GENERAL NOTES

- ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF NYHUS DESIGN GROUP. THE ARCHITECT CREATED, EVOLVED AND DEVELOPED THESE DOCUMENTS FOR THE SOLE USE CONCERNING THIS SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF NYHUS DESIGN GROUP.
- THE INTENT OF THESE DOCUMENTS IS TO SHOW ALL ITEMS NECESSARY TO COMPLETE THE PROJECT. FOR ITEMS, METHODS AND/OR MATERIALS NOT SHOWN, THE MINIMUM REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE SHALL GOVERN. ALL WORK AND CONSTRUCTION SHALL COMPLY WITH ALL REGULATIONS AND SAFETY REQUIREMENTS
- THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR OMISSIONS NOTED IN THE DOCUMENTS. HE SHALL ADDITIONALLY INFORM THE ARCHITECT OF ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES AND REGULATIONS
- THE WORK INCLUDED UNDER THIS CONTRACT CONSIST OF ALL LABOR MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT
- LEAVING ALL WORK READY FOR USE. THE PLANS INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWING IS INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES. ALL WORK IS
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING AND BRACING, ETC., AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION OF THIS STRUCTURE.THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN THE DRAWINGS OR SPECIFICATIONS UNLESS APPROVED BEFORE CONSTRUCTION.
- THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN THE DRAWINGS OR SPECIFICATIONS UNLESS APPROVED BEFORE CONSTRUCTION
- ALL DEMOLITION REQUIRED NOT NECESSARILY SHOWN ON THE DRAWINGS. DEMOLITION IS TO BE COMPLETED UNDER SEPARATE PERMIT APPLICATION. THE CONTRACTOR SHALL VERIFY IN THE FIELD AND BE RESPONSIBLE FOR ALL DEMOLITION WORK NECESSARY TO COMPLETE THE PROJECT.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE CITY OF BURLINGAME MUNICIPAL CODE REQUIREMENTS, CALIFORNIA STATE TITLES 19 AND 24, THE 2022 CALIFORNIA BUILDING CODE AND LATEST EDITIONS OF THE UNIFORM HOUSING, MECHANICAL AND ELECTRICAL
- O. ALL DIMENSIONS SHALL BE AS INDICATED ON THE DRAWINGS OR AS CLARIFIED BY THE ARCHITECT:
- DIMENSIONS SHALL NOT BE DETERMINED BY SCALING THE DRAWINGS DIMENSIONS SHOWN ARE TO FACE OF STUDS. CENTERLINE OF COLUMNS. OR CENTERLINE OF WINDOWS, DOORS OR OTHER OPENINGS, AND WHERE NOTED, CLEAR FINISH DIMENSIONS CRITICAL
- FOR EQUIPMENT, CASEWORK OR OTHER REQUIREMENTS, U.O.N. DIMENSIONS TO EXISTING CONSTRUCTION SHALL BE TO EXISTING FACE OF FINISH U.O.N. DOORS INSTALLED ADJACENT TO PERPENDICULAR WALLS SHALL BE LOCATED 4-1/2" (3-STUD
- WIDTHS) FROM FACE OF FLANKING WALL STUDS.
- ALL NEW FINISHES ARE TO ALIGN FLUSH WITH EXISTING FINISHES, U.O.N. THE DIMENSIONS SHOWN ARE BASED ON 'AS-BUILT' DRAWINGS AND MEASUREMENTS AVAILABLE AT
- . THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN PROTECTING AREAS ADJACENT TO
- NEW CONSTRUCTION FROM NOISE, DEBRIS AND DUST THROUGHOUT THE PERFORMANCE OF THE 2. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF THE
- CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL THE TRADES AND SHALL PROVIDE ALL THE SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
- . HE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH
- 4. ALL DIMENSIONS NOTED "VERIFY" AND "V.I.F." ARE TO BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. IMMEDIATELY REPORT ANY VARIANCES TO THE ARCHITECT FOR RESOLUTION.
- 5. INTERIOR WALLS ARE 2X4 OR 2X6 WOOD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED AND ALL EXTERIOR WALL ARE 2X6 WOOD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
- . CONTRACTOR SHALL PROVIDE ALL SEISMIC BRACING AND HOLD-DOWN CLIPS AS REQUIRED BY CODE FOR ALL SUSPENDED CEILING AND SOFFIT FRAMING CONDITIONS.
- COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUIT, WATER LINES, GAS LINES, DRAINAGE LINES, ETC. . PROTECT ALL EXISTING BUILDING AND SITE CONDITIONS TO REMAIN INCLUDING WALLS, CABINETS,
- FINISHES, TREES AND SHRUBS, PAVING, ETC. l 9. VERIFY ALL ARCHITECTURAL DETAILS WITH STRUCTURAL, AND DESIGN/BUILD DRAWINGS BEFORE
- ORDERING OR INSTALLATION OF ANY WORK.
- 20. WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED, THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON THE DRAWINGS. 21. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING UNLESS
- 22. INSTALL ALL FIXTURES, EQUIPMENT, MATERIALS, WINDOWS, AND DOORS MANUFACTURER'S RECOMMENDATIONS.

OTHERWISE INDICATED ON THE DRAWINGS

- 23. VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, ETC. BEFORE ANY
- CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEMS OF WORK. 24. SEALANT, CAULKING AND FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
- 25. ALL ROOF DECK PENETRATIONS AND EXTERIOR WALL OPENINGS SHALL BE GUARANTEED BY THE CONTRACTOR TO BE WATER TIGHT FOR A MINIMUM PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION OF ALL WORK UNDER THIS CONTRACT.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE A STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRECT DEBRIS OR DUST FROM AFFECTING, IN ANY WAY,
- FINISHED AREAS IN OR OUTSIDE JOB SITE. 7. INSTALL SMOKE DETECTORS, CARBON MONOXIDE DETECTORS, AND SPRINKLER SYSTEMS IN ACCORDANCE WITH THE SPECIFICATIONS AND IN CONFORMANCE WITH LOCAL FIRE MARSHAL REQUIREMENTS
- 28. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHER STRIPPED PER TITLE 24 REQUIREMENTS,
- UNLESS OTHERWISE NOTED IN DOOR DETAILS 29. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY
- A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
- 30. PROVIDE SHOP DRAWINGS FOR ALL MILLWORK, METAL WORK AND CUSTOM ITEMS.
- 31. CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH REQUIREMENTS OF SOIL REPORT AS PREPARED BY GEOTECHNICAL ENGINEER.
- 32. NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE FOLLOWING HOURS EXCEPT IN THE CASE OF URGENT NECESSITY IN THE INTEREST OF PUBLIC HEALTH AND SAFETY, AND THEN ONLY WITH PRIOR WRITTEN APPROVAL FROM THE BUILDING OFFICIAL, WHICH APPROVAL SHALL BE GRANTED FOR A PERIOD NOT TO EXCEED THREE DAYS. HOLIDAYS ARE THE FIRST DAY OF JANUARY, THE THIRD MONDAY OF FEBRUARY, THE LAST MONDAY OF MAY, THE FOURTH DAY OF JULY, THE FIRST MONDAY OF SEPTEMBER, THE ELEVENTH DAY OF NOVEMBER, THE FOURTH THURSDAY IN NOVEMBER AND THE TWENTY-FIFTH DAY OF DECEMBER. IF THE FIRST DAY OF JANUARY, THE FOURTH DAY OF JULY, THE ELEVENTH DAY OF NOVEMBER, OR THE TWENTY-FIFTH DAY OF DECEMBER FALLS UPON A SUNDAY THE FOLLOWING MONDAY IS A HOLIDAY. PROVIDE THE FOLLOWING CONSTRUCTION HOURS ON THE PLANS PER CITY OF BURLINGAME MUNICIPAL CODE 18.07.110.

MONDAY THROUGH FRIDAY: 8AM TO 7PM 9AM TO 6PM SATURDAYS: SUNDAYS AND HOLIDAYS: NO WORK ALLOWED

33. ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER TOWN APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION.

ZIDER RESIDENCE

723 Acacia Drive, Burlingame, CA 94010



SITE MAP

C-O Title Sheet C-I Notes Sheet

DRAWING INDEX

ARCHITECTURAL:

A002 Renders

AOOI Project Data

SUI Site Survey

AIOI Arborist Report

A102 Arborist Report

A103 Arborist Report

A203 Exterior Walls Total

A300 Exterior Elevations A301 Exterior Elevations

A302 Sections

CONN. CONNECTION

CONST. CONSTRUCTION

CONT. CONTINUOUS

CONTR. CONTRACTOR

CLOS. CLOSET

FLASH. FLASHING

FLUOR. FLUORESCENT

F.O.C. FACE OF CONCRETE

F.O. Ply FACE OF PLYWOOD

F.O.F. FACE OF FINISH

A100 Existing & Proposed Site Plan

A200 Existing & Proposed First Floor Plans A201 Existing & Proposed Second Floor Plans

A202 Existing & Proposed Second Roof Plans

C-2 Utility Plan C-3 Erosion & Sediment Control Plan

C-3.1 Best Management Practices

KITCHEN

LAMINATE

LAVATORY

POUND

KIT.

LAV.

