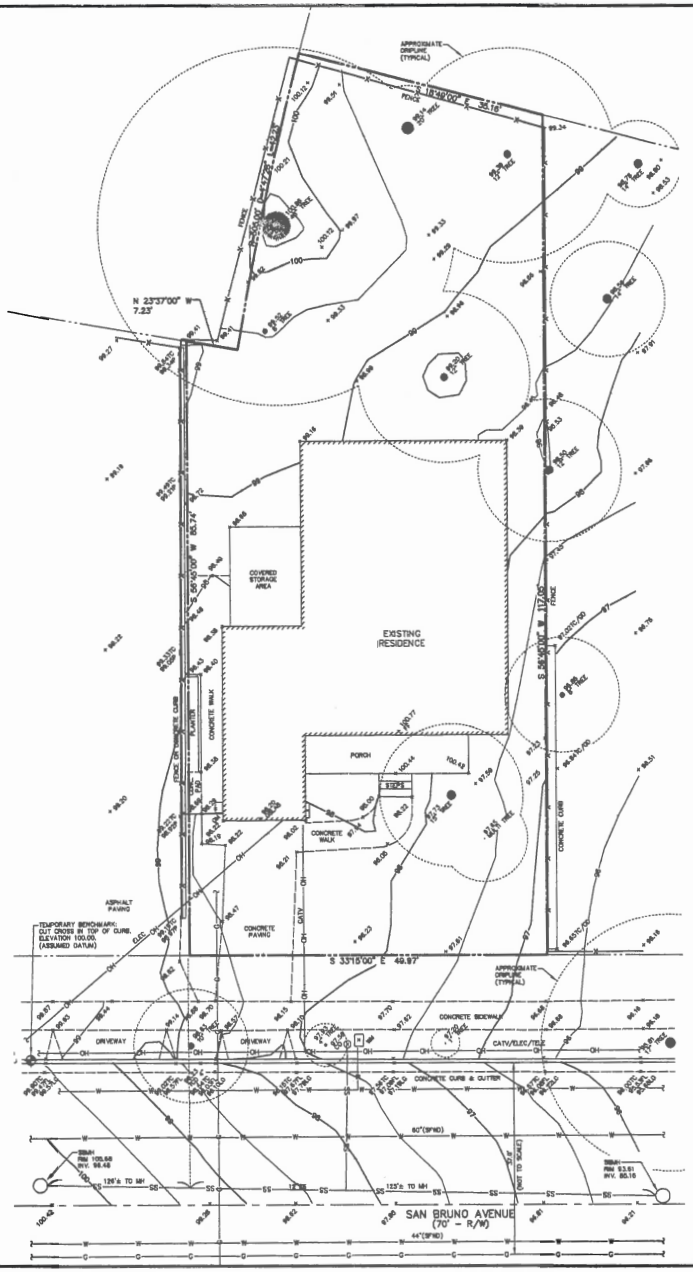
ATTACHMENT F

RECEIVED
JAN 2 2 2016
Comm. Dev. Dept. Brisbane



LEGEND

——·——·——	PROPERTY LINE
CATV	CABLE TELEVISION
CO	CLEANOUT
CONC	CONCRETE
ELEC	ELECTRIC
FF	FINISH FLOOR
FL	FLOWLINE
GD	GROUND
GM	GAS METER
GSLAB	GARAGE SLAB
INV	INVERT
MH	MANHOLE
P	PAVEMENT
(SFWD)	SAN FRANCISCO WATER DEPARTMENT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TELE	TELEPHONE
WM	WATER METER
●12" TREE	TREE W/ SIZE
—X——X—	FENCE
——G——	GAS LINE
——OH——	OVERHEAD LINE
——SS——	SANITARY SEWER LINE
——W——	WATER LINE

LOT AREA:

= 5,679 SQ. FT. ±
= 0.130 ACRES ±

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

EASEMENT NOTE:

EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

GRAPHIC SCALE

(IN FEET)
1 inch = 8 ft.

REV.	DESCRIPTION	BY:	DATE:

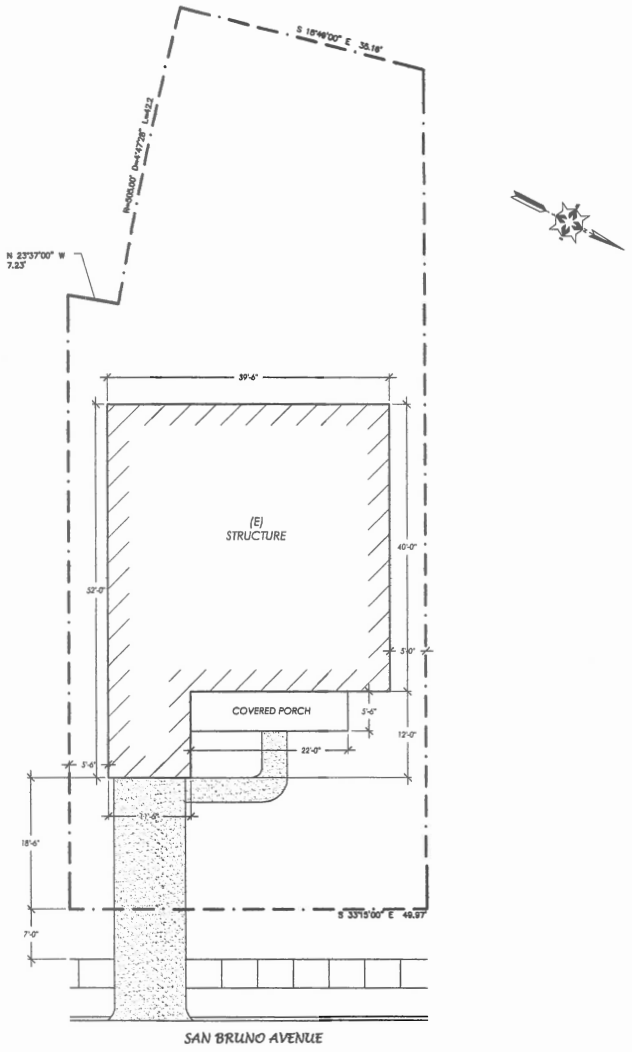
DAINS LAND SURVEYING
rdains@dainslandsurveying.net
(650) 743-0631

PREPARED FOR:
KUHEL DESIGN

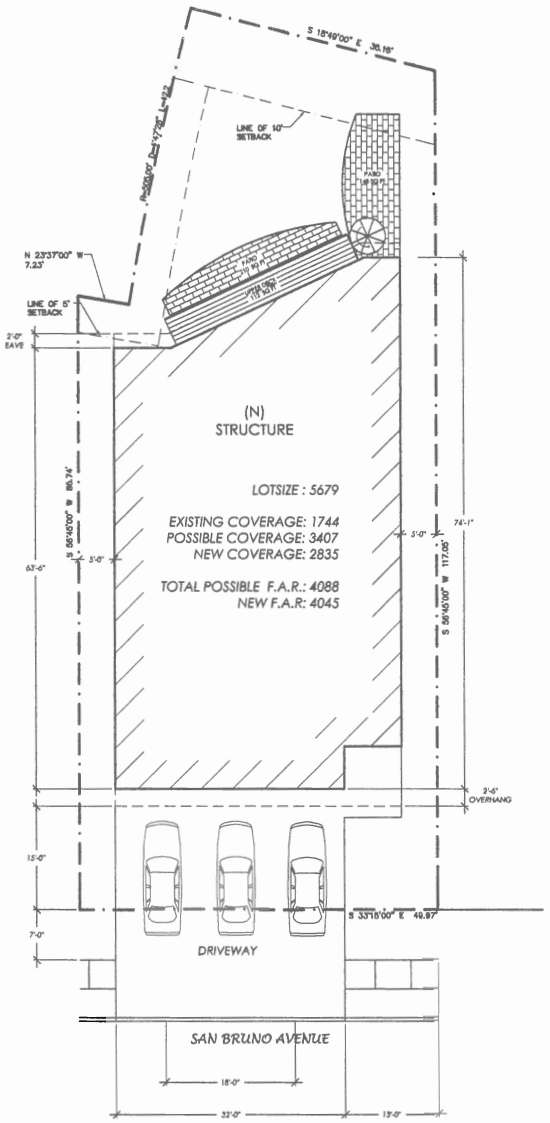
TOPOGRAPHIC SURVEY PLAN
124 SAN BRUNO AVENUE
A.P.N. 007-282-020
LOTS 5-6, BLOCK 8, 6 MAPS 45
SAN MATEO COUNTY
BRISBANE CALIFORNIA

DRAWN BY: RJD
DESIGNED BY: ---
CHECKED BY: RJD
SCALE: 1"=8'
DATE: 11-6-15
PROJECT NO. 15-573
SHEET 1 OF 1

ATTACHMENT F



1/1 EXISTING PLOT PLAN
1/8" = 1'



2/1 NEW PLOT PLAN
1/8" = 1'

PROJECT DATA

124 SAN BRUNO AVE. BRISBANE, CA
(E) SINGLE FAMILY 1 STORY WOOD STRUCTURE
APN: 007-283-920
OCCUPANCY GROUP: DWELLING R-3, GARAGE U
CONSTRUCTION TYPE: VB
LOT SQUARE FOOTAGE: 5679
EXISTING STRUCTURE SQUARE FOOTAGE: 1744 (30 % OF LOT)
NEW STRUCTURE SQUARE FOOTAGE: 2452 (43 % OF LOT)
EXISTING FLOOR AREA SQUARE FOOTAGE: 1517
NEW FLOOR AREA SQUARE FOOTAGE: 3770 (GARAGE NOT INCL.)

PROJECT DESCRIPTION

NEW THREE UNIT BUILDING

DRAWING INDEX

A1 PLOT PLANS
A2 LANDSCAPING
A3 EXISTING FLOOR PLANS AND ELEVATIONS
A4 FIRST FLOOR PLAN
A5 SECOND & THIRD FLOOR PLAN
A6 ELEVATIONS
A7 SECTION & ROOF PLAN

GENERAL NOTES:

1.01 THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DOCUMENTS. THE GENERAL CONTRACTOR FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR INSURING THAT THE FINISHED PRODUCT COMPLIES WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

1.02 THESE PLANS ARE FOR THE GENERAL CONTRUCTION PUPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT.

1.03 THERE WILL BE NO OBSERVATION BY THE DESIGNER DURING CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THE PROJECT.

