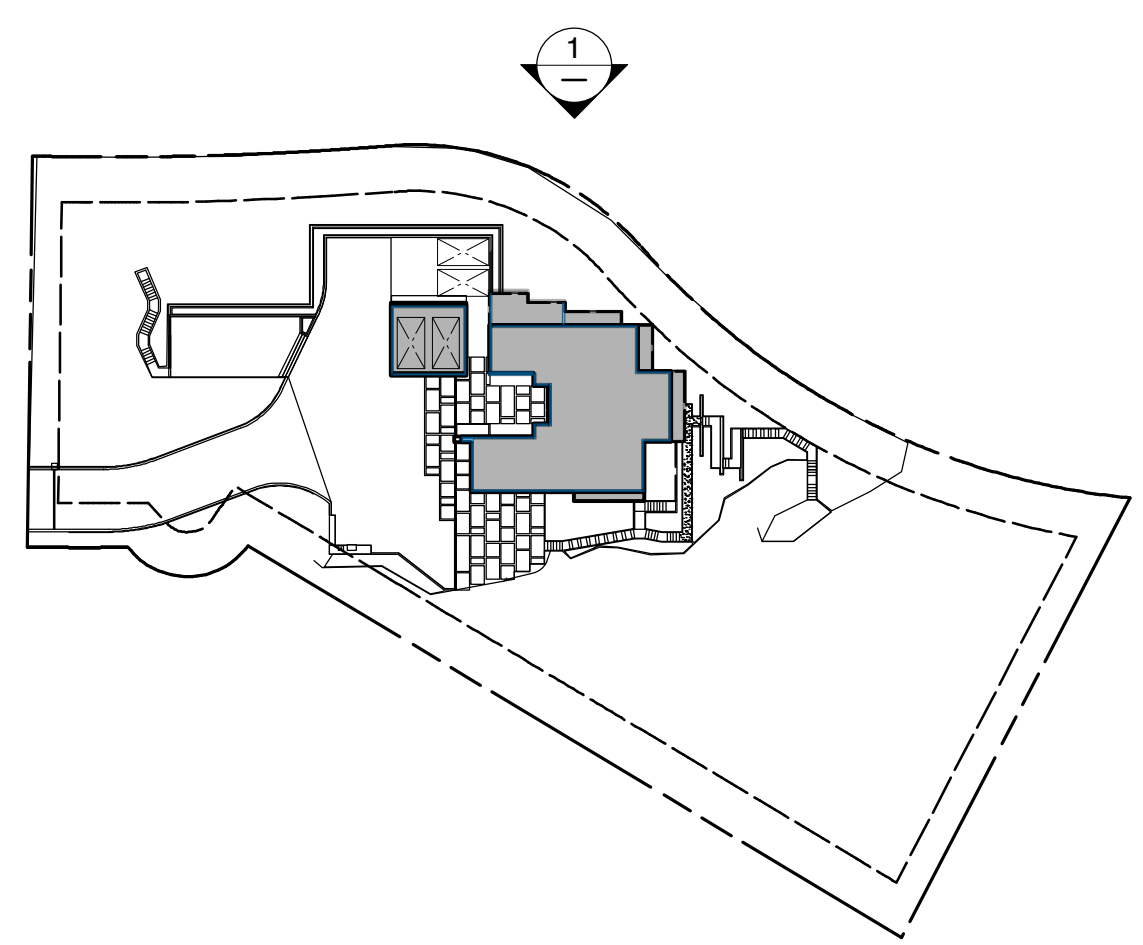
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3	01.10.18	ADDITIONAL INFO FOR PLANNING REQUEST

A4.3



1 WEST ELEVATION - RESIDENCE
1/4" = 1'-0"

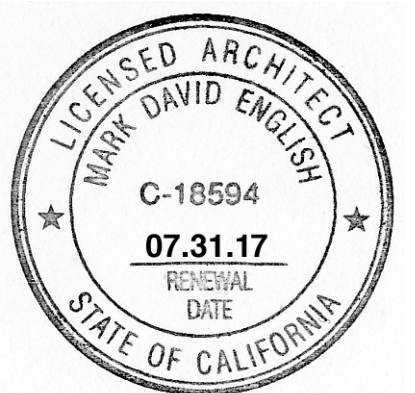


2 PLAN KEY
N.T.S.

NOTE:
SEE SHEET A4.2 FOR 3D MASSING DIAGRAM ILLUSTRATING METHOD OF MEASURING BUILDING HEIGHT PER CITY OF BRISBANE GUIDELINES.

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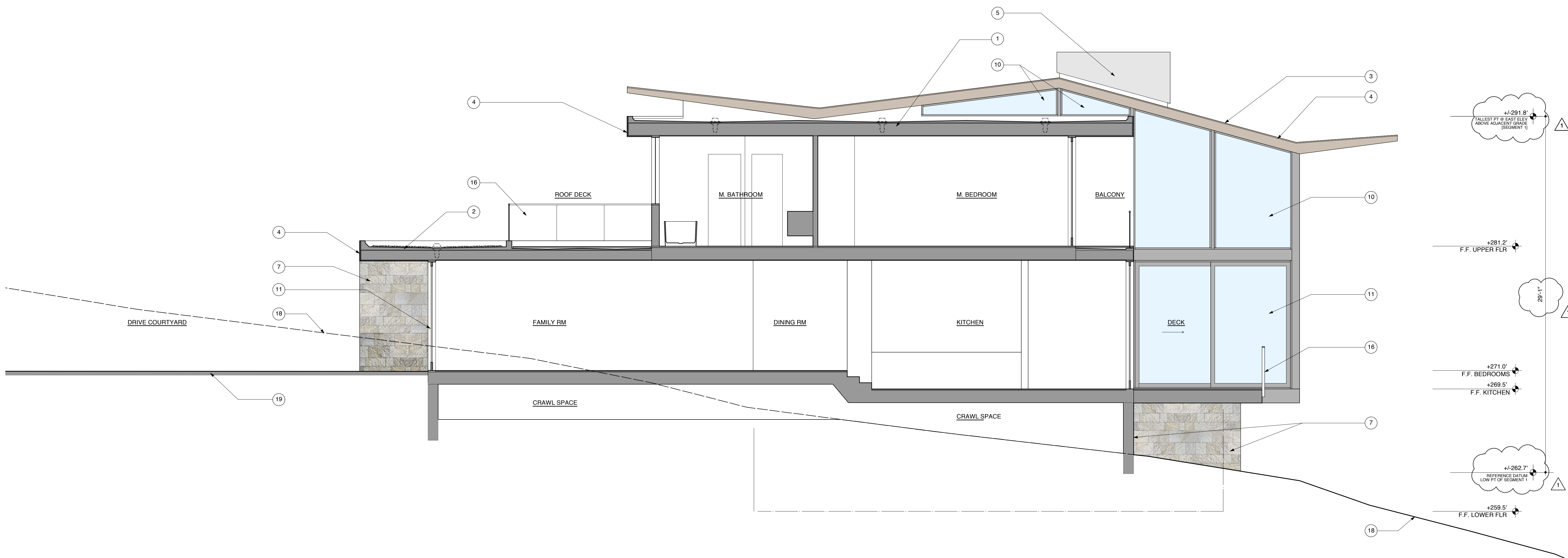
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DRAWING:
EXTERIOR ELEVATION

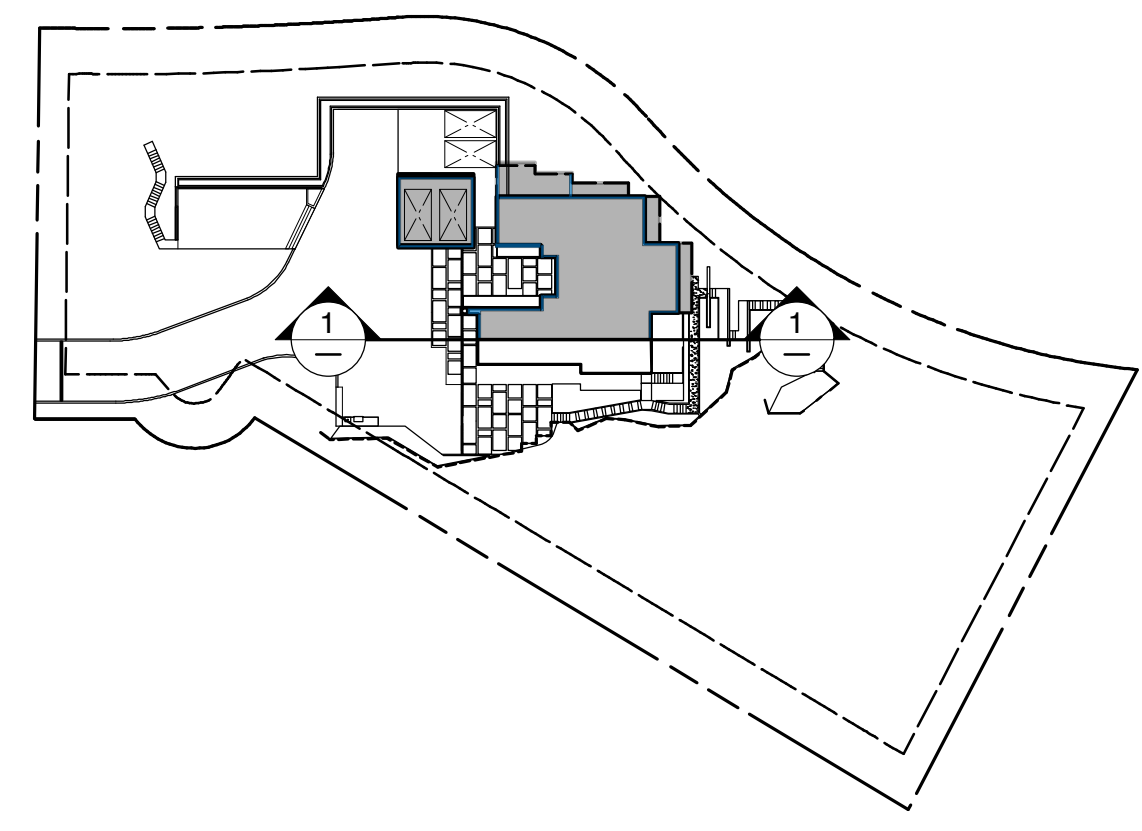
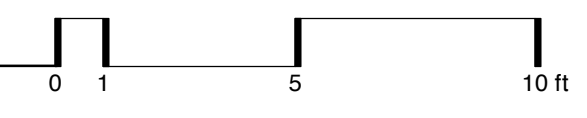
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A4.4



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



2 PLAN KEY
N.T.S.

NOTE:
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NOTE LEGEND

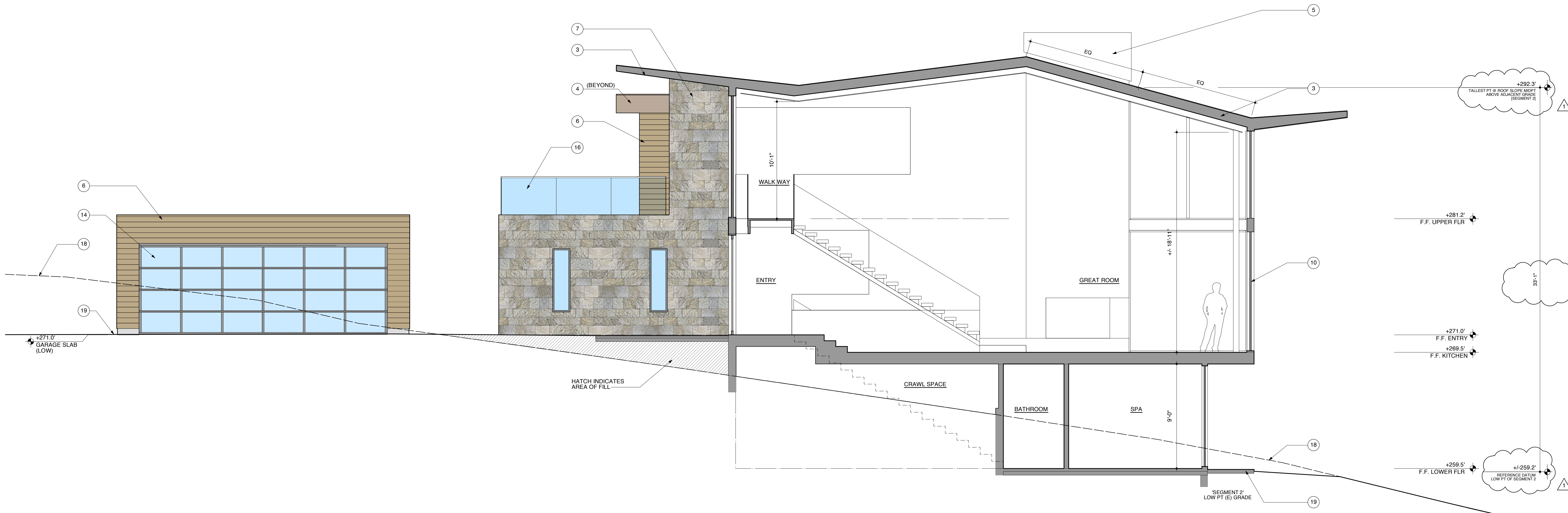
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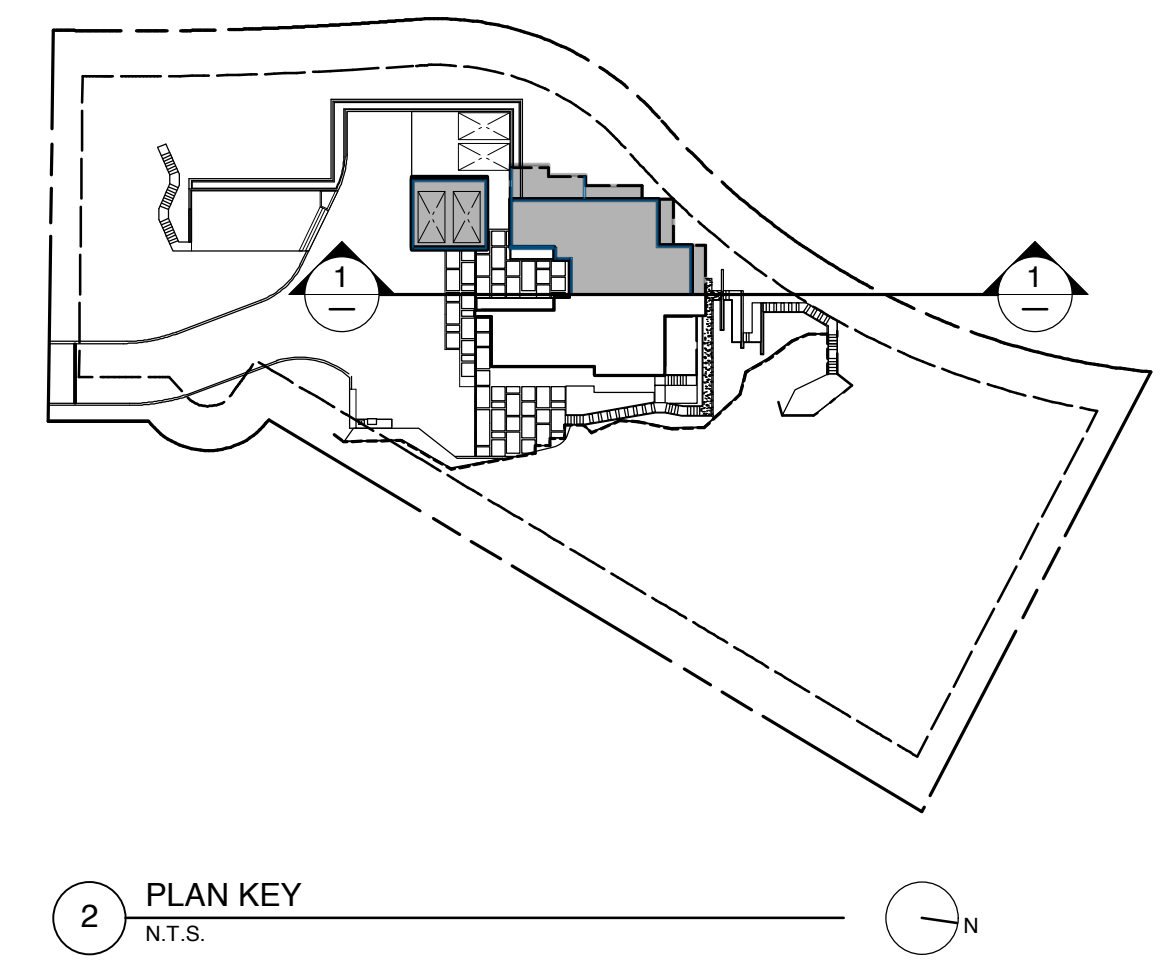
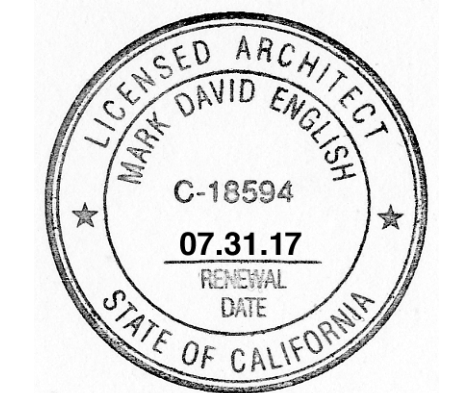
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DRAWING: BUILDING SECTION																
DRAFTED BY: gjc	CHECKED BY:															
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1 BUILDING SECTION - RESIDENCE
1/4" = 1'-0"