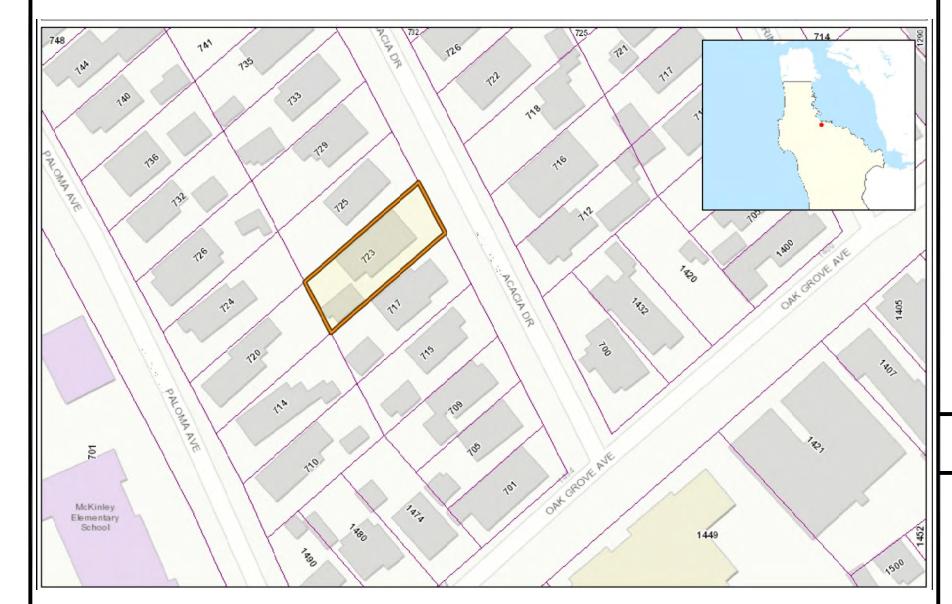
PAINTED

PTN. PARTITION

P.T.D. PAPER TOWEL DISPENSER

P.T.R. PAPER TOWEL RECEPTACLE

QUARRY TILE



ABBREVIATIONS

PROJECT DIRECTORY

WSCT. WAINSCOT

W.S.P. WET STANDPIPE

WW. WELDED WIRE

WR. WATER RESISTANT

ı	£	AND									6 117	CHEAD WALL	OWNER:
ı	4		C.T.	CERAMIC TILE	F.O.S.	FACE OF STUD	LN.	LINE	R.	RISER	5.W.	SHEAR WALL	ALEX \$ ANDREA ZIDER
ı	<	ANGLE	CTR.	CENTER	F.P.R.F.	FIREPROOF	LT.	LIGHT	R.A.	RETURN AIR	SYM.	SYMMETRICAL	723 ACACIA DRIVE.
ı	@	AT	C.W.	COLD WATER	FR.	FRAME	MACH.	MACHINE	RAD.	RADIUS	SYS.	SYSTEM	BURLINGAME, CA 94010
	0	DIAMETER OR ROUND	DBL.	DOUBLE	FT.	FOOT OR FEET	MAINT.	MAINTAIN	REC.	RECESSED			DURLINGAIVIL, CA 34010
ı	#	POUND OR NUMBER	DET.	DETAIL	FTG.	FOOTING		MATERIAL	REF.	REFERENCE	T.	TREAD	ADOLUTEOT
ı	A.C.	AIR CONDITIONING OR		DRINKING FOUNTAIN	FURR.	FURRING	MAT.		REFL.	REFLECTED	T.B.	TOWEL BAR	ARCHITECT:
ı		ASPHALTIC CONCRETE	DIA.	DIAMETER	FUT.	FUTURE	MAX.	MAXIMUM	REFR.	REFRIGERATOR	T.B.D.	TO BE DETERMINED	ERIC NYHUS
ı	ACOUS.	ACOUSTICAL	DIM.	DIMENSION			M.B.	MACHINE BOLT			T.C.	TOP OF CURB	NYHUS DESIGN GROUP
ı	A.D.	AREA DRAIN	DISP.	DISPENSER	G.	GAS OUTLET	M.C.	MEDICINE CABINET	REG.	REGISTER	TEL.	TELEPHONE	1555 OLD BAYSHORE HWY, SUITE 120
ı	ADJ.	ADJUSTABLE	DN.	DOWN	GA.	GAUGE	M.D.O.	MEDIUM DENSITY	REINF.	REINFORCED	TEMP.	TEMPERED	BURLINGAME. CA 94010
ı	ADJAC.	ADJACENT	DR.	DOOR	GALV.	GALVANIZED		OVERLAY	REQ.	REQUIRED	T.\$G.	TONGUE & GROOVE	TEL: 650.242.1553
ı	A.F.F.	ABOVE FINISH FLOOR	D.W.	DISHWASHER	G.D.	GARBAGE DISPOSAL	MECH.	MECHANICAL	RESIL.	RESILIENT	TER.	TERRAZZO	
ı	AGGR.	AGGREGATE			GEN.	GENERAL	MEMB.	MEMBRANE	RET.	RETAINING			FAX: 650.348.6872
ı	AGGIN. ALT.	ALTERNATE	DWG.	DRAWING	G.F.I.	GROUND FAULT	MTL.	METAL	REV.	REVISION/REVISED/	THK.	THICK	ERIC@NYHUSDESIGN.COM
ı			DWR.	DRAWER		INTERRUPT	MFR.	MANUFACTURER	ILV.	REVERSED	T.M.E.	TO MATCH EXISTING	WWW.NYHUSDESIGN.COM
ı		ALUMINUM	EA.	EACH	GL.	GLASS	MIN.	MINIMUM	RM.	ROOM	T.O.	TOP OF	
ı		. APPROXIMATE	(E)	EXISTING	GND.	GROUND	MISC.	MISCELLANEOUS		. REMOVABLE	T.O.C.	TOP OF CONCRETE	STRUCTURAL ENGINEER:
ı		ARCHITECTURAL	E.I.F.S.	EXTERIOR INSULATION \$	GR.	GRADE	MTD.	MOUNTED	R.O.	ROUGH OPENING	T.O.P.	TOP OF PLATE	MIKE MAHMOUDIAN
ı		ASPHALT		FINISH SYSTEM	G.S.M.	GALVANIZED SHEET	MUL.	MULLION				TOP OF PLYWOOD	MIKE MAHMOUDIAN & ASSOCIATES, INC.
ı	A.S.R.B.	. ARCHITECTURAL SITE	E.J.	EXPANSION JOINT	0,0,,,,,	METAL	IVIUL.	WOLLION	RWD.	REDWOOD		TOP OF WALL	• * · · · · · · · · · · · · · · · · · ·
ı		REVIEW BOARD	EL.	ELEVATION	GYP.	GYPSUM	(N)	NEW	S.	SOUTH	TYP.	TYPICAL	851 BURLWAY RD., SUITE 519
ı	BD.	BOARD	ELEC.	ELECTRICAL			N.	NORTH	S.C.	SOLID CORE		10000 1 DUU DUU 0005	BURLINGAME, CA 94010
		BITUMINOUS	EMER.	EMERGENCY	H.B.	HOSE BIBB	N.I.C.	NOT IN CONTRACT	S.C.D.	SEE CIVIL DRAWINGS	U.B.C.	UNIFORM BUILDING CODE	TEL: 650.348.3457
ı	BLDG.	BUILDING	ENCL.	ENCLOSURE	H.C.	HOLLOW CORE OR			S.D.	STORM DRAIN,		UNEXCAVATED	MMA@PACBELL.NET
ı	BLK.	BLOCK	E.P.B.	ELECTRICAL PANEL BOARD		HANDICAPPED		* NUMBER		SOAP DISPENSER/DISH	UNF.	UNFINISHED	WWW.MMAENGINEERS.COM
ı	BLKG.	BLOCKING	EQ.	EQUAL	HD.	HEAD	NOM.	NOMINAL	SCHED.	SCHEDULE	U.O.N.	UNLESS OTHERWISE	
ı	BM.	BEAM	EQUIP.	EQUIPMENT	HDBD.	HARDBOARD	N.T.S.	NOT TO SCALE	SECT.	SECTION		NOTED	SURVEYOR:
ı	В.О.	BOTTOM OF			HDR.	HEADER			S.E.D.	SEE ELECTRICAL	VAR.	VARIES	SAVIOR MICALLEF
ı	BOT	BOTTOM	EXIST.	EXISTING	HDW.	HARDWARE	O.A.	OVERALL		DRAWINGS	V.C.T.	VINYL COMPOSITION TILE	
ı	B.P.	BUILDING PAPER	EXP.	EXPANSION	HDWD.	HARDWOOD	O.C.	ON CENTER	SEP.	SEPARATION	VEN.	VENEER	SAVIOR MICALLEF LAND SURVEYING
ı	BTWN.	BETWEEN	EXT.	EXTERIOR	HGR.	HANGER	O.D.	OUTSIDE DIAMETER (DIM.)	S.H.	SPRINKLER HEAD	VERT.	VERTICAL	421 WILDWOOD DR
ı	C.B.	CATCH BASIN	EXP.	EXPANSION	HGT.	HEIGHT	OPNG.	OPENING	SHR.	SHOWER	VEST.	VESTIBULE	SOUTH SAN FRANCISCO, CA 94080
ı	CEM.	CEMENT	EXT.	EXTERIOR	H.M.	HOLLOW METAL	OPP.	OPPOSITE				VESTIDULE VERTICAL GRAIN	TEL: 805.709.2423
ı	CER.	CERAMIC	ΕΛ	EIDE ALADNA	HORIZ.	HORIZONTAL			SHT.	SHEET	۷.۵.۵.۱.	DOUGLAS FIR	SAVIORMICALLEF@GMAIL.COM
ı	C.J.	CONTROL JOINT	F.A.	FIRE ALARM	HR.	HOUR	PERIM.	PERIMETER	SHTG.	SHEATHING	V.I.F.	VERIFY IN FIELD	Č
ı	CLG.	CEILING	F.A.U.	FORCED AIR UNIT			PL.	PLATE	SIM.	SIMILAR	VOL.	VOLUME	CIVIL ENGINEER:
ı		CAULKING	F.B.	FLAT BAR	H.R.	HANDRAIL	P.LAM.	PLASTIC LAMINATE	SL.	SLIDING			TRAVIS LUTZ
ı	CLKG.	CLEAR	F.D.	FLOOR DRAIN	H.W.H.	HOT WATER HEATER	PLAS.	PLASTER	S.K.D.	SEE KITCHEN DRAWINGS	W.	WEST	
ı	CLR.		F.E.C.	FIRE EXTINGUISHER	I.D.	INSIDE DIAMETER		PLYWOOD	S.L.D.	SEE LANDSCAPE DRAWINGS	W/	WITH	PRECISION ENGINEERING AND
ı	C.M.U.	CONCRETE MASONRY		CABINET	IN.	INCH			SMD	SEE MECHANICAL DRAWINGS	_s W.C.	WALL COVERING	CONSTRUCTION, INC.
		UNIT	F.H.M.S	. FLAT HEAD MACHINE	INSUL.	INSULATION	PNL.	PANEL	5.M.D. S.P.D.	SEE PLUMBING DRAWINGS		WOOD	1313B OLD COUNTY RD
	CNTR.	COUNTER		SCREW	INT.	INTERIOR	PNT.	PAINT	SPEC.	SPECIFICATION OR SPECIAL	W.H.	WATER HEATER	BELMONT, CA 94002
	C.O.	CLEAN-OUT	FHW/S	FLAT HEAD WOOD SCREW	INTER.	INTERMEDIATE	P.S.I.	PER SQUARE INCH			W/O	WITHOUT	TEL: 650.226.8640
	COL.	COLUMN	FIN.	FINISH			PT.	POINT	5Q.	SQUARE STAINLESS STEEL	W.P.	WORK POINT OR	TRAVIS@PRECISION-EC.COM
	CONC.	CONCRETE			JAN.	JANITOR	P.T.	PRESSURE TREATED	S.S.	STAINLESS STEEL		WATERPROOFING	110 (110 (6) 1 (20) 10 (10) 10 (10)
		CONDITION	FIXT.	FIXTURE	JST.	JOIST		POST TENSIONED	5.5.D.	SEE STRUCTURAL DRAWING	W.P.M.	WATERPROOF MEMBRANE	
I		CONNECTION	FLR.	FLOOR	JT.	JOINT		0	S.S.K.	SERVICE SINK	WSCT	WAINSCOT	

STOR. STORAGE

STL.

STRL.

S.V.

STANDARD

STRUCTURAL

SHEET VINYL

PROJECT DESCRIPTION

EXPANDING SECOND FLOOR TO INCLUDE 3 NEW BEDROOMS, 2 FULL BATH AND A LAUNDRY ROOM. REMODELING MAIN BEDROOM AND MAIN BATHROOM

DEFERRED SUBMITTALS:

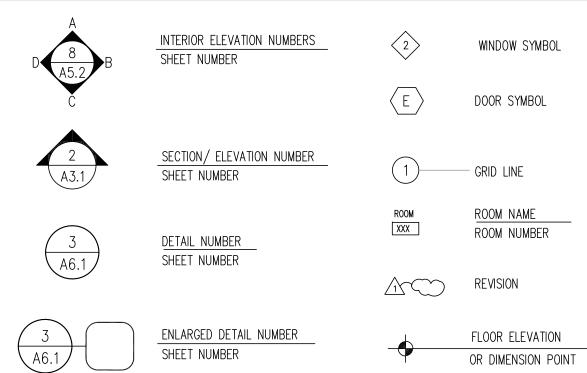
FIRE SPRINKLERS DEMOLITION PERMIT

GENERAL NOTES:

DIVISION REVIEW.

- THIS PROJECT IS REQUIRED TO COMPLY WITH THE CITY OF BURLINGAME REACH CODES THIS PROJECT WILL BE CONSIDERED A NEW BUILDING BECAUSE, ACCORDING TO THE CITY OF BURLINGAME MUNICIPAL CODE. "WHEN ADDITIONS, ALTERATIONS OR REPAIRS WITHIN ANY TWELVE MONTH PERIOD EXCEED FIFTY PERCENT OF THE CURRENT REPLACEMENT VALUE OF AN EXISTING BUILDING OR STRUCTURE, AS DETERMINED BY THE BUILDING OFFICIAL, SUCH BUILDING OR STRUCTURE SHALL BE MADE IN ITS ENTIRETY TO CONFORM WITH THE REQUIREMENTS FOR NEW BUILDING OR STRUCTURES.
- DUE TO THE EXTENSIVE NATURE OF THIS CONSTRUCTION PROJECT, THE CERTIFICATE OF OCCUPANCY WILL BE RESCINDED ONCE CONSTRUCTION BEGINS. A NEW CERTIFICATE OF OCCUPANCY WILL BE ISSUED AFTER THE PROJECT HAS BEEN FINAL. NO OCCUPANCY OF THE BUILDING IS TO OCCUR UNTIL A NEW CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. 4. A SUPPLEMENTAL DEMOLITION PERMIT APPLICATION WILL BE PROVIDED DURING BUILDING

SYMBOLS



PROJECT STATISTICS

APPLICANT/ PROPERTY OWNER: ALEX & ANDREA ZIDER

ROJECT ADDRESS:	A.P.N.:
23 ACACIA DRIVE	029-043-150
SURLINGAME CA 94010	020 0 10 100

LOT AREA: 6,600 S.F.

NUMBER OF STORIES

AUTO. SPRINKLER: YES

F.A.R. CALCULATION:

1,726 S.F. EXISTING FIRST FLOOR: 345 S.F. EXISTING SECOND FLOOR: EXISTING GARAGE: 610 S.F. SQUARE FOOTAGE CHANGE FIRST FLOOR: (-15 S.F.) 1,124 S.F. SECOND FLOOR:

TOTAL FLOOR AREA TOTAL LOT AREA

> PERCENT OF LOT AREA $6,600 \times 0.32 + 1,100 + 400 = 3,612$ ALLOWABLE F.A.R

APPLICABLE CODES

ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE FOLLOWING CODES:

(-259 S.F.)

3,531 S.F.

6,600 S.F.

53.48%

COMPLIES

1. 2022 CALIFORNIA RESIDENTIAL CODE. 2. 2022 CALIFORNIA PLUMBING CODE 3. 2022 CALIFORNIA GREEN BUILDING CODE 4. 2022 CALIFORNIA ENERGY CODE 5. 2022 CALIFORNIA FIRE CODE 6. 2022 CALIFORNIA STATE TITLES 19 AND 24

7. 2022 CALIFORNIA BUILDING CODE 8. 2022 MECHANICAL CODE.

RECEIVED

City of Burlingame

CDD-Planning DIV

December 5, 2024

9. 2022 ELECTRICAL CODE. 10. THE LATEST EDITION OF THE UNIFORM HOUSING CODE

ALSO, ANY ADDITIONAL CITY OF BURLINGAME MUNICIPAL CODE REQUIREMENTS.

