ABBREVIATIONS

ABV.	ABOVE
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
BD.	BOARD
BEL.	BELOW
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.O.	BY OTHERS
BOT.	BOTTOM
BSMT.	BASEMENT
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
C.I.	CAST IRON
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
CONC.	CONCRETE
CONT.	CONTINUOUS
CNTR.	COUNTER
CTR.	CENTER
D.	DRYER
DBL.	DOUBLE
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPOSAL
D.W.	DISH WASHER
DR.	DOOR
D.S.	DOWN SPOUT
DWG.	DRAWING
DRWR.	DRAWER
'E' OR (E)	EXISTING
EA.	EACH
EL.	ELEVATION
ELEC.	DLECTRICAL
EQ.	EQUAL
EXP.	EXPANSION
F.	FURNACE
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
FIN.	FINISH
F.F.E.	FINISH FLOOR ELEVATION
F.F.C.	FINISH CEILING ELEVATION
FLR.	FLOOR
F.O.C.	FACE OF CONCRETE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
G.B.	GRAB BAR
GL.	GLASS
GRND.	GROUND
GRD.	GRADE
GYP.	GYPSUM
H.B.	HOSE BIB
HDWD.	HARDWOOD
HORIZ.	HORIZONTAL
HGT.	HEIGHT
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
KIT.	KITCHEN
LAM.	LAMINATE
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MTL.	METAL
MDF	MEDIUM DENSITY FIBERBOARD
'N' OR (N)	NEW
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.D.	OVERFLOW DRAIN
OPNG.	OPENING
OPP.	OPPOSITE
PERF.	PERFORATED
P.G.	PAINT GRADE
PL.	PLATE
PLYWD.	PLYWOOD
PR.	PAIR
PT.	POINT
R.	RADIUS
REF.	REFRIGERATOR
REINF.	REINFORCED
R.D.	ROOF DRAIN
REQ'D.	REQUIRED
RESIL	RESILIENT
RET.	RETAINING
RM.	ROOM
R.O.	ROUGH OPENING
S.	SINK
SCHED.	SCHEDULE
SHWR.	SHOWER
SHT.	SHEET
SHTH.	SHEATHING
SIM.	SIMILAR
S.D.	SMOKE DETECTOR
SPEC.	SPECIFICATION
SQ.	SQUARE
S.L.D	SEE LANDSCAPE DRAWINGS
S.S.	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
SYM.	SYMMETRICAL
T.	TREAD
TBD.	TO BE DESIGNED
TEL.	TELEPHONE
T&G	TONGUE AND GROOVE
TYP.	TYPICAL
T.O.	TOP OF
T.O.S.	TOP OF SLAB
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
W.	WASHER
W/	WITH
W.H.	WATER HEATER
W.C.	WATER CLOSET
WD.	WOOD
W.I.	WROUGHT IRON
W.I.C.	WALK-IN CLOSET
W/O	WITHOUT
W.O.	WHERE OCCURS
WP.	WATERPROOF
WT.	WEIGHT
<	ANGLE
@	AT
ø	DIAMETER
#	POUND OF NUMBER
BOB	BOTTOM OF BUILDING
TOB	TOP OF BUILDING

GENERAL NOTES

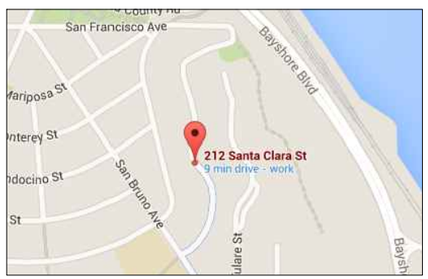
1. ALL CONSTRUCTION TO CONFORM TO 2013 CALIFORNIA BUILDING, ELECTRICAL, MECHANICAL, AND PLUMBING CODES AND ALL OTHER STATE, COUNTY, AND CITY ORDINANCE AND REGULATIONS PERTAINING HERETO.
2. CONTRACTOR SHALL EXAMINE AND VERIFY EXISTING CONDITIONS OF THE JOB SITE. ANY DISCREPANCY BETWEEN DRAWINGS AND EXISTING CONDITIONS SHALL BE RECORDED AND REPORTED WITH A SUBMITTAL COPY TO THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING CONDITION DIMENSIONS PROVIDED BY OWNER AND ARE NOT VERIFIED BY SURVEYOR OR ARCHITECT.
3. DO NOT SCALE THE DRAWINGS.
4. PERFORM EXCAVATION AND FOUNDATION WORK IN CONFORMANCE WITH THE REQUIREMENTS OF THE SOILS REPORTS.
5. ALL DIMENSIONS ARE TO THE FACE OF OF STUD, FACE OF CONCRETE, OR FACE OR FRAMING UNLESS NOTES OTHERWISE.
6. COMPLY WITH CERTIFICATION REQUIREMENTS OF THE CALIFORNIA ENERGY COMMISION FOR MECHANICAL EQUIPMENT, PLUMBING TRIM AND FITTINGS, WATER HEATERS, FURNACES, AND APPLIANCES.
7. INSTALL ALL MATERIALS, EQUIPMENT, FIXTURES, AND APPLIANCES IN CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE MANUFACTURER AND THE REQUIREMENTS OF ALL APPLICABLE CODES.
8. ALL SITE-CONSTRUCTED DOORS, SKYLIGHTS, AND WINDOWS, INCLUDING BUT NOT LIMITED TO FIELD MANUFACTURED DOORS, SKYLIGHTS, AND WINDOWS SHALL BE CAULKED BETWEEN THE DOOR, SKYLIGHTS, OR WINDOW AND THE BUILDING, AND SHALL BE WEATHER-STRIPPED.
9. ALL WOOD, INCLUDING POSTS WITHIN 6" OF GROUND TO BE PRESSURE TREATED, FOR SILL PLATES, SLEEPERS OR BLOCKING IN CONTACT WITH CONCRETED OR MASONRY FOUNDATIONS PER C.B.C. 2306.4
10. VERIFY EXACT LOCATION OF PLUMBING AND PIPING WITH THE PLUMBING SUBCONTRACTOR. BRING ANY INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
11. VERIFY EXACT LOCATION OF MECHANICAL EQUIPMENT, DUCTS, GRILLES, REGISTERS, FLUES, AND VENTS WITH THE MECHANICAL SUBCONTRACTOR.
12. MECHANICAL, HVAC WORK TO BE DESIGN-BUILD AND UNDER SEPARATE PERMIT.
13. ELECTRICAL WORK TO BE DESIGN-BUIILD AND UNDER SEPARATE PERMIT.
14. PLUMING WORK TO BE DESIGN-BUILD AND UNDER SEPARATE PERMIT.
15. THE CONTRACTOR SHALL PROVIDE THE BUILDING OWNER WITH THE LIST OF HEATING, COOLING, AND LIGHTING SYSTEMS FEATURES, MATERIALS, COMPONENTS AND DEVICES IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM.
16. AFTER INSTALLING THE WALL AND CEILING INSULATION THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATED SIGHED BY THE INSTALLER STATING THE INSTALLATION IS CONSISTENT WITH THE PLANS. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME, MATERIAL IDENTIFICATION , AND INSTALLED R-VALUE.
17. THE CENTER OF RECEPTACLES/OUTLETS SHALL BE MOUNTED NOT LESS THAN 15" A.F.F, TYPICAL.
18. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS SHALL NOT BE LESS THAN 15" OR MORE THAN 48" A.F.F.
19. STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE [X] ARCHITECT OR [X] ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR FILING/RECEIVING OF ALL REQUIRED PERMITS.

DRAWING LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL
- NEW CONCRETE WALL
- 1 HR. RATED WALL
- WALL WITH R13 INSULATION
- KEY NOTES

SYMBOLS

- SECTION NO. / SHEET NO.
- DETAIL / SHEET NO.
- KEY NOTES NO.



VICINITY MAP

N.T.S.

PROJECT DATA

OWNER: OLIVIA LEE
ADDRESS: 212 SANTA CLARA STREET, BRISBANE, CA 94005

APN :	007.341.080
ZONING DISTRICT :	R-1
OCCUPANCY :	R-3
CONSTRUCTION TYPE :	TYPE V NON-RATED
SPRINKLERED :	NO

LOT AREA :	6,195 SQ. FT.
HEIGHT LIMIT :	30'-0"
MAX. LOT COVERAGE :	40% (2,478 SQ. FT.)
PROPOSED LOT COVERAGE :	39% (2,436 SQ. FT.)
MAX. F.A.R. :	72% (4,460 SQ. FT.)
PROPOSED F.A.R. :	68.3% (4,233 SQ. FT.)
MAX. SECONDARY UNIT F.A.R :	800 SQ. FT.
PROPOSED SECONDARY UNIT F.A.R :	732 SQ. FT.
PARKING REQUIREMENT:	6 TOTAL
GARAGE PARKING :	2
UNCOVER CARPORT :	2
STREET PARKING :	2
TOTAL SOIL TO BE REMOVE :	406 CUBIC YARDS

SCOPE OF WORK: NEW 3 STORY BUILDING WITH TWO UNITS
UNIT #1 – LIVING ROOM, KITCHEN, DINING ROOM, FOUR FULL BATHROOMS, ONE POWDER, FIVE BEDROOMS, ONE STORAGE ROOM AND ONE ENTERTAINMENT ROOM PER PLAN.
UNIT #2 – TWO BEDROOMS, ONE FULL BATHROOM, KITCHEN AND LIVING ROOM ON MIDDLE FLOOR PER PLAN.

FLOOR AREA:	EXISTING	PROPOSED	
UPPER FLOOR	0 S.F.	1,098	S.F
-GARAGE	0 S.F.	407	S.F.
MIDDLE FLOOR	0 S.F.	1,181	S.F.
- SECONDARY UNIT #2	0 S.F.	732	S.F.
LOWER FLOOR	0 S.F.	776	S.F.
TOTALS	0 S.F.	4,233	S.F.