2 PLAN KEY
N.T.S.

NOTE:
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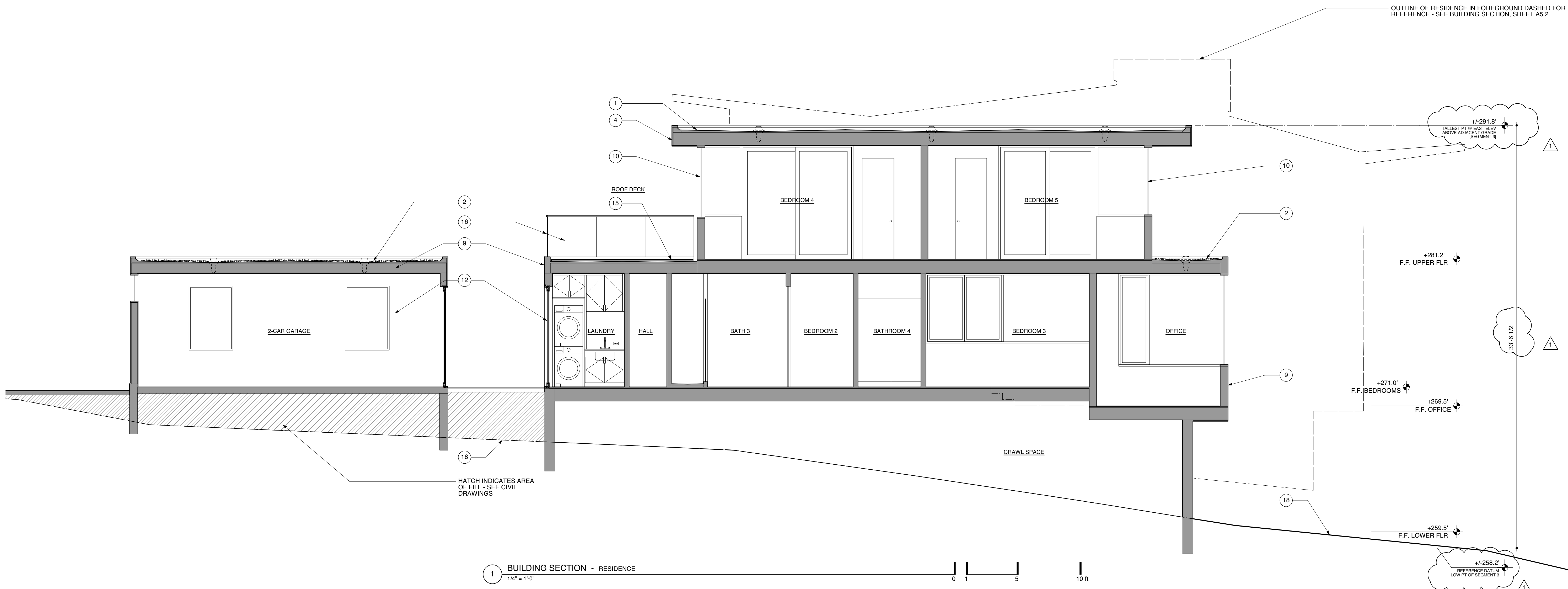
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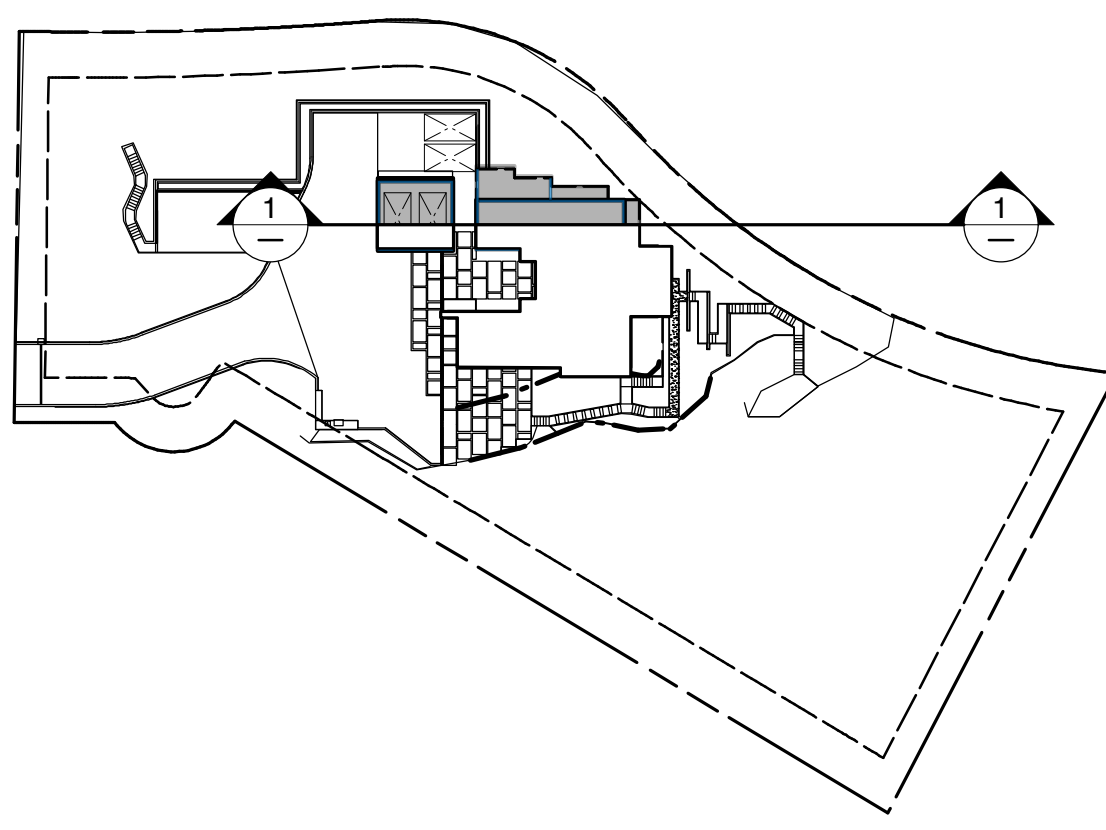
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2	06.23.17 RESPONSE TO GEOTECHNICAL COMMENTS 04.15.17
3	01.10.18 PER PLANNING REQUEST

A5.2



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

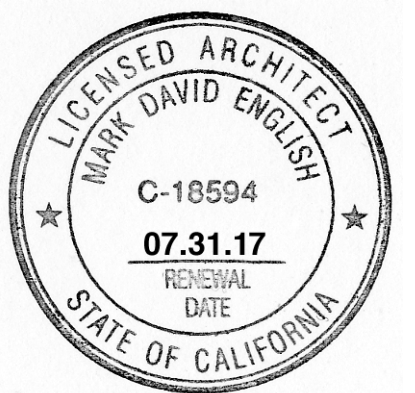


2 PLAN KEY
N.T.S.

NOTE:
SEE SHEET A4.2 FOR 3D MASSING DIAGRAM ILLUSTRATING METHOD OF MEASURING BUILDING HEIGHT PER CITY OF BRISBANE GUIDELINES.

NOTE LEGEND

- 1 TPO (THERMOPLASTIC POLYOLEFIN) ROOFING MEMBRANE BY JOHN MANVILLE (OR EQUAL) OVER SLOPED ROOF PLY (MIN. 1/2" PER FT.). OVER ROOF CONSTRUCTION: INSULATE W/ CLOSED CELL SPRAY FOAM INSULATION BY "BAYSEAL OC" BY BAYER OR APPROVED EQUAL OR PER ENERGY COMPLIANCE DOCUMENTATION, ED.1. UNVENTED ROOF ASSEMBLY.
- 2 NATURAL STONE AGGREGATE BALLAST OVER ROOFING MEMBRANE OVER TPO (THERMOPLASTIC POLYOLEFIN) ROOFING MEMBRANE BY JOHN MANVILLE (OR EQUAL) OVER SLOPED ROOF PLY (MIN. 1/2" PER FT.). OVER ROOF CONSTRUCTION: INSULATE W/ CLOSED CELL SPRAY FOAM INSULATION BY "BAYSEAL OC" BY BAYER OR APPROVED EQUAL OR PER ENERGY COMPLIANCE DOCUMENTATION, ED.1. UNVENTED ROOF ASSEMBLY.
- 3 STANDING SEAM COPPER ROOF OVER 1/2" ROOF PLYWOOD AND (E) ROOF FRAMING. INSULATE W/ CLOSED CELL SPRAY FOAM INSULATION BY "BAYSEAL OC" BY BAYER OR APPROVED EQUAL OR PER ENERGY COMPLIANCE DOCUMENTATION, ED.1. UNVENTED ROOF ASSEMBLY.
- 4 COPPER FASCIA
- 5 STEEL CHIMNEY CAP W/ NATURAL BLACK PATINA AND CLEAR FINISH
- 6 1x6 T&G CEDAR W/ CLEAR FINISH @ UNDERSIDE OF SOFFIT
- 7 STONE WALL VENEER FINISH MORTAR SET OVER W.P. MEMBRANES OVER 1/2" HARDI BOARD OVER 1/2" EXT. PLY OVER (N) 2x WALL CONST. USE FULL CORNER PIECES, TYP.
- 8 EXPOSED, POURED IN PLACE CONCRETE WALL
- 9 1x6 RUSTIC CHANNEL WESTERN RED CEDAR SIDING W/ CLEAR FINISH OVER EXTERIOR WALL CONSTRUCTION
- 10 DUAL-GLAZED, TEMPERED, ALUMINUM FRAME EXTERIOR WINDOW BY "FLEETWOOD" OR APPROVED EQUAL. FINISH DARK BRONZE ANODIZED.
- 11 DUAL-GLAZED, TEMPERED, ALUMINUM FRAME SLIDING DOOR UNITS BY "FLEETWOOD" OR APPROVED EQUAL. FINISH DARK BRONZE ANODIZED.
- 12 DUAL-GLAZED, TEMPERED, ALUMINUM FRAME FRENCH ENTRY DOOR BY "FLEETWOOD" OR APPROVED EQUAL. FINISH DARK BRONZE ANODIZED.
- 13 ALUMINUM BREAK-METAL - MATCH EXTERIOR DOOR AND WINDOW DARK BRONZE ANODIZED FINISH
- 14 OVERHEAD, ALUMINUM FRAMED GARAGE DOOR W/ TEMPERED GLASS INSERTS BY OVERHEAD GARAGE DOOR COMPANY. DARK BRONZE PAINTED FINISH TO MATCH WINDOWS AND DOORS.
- 15 DECKING: COMPOSITE WOOD DECKING BY "ECOPEA" - FINISH "WEATHER WOOD"
- 16 EXTERIOR RAILING: 1 1/2" THICK TEMPERED, CLEAR GLASS PANELS SET IN ALUMINUM SHOE BASE (CONCEALED). 1 1/4" SQUARE ALUMINUM TOP RAIL BY "CLAURENCE" OR APPROVED EQUAL @ 42" ABOVE DECK FINISH, TYP.
- 17 EXTERIOR WOOD STAIRS OVER WOOD FRAMING
- 18 (E) NATURAL GRADE
- 19 (N) HARDSCAPE / LANDSCAPE AREAS / (N) FINISH GRADE - SEE LANDSCAPE DRAWINGS
- 20 INDICATES FINISH FLOOR, TYP.