Architecture · Planning

1555 Old Bayshore Highway, Suite 120 Burlingame, California 94010 Tel: 650.242.1553

Residence 723 Acacia Drive Burlingame, CA 94010 Drawing Title Project Data

(C) Nyhus Design Group Architects, 2024

Administrative Review

1\ Response to Comments

2 Response to Comments

Scale NA Date 08/09/23

Drawn By Job Number

Drawing Number







Architecture · Planning

1555 Old Bayshore Highway, Suite 120 Burlingame, California 94010 Tel: 650.242.1553

© Nyhus Design Group Architects, 2024

Revisions Date

Administrative Review

Residence
723 Acacia Drive
Burlingame, CA 94010

Zider

Drawing Title

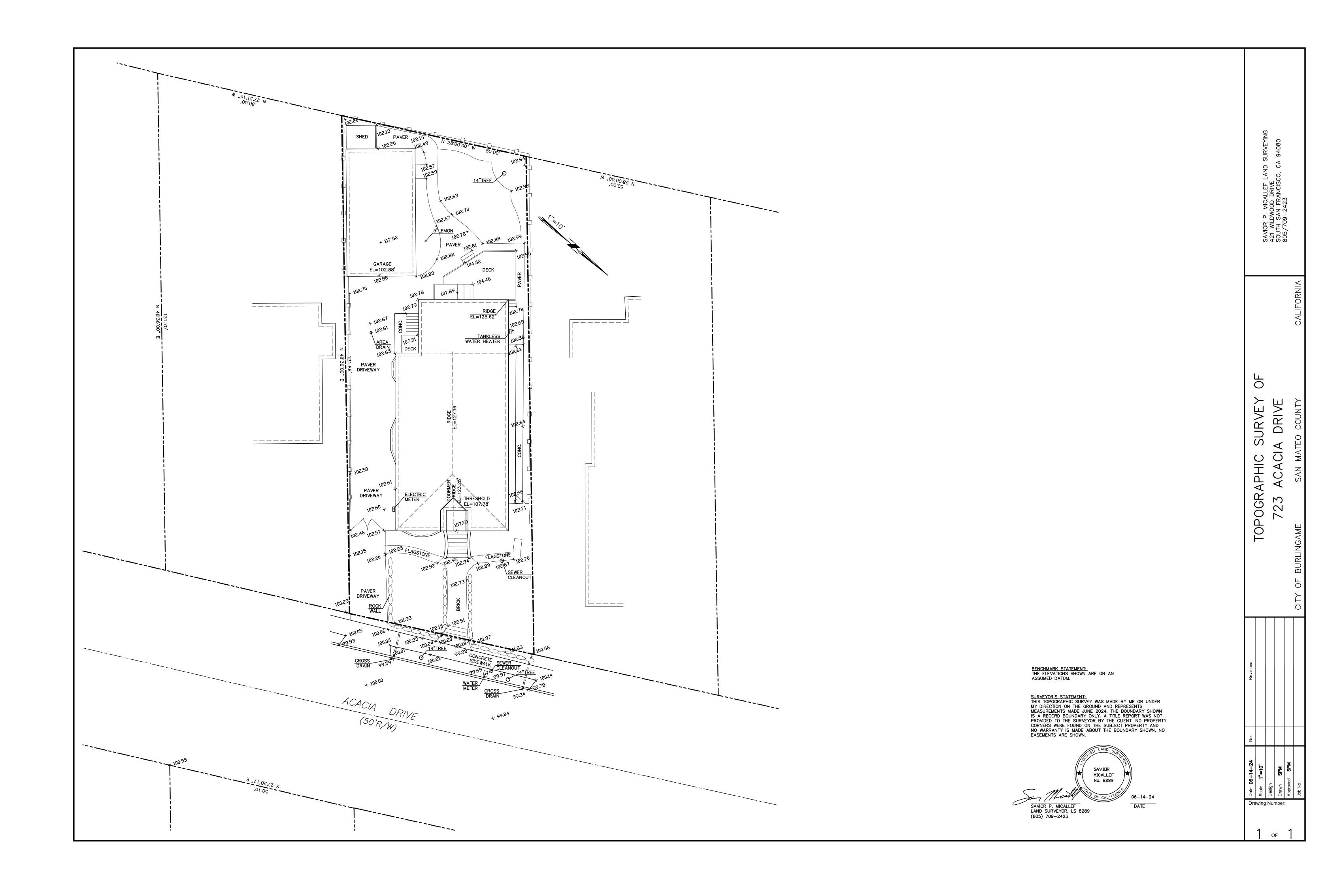
Renderings

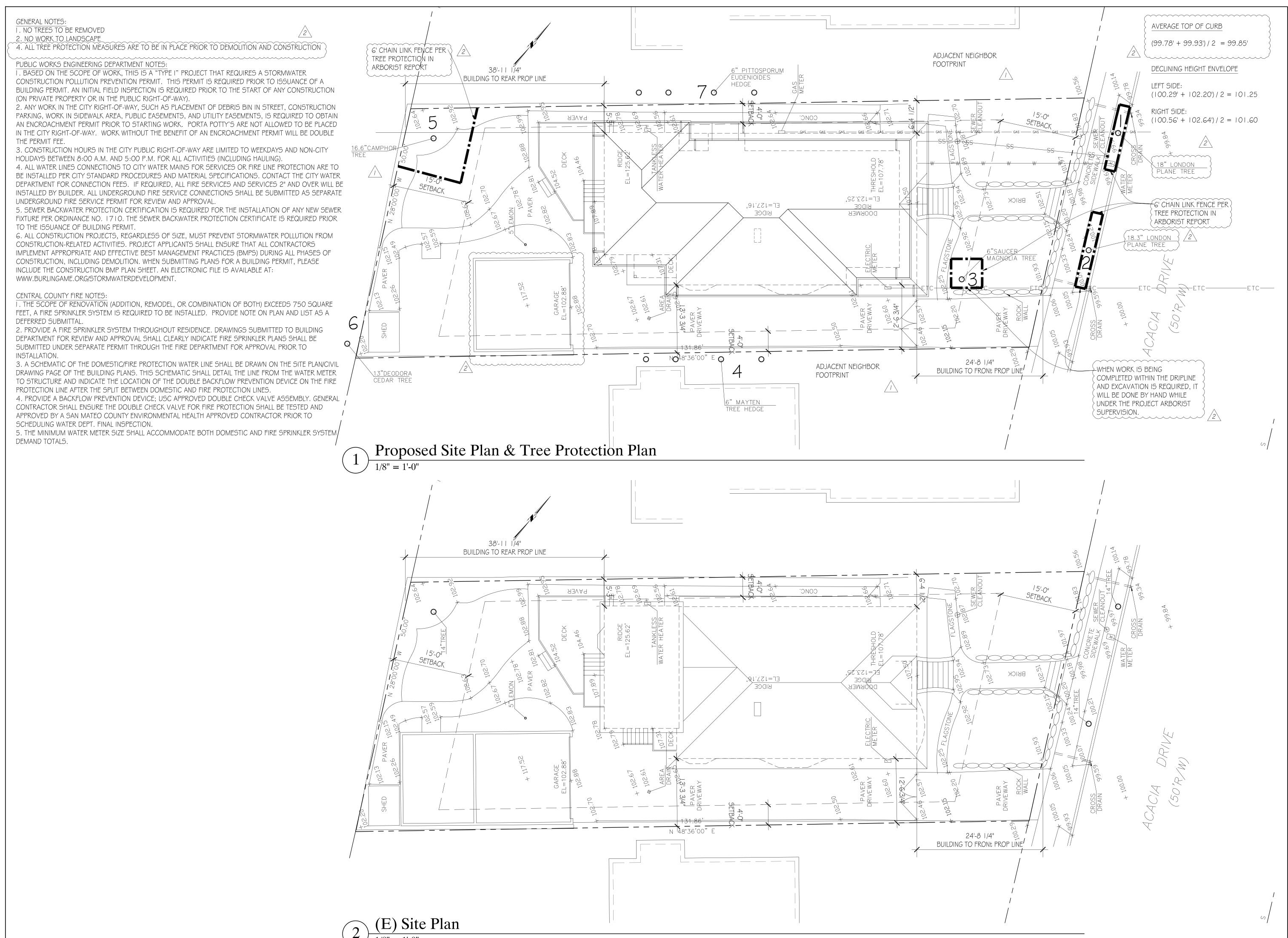
G--1-

Date

Job Number

Drawing Number





Architecture · Planning

1555 Old Bayshore Highway, Suite 120 Burlingame, California 94010 Tel: 650.242.1553

> The Zider

© Nyhus Design Group Architects, 2024

/2\textrm{Response to Comments} 12/5/24

Administrative Review

/1\ Response to Comments

723 Acacia Drive Burlingame, CA 94010

Residence

Drawing Title

Existing & Proposed
Site Plan

Job Number 19
Drawing Number

1 1 **1 1**



Mayne Tree Expert Company, Inc.

STATE CONTRACTOR'S LICENSE NO. 276793

IEROMEY INGALLS
President

CERTIFIED ARBORISTS + PEST CONTROL • ADVISORS AND OPERATORS

535 BRAGATO ROAD, STE. A

SAN CARLOS, CA 94070-6311
TELEPHONE: (650) 593-4400
EMAIL: info@maynetree.com

September 24, 2024

Roberto Martinez Nyhus Design Group 1555 Bayshore Hwy, Suite 120 Burlingame, CA 94010

Dear, Mr. Martinez,

Certified Arborist: WE7076A

QAL 138432

RE: 723 ACACIA DR., BURLINGAME (ARBORIST REPORT)

I visited the above-referenced site at your request on September 12, 2024. The purpose of my visit was to identify, inspect, and comment on any trees larger than 6 inches in diameter located on the property and within ten feet of the property line.

Limitations of this Report

The information within this report is based on a visual-only inspection that took place from ground level. I accept no responsibility for any unknown or unidentified defects associated with any of the trees in this report or on this property.

Method

Each tree was identified and given a number that was scribed onto a metal foil tag and placed on the tree trunk at eye level. This number has also been placed on the provided site plan to show the approximate location of each tree on the property. The diameter of each tree was found by measuring the trunk at 54 inches off the natural grade as described in the Heritage Tree Ordinance for the City of Burlingame. The height of each tree was estimated, and the canopy spread paced off to show the approximate dimensions for each tree. A condition rating was given to each tree. This rating is based on form and vitality and can be further defined by the following table:

0	29	Very Poor
30	49	Poor
50	69	Fair
70	89	Good
90	100	Excellent

Lastly, a comments section is included to provide more individualized details for each tree.

723 Acacia Dr., Burlingame

Tree Survey

September 24, 2024

Tree #	Species Common (Scientific)	Diameter (inches) Protected Y/N	Condition (percent)	Height (feet)	Spread (feet)	Comments
1	London Plane (Plantanus hispanica)	18.0 Y	55	35	27	70% of root-zone is covered by asphalt street and concrete sidewalk, multi-stem attachment a 7 feet high, anthracnose affected leaves throughout the canopy, fair form and vigor, utility lines going through the canopy.
2	London Plane (Plantanus Hispanica)	18.3 Y	55	35	30	80% of root-zone is covered by asphalt street, concrete sidewalk and pavers on neighboring driveway, multi-stem attachment a 7 feet high, utility lines going through the canopy, fair form and vigor.
3	Saucer magnolia (Magnolia soulangeana)	Est. 6.0 N	60	8	12	Root-crown covered, multi-stem a the base, fair form and vigor, no tag on the trunk.
4	Mayten Tree Hedge (Maytenus boaria)	Est. 6.0- 7.0 N	55	15	8	Located on neighboring property along the property line fence, could not inspect the base due to the 7-foot-tall fence, good vigor and fair forms. (Four trees that form informal privacy hedge)
5	Camphor (Camphora officinarum)	16.6 Y	60	20	18	Partially covered root-crown measured below multi-stem attachment at 4 feet high, good vigor and fair form.
6	Deodara Cedar (Cedrus Deodara)	Est. 13.0 N	55	45	24	Located on rear neighboring property behind property line fence. no tag, could not inspect lower 6 feet due to the location, codominant top at 30 feet high, good vigor and poor form.

723 Acacia Dr., Burlingame

Diameter Condition Height Spread Comments Species Common (inches) (percent) (feet) (feet) (Scientific) Protected Y/N Est. 5.0-Pittosporum 55 8 Located on the right neighboring 6.0 property along the property line eudenioides Hedge fence, no tag, could not inspect the lower 6 feet due to their (Pittosproum location, good vigor and fair hedge eugenioides) form. (about 14 trees that form privacy hedge)

September 24, 2024

Observations

This is a well-maintained property with a two-story single-family home and detached garage. The landscape received routine maintenance, and there are hedges along each side of the property on the adjacent properties.

Trees #1 and #2 are Sycamore Maple trees located in the planter strip between the sidewalk and the street. Both trees have large portions of their root zones covered by the street, the sidewalk, and the neighboring driveway. Their leaves are affected by a foliar fungus called anthracnose, causing browning and a disfigured appearance. They have multi-stem attachments around 7 feet, and utility lines are going through both canopies.