GOVERNING CODES

CALIFORNIA BUILDING CODE-2013 EDITION
CALIFORNIA RESIDENTIAL CODE-2013 EDITION
CALIFORNIA MECHANICAL CODE-2013 EDITION
CALIFORNIA PLUMBING CODE-2013 EDITION
CALIFORNIA ELECTRICAL CODE-2013 EDITION
CALIFORNIA FIRE CODE-2013 EDITION

SHEET INDEX

T1.0 PROJECT DATA, DRAWING INDEX, DRAWING ABBREVIATIONS, SYMBOLS AND GENERAL NOTES

ARCHITECTURAL

A1.0 (E) SITE PLAN & PHOTOGRAPHS
A1.1 (N) SITE PLAN

A2.0 FLOOR PLAN
A2.1 FLOOR PLAN
A2.2 FLOOR PLAN
A2.3 ROOF PLAN

A4.0 ELEVATION
A4.1 ELEVATION
A4.2 ELEVATIONS
A4.3 ELEVATIONS

A5.0 SECTIONS

A6.0 LANDSCAPE PLAN

C-1 GRADING & DRAINAGE PLAN
C-2 EARTH WORK
C-3 DETAILS & SECTIONS
C-4 EROSION CONTROL

STRUCTURAL

INNOVATIVE CONSULTING ENGINEER
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S. San Francisco,CA 94080
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(650) 741-6966
info@icedesigninc.com

APPLICANT:

OLIVIA LEE, ALLAN YUEN, MAY YUEN, JEFFEN MOK

212 SANTA CLARA STREET
BRISBANE, CA 94005

650.741.6968

SHEET TITLE:

PROJECT DATA, DRAWING INDEX, DRAWING ABBREVIATIONS, SYMBOLS & GERERAL NOTES

PROJECT ADDRESS:

212 SANTA CLARA STREET
BRISBANE, CA 94005

APN: 007.341.080

PREPARER: JEFF CHOW

650.741.6968

NOTES	BY
1 COMMENTS	T.C.

DATE	11/25/2015
SCALE	AS NOTED
DRAWN	M.C.
JOB	150715
SHEET	T1.0
	OF SHEETS

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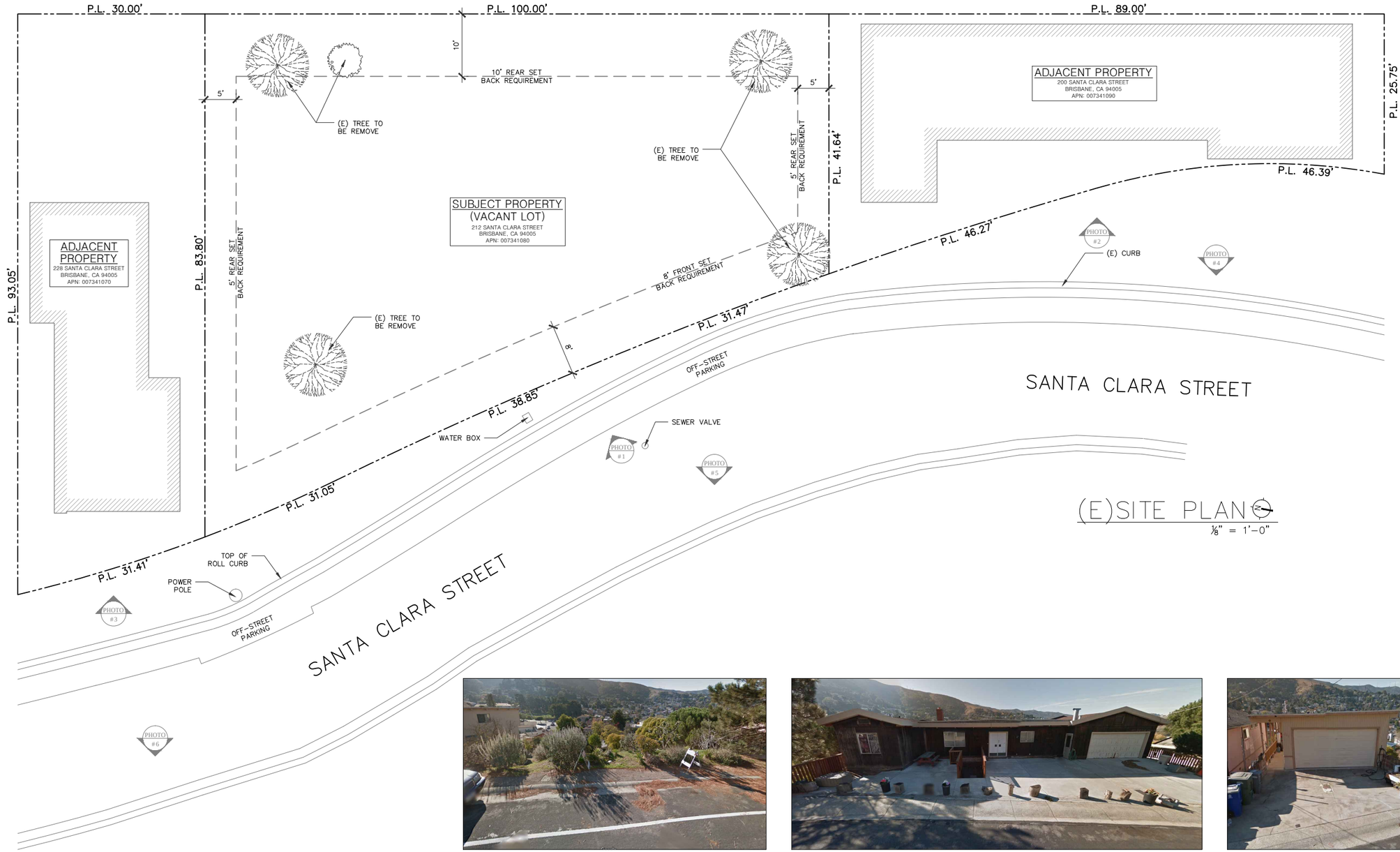

(E)SITE PLAN
⅛" = 1'-0"

PHOTO #1

PHOTO #2

PHOTO #3

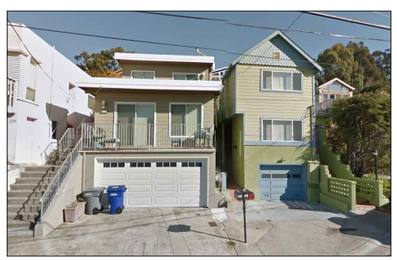
PHOTO #4

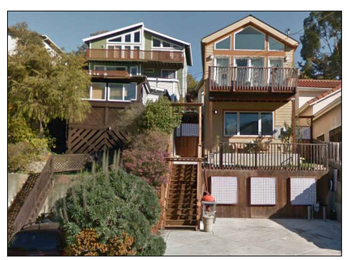
PHOTO #5

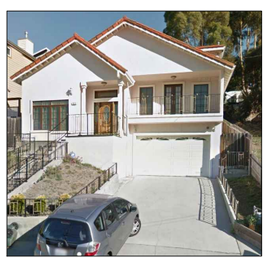
PHOTO #6

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212 SANTA CLARA STREET
BRISBANE, CA 94005

650.741.6968

SHEET TITLE:

(E) SITE PLAN & PHOTOGRAPHS

PROJECT ADDRESS:

212 SANTA CLARA STREET
BRISBANE, CA 94005

APN: 007.341.080

PREPARER: JEFF CHOW

650.741.6968

NOTES	BY
⚠ COMMENTS	T.C.
△	
△	
△	
△	
△	

DATE	11/25/2015
SCALE	AS NOTED
DRAWN	M.C.
JOB	150715
SHEET	A1.0 OF SHEETS

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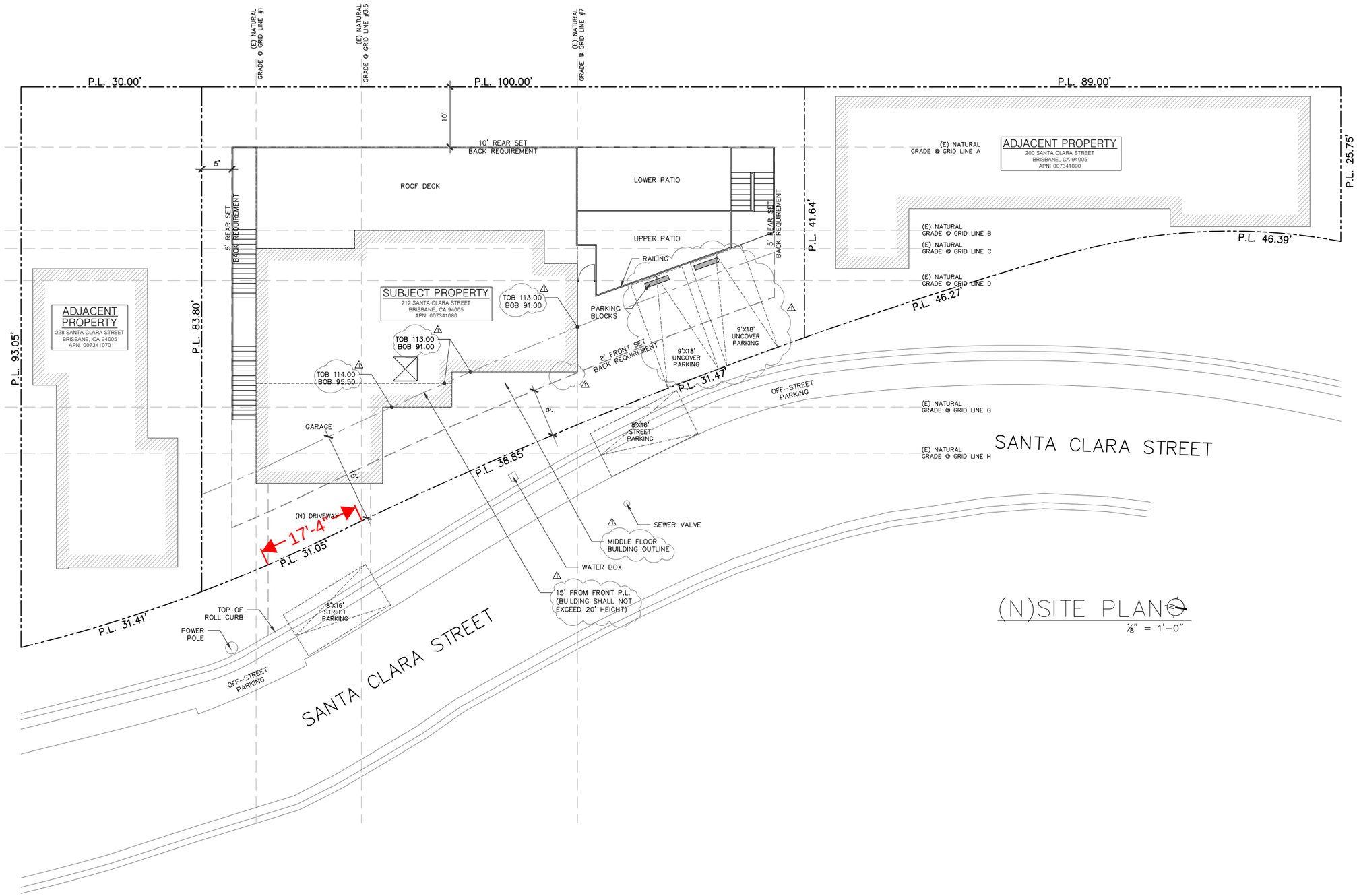

(N)SITE PLAN
1/8" = 1'-0"

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SHEET TITLE:

(N) SITE PLAN

PROJECT ADDRESS:

212 SANTA CLARA STREET
BRISBANE, CA 94005

APN: 007.341.080

PREPARER: JEFF CHOW

650.741.6968

NOTES	BY
1 COMMENTS	T.C.

