



ZONING ADMINISTRATOR AGENDA REPORT

Meeting Date: February 16, 2023

From: Julia Ayres, Senior Planner

Subject: 77 Golden Aster Ct.; 2022-MM-1; PD Planned Development; A minor modification to the Design Permit for the Northeast Ridge to allow landscaping and other minor alterations in the backyard, including construction of a covered patio increasing the site's lot coverage by 138 sq ft.; and finding the project to be exempt from CEQA per CEQA Guidelines Sections 15303(e) and 15304(b) and (c); Sanem Surel, applicant; Raymond Liu & Lori Schnitzer Trust, owner.

REQUEST: The applicant requests approval of the above-referenced permit to allow improvements to the rear yard of the subject property, including a new covered patio that would increase lot coverage on the site by 138 sq ft..

RECOMMENDATION: Approve 2022-MM-1 2022-MM-1 per the staff memorandum with attachments, including the findings and conditions of approval.

ENVIRONMENTAL DETERMINATION: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15303(e) and 15304(b) and (c) - this project falls within classes of projects which the State has determined not to have a significant effect on the environment. The exceptions to this categorical exemption referenced in Section 15300.2 of the CEQA Guidelines do not apply.

APPLICABLE CODE SECTIONS: Brisbane Municipal Code (BMC) §17.28.120, 17.42.070, and 17.56.090. Additionally, the Vesting Tentative Map Resolution VTM-1-03, for the planned development, Condition "f" provides that minor modifications may be approved by the Planning Director, who acts as the Zoning Administrator

ANALYSIS AND FINDINGS:

Project Description

The subject property is a downslope lot at the western end of the Golden Aster Ct. cul-de-sac and is just under 10,000 sq ft in size. The upper extent of the rear yard closest to the home features limited hardscape and pathways, while the majority of the rear yard is sloped and landscaped. The proposed project would expand the property's outdoor living space by eliminating approximately 200 sq ft of landscape area and adding 416 sq ft (net) in hardscape through a combination of paved patios and synthetic turf. The project requires 16 CY of fill to create level patio areas on the sloped rear yard. Condition of Approval 3 requires the applicant to obtain a grading permit from the City Engineer to allow the proposed grading before the building permit is issued. The filled areas would be retained by a concrete masonry block wall

finished with stucco, varying in height from 18" to 3' above grade and featuring a black metal guardrail 42" with white wood caps.

The proposed covered pergola, approximately 10' high, would create an additional 138 sq ft of lot coverage. The project would also improve existing covered space under the second floor balcony to provide bench seating (no increase in lot coverage).

The applicant's plans indicate a contemplated increase in landscape area under future permit. Condition of approval 2.b would require building permit to include plans compliant with BMC Ch. 15.70 should the 1,000 sq ft threshold of permanently irrigated replacement landscaping be triggered.

Findings

The findings required for issuance of a design permit are provided in BMC §17.42.040. A summary of how the proposal meets each applicable finding follows. A detailed analysis is provided in Attachment A.

A. The proposal's scale, form and proportion, are harmonious, and the materials and colors used complement the project.

The project is limited to exterior site improvements and would not alter the architectural style or scale of the home. The color palette is complementary to the existing painted (green) wood exterior of the home. The proposed pergola, the only new structure proposed, would be finished in exterior materials and paint color that match the existing home. Natural stone patio and pathway materials in shades of gray, brown, and gold, and smooth green stucco-finished landscaping walls.

The homeowners association has approved the proposed plans, as indicated on the attached letter.

B. The orientation and location of buildings, structures, open spaces and other features integrate well with each other and maintain a compatible relationship to adjacent development.

The site improvements would create useable outdoor living spaces that are compatible with adjacent development. The proposed patios would be setback more than seven feet from the adjacent property to the east at 75 Golden Aster Ct., and just under 10 feet from the rear yards of adjacent downslope properties at 26 and 28 Huckleberry Ct. As a comparison, patios and other on-grade flatwork in the R-1, R-2, and R-3 Residential districts in Central Brisbane may encroach anywhere within the setback area.

C. Proposed buildings and structures are designed and located to mitigate potential impacts to adjacent land uses.

As discussed above, the project is compatible with adjacent residential land uses to the east and south.

E. For hillside development, the proposal respects the topography of the site and is designed to minimize its visual impact. Significant public views of San Francisco Bay, the Brisbane Lagoon and San Bruno Mountain State and County Park are preserved.

The minor grading on the site does not change the overall topography of the site or site slope calculation, and the on-grade improvements and pergola, which would be well below the existing roofline of the home, will not alter public views of San Bruno Mountain State and County Park to the north and west.

G. The site provides open areas and landscaping to complement the buildings and structures. Landscaping is also used to separate and screen service and storage areas, break up expanses of paved area and define areas for usability and privacy. Landscaping is generally water conserving and is appropriate to the location. Attention is given to habitat protection and wildland fire hazard as appropriate.

The project would not impact the overall relationship and proportion between outdoor living areas, both landscaped and hardscaped, with the existing single-family home. Existing trees at the lower extent of the rear yard would remain and would assist in screening the expanded patio areas from neighboring homes below. There is no expansion of landscaping or hardscaping proposed beyond the property boundary and therefore no impact to adjacent conserved Habitat Conservation Plan habitat or established wildland fire buffer areas incorporated into the Northeast Ridge's built environment.

I. Consideration has been given to avoiding off-site glare from lighting and reflective building materials.

Proposed building materials consist of wood and stone, with no reflective elements. Any exterior lighting must be downlit and fully shielded per condition of approval 2.a.

ATTACHMENTS

- A. Draft findings and conditions of approval
- B. Aerial vicinity map
- C. Project data table
- D. HOA approval letter
- E. Applicant's plans



Julia Ayres, Senior Planner

2022-MM-1
77 Golden Aster Ct.

Action Taken: Conditionally approve 2022-MM-1 per the staff memorandum for the Zoning Administrator hearing of February 16, 2023 subject to the following findings and conditions of approval.

2022-MM-1 Findings of Approval:

- A. As no land use changes are proposed, the project is consistent with the general plan and governing Planned Development permit for the Northeast Ridge.
- B. The proposal's scale, form and proportion, are harmonious, and the materials and colors used complement the project. The project is limited to exterior site improvements and would not alter the architectural style or scale of the home. The color palette is complementary to the existing painted (green) wood exterior of the home. The proposed pergola, the only new structure proposed, would be finished in exterior materials and paint color that match the existing home. Natural stone patio and pathway materials in shades of gray, brown, and gold, and smooth green stucco-finished landscaping walls. The homeowners association has approved the proposed plans, as indicated on the attached letter.
- C. The orientation and location of buildings, structures, open spaces and other features integrate well with each other and maintain a compatible relationship to adjacent development. The proposed site improvements would create useable outdoor living spaces that are compatible with adjacent development. The proposed patios would be setback more than seven feet from the adjacent property to the east at 75 Golden Aster Ct., and just under 10 feet from the rear yards of adjacent downslope properties at 26 and 28 Huckleberry Ct. As a comparison, patios and other on-grade flatwork in the R-1, R-2, and R-3 Residential districts in Central Brisbane may encroach anywhere within the setback area.
- D. The proposed pergola and patio areas are designed and located to mitigate potential impacts to adjacent land uses through use of setbacks from the side and rear property lines, with further screening provided by existing trees to be retained on the site. These features ensure the project is compatible with adjacent residential land uses to the east and south, as described in more detail in Finding C.
- E. Because the project is limited to exterior site improvements and does not include any change in use or additions to the existing structure, this finding is inapplicable.
- F. The proposal respects the topography of the site and is designed to minimize its visual impact. The minor grading on the site does not change the overall topography of the site or site slope calculation, and the on-grade improvements and pergola, which would be well below the existing roofline of the home, will not alter public views of San Bruno Mountain State and County Park to the north and west.

- G. Because the project is limited to exterior landscaping and hardscaping improvements of the existing rear yard, there is no impact to adjacent streets, traffic, or circulation generally to the site or within the Northeast Ridge development.
- H. Because the project is limited to exterior landscaping and hardscaping improvements of the existing rear yard, there is no impact to site access.
- I. The site provides open areas and landscaping to complement the existing single-family dwelling. Landscaping is also used to define areas for usability and privacy. Existing trees at the lower extent of the rear yard would remain and would assist in screening the expanded patio areas from neighboring homes below. Per condition of approval 2.a, any future relandscaping must be water conserving and appropriate to the location. There is no expansion of landscaping or hardscaping proposed beyond the property boundary and therefore no impact to adjacent conserved Habitat Conservation Plan habitat or established wildland fire buffer areas incorporated into the Northeast Ridge's built environment.
- J. Because the project is limited to improvement of existing outdoor living areas in an established residential district, there is no impact to existing interior or exterior noise levels. Project construction shall conform to the noise limits and allowable days and times established in BMC Chapter 8.28.
- K. Consideration has been given to avoiding off-site glare from lighting and reflective building materials. Proposed building materials consist of wood and stone, with no reflective elements. Any exterior lighting must be downlit and fully shielded per condition of approval 2.a.
- L. New mechanical equipment is limited to the proposed hot tub, which is located in excess of 20 ft from adjacent property lines underneath the existing structure balcony, and will be screened at ground level as shown in the applicant's plans.
- M. There is no signage associated with this project and this finding is inapplicable.
- N. There are no employees on this residential property and this finding is inapplicable.

2022-MM-1 Conditions of Approval:

1. Homeowner's Association approval is required. Any substantive deviations from the plans approved in this application shall be accompanied by Homeowner's Association authorization submitted with the building permit.
2. A Building Permit shall be obtained from the City of Brisbane and shall address the following:
 - a. All exterior lighting shall be downlit and fully shielded to prevent off-site light trespass and glare.
 - b. Any relandscaping involving 1,000 sq f or more of permanently irrigated landscape area shall comply with BMC Chapter 15.70 for water conservation in landscaping. Plans submitted with the building permit shall demonstrate compliance with BMC Chapter 15.70.

- c. Illustrations, cut sheets and/or materials samples will be required by the Community Development Director, at his discretion.
3. A Grading permit shall be obtained from the City Engineer prior to building permit issuance.
4. This Minor Modification shall expire two years from its effective date (at the end of the appeal period) if a Building Permit has not been issued for the approved project or if the Building Permit, once issued, is allowed to expire prior to final inspection.
5. Minor modifications may be approved by the Community Development Director in conformance with all requirements of the Municipal Code.

Aerial Vicinity Map: 77 Golden Aster Ct.