I recommend routine maintenance take place with permits to perform the work. This work should include thinning the canopies, removing interior deadwood, and clearing the utility lines. Spraying the canopies to control the anthracnose will improve their overall appearance, but with the autumn season coming soon, waiting till spring would be wise to save money.

Tree #3 is a Saucer Magnolia near the home's front left corner. Soil and other organic material cover the root crown; it has a multi-stem attachment near its base. Overall, this tree has good vigor and fair form.

I recommend routine tree maintenance, including exposing the root crown, continuing with the shaping to maintain a smaller balanced form, and fertilizing the tree once a year with a general all-purpose fertilizer.

Tree #4 is a hedge row of four Mayten trees located along the left property line on the neighboring property. I placed no identification numbers on the trees, nor could I inspect the lower 6 feet of their trunks due to their location. The canopies appear healthy and vigorous, and I estimated the trunks to be 6 to 7 inches in diameter.

I recommend routine maintenance continue with side pruning of the canopies along the property line to maintain hedge form, promote lateral growth, and reduce growth over the property line and the client's driveway.

Tree #5 is a Camphor tree located along the rear right corner of the property. Soil and other organic material partially cover the root crown; I measured the trunk diameter below the multi-stem attachment at 4 feet high. Overall, this tree has good vigor and fair form

723 Acacia Dr., Burlingame

September 24, 2024

I recommend continuing with the routine tree maintenance, including shaping the canopy, removing any interior deadwood, and raising the canopy to access the area under the foliage.

Tree #6 is a Deodara Cedar located near the rear left corner of the property on the neighboring site. I did not place a tag on this tree due to its location; it has a codominant top at 30 feet. Overall, this tree has good vigor but poor form.

No work is recommended currently for this tree. All future maintenance for this tree should be accomplished by the tree owner unless there are branches that extend over the property line into the client's property.

Tree #7 is a row of about 14 Pittosporum eugenioides trees forming a hedge along the right property line. These trees have no tag and are growing near the property line fence on the neighboring property. Due to the property line fence, I could not inspect the lower 6 feet of their trunks. All these trees have multi-stem attachments below the top of the fence. This tree has good vigor and poor form.

I recommend continuing with the routine tree maintenance that includes shaping the canopies to maintain the hedge form and reduce future growth over the property line into the client's property line.

Trees #1 and #2 will require Permits to prune or spray as they are city trees.

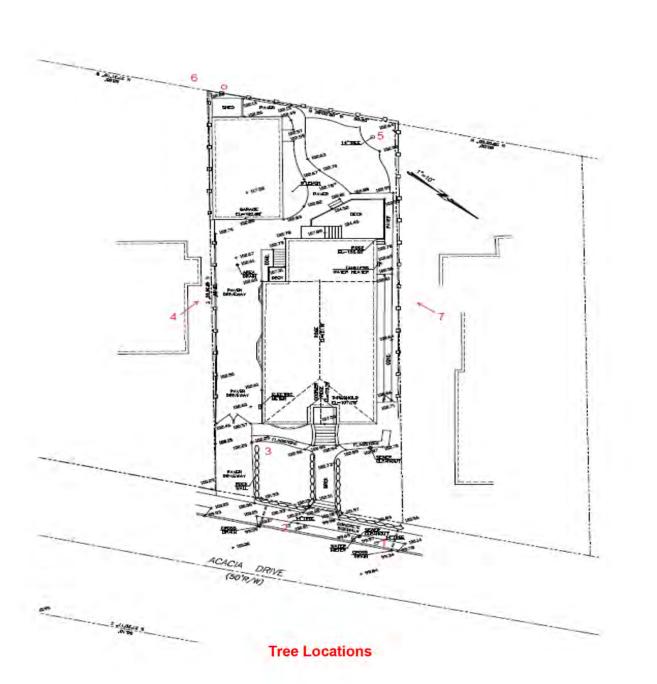
All tree work performed because of this report should be accomplished by a qualified licensed tree care professional. I believe this report is accurate and based on sound arboricultural principles and practices. If I can be of further assistance, please contact me at my office.

Sincerely, No. WE-7076A No. WE-7076A PROPRET

Certified Arborist WE #7076A

JAI:lg

723 Acacia Dr., Burlingame 5 September 24, 2024



723 Acacia Dr., Burlingame

September 24, 2024



ee #1

NYHUS DESIGN GROUP

Architecture · Planning

1555 Old Bayshore Highway, Suite 120 Burlingame, California 94010 Tel: 650.242.1553

The Zider Residence

© Nyhus Design Group Architects, 2024

Administrative Review

/1\ Response to Comments

2 Response to Comments

Revisions

723 Acacia Drive Burlingame, CA 94010

Drawing Title

Arborist Report

Scale As Noted

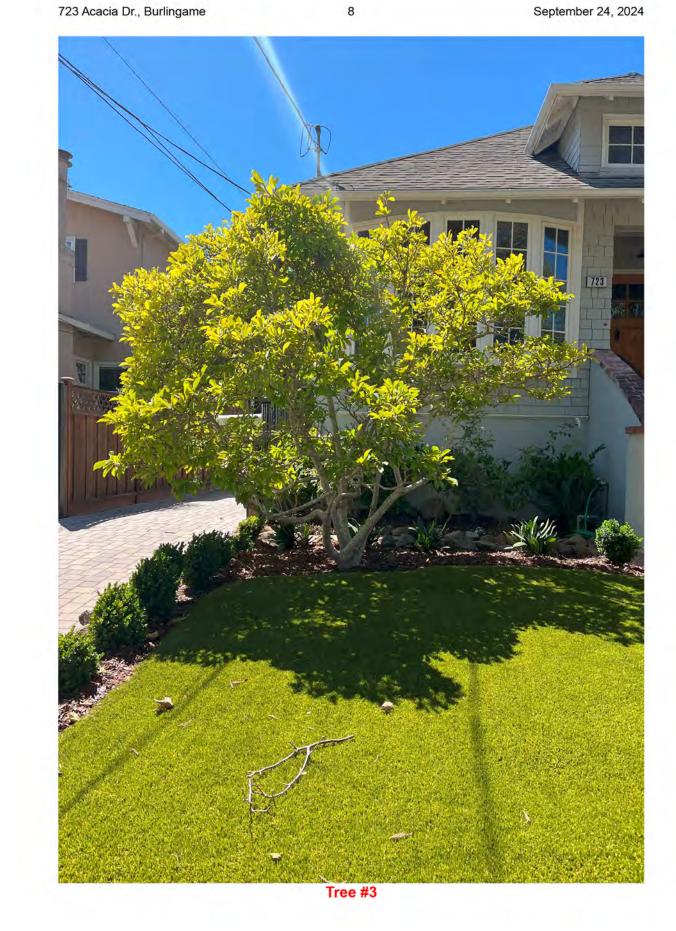
Date 08/09/23

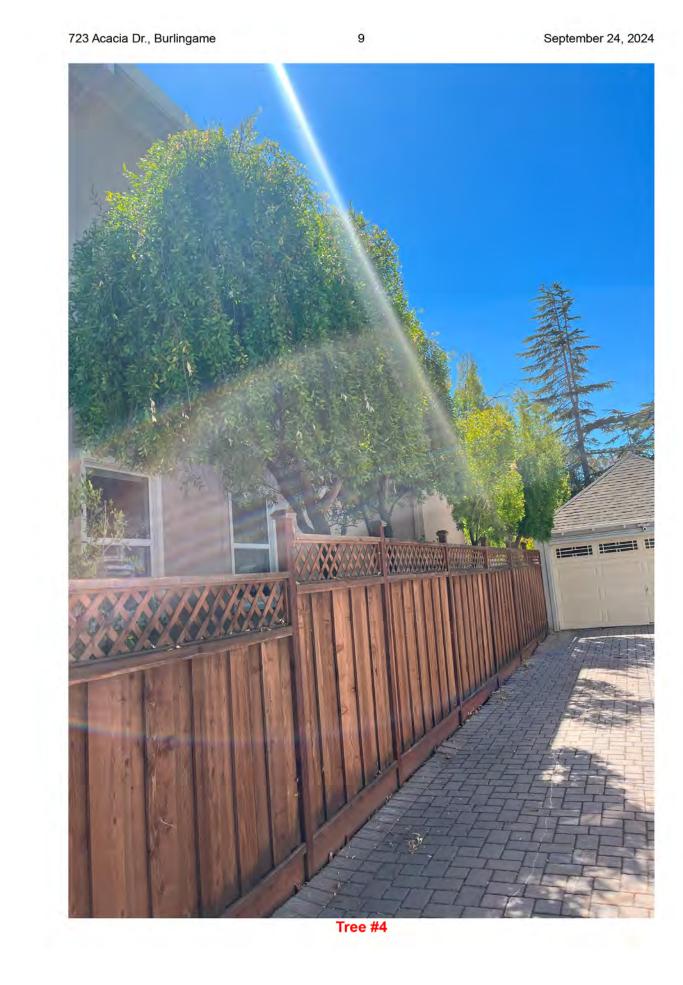
Job Number

Drawing Number

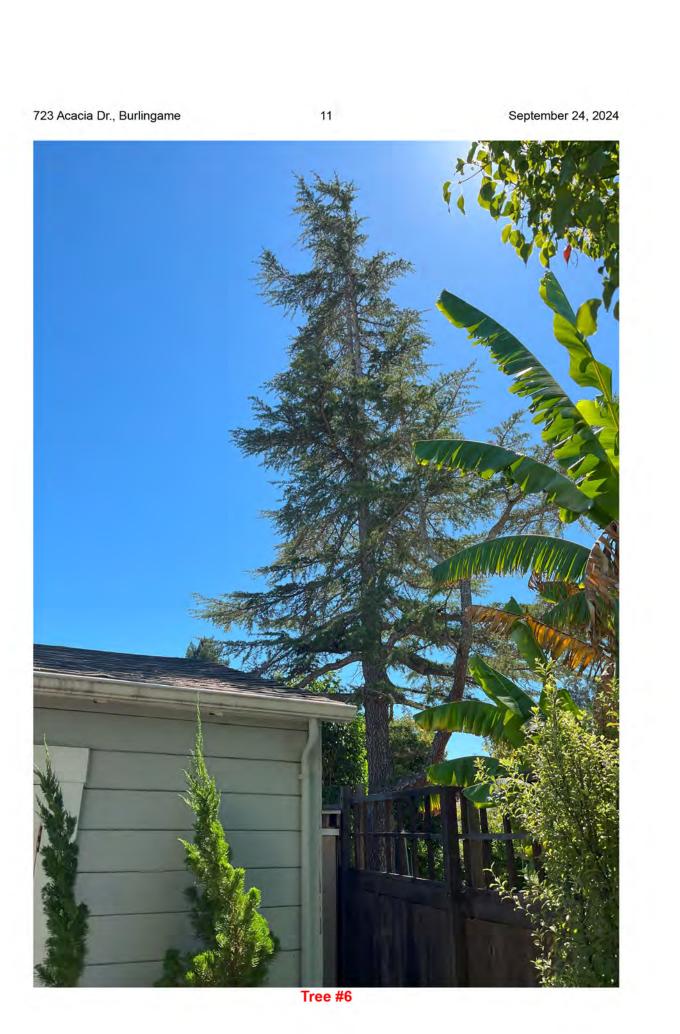
Drawn By

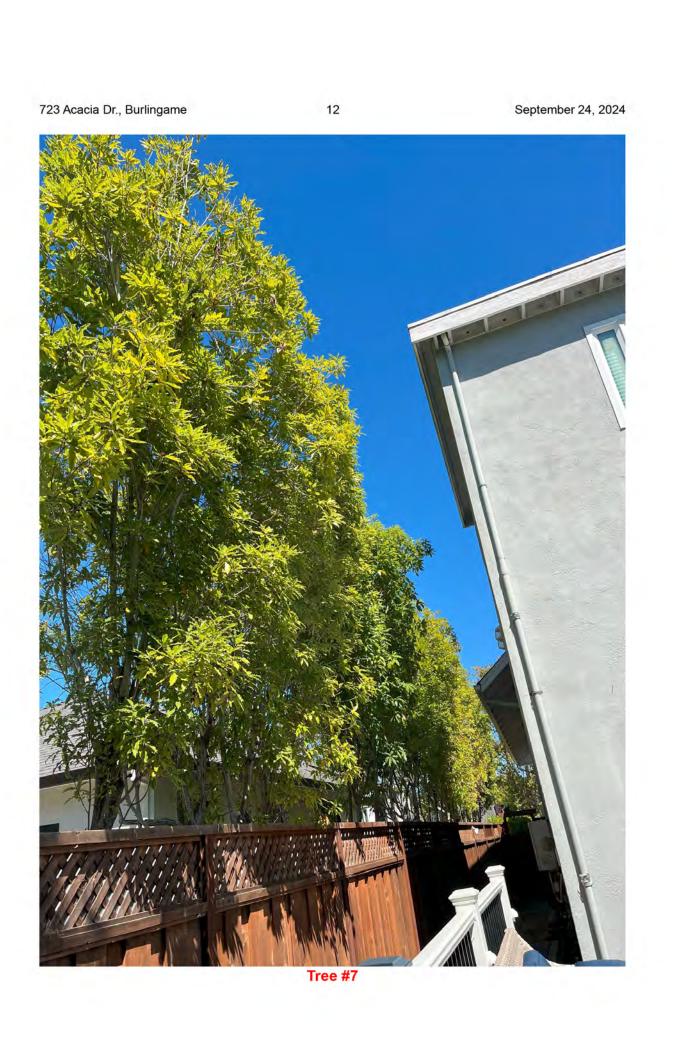


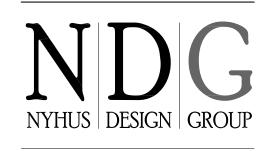












Architecture · Planning

1555 Old Bayshore Highway, Suite 120 Burlingame, California 94010 Tel: 650.242.1553

Administrative Review 10/3/23

Administrative Review 10/3/23

Response to Comments 9/27/24

Response to Comments 12/5/24

© Nyhus Design Group Architects, 2024

The Zider Residence

723 Acacia Drive Burlingame, CA 94010

Arborist
Report

Scale As Noted

Date 08/09/23

Drawn By

Job Number 19-128

Drawing Number



Mayne Tree Expert Company, Inc.

