

# *City of Brisbane*

## *Planning Commission Agenda Report*

**TO:** Planning Commission For the Meeting of 4/25/2019

**SUBJECT:** **Variance V-1-19/Grading Review EX-1-19; 296 San Benito Road;** R-1 District; Variance and Grading Review to allow demolition of an existing single-family home and construction of a new 1,794.5 sq ft single-family home on a 2,300 sq ft lot, exceeding the maximum permitted FAR by 138.5 sq ft and requiring 95 cubic yards of soil cut and export; Jerry Kuhel, Kuhel Design, applicant; Paul M. and Glenda M. Jimenez, owner.

**REQUEST:** The applicant proposes construction of a 1,794.5 sq ft home on a 2,300 sq ft lot at 296 San Benito Road. The floor plans call for a two-car garage and bedroom at the lower level and two levels of living space above. Two covered parking spaces would be provided in the garage and two compact uncovered spaces would be accommodated in a new driveway accessed from San Benito Road. The applicant's conceptual grading plan calls for 95 cubic yards (cy) of soil to be excavated and exported from the site.

In order to move forward with the project as designed, the applicant requests approval of the following:

- A Variance to allow the new home to exceed the maximum floor area by approximately 138.5 sq ft; and
- A Grading Permit to allow 95 cubic yards (cy) of soil export from the site.

The City Engineer has determined that the submitted grading plans are satisfactory for the Planning Commission's Grading Permit review.

**RECOMMENDATION:** Deny Variance V-1-19 via adoption of Resolution V-1-19, containing the findings of denial, and approve Grading Review EX-1-19 via adoption of Resolution EX-1-19, containing the findings and conditions of approval.

**ENVIRONMENTAL DETERMINATION:** Constructions of new single-family homes is categorically exempt from the provisions of the California Environmental Quality Act per Section 15303(a) of the CEQA Guidelines. The exceptions to this categorical exemption referenced in Section 15300.2 do not apply.

**APPLICABLE CODE SECTIONS:** The development regulations of the R-1 District, including floor area (FAR) maximums, are contained in BMC Chapter 17.06. Variance findings for approval are described in BMC Chapter 17.46. Planning Commission review of grading

permits proposing more than 50 cubic yards of soil export from a site is mandated under BMC §17.32.220.

## **ANALYSIS AND FINDINGS:**

### Project Description

The subject 2,300 sq ft property is substandard in regards to lot size, width, and depth. The property is currently developed with an approximately 1,000 sq ft home, to be demolished, and provides only one uncovered off-street parking space in a parking pad accessed by an approximately 12 ft curb cut on Glen Park Way.

The proposed project would replace the existing home with a three-story, 1,794.5 sq ft home and create a new 18 ft curb cut on San Benito Road. The home would feature 1,521 sq ft of living area and 473 of garage area, exceeding the minimum dimensions for a two-car garage established per BMC §17.34.040. With two compact sized parking spaces provided within the driveway, a total of four parking spaces would be accommodated on-site. It should be noted that per BMC §17.06.040.F, up to 200 sq ft of garage floor area may be subtracted from the total floor area calculation for lots less than 3,700 sq ft in size. This 200 sq ft reduction is reflected in the project's reported (net) floor area total of 1,794.5 sq ft.

### Variance Analysis

As noted above the applicant is requesting a Variance to allow the new home to exceed the maximum floor area for the property by 138.5 sq ft. In order to grant the requested variance, the Planning Commission must find that, because of special circumstances applicable to the property, such as its size, shape, topography, location, or surroundings, the strict application of the zoning ordinance would deprive the property of privileges enjoyed by other properties in the vicinity and same zoning district. Approval of a variance must also be subject to such conditions as necessary to ensure that the variance will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and same zoning district.

Based on the staff analysis below, the application **would not meet** these findings. (BMC §17.46.010)

- Special Circumstances Applicable to Subject Property:

As previously noted, the subject property is substandard in regards to lot size, width, and depth (see applicant's Site Plan in Attachment E). The majority of lots in the vicinity are less than 5,000 sq ft in size, and the subject property is one of four lots in the vicinity less than 2,500 sq ft in size. (See Attachment E). Thus, while the lot is substandard in size, many lots in the vicinity are similarly sized or less conforming. As such, there are no special circumstances applicable to the subject property as compared to other properties in the vicinity.

- Privileges Enjoyed by Others in the Vicinity Deprived to Subject Property:

In the R-1 zoning district, the maximum FAR of 0.72 is sufficient to allow most substandard lots (2,500 sq ft or more) to accommodate 1,800 sq ft of living area and one covered parking space. A one-car garage is 200 sq ft, per the design standards in BMC §17.34.040.G.1, correlating with the 200 sq ft reduction in floor area allowed by BMC §17.06.040.F for substandard-sized properties. For the proposed home size of 1,521 sq ft (and any home under 1,800 sq ft of living area), BMC §17.34.020 requires only one covered parking space and two uncovered parking spaces. In this particular case, the applicant is requesting an FAR Variance to accommodate an additional covered parking space beyond the one space required by the parking ordinance. The project plans call for a 473 sq ft garage, which exceeds the minimum dimensions and area for a two-car garage by 73 sq ft and exceeds the covered parking requirement by 273 sq ft.

By uniformly applying the 200 sq ft FAR reduction for covered parking for substandard lots, the R-1 regulations recognize that substandard lots are disproportionately impacted by the covered parking requirements than standard lots. The 200 sq ft exemption allows more floor area to be dedicated to living area for people rather than parking areas for cars. The ability to provide a two-car garage where it is not required by the parking ordinance while otherwise maximizing living space is thus not a privilege enjoyed by other substandard lots in the R-1 district.

- Approval would be subject to conditions to ensure that the variance will not constitute a grant of special privilege:

As staff is unable to make the required findings to support the requested variance, this finding is not applicable.

#### Grading Review

While staff is recommending denial of the requested FAR variance and redesign of the project to comply with the R-1 district standards, staff does recommend approval of the requested Grading Review as development of a new conforming home would still require site excavation.

In 2003, the Planning Commission adopted guidelines for reviewing grading permit applications that contain findings for permit approval. The application **would meet** these findings.

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

The subject property features an approximately 10% slope from the front to rear property line. As indicated by the applicant's conceptual grading plan and sections, 95 CY of soil excavation and export from the site is the minimum necessary to accommodate the new structure within the surrounding natural topography and provide required on-site parking. The City Engineer has reviewed and accepted the applicant's proposed driveway location on San Benito Road, with the condition that the curb cut on Glen Park Way be eliminated and restored as a curb and sidewalk.

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

The proposed grading would not result in any exposed retaining walls. An 18-inch landscape wall is proposed in the rear yard which does not require a building permit.

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

The project plans do not call for removal of any trees on or off-site.

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

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

**ATTACHMENTS:**

- A. Draft Resolution V-1-19 with recommended findings of denial
- B. Draft Resolution EX-1-19 with recommended findings and Conditions of Approval
- C. Vicinity map
- D. Project data table
- E. Staff's FAR Variance analysis
- F. Applicant's supporting statements and plans

  
\_\_\_\_\_  
Julia Ayres, Associate Planner

  
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John Swiecki, Community Development Director

# ATTACHMENT A

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Draft  
RESOLUTION V-1-19

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
DENYING VARIANCE V-1-19  
FOR A NEW SINGLE-FAMILY HOME  
AT 296 SAN BENITO ROAD

WHEREAS, Jerry Kuhel, of Kuhel Design, applied to the City of Brisbane for a Variance to allow construction of a single-family dwelling at 296 San Benito Road that would exceed the maximum floor area permitted by the R-1 Residential District standards by approximately 138.5 square feet, such application being identified as Variance V-1-19; and

WHEREAS, on April 25, 2019, the Planning Commission conducted a hearing of the application, publicly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

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

NOW THEREFORE, based upon the findings set forth in Exhibit A attached herein, the Planning Commission of the City of Brisbane, at its meeting of April 25, 2019 did resolve as follows:

Variance application V-1-19 is denied per the findings of denial attached herein as Exhibit A.

ADOPTED this 25<sup>th</sup> day of April, 2019, by the following vote:

AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
PAMALA SAYASANE  
Chairperson

ATTEST:

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

DRAFT  
EXHIBIT A

**Action Taken:** Deny Variance V-1-19, per the staff memorandum with attachments, via adoption of Resolution V-1-19.

**Findings of Denial:**

**Variance V-1-19**

A. There are no conditions that will assure that the adjustment requested would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is located. Specifically, the FAR variance request would result in an FAR for the property of 0.78, which would not only exceed the maximum 0.72 FAR of the R-1 district but would also be the second-highest FAR in the vicinity of the subject property, as demonstrated in Attachment E to the staff report. There are no conditions that could be applied to ensure that granting of the requested FAR variance would not be a grant of special privilege to the applicant not otherwise enjoyed by substandard sized lots in the R-1 district.

B. There are no special circumstances applicable to subject property, including size, shape, topography, location or surroundings, for which the strict application of this title would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. Specifically, the majority of lots in the vicinity are less than 5,000 sq ft in size, and the subject property is one of four lots in the vicinity less than 2,500 sq ft in size as shown in Attachment E to the staff report. None of these lots, with the exception of one, exceed the maximum FAR. Additionally, by uniformly applying the 200 sq ft FAR reduction for covered parking for substandard lots, the R-1 regulations recognize that substandard lots are more disproportionately impacted by the covered parking requirements than standard lots. The ability to provide a two-car garage where it is not otherwise required by the parking ordinance is thus not a privilege enjoyed by other substandard lots in the R-1 district.