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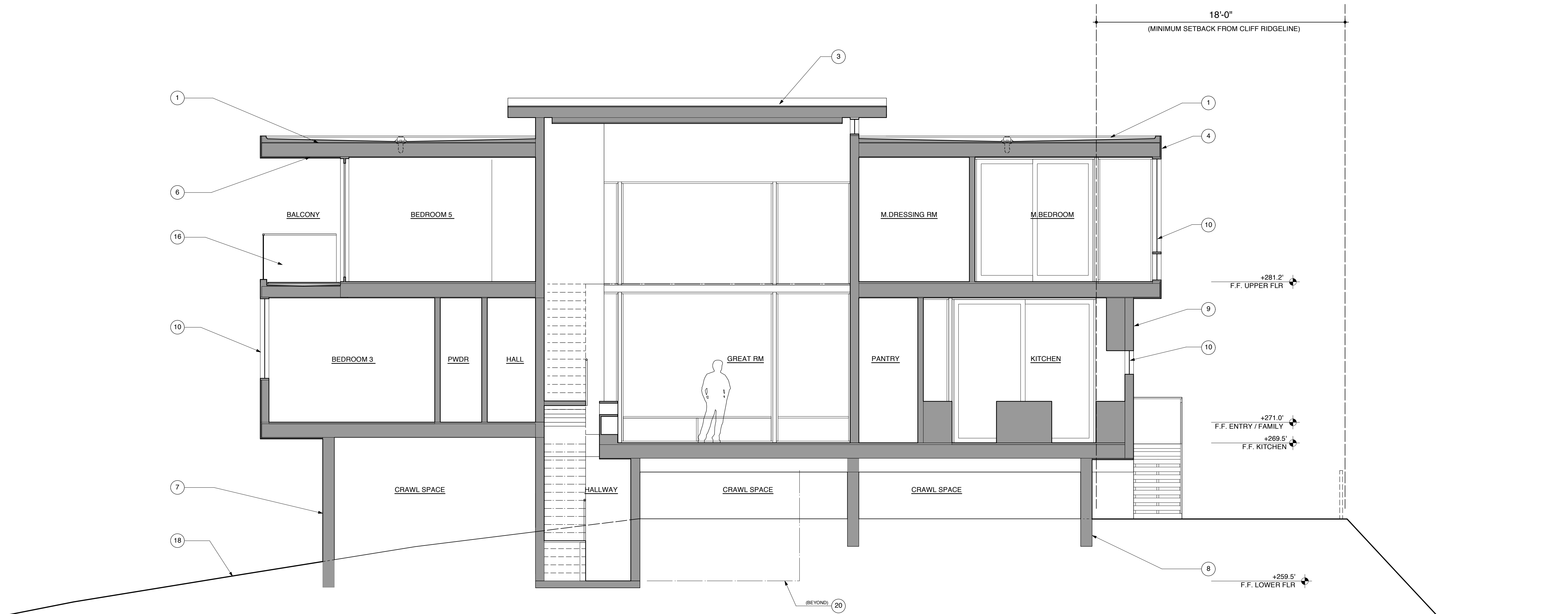
KOM RESIDENCE
99 THOMAS AVENUE
BRISBANE, CALIFORNIA 94005
APN: 007-350-170
PROJECT NUMBER: X-07

DRAWING: BUILDING SECTION

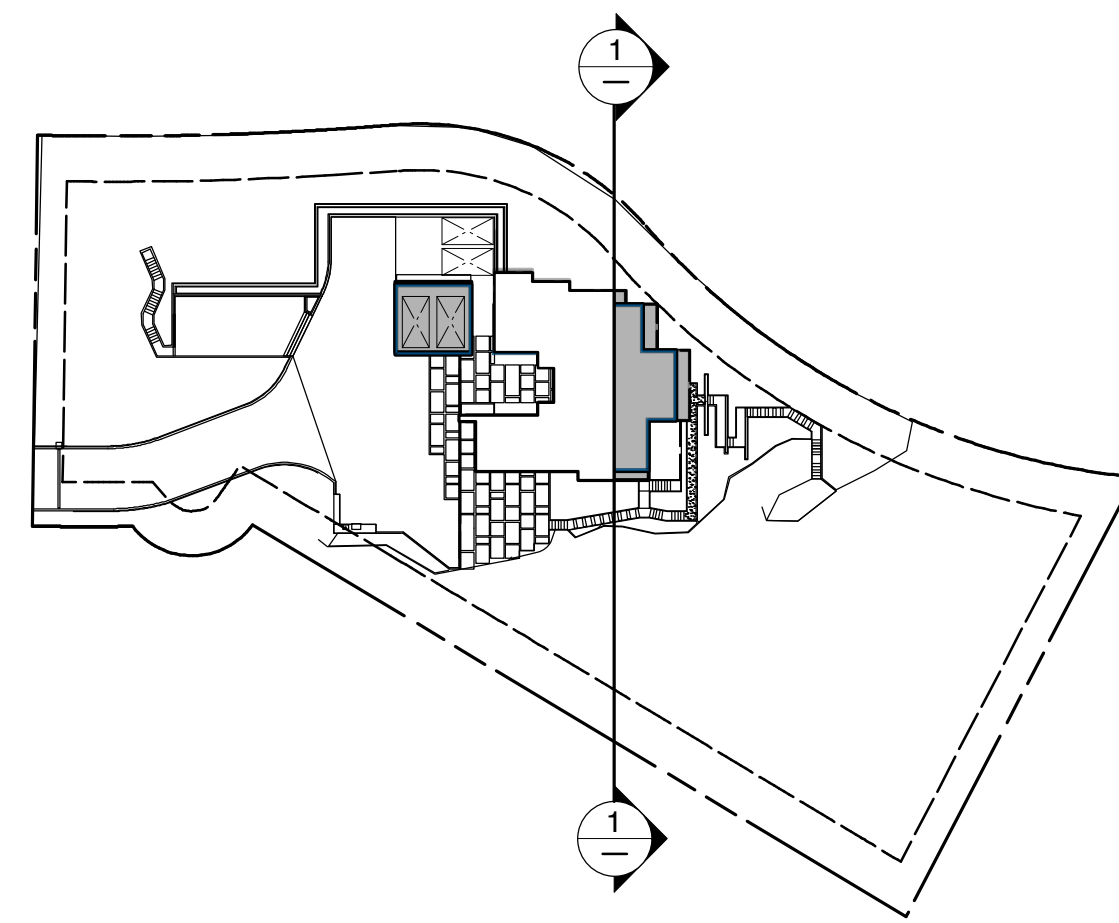
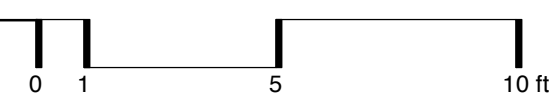
DRAFTED BY: gjc CHECKED BY:
PRINT DATE: 01.10.17 SCALE: 1/4" = 1'-0"

REVISIONS:	
NO.	DATE DESCRIPTION
1	07.11.16 RESPONSE TO PLANNING DEPT SUBMITTAL
2	06.23.17 RESPONSE TO GEOTECHNICAL COMMENTS 04.29.16
3	01.10.18 RESPONSE TO COMMENTS 04.15.18 PER PLANNING REQUEST

A5.3



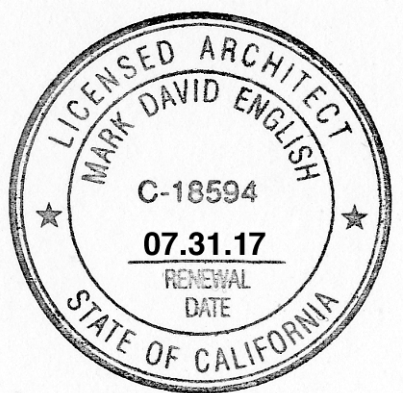
1 BUILDING SECTION - RESIDENCE
1/4" = 1'-0"



2 PLAN KEY
N.T.S.

NOTE LEGEND

- 1 TPO (THERMOPLASTIC POLYOLEFIN) ROOFING MEMBRANE BY JOHN MANVILLE (OR EQUAL) OVER SLOPED ROOF PLY (MIN. 1/2" PER FT). OVER ROOF CONSTRUCTION. INSULATE W/ CLOSED CELL SPRAY FOAM INSULATION BY "BAYSEAL OC" BY BAYER OR APPROVED EQUAL OR PER ENERGY COMPLIANCE DOCUMENTATION, ED.1. UNVENTED ROOF ASSEMBLY.
- 2 NATURAL STONE AGGREGATE BALLAST OVER ROOFING MEMBRANE OVER TPO (THERMOPLASTIC POLYOLEFIN) ROOFING MEMBRANE BY JOHN MANVILLE (OR EQUAL) OVER SLOPED ROOF PLY (MIN. 1/2" PER FT). OVER ROOF CONSTRUCTION. INSULATE W/ CLOSED CELL SPRAY FOAM INSULATION BY "BAYSEAL OC" BY BAYER OR APPROVED EQUAL OR PER ENERGY COMPLIANCE DOCUMENTATION, ED.1. UNVENTED ROOF ASSEMBLY.
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- 11 DUAL-GLAZED, TEMPERED, ALUMINUM FRAME SLIDING DOOR UNITS BY "FLEETWOOD" OR APPROVED EQUAL. FINISH DARK BRONZE ANODIZED.
- 12 DUAL-GLAZED, TEMPERED, ALUMINUM FRAME FRENCH ENTRY DOOR BY "FLEETWOOD" OR APPROVED EQUAL. FINISH DARK BRONZE ANODIZED.
- 13 ALUMINUM BREAK-METAL - MATCH EXTERIOR DOOR AND WINDOW DARK BRONZE ANODIZED FINISH
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- 17 EXTERIOR WOOD STAIRS OVER WOOD FRAMING
- 18 (E) NATURAL GRADE
- 19 (N) HARDSCAPE / LANDSCAPE AREAS / (N) FINISH GRADE - SEE LANDSCAPE DRAWINGS
- 20 INDICATES FINISH FLOOR, TYP.



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99 THOMAS AVENUE
BRISBANE, CALIFORNIA 94005
APN: 007-350-170
PROJECT NUMBER: X-07

DRAWING: BUILDING SECTION

DRAFTED BY: gjc CHECKED BY:
PRINT DATE: 01.10.17 SCALE: 1/4" = 1'-0"

REVISIONS:		
NO.	DATE	DESCRIPTION
1	07.11.16	PLANNING DEPT SUBMITTAL
2	06.23.17	RESPONSE TO PLANNING DEPT COMMENTS 04.29.16
3	01.10.18	RESPONSE TO GEOTECHNICAL COMMENTS 01.04.18 PER PLANNING REQUEST

A5.4

GENERAL LAYOUT LEGEND

SYMBOL DESCRIPTION

- PROPERTY LINE
- (E) EXISTING
- EXISTING FENCE LINE
- PA PLANTING AREA
- EXISTING TREES TO REMAIN
- NEW TREE

PROJECT DESCRIPTION

THIS LANDSCAPE DESIGN ACCOMPANIES THE NEW CONSTRUCTION OF A RESIDENCE WITH GARAGE AND SECONDARY DWELLING UNIT. THE DESIGN FEATURES NEW PLANTING, INCLUDING SCREENING TREES, A FRUIT ORCHARD, AND NATIVE GROUNDCOVER. IT ALSO FEATURES NEW DRIVEWAY PAVING, SMALL LAWN, WATER FEATURES, OUTDOOR KITCHEN, PATHS, RETAINING WALLS, AND A WOOD OBSERVATION DECK. FOR MORE INFORMATION ON THE DRIP IRRIGATION, SEE "IRRIGATION PERFORMANCE NOTES" ON SHEET L3.1.

GENERAL NOTES

1. VERIFY EXISTING SITE INFORMATION, INCLUDING STREET GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS, AND NOTIFY THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES.
2. PROVIDE WRITTEN NOTIFICATION OF ALL DISCREPANCIES BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS.
3. REFERENCE TO NORTH REFERS TO TRUE NORTH. REFERENCE TO SCALE APPLIES TO FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
4. SEE SHEET L3.0 FOR (E) TREES TO BE REMOVED.

LAYOUT NOTES

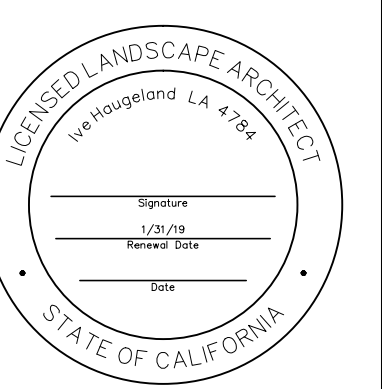
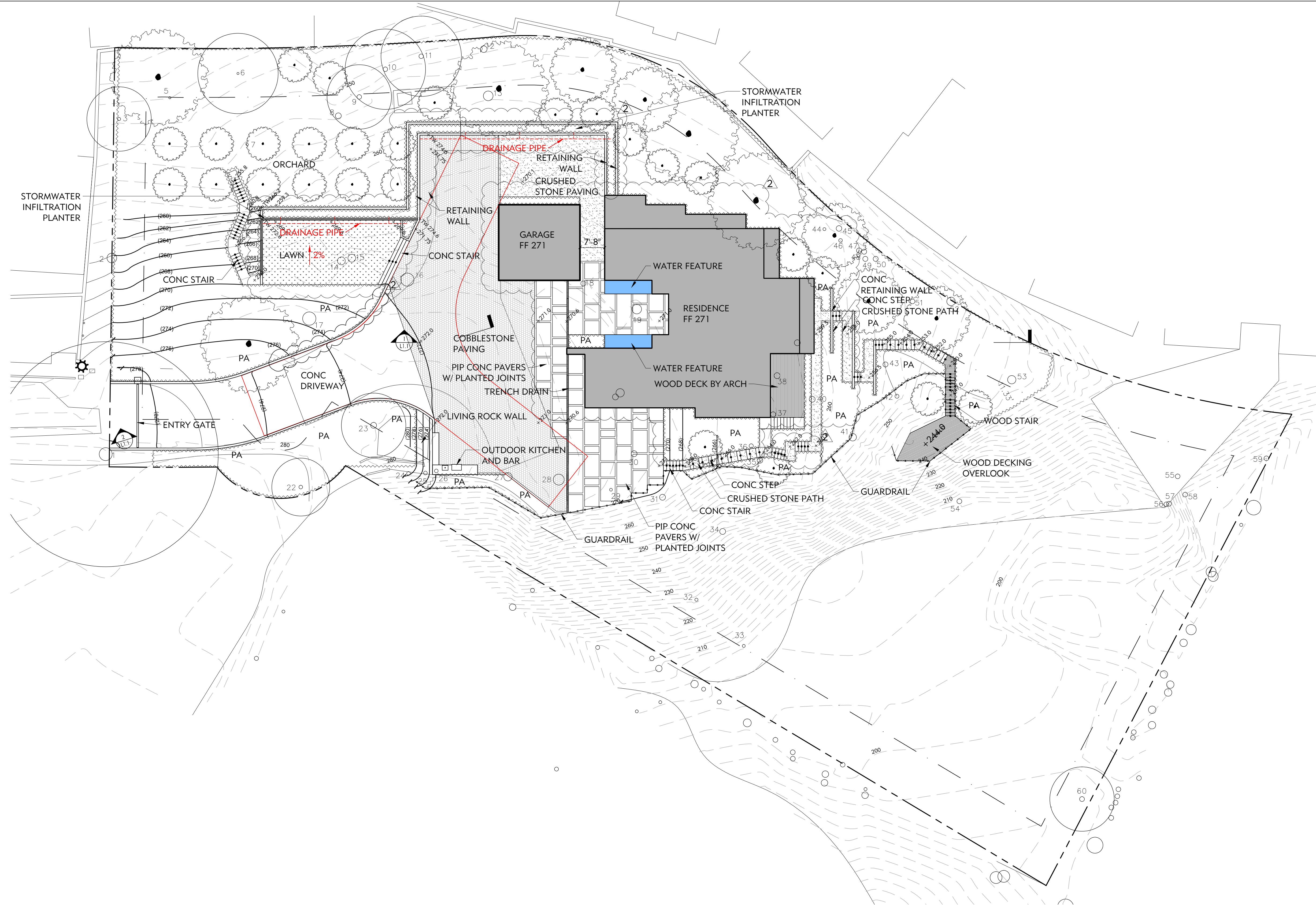
1. DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALE.
2. ALL MEASUREMENTS ARE TO FACE OF BUILDING, WALL, CURB OR OTHER FIXED SITE IMPROVEMENT, OR TO CENTERLINE AS NOTED.
3. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.
4. WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTERLINES.
5. VERIFY EXISTING GUTTER GRADES AND FINISH FLOOR ELEVATIONS PRIOR TO COMMENCING WORK.