STATE CONTRACTOR'S LICENSE NO. 276793

CERTIFIED ARBORISTS . PEST CONTROL . ADVISORS AND OPERATORS JEROMEY INGALLS

Certified Arborist: WE7076A September 24, 2024 (Updated November 26, 2024)

535 BRAGATO ROAD, STE. A TELEPHONE: (650) 593-4400 EMAIL: info@maynetree.com

Roberto Martinez Nyhus Design Group 1555 Bayshore Hwy, Suite 120 Burlingame, CA 94010

Dear, Mr. Martinez,

RE: 723 ACACIA DR., BURLINGAME (PLAN REVIEW)

At your request, I reviewed all proposed construction plans, dated 07:02:2024, designed for the above address. The purpose of my review of the plans is to determine what will be built on the property, how that construction will impact the trees around the property, and how to mitigate that impact by implementing a Tree Protection Plan to reduce the effect on the tree's health and structural integrity.

Limitations of this Letter

The following tree protection plan is based on my interpretation of the plans that were provided to me. I accept no responsibility for any misinterpreted portions of the construction project or if the provided plans were changed without my knowledge after receiving a copy.

The following letter is not a contract to become the site arborist or for any future inspections that might be needed. A separate contract would need to be established to perform the role of site arborist for this project.

Plan Review

During my review of the Civil plans, pages 1 and 2, dated 7-2-2024, I determined most of the proposed construction will be limited to the home's interior. The work planned for the exterior of the home is along the front of the property and includes the replacement of the sidewalk and the driveway apron.

Trees #1 and #2 will be partially impacted by the proposed construction. No other trees should be impacted. Tree Protection Fencing should be placed at designated distances around the trees on the property to protect the roots and eliminate the potential for storage of construction materials within their protected root zones.

- 6. When possible, any pipes or utility lines shall be kept outside the dripline of the protected trees or at least ten times the trunk diameter of the protected trees. Tunneling or directional boring under the trees is an option but should occur at least three feet below the ground's surface.
- 7. Any damage due to construction activities shall be reported to the Project Arborist or City Arborist within six hours so that remedial action can be taken.
- 8. The city may require An ISA Certified Arborist or ASCA ASCA-registered consulting Arborist to be retained as the Project Arborist to monitor the tree protection specifications. Should the builder fail to follow the tree protection specifications, it shall be the responsibility of the Project Arborist to report the matter to the City Arborist.
- 9. Violating the above provisions may result in sanctions or other disciplinary action.

MONTHLY INSPECTIONS

If required, inspections of the site should occur at intervals of approximately once every four weeks. At the time of each inspection, the site arborist shall complete a write-up

- Describe the effectiveness of the protective measures.
- Identifies any problems with the tree protection zones.
- Provide any recommendations to promote general tree health.

Copies of the monthly inspection write-ups should be provided to the owner of the property and to the City.

Sincerely,

723 Acacia Dr., Burlingame

2 September 24, 2024 (Updated November 26, 2024

Trees #1 and #2 should have fencing along the planter strip, as shown on the site plans. Typically, this fencing would be placed approximately 90 inches away from the trunk 360 degrees around the tree. Due to their location, this is impossible. Therefore, the best location for this fencing is along the planter strip, as I have drawn on the provided site

The replacement of the sidewalk, curb, gutter, and driveway apron will expose portions of the root zones of trees #1 and #2 that were previously covered by the hardscape in these areas. When work is being completed within the protected root zone (10x DBH) of any protected tree, it is important to minimize the disturbance to the tree's roots. Therefore, any excavations within the protected root zone of any protected tree should be accomplished by hand digging or using compressed air tools. Construction vehicles should not be allowed within the protected root zones of these two trees unless the roots are protected with a hardscape such as the street or other hardscape (Parking along the street is acceptable). All roots less than 2 inches in diameter exposed during any excavation should be cut cleanly with hand pruners or loppers back to the excavation wall nearest to the tree.

Any roots found that are larger than 2 inches in diameter should be left uncut and intact; the site arborist shall be contacted immediately. The roots in this area should be left untouched until the site arborist can identify, inspect, document, and decide on the root's

Trenches and newly exposed portions of the root-zones should be backfilled as soon as possible to minimize the drying out of any exposed roots of the protected trees. If any trenches are left open for longer than 24 hours, the excavation wall closest to the protected trees shall be lined with 3 to 4 layers of burlap. These burlap layers shall be kept moist throughout the trench being open.

Tree #3 should be protected with tree protection fencing placed to the tree's dripline roughly 48 inches from the trunk. I have drawn the approximate location for this fencing on the provided site map.

Tree #4 should not need fencing as they are behind the property line fence, and the paver driveway protects the roots.

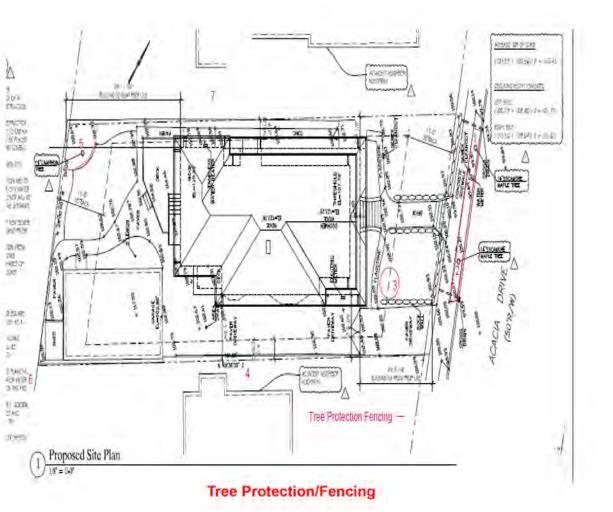
Tree #5 will require fencing to be placed roughly 85 inches away from the trunk of this tree. I have drawn the approximate location for this fencing on the provided site map. Tree #6 will require no fencing as it is located along the rear of the property behind the property line fence.

Tree #7 will require no fencing as it is located along the rear of the property behind the property line fence.

A small diameter Lemon tree along the right side of the garage should have fencing placed around its root zone to protect it during construction.

723 Acacia Dr., Burlingame

5 September 24, 2024 (Updated November 26, 2024



723 Acacia Dr., Burlingame

3 September 24, 2024 (Updated November 26, 2024

TREE PROTECTION SPECIFICATIONS

- 1. Establish a perimeter around the protected trees that follow the trees' driplines as closely as possible. This perimeter should have 6-foot-tall chain link fencing supported by 1½- to 2-inch diameter metal pipes. These support pipes shall be no more than 10 feet apart. This enclosed area is the Tree Protection Zone (TPZ) and should be off-limits to workers, construction debris, and construction
- 2. Temporary movable barriers, such as chain link fencing panels supported by cement blocks, can be used in place of fixed fencing in certain situations. Permission to use such panels will need to be discussed with the project arborist prior to installation. Once these panels are located, they should not be moved closer to the tree without the consent of the Project Arborist or City Arborist.
- 3. To protect the health, structural integrity, and vigor of the protected trees and their roots,

DO NOT:

- a. Allow runoff or spillage of damaging materials into the area below any tree canopy.
- b. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
- c. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the City Arborist.
- Allow fires under and adjacent to trees.
- e. Discharge exhaust into foliage.
- f. Secure cable, chain, or rope to trees or shrubs.
- g. Trench, dig, or otherwise excavate within the dripline or TPZ of the trees without first obtaining authorization from the City Arborist.
- h. Apply soil sterilant under pavement near existing trees.
- 4. When work is being completed within the dripline of any protected tree, it is essential to minimize the disturbance to the tree's roots. Therefore, any excavations within the dripline of any protected tree should be accomplished by hand digging or using compressed air tools. All roots less than 2 inches in diameter exposed during any excavation should be cut cleanly with hand pruners or loppers back to the excavation wall nearest to the tree. Any roots found that are larger than 2 inches in diameter should be left uncut and intact; the site arborist shall be contacted immediately. The roots in this area should be left untouched until the site arborist can identify, inspect, document, and decide on the root's fate.
- 5. Trenches should be filled as soon as possible to minimize the drying out of any exposed roots of the protected trees. If any trenches are left open for longer than 24 hours, the excavation wall closest to the protected trees shall be lined with 3 to 4 layers of burlap. These burlap layers shall be kept moist throughout the trench being open.