# ATTACHMENT B

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Draft  
RESOLUTION EX-1-19

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE  
RECOMMENDING APPROVAL OF GRADING PERMIT EX-1-19  
FOR A NEW SINGLE-FAMILY HOME  
AT 296 SAN BENITO ROAD

WHEREAS, Jerry Kuhel, of Kuhel Design, applied to the City of Brisbane for Grading Permit review for construction of a single-family dwelling at 296 San Benito Road that will require 95 cubic yards of soil cut and export from the site, such application being identified as Grading Review EX-1-19; and

WHEREAS, on April 25, 2019, the Planning Commission conducted a hearing of the application, publicly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

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

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

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

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of April 25, 2019 did resolve as follows:

City Engineer issuance of Grading Review EX-1-19 is recommended by the Planning Commission in compliance with the conditions of approval attached herein as Exhibit A.

ADOPTED this 25<sup>th</sup> day of April, 2019, by the following vote:

AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
PAMALA SAYASANE  
Chairperson

ATTEST:

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

DRAFT

**EXHIBIT A**

**Action Taken:** Recommended City Engineer issuance of Grading Permit EX-1-19, per the staff memorandum with attachments, via adoption of Resolution EX-1-19.

**Findings:**

**Grading Permit EX-1-19**

- As indicated by the applicant’s grading plan and sections, the 95 CY of soil excavation and export from the site is the minimum necessary to accommodate the new structure within the surrounding natural topography and provide required on-site parking.
- The proposed grading would result in an exposed retaining wall at the north side of the home, of approximately seven feet in exposed height from grade, adjacent to the mid-level patio and outside of the required five-foot side yard setback.
- Per the submitted project plans, the proposed grading will not result in the removal of existing street trees, any California Bay, Laurel, Coast Live Oak or California Buckeye trees, or three or more trees of any other species having a circumference of at least 30 inches measured 24 inches above natural grade.
- The subject property is not located within the boundaries of the San Bruno Mountain Area Habitat Conservation Plan.

**Conditions of Approval:**

Prior to Issuance of a Building Permit

- A. Plans submitted for the required building and grading permits shall substantially conform to plans on file in the City of Brisbane Planning Department, with the following modifications:
  1. The residential structure shall comply with all development standards of the R-1 zoning district, including but not limited to FAR, lot coverage, and building height maximums, setback minimums, and required on-site parking.
  2. A landscape plan shall be submitted demonstrating compliance with the requirements of Brisbane Municipal Code §17.06.040.I, to the satisfaction of the Planning Director. The plan shall incorporate water-conserving, non-invasive landscaping of sufficient size at maturity to provide screening of the structure in the rear yard and comply with the minimum front yard landscaping requirements of 15%.
  3. The site plan and civil plans shall show elimination of the existing curb cut on Glen Park Way and restoration as a curb and sidewalk per the Department of Public Works’ standard details, subject to review and approval by the City Engineer.

4. Plans submitted for grading permit review shall be subject to standard review procedures by the Department of Public Works.
- B. Prior to issuance of a building permit, the applicant shall obtain an encroachment permit from the Department of Public Works for all proposed construction activity and private improvements within the public right-of-way.
- C. Prior to issuance of a building permit, the property owner shall enter into standard landscape maintenance agreements with the City.
- D. Prior to issuance of a building permit, an agreement shall be recorded between the owner and the City whereby the owner waives the right to protest the inclusion of the property within an underground utility district.

Other Conditions

- E. All glass shall be nonreflective, and all exterior lighting shall be located so as not to cast glare upward or onto surrounding streets or properties.
- F. Water and sanitary sewer service and storm drainage details shall be subject to approval by the City Engineer.
- G. Drawings depicting all work completed and proposed shall be provided to the satisfaction of the City. Exposure of covered work may also be required to demonstrate compliance with building code requirements.
- H. The permittees agree to indemnify, defend and hold the City and its officers, officials, boards, commissions, employees and volunteers harmless from and against any claim, action or proceeding brought by any third party to attack, set aside modify or annul the approval, permit or other entitlement given to the applicant, or any of the proceedings, acts, or determinations taken, done or made prior to the granting of such approval, permit, or entitlement.
- I. Minor modifications may be approved by the Planning Director in conformance with all requirements of the Municipal Code.

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# ATTACHMENT C

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Aerial Vicinity Map  
296 San Benito Rd.



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# ATTACHMENT D

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## Project Data Table

<b>ADDRESS</b>	296 San Benito Road				
<b>APN</b>	007451050				
<b>ZONING</b>	R-1 Residential				
<b>DESCRIPTION</b>	Variance V-1-19 and Grading Review EX-1-19 to allow construction of new SFD that exceeds the 0.72 FAR with 95 CY of soil cut & export				
<b>Development Standard</b>	<b>Existing</b>	<b>Proposed</b>	<b>Min/Max</b>	<b>Complies</b>	<b>Does not comply</b>
<b>Lot Area</b>	2300 SF		5,000 SF	<b>CoC</b>	
<b>Lot Coverage</b>	1,079 SF or 47%	914 SF or 40%	40% or 920 SF	X	
<b>Floor Area</b>	1,008 SF or 0.44 FAR	1,794.5 SF or 0.78 FAR	0.72 FAR or 1,656 SF		<b>X Variance</b>
<b>Setbacks</b>					
<b>W Side</b>	3'	5'	3.65'	X	
<b>E Side</b>	6' 6"	5'	3.65'	X	
<b>Rear</b>	8' 10"	12' 6"	10'	X	
<b>Front</b>	8'	16'	9' (block avg)	X	
<b>Decks</b>		FLL: 12' 2" SLL: 5'	FLL: 9' SLL: 5'	X	
<b>Stairs</b>		FLL: 2' 5" SLL: 5'	FLL: 0' SLL: 5'	X	
<b>Eaves</b>		SLL: 3'6"	SLL: 2' 6"	X	
<b>Height</b>	<28'	27' 10"	28'	X	
<b>15' from FLL</b>	<20'	n/a	20'	n/a	
<b>Parking</b>	1 uncovered	2 covered; 2 in d/w	3 (1 covered)	X	
<b>Articulation</b>					
<b>Front</b>	n/a	less than 20' x 20'	n/a	n/a	
<b>Rear</b>	n/a	less than 20' x 20'	n/a	n/a	
<b>Landscaping</b>		150 SF	15% of FYSB or 49 SF	X	
<b>Other Standards</b>	<b>YES</b>	<b>NO</b>	<b>STATUS</b>		
<b>Grading?</b>	X		<b>95 CY cut/export</b>		

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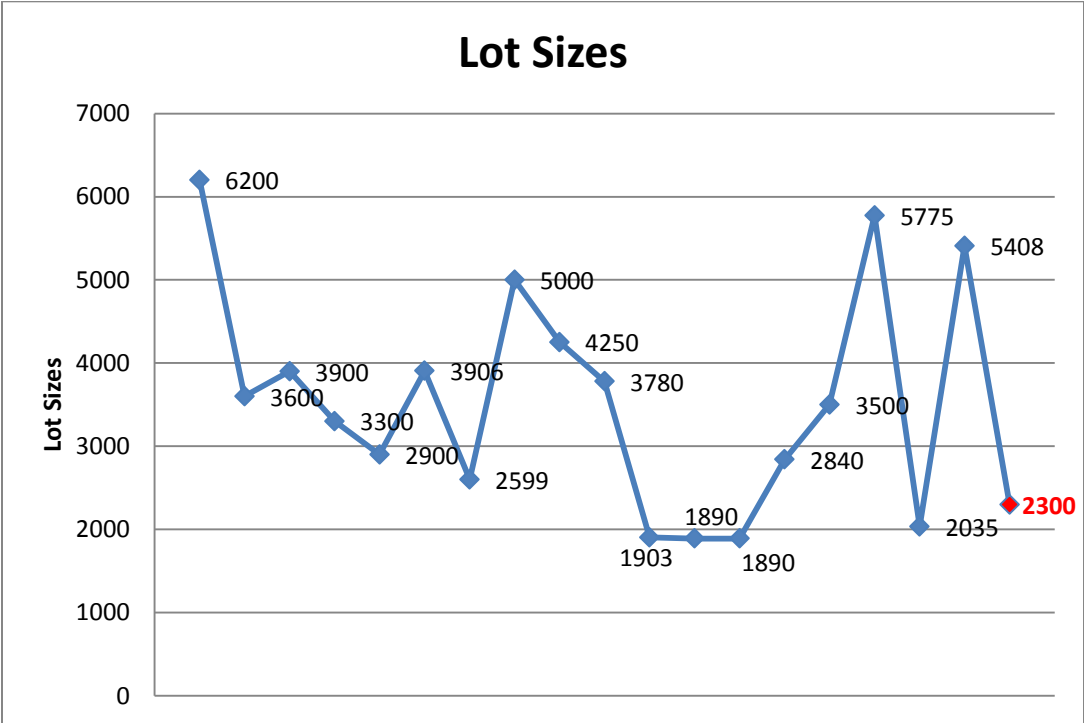
# ATTACHMENT E