DATE 11/25/2015
SCALE AS NOTED
DRAWN M.C.
JOB 150715
SHEET A1.1 OF SHEETS

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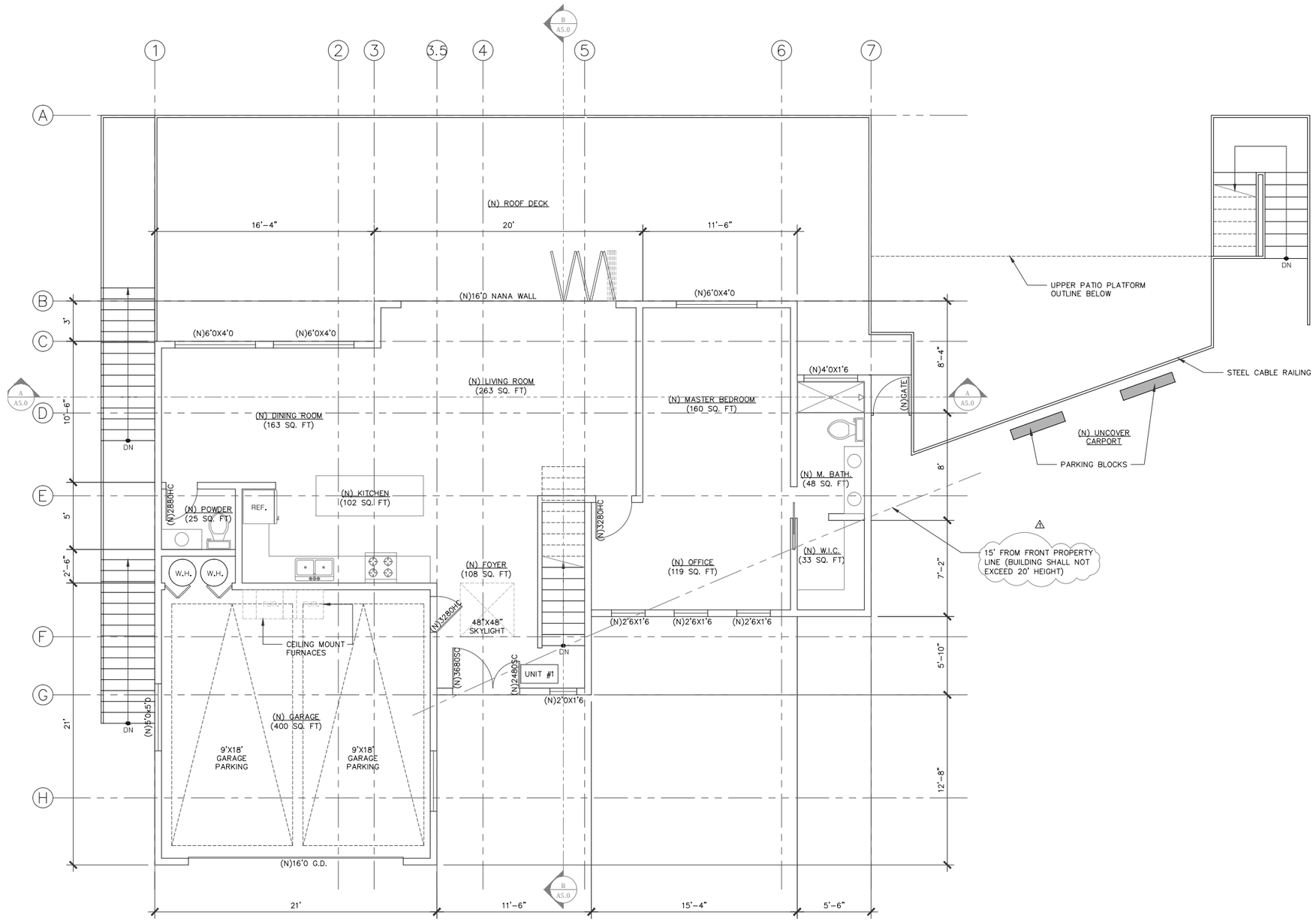

PROPOSED UPPER FLOOR PLAN

1/4" = 1'-0"

212 SANTA CLARA ST. (1,520 SQ.FT.)

A —

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212 SANTA CLARA STREET
BRISBANE, CA 94005

650.741.6968

SHEET TITLE:

FLOOR PLAN

PROJECT ADDRESS:

212 SANTA CLARA STREET
BRISBANE, CA 94005

APN: 007.341.080

PREPARER: JEFF CHOW

650.741.6968

NOTES	BY
1 COMMENTS	T.C.
2	
3	
4	
5	
6	

DATE	11/25/2015
SCALE	AS NOTED
DRAWN	M.C.
JOB	150715
SHEET	A2.0
OF	SHEETS

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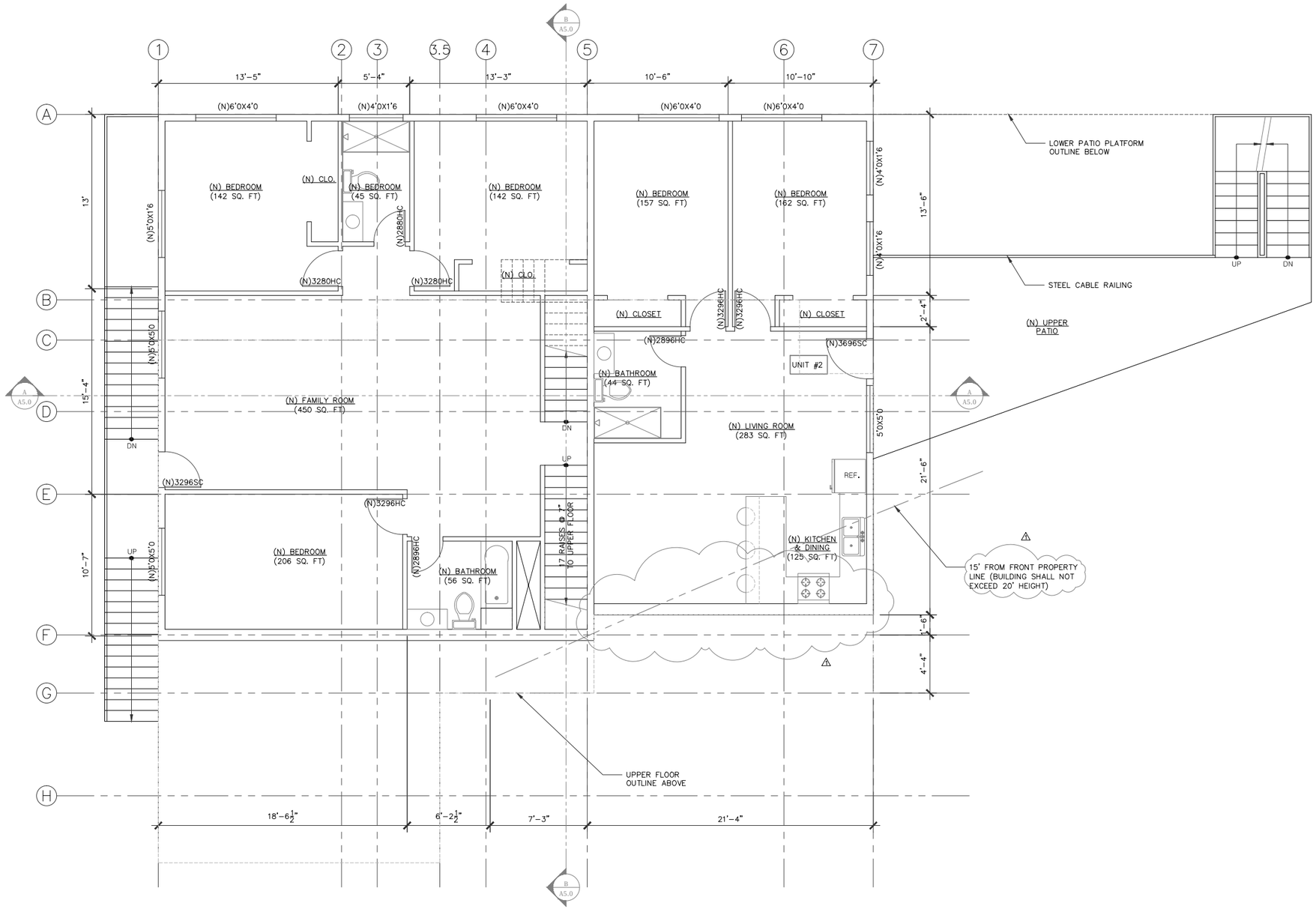

PROPOSED MIDDLE FLOOR PLAN

1/4" = 1'-0"

212 SANTA CLARA ST. (1,952 SQ.FT.)

A
—

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212 SANTA CLARA STREET
BRISBANE, CA 94005

650.741.6968

SHEET TITLE:

FLOOR PLAN

PROJECT ADDRESS:

212 SANTA CLARA STREET
BRISBANE, CA 94005

APN: 007.341.080

PREPARER: JEFF CHOW

650.741.6968

NOTES	BY
⚠ COMMENTS	T.C.
△	
△	
△	
△	
△	

DATE	11/25/2015
SCALE	AS NOTED
DRAWN	M.C.
JOB	150715
SHEET	A2.1 OF SHEETS

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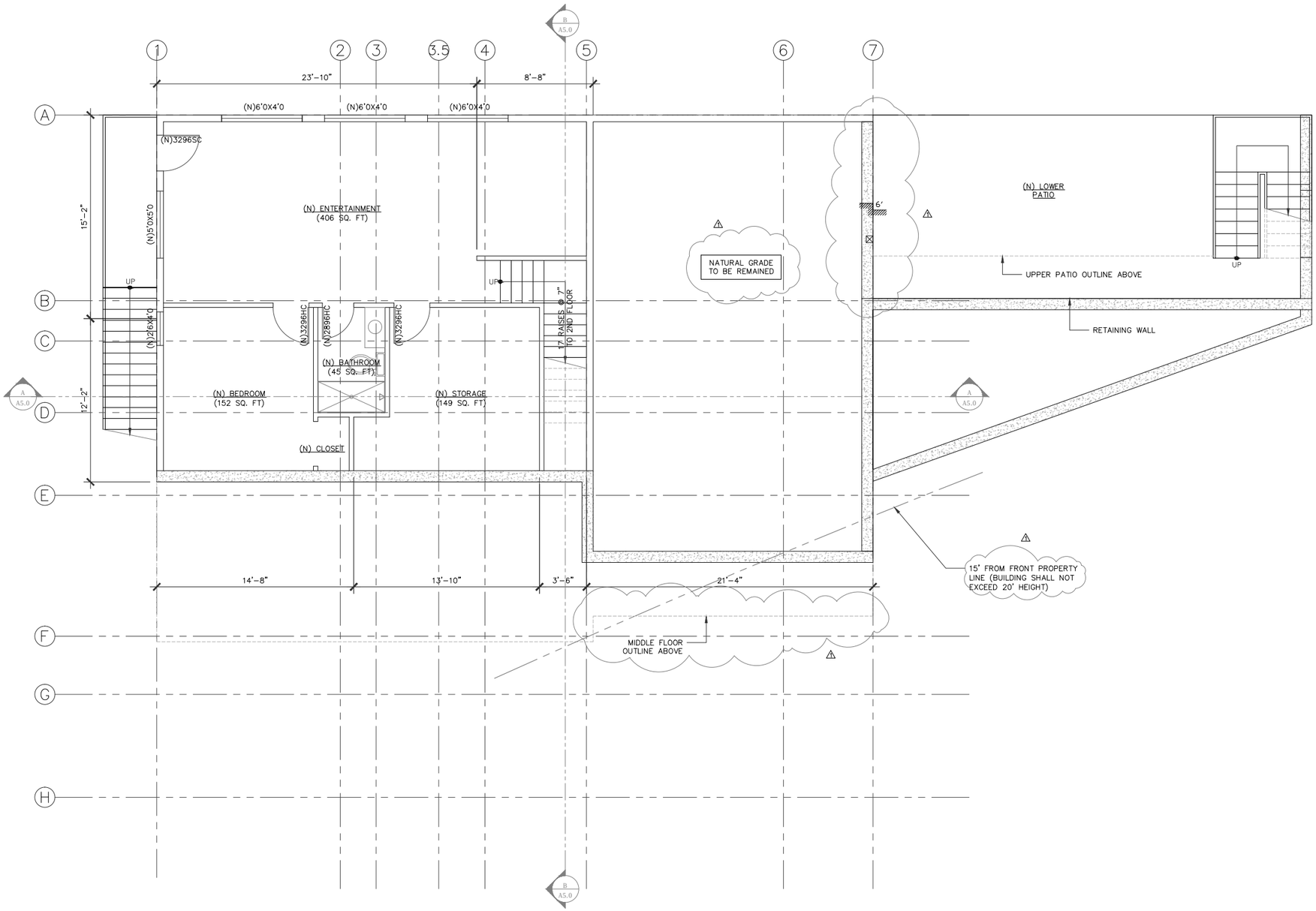

PROPOSED LOWER FLOOR PLAN

1/4" = 1'-0"

212 SANTA CLARA ST. (776 SQ.FT.)

A
—

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212 SANTA CLARA STREET
BRISBANE, CA 94005

650.741.6968

SHEET TITLE:

FLOOR PLAN

PROJECT ADDRESS:

212 SANTA CLARA STREET
BRISBANE, CA 94005

APN: 007.341.080

PREPARER: JEFF CHOW

650.741.6968

NOTES	BY
1 COMMENTS	T.C.

DATE	11/25/2015
SCALE	AS NOTED
DRAWN	M.C.
JOB	150715
SHEET	A2.2
	OF SHEETS

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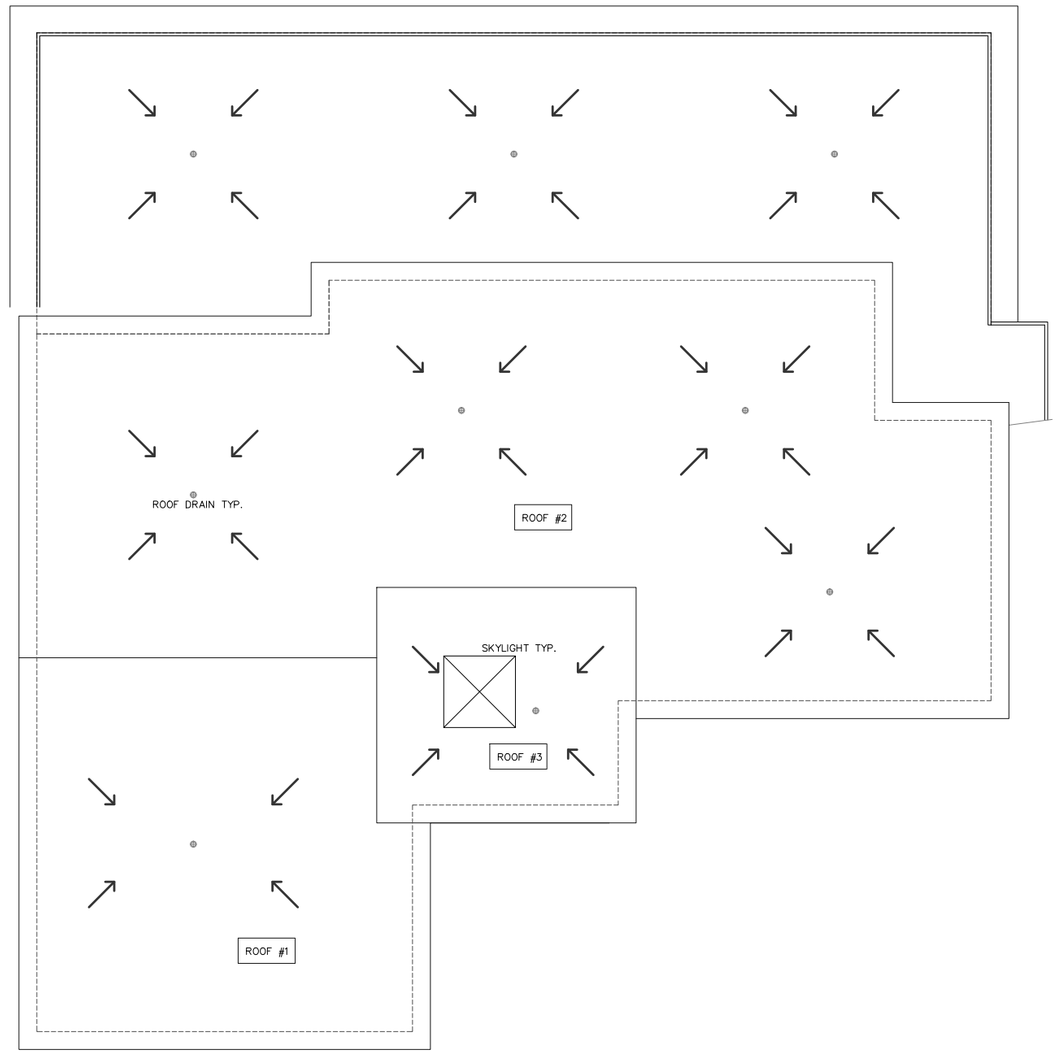

PROPOSED ROOF PLAN

1/4" = 1'-0"

212 SANTA CLARA ST. (776 SQ.FT.)

A
—

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212 SANTA CLARA STREET
BRISBANE, CA 94005

650.741.6968

SHEET TITLE:

ROOF PLAN

PROJECT ADDRESS:

212 SANTA CLARA STREET
BRISBANE, CA 94005

APN: 007.341.080

PREPARER: JEFF CHOW

650.741.6968

NOTES	BY
1 COMMENTS	T.C.
2	
3	
4	
5	
6	

DATE	11/25/2015
SCALE	AS NOTED
DRAWN	M.C.
JOB	150715
SHEET	A2.3 OF SHEETS

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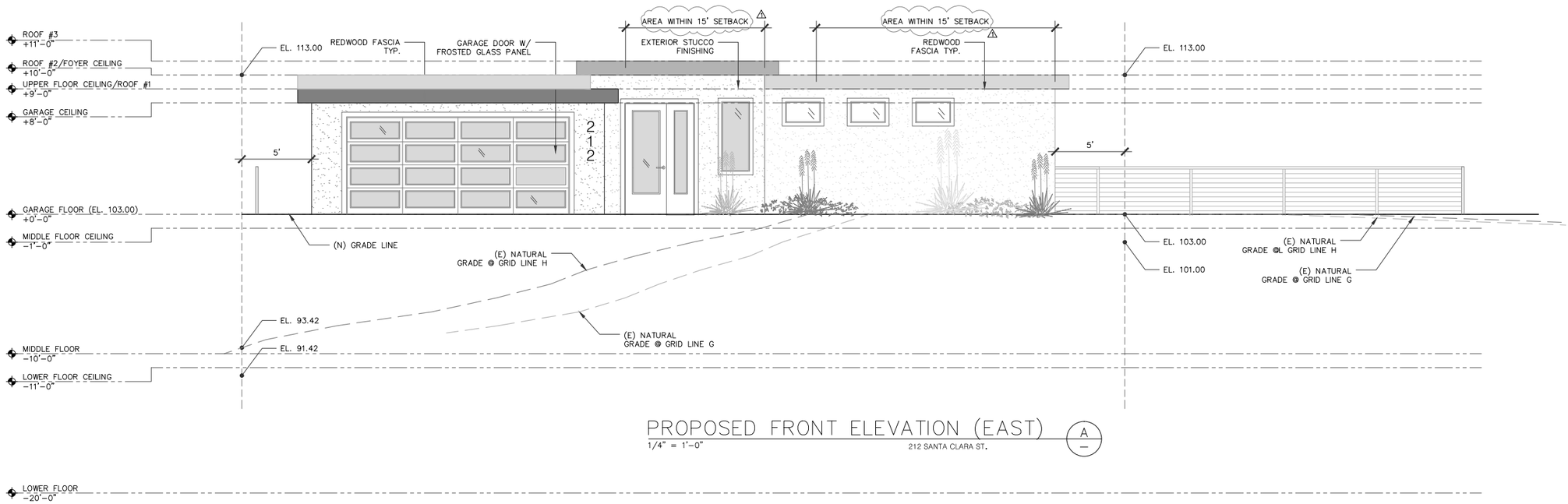

PROPOSED FRONT ELEVATION (EAST) A

1/4" = 1'-0" 212 SANTA CLARA ST.

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212 SANTA CLARA STREET
BRISBANE, CA 94005

650.741.6968

SHEET TITLE:

ELEVATION

PROJECT ADDRESS:

212 SANTA CLARA STREET
BRISBANE, CA 94005

APN: 007.341.080

PREPARER: JEFF CHOW

650.741.6968

NOTES	BY
1 COMMENTS	T.C.