Architecture · Planning

1555 Old Bayshore Highway, Suite 120 Burlingame, California 94010 Tel: 650.242.1553

Residence

(C) Nyhus Design Group Architects, 2024

10/3/23

Administrative Review

/1\ Response to Comments

/2\ Response to Comments

Revisions

723 Acacia Drive Burlingame, CA 94010

Drawing Title

Arborist

Report

Scale As Noted

Date 08/09/23

Drawn By

Job Number

Drawing Number



Architecture · Planning

1555 Old Bayshore Highway, Suite 120 Burlingame, California 94010 Tel: 650.242.1553

© Nyhus Design Group Architects, 2024

/1\ Response to Comments 9/27/24 Response to Comments 12/5/24

Zider Residence

723 Acacia Drive Burlingame, CA 94010

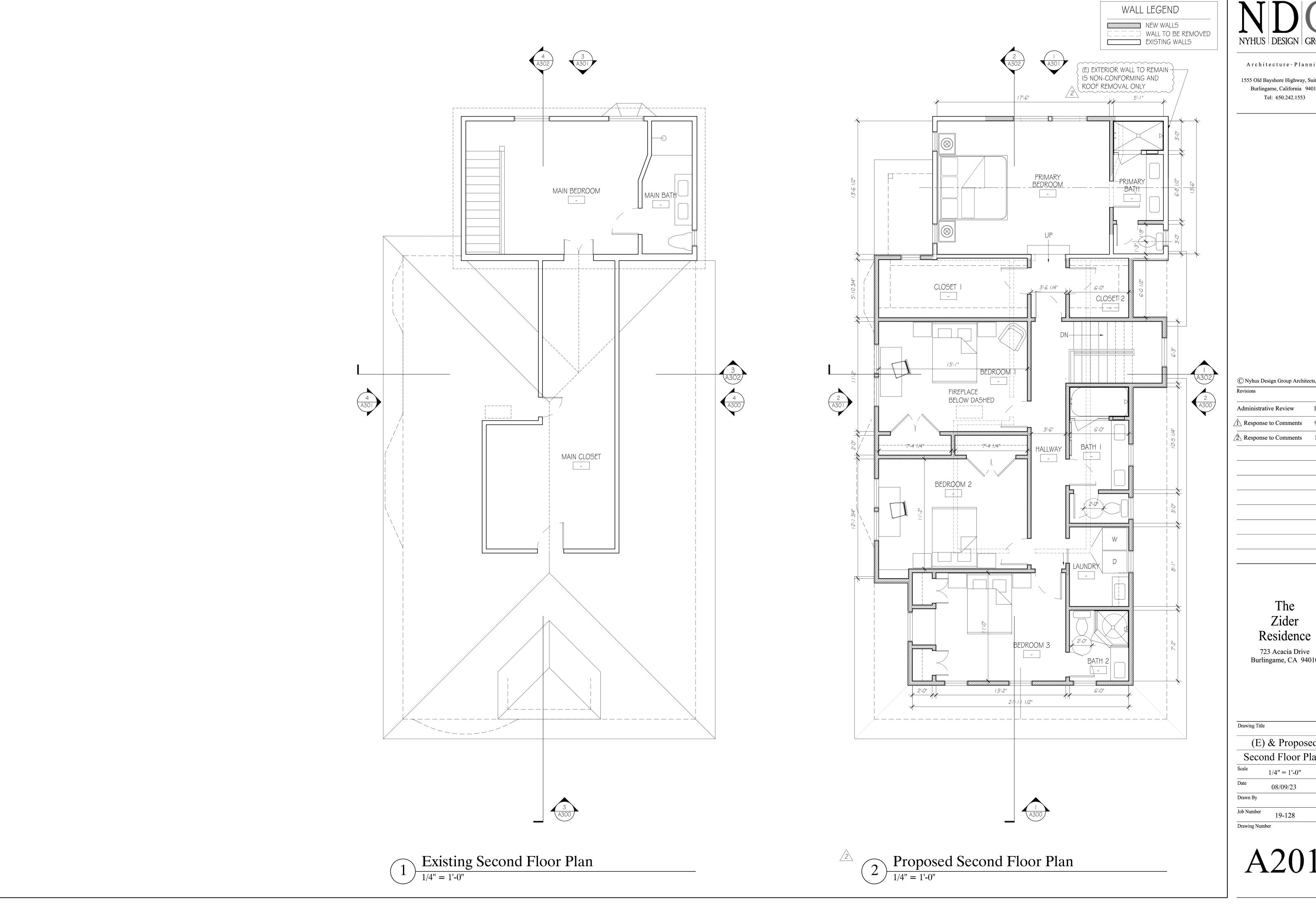
Drawing Title

(E) & Proposed First Floor Plans

Scale 1/4" = 1'-0" 08/09/23

Drawn By

Job Number Drawing Number



Architecture · Planning

1555 Old Bayshore Highway, Suite 120 Burlingame, California 94010 Tel: 650.242.1553

© Nyhus Design Group Architects, 2024 Administrative Review

Response to Comments 9/27/24 Response to Comments 12/5/24

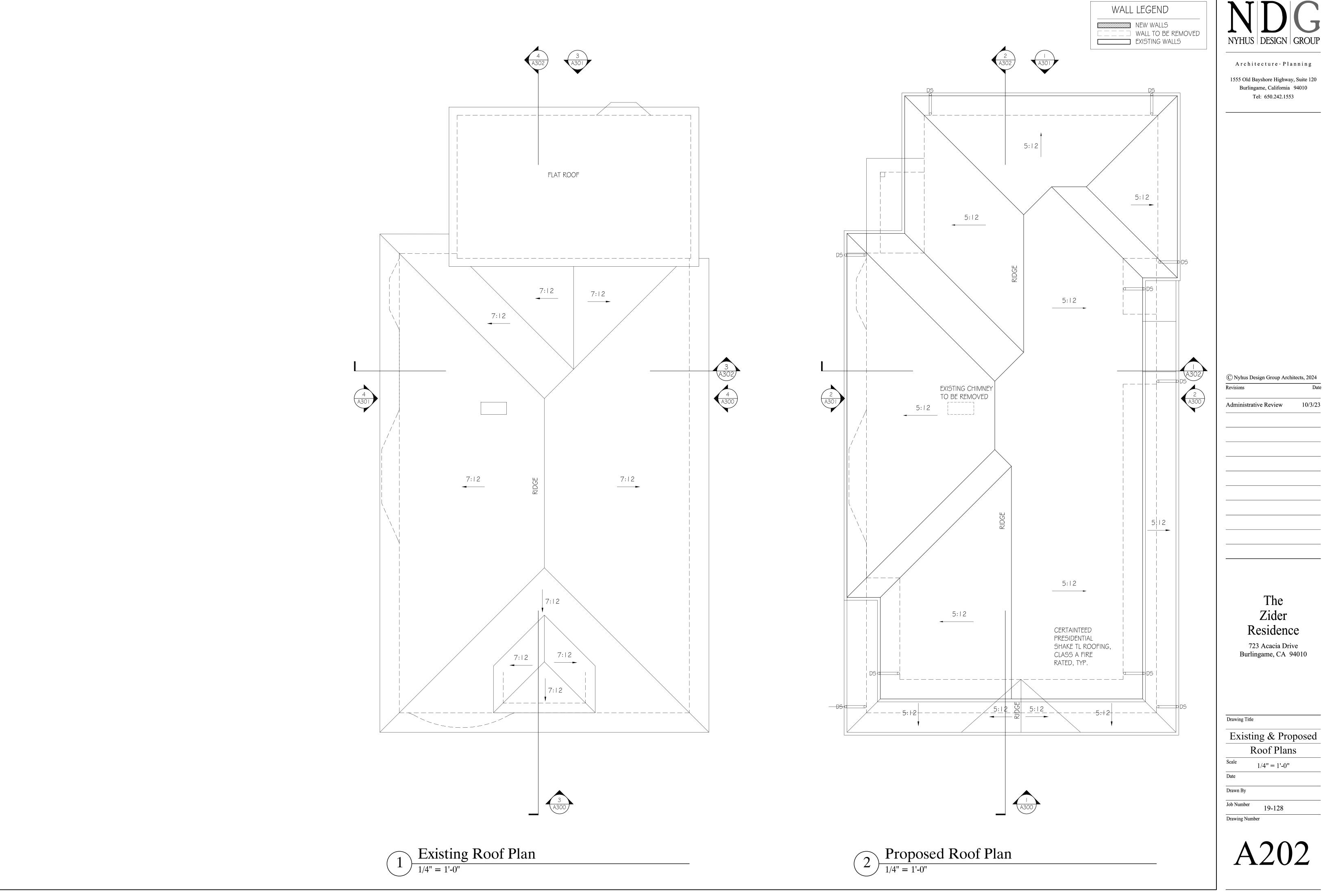
Zider

723 Acacia Drive Burlingame, CA 94010

(E) & Proposed Second Floor Plans

1/4" = 1'-0"

Drawing Number



Architecture · Planning

1555 Old Bayshore Highway, Suite 120 Burlingame, California 94010 Tel: 650.242.1553

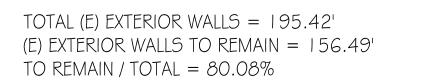
© Nyhus Design Group Architects, 2024

The Zider Residence

723 Acacia Drive Burlingame, CA 94010

Existing & Proposed Roof Plans

1/4" = 1'-0"



(E) EXTERIOR WALL TOTAL

(E) EXTERIOR WALL TOTAL			2 (2.65') 4 (2.65') 4	
WALL LENGTH WALL LENGTH WA	LL LENGTH	 (14.26')	(2.01') (2.65') 4 (2.01')) 5 (4.09')
1 14.26 11 1.11 2 2 2.01 12 2.58 22		ļ		.
3 2.65 13 2.03 23				
4 2.01 14 2.02 24			[]	
5 4.09 15 2.05 25 6 61.18 16 2.62 26				
7 10.97 17 0.93 27				
8 5.34 18 17.4 28 9 5.82 19 4.44	3 14.1			
10 5.4 20 5.48	28 (14.10')————		r 3	
	(14.10)			
SUBTOTAL 13.73 40.66	41.03		/	
ТОТ	AL 195.42		LJ	
	26 27 (0.56') (5.92')		53	· ·
	25 (2.33)			
	24 (3.14') ————			
		i 		
	23 (2.33')			
	(2.33')			
	•	 		
	22 (8.1 <i>8</i> ') ————			L — — —
			[7	
	[]			•
	21 (4.47')	1	<u> </u>	(61.
		[7	[] []	N N
	20 (5.48')————			I
				Ī
	15 (4.44')			
				1
		F-1		====
		L L		
	8 (17.40')—— -		 L]	
	(17.40)			
	j	9 (5.82')	1	
		8 (5.34')— -	-	
	L.	10 (5.40')		
	17 (0.93')	(1.11')	 7 (10.97')	
	16 / 12 (2.5)	(I . I I ') 3')	(10.97)	
	$ \begin{array}{ccccc} (2.62') & 15 & 14 & 13 & (2.56) \\ (2.05') & (2.02') & (2.03') \end{array} $			

	(E) EX	TERIOR W	/ALL TO REN	MAIN		
WALL	LENGTH	WALL	LENGTH	WALL	LENGTH	
1	14.51	1.1	1.18	21	2.33	1
3	4.34	12	0.46 5.4	22 23	3.14 2.33	(14.51') (4.34')
5	3.01	14 15	1.66	24 25	0.56 2.72	
6 7	0.54 0.54	16 17	17.4	26 27	0.53 0.5	
8 9	0.46 5.66	18 19	5.48 4.47	28	11.1	
10	5.34	20	8.18			
CUPTOTAL	20.14		50.14		00.01	28 (. 0')————————————————————————————————————
SUBTOTAL	83.14		50.14		23.21	[7]
				TOTAL	156.49	
				24	25	26 27
				24 (0.56')	(2.72')	(0.53') (0.50')
			23 (2.33')			4
						(3.01')
					7	
			22 (3. 4') ——			
			21 (2.33	3')		
			2	20		
			(8.	18') ———	-	
			19 (4.47')			
					7	
				Ī		
		(5	18 .48')———			
		(5				
						5
				1		
			17			
			(4.44')			
						Ĺ,
			 (17	6 .40') ———	-	
						(0.46') (1.18')
						10 (5.34')—— -
						(5.40') G (0.54')
						$(5.40') \qquad \qquad \Box \qquad \qquad \Box \qquad \qquad \Box$

Total Existing Walls Total

1/4" = 1'-0"

Existing Exterior Walls to Remain

1/4" = 1'-0"

NYHUS DESIGN GROUP

Architecture · Planning

1555 Old Bayshore Highway, Suite 120 Burlingame, California 94010 Tel: 650.242.1553

© Nyhus Design Group Architects, 2023

Revisions Date

Administrative Review 10/3/23

The Zider Residence

723 Acacia Drive Burlingame, CA 94010

Drawing Title

Exterior Walls
Total

Scale 1/4" = 1'-0"