Project Data

Development Standard	Existing	Proposed
Lot Size	9,945 sq ft	n/a
Lot Coverage		(138 sq ft increase)
Floor Area Ratio	4,359 sq ft/0.44 FAR	n/c
Setbacks	-	Covered patio: Rear: 23' Side: 18'
Height	-	Covered patio: 10'

LANDMARK AT THE RIDGE OWNER'S ASSOCIATION

October 14, 2020

Lori and Raymond Liu
77 Golden Aster
Brisbane, CA 94005

Re: Backyard Landscaping

Dear Homeowner:

The Landmark at the Ridge Owner's Association Board of Directors has reviewed a set of plans submitted by you for the following improvement at your home:

- **Backyard Landscaping.**

Based on the plans submitted and other information, the above improvement was **approved** by this association. This approval is contingent on the following additional conditions:

- Any required city approvals and permits will be obtained in advance of construction and;
- A licensed and insured contractor will perform the work.
- Plants must be in the City approved plant list.

Please submit a copy of this letter with any application you submit to the city. If you have any questions about this action, please contact me at 650-637-1616 ext. 502 or by email at prallonza@manorinc.com.

Regards,

Paul Rallonza, CCAM
Community Association Manager
The Manor Association

cc: The Landmark at the Ridge Owner's Association Board of Directors
Unit file



DESIGN + BUILD

533 MISSION ST, SAN FRANCISCO, CA 94105

www.toolboxsf.com

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PROJECT INFORMATION

CLIENT NAME : LIU RESIDENCE

ADDRESS: 77 GOLDEN ASTER CT, BRISBANE, CA 94005



SHEET INDEX :

LANDSCAPE:	STRUCTURAL
L 0.00 COVER PAGE	S 1.00 NOTES
L 1.00 EXISTING CONDITION & DEMOLITION PLAN	S 2.00 PLANS
L 1.01 SITE IMAGES BEFORE	S 3.00 DETAILS
L 2.00 SITE PLAN	
L 2.01 MATERIAL SCHEDULE	
L 2.02 SITE IMAGES AFTER	
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L 4.02 PROPOSED COVER PATIO ELEVATIONS	
L 5.00 PROPOSED GUARDRAIL LAYOUT	
L 5.01 PROPOSED GUARDRAIL ELEVATIONS	

PROJECT TEAM

<p>LANDSCAPE DESIGNER: TOOLBOX DESIGN LLC. 650 CALIFORNIA ST. # 05-119 SAN FRANCISCO, CA 94108 CONTACT : SANEM SUREL (415)676-8107</p>	<p>STRUCTURAL ENGINEER: STRUCTICA, INC. 530 ALAMEDA EL PRADO # 183C NOVATO, CA 94949 CONTACT: BABAK MAMAGHANI (415)578-0707</p>	<p>OWNER : RAYMOND & LORI LIU 77 GOLDEN ASTER CT. BRISBANE, CA 94005 CONTACT: RAYMOND LIU (415)696-6928</p>
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COVERAGE CALCULATION :

AREA	LANDSCAPE	HARDSCAPE
EXISTING	1479 sqf	566 sqf
TO BE REMOVED	210 sqf	499 sqf
TO BE ADDED	10 sqf	915 sqf
TOTAL	1279 sqf	982 sqf

GENERAL NOTES

- THESE DRAWINGS ARE FOR INFORMATION ONLY. THE LANDSCAPE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS, INCLUDING STRUCTURES, SURFACE AND SUBSURFACE UTILITIES, PAVEMENT, AND LANDSCAPING AT SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. NO WORK SHALL PROCEED UNTIL A RESOLUTION HAS BEEN AGREED UPON TO THE SATISFACTION OF THE OWNER.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND THE SUBCONTRACTORS TO REVIEW ALL DRAWINGS, PROJECT MANUAL, ADDENDA, ETC. IN ORDER TO ENSURE THE COORDINATION OF ALL WORK AFFECTING EACH TRADE. FAILURE TO REVIEW AND COORDINATE ALL CONTRACT DOCUMENTS BY THE LANDSCAPE CONTRACTOR WITH ALL THE SUBCONTRACTORS FOR APPLICABLE ITEMS OF THE WORK SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM PERFORMING ALL THE WORK AS REQUIRED AS PART OF THE CONTRACT.
- THE LANDSCAPE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE IMPACT OF THE PROPOSED NEW WORK INDICATED ON THE DRAWINGS FOR THESE CONDITIONS. ANY QUESTIONS REGARDING THE COORDINATION OF NEW WORK OR EXISTING CONDITIONS MUST BE SUBMITTED TO THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO COMMENCEMENT OF WORK.
- THE LANDSCAPE CONTRACTOR SHALL, PRIOR TO THE START OF CONSTRUCTION, VERIFY ALL EXISTING CONDITIONS, PROVIDE A COMPLETE FIELD LAYOUT ON THE JOB SITE AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEVIATIONS OR CONFLICTS WITH THESE DRAWINGS.
- THE DRAWINGS SHALL NOT BE SCALED. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE DIMENSIONS INDICATED OR THE ACTUAL SIZE OF THE CONSTRUCTION ITEMS. WHERE NO DIMENSION OR METHOD OF DETERMINING A LOCATION IS GIVEN, VERIFY THE CORRECT DIMENSION OR LOCATION WITH THE OWNER PRIOR TO INSTALLATION.
- THE DRAWINGS AND REFERENCED DETAILS HAVE BEEN DIMENSIONED IN ORDER TO ESTABLISH THE CONTROL AND GUIDELINES FOR FIELD LAYOUT. WHERE DISCREPANCY EXISTS BETWEEN THE DRAWING AND THE DETAIL THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION.
- WHERE DIMENSIONS ARE NOTED TO BE VERIFIED IN FIELD (V.I.F.) THE DIMENSION SHOWN IS THE DESIGN BASIS BUT MAY DIFFER FROM ACTUAL CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THESE DIMENSIONS WHILE LAYING OUT THE WORK AND REPORT ANY DISCREPANCIES BETWEEN THE DESIGN BASIS AND ACTUAL DIMENSIONS TO THE OWNER PRIOR TO PROCEEDING WITH THE WORK. WHERE DIMENSIONS ARE NOTED +/- FIELD DIMENSIONS MAY VARY FROM THE NOTED DIMENSIONS BY MINOR AMOUNTS.
- ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS OR REGULATIONS, AND WITH CURRENT ACCEPTED INDUSTRY CODES, STANDARDS, AND PRACTICES. NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO ANY LAWS, REGULATIONS, CODES, STANDARDS, OR PRACTICES.
- ALL 'OR EQUAL' SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.

ABBREVIATIONS

A.D.	AREA DRAIN	PA	PLANTING AREA	SPD	SEE POOL DWG
APPROX.	APPROXIMATELY	PT	PRESSURE TREATED	SSD	SEE STRUCTURAL DWG
BW	BOTTOM OF WALL	R	RADIUS	STAG	STAGGERED
C.I.P	CAST IN PLACE	REF	REFERENCE	SIM	SIMILAR
CL	CENTERLINE	RET	RETAINING	SPEC	SPECIFICATION
CJ	CONTROL JOINT	REV	REVISION	SQ	SQUARE
CONC	CONCRETE	R-O-W	RIGHT OF WAY	TC	TOP OF CURB
CONT.	CONTINUOUS	SAD	SEE ARCHITECTURAL DWG	TOC	TOP OF CONCRETE
CTR	CENTER	SCD	SEE CIVIL DWG	TW	TOP OF WALL
DIA	DIAMETER	SF	SQUARE FEET	TYP	TYPICAL
DIM	DIMENSION	SHT	SHEET	UON	UNLESS OTHERWISE NOTED
DWG	DRAWING	SH	STEEL HEADER		
E	EXISTING				
EG	EXISTING GRADE				
EJ	EXPANSION JOINT				
EL	ELEVATION				
ELEC	ELECTRICAL				
EMBED	EMBEDMENT				
EQ	EQUAL				
EXP	EXPANSION				
FEE	FINISH FLOOR ELEVATION				
FG	FINISH GRADE				
FIN	FINISH				
GLM	GLUED LAMINATED BEAM				
GR	GRADE				
HC	HANDICAP ACCESSIBLE				
HP	HIGH POINT				
ID	INSIDE DIAMETER				
IN	INCH				
LP	LOW POINT				
L-O-W	LIMIT OF WORK				
MAX	MAXIMUM				
MIN	MINIMUM				
N	NEW				
N.I.C.	NOT IN CONTRACT				
NTS	NOT TO SCALE				
O.C.	ON CENTER				
OD	OUTSIDE DIAMETER				
OPP	OPPOSITE				

SYMBOLS

	ALIGN
	BREAKLINE
	CENTERLINE
	CENTER POINT OF RADIUS
	LIMIT OF WORK
	PLANT CALLOUT
	POINT OF BEGINNING
	DRAWING NUMBER
	SHEET NUMBER

LANDSCAPE IMPROVEMENT PROJECT

PROJECT : LIU RESIDENCE

LOCATION : 77 GOLDEN ASTER CT, BRISBANE, CA 94005

ISSUED :

DATE :	09/15/2022
REV 01 DATE :	09/22/2021
REV 02 DATE :	02/23/2021
1 REV 03 DATE :	04/15/2022
2 REV 04 DATE :	09/15/2022

PHASE :

APPROVAL

SHEET TITLE :

CP

SHEET NO.