MATERIAL NOTES

1. USE LOCAL AND REGIONAL MATERIALS, AND USE RECYCLED AND SALVAGED MATERIALS WHENEVER POSSIBLE. ALL MATERIALS TO COME FROM MAX. 500 MILES FROM SITE.
2. USE MATERIALS WITH A LONG LIFE SPAN.
3. ALL CONCRETE TO CONTAIN 30-50% FLYASH OR OTHER POST CONSUMER EQUIVALENT. ALL COLOR PIGMENTS TO BE NATURAL.
4. RECYCLE UNUSED CONSTRUCTION MATERIALS BY DROPPING AT LOCAL SALVAGE YARDS. AVOID LANDFILL DEPOSITS AS MUCH AS POSSIBLE. ASK LANDSCAPE ARCHITECT FOR LIST OF SALVAGE DROP PLACES.
5. GRIND ALL HEALTHY WOODY SHRUBS AND TREES THAT HAVE BEEN REMOVED FROM SITE; AND NON PRESSURE TREATED WOOD SCRAPS FOR PLANTING MULCH. GRIND ON SITE.
6. ALL PAINTS AND STAINS TO BE WATER BASED AND FREE OF HARMFUL CHEMICALS OR OFF GASES WHEN APPLIED. SUBMIT PRODUCT CUT SHEETS PRIOR TO INSTALLATION.

WATER FEATURE SURFACE AREA = 150 SQ. FT.

IRRIGATED LANDSCAPE AREA = 13,309 SQ. FT.



PROJECT:
KOM RESIDENCE
99 THOMAS AVE
BRISBANE, CALIFORNIA
APN#: 007350170

REVISIONS:	
NO.	DATE DESCRIPTION
1	2016.07.08 PLANNING SUBMITTAL
2	2017.06.23 PLANNING RESUBMITTAL

DRAWING TITLE:
LAYOUT & MATERIALS PLAN

PROJECT NO:
 426

SCALE:

DRAWN BY:
 IM

REVIEWED BY:
 IM

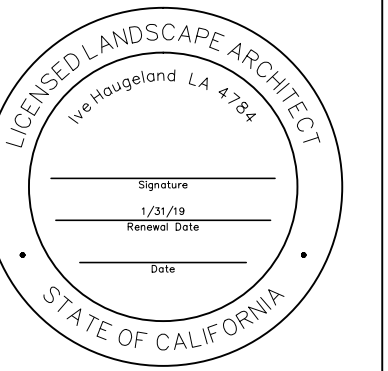
ISSUE DATE:
 08 JULY 2016

DRAWING NO.:

L1.0

G.1.27





PROJECT:
**KOM RESIDENCE
99 THOMAS AVE
BRISBANE, CALIFORNIA
APN#: 007350170**

REVISIONS:	
NO.	DATE DESCRIPTION
1	2016.07.08 PLANNING SUBMITTAL
2	2017.06.23 PLANNING RESUBMITTAL

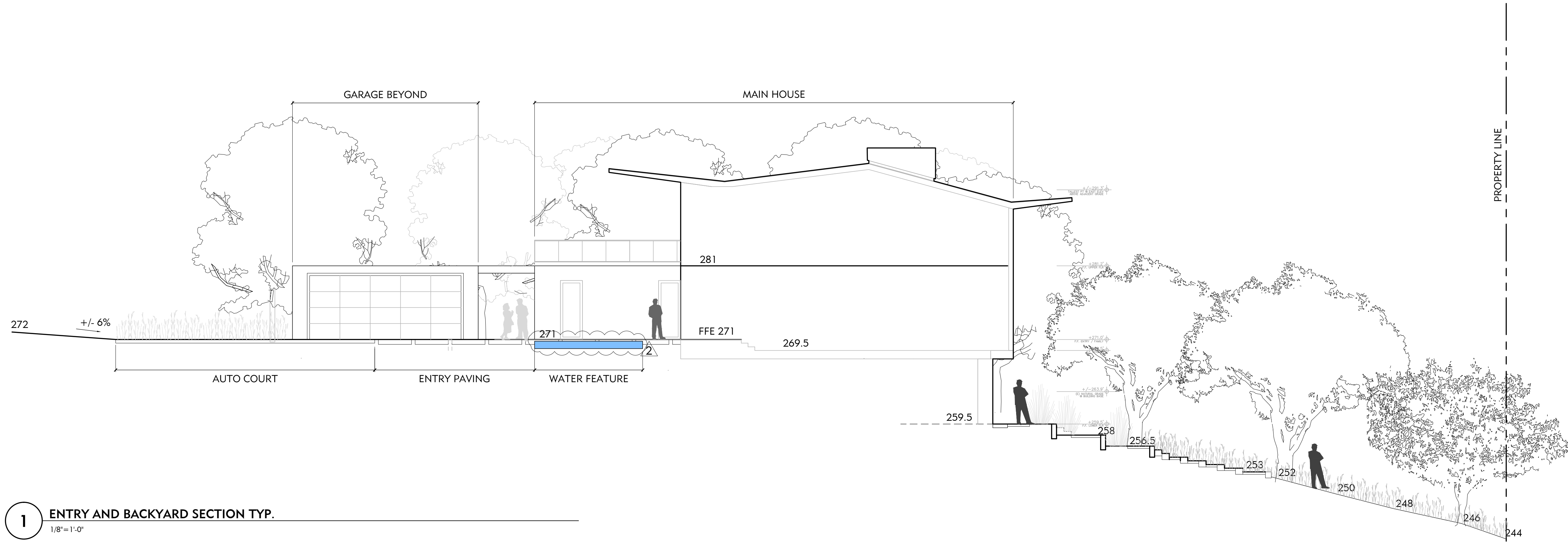
DRAWING TITLE:
SECTIONS

PROJECT NO:
426
SCALE:
DRAWN BY:
IM
REVIEWED BY:
IM
ISSUE DATE:
08 JULY 2016

DRAWING NO:
L1.1
G.1.28



2 DRIVEWAY SECTION
1/8" = 1'-0"



1 ENTRY AND BACKYARD SECTION TYP.
1/8" = 1'-0"



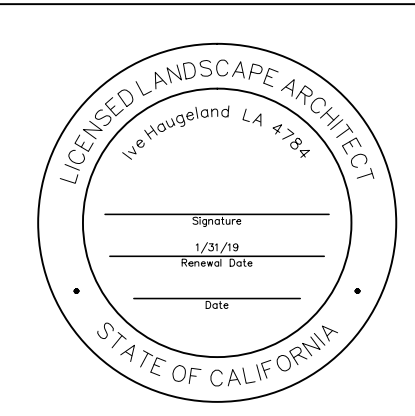
GENERAL LAYOUT LEGEND

- SYMBOL DESCRIPTION
- PROPERTY LINE
- CONTOUR LINES
- (E) EXISTING
- X TREES TO BE REMOVED
- o TREE OR SHRUB TO REMAIN



EXISTING TREE LIST

Tree No.	Tag No.	Common Name	Scientific Name	Size (D.B.H.)	Condition	Removal
1	915	Monterey Pine	<i>Pinus radiata</i>	48"	Good-Fair	
2	NA	Blue Gum Eucalypt	<i>Eucalyptus globulus</i>	36"	Good	Yes
3	947	Silver Wattle Acacia	<i>Acacia dealbata</i>	12"	Good	
5	936	Silver Wattle Acacia	<i>Acacia dealbata</i>	8"	Good	Yes
6	935	Lollypop Tree	<i>Myoborum laetum</i>	12"	Good	
7	934	Silver Wattle Acacia	<i>Acacia dealbata</i>	8"	Good	Yes
8	933	Monterey Pine	<i>Pinus radiata</i>	22"	Good	Yes
9	932	Monterey Pine	<i>Pinus radiata</i>	17"	Good	
10	931	Monterey Pine	<i>Pinus radiata</i>	17"	Stressed	
11	930	Monterey Pine	<i>Pinus radiata</i>	17"	Poor	
12	929	Monterey Pine	<i>Pinus radiata</i>	25"	Good	Yes
13	928	Blue Gum Eucalypt	<i>Eucalyptus globulus</i>	26"	Good	Yes
14	939	Monterey Pine	<i>Pinus radiata</i>	29"	Dead	Yes
15	940	Monterey Pine	<i>Pinus radiata</i>	29"	Dead	Yes
16	941	Monterey Pine	<i>Pinus radiata</i>	49"	Fair	Yes
17	942	Monterey Pine	<i>Pinus radiata</i>	50"	Dead	Yes
18	927	Blue Gum Eucalypt	<i>Eucalyptus globulus</i>	19"	Good	Yes
19	926	Blue Gum Eucalypt	<i>Eucalyptus globulus</i>	22"	Good	Yes
20	925	Blue Gum Eucalypt	<i>Eucalyptus globulus</i>	48"	Good	Yes
22	NA	Toyon	<i>Heteromeles arbutifolia</i>	14"		
23	916	Bunya-Bunya	<i>Araucaria bidwillii</i>	22"	Fair	
24	919	Incense Cedar	<i>Calocedrus decurrens</i>	14"	Poor	Yes
25	918	Incense Cedar	<i>Calocedrus decurrens</i>	14"	Poor	Yes
26	917	Douglas Fir	<i>Pseudotsuga menziesii</i>	14"	Poor	Yes
27	920	Monterey Pine	<i>Pinus radiata</i>	31"	Good	Yes
28	921	Monterey Pine	<i>Pinus radiata</i>	41"	Fair	Yes
29	924	Monterey Pine	<i>Pinus radiata</i>	11"	Dead	Yes
30	922	Monterey Pine	<i>Pinus radiata</i>	22"	Dead	Yes
31	923	Monterey Pine	<i>Pinus radiata</i>	22"	Dead	Yes
32	NA	Monterey Pine	<i>Pinus radiata</i>	12"	Good	Yes
33	NA	Blue Gum Eucalypt	<i>Eucalyptus globulus</i>	11"	Good	Yes
34	NA	Blue Gum Eucalypt	<i>Eucalyptus globulus</i>	22"	Good	Yes
35	943	Monterey Pine	<i>Pinus radiata</i>	21"	Poor	Yes
36	944	Monterey Pine	<i>Pinus radiata</i>	16"	Poor	Yes
37	945	Monterey Pine	<i>Pinus radiata</i>	19"	Poor	Yes
38	946	Monterey Pine	<i>Pinus radiata</i>	22"	Fair	Yes
39	947	Monterey Pine	<i>Pinus radiata</i>	22"	Poor	Yes
40	948	Monterey Pine	<i>Pinus radiata</i>	22"	Fair	Yes
41	949	Monterey Pine	<i>Pinus radiata</i>	28"	Dead	Yes
42	950	Monterey Pine	<i>Pinus radiata</i>	15"	Dead	Yes
43	951	Monterey Pine	<i>Pinus radiata</i>	19"	Dead	Yes
44	956	Monterey Pine	<i>Pinus radiata</i>	11"	Poor	Yes
45	955	Blue Gum Eucalypt	<i>Eucalyptus globulus</i>	21"	Good	Yes
46	954	Blue Gum Eucalypt	<i>Eucalyptus globulus</i>	14"	Good	Yes
47	953	Blue Gum Eucalypt	<i>Eucalyptus globulus</i>	19"	Good	Yes
48	NA	Blue Gum Eucalypt	<i>Eucalyptus globulus</i>	19"		Yes
49	NA	Blue Gum Eucalypt	<i>Eucalyptus globulus</i>	19"		Yes
50	NA	Blue Gum Eucalypt	<i>Eucalyptus globulus</i>	19"		Yes
51	952	Monterey Pine	<i>Pinus radiata</i>	18"	Fair	Yes
52	957	Blue Gum Eucalypt	<i>Eucalyptus globulus</i>	32"	Good	Yes
53	958	Monterey Pine	<i>Pinus radiata</i>	31"	Fair	Yes
54	NA	Blue Gum Eucalypt	<i>Eucalyptus globulus</i>	18"	Good	Yes
55	NA	Blue Gum Eucalypt	<i>Eucalyptus globulus</i>	18"	Good	Yes
56	NA	Blue Gum Eucalypt	<i>Eucalyptus globulus</i>	18"	Good	Yes
57	NA	Blue Gum Eucalypt	<i>Eucalyptus globulus</i>	18"	Good	Yes
58	NA	Blue Gum Eucalypt	<i>Eucalyptus globulus</i>	18"	Good	Yes
59	NA	Blue Gum Eucalypt	<i>Eucalyptus globulus</i>	18"	Good	Yes
60	NA	Coast Live Oak	<i>Quercus agrifolia</i>	18"	Good	



PROJECT:
 KOM RESIDENCE
 99 THOMAS AVE
 BRISBANE, CALIFORNIA
 APN#: 007350170

REVISIONS:

NO.	DATE	DESCRIPTION
1	2016.07.08	PLANNING SUBMITTAL
2	2017.06.23	PLANNING RESUBMITTAL

DRAWING TITLE:
 EXISTING CONDITIONS/
 TREE REMOVAL PLAN

PROJECT NO.:
 426

SCALE:

DRAWN BY:
 IM

REVIEWED BY:
 IM

ISSUE DATE:
 08 JULY 2016

DRAWING NO.:
L3.0
 G.1.29

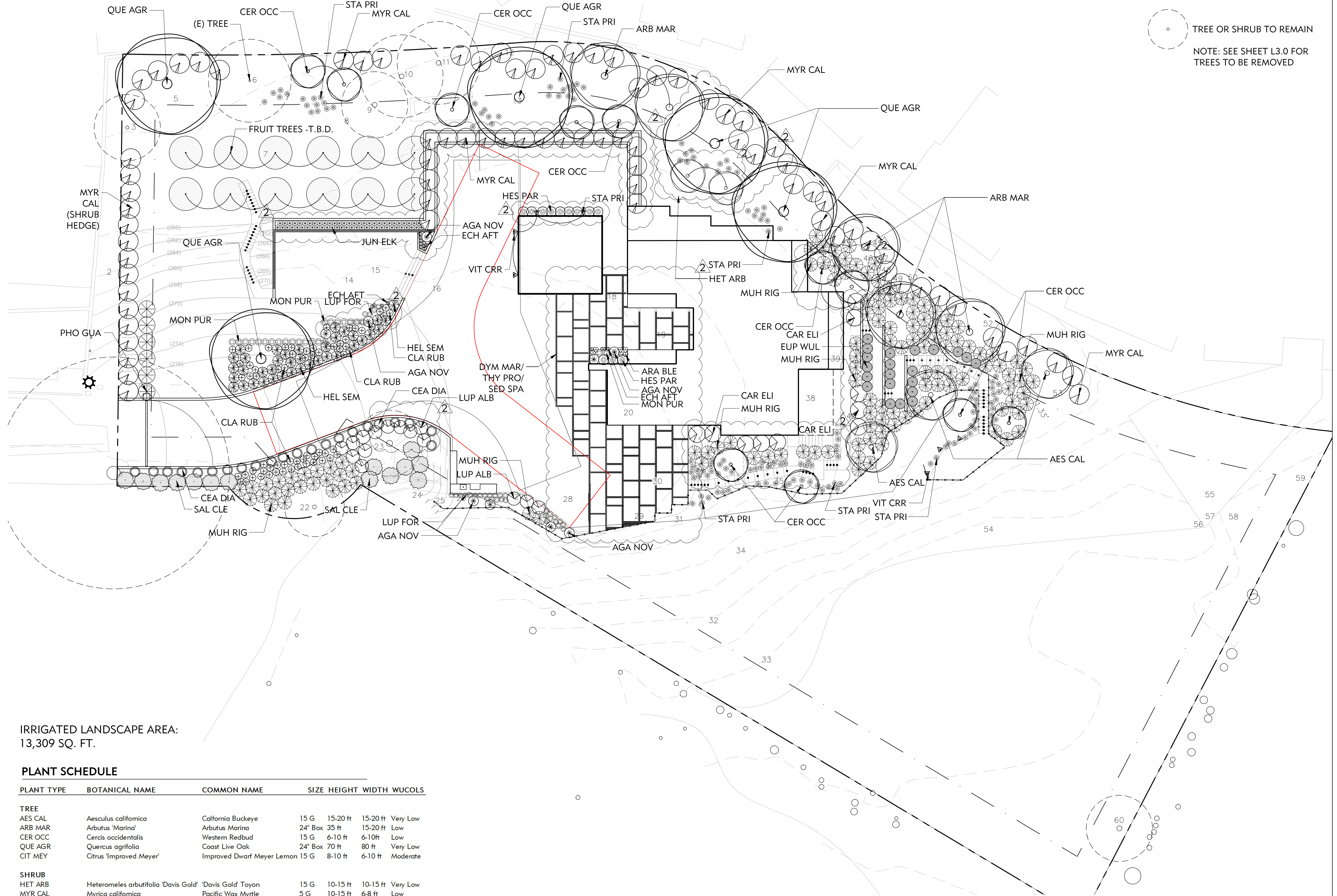


PLANTING NOTES

- ALL PLANTING AREAS SHALL BE FREE OF ALL DELETERIOUS MATERIALS AND WEEDS PRIOR TO PLANTING. USE NO CHEMICALS.
- ALL PLANT LOCATIONS SHALL BE CONFIRMED IN THE FIELD BY THE LANDSCAPE ARCHITECT. COORDINATE THE LOCATIONS OF ALL PLANTING WITH EXISTING AND PROPOSED SITE FEATURES, I.E., UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, LIGHT FIXTURES, ETC. ANY CONFLICTS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL PLANT QUANTITIES AND SIZES OF PLANT AREAS TO BE CONFIRMED IN FIELD BY CONTRACTOR.
- PLANTS SHALL BE SUFFICIENTLY ROOTED TO THE EDGE OF THE CONTAINER AND TO AN EXTENT SUFFICIENT TO HOLD THE ROOTBALL INTACT WHEN REMOVED FROM THE CONTAINER.
- PLANTS SHALL BE FREE FROM ALL PESTS AND DISEASES. NO PLANTS SHALL BE ACCEPTABLE THAT SHOW SIGNS OF CIRCLING OR GIRDLING OF ROOTS, OR ANY OTHER ROOT-BOUND CONDITION. PLANTS SHALL BE UNDAMAGED AND HAVE PROPER BRANCH STRUCTURE.
- ALL NEW LAWN AREAS AND PLANTING BEDS TO RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL. RIP SUBSOIL TO 8 INCH DEPTH PRIOR TO PLACING TOPSOIL. PLACE TOPSOIL IN 3 INCH MAXIMUM LIFTS AND ROTOTILL INTO UNDERLYING MATERIAL TO ELIMINATE INTERFACE.
- ALL PLANTING AREAS TO BE TILLED SO THAT THE SOIL IS LOOSE AND NOT COMPACTED. TO PREPARE PLANTING BEDS, CULTIVATE INTO TOP 8 INCHES OF SOIL, 6 CUBIC YARDS OF NITROLIZED REDWOOD SAWDUST PER 1000 SQUARE FEET, 10 LBS HIGH QUALITY COMPOST PER CUBIC YARD, AND SPREAD "PRE-PLANT PLUS 7-5-7" FERTILIZER AT THE RATE OF 20 POUNDS PER 1000 SQUARE FEET.
- EXCAVATE PLANTING PITS AS FOLLOWS:
TREES: BALL WIDTH + 24 INCHES, SHRUBS AND VINES: BALL WIDTH + 12 INCHES, 6" GROUNDCOVER BEDS: AS REQUIRED
- LOOSEN SUBGRADE IN PITS TO DEPTH OF BALL + 3 INCHES AT PERIMETER OF PIT. PREPARE PLANTING PIT BACKFILL MATERIAL BY USING 3 PARTS EXISTING SOIL (OR APPROVED TOPSOIL) TO 1 PART NITROLIZED FIR SHAVINGS OR NITROLIZED 1/2 INCH MINUS FIR BARK. USE "PRE-PLANT PLUS 7-5-7" FERTILIZER, BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT THE RATE OF 10-15 POUNDS PER CUBIC YARD, THOROUGHLY MIXING THIS COMBINATION BEFORE BACKFILLING.
- FOR PLANTING, PLACE "SUPER N 1200", BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT BOTTOM OF PLANTING HOLE. BEFORE PLACING PLANT IN HOLE BACKFILL WITH SOIL MIX ALLOWING 2 INCH BUFFER BETWEEN FERTILIZER AND PLANT ROOT BALL. DO NOT PLACE ROOT BALL DIRECTLY ON FERTILIZER. APPLY AT FOLLOWING RATE: 1 GALLON CAN, 1/2-1 CUP PER HOLE; 5 GALLON CAN, 1-2 CUPS PER HOLE; 15 GALLON CAN, 3-4 CUPS PER HOLE. SET PLANT PLUMP IN PLANTING PIT AND BRACE RIGIDLY IN POSITION, TAMPING BACKFILL MIX SOLIDLY AROUND THE BALL AND ROOTS, UNTIL PITS ARE APPROXIMATELY 2/3 FULL. WATER THOROUGHLY, SATURATING ROOTBALL. ADD REMAINING BACKFILL MIX TO TOP OF HOLE, ELIMINATING ALL AIR POCKETS.
- ALL PLANTS SENSITIVE TO WATER BORNE FUNGI SHALL BE PLACED 3 INCHES ABOVE FINISHED GRADE. ALL OTHER PLANTS SHALL BE PLANTED 1 INCH ABOVE FINISHED GRADE. MOUND UP SOIL TO KEEP ROOTS FROM DRYING OUT.
- FORM WATERING BASINS AT ALL TREES AND SHRUBS AND WATER ALL NEW PLANTINGS DEEPLY AND THOROUGHLY.
- ALL TREES TO BE GUYED AND STAKED AS REQUIRED.
- AFTER PLANTING, APPLY "SUPER N 1200", BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT THE RATE OF 10 POUNDS PER 1000 FEET TO ALL PLANTING AREAS. LIGHTLY RAKE IN FERTILIZER TO INCORPORATE INTO SOIL.
- ALL PLANTING AREAS WITH GROUNDCOVER AND SHRUBS SHALL RECEIVE A 2 INCH LAYER OF RE-GROUND BARK MULCH OR GRAVEL. KEEP 3 INCHES AWAY FROM STEM OR TRUNK. A MULCH SAMPLES SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MULCH DELIVERY TO SITE.

IRRIGATION PERFORMANCE NOTES

- ALL PLANTS TO RECEIVE WATER CONSERVING DRIP EMITTERS AND TREE BUBBLERS FOR TREES. THERE ARE TO BE SUFFICIENT VALVES TO ACCOMMODATE THE DIFFERENT WATER REQUIREMENTS FOR PLANTS WITH DIFFERENT EXPOSURES AND PLANT TYPES.
- DRIP SYSTEM TO BE INSTALLED WITH A PRESSURE-REDUCING DEVICE.
- DRIP EMITTERS TO BE OF THE PRESSURE COMPENSATING TYPE.
- ALL MAIN LINE PRESSURIZED PIPING SHALL BE SCHEDULE 40 PVC AND BURIED TO A DEPTH OF 12".
- IRRIGATION SYSTEM SHALL BE COMPRISED OF AUTOMATICALLY CONTROLLED VALVES ON AN AUTOMATIC CONTROL SYSTEM. CONTROLLER TO BE A WATER CONSERVING E.T. CONTROLLER WITH RAIN SHUT OFF DEVICE: WEATHERTRAK MODEL # WTPLS-09 BY HYDROPOINT 800.362.8774
- ALL EQUIPMENT REQUIRED SHALL BE PROVIDED TO INSURE A COMPLETE AND FUNCTIONAL SYSTEM. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH ALL LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING OR ARCHITECTURAL FEATURES.
- PLACE VALVE BOXES IN DESCREET LOCATIONS, AWAY FROM PATIOS. FINAL LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
- DOMESTIC WATER SUPPLY TO BE PROTECTED FROM THE IRRIGATION SYSTEM CONNECTION VIA A DOUBLE CHECK ANTI-SIPHON VALVE PER CITY AND STATE REQUIREMENTS.
- FLUSH MAINLINES BEFORE INSTALLING REMOTE CONTROL VALVES. FLUSH LATERAL LINES BEFORE INSTALLING DRIP VALVES. VISUALLY INSPECT MAINLINE FOR LEAKS UNDER FULL OPERATING PRESSURE BEFORE BACKFILLING.
- LAWN WILL BE WATERED WITH SPRINKLERS. USE WATER SAVING MP ROTATOR SPRINKLERS.



IRRIGATED LANDSCAPE AREA:
13,309 SQ. FT.

PLANT SCHEDULE

PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	WIDTH	WUCOLS	
TREE	Aesculus californica	California Buckeye	15 G	15-20 ft	15-20 ft	Very Low	
	Arbutus 'Marina'	Arbutus Marina	24" Box	35 ft	15-20 ft	Low	
	Cercis occidentalis	Western Redbud	15 G	6-10 ft	6-10 ft	Low	
	Quercus agrifolia	Coast Live Oak	24" Box	70 ft	80 ft	Very Low	
	Citrus 'Improved Meyer'	Improved Dwarf Meyer Lemon	15 G	8-10 ft	6-10 ft	Moderate	
SHRUB	Heteromeles arbutifolia 'Davis Gold'	'Davis Gold' Toyon	15 G	10-15 ft	10-15 ft	Very Low	
	Myrica californica	Pacific Wax Myrtle	5 G	10-15 ft	6-8 ft	Low	
	Carpenaria californica 'Elizabeth'	Elizabeth Bush Anemone	15 G	4-6 ft	4-6 ft	Moderate	
	Salvia clevelandii 'Winfred Gilman'	Cleveland Sage	10 G	5 ft	5 ft	Low	
PERENNIAL	Arabis blepharophylla	Rock Cress		< 12 in	< 12 in	Low	
	Dicentra formosa	Western Bleeding Heart	1 G	1 ft	2 ft	Low	
	Euphorbia characias wulfenii	Milkwort	5 G	3-5 ft	3-4 ft	Low	
	Lupinus albus	Silver Bush Lupine	1 G	4 ft	4 ft	Very Low	
	Lupinus formosus	Creeping Lupine		1 ft	1-2 ft	Low	
	Monardella villosa x purpurea	Coyote Mint	1 G	2 ft	2 ft	Very Low	
	Phormium 'Guardsman'	Guardsman New Zealand Flax	5 G	6-8 ft	6-8 ft	Moderate	
	Stachys byzantina 'Primrose Heron'	Lamb's Ear	4" Pot	< 12 in	1 ft	Low	
	SUCCULENT	Agave attenuata 'Nova'	Blue Fox Tail Agave	15 G	3-4 ft	3-4 ft	Low
		Echeveria 'Afterglow'	Afterglow Echeveria	1 G	1-2 ft	1-2 ft	Low
Hesperaloe parviflora		Red Yucca	5 G	3 ft	3-4 ft	Low	
Sedum spathulifolium		Stonecrop	4" Pot	< 12 in	1 ft	Low	
GRASS	Helictotrichon sempervirens	Blue Oat Grass	1 G	1-2 ft	1-2 ft	Low	
	Juncus patens 'Elk Blue'	California Gray Rush	1 G	2 ft	2 ft	Low	
	Muhlenbergia rigens	Deer Grass	1 G	3 ft	3 ft	Low	
GROUND COVER	Asarum caudatum	Wild Ginger	flats	< 12 in	1 ft	Moderate	
	Ceanothus griseus 'Diamond Heights'	Variegated Carmel Creeper	5 G	1 ft	4-6 ft	Low	
	Dymondia margareta	Silver Carpet	flats	1-3 in	2-3 ft	Very Low	
	Thymus praecox 'Elfin'	Elfin Thyme	flats	1-2 in	2-3 ft	Moderate	
VINE	Vitis californica 'Roger's Red'	California Wild Grape				Moderate	

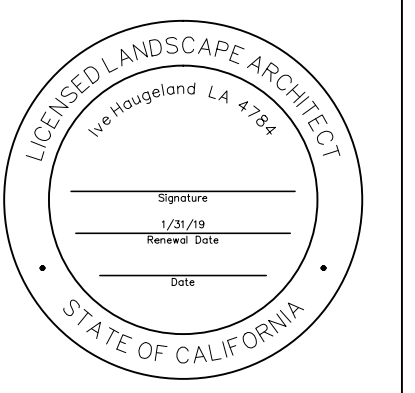
SYMBOL LEGEND

○ TREE OR SHRUB TO REMAIN

○ NOTE: SEE SHEET L3.0 FOR TREES TO BE REMOVED



SHADES OF GREEN LANDSCAPE ARCHITECTURE
1306 BRIDGEWAY SAUSALITO, CA
P 415 332 1485 info@shadesofgreen.com



PROJECT:
**KOM RESIDENCE
99 THOMAS AVE
BRISBANE, CALIFORNIA
APN#: 007350170**

REVISIONS:

NO.	DATE	DESCRIPTION
1	2016.07.08	PLANNING SUBMITTAL
2	2017.06.23	PLANNING RESUBMITTAL

DRAWING TITLE:
PLANTING PLAN

PROJECT NO:
426

SCALE:
1" = 10'

DRAWN BY:
IM

REVIEWED BY:
IH

ISSUE DATE:
08 JULY 2016

DRAWING NO:
L3.1
G.1.30



Geotechnical • Geospatial • Special Inspection
B. G. G.
 CIVIL ENGINEERING - LAND SURVEYING
 847 WEST MAUDE AVENUE, SUNNYVALE, CA 94085
 (408) 731-9452