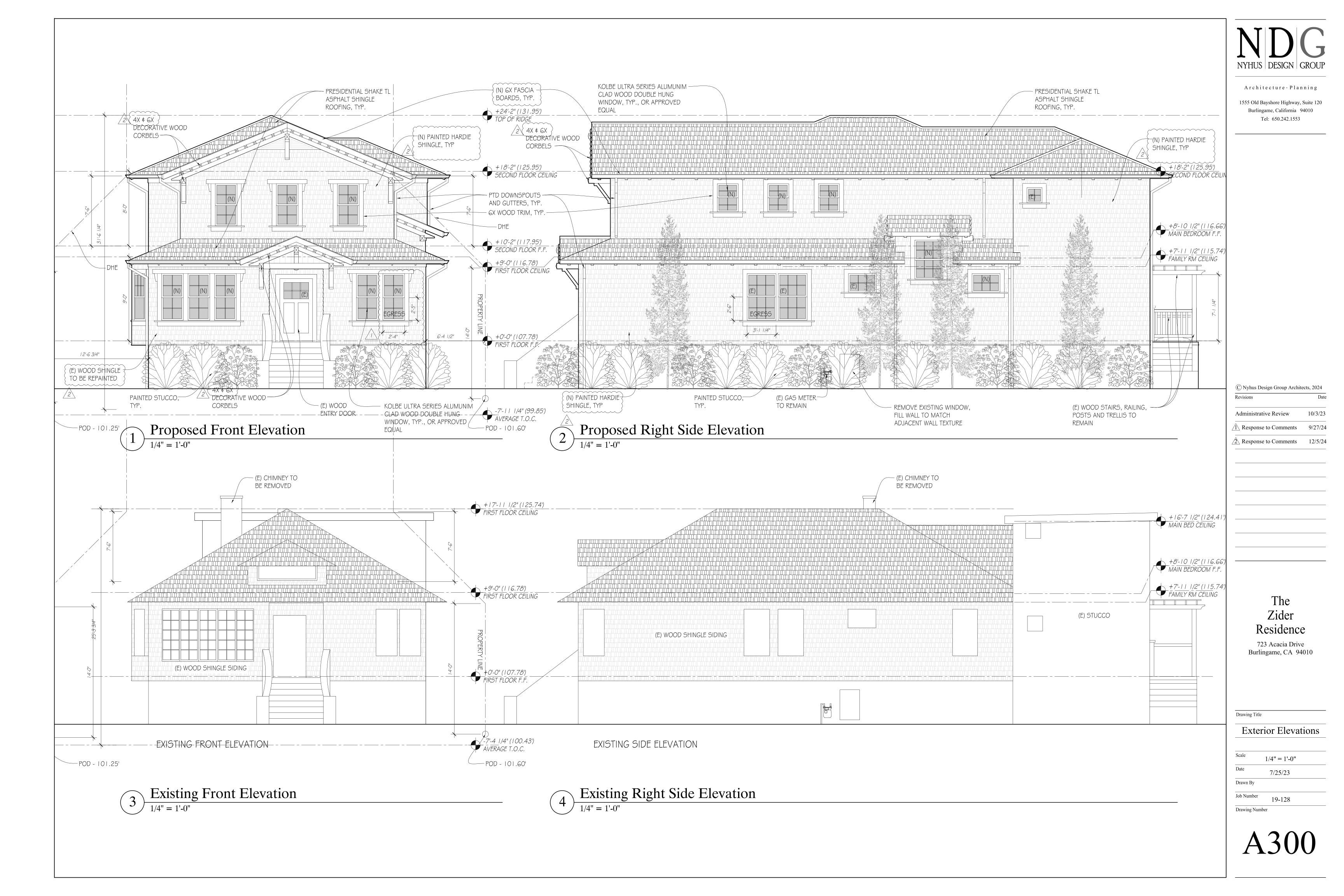
Date

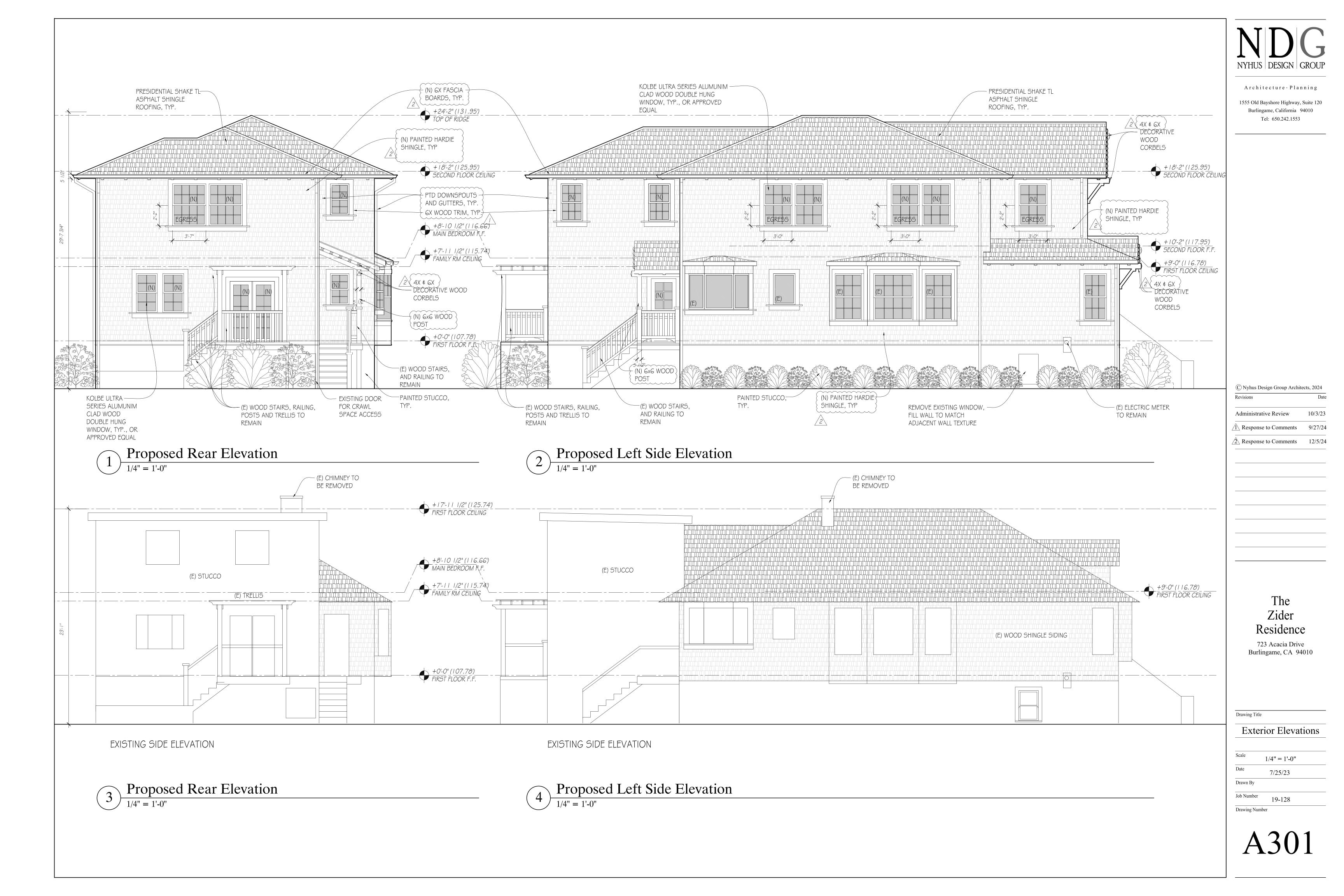
Drawn By

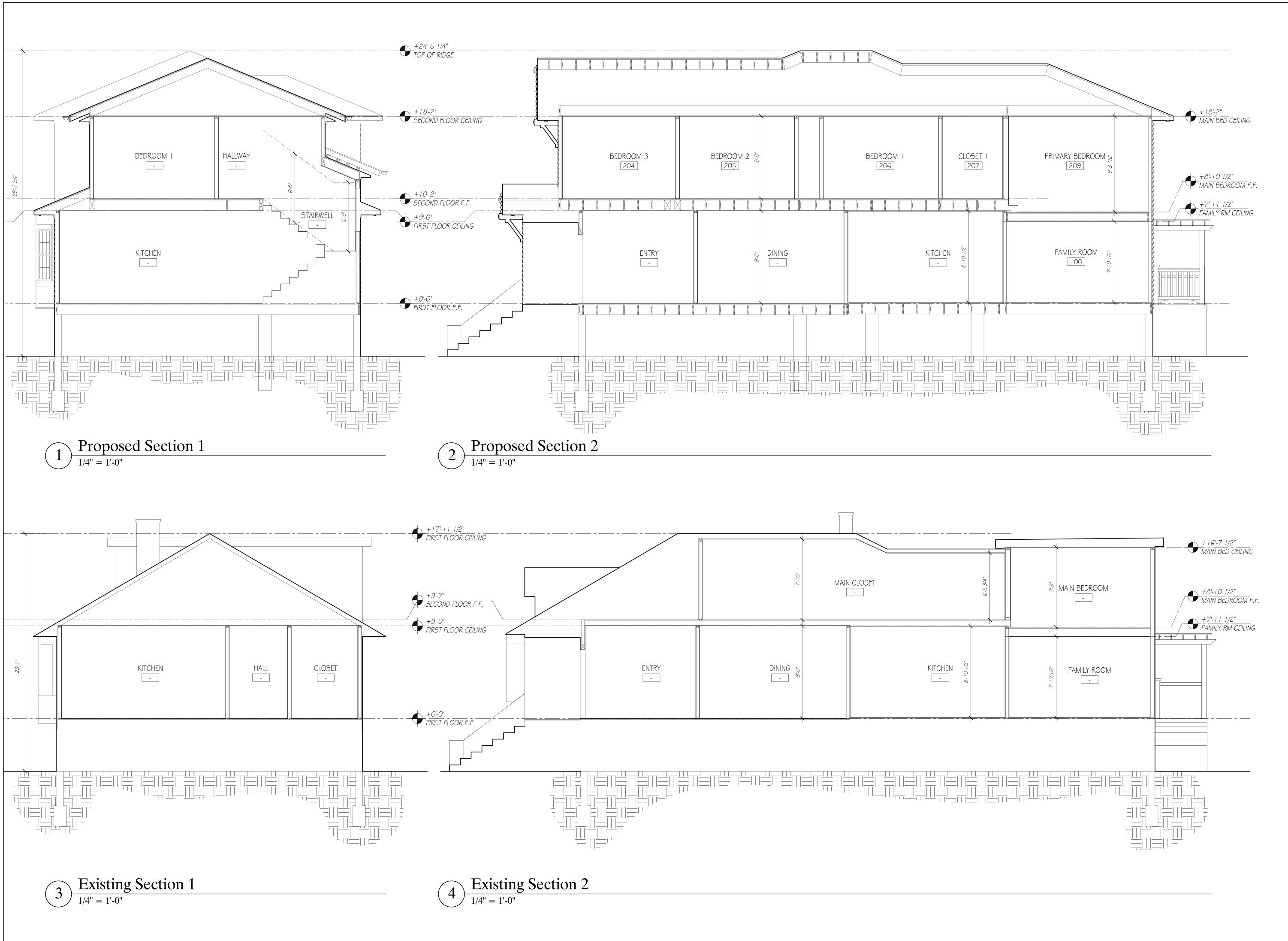
Job Number

Drawing Number

. . . .







Architecture · Planning

1555 Old Bayshore Highway, Suite 120 Burlingame, California 94010 Tel: 650.242.1553

© Nyhus Design Group Architects, 2024

Revisions Da

10/3/23

Response to Comments 9/27/24

Administrative Review

The Zider Residence

723 Acacia Drive Burlingame, CA 94010

Drawing Title

Sections

Scale 1/4" = 1'-0"

Date 7/25/23

Drawn By

Job Number

Drawing Number

VICINITY MAP

ABBREVIATIONS

AGGREGATE BASE ASPHALT CONCRETE AREA DRAIN ATRIUM DRAIN ATD BACK FLOW PREVENTION DEVICE BOTTOM OF WALL ELEVATION CATCH BASIN CENTER LINE CRAWL SPACE ELEVATION CIP CAST IRON PIPE CONC CONCRETE DD DECK DRAIN DDCV DOUBLE DETECTOR CHECK VALVE DECOMPOSED GRANITE DUCTILE IRON PIPE ROOF DOWN SPOUT DWY **EXISTING** ELECTRICAL **ELECTRICAL METER EDGE OF PAVEMENT** FINISHED FLOOR ELEVATION FLOW LINE ELEVATION FORCE MAIN LINE FINISHED SURFACE ELEVATION FINISHED PAVEMENT ELEVATION FIRE WATER LINE GB GRADE BREAK GM GAS METER GRATE ELEVATION GATE VALVE HIGH POINT HEATED WATER LINE PIPE INVERT ELEVATION JOINT TRENCH JOINT POLE LANDSCAPE DRAIN LINEAR FEET LOW POINT POST INDICATOR VALVE POC POINT OF CONNECTION RIM RIM ELEVATION SLOPE SAP SBD SEE ARCHITECTURAL PLANS STORM SUB DRAIN SBDCO STORM SUB DRAIN CLEANOUT SD STORM DRAIN SDCO SGR SICB STORM DRAIN CLEANOUT SEE GEOTECHNICAL REPORT SIDE INLET CATCH BASIN SLP SEE LANDSCAPE PLANS SPP SEE PLUMBING PLANS SS SANITARY SEWER SSCO SANITARY SEWER CLEANOUT SSP SEE STRUCTURAL PLANS