L0.00



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LANDSCAPE IMPROVEMENT PROJECT

PROJECT : LIU RESIDENCE

LOCATION : 77 GOLDEN ASTER COURT , BRISBANE CA 94005

ISSUED :

DATE :	12.28.2022
REV 01 DATE :	09.22.2021
REV 02 DATE :	02.23.2022
REV 03 DATE :	04.15.2022
REV 04 DATE :	08.15.2022

SCALE :
3/8" = 1'-0"

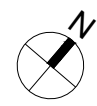
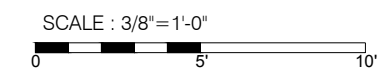
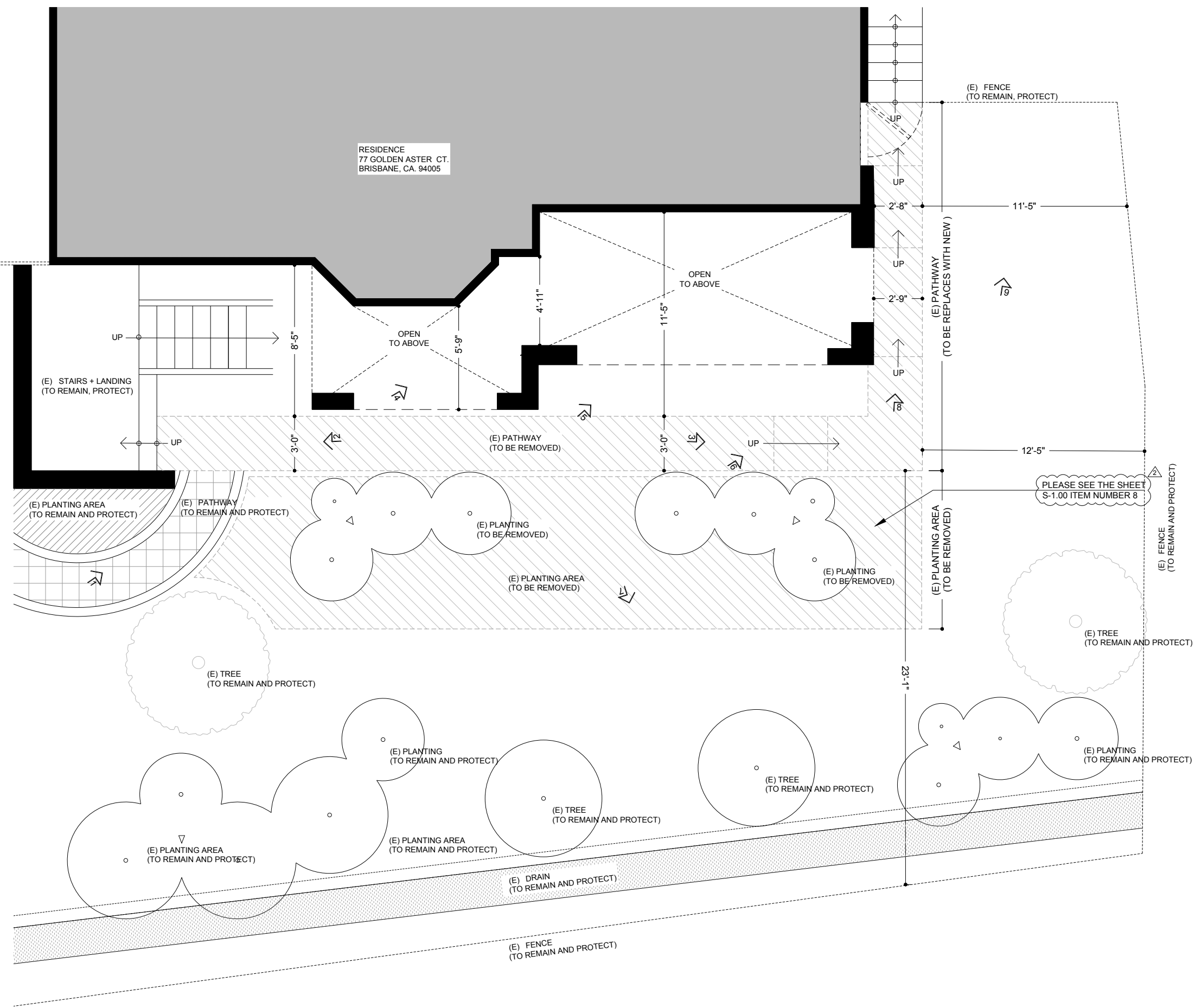
PHASE :

APPROVAL

SHEET TITLE :
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NO.:

L1.00





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SCALE : _____

N/A

PHASE :

APPROVAL

SHEET TITLE :

SITE PICTURES I BEFORE

SHEET NO.:

L1.01



7 EXISTING FENCE & GATE AT SIDE YARD I TO REMAIN & PROTECT IN PLACE



6 PROPOSED COVER PATIO LOCATION & PATHWAY



3 EXISTING CONCRETE PATHWAY I REMOVED & REPLACED



8 EXISTING CONCRETE STEP & ENTRY I REMOVED & REPLACED



5 PROPOSED COVER PATIO LOCATION



2 EXISTING DECK ENTRY I TO REMAIN & PROTECT IN PLACE



7 EXISTING PLANTING AREA I TO REMAIN & PROTECT IN PLACE



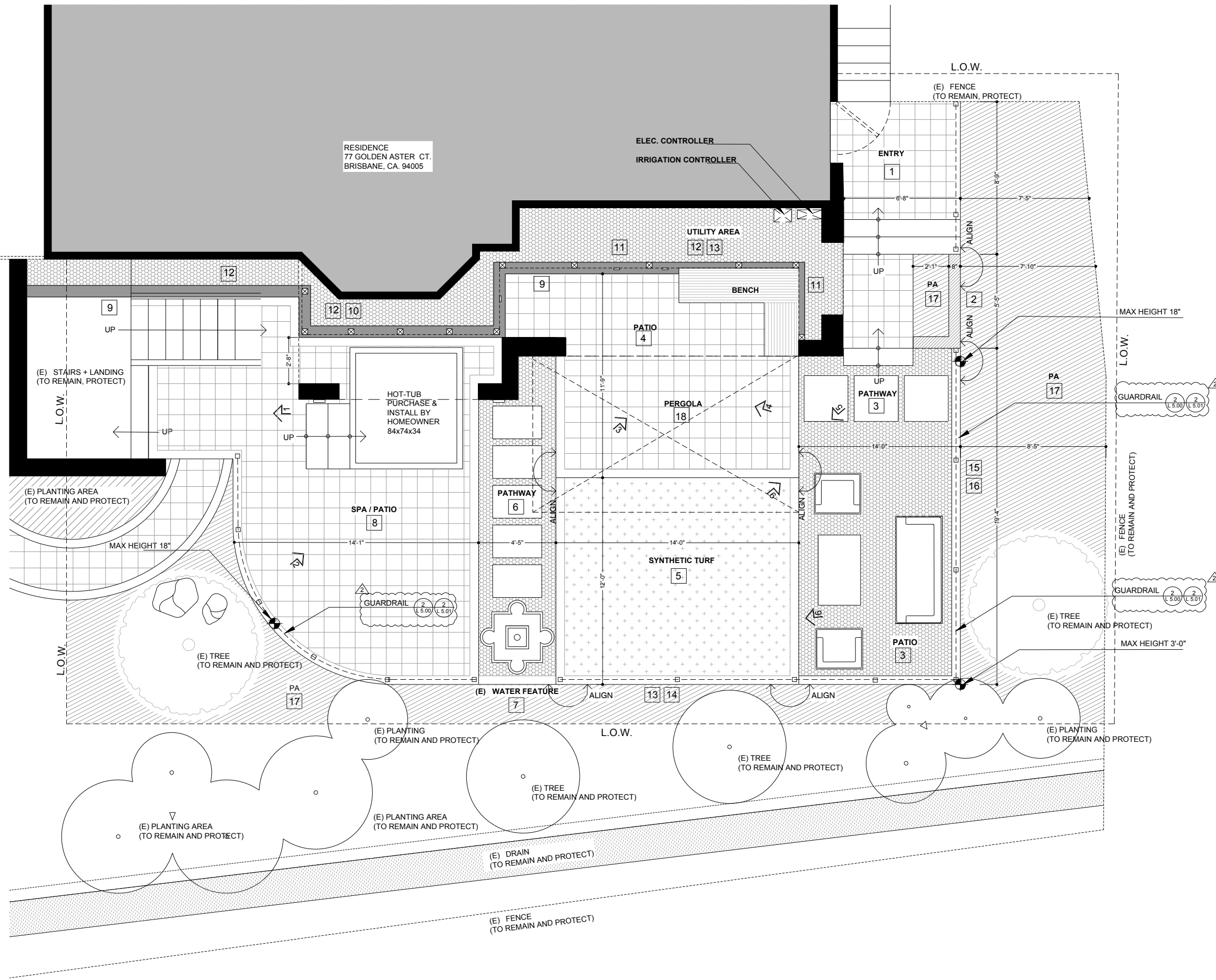
4 PROPOSED HOT-TUB & SPA DECK LOCATION



1 EXISTING PATHWAY & PLANTING AREA I TO REMAIN & PROTECT IN PLACE



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LANDSCAPE IMPROVEMENT PROJECT

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LOCATION : 77 GOLDEN ASTER COURT , BRISBANE CA 94005

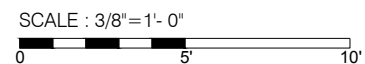
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SCALE :
3/8" = 1'-0"

PHASE :
APPROVAL

SHEET TITLE :
SITE PLAN

SHEET NO.
L2.00





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NUMBER	SYMBOL	DESCRIPTION	MATERIAL	SIZE	COLOR FINISH	NOTE
1		ENTRY	MATERIAL PAVERS : BELGARD CATALINA, PATTERN : (3) PIECES MATERIAL BORDER : BELGARD CATALINA	LARGE 6X9	COLOR VICTORIAN , FINISH: SMOOTH FACE COLOR VICTORIAN , FINISH: SMOOTH FACE	- -
2		RAISED PLANTER @ ENTRY	MATERIAL WALL : CMU WALL W/ STUCCO WALL CAP : NATURAL STONE , COPPING	L SHAPE 2'-0" X 5'-0" 12X6	COLOR : GRAY , FINISH : STUCCO COLOR CALIFORNIA GOLD	- -
3		PATIO & PATHWAY	MATERIAL CONCRETE : CONCRETE SLABS MATERIAL DECORATIVE ROCKS: LODI PEBBLES	4' THK 3/8"	COLOR: NO COLOR , FINISH: BROOM FINISH COLOR VARIES , GRAY/BROWN	NOTE : AS SHOWN AT L 100 SITE PLAN -
4		COVER PATIO	MATERIAL PAVERS : BELGARD CATALINA, PATTERN : (3) PIECES MATERIAL BORDER : BELGARD CATALINA	MATERIAL BORDER : BELGARD CATALINA 6X9	COLOR VICTORIAN , FINISH: SMOOTH FACE COLOR VICTORIAN , FINISH: SMOOTH FACE	- -
5		SYNTHETIC TURF	MATERIAL SYNTHETIC TURF BLUE GRASS LIGHT WITH 5 INCH 40DD NAILS & 16 GRITSILICA SAND 48 OZ FACE WEIGHT MATERIAL BORDER: METAL EDGING	AS SHOWN 6' H	- COLOR BLACK	NOTE : NO RETURNS ON CUT ARTIFICIAL GRASS (NON-REFUNDABLE) -
6		PATHWAY @ WATER FEATURE	MATERIAL NATURAL STONE , SLABS MATERIAL DECORATIVE ROCKS: LODI PEBBLES	3'-0" L X 2'-0" W 3/8"	COLOR CALIFORNIA GOLD COLOR VARIES , GRAY/BROWN	NOTE : AS SHOWN AT L 100 SITE PLAN -
7		EXISTING WATER FEATURE	-	-	-	-
8		SPA PATIO	MATERIAL PAVERS : BELGARD CATALINA, PATTERN : (3) PIECES MATERIAL BORDER : BELGARD CATALINA	LARGE 6X9	COLOR VICTORIAN , FINISH: SMOOTH FACE COLOR VICTORIAN , FINISH: SMOOTH FACE	NOTE : AS SHOWN AT L 100 SITE PLAN -
9		CURB WALL	MATERIAL WALL : CMU WALL W/ STUCCO	16' H	COLOR GREEN , FINISH STUCCO	-
10		WOODEN SCREEN @ SPA	MATERIAL : 1X6 REDWOOD DECKING	-	FINISH : STAIN ONLY, COLOR GREEN	-
11		WOODEN SCREEN @ COVER PATIO	MATERIAL : 1X6 REDWOOD DECKING	-	COLOR WHITE	-
12		DECORATIVE ROCKS @ UTILITY AREA	MATERIAL DECORATIVE ROCKS: LODI PEBBLES	3/8"	COLOR VARIES , GRAY/BROWN	-
13		UTILITY AREA	MATERIAL DECORATIVE ROCKS: LODI PEBBLES	3/8"	COLOR VARIES , GRAY/BROWN	-
14		SEAT BENCH @ COVER PATIO	MATERIAL : 1X6 REDWOOD DECKING WITH 1X6 FRAMING ALL (4) SIDES	18" H	FINISH : STAIN ONLY, COLOR: CLEAR	-
15		RETAINING WALL	MATERIAL WALL : CMU WALL W/ STUCCO	VARIOUS 18"-3'-0" H	COLOR GRAY , FINISH STUCCO	-
16		GUARDRAIL CAP	MATERIAL : METAL FRAMING WITH WOOD CAP MATERIAL : WHITE WOOD WALNUT	OVERALL 42" H 2.5'X1.5'	COLOR BLACK -	- -
17		FUTURE PLANTING AREA	-	-	-	-
18		PERGOLA	MATERIAL : PLEASE SEE STRUCTURAL DRAWINGS S-20 LAYOUT & S-30 DETAILS	-	COLOR MATCHE WITH THE EXISITING HOUSE FACADE	PLEASE SEE SHEET STRUCTURAL DRAWING SHEETS S-20 & S-30