B. G. G.
 ENGINEERS

PREPARED FOR: _____

TOPOGRAPHIC SURVEY PLAN

99 THOMAS AVENUE
 A.P.N. 070-350-170

CALIFORNIA

SAN MATEO

BRISBANE

DRAWN BY: DK

DESIGNED BY: _____

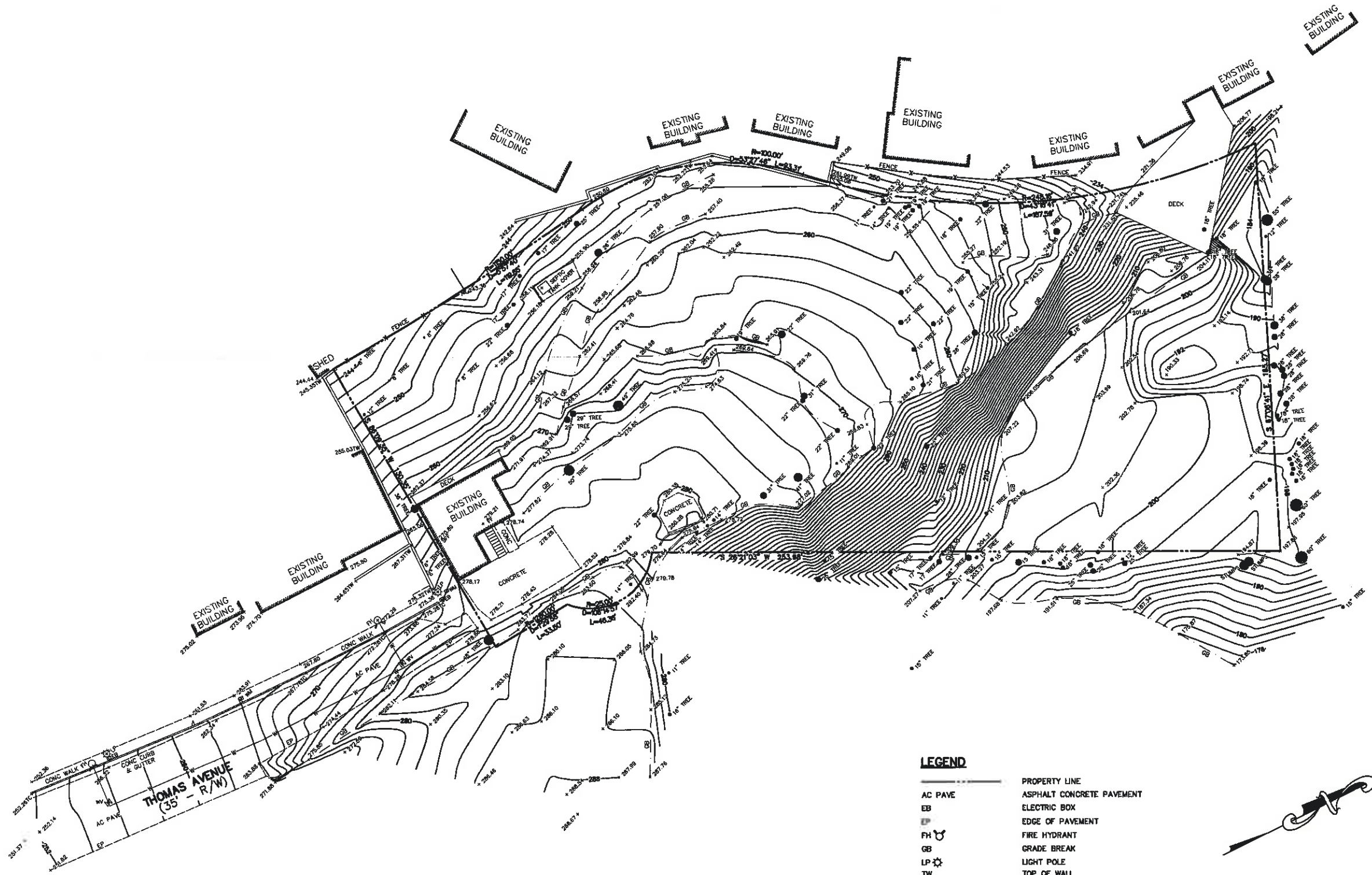
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DATE: 06-28-13

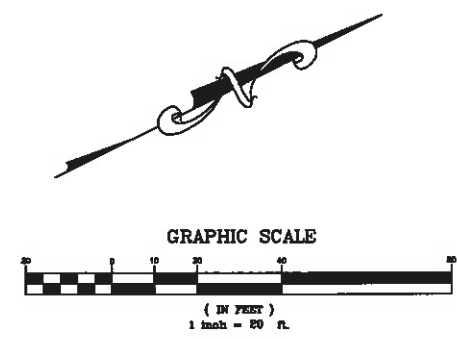
DRAWING NO. XXXX-XX

SHEET 1 OF 1



LEGEND

—	PROPERTY LINE
—	ASPHALT CONCRETE PAVEMENT
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
GB	GRADE BREAK
LP	LIGHT POLE
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE
●	TREE W/ SIZE
X	FENCE
—	WATER LINE



GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO 2013 CALIFORNIA BUILDING CODE, MECHANICAL, PLUMBING, CALIFORNIA ENERGY CONSERVATION; AND 2013 CALIFORNIA ELECTRICAL CODE, AND BRISBANE BUILDING CODE REQUIREMENTS.
2. DESIGN AND PLACEMENT OF CONCRETE SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE CODE AC1318.
3. ALL CONDITIONS AND DIMENSIONS TO BE VERIFIED IN THE FIELD BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
4. CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING/PROTECTION DURING CONSTRUCTION.
5. CONCRETE $F_c = 3000$ psi.
SHOTCRETE $F_c = 4000$ PSI.
6. REINFORCING STEEL TO BE ASTM 615, GRADE 60.
7. STRUCTURAL STEEL ASTM A992 $F_y 50,000$ psi. & A36, $F_y=36,000$ psi.
8. LUMBER D.F. # 1 $F_b = 1000$ psi, $F_v = 95$ psi.
9. LUMBER 2.0E PARALLAM PSL: $F_b = 2900$ psi, $F_v = 290$ psi.
10. CONSTRUCTION INSPECTION SHALL BE CARRIED OUT BY A REGISTERED ENGINEER AND A CITY BUILDING OFFICIAL.
11. ALL EXPOSED STEEL SHALL BE CORROSION PROTECTED WITH COAL TAR EPOXY
12. ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE-PRESERVATIVE TREATED.
13. ALL HARDWARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED ZINC COATED GALVANIZED OR STAINLESS STEEL.
14. ALL CUT P.T. LUMBER SHALL BE TREATED WITH COPPER GREEN OR EQUIVALENT.

SITE PREPARATIONS

1. CLEARING AND GRUBBING SHALL CONSIST OF REMOVAL OF VEGETATION SUCH AS BRUSH, GRASS, WOODS, STUMPS, TREES, ROOTS OF TREES, OR OTHERWISE DELETERIOUS NATURAL MATERIALS FROM THE AREAS TO BE GRADED. CLEARING AND GRUBBING SHOULD EXTEND TO THE OUTSIDE OF ALL PROPOSED EXCAVATION AND FILL AREAS.
 2. DEMOLITION SHOULD INCLUDE REMOVAL OF BUILDING, STRUCTURES, FOUNDATIONS, RESERVOIRS, UTILITIES (INCLUDING UNDERGROUND PIPELINES, SEPTIC TANKS, LEECH FIELDS, SEEPAGE PITS, CISTERNS, MINING SHAFT, TUNNELS, ETC.) AND OTHER MAN MADE SURFACE AND SUBSURFACE IMPROVEMENTS FROM THE AREAS TO BE GRADED. DEMOLITION OF UTILITIES SHOULD INCLUDE PROPER CAPPING AND/OR REROUTING PIPELINES AT THE PROJECT PERIMETER AND CUT-OFF AND CAPPING OF WELLS IN ACCORDANCE OF THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AT THE TIME OF DEMOLITION.
 3. TREES, PLANTS, OR MAN-MADE IMPROVEMENTS NOT PLANNED TO BE REMOVED OR DEMOLISHED SHOULD BE PROTECTED BY THE CONTRACTOR FROM DAMAGE OR INJURY.
 4. DEBRIS GENERATED DURING CLEARING, GRUBBING, AND/OR DEMOLITION OPERATION SHOULD BE WASTED FROM AREAS TO BE GRADED AND DISPOSED OFF-SITE. CLEARING, GRUBBING, AND DEMOLITION OPERATION SHOULD BE PERFORMED UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER.
 5. THE CLIENT OF CONTRACTOR SHOULD OBTAIN THE REQUIRED APPROVAL FROM THE LOCAL BUILDING DEPARTMENT FOR THE PROJECT PRIOR, DURING, AND/OR AFTER DEMOLITION, SITE PREPARATION, AND REMOVALS. THE APPROPRIATE APPROVAL SHOULD BE OBTAIN PRIOR TO PROCEEDING WITH GRADING OPERATIONS.
- SITE PROTECTION**
1. CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL EITHER IN THE FORM OF JUTE NETTING OR PERIODIC WATERING.
 2. PROTECTION OF THE SITE DURING THE PERIOD OF GRADING SHOULD BE THE RESPONSIBLE OF THE CONTRACTOR. UNLESS OTHER PROVISIONS ARE MADE IN WRITING AND AGREED UPON AMONG THE CONCERNED PARTIES, COMPLETION OF THE PORTION OF THE PROJECT SHOULD NOT BE CONSIDERED TO PRECLUDE THAT PORTION OR ADJACENT AREA FROM THE REQUIREMENT FOR SITE PROTECTION UNTIL SUCH TIME AS THE ENTIRE PROJECT IS COMPLETE AS IDENTIFIED BY THE GEOTECHNICAL ENGINEER, THE CLIENT, AND THE LOCAL BUILDING DEPARTMENT.
 3. THE CONTRACTOR SHOULD BE RESPONSIBLE FOR THE STABILITY OF ALL TEMPORARY EXCAVATIONS. RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER PERTAINING TO TEMPORARY EXCAVATION (E.G. BACKCUTS) ARE MADE IN CONSIDERATION OF THE STABILITY OF THE COMPLETED PROJECT AND, THEREFORE, SHOULD NOT BE CONSIDERED TO PRECLUDE THE RESPONSIBILITIES OF THE CONTRACTOR.
 4. PRECAUTIONS SHOULD BE TAKEN DURING THE PERFORMANCE OF SITE CLEARING, EXCAVATIONS, AND GRADING TO PROTECT THE WORK SITE FROM FLOODING, PONDING, OR INUNDATION BY POOR OR IMPROPER SURFACE DRAINAGE. TEMPORARY PROVISIONS SHOULD BE MADE DURING THE RAINY SEASONS TO ADEQUATELY DIRECT SURFACE DRAINAGE AWAY FROM AND OFF THE WORK SITE. WHERE LOW AREAS CAN NOT BE AVOIDED, PUMPS SHOULD BE KEPT ON HAND TO CONTINUALLY REMOVE WATER DURING PERIODS OF RAINFALL.

5. DURING PERIODS OF RAINFALL, PLASTIC SHEATHING SHOULD BE KEPT REASONABLY ACCESSIBLE TO PREVENT UNPROTECTED SLOPE FROM BECOMING SATURATED. WHERE NECESSARY DURING PERIODS OF RAINFALL, THE CONTRACTOR SHOULD INSTALL CHECK DAMS, DESILTING BASINS, RIPRAP, SANDBAGS, OR OTHER DEVICES OR METHOD NECESSARY TO CONTROL EROSION AND PROVIDE SAFE CONDITIONS.
6. DURING PERIODS OF RAINFALL, THE GEOTECHNICAL ENGINEER SHOULD BE KEPT INFORMED BY THE CONTRACTOR AS TO THE NATURE OF REMEDIAL OR PREVENTIVE WORK BEING PERFORMED (E.G. PUMPING, PLACEMENT OF SANDBAGS OR PLASTIC SHEETING, OTHER LABOR, DOZING, ETC.)
7. FOLLOWING PERIODS OF RAINFALL THE CONTRACTOR SHOULD CONTACT THE GEOTECHNICAL ENGINEER AND ARRANGE A WALKTHROUGH OF THE SITE IN ORDER TO VISUALLY ASSESS RAIN-RELATED DAMAGE. THE GEOTECHNICAL ENGINEER MAY ALSO RECOMMEND EXAVATION AND TESTING IN ORDER TO AID IN THE ASSESSMENT. AT THE REQUEST OF THE GEOTECHNICAL ENGINEER, THE CONTRACTOR SHALL MAKE EXCAVATIONS IN ORDER TO EVALUATE THE EXTEND OF RAIN-RELATED DAMAGE.
8. RAIN-RELATED DAMAGE SHOULD BE CONSIDERED TO INCLUDE, BUT MAY NOT BE LIMITED TO, EROSION, SILTING, SATURATION, SWELLING, STRUCTURAL DISTRESS AND OTHER ADVERSE CONDITIONS IDENTIFIED BY THE GEOTECHNICAL ENGINEER. SOIL ADVERSELY AFFECTED SHOULD BE CLASSIFIED AS UNSUITED MATERIALS AND SHOULD BE SUBJECT TO OVEREXCAVATION AND REPLACEMENT WITH COMPACTED FILL OR OTHER REMEDIAL GRADING AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
9. RELATIVELY LEVEL AREAS, WHERE SATURATED SOIL AND/OR EROSION GULLIES EXIST TO DEPTHS OF GREATER THAN ONE FOOT, SHOULD BE OVEREXCAVATED TO UNAFFECTED, COMPETENT MATERIAL. WHERE LESS THAN ONE FOOT IN DEPTH, UNSUITABLE MATERIALS MAY BE PROCESSED IN PLACE TO ACHIEVE NEAR-OPTIMUM MOISTURE CONDITION, THEN THOROUGHLY RE-COMPACTED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS. IF THE DESIRED RESULTS ARE NOT ACHIEVED, THE AFFECTED MATERIALS SHOULD BE OVEREXCAVATED, THEN REPLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS.
10. IN SLOPE AREAS, WHERE SATURATED SOIL AND/OR EROSION GULLIES EXIST TO DEPTHS OF GREATER THAN ONE FOOT, THEY SHOULD BE OVEREXCAVATED AND REPLACED AS COMPACTED FILL. IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS, WHERE AFFECTED MATERIALS EXIST TO DEPTHS OF ONE FOOT OR LESS BELOW PROPOSED FINISHED GRADE, REMEDIAL GRADING BY MOISTURE CONDITIONING IN PLACE, FOLLOWED BY THOROUGH RE-COMPACTION IN ACCORDANCE WITH THESE GRADING SPECIFICATIONS, MAY BE ATTEMPTED. IF THE DESIRED RESULTS ARE NOT ACHIEVED, ALL AFFECTED MATERIALS SHOULD BE OVEREXCAVATED AND REPLACED AS COMPACTED FILL IN ACCORDANCE WITH THE SLOPE REPAIR RECOMMENDATIONS HEREIN. AS FIELD CONDITIONS DICTATE, OTHER SLOPE REPAIR PROCEDURES MAY BE RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

CUT SLOPES

1. THE GEOTECHNICAL ENGINEER SHOULD REVIEW CUT SLOPES DURING EXCAVATION. THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED BY THE CONTRACTOR PRIOR TO BEGINNING SLOPE EXCAVATIONS.
2. IF DURING THE COURSE OF GRADING, ADVERSE OR POTENTIALLY ADVERSE GEOTECHNICAL OR GEOLOGIC CONDITIONS ARE ENCOUNTERED WHICH WERE NOT ANTICIPATED IN THE PRELIMINARY REPORT, THE GEOTECHNICAL ENGINEER OR THE ENGINEERING GEOLOGIST SHOULD EXPLORE, ANALYZE, AND MAKE RECOMMENDATIONS TO TREAT THESE PROBLEMS.
3. WHEN CUT SLOPES ARE MADE IN THE DIRECTION OF THE PREVAILING DRAINAGE, A NONERODIBLE DIVERSION SWALE (BROW DITCH) SHOULD BE PROVIDED AT THE TOP OF THE CUT.