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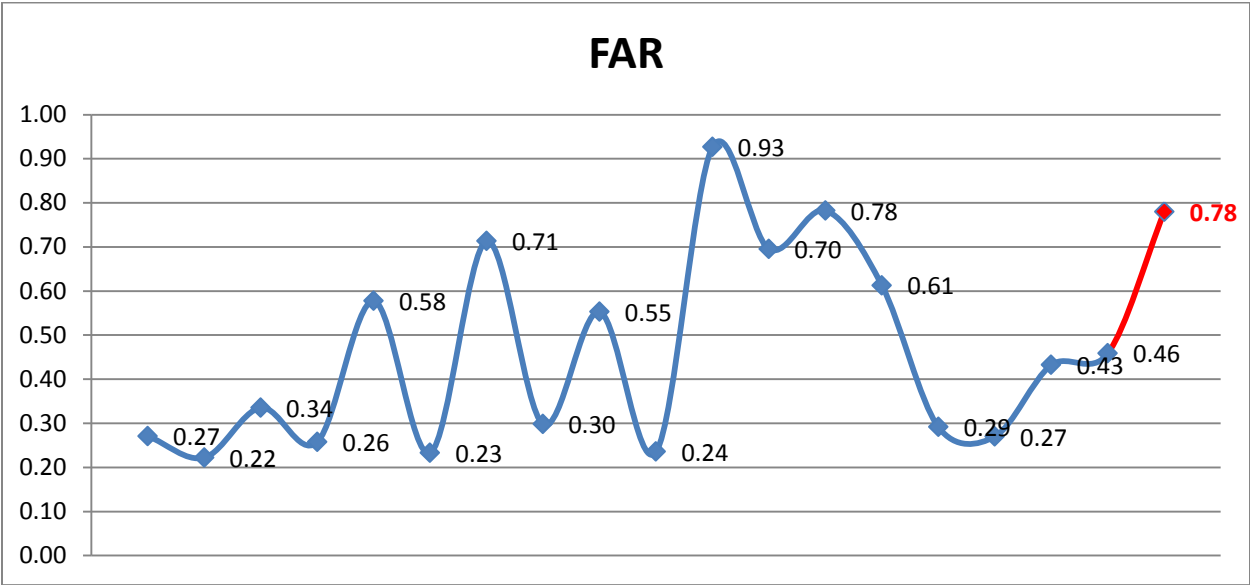


### Floor Area Ratio Variance Analysis

Study area: 200 Block (even) San Benito Road; 100 Block (even) Glen Park Way



Most lots < 5,000 SF. Red value indicates subject proposal.



Data sources: City of Brisbane building permit records, San Mateo County Assessor records. Reported data represents best estimates based on available data.

# ATTACHMENT F

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To: Brisbane Planning Department  
Date: 1-16-19  
From: Jerry Kuhel  
Re: 296 San Benito Ave. variance application

Project Description: Replace existing 1079 sq. ft. 1 story, three bedroom, 1 bath single family residence with no covered parking and 46% lot coverage with new 1796 sq. ft. 3 story, 2 bedroom, 3 bath, 1 office single family residence with 2 covered parking space and 40% lot coverage on a substandard size 2300 sq. ft. lot.

We are asking for a variance for an additional 140 sq. ft. over the allotted .72% F.A.R. to accommodate an additional covered parking space in the garage.

Arguments for the variance:

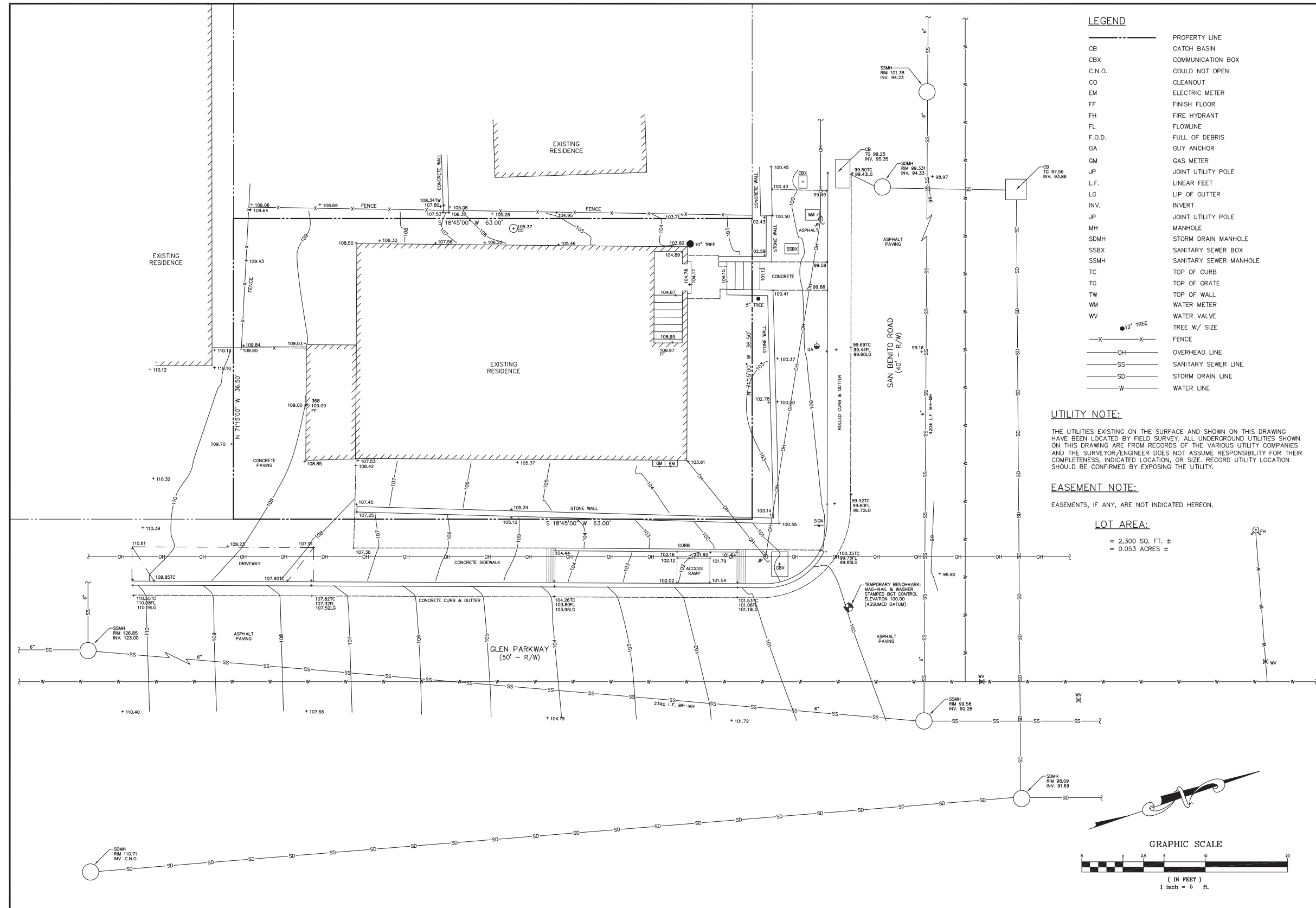
1. This is a substandard size lot. The additional square footage requested would conform to the required F.A.R. of a standard 2500 sq. ft. lot.
2. There are other nearby homes on the San Benito with larger floor areas. 282 San Benito – FAR 1950 276 San Benito – FAR 2480. Though their lot sizes are larger, this would not be considered a large house on the block.
3. The additional 140 sq. ft. does not expand structure or increase the footprint, it merely uses space that would otherwise be unused crawlspace.
4. The additional garage space would have a positive impact on the neighborhood by providing additional on street parking.

RECEIVED

JAN 17 2019

Comm. Dev. Dept. Brisbane

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**LEGEND**

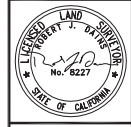
---	PROPERTY LINE
○	CATCH BASIN
□	COMMUNICATION BOX
○	COULD NOT OPEN
○	CLEANOUT
○	ELECTRIC METER
○	FINISH FLOOR
○	FIRE HYDRANT
○	FLOWLINE
○	FULL OF DEBRIS
○	GUY ANCHOR
○	GAS METER
○	JOINT UTILITY POLE
○	LINEAR FEET
○	LIP OF GUTTER
○	INVERT
○	JOINT UTILITY POLE
○	MANHOLE
○	STORM DRAIN MANHOLE
○	SANITARY SEWER BOX
○	SANITARY SEWER MANHOLE
○	TOP OF CURB
○	TOP OF CRATE
○	TOP OF WALL
○	WATER METER
○	WATER VALVE
○	TREE W/ SIZE
○	FENCE
---	OVERHEAD LINE
---	SANITARY SEWER LINE
---	STORM DRAIN LINE
---	WATER LINE

**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.

**LOT AREA:**  
 = 2,300 SQ. FT. ±  
 = 0.053 ACRES ±

REV.	DESCRIPTION	BY:	DATE:

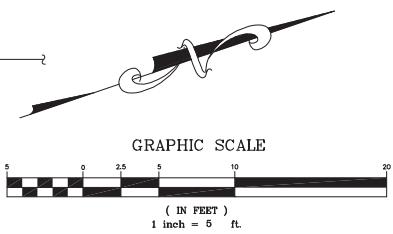


**DAINS LAND SURVEYING**  
 rdains@dainslandsurveying.net  
 (650) 743-0831

PREPARED FOR:  
 PAUL & GLENDA JIMENEZ

TOPOGRAPHIC SURVEY PLAN  
 296 SAN BENITO ROAD  
 A.P.N. 007-451-050  
 DOCUMENT NO. 2014-118688  
 SAN MATEO COUNTY CALIFORNIA  
 BRISBANE

DRAWN BY: RJD  
 DESIGNED BY: ---  
 CHECKED BY: RJD  
 SCALE: 1"=5'  
 DATE: 1/18/18  
 PROJECT NO. 17-719  
 SHEET 1 OF 1



Kuhel  
Design

415-508-1750  
kuhelsdesign@sbcglobal.net

PLOT PLAN

JIMENEZ RESIDENCE  
296 SAN BENITO ROAD  
BRISBANE, CALIFORNIA  
APPROVED:

DRAWN: J. KUHEL

DATE: 4-8-19

REVISED:

SCALE: 1/8" = 1'

JOB# 17-421

SHT A1

OF SHTS

PROJECT DATA

296 SAN BENITO AVE. BRISBANE, CA  
(N) SINGLE FAMILY 3 STORY WOOD STRUCTURE  
APN: 007-451-050  
OCCUPANCY GROUP: DWELLING R-3, GARAGE U  
CONSTRUCTION TYPE: VB - SPRINKLED  
LOT SQUARE FOOTAGE: 2300  
EXISTING STRUCTURE SQUARE FOOTAGE: 1079 (46% OF LOT)  
NEW STRUCTURAL SQUARE FOOTAGE: 915 (40% OF LOT)  
EXISTING FLOOR AREA SQUARE FOOTAGE: 1008  
NEW TOTAL FLOOR AREA SQUARE FOOTAGE: 1794

PROJECT DESCRIPTION

REPLACE EXISTING STRUCTURE WITH NEW HOME.

DRAWING INDEX

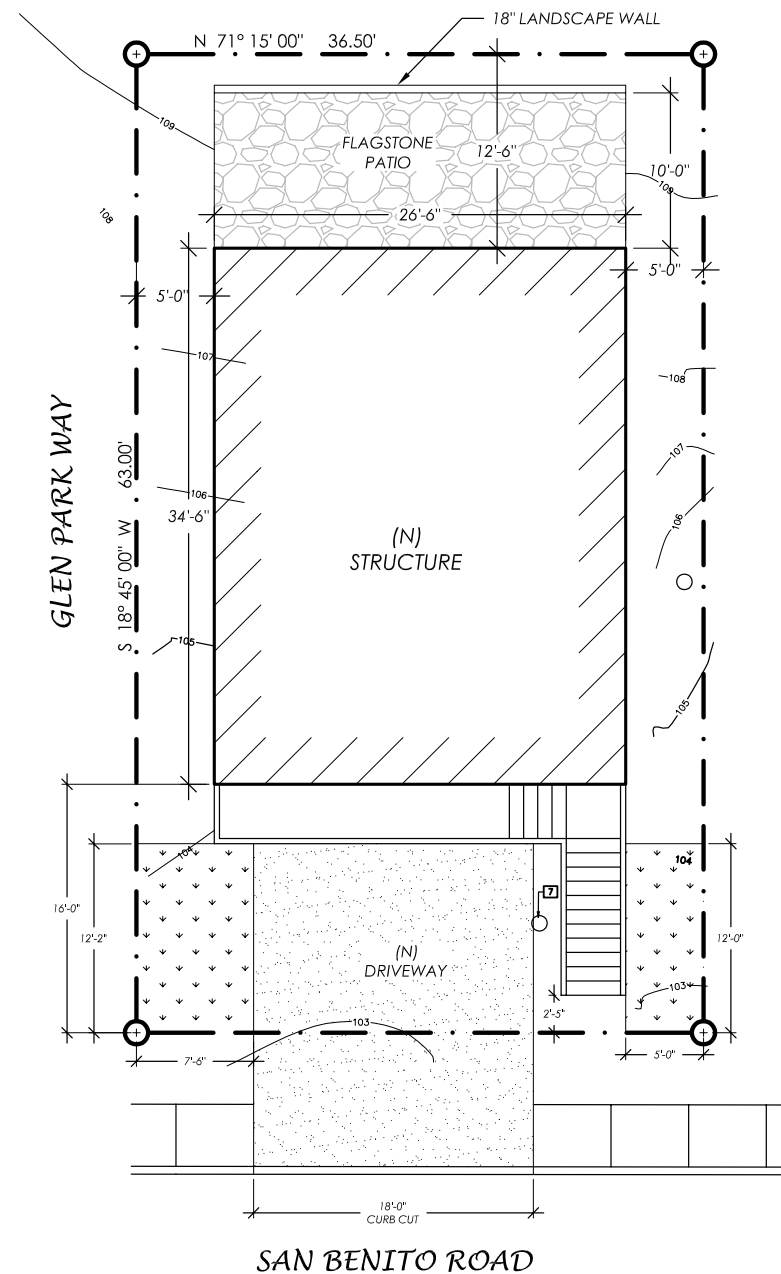
- A1 PLOT PLANS
- A2 EXISTING FLOOR PLANS
- A3 NEW 1ST & 2NDFLOOR PLANS
- A4 NEW 3RD FLOOR PLAN
- A5 ELEVATIONS
- A6 CONCEPTUAL GRADING PLAN
- A7 FLOOR AREA CALCULATIONS

APPLICABLE CODES:

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARDS

GENERAL NOTES:

1. 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.
2. THESE PLANS ARE FOR THE GENERAL CONSTRUCTION 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.
3. 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.
4. 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.
5. GENERAL CONTRACTOR TO VERIFY ALL MEASUREMENTS SHOWN ON THESE DRAWINGS PRIOR TO COMMENCING ANY WORK OR ORDERING ANY MATERIAL.
6. 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.
7. REMOVE 10" Ø TREE/BUSH





Kuhel  
Design

415-508-1750  
kuheldesign@sbcglobal.net

EXISTING  
FLOOR  
PLAN

JIMENEZ RESIDENCE  
296 SAN BENITO ROAD  
BRISBANE, CALIFORNIA  
APPROVED:

DRAWN: J. KUHEL

DATE: 3-15-19

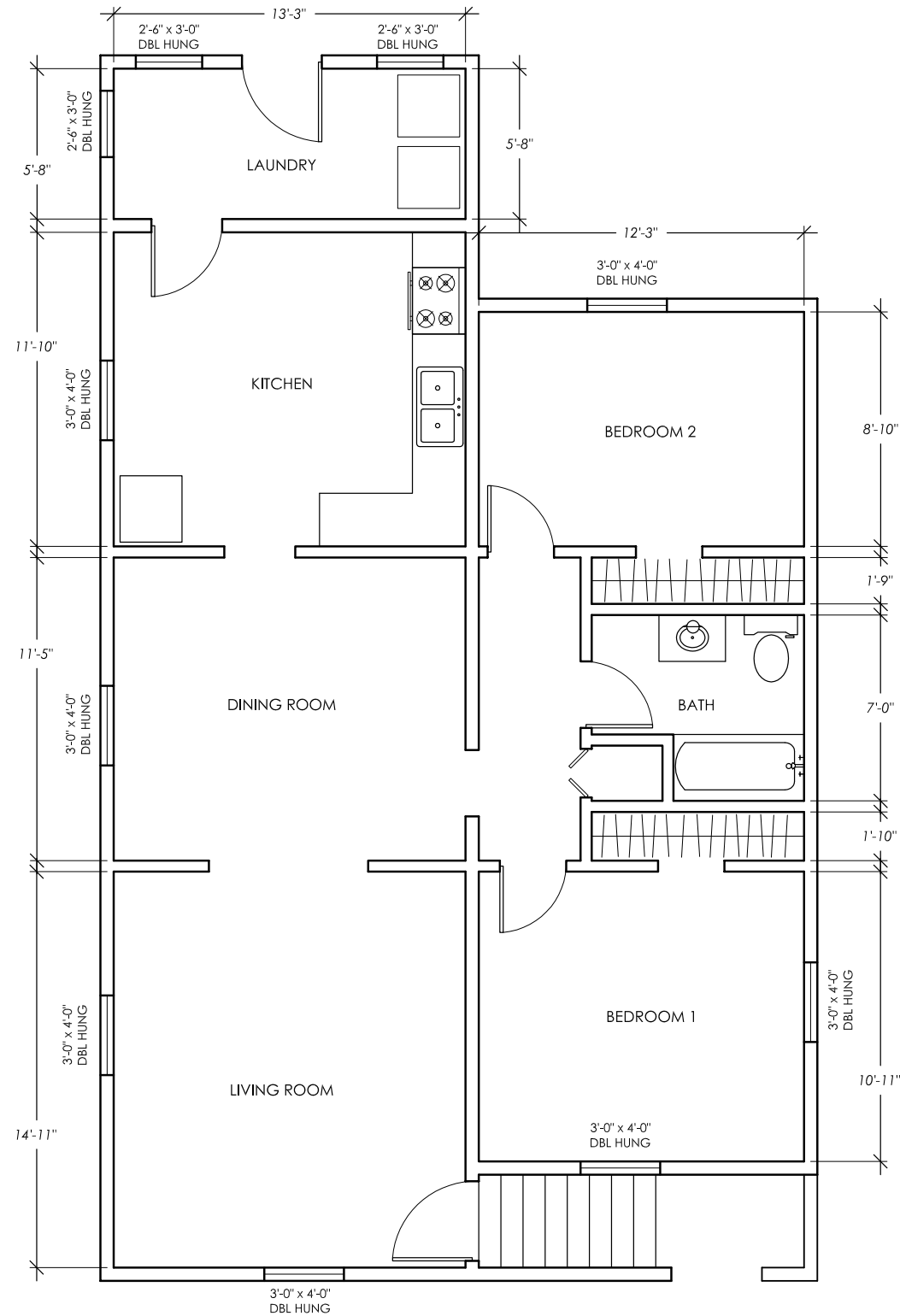
REVISED:

SCALE: 1/8" = 1'

JOB# 17-421

SHT A2

OF SHTS



# Kuhel Design

415-508-1750  
kuheldesign@sbcglobal.net

NEW 1ST & 2ND FLOOR PLANS

**JIMENEZ RESIDENCE**  
296 SAN BENITO ROAD  
BRISBANE, CALIFORNIA

APPROVED:

DRAWN: J. KUHEL

DATE: 3-26-19

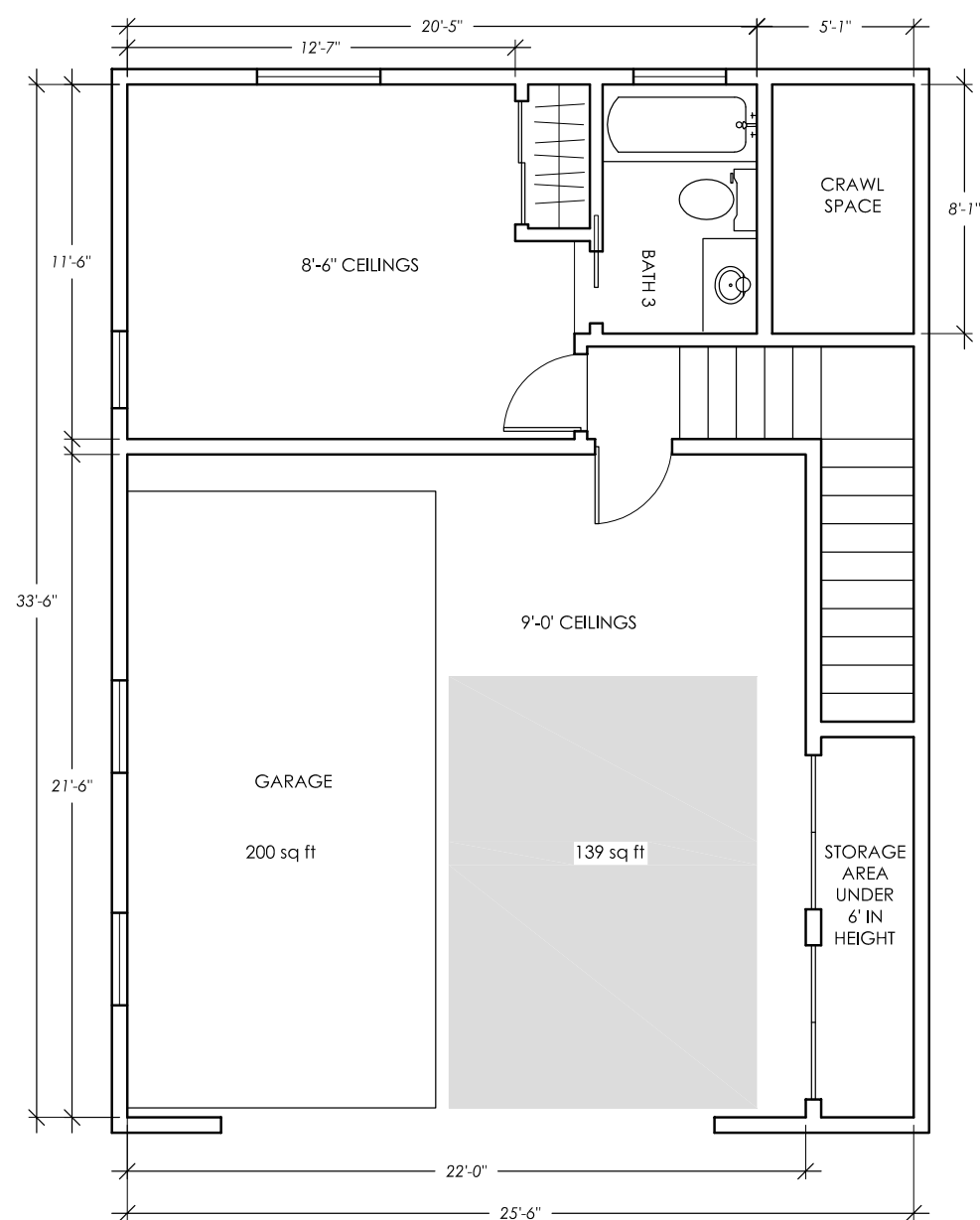
REVISED:

SCALE: AS NOTED

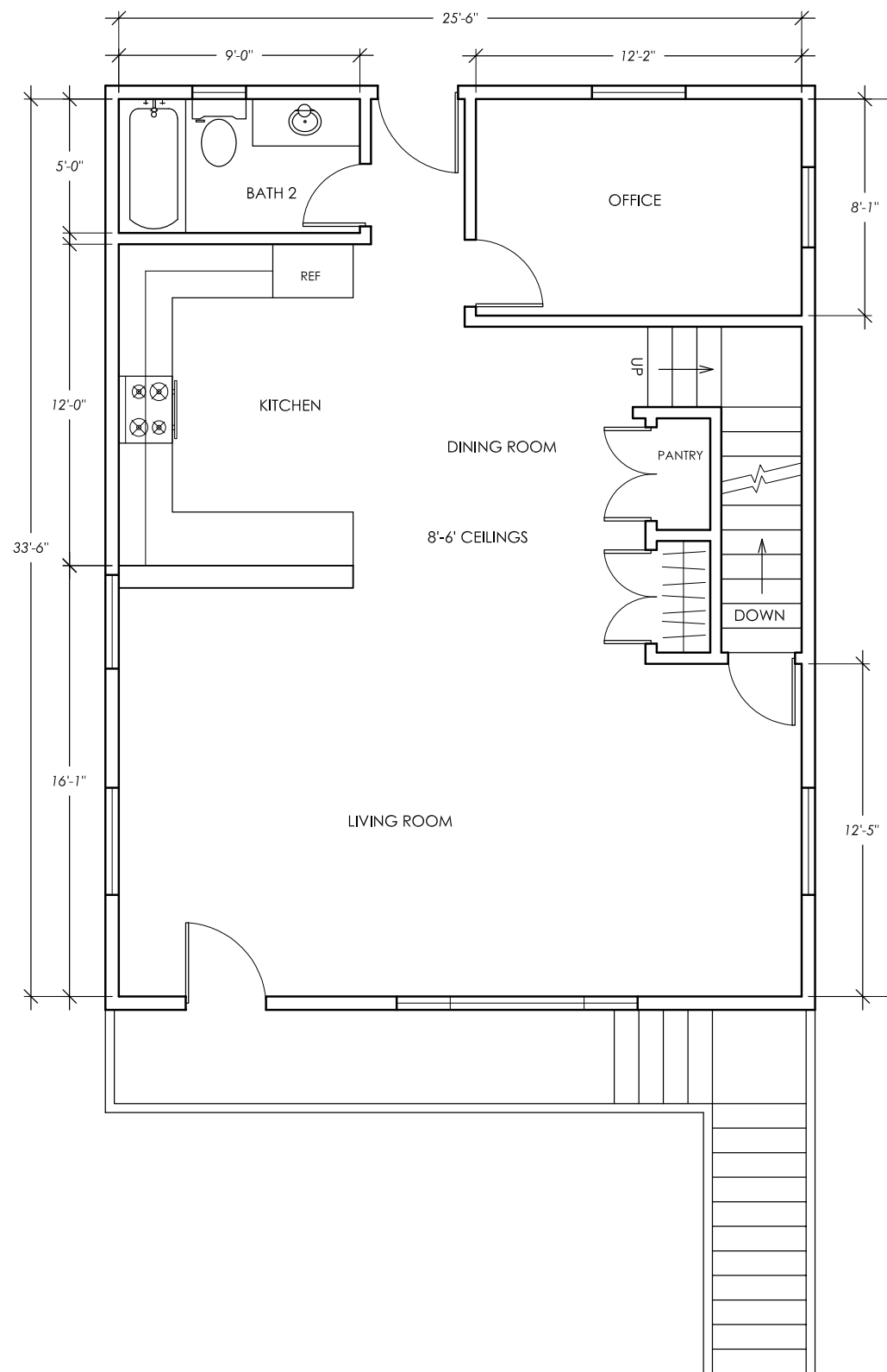
JOB# 17-421

SHT A3

OF SHTS



**1** NEW 1ST FLOOR PLAN  
1/4" = 1'



**2** NEW SECOND FLOOR PLAN  
1/4" = 1'

Kuhel Design

415-508-1750  
kuheldesign@sbcglobal.net

NEW 3RD FLOOR PLAN

JIMENEZ RESIDENCE  
296 SAN BENITO ROAD  
BRISBANE, CALIFORNIA

APPROVED:

DRAWN: J. KUHEL

DATE: 3-15-19

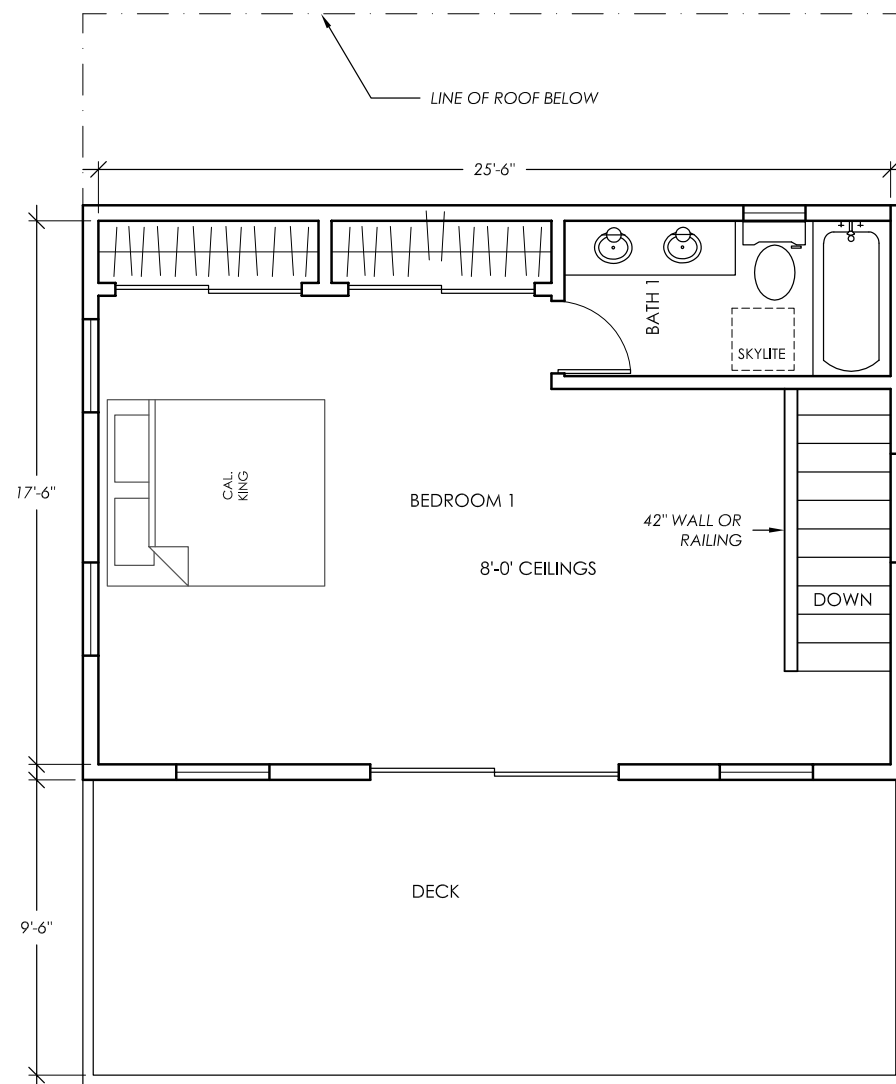
REVISED:

SCALE: AS NOTED

JOB# 17-421

SHT A4

OF SHTS

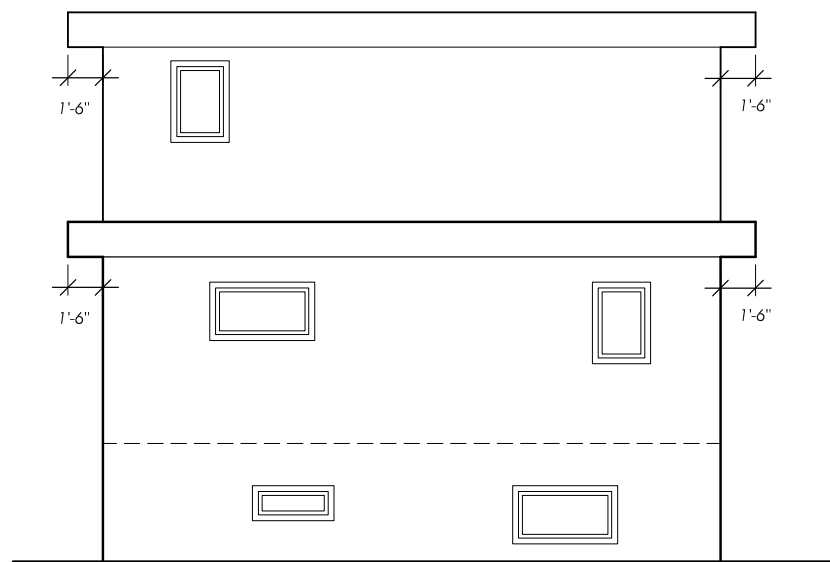


1 NEW 3RD FLOOR PLAN  
4 1/4" = 1'

Kuhel Design

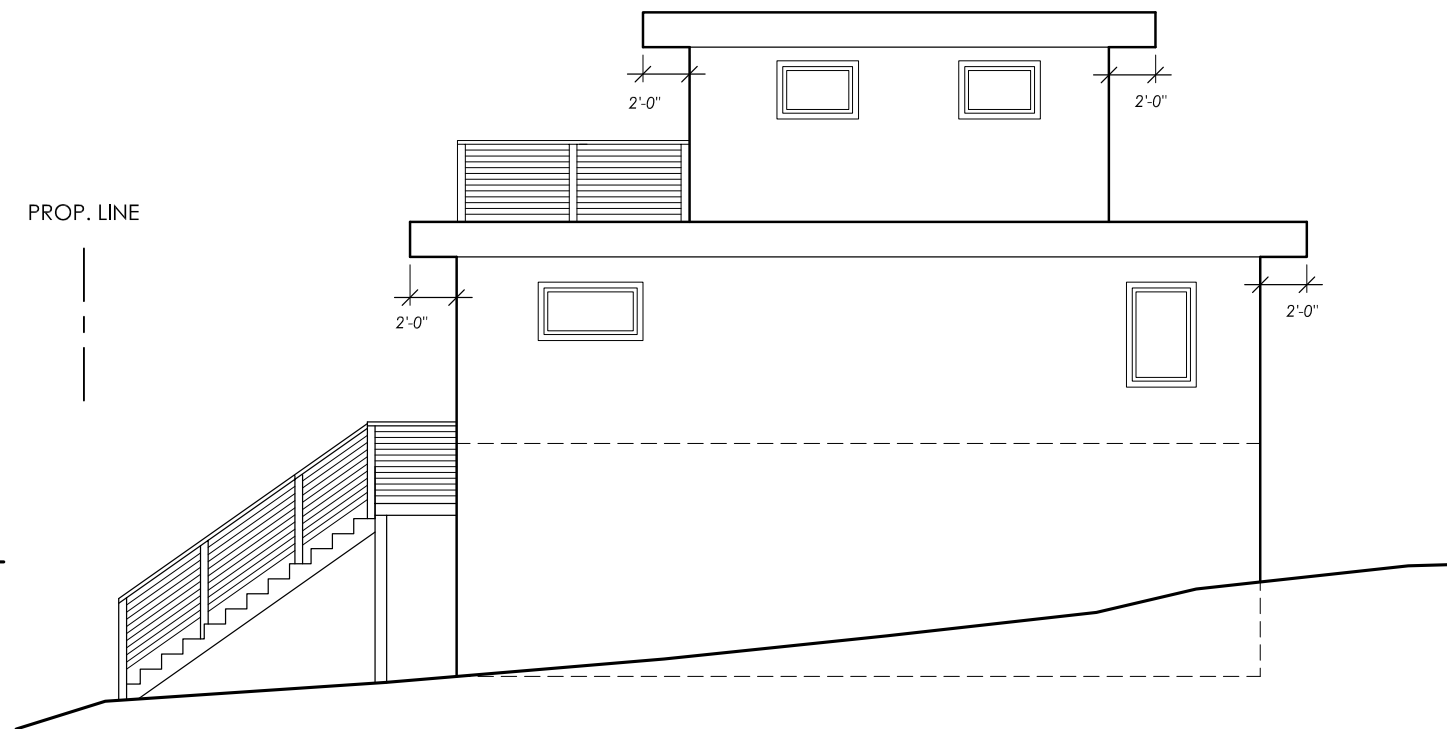
415-508-1750  
kuheldesign@sbcglobal.net