DATE	11/25/2015
SCALE	AS NOTED
DRAWN	M.C.
JOB	150715
SHEET	A4.0

OF SHEETS

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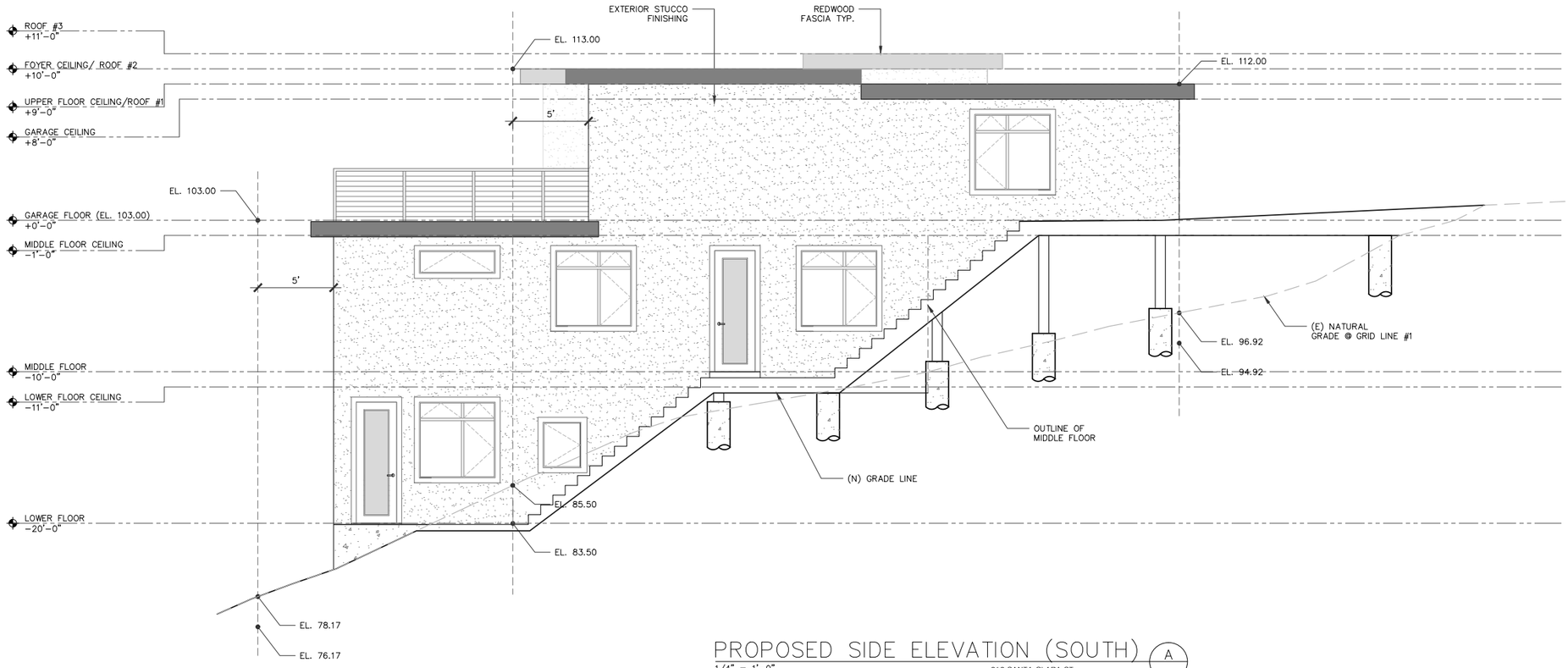

PROPOSED SIDE ELEVATION (SOUTH) A

1/4" = 1'-0" 212 SANTA CLARA ST.

INNOVATIVE CONSULTING ENGINEER

90 South Spruce Ave # K
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(650) 741-6966
info@icedesigninc.com

APPLICANT:

OLIVIA LEE, ALLAN YUEN,
MAY YUEN, JEFFEN MOK

212 SANTA CLARA STREET
BRISBANE, CA 94005

650.741.6968

SHEET TITLE:

ELEVATION

PROJECT ADDRESS:

212 SANTA CLARA STREET
BRISBANE, CA 94005

APN: 007.341.080

PREPARER: JEFF CHOW

650.741.6968

NOTES	BY
1 COMMENTS	T.C.

DATE	11/25/2015
SCALE	AS NOTED
DRAWN	M.C.
JOB	150715
SHEET	A4.1 OF SHEETS

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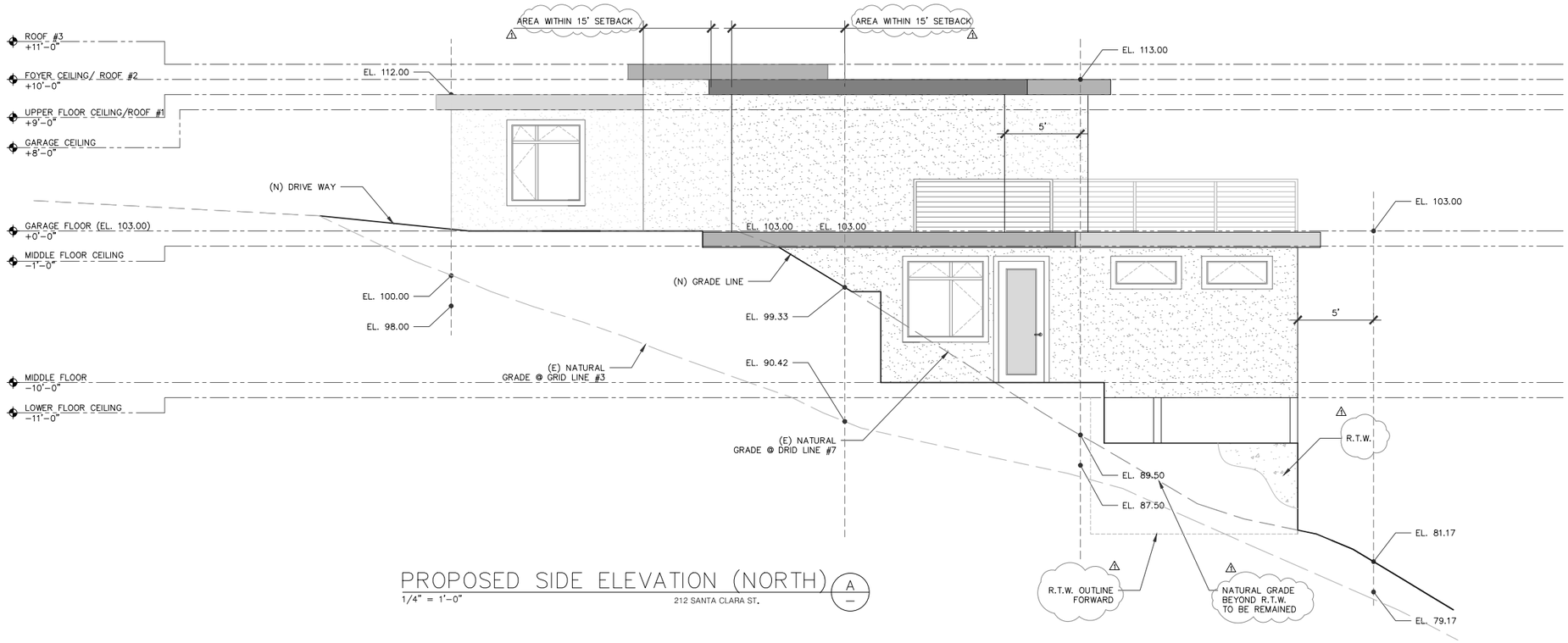
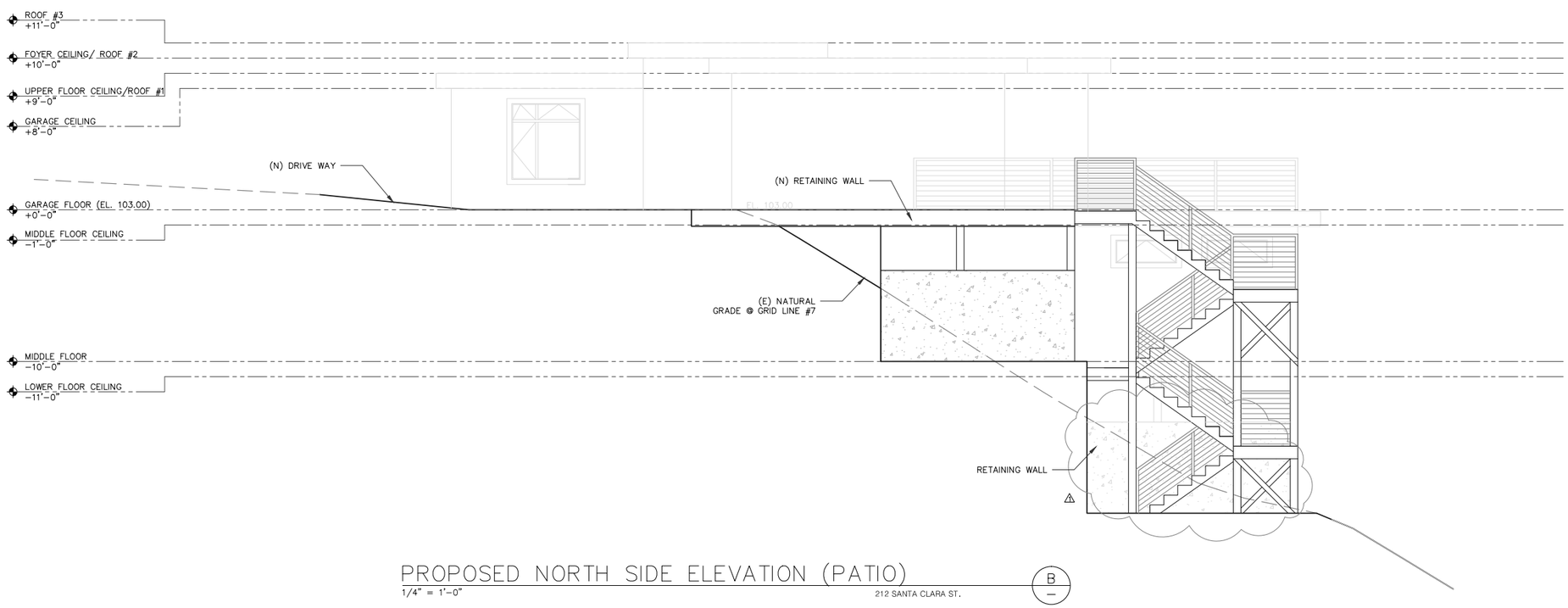


PROPOSED SIDE ELEVATION (NORTH) A

1/4" = 1'-0" 212 SANTA CLARA ST.



PROPOSED NORTH SIDE ELEVATION (PATIO) B

1/4" = 1'-0" 212 SANTA CLARA ST.