1.04 ALL CONSTRUCTION WORK SHALL CONFORM TO THE 2013 EDITIONS OF THE CALIFORNIA RESIDENTIAL, BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, AND ENERGY CODES, PLUS HEALTH AND SAFETY CODES AND ALL OTHER ORDINANCES ADOPTED BY THE GOVERNING AGENCIES.

1.05 THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR THE USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.

1.06 GENERAL CONTRACTOR TO VERIFY ALL MEASUREMENTS SHOWN ON THESE DRAWINGS PRIOR TO COMMENCING ANY WORK OR ORDERING ANY MATERIAL.

1.07 DO NOT SCALE THE DRAWINGS. DIMENSIONS SHOWN SHALL SUPERCEDE SCALE OF DRAWINGS. ANY DISCREPENCY IN DIMENSIONS OR CONFLICT IN PLANS OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF KUHEL DESIGN PRIOR TO CONTINUANCE OF THE WORK IN THE AFFECTED AREA. IF WORK IS CONTINUED IN THE AFFECTED AREA WITHOUT INSTRUCTION OR CLARIFICATION BY KUHEL DESIGN, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY RESULTANT DEFECT, DAMAGE OR CHANGE REQUIRED.

Kuhel Design
415-508-1750
kuheldesign@sbcglobal.net

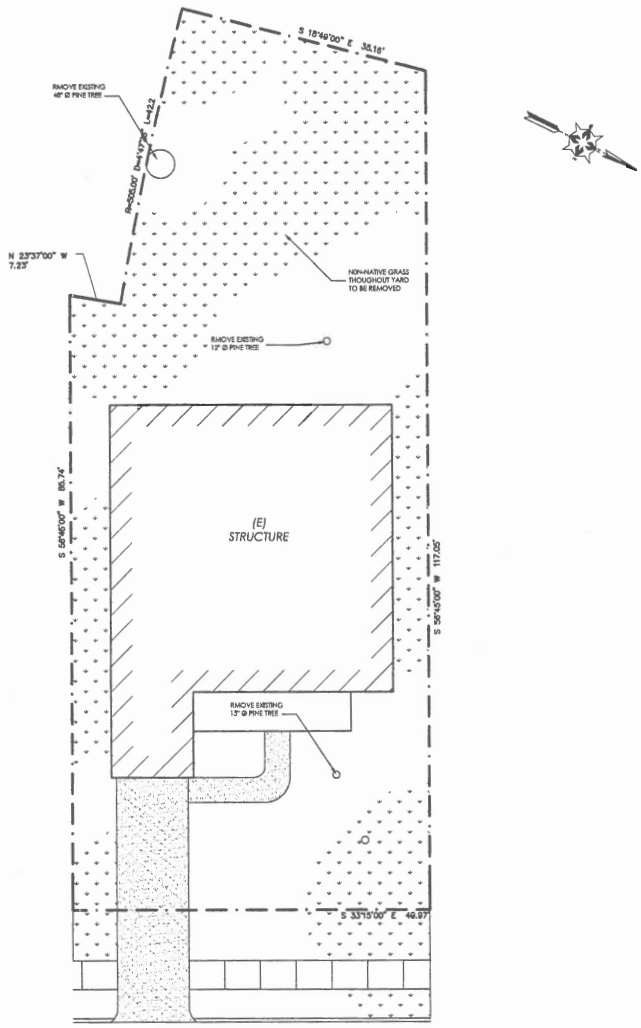
PLOT PLANS

HUBINSKY PROPERTY
124 SAN BRUNO AVENUE
BRISBANE, CALIFORNIA

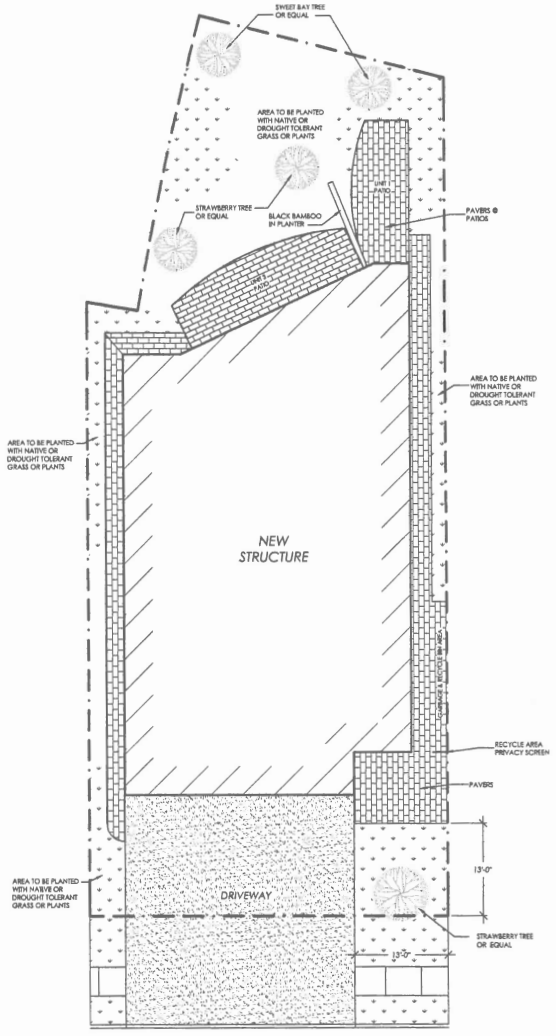
APPROVED:

DRAWN BY:	J. KUHEL
DATE:	1-20-16
REVISED:	
SCALE:	AS NOTED
JOB#	14-366
SHT	A1
OF	- SHTS

ATTACHMENT F



1/2 EXISTING LANDSCAPING PLAN
1" = 10'



2/2 NEW LANDSCAPING PLAN
1" = 10'

GENERAL NOTES:

1. SITE GRADE: 2.5%
2. ALL TREES TO BE NATIVE OR DROUGHT TOLERANT
3. NEW TREES: SWEET BAY (LAURUS NOBILIS)
   STRAWBERRY TREE (ARBUTUS UNEDO)
4. NATIVE AND/OR DROUGHT TOLERANT GRASSES AND PLANTS
   Deergrass: Muhlenbergia rigens
   Purple Needle Grass: Nassella pulchra
   Blue-eyed Grass: Sisyrinchium bellum
   Coyote Mint: Monardella villosa
   Wild Strawberry: Fragaria chiloensis
   Rockrose: Cistus sp.
5. MOST NATIVE GRASSES AND PLANTS LISTED A RE AVAILABLE AT THE SAN BRUNO MOUNTAIN WATCH

Kuhel Design
415-508-1750
kuheldesign@sbcglobal.net

LANDSCAPING

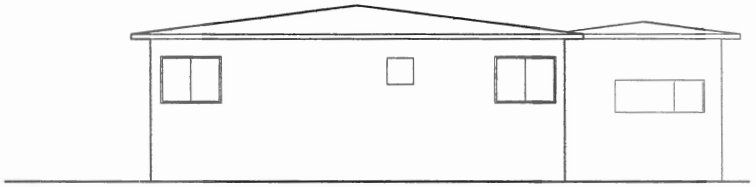
HUBINSKY PROPERTY
124 SAN BRUNO AVENUE
BRISBANE, CALIFORNIA

APPROVED:

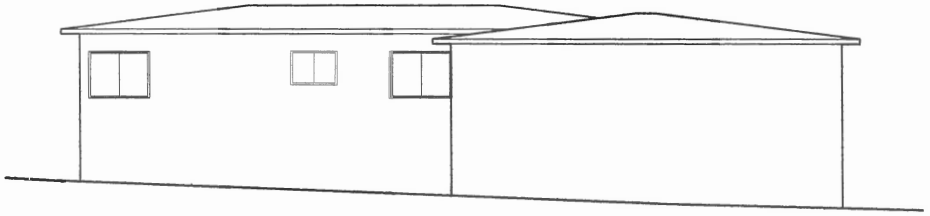
DRAWN BY:	J. KUHEL
DATE:	3-2-16
REVISED:	
SCALE:	1/8" = 1'
JOB#	14-366
SHT	A2
OF	- SHTS

ATTACHMENT F

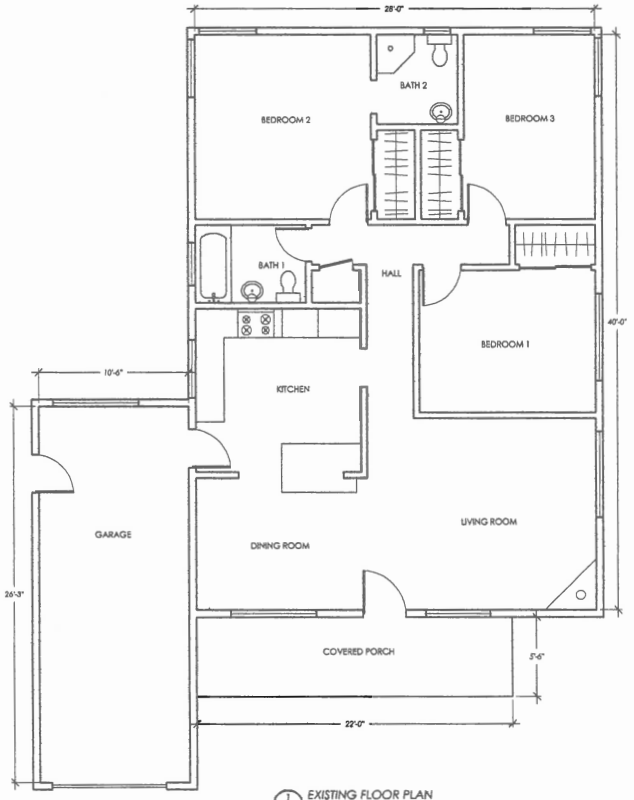
PROJECT DATA



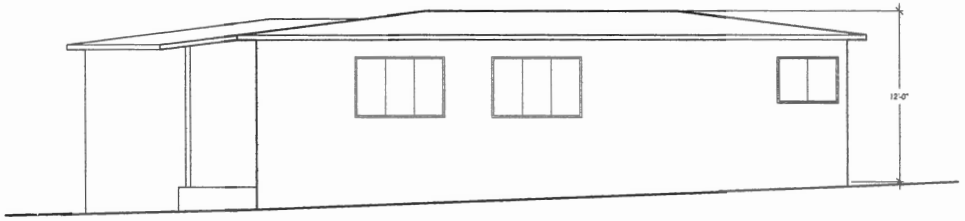
4/3 WEST ELEVATION 1/4" = 1'