GRADING: EXPORT ESTIMATE- 75CY

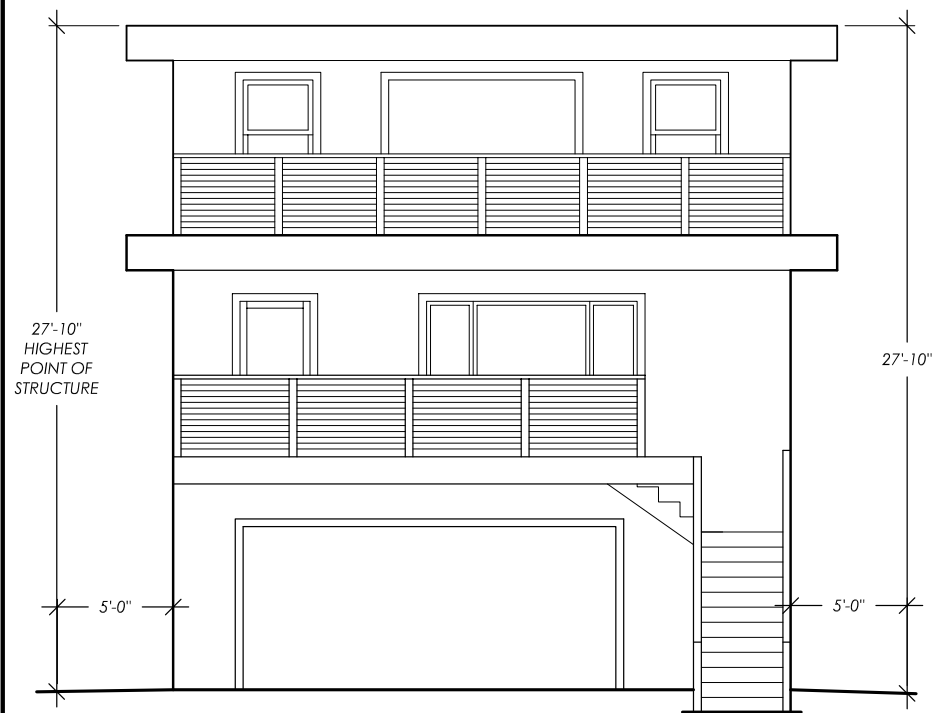


3 SOUTH ELEVATION  
3/16" = 1'

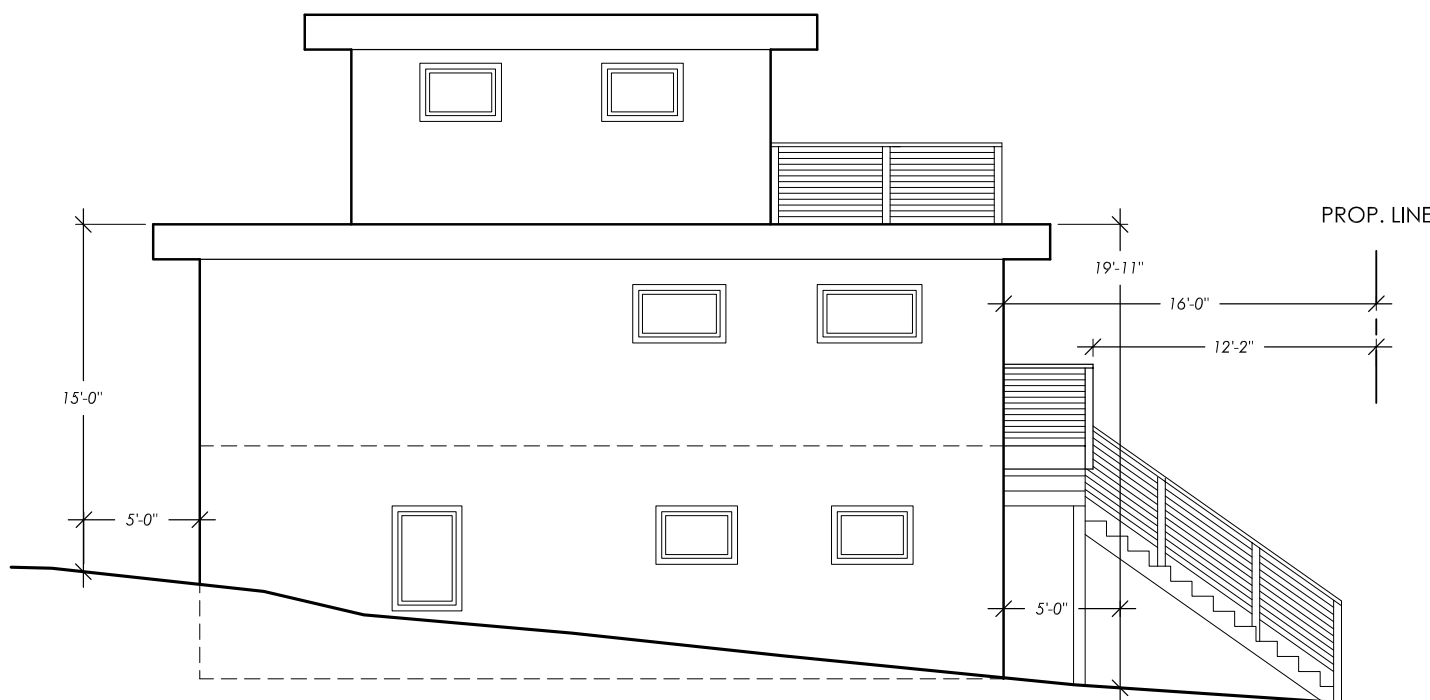
PROP. LINE  
---



4 WEST ELEVATION  
3/16" = 1'



1 NORTH ELEVATION  
3/16" = 1'



2 EAST ELEVATION  
3/16" = 1'

ELEVATIONS

JIMENEZ RESIDENCE  
296 SAN BENITO ROAD  
BRISBANE, CALIFORNIA

APPROVED:

DRAWN: J. KUHEL

DATE: 3-15-19

REVISED:

SCALE: AS NOTED

JOB# 17-421

SHT A5

OF SHTS

Kuhel  
Design

415-508-1750  
kuheldesign@sbcglobal.net

CONCEPTUAL  
GRADING PLAN

JIMENEZ RESIDENCE  
296 SAN BENITO ROAD  
BRISBANE, CALIFORNIA  
APPROVED:

DRAWN: J. KUHEL

DATE: 3-26-19

REVISED:

SCALE: AS NOTED

JOB# 17-421

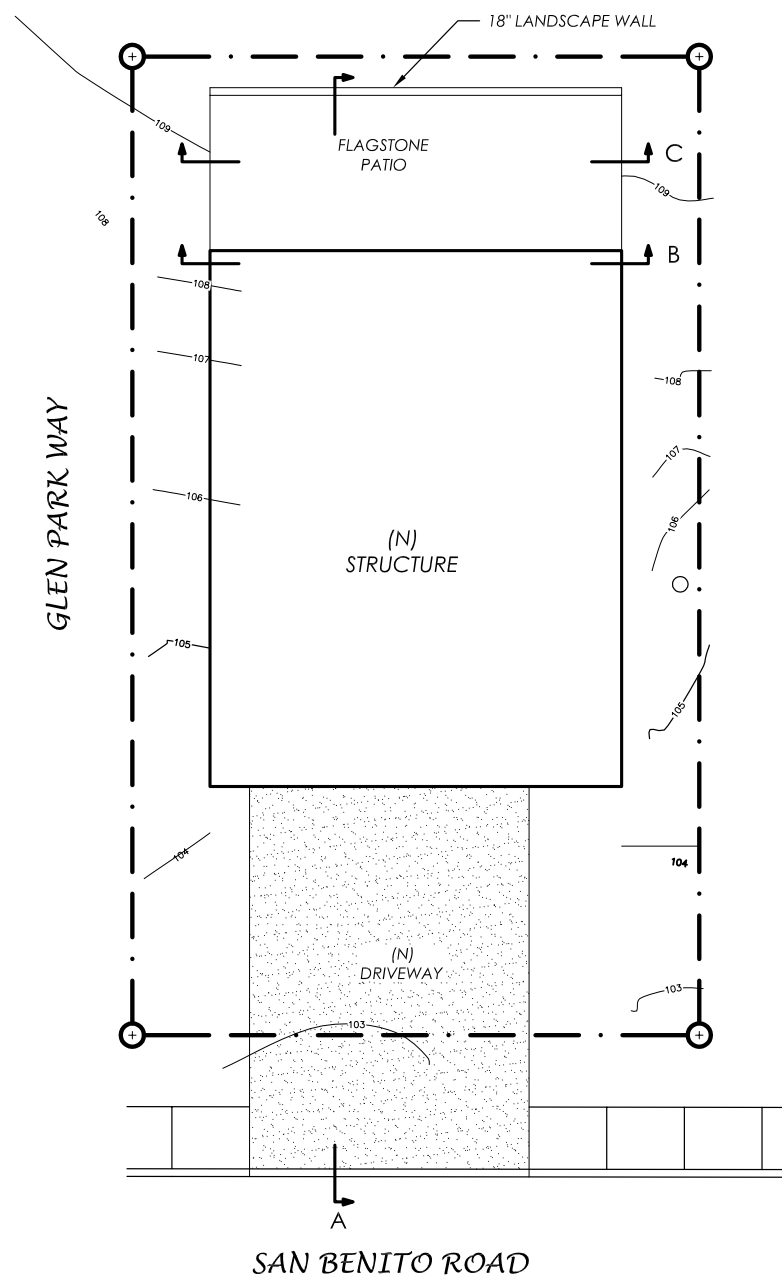
SHT A6

OF SHTS

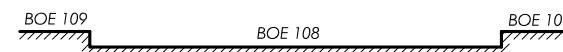
**EXCAVATION NOTES:**

CUT = 86 CY  
 + 10% CONTINGENCY = 9 CY  
 FILL = N/A  
 TOTAL = 95 CY

ALL CUT TO BE EXPORTED  
 NO IMPORTED FILL



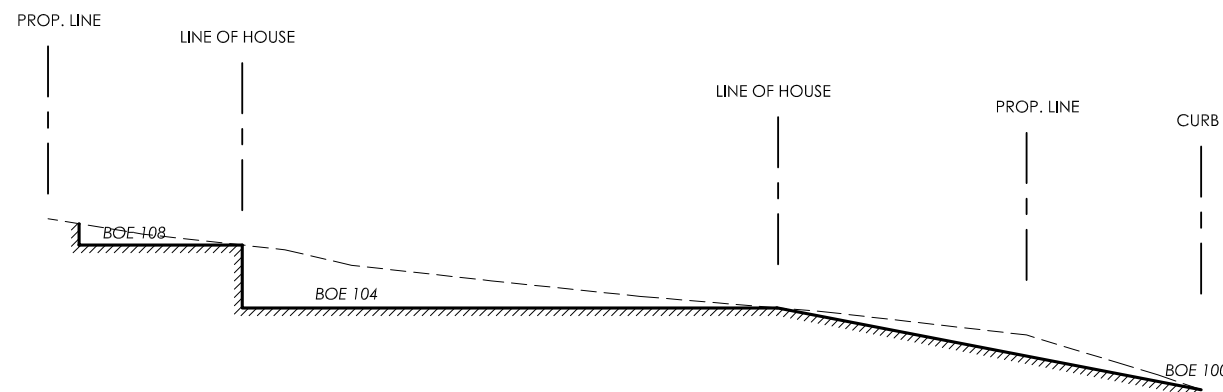
1 GRADING PLAN  
 6 1/8" = 1'



4 C - C  
 6 1/8" = 1'



3 B - B  
 6 1/8" = 1'



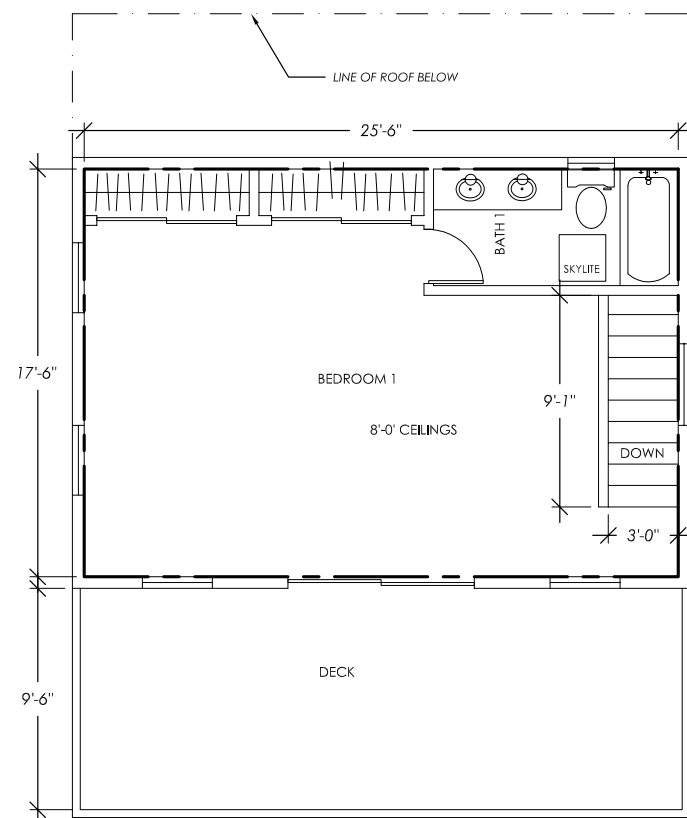
2 A - A  
 6 1/8" = 1'

Kuhel  
Design

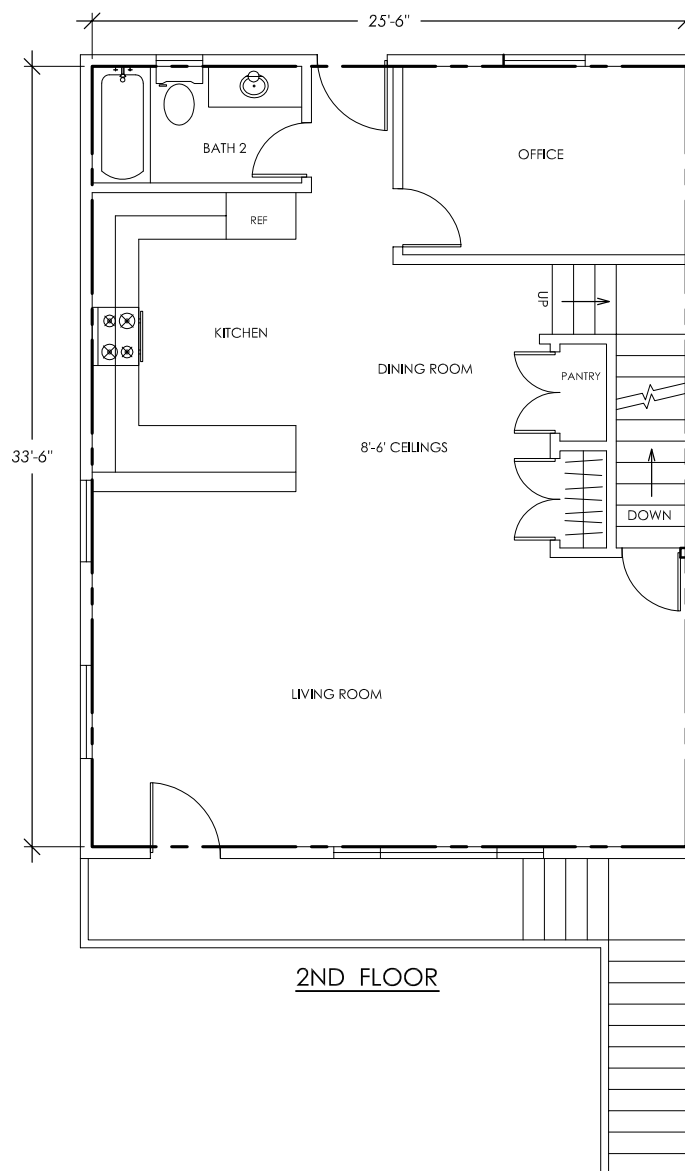
415-508-1750  
kuheldesign@sbcglobal.net

$419.25 + 854.25 + 519.75 = 1793.25$  (1794)

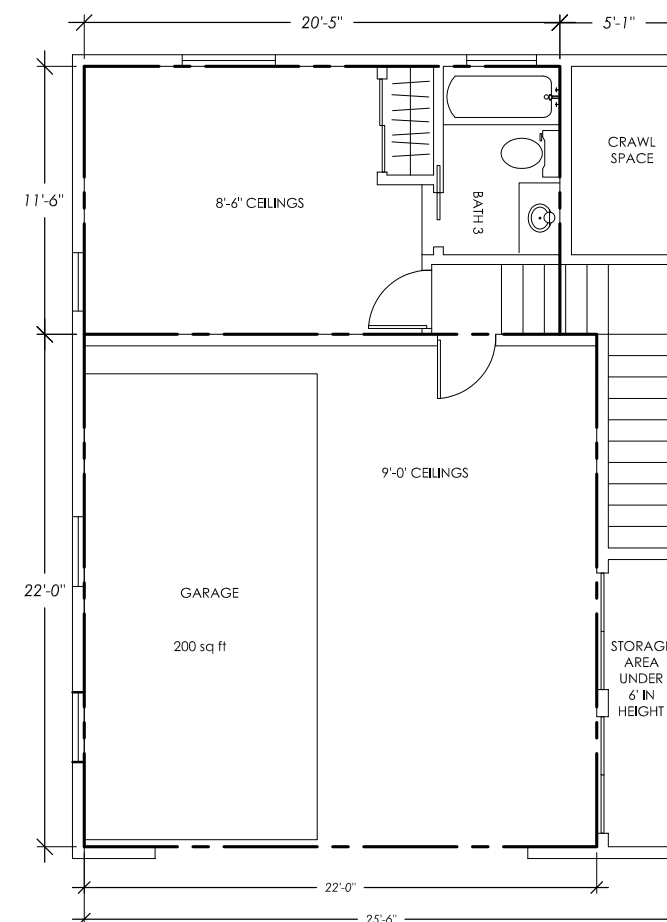
$25.5 \times 17.5 = 446.25 - 27 = 419.25$



$25.5 \times 33.5 = 854.25$



$22 \times 22 = 484$   
 $11.5 \times 20.5 = 235.75$   
 719.75  
 -200 PARKING ALLOWANCE  
 519.75



FLOOR AREA  
CALCULATIONS

JIMENEZ RESIDENCE  
296 SAN BENITO ROAD  
BRISBANE, CALIFORNIA

APPROVED:

DRAWN: J. KUHEL

DATE: 4-8-19

REVISED:

SCALE: AS NOTED

JOB# 17-421

SHT A7

OF SHTS