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SHEET TITLE:

ELEVATIONS

PROJECT ADDRESS:

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BRISBANE, CA 94005

APN: 007.341.080

PREPARER: JEFF CHOW

650.741.6968

NOTES	BY
1 COMMENTS	T.C.
2	
3	
4	
5	
6	

DATE	11/25/2015
SCALE	AS NOTED
DRAWN	M.C.
JOB	150715
SHEET	A4.2
OF	SHEETS

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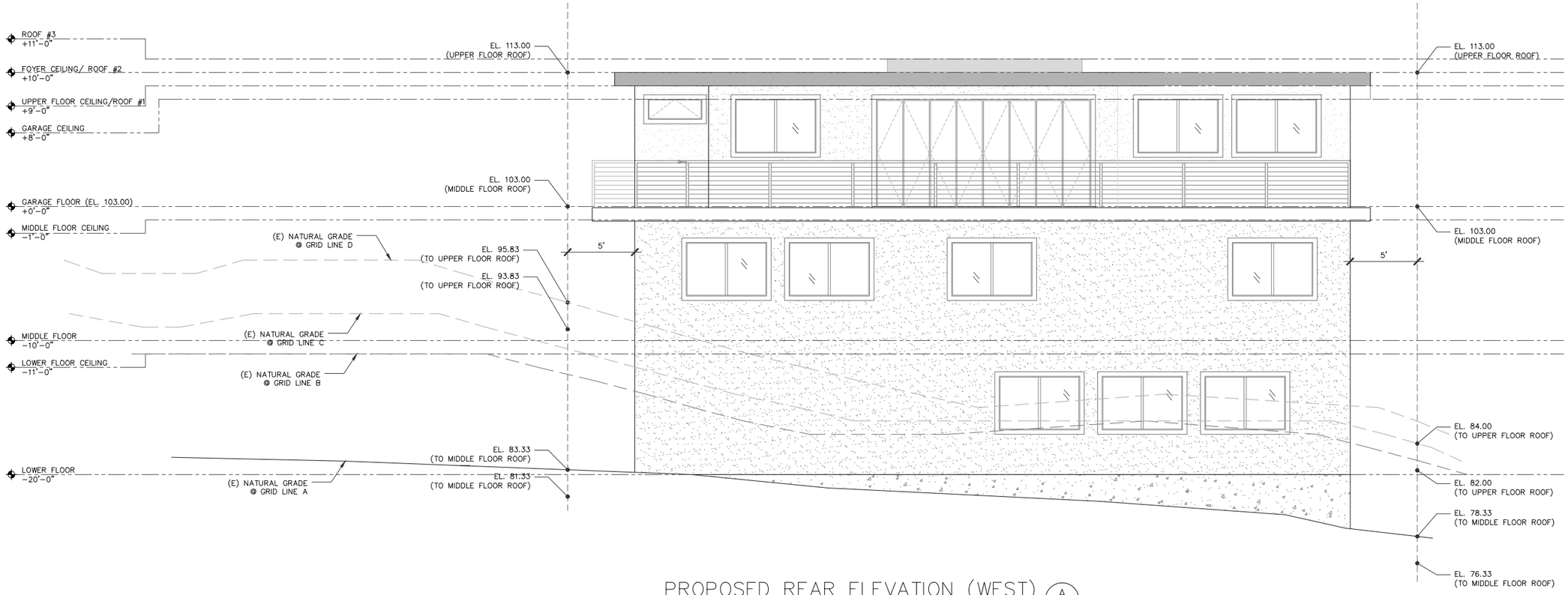
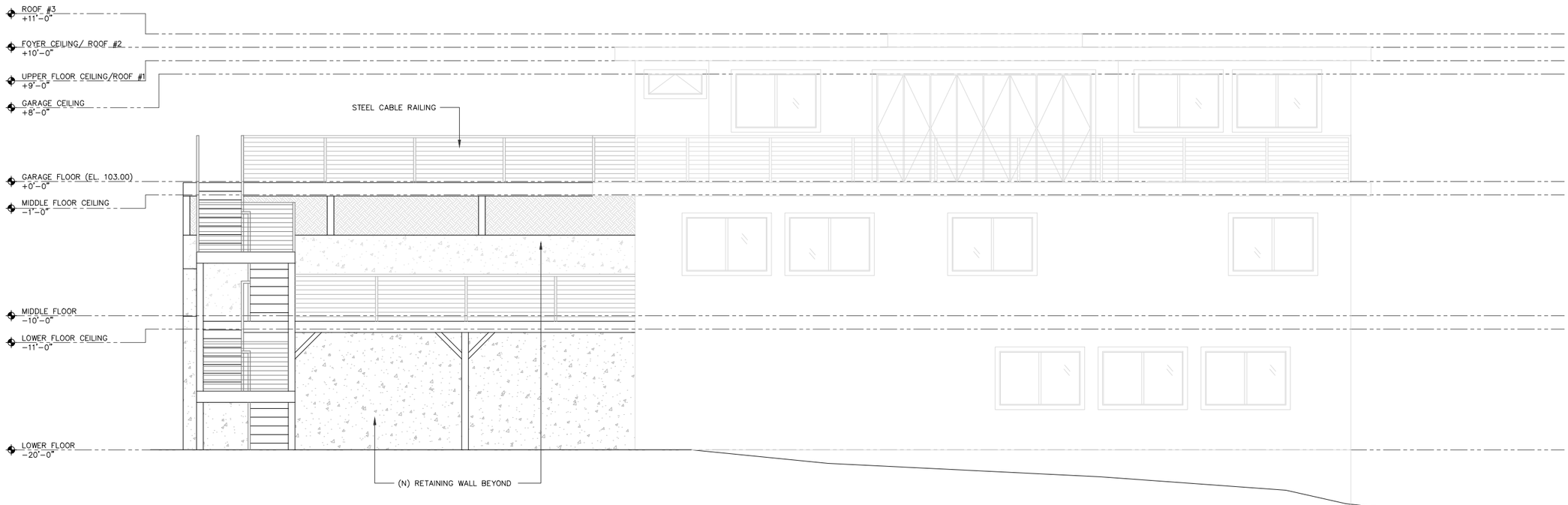


PROPOSED REAR ELEVATION (WEST) A
1/4" = 1'-0" 212 SANTA CLARA ST.



PROPOSED WEST SIDE ELEVATION (PATIO) B
1/4" = 1'-0" 212 SANTA CLARA ST.

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SHEET TITLE:

ELEVATIONS

PROJECT ADDRESS:

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APN: 007.341.080

PREPARER: JEFF CHOW

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NOTES	BY
1 COMMENTS	T.C.

DATE 11/25/2015
SCALE AS NOTED
DRAWN M.C.
JOB 150715
SHEET A4.3 OF SHEETS

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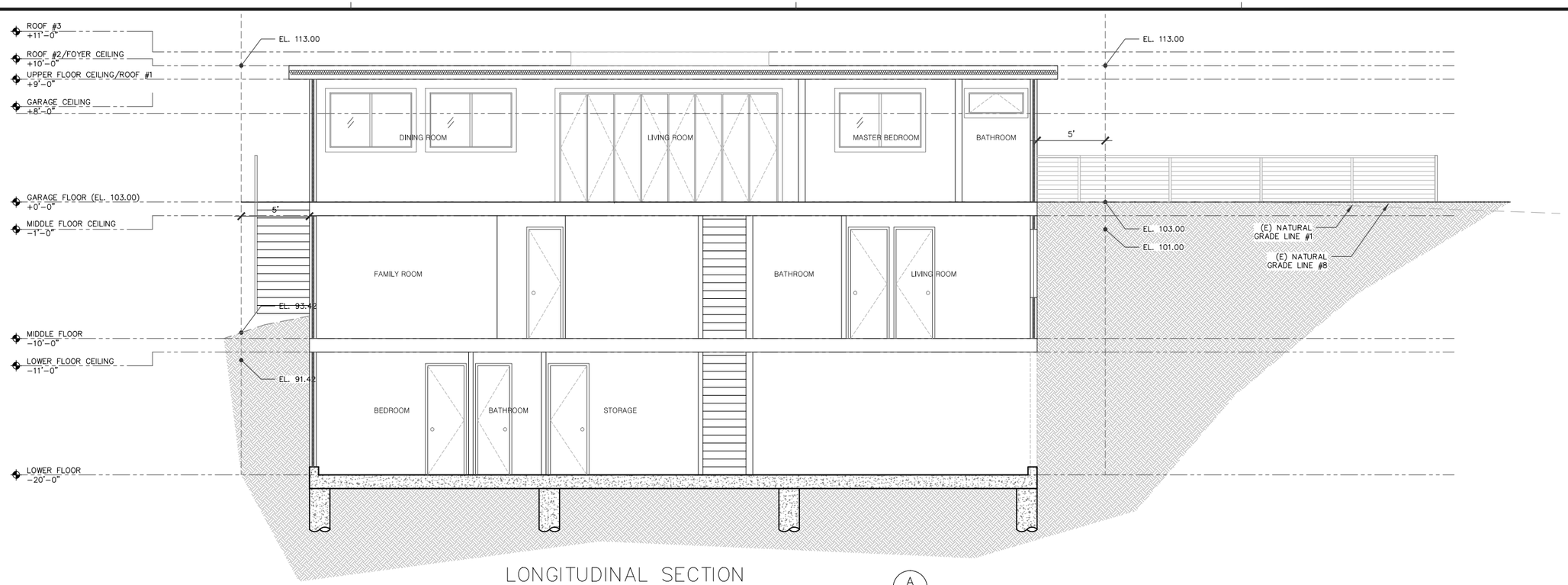
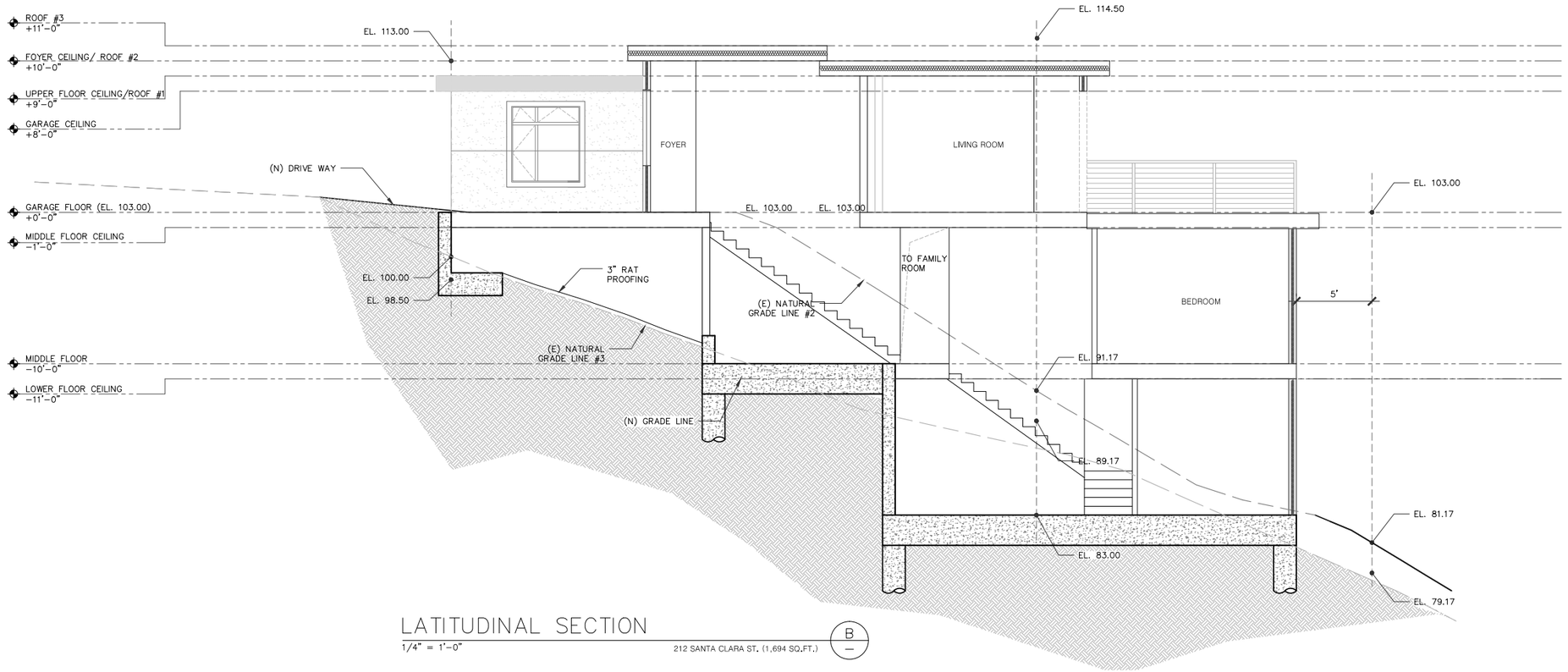