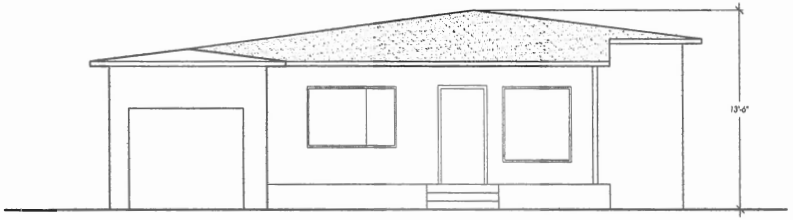
5/3 SOUTH ELEVATION 1/4" = 1'



1/3 EXISTING FLOOR PLAN 1/4" = 1'



3/3 NORTH ELEVATION 1/4" = 1'



2/3 EAST ELEVATION 1/4" = 1'

Kuhel Design
415-508-1750
kuheldesign@sbcglobal.net

EXISTING FLOOR PLAN & ELEVATIONS

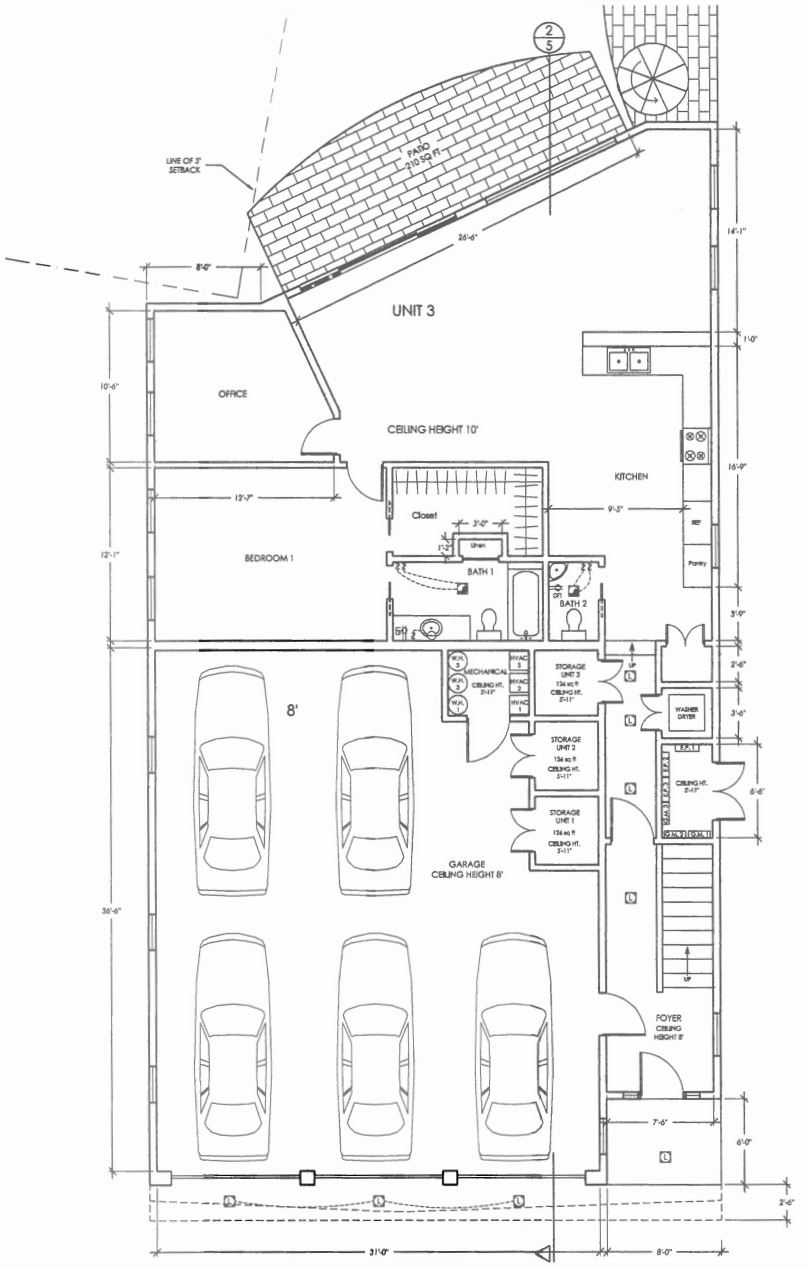
HUBINSKY PROPERTY
124 SAN BRUNO AVENUE
BRISBANE, CALIFORNIA

APPROVED:

DRAWN BY: J. KUHEL
DATE: 1-20-16
REVISED:

SCALE: AS NOTED
JOB# 14-366
SHT A3
OF - SHTS

ATTACHMENT F



SHEET NOTES:

1. 1 1/4 - 2" HANDRAILS SHALL NOT PROJECT MORE THAN 3 1/2" INTO EACH SIDE OF THE REQUIRED WIDTH. STRINGERS AND OTHER PROJECTIONS SUCH AS TRIM ARE LIMITED TO 1 1/2" ON EACH SIDE. HANDRAIL SHALL HAVE A 1 1/4 - 2" GRIPPABLE CROSS SECTION, NO SHARP CORNERS AND BE 34-38" ABOVE THE NOSING.
2. THE MINIMUM HEADROOM AT THE STAIRWAY SHALL BE 6' 8" ON A TANGENT.
3. INSTALL 5/8" TYPE"X" GYPSUM BOARD AT WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER STAIRS.
4. ALL GUARDRAILS SHALL CONFORM TO UBC. RAILINGS SHALL BE DESIGNED TO RESIST A LATERAL LOAD OF 20 P/LF AT AIR DUCTS THAT PENETRATE THE SEPARATION WALL OR CEILING THE TOP OF THE RAILING. INTERMEDIATE RAILS SHALL BE PROVIDED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
5. A MIN. OF 36"x 36" DEEP LANDING IN DIRECTION OF TRAVEL AT ALL EXTERIOR DOORS ARE REQUIRED. A 8" MAX. DROP FOR IN SWINGING DOORS AND A 1" MAX. FOR OUT SWINGING DOORS. FROM THE TOP OF THE THRESHOLD TO LANDING AT ALL EXTERIOR DOORS.
6. ALL NEW WINDOWS TO BE DOUBLE GLAZED

   ELECTRICAL OUTLET MUST BE NO LESS THAN 12' ON CENTER APART AND ON WALLS 2-0" WIDE OR MORE AT LEAST ONE OUTLET IS REQUIRED.
7. INSTALL GFIC PROTECTED OUTLETS IN THE FOLLOWING LOCATIONS: ALL GARAGE LOCATIONS, EXCEPT APPLIANCES, ALL UNFINISHED BASEMENT, CRAWL SPACES AND STORAGE AREAS, WITHIN 6' OF A BASIN OR SINK, ALL EXTERIOR (WATERPROOF) LOCATIONS.
8. APPLIANCES FASTENED IN PLACE (DISHWASHERS, GARBAGE DISPOSERS, TRASH COMPACTORS, MICROWAVE, ETC) SHALL BE SUPPLIED BY A SEPARATE BRANCH CIRCUIT RATED FOR THE APPLICANCE LOAD.
   SMOKE DETECTORS ARE TO BE 110 V AND POWERED WITH A BATTERY BACKUP AND INTERCONNECTED
9. FLOURESCENT LIGHTING IN THE KITCHEN & BATHROOMS ARE TO BE THE "GENERAL LIGHTING". PER TITLE 24 ENERGY REQUIREMENTS, MANDATORY MEASURES.
   MECHANICAL & VENTILATION SYSTEM MUST BE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN THE BATHROOMS & LAUNDRY.
10. PROVIDE EXTERIOR GFI OUTLET(WATERPROOF) A MIN. OF ONE EACH, FRONT & REAR OF STRUCTURE.
11. ELECTRICAL PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS SUCH AS CLOTHES CLOSETS.
12. DEDICATED 20 AMP CIRCUIT REQUIRED TO SERVE BATHROOM RECEPTACLES
13. 2 SMALL APPLIANCE BRANCH CIRCUITS FOR KITCHEN ARE LIMITED TO SUPPLYING WALLS & CENTER TOP RECEPTACLES
14. ALL BRANCH CIRCUITS THAT SUPPY 125VOLT, SINGLE-PHASE, 15- AND 20- AMP RECEPTICLE OUTLETS INSTALLED IN ENTIRE DWELLING SHALL PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(AFCI). PER CEC 210-12 & SHALL BE LISTED TAMPER RESISTENT
15. ALL LIGHTING IN NEW ADDITION IS TO BE HIGH EFFICIENCY TYPE FIXTURES. RATINGS AS FOLLOWS.