PAD AREAS

1. PAD AREAS CREATED ABOVE CUT OR NATURAL SLOPES, POSITIVE DRAINAGE SHOULD BE ESTABLISHED AWAY FROM TOP-OF-SLOPE. THIS MAY BE ACCOMPLISHED BY UTILIZING A BERM AND/OR AN APPROPRIATE PAD GRADIENT. A GRADIENT IN SOIL AREAS AWAY FROM THE TOP-OF-SLOPES OF 2 PERCENT OR GREATER IS RECOMMENDED.

COMPACTED FILL

1. ALL FILL MATERIALS SHOULD BE COMPACTED AS SPECIFIED BELOW OR BY OTHER MEANS SPECIFICALLY RECOMMENDED BY THE GEOTECHNICAL ENGINEER. UNLESS OTHERWISE SPECIFIED, THE MINIMUM DEGREE OF COMPACTION (RELATIVE COMPACTION) SHOULD BE 90% OF THE LABORATORY MAXIMUM DRY DENSITY (MODIFIED PROCTOR).
2. UNDER PAD AREA THE CIVIL ENGINEER OR SURVEYOR SHALL CERTIFY THE ACTUAL PAD ELEVATION OR AS-BUILT CORNER ELEVATIONS.

PLACEMENT

1. PRIOR TO PLACEMENT OF COMPACTED FILL, THE CONTRACTOR SHOULD REQUEST A REVIEW BY THE GEOTECHNICAL ENGINEER OF THE EXPOSED GROUND SURFACE. UNLESS OTHERWISE RECOMMENDED, THE EXPOSED GROUND SURFACE SHOULD THEN BE SCARIFIED (6 INCHES MINIMUM), WATER OR DRIED AS NEEDED, THOROUGHLY COMPACTED TO A MINIMUM OF 80 PERCENT OF THE MAXIMUM DRY DENSITY (MODIFIED PROCTOR)
2. THE FILL SHOULD BE PLACED IN THIN HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES AND COMPACTED TO THE DENSITY SPECIFIED.
3. EXCAVATED ON-SITE MATERIALS WHICH ARE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER MAY BE UTILIZED AS COMPACTED FILL, PROVIDED TRASH, VEGETATION, AND OTHER DETETERIOUS MATERIALS ARE REMOVED PRIOR TO PLACEMENT.
4. ROCKS 12 INCHES IN MAXIMUM DIMENSION AND SMALLER MAY BE UTILIZED WITHIN THE COMPACTED FILL, PROVIDED THEY ARE PLACED IN SUCH A MANNER THAT NESTING OF THE ROCK IS AVOIDED AND THEY ARE KEPT CLEAR OF ANY WATERPROOFING MEMBRANES OR DRAINAGE GEOTEXTILES. FILL MATERIAL SHOULD BE PLACED AND THOROUGHLY COMPACTED OVER AND AROUND ALL ROCK. THE AMOUNT OF ROCK SHOULD NOT EXCEED 40 PERCENT BY DRY WEIGHT PASSING THE 3/4" SIEVE SIZE. THE 12-INCH AND 40 PERCENT RECOMMENDATIONS HEREIN MAY VARY AS FIELD CONDITIONS DICTATE.



LOCATION MAP
NTS

LEGEND

- U.N.O. UNLESS NOTED OTHERWISE
- N.T.S. NOT TO SCALE
- C.B. COLUMN BASE
- E.C.C. END COLUMN CAP
- C.C. COLUMN CAP
- EG EXISTING GRADE
- BOE BOTTOM OF EXCAVATION
- PT PRESSURE TREATED
- SSD SEE STRUCTURAL DRAWINGS

SYMBOLS

- SECTION/ DETAIL SECTION/ DETAIL
- SECTION/ DETAIL DRAWING WHERE SECTION/ DETAIL IS LOCATED OR DRAWING ON WHICH SECTION IS CUT
- SECTION/ DETAIL SECTION/ DETAIL LOCATED ON SAME DRAWING

SHEET INDEX

- C1 GENERAL NOTES AND SITE PLAN
- C2 GRADING PLAN
- C3 EROSION CONTROL PLAN
- C4 EROSION CONTROL NOTES AND DETAILS
- C5 DRAINAGE PLAN
- C6 DRAINAGE DETAILS

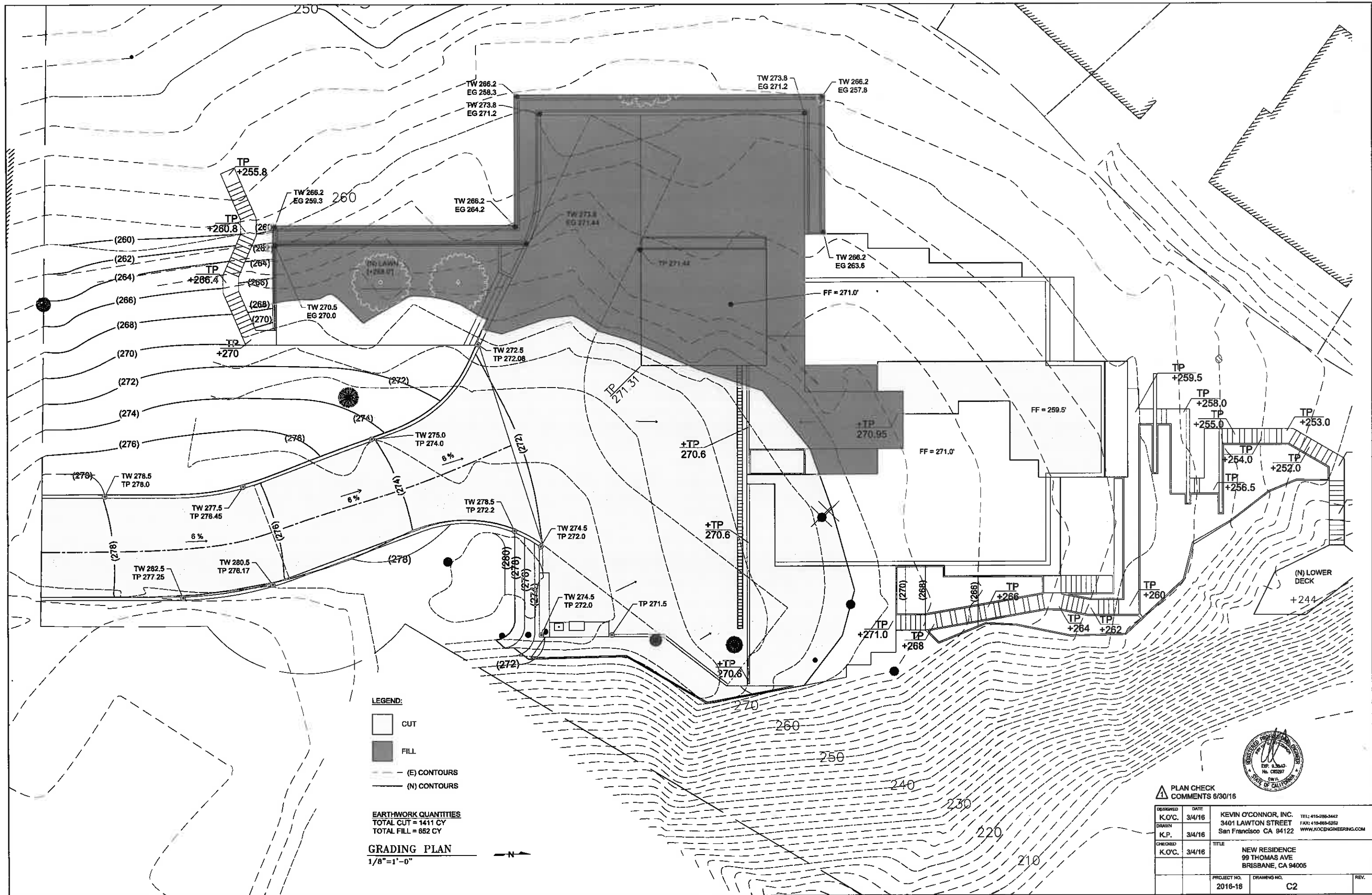
SCOPE OF WORK

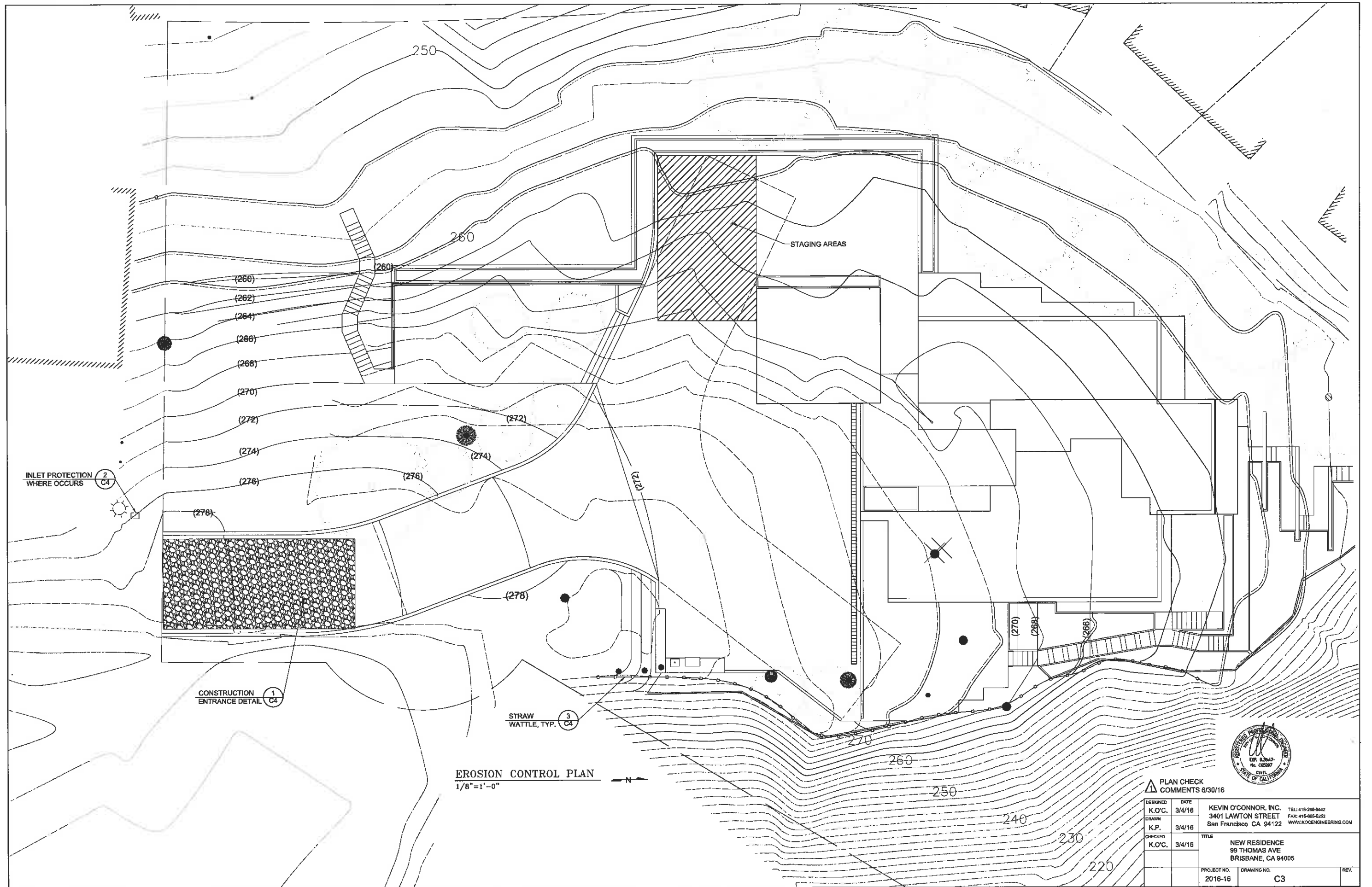
PROVIDE GRADING, DRAINAGE AND EROSION CONTROL MEASURES FOR ENVIRONMENTAL STUDY.



PLAN CHECK
COMMENTS 6/30/16

DESIGNED K.O.C.	DATE 3/4/16	KEVIN O'CONNOR, INC. 3401 LAWTON STREET San Francisco CA 94122	TEL: 415-986-3442 FAX: 415-986-6282 WWW.KOCENGINEERING.COM
DRAWN K.P.	3/4/16	TITLE NEW RESIDENCE 99 THOMAS AVE BRISBANE, CA 94005	
CHECKED K.O.C.	3/4/16	PROJECT NO. 2016-16	
		DRAWING NO. C1	REV.