LANDSCAPE IMPROVEMENT PROJECT

PROJECT : LIU RESIDENCE

LOCATION : 77 GOLDEN ASTER COURT , BRISBANE CA 94005

ISSUED :	DATE :
DATE :	12.28.2022
REV 01 DATE :	09.22.2021
REV 02 DATE :	02.23.2022
REV 03 DATE :	04.15.2022
REV 04 DATE :	09.15.2022

SCALE :
PHASE :

APPROVAL

SHEET TITLE :
MATERIAL SCHEDULE

SHEET NO.
L2.01



DESIGN + BUILD

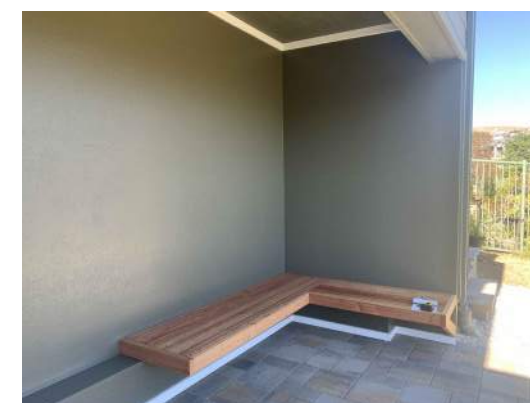
535 MISSION ST, SAN FRANCISCO, CA 94105

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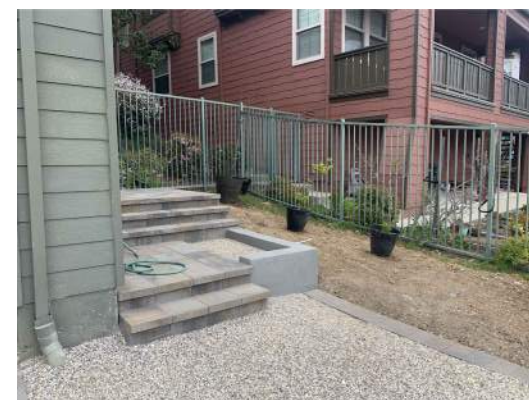
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4 PROPOSED COVERED PATIO LOCATION WITH BENCH



3 PROPOSED COVERED PATIO LOCATION WITH BENCH



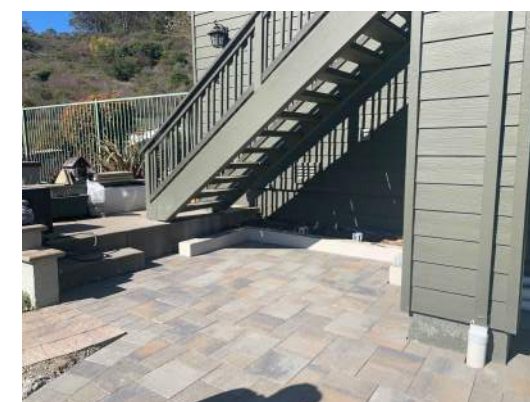
6 RAISED PLANTER & STAIRS & LANDING AT SIDE YARD



2 PROPOSED SPA PATIO & WOOD SCREEN & PATHWAY



5 PROPOSED SYNTHETIC TURF & PROPOSED PATIO



1 EXISTING ENTRY AT DECK & PROPOSED PATHWAY

LANDSCAPE IMPROVEMENT PROJECT

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LOCATION : 77 GOLDEN ASTER COURT , BRISBANE CA 94005

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REV 04 DATE :	09.15.2022

SCALE :
N/A

PHASE :
APPROVAL

SHEET TITLE :
**SITE PICTURE I
AFTER**

SHEET NO.:

L2.02

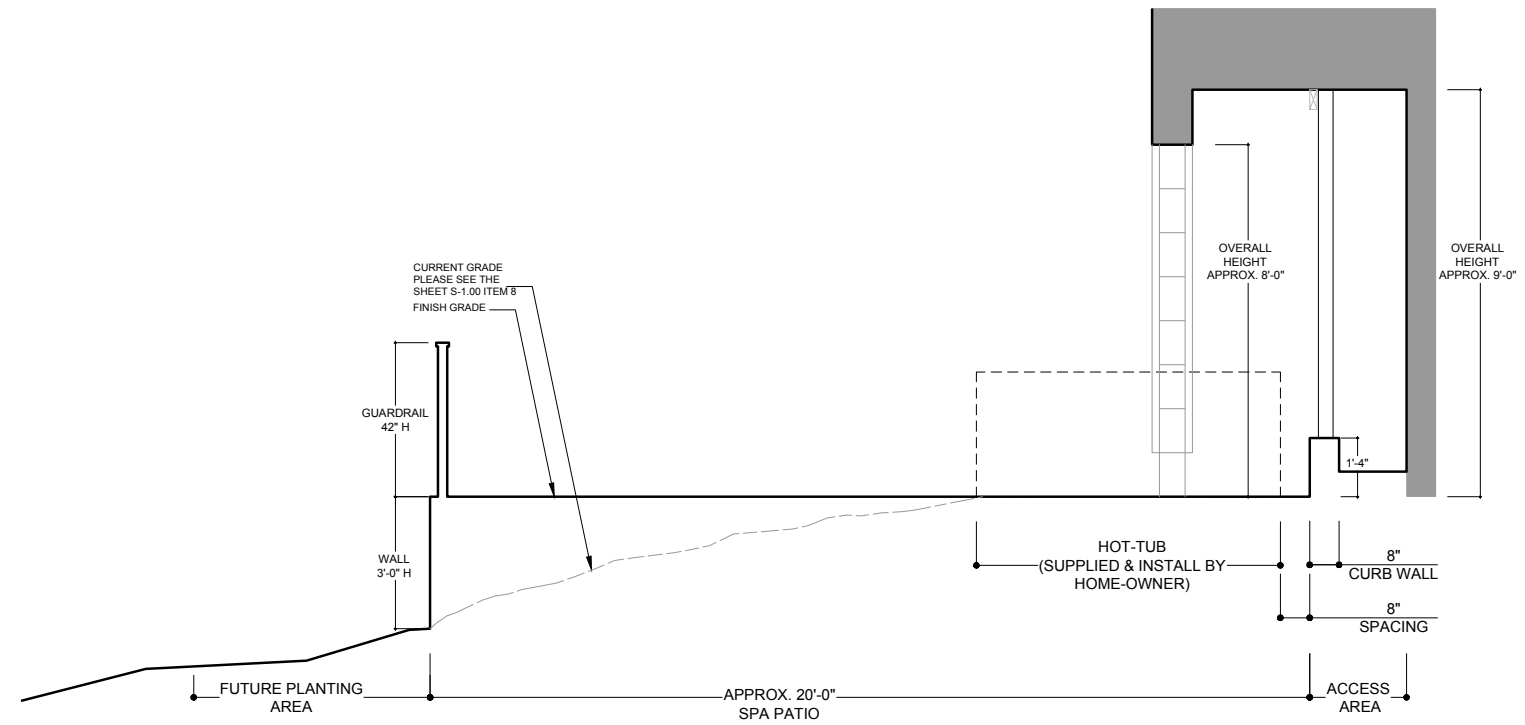


DESIGN + BUILD

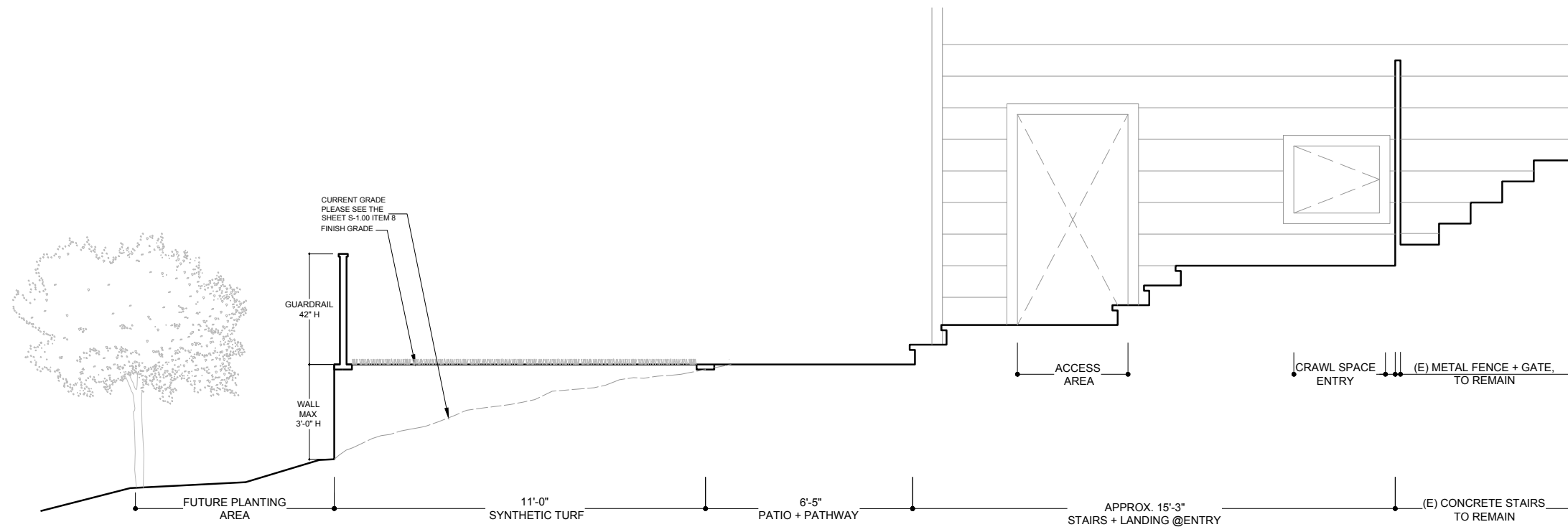
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1 ELEVATION I B
SCALE 1/2" = 1'-0"