LAMP RATING	LAMP EFFICIENCY
15 WATTS OR LESS	40 LUMENS/WATT
OVER 15 & UP TO 40	50 LUMENS/WATT
OVER 40 WATTS	60 LUMENS/WATT

16. BALLASTS FOR LAMPS RATED 13 WATTS OR GREATER TO BE ELECTRONIC TYPE WITH AN OUTPUT FREQUENCY OF AT LEAST 20kHz
17. KITCHEN LIGHTING MAY HAVE FIXTURES NOT HIGH EFFICIENTCY IF SEPARATELY SWITCHED AND TOTAL WATTS IN LOW EFFRENCY IS LESS THAN 50 % OF TOTAL KITCHEN LIGHTING WATTS
18. BATHROOMS, GARAGE, LAUNDRY ROOM AND UTILITY ROOMS MAY HAVE LOW EFFICIENCY FIXTURES IF CONTROLLED BY AN OCCUPANCY SENSOR THAT IS MANUAL ON AND AUTOMATIC OFF WITH "NO" ALWAYS ON OVERRIDE
19. LIGHTING OTHER THAN KITCHEN, BATHROOMS, GARAGE, LAUNDRY ROOM AND UTILITY ROOMS MAY HAVE LOW EFFICIENCY FIXTURES IF COMPLIANT WITH THE FOLLOWING.
    1. CONTROLLED BY AN OCCUPANCY SENSOR THAT IS MANUAL ON AND AUTOMATIC OFF WITH "NO" ALWAYS ON OVERRIDE
    2. CONTROLLED BY DIMMER SWITCH
    3. IN CLOSETS LESS THAN 70 SQ FT IN FLOOR AREA
20. LIGHTING IN AREAS ADJACENT TO KITCHEN, INCLUDING BUT NOT LIMITED TO DINING AND NOOK AREA, ARE CONSIDERED KITCHEN LIGHTING IF THEY ARE NOT SEPARATELY SWITCHED FROM KITCHEN LIGHTING.
21. LUMINARIES RECESSED INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) BY UNDERWRITERS LABORATORIES OR OTHER TESTING/RATING LABORATORIES RECOGNIZED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS AND SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT (AT) OR SIMILAR DESIGNATION TO SHOW AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS (OR 1.57LBS/SFT) WHEN TESTED IN ACCORDANCE WITH ASTM E283 AND SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND CEILING.
22. OUTDOOR LIGHTING FIXTURES POWERED BY THE HOME MAY BE LOW EFFICIENCY IF CONTROLLED BY A MOTION SENSOR INCLUDING A INTERGAL PHOTO SENSOR. ALL LIGHTING AROUND WATER FEATURES SUBJECT TO ELECTRICAL CODE ARTICLE 680 ARE EXEMPT FOR HIGH EFFICIENTCY RATING.
23. SURFACE MOUNTED FIXTURES WITH COMPLETELY ENCLOSED LAMPS INSTALLED ON WALL ABOVE THE DOOR OR ON CEILING SHALL HAVE A MINIMUM CLEARANCE OF 12" BETWEEN THE FIXTURE AND THE NEAREST POINT OF STORAGE.
24. WATER CLOSET SHALL BE AN ULTRA LOW FLUSH TYPE WITH 1.23 GALLONS MAXIMUM FLUSH AND TO HAVE A MINIMUM SIDE CLEARANCE OF 15" ON EACH SIDE FROM CENTERLINE TO WALL AND A MINIMUM OF 24" IN FRONT
25. CONTROL VALVE FOR SHOWER OR TUB/SHOWER SHAL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING TYPE.
26. PROVIDED DEVICESS TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THE QUICK-ACTING VALVES FROM THE DISHWASHER
27. SHOWER AREA WALLS SHALL BE FINISHED WITH A HARD, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE DRAIN INLET.
28. CHANGE IN ELEVATION BETWEEN EXTERIOR LANDINGS AND INTERIOR FINISH FLOOR TO BE A MAXIMUM OF 7.75" WITH IN-SWINGING DOORS AND A MAXIMUM OF 7" WITH OUT-SWINGING DOORS.
29. A NON-REMOVEABLE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ON ALL EXTERIOR HOSE BIBS
30. WOOD EXPOSED TO WEATHER SHALL BE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD. ALL FASTENERS IN CONTRACT WITH TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL
31. EXHAUST HOOD TO BE MINIMUM 100 CFM
32. ALL ELECTRICAL RECEPTICLES IN ALL LIVING, GUEST, AND DINING ROOMS ARE TO BE AFCI PROTECTED.
33. STAIR DETAILS: TYP. RISERS @ 7 3/16" TYP. TREADS @ 11" - VIF
    MAX. RISER: 7 3/4" MIN. TREAD: 10"
34. ALL BATHROOM LIGHTING TO BE HIGH-EFFICACY OR CONTROLLED BY AN OCCUPANCY SENSOR SWITCH
35. SMOKE ALARMS ARE TO BE 110 V AND POWERED WITH A BATTERY BACKUP AND INTERCONNECTED
36. ONE CARBON MONOXIDE ALARMS TO BE INSTALL ON EACH LEVEL
37. MECHANICAL & VENTILATION SYSTEM MUST BE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN THE BATHROOMS & LAUNDRY.
38. SEPARATE DUCTS AIRE REQUIRED FOR COMBUSTION AIR OPENINGS. 1/2 OF THAT AREA MUST BEWITHIN 12" OF THE CEILING AND THE OTHER 1/2 WITHIN 12" OF THE FLOOR.

SYMBOL/DESCRIPTION

- DUPLEX RECEPTACLE
- 220 220 RECEPTACLE
- FOUR PLEX RECEPTACLE
- GFI GROUND FAULT INTERUPTOR CIRCUIT
- GFI/WP GROUND FAULT WATER PROOF
- SWITCH
- THREE WAY SWITCH
- RECESSED CAN LIGHT FIXTURE
- LED RECESSED CAN FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- LED SURFACE MOUNTED LIGHT FIXTURE
- LOW VOLTAGE PENDANTS
- WALL MOUNTED LIGHT FIXTURE
- FLUORESCENT CEILING FIXTURE
- FLUORESCENT LIGHT & FAN COMBINATION (SEPARATELY SWITCHED)
- 20 WATT PUCKS (MOUNTED BELOW CABINETS)
- TV CABLE
- CO DETECTOR
- SMOKE DETECTOR
- PHONE JACK
- GAS KEY VALVE
- CAT 5 CABLE
- HOSE BIB

Kuhel Design
415-508-1750
kuheldesign@sbcglobal.net

FIRST FLOOR PLAN

HUBINSKY PROPERTY
124 SAN BRUNO AVENUE
BRISBANE, CALIFORNIA

APPROVED:

DRAWN BY:	J. KUHEL
DATE:	1-20-16
REVISED:	
SCALE:	1/4" = 1'
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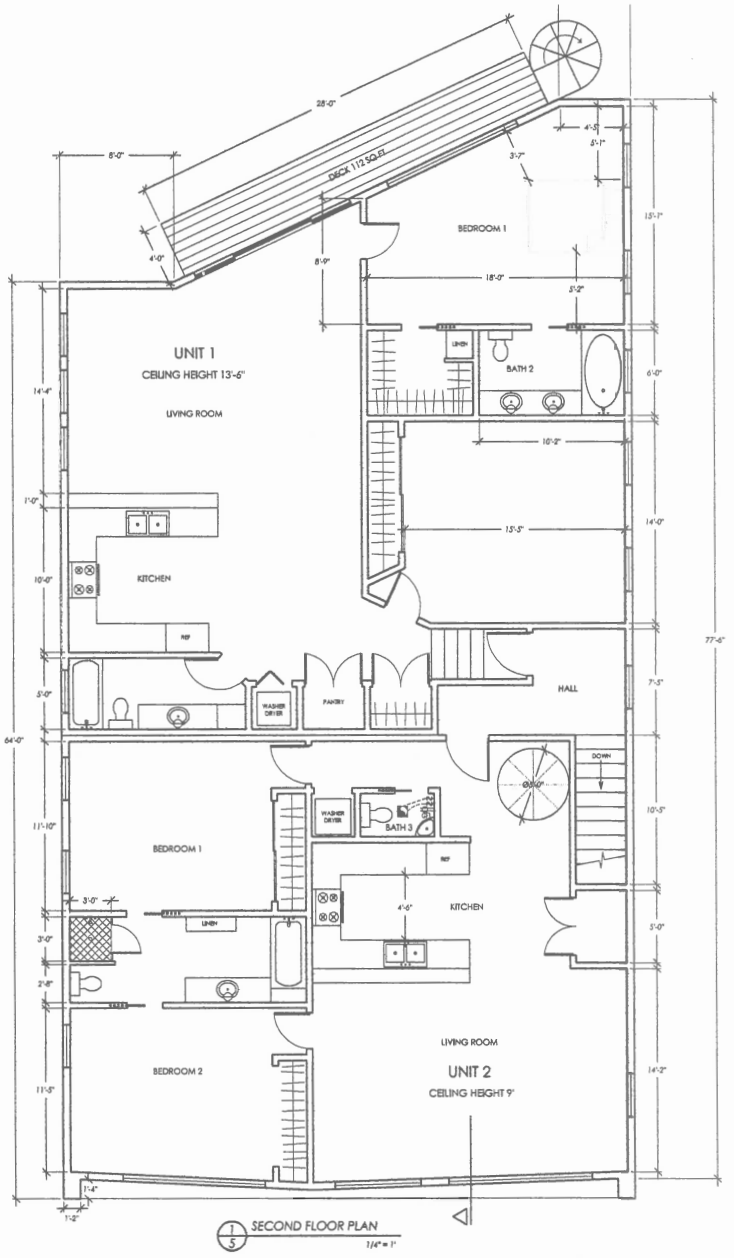

1/5 SECOND FLOOR PLAN
1/4" = 1'

SHEET NOTES:

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2. THE MINIMUM HEADROOM AT THE STAIRWAY SHALL BE 6' 8" ON A TANGENT.
3. INSTALL 5/8" TYPE"X" GYPSUM BOARD AT WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER STAIRS.
4. ALL GUARDRAILS SHALL CONFORM TO UBC. RAILINGS SHALL BE DESIGNED TO RESIST A LATERAL LOAD OF 20 P/LF AT AIR DUCTS THAT PENETRATE THE SEPARATION WALL OR CEILING THE TOP OF THE RAILING. INTERMEDIATE RAILS SHALL BE PROVIDED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
5. A MIN. OF 36"x 36" DEEP LANDING IN DIRECTION OF TRAVEL AT ALL EXTERIOR DOORS ARE REQUIRED. A 8" MAX. DROP FOR IN SWINGING DOORS AND A 1" MAX. FOR OUT SWINGING DOORS. FROM THE TOP OF THE THRESHOLD TO LANDING AT ALL EXTERIOR DOORS.
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   SMOKE DETECTORS ARE TO BE 110 V AND POWERED WITH A BATTERY BACKUP AND INTERCONNECTED
9. FLOURESCENT LIGHTING IN THE KITCHEN & BATHROOMS ARE TO BE THE "GENERAL LIGHTING", PER TITLE 24 ENERGY REQUIREMENTS, MANDATORY MEASURES.
   MECHANICAL & VENTILATION SYSTEM MUST BE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN THE BATHROOMS & LAUNDRY.
10. PROVIDE EXTERIOR GFI OUTLET(WATERPROOF) A MIN. OF ONE EACH, FRONT & REAR OF STRUCTURE.
11. ELECTRICAL PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS SUCH AS CLOTHES CLOSETS.
12. DEDICATED 20 AMP CIRCUIT REQUIRED TO SERVE BATHROOM RECEPTACLES
13. 2 SMALL APPLIANCE BRANCH CIRCUITS FOR KITCHEN ARE LIMITED TO SUPPLYING WALLS & CONTER TOP RECEPTACLES
14. ALL BRANCH CIRCUITS THAT SUPPY 125VOLT, SINGLE-PHASE, 15- AND 20- AMP RECEPTICLE OUTLETS INSTALLED IN ENTIRE DWELLING SHALL PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(AFCI), PER CEC 210-12 & SHALL BE LISTED TAMPER RESISTENT
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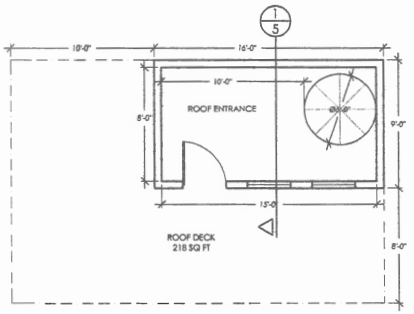
    2. CONTROLLED BY DIMMER SWITCH
    3. IN CLOSETS LESS THAN 70 SQ FT IN FLOOR AREA



2/5 THIRD FLOOR PLAN
1/4" = 1'

20. LIGHTING IN AREAS ADJACENT TO KITCHEN, INCLUDING BUT NOT LIMITED TO DINING AND NOOK AREA, ARE CONSIDERED KITCHEN LIGHTING IF THEY ARE NOT SEPARATELY SWITCHED FROM KITCHEN LIGHTING.
21. LUMINARIES RECESSED INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) BY UNDERWRITERS LABORATORIES OR OTHER TESTING/RATING LABORATORIES RECOGNIZED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS AND SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT (AT) OR SIMILAR DESIGNATION TO SHOW AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS (OR 1.57LBS/2FT) WHEN TESTED IN ACCORDANCE WITH ASTM E283 AND SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND CEILING.
22. OUTDOOR LIGHTING FIXTURES POWERED BY THE HOME MAY BE LOW EFFICIENCY IF CONTROLLED BY A MOTION SENSOR INCLUDING A INTERGAL PHOTO SENSOR. ALL LIGHTING AROUND WATER FEATURES SUBJECT TO ELECTRICAL CODE ARTICLE 680 ARE EXEMPT FOR HIGH EFFICIENCY RATING.
23. SURFACE MOUNTED FIXTURES WITH COMPLETELY ENCLOSED LAMPS INSTALLED ON WALL ABOVE THE DOOR OR ON CEILING SHALL HAVE A MINIMUM CLEARANCE OF 12 " BETWEEN THE FIXTURE AND THE NEAREST POINT OF STORAGE.
24. WATER CLOSET SHALL BE AN ULTRA LOW FLUSH TYPE WITH 1.23 GALLONS MAXIMUM FLUSH AND TO HAVE A MINIMUM SIDE CLEARANCE OF 15" ON EACH SIDE FROM CENTERLINE TO WALL AND A MINIMUM OF 24" IN FRONT
25. CONTROL VALVE FOR SHOWER OR TUB/SHOWER SHAL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING TYPE.
26. PROVIDED DEVICESS TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THE QUICK-ACTING VALVES FROM THE DISHWASHER
27. SHOWER AREA WALLS SHALL BE FINISHED WITH A HARD, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE DRAIN INLET.
28. CHANGE IN ELEVATION BETWEEN EXTERIOR LANDINGS AND INTERIOR FINISH FLOOR TO BE A MAXIMUM OF 7.75" WITH IN-SWINGING DOORS AND A MAXIMUM OF 7" WITH OUT-SWINGING DOORS.
29. A NON-REMOVEABLE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ON ALL EXTERIOR HOSE BIBS
30. WOOD EXPOSED TO WEATHER SHALL BE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD. ALL FASTENERS IN CONTRACT WITH TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL
31. EXHAUST HOOD TO BE MINIMUM 100 CFM
32. ALL ELECTRICAL RECEPTICLES IN ALL LIVING, GUEST, AND DINING ROOMS ARE TO BE AFCI PROTECTED.
33. STAIR DETAILS: TYP. RISERS @ 7 1/4" TYP. TREADS @ 11" - VIF
    MAX. RISER: 7 3/4" MIN. TREAD: 10"
34. ALL BATHROOM LIGHTING TO BE HIGH-EFFICACY OR CONTROLLED BY AN OCCUPANCY SENSOR SWITCH
35. SMOKE ALARMS ARE TO BE 110 V AND POWERED WITH A BATTERY BACKUP AND INTERCONNECTED
36. ONE CARBON MONOXIDE ALARMS TO BE INSTALL ON EACH LEVEL
37. MECHANICAL & VENTILATION SYSTEM MUST BE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN THE BATHROOMS & LAUNDRY.
38. SEPARATE DUCTS ARE REQUIRED FOR COMBUSTION AIR OPENINGS. 1/2 OF THAT AREA MUST BEWITHIN 12" OF THE CEILING AND THE OTHER 1/2 WITHIN 12" OF THE FLOOR.

SYMBOL/DESCRIPTION

- DUPLEX RECEPTACLE
- 220 RECEPTACLE
- FOUR PLEX RECEPTACLE
- GFI/GFCI GROUND FAULT INTERRUPTOR CIRCUIT
- GFI/WP GROUND FAULT WATER PROOF
- SWITCH
- THREE WAY SWITCH
- RECESSED CAN LIGHT FIXTURE
- LED RECESSED CAN FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- LED SURFACE MOUNTED LIGHT FIXTURE
- LOW VOLTAGE PENDANTS
- WALL MOUNTED LIGHT FIXTURE
- FLUORESCENT CEILING FIXTURE
- FLUORESCENT LIGHT & FAN COMBINATION (SEPARATELY SWITCHED)
- 30 WATT PUCKS (MOUNTED BELOW CABINETS)
- TV CABLE
- CO CO DETECTOR
- SD SMOKE DETECTOR
- PHONE JACK
- GAS GAS KEY VALVE
- CAT 5 CABLE
- HOSE BIB

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SECOND & THIRD FLOOR PLANS

HUBINSKY PROPERTY
124 SAN BRUNO AVENUE
BRISBANE, CALIFORNIA

APPROVED:

DRAWN BY:	J. KUHEL
DATE:	1-20-16
REVISED:	
SCALE:	1/4" = 1'
JOB#	14-366
SHT	A5
OF	- SHTS

COLOR SCHEDULE:

1. AC35 - VALLEY FORGE TAN
2. B-M #77 - SAIL CLOTH
3. HC 154 - HALE NAVY
4. NEW AUBERGINE
5. HC 86 - KINGSPORT GRAY
6. BM2108 30 - BROWN HORSE

SHEET NOTES:

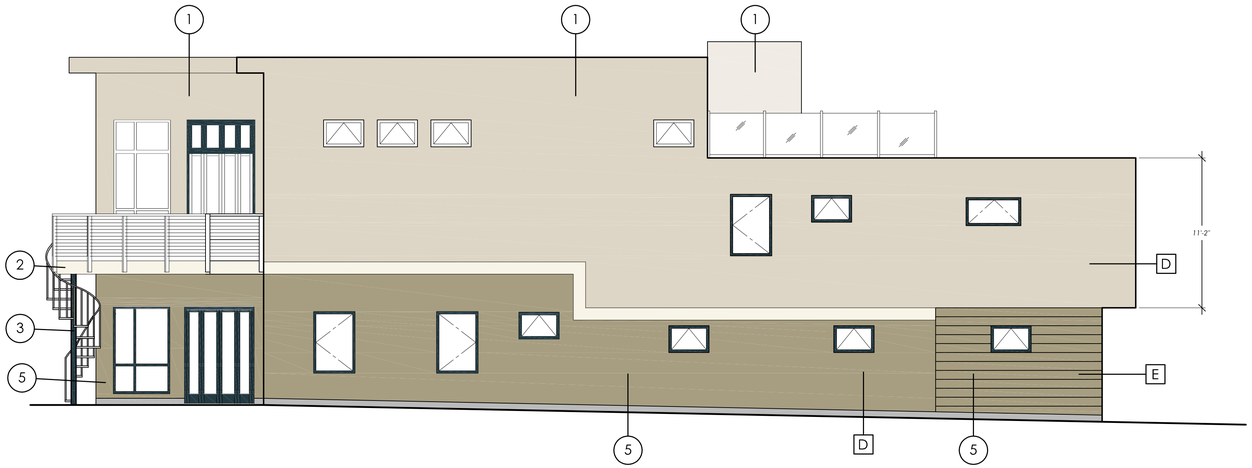
A. WINDOW FRAMES AND EXTERIOR SPIRAL STAIR CASE TO BE COLOR #3 HC 154 - HALE NAVY

B. FRONT ROOF DECK RAIL SYSTEM TO BE STAINLESS STEEL POSTS WITH GLASS PANELS

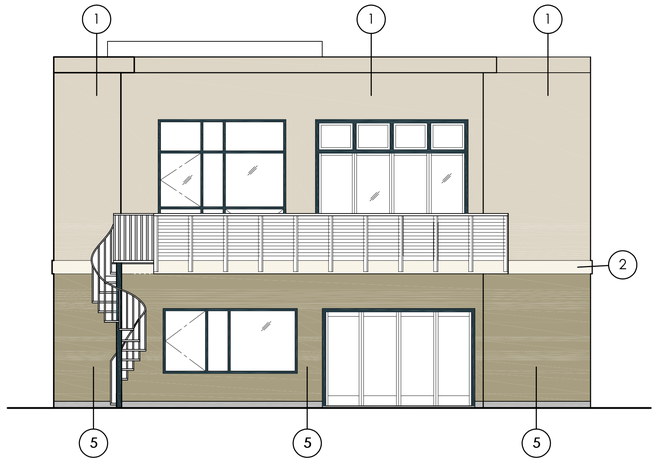
C. REAR DECK RAILS SYSTEM TO BE STAINLESS STEEL POSTS WITH $\frac{1}{4}$" STAINLESS CABLE.