LONGITUDINAL SECTION

1/4" = 1'-0"

212 SANTA CLARA ST. (1,694 SQ.FT.)

A



LATITUDINAL SECTION

1/4" = 1'-0"

212 SANTA CLARA ST. (1,694 SQ.FT.)

B

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650.741.6968

SHEET TITLE:

SECTIONS

PROJECT ADDRESS:

212 SANTA CLARA STREET
BRISBANE, CA 94005

APN: 007.341.080

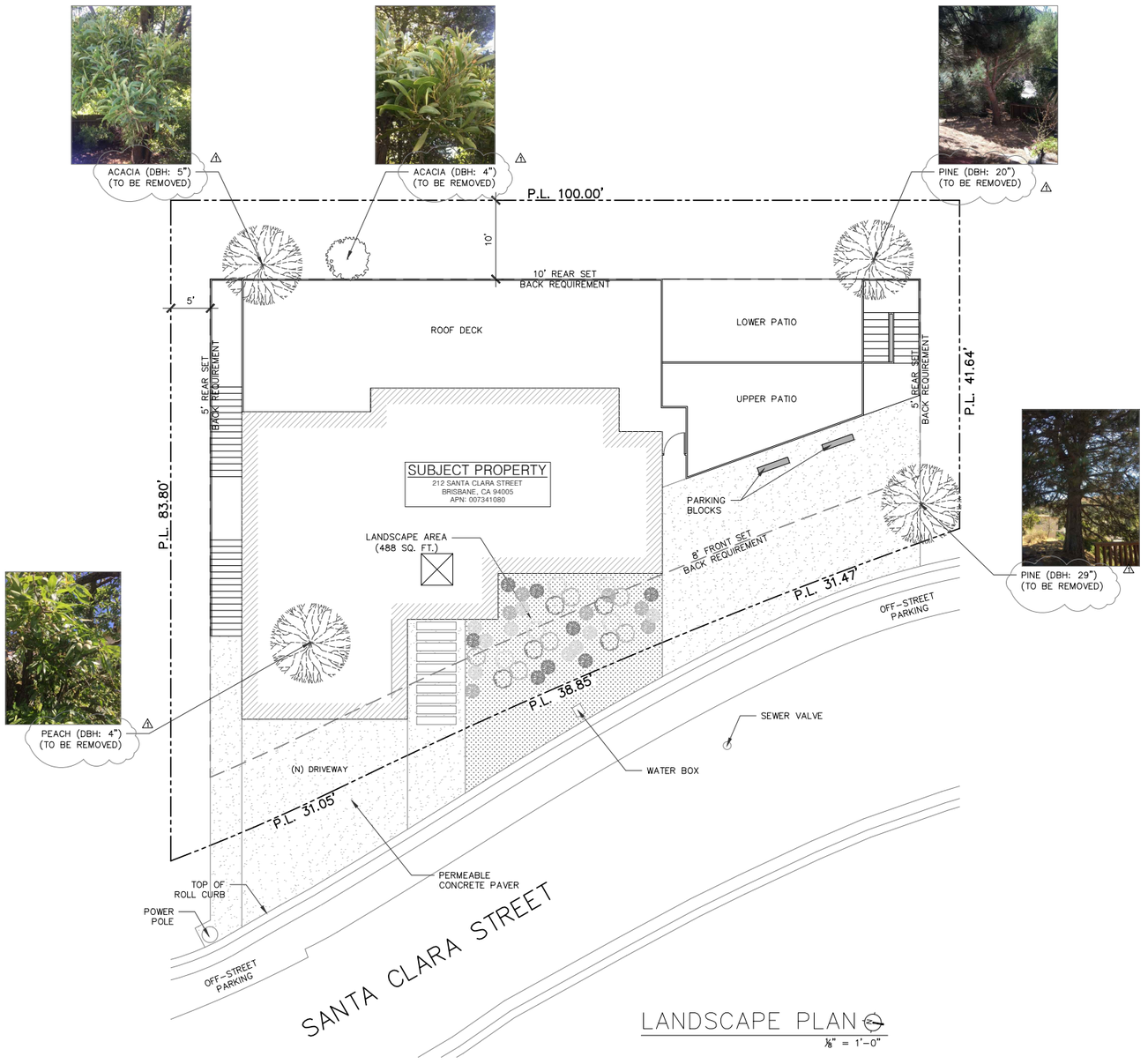
PREPARER: JEFF CHOW

650.741.6968

NOTES	BY
1 COMMENTS	T.C.

DATE	11/25/2015
SCALE	AS NOTED
DRAWN	M.C.
JOB	150715
SHEET	A5.0
OF	SHEETS

PRINT DATE: May 13, 2016 - 10:20am



LANDSCAPE PLAN
1/8" = 1'-0"

LOW WATER USE PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	PLANT TYPE	WATER USE RANKING	PLANT FACTOR RANGE	GROWTH RATE	SIZE
	30	LAVANDULA SPP.	LAVENDER	S	LOW	0.1 TO 0.3	MODERATE TO SLOW	15g
	30	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	P	LOW	0.1 TO 0.3	FAST	15g
		COCOA BROWN MULCH	MULCH	N/A	N/A	N/A	N/A	N/A

* PLANT TYPE: S (SHRUB); T (TREE); V (VINE); GC (GROUNDCOVER); P (PERENNIAL); AND BI (BIENNIAL)

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212 SANTA CLARA STREET
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650.741.6968

SHEET TITLE:

LANDSCAPE PLAN

PROJECT ADDRESS:

212 SANTA CLARA STREET
BRISBANE, CA 94005

APN: 007.341.080

PREPARER: JEFF CHOW

650.741.6968

NOTES	BY
1 COMMENTS	T.C.
2	
3	
4	
5	
6	

DATE 11/25/2015
SCALE AS NOTED
DRAWN M.C.
JOB 150715
SHEET A6.0 OF SHEETS

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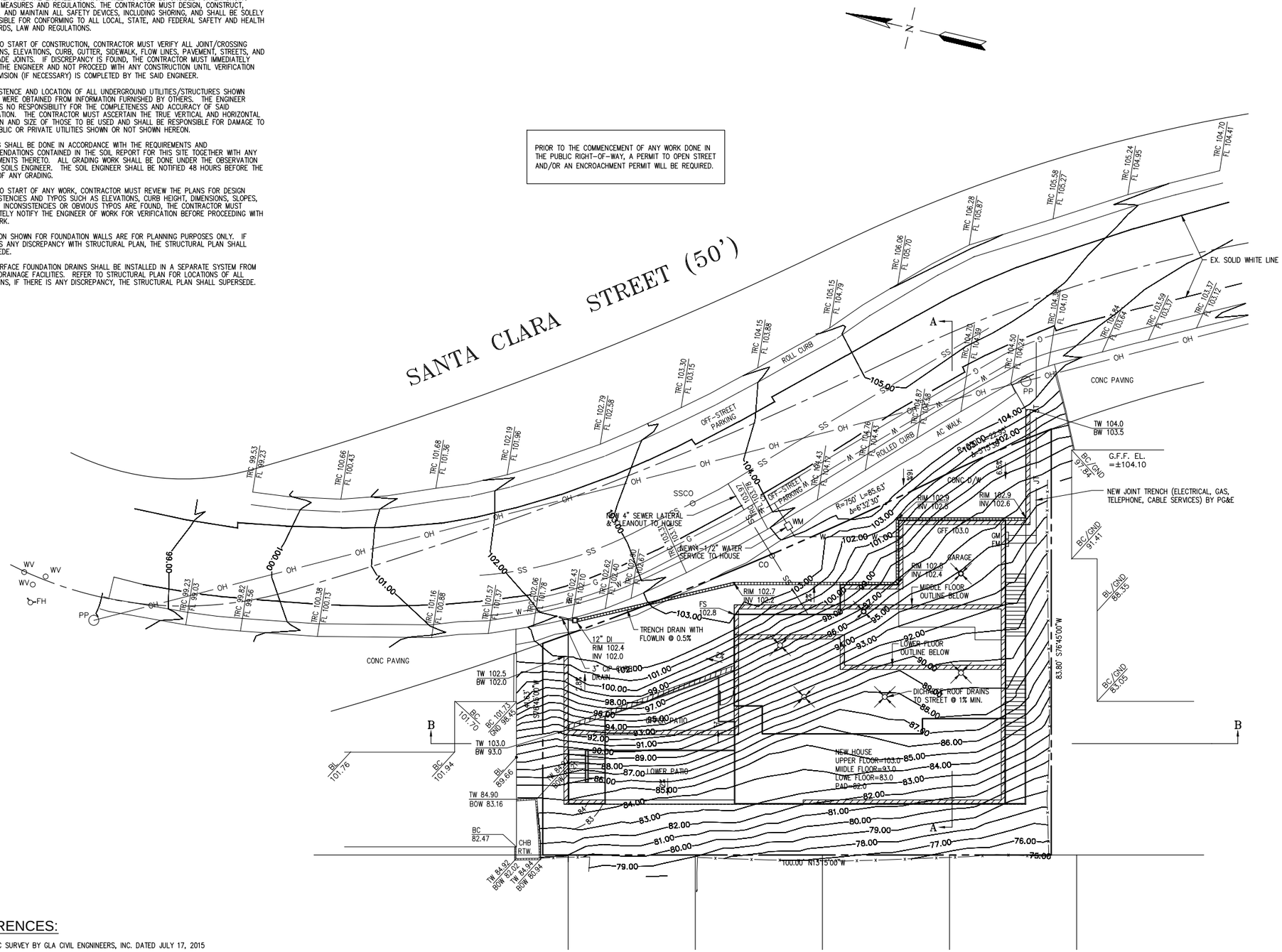
NOTES:

1. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF CITY OF BRISBANE STANDARDS AND SPECIFICATIONS.
2. THE OWNER AND THE ENGINEER OF WORK WILL NOT BE RESPONSIBLE FOR ENFORCING SAFETY MEASURES AND REGULATIONS. THE CONTRACTOR MUST DESIGN, CONSTRUCT, INSTALL, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAW AND REGULATIONS.
3. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY ALL JOINT/CROSSING LOCATIONS, ELEVATIONS, CURB, GUTTER, SIDEWALK, FLOW LINES, PAVEMENT, STREETS, AND ALL GRADE JOINTS. IF DISCREPANCY IS FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER AND NOT PROCEED WITH ANY CONSTRUCTION UNTIL VERIFICATION AND REVISION (IF NECESSARY) IS COMPLETED BY THE SAID ENGINEER.
4. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES/STRUCTURES SHOWN HEREON WERE OBTAINED FROM INFORMATION FURNISHED BY OTHERS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF SAID INFORMATION. THE CONTRACTOR MUST ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF THOSE TO BE USED AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.
5. GRADING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE SOIL REPORT FOR THIS SITE TOGETHER WITH ANY SUPPLEMENTS THERETO. ALL GRADING WORK SHALL BE DONE UNDER THE OBSERVATION OF THE SOILS ENGINEER. THE SOIL ENGINEER SHALL BE NOTIFIED 48 HOURS BEFORE THE START OF ANY GRADING.
6. PRIOR TO START OF ANY WORK, CONTRACTOR MUST REVIEW THE PLANS FOR DESIGN INCONSISTENCIES AND TYPOS SUCH AS ELEVATIONS, CURB HEIGHT, DIMENSIONS, SLOPES, ETC. IF INCONSISTENCIES OR OBVIOUS TYPOS ARE FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF WORK FOR VERIFICATION BEFORE PROCEEDING WITH ANY WORK.
7. ELEVATION SHOWN FOR FOUNDATION WALLS ARE FOR PLANNING PURPOSES ONLY. IF THERE IS ANY DISCREPANCY WITH STRUCTURAL PLAN, THE STRUCTURAL PLAN SHALL SUPERSEDE.
8. SUB-SURFACE FOUNDATION DRAINS SHALL BE INSTALLED IN A SEPARATE SYSTEM FROM STORM DRAINAGE FACILITIES. REFER TO STRUCTURAL PLAN FOR LOCATIONS OF ALL SUBDRAINS, IF THERE IS ANY DISCREPANCY, THE STRUCTURAL PLAN SHALL SUPERSEDE.

PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.



ABBREVIATION

AC	ASPHALT CONCRETE
C&G	CURB & GUTTER
CONC.	CONCRETE
DI	DRAIN INLET
D/W	DRIVEWAY
EP	EDGE OF PAVEMENT
EX.	EXISTING
FF	FINISH SURFACE
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
GFF	GARAGE FINISH GRADE
LIP	LIP OF GUTTER
P.U.E.	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
SUB	SUB-DRAIN
S/W	SIDEWALK
TC	TOP OF CURB
TD	TRENCH DRAIN
TVG	TOP OF VALLEY GUTTER

LEGEND

- PROPERTY LINE
- CENTERLINE
- SS — UTILITY LINE-TYPE AS NOTED
- STREET LIGHT
- ELEC — UTILITY BOX-TYPE AS NOTED
- WM — WATER METER
- WV — WATER VALVE
- CURB CATCH BASIN
- FIRE HYDRANT
- MANHOLE-TYPE AS NOTED
- SANITARY SEWER CLEANOUT
- OH — POWER POLE W/ OVERHEAD WIRE
- PP — BENCHMARK
- MON — MONUMENT
- 200 — CONTOUR LINE
- SWALE @ 1% MIN. (U.O.N.)
- SURFACE FLOW DIRECTION
- DS — DOWNSPOUT
- (12") — TREE-TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN
- EX. TREE TO BE REMOVED

SHEET INDEX:

C1 GRADING & DRAINAGE
C2 EARTHWORK
C3 DETAILS & SECTIONS
C4 EROSION CONTROL

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REFERENCES:

TOPOGRAPHIC SURVEY BY GLA CIVIL ENGINEERS, INC. DATED JULY 17, 2015

BENCHMARK:

ASSUMED BENCHMARK @ SSMH TOP RIM ELEVATION=100.00 AS SHOWN ON SAID TOPOGRAPHIOC SURVEY.

NO.	REVISION	DATE	BY

RW ENGINEERING, INC.
CIVIL ENGINEERS LAND SURVEYORS
505 ALTAMONT DRIVE, MILPITAS, CA 95035
(P) (408) 262-1899 (FAX) (408) 824-5556
rwengineering@gmail.com

REGISTERED PROFESSIONAL ENGINEER
ROBERT Y. WANG
50541
RENEWAL DATE: 06-30-17
CIVIL
STATE OF CALIFORNIA

DATE: 4/2/16

NEW RESIDENCE
212 SANTA CLARA STREET
BRISBANE, CA
SAN MATEO COUNTY
APN: 007-341-080

GRADING AND DRAINAGE PLAN

DATE: 4/2/16
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW

SHEET
C-1

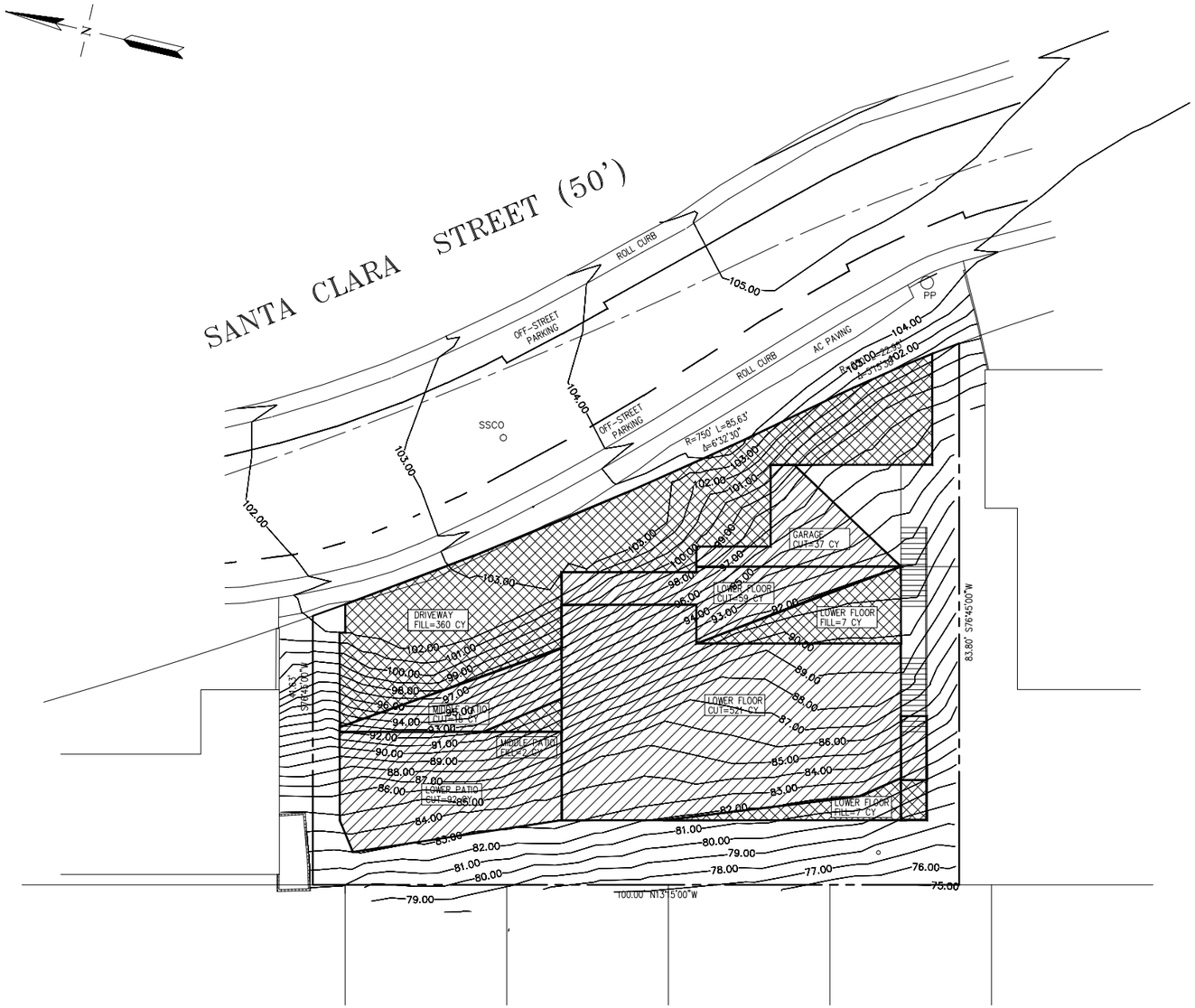
EARTHWORK QUANTITIES:

CUT AREA=724 CY

FILL AREA=376 CY

NET=348 CY (EXPORT)

NOTE:
EARTHWORK QUANTITIES SHOWN ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITIES TAKE-OFF.



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rwengineering@gmail.com

REGISTERED PROFESSIONAL ENGINEER
ROBERT Y. WANG
30541
RENEWAL DATE: 06-30-17
CIVIL
STATE OF CALIFORNIA

DATE: 5/12/16

NEW RESIDENCE
212 SANTA CLARA STREET
BRISBANE, CA
SAN MATEO COUNTY
APN: 007-341-080

EARTHWORK

DATE: 5/12/16
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW

SHEET
C-2