2 ELEVATION I C
SCALE 1/2" = 1'-0"

LANDSCAPE IMPROVEMENT PROJECT

PROJECT : LIU RESIDENCE

LOCATION : 77 GOLDEN ASTER COURT, BRISBANE CA 94005

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REV 03 :	DATE :	04.15.2022
REV 04 :	DATE :	09.15.2022

SCALE : AS SHOWN

PHASE :

APPROVAL

SHEET TITLE :

ELEVATIONS

SHEET NO.

L3.01

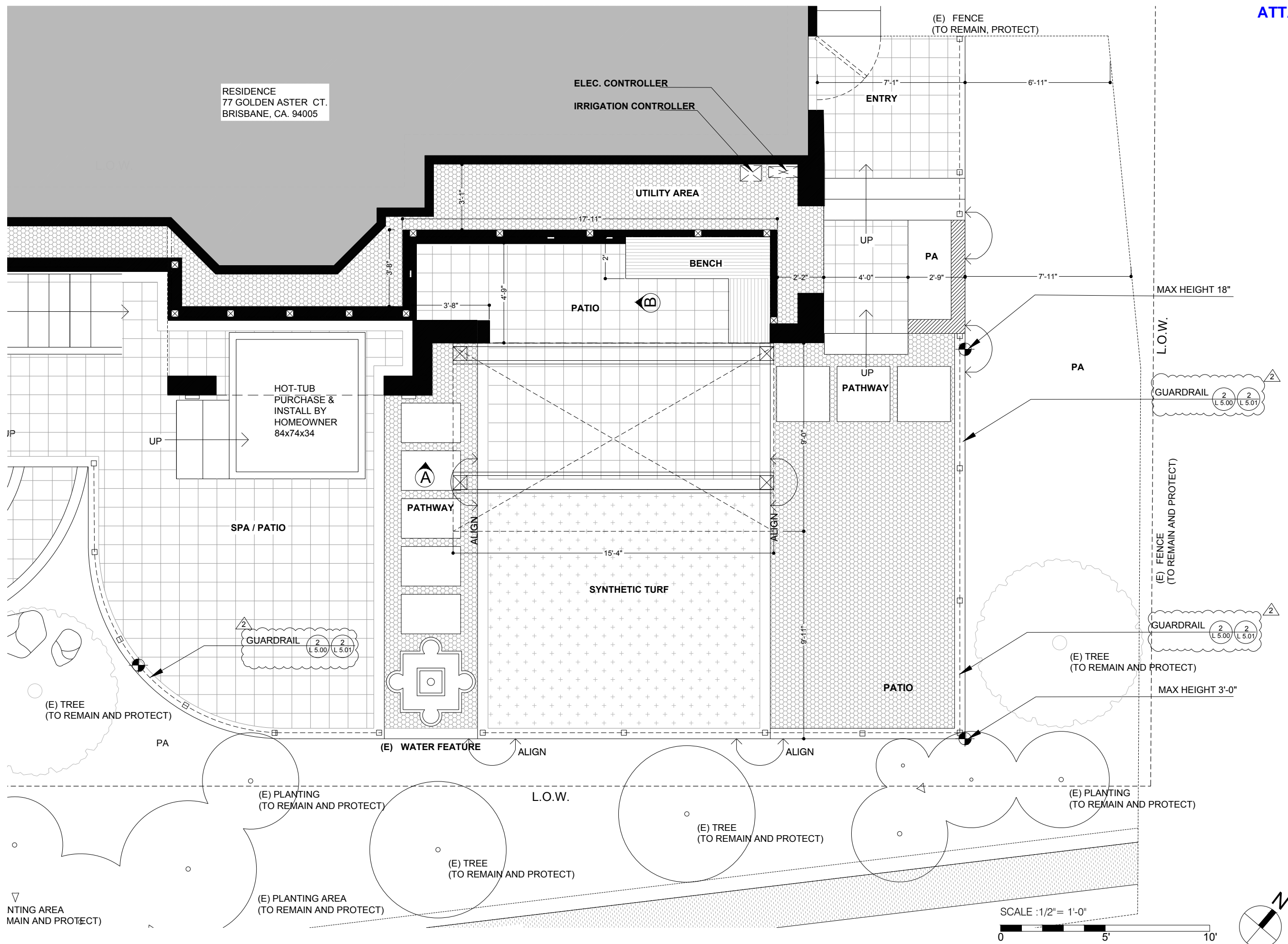


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SCALE : 1/2" = 1'-0"

PHASE :

APPROVAL

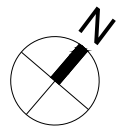
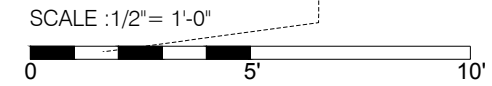
SHEET TITLE :

PROPOSED PATIO COVER I LAYOUT

SHEET NO.

L4.01

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SCALE : AS SHOWN

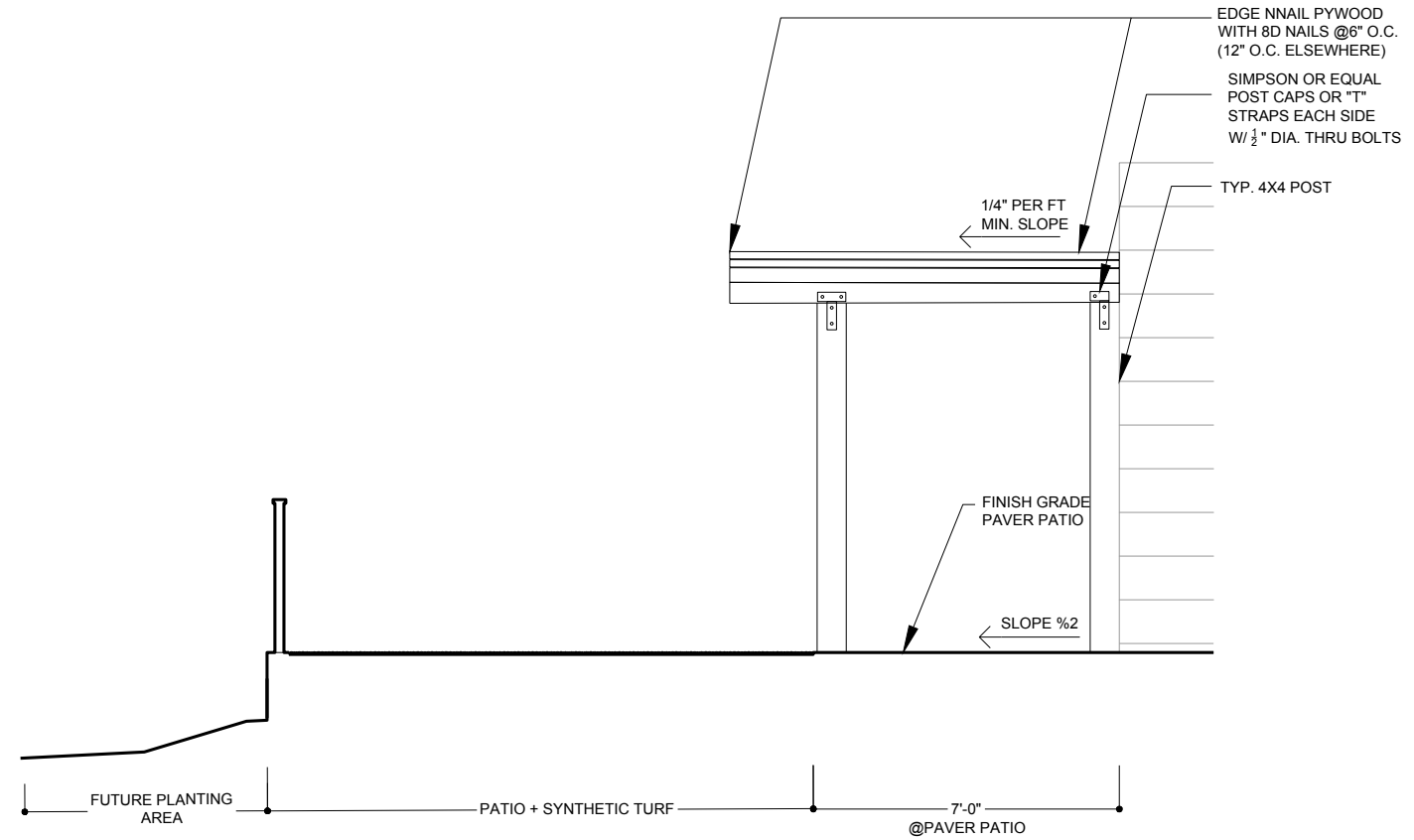
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SHEET TITLE : PROPOSED PATIO COVER I ELEVATIONS