D. MAIN BODY OF STRUCTURE TO BE STUCCO

E. HARDIE PLANK AT GARAGE FACADE.



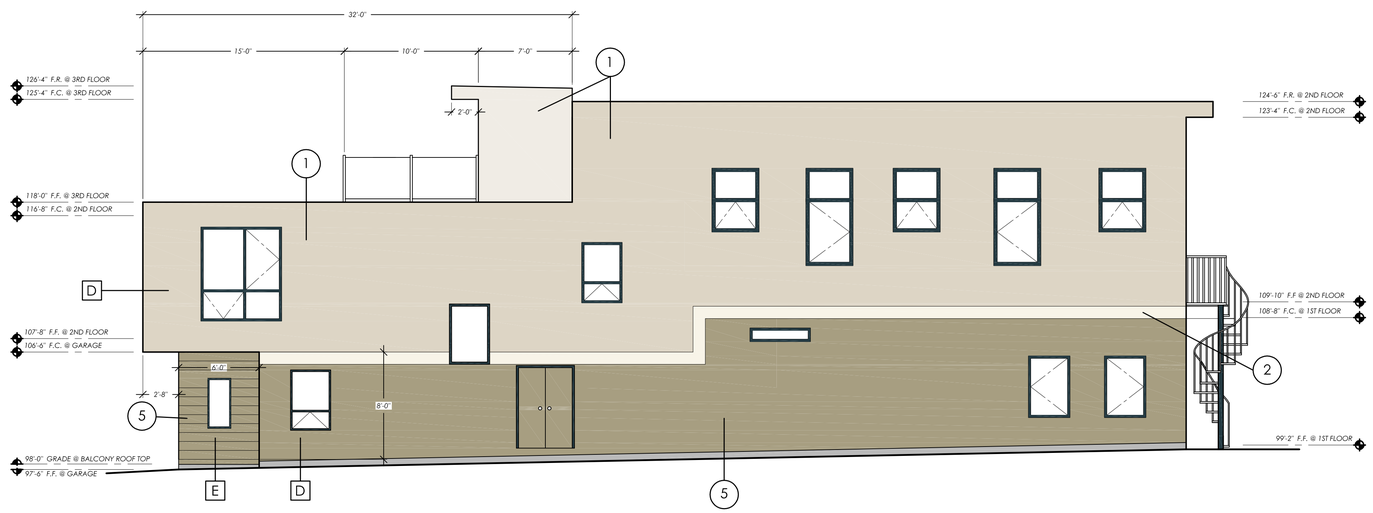
3/6 SOUTH ELEVATION
3/16" = 1'



3/6 WEST ELEVATION
3/16" = 1'



1/6 EAST ELEVATION
3/16" = 1'



2/6 NORTH ELEVATION
3/16" = 1'

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ELEVATIONS

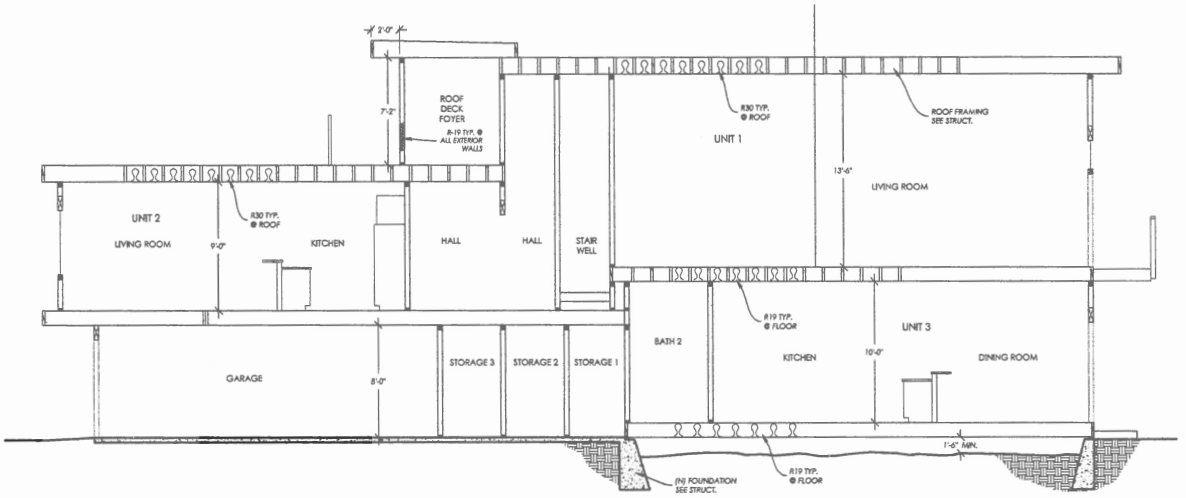
HUBINSKY PROPERTY
124 SAN BRUNO AVENUE
BRISBANE, CALIFORNIA

APPROVED:

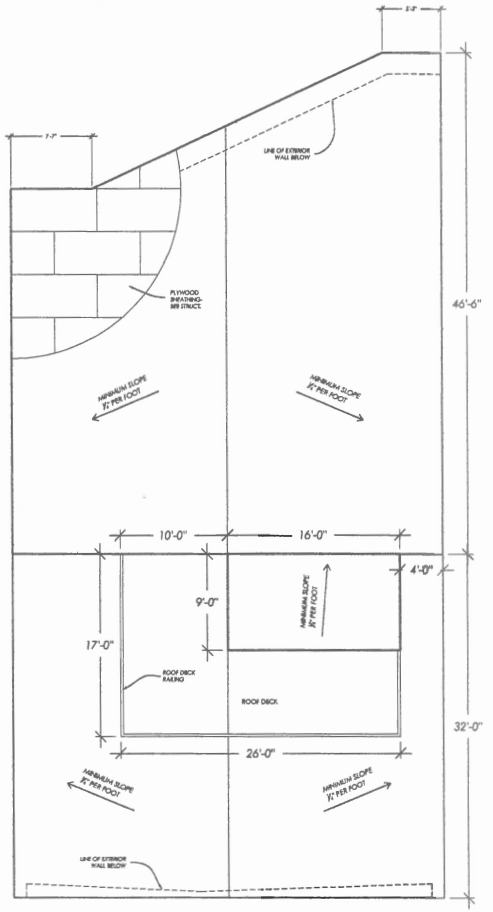
DRAWN BY:	*J. KUHEL*
DATE:	3-1-16
REVISED:	
SCALE:	*AS NOTED*
JOB#	*14-366*
SHT	A6
OF	- SHTS

NEW BUILDING COMPONENTS

[1]	ROOF:	2 LAYER OF TOUCH DOWN ROOFING OVER 2 LAYERS NON PERFERATED 15# FELT, ¾" PTDF PLYWD R30 ISULATION INFILL.
[2]	ROOF DECKS:	ELASTIMERIC COATING MAKE- SIKACOAT 3400, MANUFACTURER- SARNAFIL, ICC- ESR#1157
[3]	WALL :	3 LAYERS STUCCO SYSTEM OVER WIRE MESH & 2 LAYER GRADE "D" PAPER WITH WEEP SCEED LOCATED 4" GROUND OR 2" ABOVE PAVED SURFACE
[4]	FLOOR:	3/4" T & G PLYWD 01 FLOOR JOISTS @ 16" O.C. w/ R-19 INSULATION INFILL
[5]	GARAGE FLOOR:	3" LIGHT WEIGHT CONCRETE SLAB



1/7 BUILDING SECTION
1/4" = 1'



2/7 ROOF PLAN
3/16" = 1'

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BUILDING SECTION
ROOF PLAN

HUBINSKY PROPERTY
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OF - SHTS

ATTACHMENT F

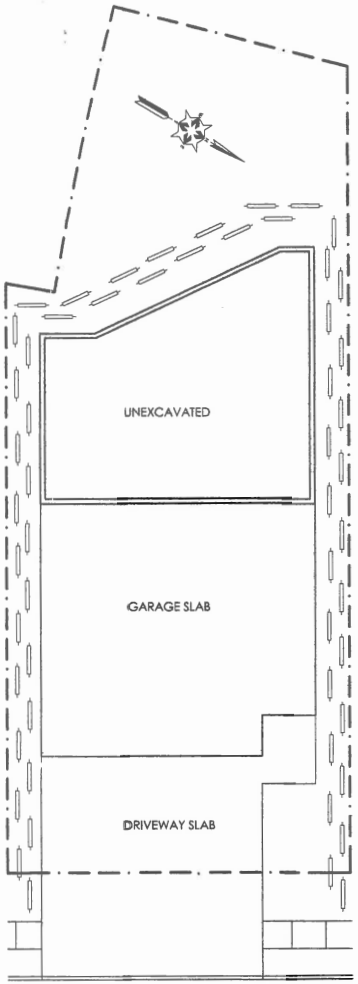
SHEET NOTES:

1. UPDATE SIDEWALKS TO CURRENT CITY STANDARD IF NON-CONFORMING.

2. ANY UTILITIES PROPOSED TO BE RETAINED TO BE UPGRADE TO CURRENT CITY STANDARDS.

GRADING INFO:

LOT GRADE = 2.5%



1/1.1 GRADING & EROSION PLAN N.T.S.

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 SWEPT 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-STE.

19. PLACE PORT-A-POTTY NEAR STABILIZED SITE ENTRANCE, BEHIND THE CURB AND AWAY FROM GUTTERS, STORM DRAIN INLETS, AND WATER BODIES.

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 GEOTECNILCAL 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 SANDBAG 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 EXVATION 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 ADVERSLY 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.

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.

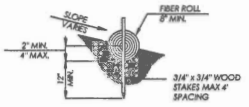
PLACEMENT

1. PRIOR RO 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 90 PERCENTOF THE MAXIMUM DRY DENSITY (MODIFIED PROCTOR)

2. THE FILL SHOULD BE PLACED IN THIN HORIZONTAL LIFTS NOT EXCEEDING 8 INCHESAND 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 MANNERTHAT 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 ¾" SIEVE SIZE. THE 12-INCH AND 40 PERCENT RECOMMENDATIONS HEREIN MAY VARY AS FIELD CONDITIONS DICTATE.