EROSION CONTROL PLAN
1/8"=1'-0"

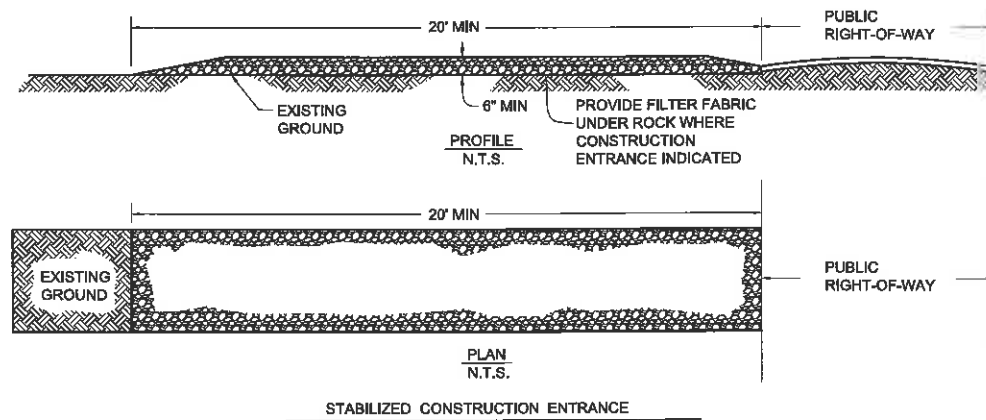


DESIGNED		DATE	KEVIN O'CONNOR, INC. 3401 LAWTON STREET San Francisco CA 94122 WWW.KOCENGINEERING.COM	TEL: 415-266-5442 FAX: 415-665-5352
K.O.C.		3/4/16		
DRAWN		DATE	TITLE	
K.P.		3/4/16		
CHECKED		DATE	NEW RESIDENCE 99 THOMAS AVE BRISBANE, CA 94005	
K.O.C.		3/4/16		
PROJECT NO.	DRAWING NO.	REV.		
2016-16	C3			

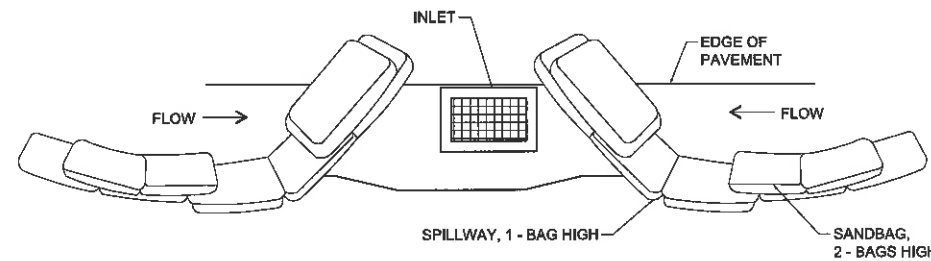
PLAN CHECK
COMMENTS 6/30/16

EROSION CONTROL NOTES

1. STABILIZE ALL DENUDED AREAS WITH EROSION CONTROL BLANKETING, INSTALL AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROLS CONTINUOUSLY BETWEEN OCTOBER 15TH AND APRIL 15TH OF EACH YEAR, UNTIL PERMANENT EROSION CONTROL HAVE BEEN ESTABLISHED
2. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
3. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
4. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN ALL NECESSARY PERMITS.
5. AVOID CLEANING, FUELING OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
6. DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DRAINAGE COURSES.
7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
8. PERFORM CLEARING AND EARTHWORK MOVING ACTIVITIES ONLY DURING DRY WEATHER.
9. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
10. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
11. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
12. THE CONTRACTOR SHALL TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE CONSTRUCTION BMP'S
13. FOR CONSTRUCTION DURING DRY SEASON ALL EXPOSED SURFACES SHALL BE WETTED PERIODICALLY TO PREVENT SIGNIFICANT DUST.
14. ALL STOCKPILED SOIL SHALL BE COVERED DURING PERIODS OF RAIN.
15. SEDIMENT SHALL NOT BE TRACKED OFFSITE AND CITY STREET SHALL BE SWEEPED AT PUBLIC WORKS INSPECTOR'S DISCRETION TO THE SATISFACTION OF THE CITY ENGINEER.
16. STRAW WATTLE TO BE USED FOR STABILIZATION OF SOIL SURFACES ONLY.
17. JUTE NETTING NOT TO BE USED FOR STABILIZATION OF SOIL SURFACES.
18. CONCRETE WASHOUT TO BE LEGALLY DISPOSED OFF-SITE.
19. PLACE PORT-A-POTTY NEAR STABILIZED SITE ENTRANCE, BEHIND THE CURB AND AWAY FROM GUTTERS, STORM DRAIN INLETS, AND WATER BODIES.



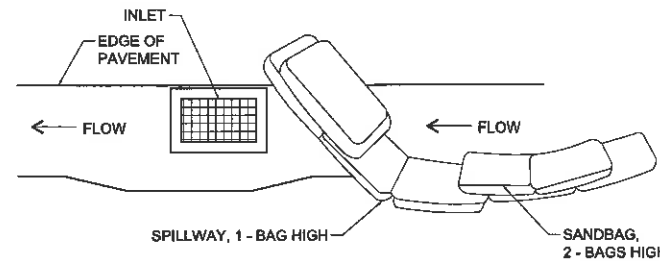
TYP. DETAIL 1
NTS C3



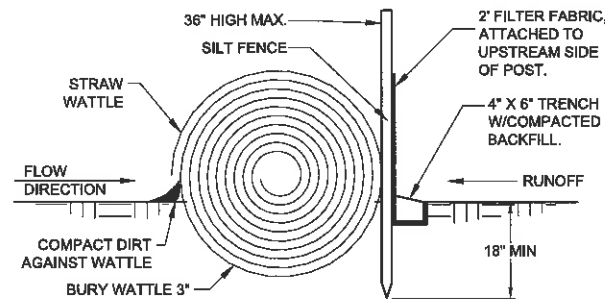
TYPICAL PROTECTION FOR INLET ON SUMP
NTS 2
C3

NOTES:

1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.



TYPICAL PROTECTION FOR INLET ON GRADE
NTS 2
C3



NOTES:

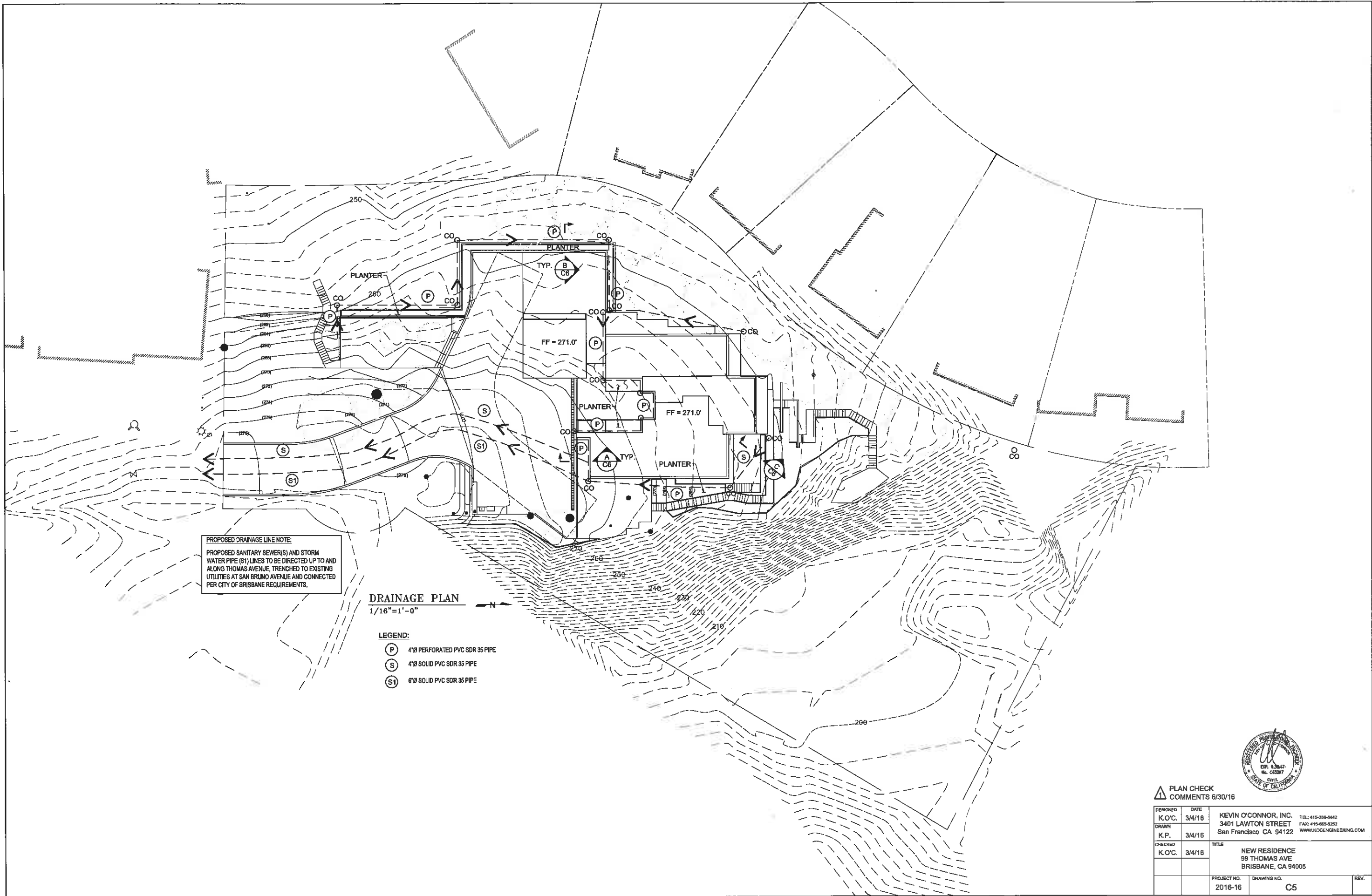
1. INSPECT AND REPAIR FENCE AFTER EACH STORM AND REMOVE SEDIMENT AS NECESSARY.
2. REMOVED SEDIMENT SHALL BE STORED IN STOCKPILE AREA

SILT FENCE & STRAW WATTLE DETAIL 3
NTS C3



PLAN CHECK
COMMENTS: 9/30/16

DESIGNED K.O.C.	DATE 3/4/16	KEVIN O'CONNOR, INC. 3401 LAWTON STREET SAN FRANCISCO, CA 94122 TEL: 415-396-2447 FAX: 415-396-2447 WWW.KOCONNORINC.COM
DRAWN K.P.	DATE 3/4/16	
CHECKED K.O.C.	DATE 3/4/16	TITLE NEW RESIDENCE 99 THOMAS AVE BRISBANE, CA 94005
PROJECT NO. 2016-16		DRAWING NO. C4



PROPOSED DRAINAGE LINE NOTE:
 PROPOSED SANITARY SEWER(S) AND STORM
 WATER PIPE (S1) LINES TO BE DIRECTED UP TO AND
 ALONG THOMAS AVENUE, TRENCHED TO EXISTING
 UTILITIES AT SAN BRUNO AVENUE AND CONNECTED
 PER CITY OF BRISBANE REQUIREMENTS.

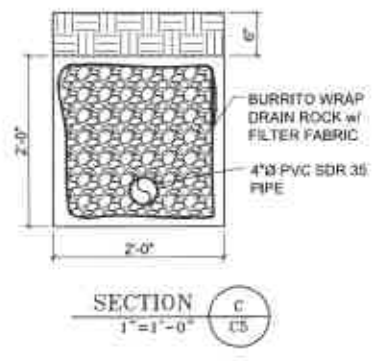
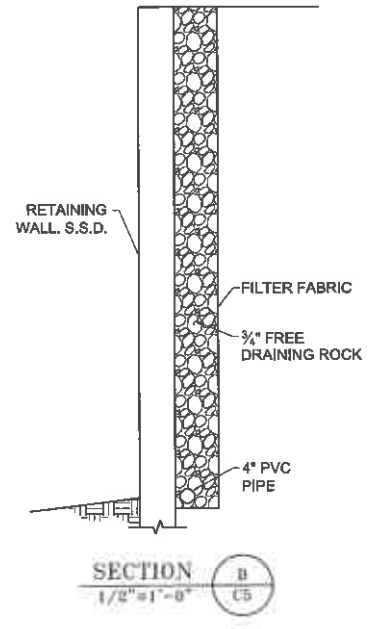
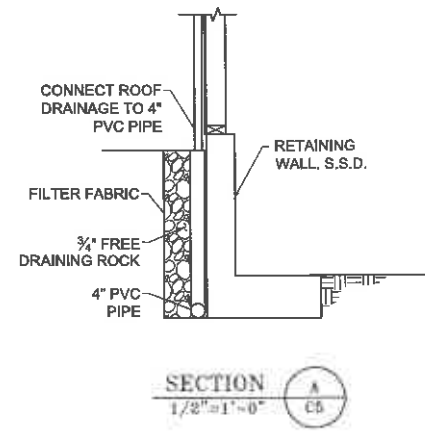
DRAINAGE PLAN
 1/16"=1'-0"

- LEGEND:**
- (P) 4" PERFORATED PVC SDR 35 PIPE
 - (S) 4" SOLID PVC SDR 35 PIPE
 - (S1) 6" SOLID PVC SDR 35 PIPE



PLAN CHECK
 COMMENTS 6/30/16

DESIGNED K.O.C.	DATE 3/4/16	KEVIN O'CONNOR, INC. 3401 LAWTON STREET San Francisco CA 94122 TEL: 415-798-5462 FAX: 415-885-8282 WWW.KOCENGINEERING.COM
DRAWN K.P.	DATE 3/4/16	
CHECKED K.O.C.	DATE 3/4/16	TITLE NEW RESIDENCE 99 THOMAS AVE BRISBANE, CA 94005
PROJECT NO. 2016-16	DRAWING NO. C5	REV.



PLAN CHECK
COMMENTS 5/30/16:

DESIGNED K.O.C.	DATE 3/4/16	CLIENT KEVIN O'CONNOR, INC. 3401 LAWTON STREET SAN FRANCISCO, CA 94122	TEL: 415-550-1942 FAX: 415-425-8252 WWW.KOCONORINC.COM
DRAWN K.P.	DATE 3/4/16	PROJECT NEW RESIDENCE 39 THOMAS AVE BRISBANE, CA 94005	
CHECKED K.O.C.	DATE 3/4/16	PROJECT NO. 2016-16	DRAWING NO. CB



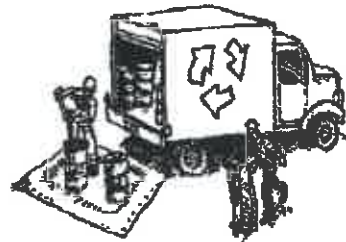
SAN MATEO COUNTYWIDE
**Water Pollution
Prevention Program**

Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



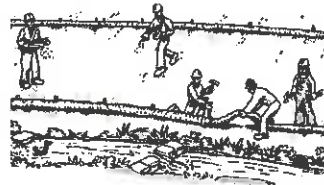
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application



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

Landscaping



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

Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering



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



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KOM RESIDENCE
99 THOMAS AVENUE
BRISBANE, CALIFORNIA 94005
APN: 007-350-170
PROJECT NUMBER: 1407

DRAWING: Construction Best Management Practices

DRAFTED BY: CHECKED BY:

PRINT DATE: 07.11.16 SCALE: NTS

NO.	DATE	DESCRIPTION
03.20.16	03.20.16	ISSUED FOR PERMIT
07.11.16	07.11.16	ISSUED FOR PERMIT

BMP-1

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

NOTE:

1. CONTRACTOR IS REQUIRED TO IMPLEMENT ALL OF THE APPLICABLE "CONSTRUCTION BEST MANAGEMENT PRACTICES" THROUGHOUT PROJECT'S DURATION.
2. THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM'S "CONSTRUCTION BEST MANAGEMENT PRACTICES" IS TO BE PROVIDED TO ALL CONSTRUCTION WORKERS, AND SUBCONTRACTORS.
3. ALL CONSTRUCTION WORKERS AND SUBCONTRACTORS ARE TO BE INSTRUCTED ON THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM'S "CONSTRUCTION BEST MANAGEMENT PRACTICES."

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