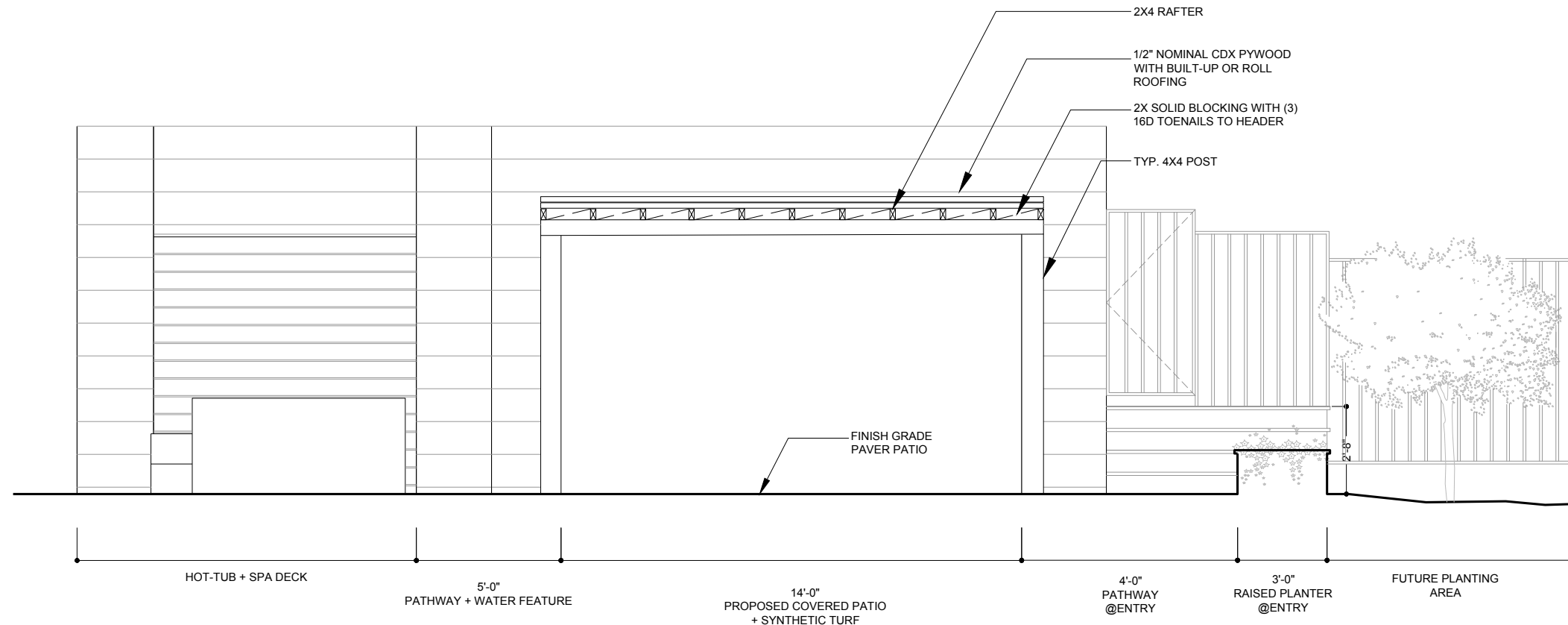
SHEET NO.

L4.02

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1 SIDE ELEVATION
SCALE 1/2"=1'-0"



2 FRONT ELEVATION
SCALE 1/2"=1'-0"

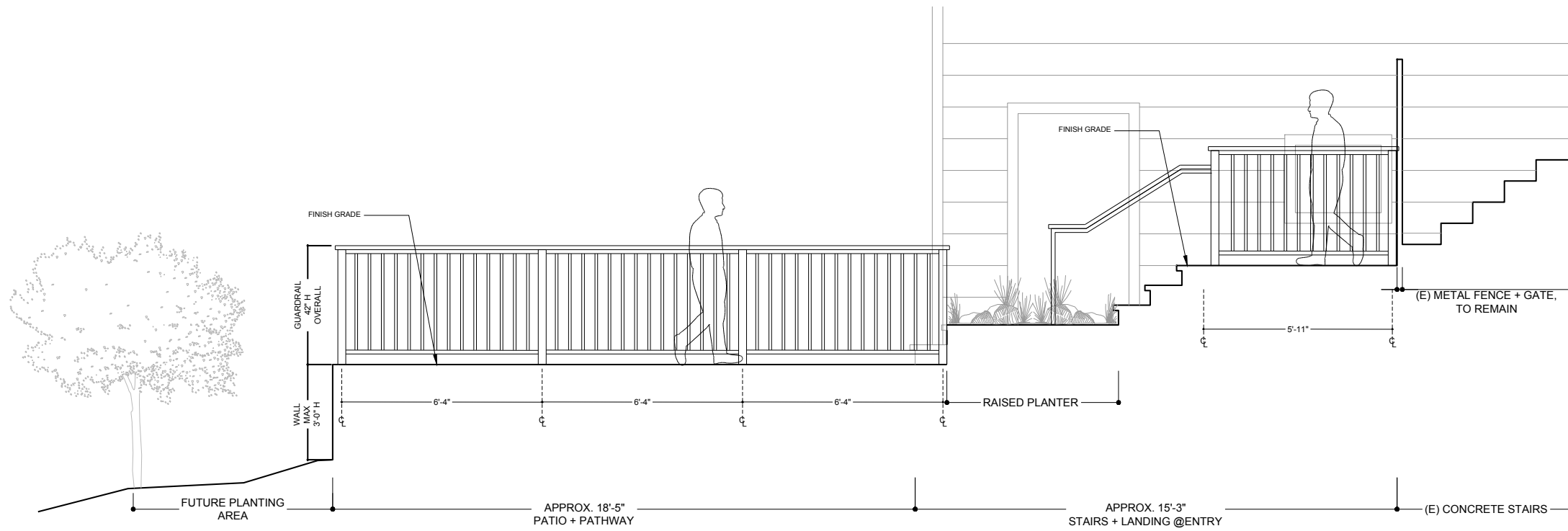


DESIGN + BUILD

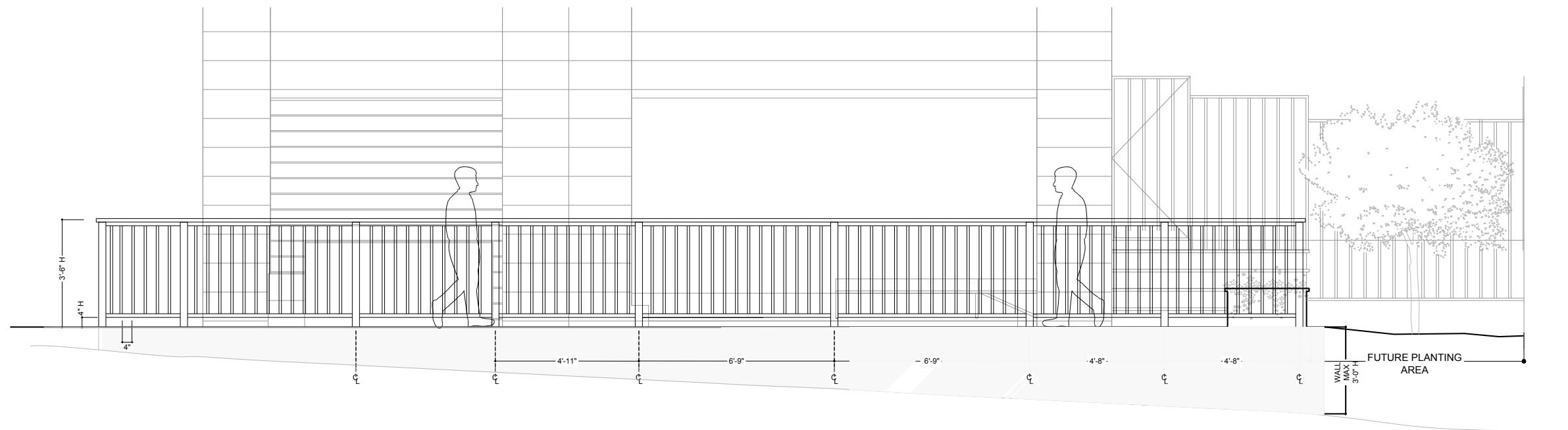
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1 ELEVATION I SIDE
SCALE 1/2"=1'-0"



2 ELEVATION I FRONT
SCALE 1/2"=1'-0"

LANDSCAPE IMPROVEMENT PROJECT

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LOCATION : 77 GOLDEN ASTER COURT , BRISBANE CA 94005

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REV 04 DATE :	09.15.2022

SCALE: AS SHOWN

PHASE :
APPROVAL

SHEET TITLE :
**PROPOSED
GUARDRAIL I
ELEVATIONS**

SHEET NO.

L5.01



DESIGNED BY:
STRUCTICA, inc.
WE ENGINEER IDEAS

530 ALAMEDA DEL PRADO #183C
NOVATO, CA 94949
(415) 578-0707
INFO@STRUCTICAINC.COM
WWW.STRUCTICAINC.COM



[Signature]

COVER SHEET

PERGOLA

DRAWING TITLE: **PERGOLA**
SCOPE OF WORK:
PROJECT ADDRESS: **77 GOLDEN ASTER CT., BRISBANE, CA**
APN: **005-401-010**
OWNER: **RAYMOND AND LORI LIU**

REVISIONS		
NO	DESCRIPTION	DATE

REVIEW SET	
JOB NO. :	2249/P2275
DATE :	12/09/2022
DESIGN :	BM
DRAWN :	SZ
CHECKED :	BM
APPROVED :	BM

SHEET:
S-0.0

PROJECT INFORMATION:

ADDRESS: 77 GOLDEN ASTER CT., BRISBANE, CA
APN: 005-401-010
SCOPE OF WORK: CONSTRUCTION OF A NEW ENCLOSED PERGOLA
NUMBER OF UNITS: 1
OCCUPANCY CLASSIFICATION: R-3
JOB NO.: 2249/P2275

SHEET INDEX:

S-0.0	COVER SHEET
S-1.0	NOTES
S-2.0	PLANS
S-3.0	DETAILS

APPLICABLE CODES:

- 2019 CALIFORNIA RESIDENTIAL CODE
- NDS FOR WOOD CONSTRUCTION, 2018 EDITION
- ASCE 7-16
- ACI 318-19

DESIGN DOCUMENTS:

- LANDSCAPING DRAWINGS PREPARED BY TOOLBOX DATED APRIL 15, 2022.