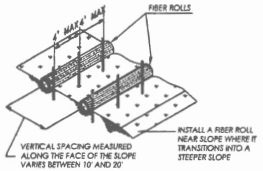
NOTE: INSTALL FIBER ROLL ALONG A LEVEL CONTOUR

5/1.1 ENTRENCHMENT DETAIL FOR FIBER ROLL N.T.S.



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 BELTS AND CLAYS WITHOUT FILTER FABRIC.

2/1.1 TYPICAL PROTECTION FOR INLET N.T.S.



3/1.1 TYPICAL FIBER ROLL INSTALLATION N.T.S.



4/1.1 GEOMAT TYPICAL INSTALLATION DETAIL N.T.S.

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GRADING PLANS
EROSION CONTROL

HUBINSKY PROPERTY
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BRISBANE, CALIFORNIA

APPROVED:

DRAWN BY:	J. KUHEL
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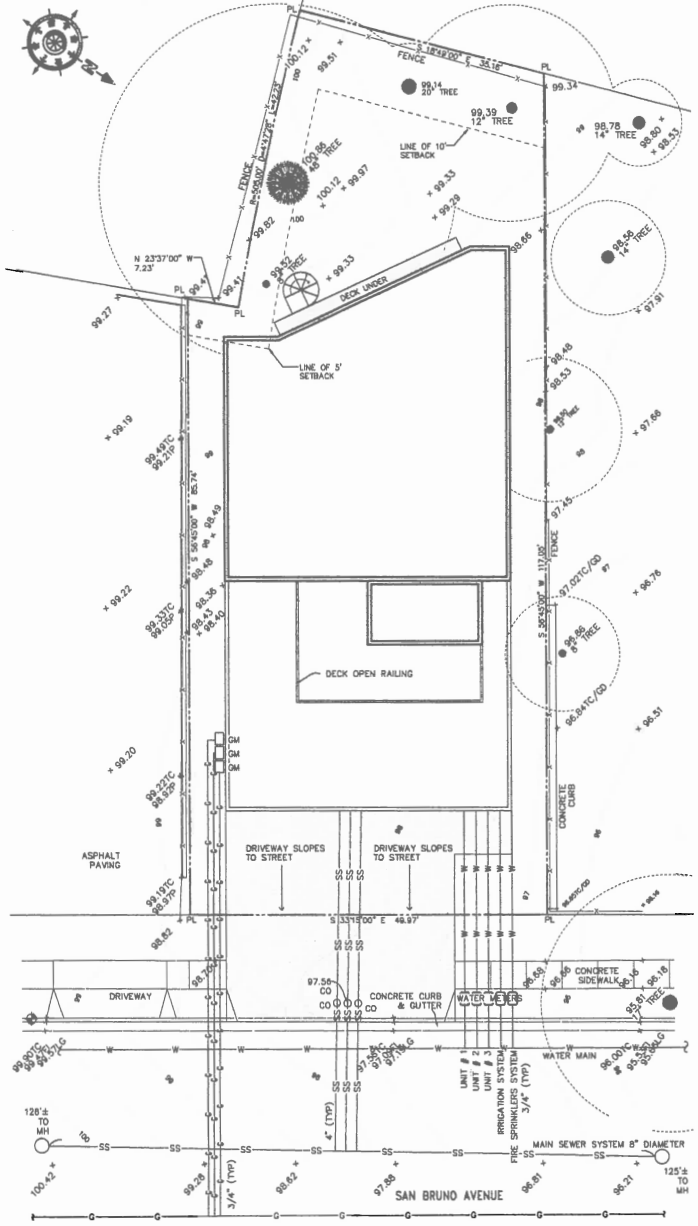
ATTACHMENT F



(N) DRAINAGE, WATER AND GAS LINES PLAN

1/8"=1'-0"

BEARING AND DISTANCES NOTED ON THIS PLAN ARE FROM SURVEY PREPARED BY DAINS LAND SURVEYING FOR THIS PROJECT

LEGEND

	PROPERTY LINE
CO	CLEANOUT
CONC	CONCRETE
DS	DOWNSPOUT
FF	FINISH FLOOR
FL	FLOWLINE
GD	GROUND
GM	GAS METER
MH	MANHOLE
P	PAVEMENT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
WM	WATER METER
	TREE W/ SIZE
	FENCE
G	GAS LINE 3/4" DIAMETER (TYP)
SS	SANITARY SEWER LINE 4" DIAMETER (TYP)
SW	STORMWATER LINE 3" DIAMETER (TYP)
W	WATER LINE 3/4" DIAMETER (TYP)

PRIMARY ROOF DRAINAGE

USE MAXIMUM RATE OF RAINFALL OF 60 MINUTES, 100 YEAR RETURN. FROM TABLE D-1.1;
SAN FRANCISCO RATE = 1.5 INCHES/HR AND 0.016 GPM/SQUARE FOOT
ROOF AREAS = UPPER ROOF AREA = 1,741 SQF - LOWER ROOF AREA = 1,138 SQF
DISCHARGES BASED ON THE ROOF AREAS:
UPPER ROOF = 1,741 SQF x 0.016 GPM/SQF = 28 GPM
LOWER ROOF = 1,138 SQF x 0.016 GPM/SQF = 19 GPM

SIZING OF ROOF DRAINS, LEADERS AND VERTICAL RAINWATER PIPING (TABLE 1101.11)
SIZE OF DRAIN OR PIPE = 2" DIAMETER
ALLOWABLE FLOW = 23 GPM

SIZING OF HORIZONTAL RAINWATER PIPING (TABLE 1101.7)
PIPE SIZE = 3" DIAMETER FLOWING AT ¼" SLOPE
ALLOWABLE FLOW = 46 GPM
MAXIMUM DISCHARGE FROM UPPER ROOF = 28 GPM/2 = 14 GPM (PROVIDE 2 DRAINS PER SIDE)
MAXIMUM DISCHARGE FROM LOWER ROOF = 19 GPM/2 = 9.5 GPM (PROVIDE 1 DRAIN PER SIDE)
TOTAL MAXIMUM DISCHARGE = 14 GPM + 9.5 GPM = 23.5 GPM << 46 GPM

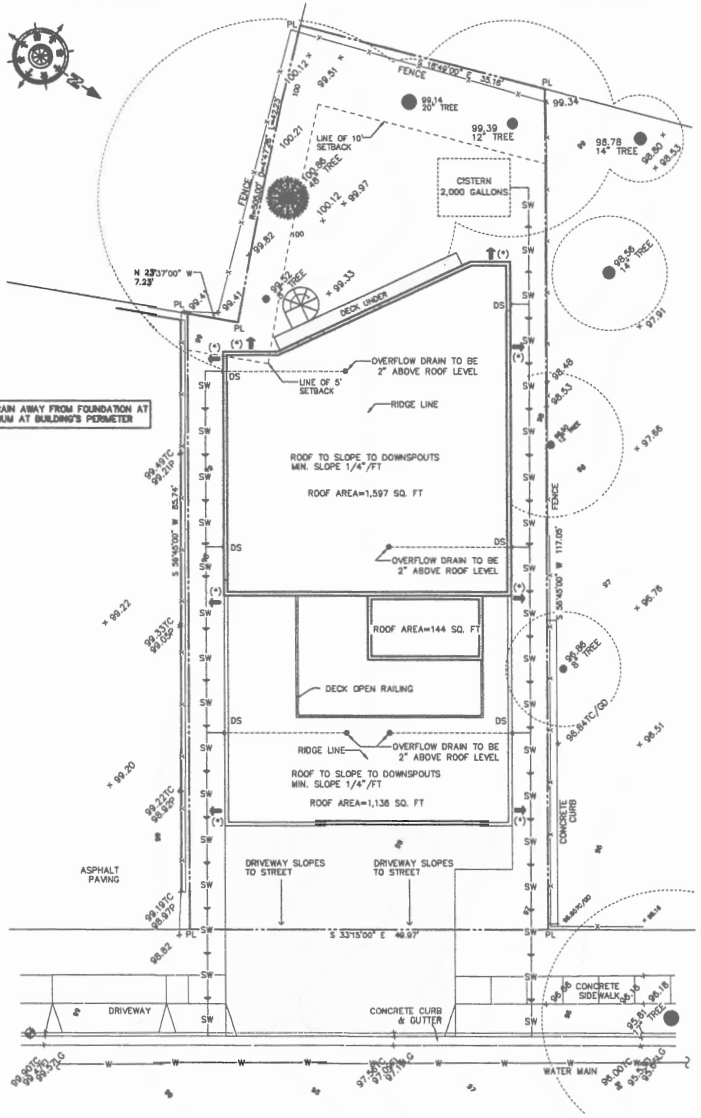
PROVIDE 2 OVERFLOW DRAINS AT UPPER ROOF AND TWO AT LOWER ROOF (2" ABOVE ROOF LEVEL)

NEW PROJECT CREATE/REPLACE 2,500 SQ. FT OR MORE OF IMPERVIOUS SURFACE THEREFORE PROVIDE 2,000 GALLONS CISTERN.

INFORMATION FROM ABOVE IS BASED ON CHAPTER 15 (CBC-2013 ROOF ASSEMBLIES AND ROOFTOP STRUCTURES), 1503.4 ROOF DRAINAGE.
CHAPTER 11 (CPC OR CALIFORNIA PLUMBING CODE 2013)..
APPENDIX D (CPC-2013) SIZING STORM WATER DRAINAGE SYSTEMS
TABLE D-1.1 (CPC-2013) MAXIMUM RATES OF RAINFALL FOR VARIOUS CITIES BASED ON U.S WEATHER BUREAU TECHNICAL PAPER No.40, CHART 14: 100-YEAR 60-MINUTE RAINFALL (INCHES).
TABLE 1101.11 (CPC-2013) SIZING ROOF DRAINS, LEADERS, AND VERTICAL RAINWATER PIPING.
TABLE 1101.7 (CPC-2013) SIZING OF HORIZONTAL RAINWATER PIPING.
STORMWATER REQUIREMENTS CHECKLIST FOR SMALL PROJECTS (CITY OF BRISBANE).