ABBREVIATIONS:

BO: BOTTOM OF
BOW: BOTTOM OF WALL
E: EXISTING
EG: EXISTING GRADE
EL: ELEVATION
EMBED: EMBEDMENT
EQ: EQUAL
FG: FINISH GRADE
GLB: GLUED LAMINATED BEAM
MAX: MAXIMUM
N: NEW
NTS: NOT TO SCALE
OC: ON CENTER
PT: PRESSURE TREATED
SIM.: SIMILAR
SQ: SQUARE
STAG: STAGGERED
TO: TOP OF
TOC: TOP OF CONCRETE
TWO: TOP OF WALL
TYP: TYPICAL
UNO: UNLESS NOTED OTHERWISE

ASSESSOR'S MAP:



PROJECT VICINITY:



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITIONS OF CALIFORNIA BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS AND OTHER APPLICABLE REGULATING REQUIREMENTS OF CITY OF BRISBANE.
2. TO THE BEST OF STRUCTICA, INC. KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE TO THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/OR BUILDER'S RESPONSIBILITY.
3. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH THE MOST RECENT EDITION OF THE CALIFORNIA CONSTRUCTION SAFETY ORDERS (CAL-OSHA) REGULATIONS.
4. DIMENSIONS, OFFSETS, LINES AND GRADES ELEVATIONS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THEM AT THE SITE AND SHALL ESTABLISH TO INSURE PROPER HORIZONTAL AND VERTICAL ALIGNMENT OF WALLS, WOOD FRAMES, SLAB ON GRADE, FOOTINGS AND LOCATION OF POSTS. THE CONTRACTOR IS RESPONSIBLE TO REPORT ANY DISCREPANCY AND LACK OF COORDINATION BETWEEN THESE DRAWINGS AND SITE CONDITION TO THE ENGINEER (STRUCTICA, INC.) IN A TIMELY MANNER. THE CONTRACTOR OF THE PROJECT MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.
5. STRUCTICA, INC. IS NOT LIABLE FOR ERRORS ONCE THE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND OTHER OBSTACLES IN THE FIELD. THE CONTRACTOR IS RESPONSIBLE TO POTHOLE ALL UTILITIES, AS NEEDED, BEFORE WALL CONSTRUCTION IS TO BEGIN AND REPORT ALL INTERFERENCE BETWEEN UTILITIES OR OTHER OBSTACLES WITH THE WALL IN THESE DRAWINGS TO THE ENGINEER (STRUCTICA, INC.) IN A TIMELY MANNER.
7. CONTRACTOR SHALL CALL 811 OR (800) 642-244 PRIOR TO EXCAVATION IN A TIMELY MANNER TO LOCATE UNDERGROUND UTILITIES.
8. ITEMS NOT COVERED ON THIS DRAWINGS SHALL MAINTAIN STRICT COMPLIANCE WITH IRC.
9. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF 2016 SFBC & 2016 CBC. MINIMUM NAILING SHALL BE PER TABLE 2304.9.1 FASTENING SCHEDULE.
10. PROFESSIONAL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE CONSTRUCTION OR PROPER EXECUTION OF THE WORK SHOWN ON THESE DRAWINGS. SAFETY METHODS AND TECHNIQUES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. CONNECTIONS SHALL COMPLY WITH REQUIREMENTS AND RECOMMENDATIONS BY SIMPSON STRONG-TIE.


DESIGN LOADS:

- | | | |
|--------------------------------|-------|-----|
| 1. DEAD LOAD | | |
| 1.1. PERGOLA ROOF: | 15 | PSF |
| 2. LIVE LOAD | | |
| 2.1. PERGOLA ROOF: | 20 | PSF |
| 3. ALLOWABLE BEARING CAPACITY: | 1,500 | PSF |
| 4. WIND SPEED: | 92 | MPH |
| 5. SEISMIC COEFFICIENT (Sds) | 1.041 | g |

MATERIAL:

1. CONCRETE
 - 1.1. PORTLAND CEMENT SHALL CONFORM TO ASTM C-50 TYPE II, LOW ALKALI. IN ADDITION TO THE STANDARD PORTLAND CEMENT, THE THE FOLLOWING SCM SUPPLEMENTARY CEMENTITIOUS MATERIAL) MAY BE USED IN THE MIX DESIGN: FLY ASH, ASTM C618 CLASS F OR GROUND GRANULATED BLAST FURNACE SLAG, ASTM 0989 GRADE 100 OR 120. SCM IS TO MAKE UP 50% MAX. OF THE CEMENTITIOUS MATERIALS WHEN ALL CEMENTITIOUS MATERIALS TOTAL 600# (6.4 SACKS) PER CUBIC YARD PER ACI 318.
 - 1.2. CONCRETE SHALL BE HARDROCK CONCRETE AND SHALL ATTAIN THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTHS AT 28 DAYS. (MINIMUM CEMENT CONTENT: (FIVE SACKS/CU. YD.)
 - 1.3.1. MINIMUM STRENGTH @ 28 DAYS: 2,500 PSI
 - 1.3.2. MAX. AGGREGATE SIZE: 3/4 IN.
 - 1.3.3. MAX. SLUMP SIZE: 4 IN.
 - 1.4. CONCRETE SHALL BE CONTINUOUSLY CURED FOR 10 DAYS AFTER PLACING IN ANY APPROVED MANNER, INCLUDING CURING COMPOUND, CURING PAPER, ETC. NOTE: FOOTINGS ARE EXCEPTED FROM THIS REQUIREMENT.
 - 1.5. WHEN PLACING NEW CONCRETE OR SHOTCRETE AGAINST EXISTING CONCRETE OR MASONRY, ROUGHEN SURFACE OF EXISTING MATERIAL BY EITHER SANDBLASTING OR SCARIFYING TO 1/4" AMPLITUDE AND APPLY BONDING AGENT. BONDING AGENT SHALL BE LARSEN PRODUCTS CORPORATION'S WELD-CRETE OR APPROVED EQUIVALENT. AT EXISTING BRICK, ROUGHENING NOT REQUIRED IF EXISTING BRICK HAS A NATURAL ROUGH SURFACE. BONDING AGENT IS NOT REQUIRED AT EXISTING BRICK SURFACE UNLESS OTHERWISE NOTED ON PLANS AND/OR DETAILS.
4. DRILLED SHAFTS:
 - 4.1. SHAFTS ARE TO BE MACHINE DRILLED.
 - 4.2. PROVIDE PROTECTION AGAINST SLOUGHING OR CAVING AS REQUIRED.
 - 4.3. DRILLED HOLES SHALL NOT BE LEFT OPEN OVER-NIGHT.
 - 4.4. ALL WATER SHOULD BE REMOVED FROM THE SHAFT PRIOR TO FILLING WITH CONCRETE, IF POSSIBLE, ALL IF ALL WATER CANNOT BE REMOVED BY PUMPING, CONCRETE SHALL BE CAREFULLY PUMPED INTO THE CIDH PILE SHAFT FROM THE BOTTOM UP THROUGH A RIGID PIPE AND DESIGN STRENGTH OF CONCRETE SHALL BE INCREASED BY 1000 PSI.
 - 4.5. PROVIDE 3 INCHES MINIMUM CONCRETE COVER OVER ALL STEEL SURFACES.
 - 4.6. DRILL HOLE CIDH PILES ARE TO BE FILLED WITH STRUCTURAL CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS.
5. REINFORCEMENT STEEL:
 - 5.1. REINFORCING BAR - ASTM A615 GR. 60.
 - 5.2. Ld (DEVELOPMENT LENGTH): COMPLY WITH ACI 318 OR 40* BAR DIA. MIN
 - 5.3. LAP SPLICE: CLASS B SPLICES - 1.3*Ld
 - 5.4. CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS:
 - 5.4.1. CONCRETE POURED DIRECTLY AGAINST EARTH: 3 INCHES.
 - 5.4.2. CONCRETE FORMED AGAINST EARTH OR EXPOSED TO WEATHER: 2 INCHES.
 - 5.4.3. FORMED CONCRETE NOT INCLUDED ABOVE: 1 INCHES.
 - 5.5. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
 - 5.6. ALL TIE WIRE SHALL BE ASTM A82 BLACK ANNEALED.
 - 5.7. ALL HORIZONTAL REINFORCING TO BE SUPPORTED ON GALVANIZED CHAIRS EXCEPT THAT MORTAR BLOCKS OR OTHER APPROVED METHODS OF SUPPORT SHALL BE USED AT FOOTINGS, AND SLABS ON GRADE.
6. LUMBER
 - 6.1. ALL LUMBER SHALL BE DOUGLAS-FIR GRADE 2 OR REDWOOD GRADE 2, U.N.D.
 - 6.2. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED WOOD OR REDWOOD (GRADE: CLEAR STRUCTURAL).
 - 6.3. ALL BOLT AND NAIL HOLES SHALL BE CAULKED AND SEALED WITH APPROPRIATE CAULKING MATERIAL.
 - 6.4. ALL PRESSURE TREATED WOOD SHALL USE NAILING, BOLTING AND/OR FASTENERS MADE OF STAINLESS STEEL, OR WITH HOT-DIP GALVANIZATION, OR WITH (G185) OZ. OF ZINC PER SQUARE FOOT OF SURFACE GALVANIZED PRODUCTS. ALL NAILS, SCREWS, BOLTS, METAL CONNECTORS AND FLASHING EXPOSED TO WEATHER SHALL NOT BE DIPPED GALVANIZED.
 - 6.5. HOLES AND CUTOUTS SHALL NOT BE LARGER THAN 1/4 OF THE DEPTH OF THE MEMBER FROM TOP NOR BE LOCATED FARTHER THAN 3 TIMES DEPTH OF MEMBER FROM SUPPORTS.
 - 6.6. ALL NAILS SHALL BE COMMON NAILS.
 - 6.7. NEW FRAMING SHALL HAVE 19% MAX. MOISTURE CONTENT AT TIME OF INSTALLATION.
7. CONNECTIONS:
 - 7.1. ALL CONNECTIONS, FASTENERS AND HANGERS ARE SIMPSON OR EQUIVALENT.
8. EARTHWORK:
 - 8.1. MAX. FILL AMOUNT:
[3 FT+1 FT]/2]*43 FT * 10 FT/2 = 16 CY

CONTRACTOR:




WWW.TOOLBOXSF.CO

DESIGNED BY:

STRUCTICA, inc.
WE ENGINEER IDEAS

530 ALAMEDA DEL PRADO #183C
NOVATO, CA 94949
(415) 578-0707
INFO@STRUCTICAINC.COM
WWW.STRUCTICAINC.COM



NOTES

PERGOLA

DRAWING TITLE:

SCOPE OF WORK:

PROJECT ADDRESS:

ARCH:

OWNER:

77 GLODEN ASTER CT.
BRISBANE, CA

005-401-010

RAYMOND AND LORI LIU

REVISIONS		
NO.	DESCRIPTION	DATE

REVIEW SET

JOB NO. : 2249P2275

DATE : 12/09/2022

DESIGN : BM

DRAWN : SZ

CHECKED : BM

APPROVED : BM

SHEET:

S-1.0



DESIGNED BY:
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WE ENGINEER IDEAS
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NOVATO, CA 94949
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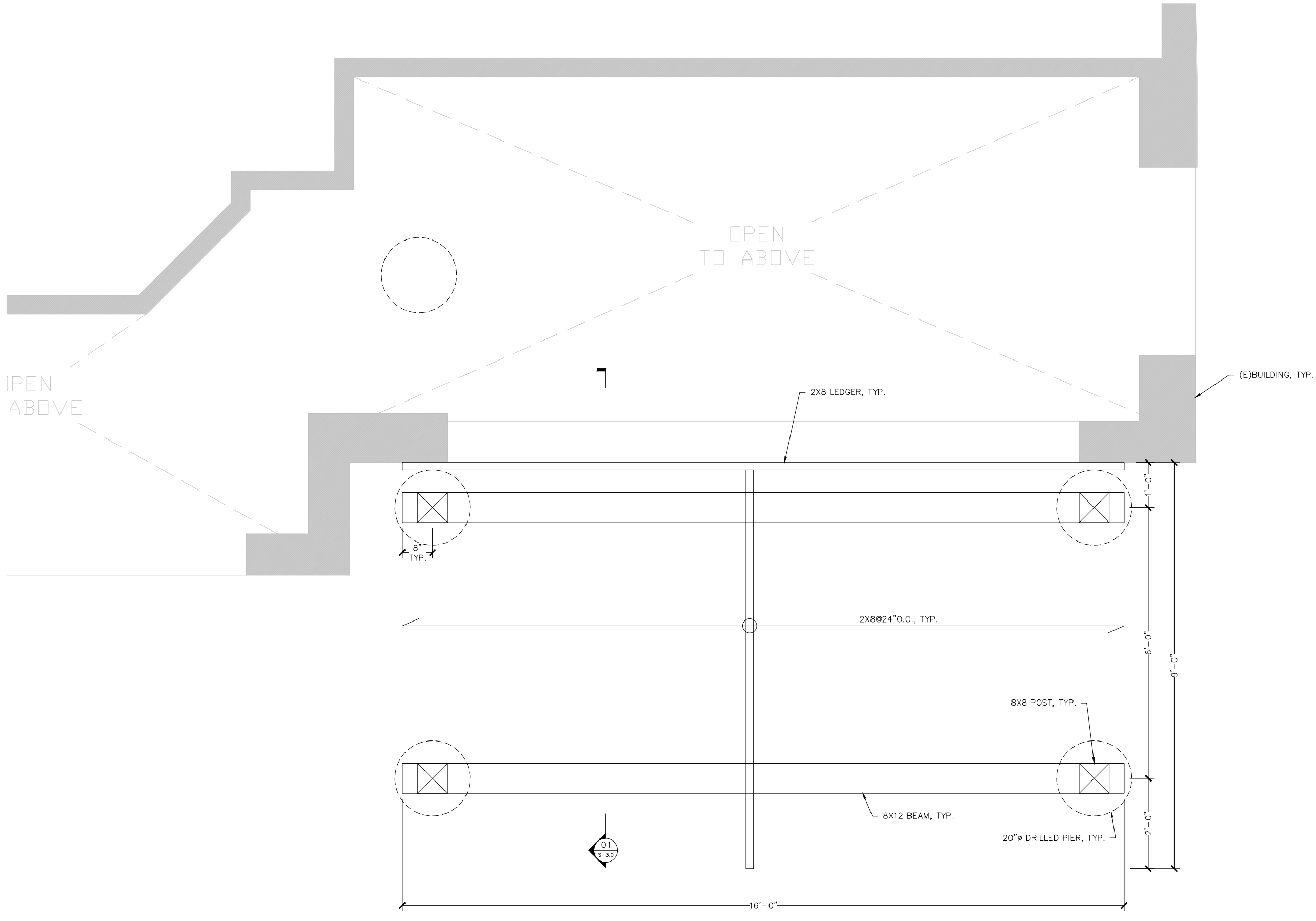
DRAWING TITLE: **PLANS**
SCOPE OF WORK: **PERGOLA**

PROJECT ADDRESS: **77 GLODEN ASTER CT.
BRISBANE, CA**
APN: **005-401-010**
OWNER: **RAYMOND AND LORI LIU**

REVISIONS		
NO.	DESCRIPTION	DATE

REVIEW SET	
JOB NO. :	2249P2275
DATE :	12/09/2022
DESIGN :	BM
DRAWN :	SZ
CHECKED :	BM
APPROVED :	BM

SHEET: **S-2.0**



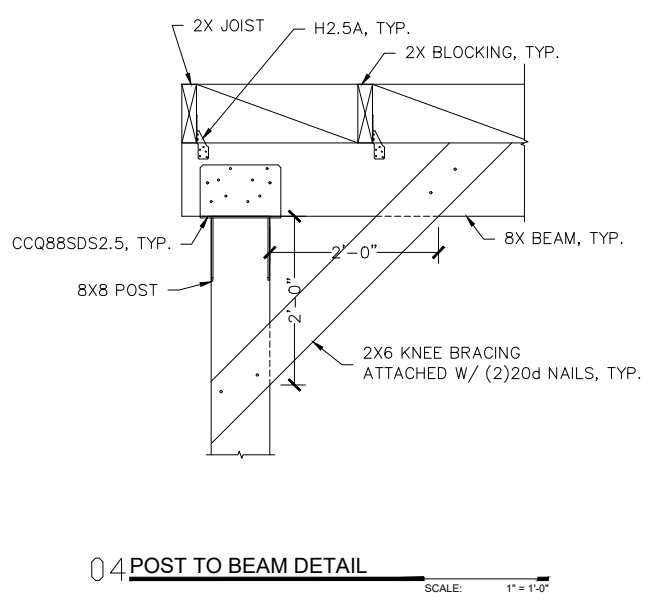
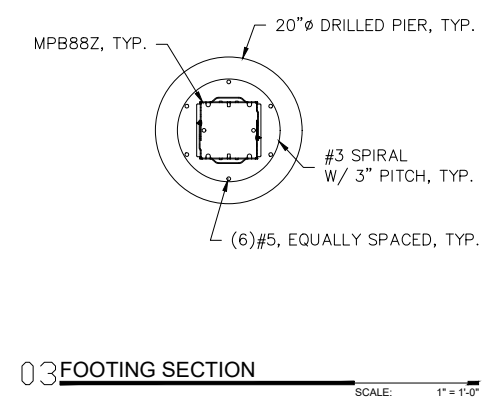
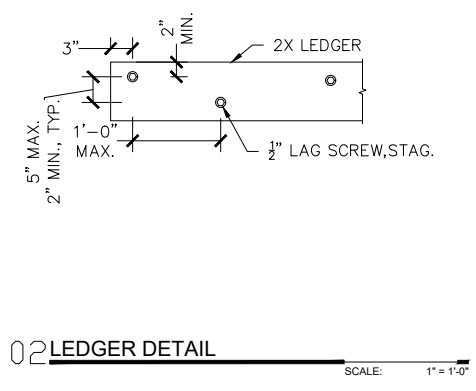
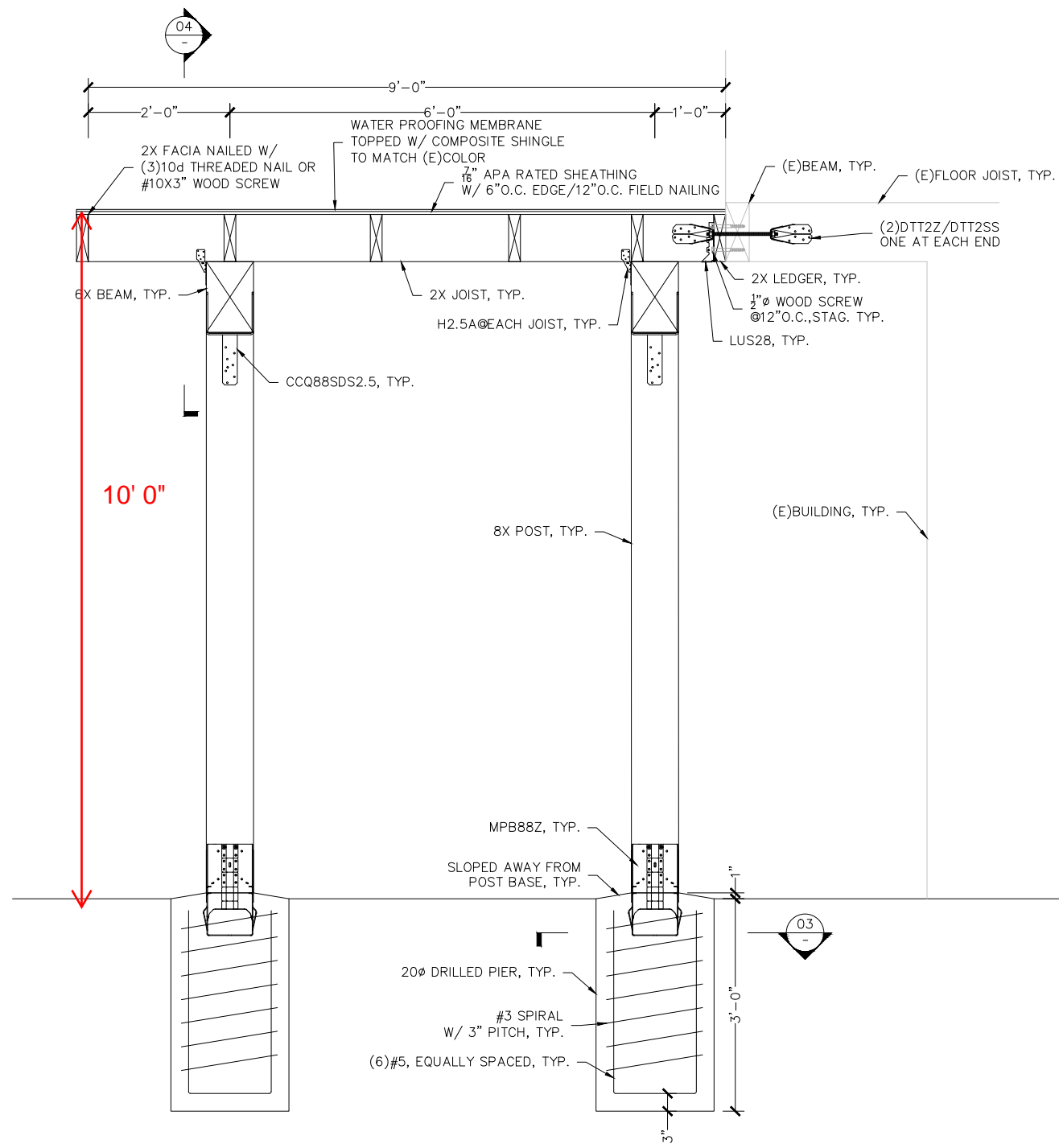
01 PROPOSED PERGOLA
SCALE: 1" = 1'-0"
01 S-3.0



CONTRACTOR:
toolbox
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DETAILS
PERGOLA

DRAWING TITLE: PROJECT ADDRESS: 77 GLODEN ASTER CT. BRISBANE, CA APN: 005-401-010 OWNER: RAYMOND AND LORI LIU

REVISIONS		
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