WATER AND GAS LINES INDICATE ONE CONNECTION TO MAIN PER APARTMENT HOWEVER, CAN BE POSSIBLE TO HAVE A COMBINED CONNECTION TO MAIN AND THEN HAVE A MANIFOLD TO DISTRIBUTE TO EACH ONE OF THE UNITS.

(*) SLOPE TERRAIN AWAY FROM FOUNDATION AT 1% SLOPE MINIMUM AT BUILDING'S PERIMETER



(N) STORMWATER LINE PLAN

1/8"=1'-0"

AZ DESIGN AND ENGINEERING, INC.
400 OYSTER POINT BLVD, SUITE 438, SOUTH SAN FRANCISCO, CA 94080
Ph: (650) 553-4031 / FAX: (650) 553-4044 / azdesign@azdesignandengineering.com

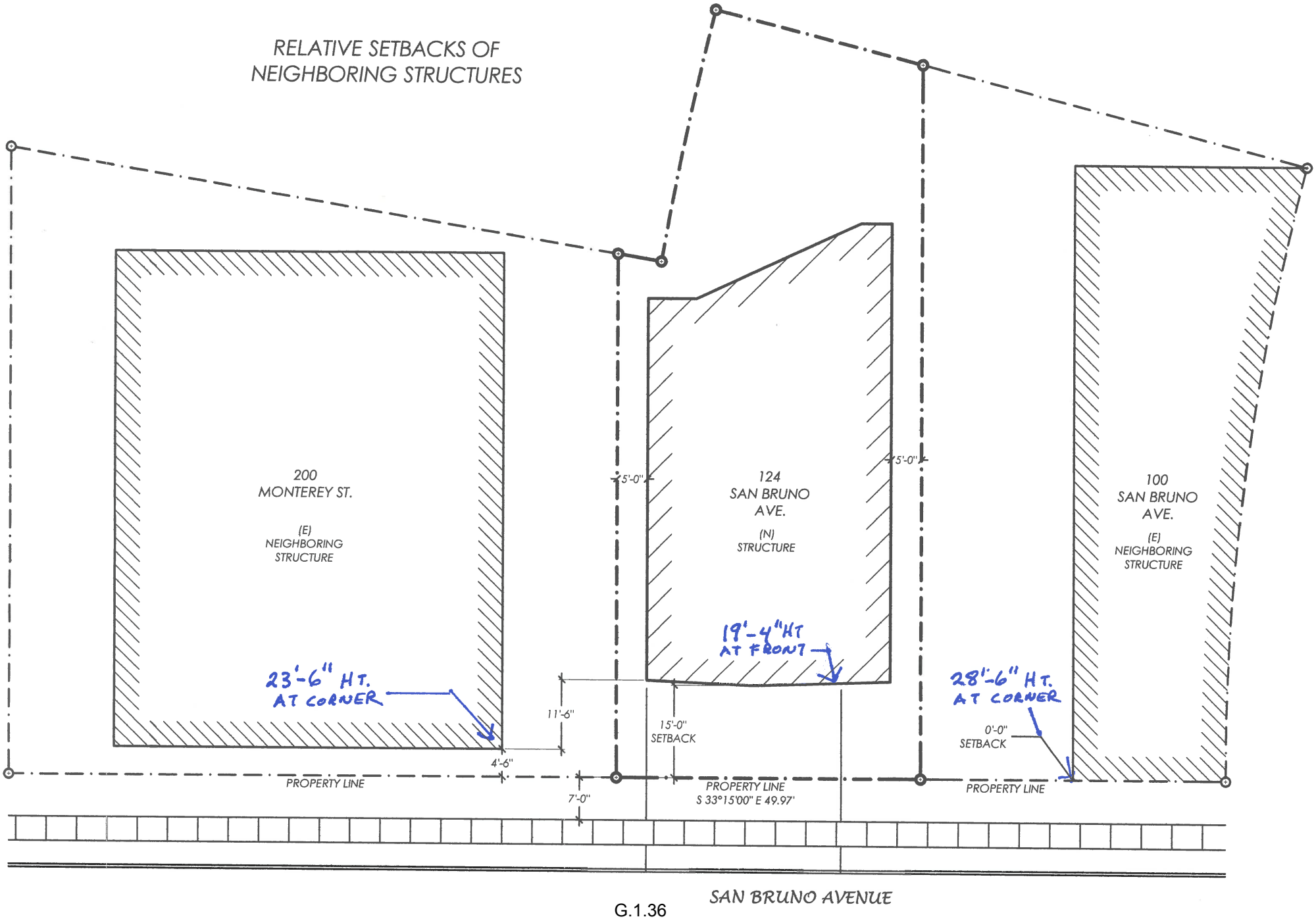
DRAINAGE FLOOR PLAN AND STUDY
124 SAN BRUNO AVE., BRISBANE CALIFORNIA 94005

60820
EXP. 12/31/16
CIVIL

REVISION/DATE

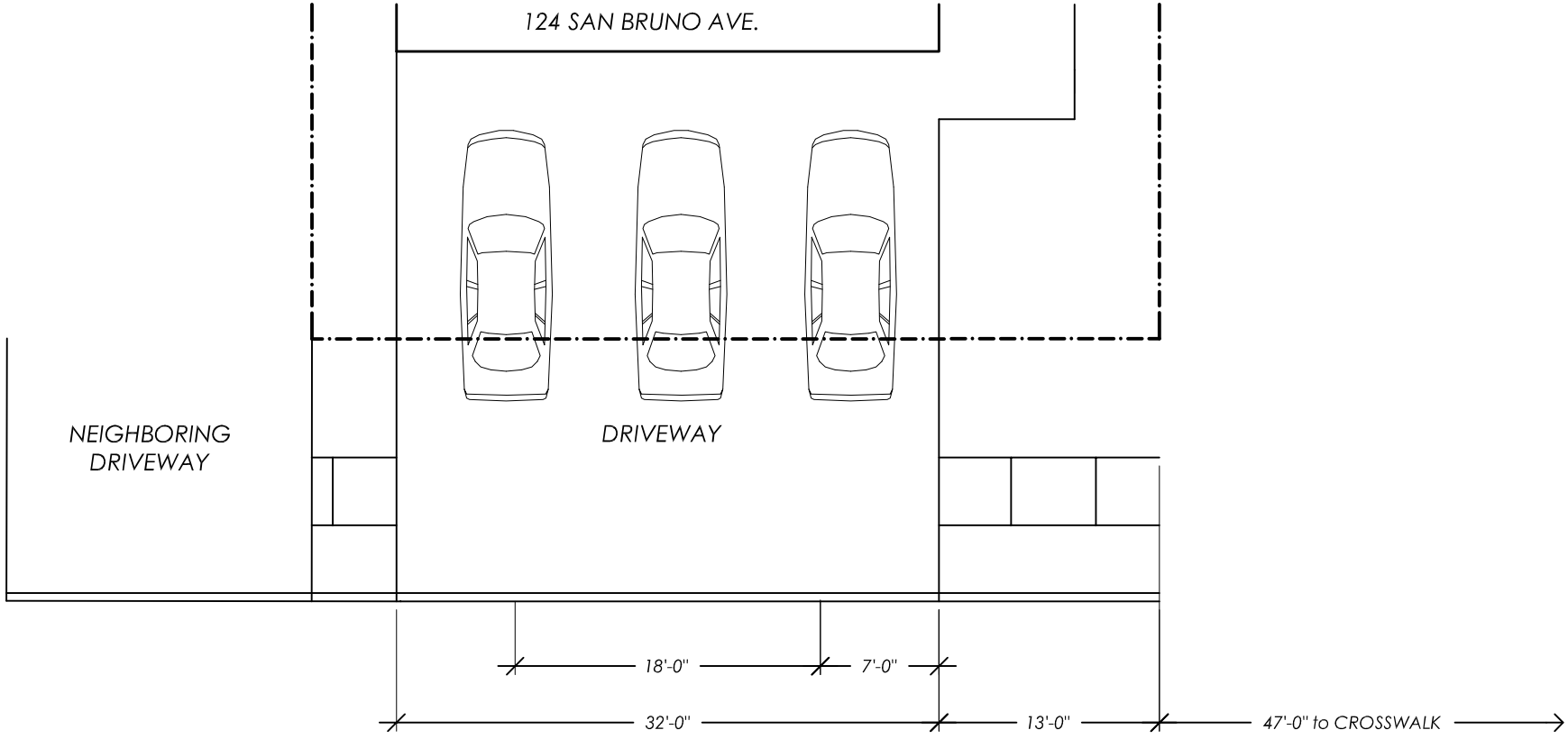
SCALE: AS SHOWN | DRAWN / REVISED: AZ
DATE: DEC/2015 | JOB No: AMB98

C-1


RELATIVE SETBACKS OF
NEIGHBORING STRUCTURES
200
MONTEREY ST.
(E)
NEIGHBORING
STRUCTURE
124
SAN BRUNO
AVE.
(N)
STRUCTURE
100
SAN BRUNO
AVE.
(E)
NEIGHBORING
STRUCTURE
5'-0"
5'-0"
23'-6" HT.
AT CORNER
19'-4" HT
AT FRONT
28'-6" HT.
AT CORNER
11'-6"
4'-6"
15'-0"
SETBACK
0'-0"
SETBACK
7'-0"
PROPERTY LINE
PROPERTY LINE
S 33°15'00" E 49.97'
PROPERTY LINE
SAN BRUNO AVENUE

ARGUMENT IN FAVOR OF EXPANDING THE CURB CUT FROM 18' TO 32'

REQUIRED ON STREET PARKING SPACE DIMENSIONS ARE 8' x 20'. A 32' CURB CUT WOULD MAINTAIN 3 PARKING SPACES BETWEEN THE DRIVEWAY AND THE CROSSWALK AT MARIPOSA ST. WHILE ALSO PROVIDING SUBSTANTIAL GUESS PARKING FOR THE UNITS. AN 18' CUT WOULD NOT ADD ANY ADDITON STREET PARKING AND WOULD LIMIT ACCESS AND GUESS PARKING. CONTRACTOR TO VERIFY ALL FIELD MEASUREMENT PRIOR TO CONSTRUCTION



SAN BRUNO AVENUE