TOP OF WALL ELEVATION

PIPE VERTICAL DROP

WATER METER

DOMESTIC WATER LINE

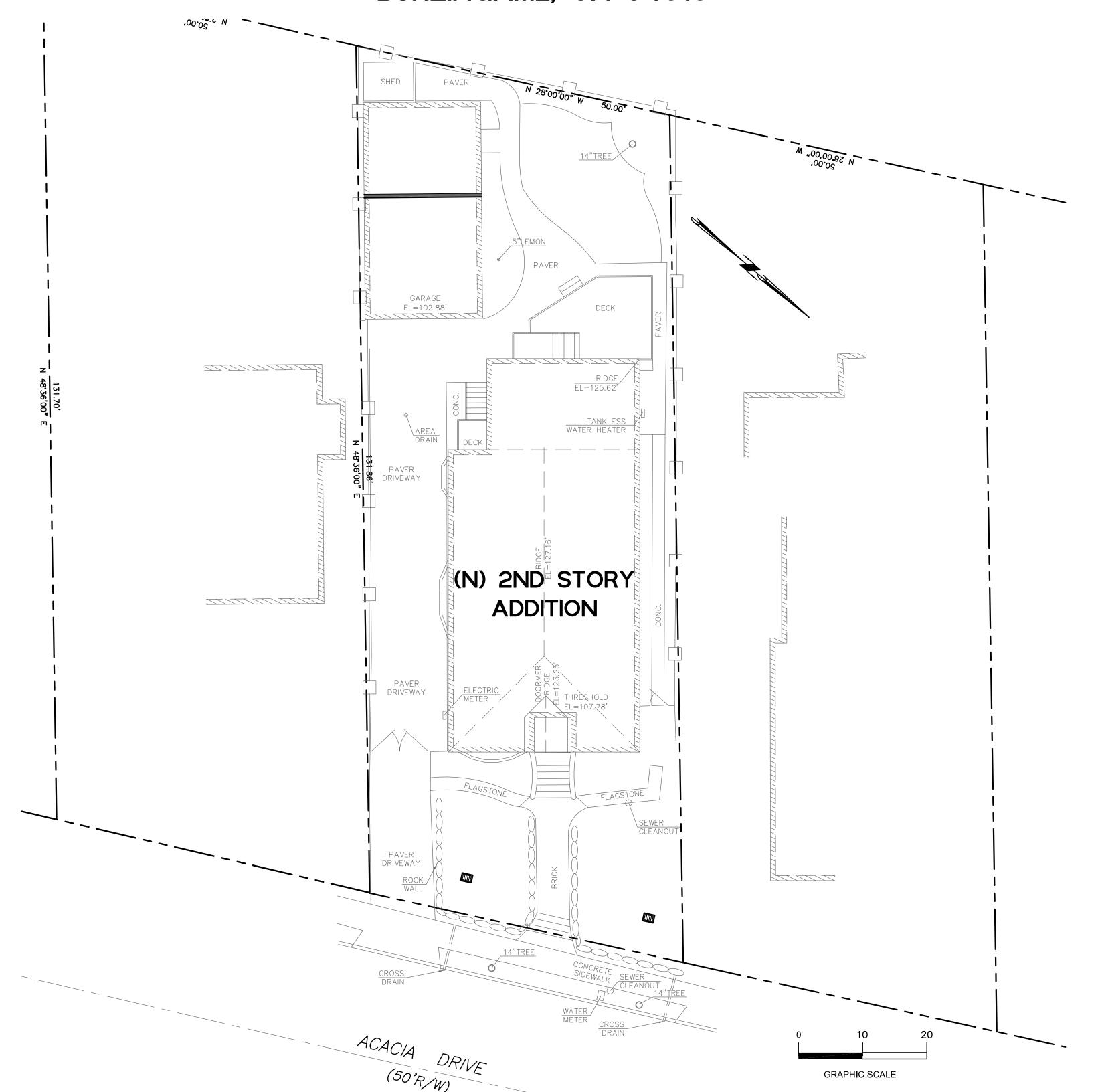
TYPICAL

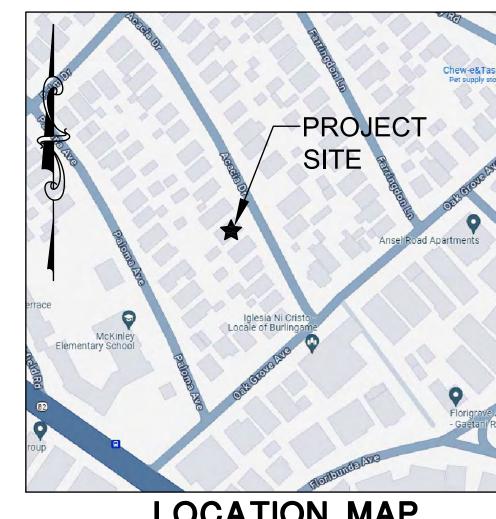
TW TYP

VD

ZIDER RESIDENCE 723 ACACIA DRIVE

BURLINGAME, CA 94010





LOCATION MAP

EXISTING	PROPOSED	<u>LEGEND</u> .
SS	— <u>SS</u> >—	SANITARY SEWER
————SD———	——SD——	STORM DRAIN
		STORM SUB-DRAIN (PERFORATED PIPE)
		TRANSITION FROM PERF. PIPE TO SOLID P
— FM	— FM>—	FORCE MAIN
————FW	————FW—	FIRE WATER LINE
W	w	DOMESTIC WATER SERVICE
[IRR]		IRRIGATION SERVICE
——G——	— GAS —	NATURAL GAS
——E——	——Е——	ELECTRIC
JT	JT	JOINT TRENCH
X	-	FENCE
0	0	CLEAN OUT
	@ ••	DOUBLE DETECTOR CHECK VALVE
	•	POST INDICATOR VALVE
\otimes	8	VALVE
	\boxtimes	METER BOX
•—	- ⇔	STREET LIGHT
	•	AREA DRAIN
		CATCH BASIN
		FIRE HYDRANT
\Diamond	Á	FIRE DEPARTMENT CONNECTION
	•	BENCHMARK
	0	MANHOLE
0	٩	SIGN
•	•	DOWNSPOUT
	\Rightarrow	SPLASH BLOCK
		CONTOURS
		PROPERTY LINE
		SETBACK
		GRASS SWALE
		RETAINING WALL/ BUILDING STEMWALL
	\times	(E) TREE TO BE REMOVED

SHEET INDEX

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
C-1	NOTES SHEET
C-2	UTILITY PLAN
C-3	EROSION AND SEDIMENT CONTROL PLAN
C-3.1	BEST MANAGEMENT PRACTICES (BMPs)

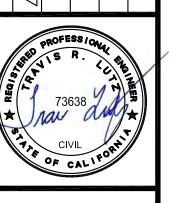
HYDROLOGY

(E) IMPERVIOUS	(N) IMPERVIOUS	REQUIRED	STORAGE VOL.
AREA	AREA	STORAGE VOL.	PROVIDED
4,268 SF	4,007 SF	0 CF	0 CF





	11/12/2024		
INEVIOLAGE.	A CITY COMMENTS		
	$ \leqslant $		



07/02/2024 AS SHOWN

AJP

Check: Prawing Number:

C-O

PEC 24-049

- 2. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION- PHONE (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND SHALL CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THIS SITE.
- 3. THESE DRAWINGS DO NOT ADDRESS CONTRACTOR MEANS AND METHODS OF CONSTRUCTION OR PROCESSES THAT MAY BE ASSOCIATED WITH ANY TOXIC SOILS IF FOUND ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL CITY AND COUNTY STANDARDS AND APPROPRIATE REGULATIONS IF TOXIC SOILS ARE ENCOUNTERED OR SUSPECTED OF BEING CONTAMINATED.

GENERAL SITE NOTES

- 1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
- 2. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
- 3. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
- 4. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CONSULTING ENGINEER.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE JOB SITE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT UNAUTHORIZED PERSONS ON THE JOB SITE BY PROVIDING A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING AND STORAGE AREAS. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF
- 7. EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND ACCESSIBLE PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.
- 8. IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLAN NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
- 9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT IF ONE EXISTS.

EXISTING CONDITIONS:

- 1. EXISTING TOPOGRAPHIC SURVEYS PERFORMED BY SAVIOR P. MICALLEF LAND SURVEYING ON JUNE 14, 2024. GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE
- 2. CLIENT AGREES TO HOLD ENGINEER HARMLESS FROM ANY AND ALL OCCURRENCES RESULTING FROM THE INACCURACIES OF THE CLIENT SUPPLIED TOPOGRAPHIC AND/OR BOUNDARY SURVEY (PREPARED BY OTHERS).

SURVEYOR'S NOTES.

BENCHMARK.

THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM

TREE/PLANT PROTECTION NOTES:

- 1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
- PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.

HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

RECORD DRAWINGS.

. THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE OWNER PRIOR TO FINAL ACCEPTANCE.

DEMOLITION NOTES •

- PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL
- 2. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
- 3. CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, THE SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS AND REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
- CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
- BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
- 8. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- 9. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE OWNER.
- 10. COORDINATE ALL UTILITY SHUT-DOWN/DISCONNECT LOCATIONS WITH APPROPRIATE DRAWINGS (ELECTRICAL, MECHANICAL, ARCHITECTURAL, ETC.). CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE OWNER. DO NOT INTERRUPT SERVICES TO ADJACENT OFF-SITE OWNERS. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.
- 11. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM

STORM DRAIN NOTES

- USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED STORM DRAIN LINE BELOW".
- 2. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.
- 3. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITHIN VEHICULAR TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM OF EIGHTEEN (18) INCHES OF COVER AND SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 PIPE. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
- 4. PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THIS WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND.
- 5. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
- DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT/OWNER.
- WHERE FEASIBLE ALL DOWNSPOUTS SHALL DISCHARGE TO A SPLASHBLOCK OR IMPERVIOUS SURFACE AND FLOW TO LANDSCAPED FEATURES BEFORE ENTERING THE DRAINAGE SYSTEM. USE OF AREA DRAINS (RATHER THAN DIRECT CONNECTION TO DRAINAGE SYSTEM) TO COLLECT ROOF/SURFACE WATER IS STRONGLY ENCOURAGED IN CONFORMANCE WITH COUNTYWIDE C.3 REQUIREMENTS. OTHERWISE, DOWNSPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM WITH 4" PVC SDR 35 PIPE WHERE SHOWN ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.
- 8. CONTRACTOR SHALL INSTALL RAIN GUTTER GUARDS OR WIRE MESH ON ALL ROOF GUTTERS TO REDUCE THE AMOUNT TO LEAVES AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM.

FIRE PROTECTION NOTES:

- CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTOR, SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS, LATEST EDITION OF THE UNIFORM/CALIFORNIA FIRE CODE AND CITY/TOWN STANDARDS.
- 2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE MARSHAL, INCLUDING ANGLES, THRUST BLOCKS, VALVES, FIRE HYDRANTS, PIV's, FDC's, BACKFLOW ASSEMBLIES, FLEXIBLE CONNECTIONS, VAULTS, ETC.
- 3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHAL, THE RATING AGENCY AND THE PROJECT MANAGER, ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK.
- 4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.
- 5. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. RISER LOCATIONS ARE SHOWN ON ARCHITECTURAL AND PLUMBING DRAWINGS AND ARE TO BE COORDINATED WITH ACTUAL FIELD CONDITIONS.

GRADING NOTES

- 1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5%, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE LANDINGS 2% (1/4" PER FOOT) AWAY FROM, STRUCTURES UNLESS OTHERWISE NOTED ON PLANS. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE CIVIL ENGINEER PRIOR TO PROCEEDING WITH PLACEMENT OF BASE ROCK OR FORMWORK FOR CURBS AND/OR FLATWORK.
- 2. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. BRING ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS TO THE ATTENTION OF THE CIVIL ENGINEER.
- 3. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
- 4. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND
- 5. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE CIVIL ENGINEER.
- 6. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
- 7. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE
- 8. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
- 9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
- 10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING MANHOLES, CURB INLETS, CATCH BASINS, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS NOTED OTHERWISE.

WATER SYSTEM NOTES:

- 1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED WATER LINE BELOW"
- 2. ALL WATER SERVICE CONNECTIONS, INCLUDING BUT NOT LIMITED TO WATER VALVES TEMPORARY AND PERMANENT AIR RELEASE VALVES AND BLOW OFF VALVES, SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY/COUNTY OR APPLICABLE WATER DISTRICT STANDARDS.
- 3. CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FIXTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE CITY'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)
- 4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
- 5. PUBLIC AND PRIVATE WATER MAIN AND WATER SERVICE LINE4" THROUGH 12-INCH SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL MEET AWWA C900, RATED FOR 200 PSI CLASS PIPE WITH EPOXY COATED DUCTILE IRON FITTINGS AND FUSION EPOXY COATED GATE VALVES. ALL JOINTS SHALL BE FACTORY MANUFACTURED WITH BELL AND SPIGOT ENDS AND RUBBER GASKETS.
- 6. ALL WATER LINES 2" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS. CONTRACTOR TO VERIFY PRESSURES FROM EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLANS.
- 7. CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE APPLICABLE WATER DISTRICT STANDARDS. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE APPLICABLE WATER DISTRICT STANDARDS WILL PROVIDE THE CONTRACTOR WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET
- 8. ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY/COUNTY OR APPLICABLE WATER DISTRICT
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTING AND DELIVERING WATER SAMPLES FOR ANALYSIS TO A CITY/COUNTY/APPLICABLE WATER DISTRICT APPROVED LAB.
- 10. ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
- 11. INSTALL CITY/COUNTY/APPLICABLE WATER DISTRICT APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

PAVEMENT SECTION:

- 1. SEE STRUCTURAL DRAWINGS FOR BUILDING SLAB SECTIONS AND PAD PREPARATIONS.
- 2. SEE GEOTECHNICAL REPORT FOR ALL FLATWORK, VEHICULAR PAVEMENT SECTIONS, BASE AND COMPACTION REQUIREMENTS.
- 3. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED, UNLESS OTHERWISE APPROVED BY THE CITY/COUNTY ENGINEER AND/OR DEVELOPER'S CIVIL ENGINEER.
- 4. ALL PAVING SHALL BE IN CONFORMANCE WITH SECTION 26 "AGGREGATE BASE" AND SECTION 39 "ASPHALT CONCRETE" PER LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.

GENERAL UTILITY SYSTEM NOTES .

- 1. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON FIELD OBSERVATION ONLY. NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITIES AND CROSSINGS TO ENSURE THEY ARE CORRECT AS SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS.
- 2. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATIONS OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK, AND ALL PROPOSED UTILITIES SHOWN ON THE CIVIL, ELECTRICAL, JOINT TRENCH AND FIRE SPRINKLER DRAWINGS.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
- 4. CONTRACTOR SHALL REPLACE ALL COVERS AND GRATE LIDS FOR MANHOLES, VAULTS, CATCH BASINS, ETC., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS.
- 5. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
- 6. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION
- 7. CLEAN OUTS, CATCH BASINS, MANHOLES, AREA DRAINS AND UTILITY VAULTS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE). CONTRACTOR SHALL STAKE LOCATIONS OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, TRANSFORMER, UTILITY METERS, ETC.) AND MEET WITH OWNER TO REVIEW LOCATION PRIOR TO INSTALLATION.
- 8. ALL UTILITY SYSTEMS (SANITARY SEWER, STORM DRAIN, WATER SYSTEM, ETC.) ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
- 9. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT TO ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.
- 10. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITIES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT HORIZONTAL AND VERTICAL CLEARANCE. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE CIVIL ENGINEER PRIOR TO INSTALLATION.
- 11. VERTICAL SEPARATION REQUIREMENTS:
 - A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.
 - WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.

HORIZONTAL SEPARATION REQUIREMENTS:

- A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90° ANGLE AND WATER LINES SHALL BE A MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER
- A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

SANITARY SEWER NOTES

- 1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED SANITARY SEWER LINE BELOW".
- 2. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY OR APPROPRIATE SANITARY SEWER DISTRICT.
- 3. PUBLIC AND PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH WITH A MINIMUM OF TWENTY FOUR (24) INCHES OF COVER SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS or 45° ELBOWS, 90° ELBOWS AND TEE's ARE
- 4. ALL LATERALS SHALL HAVE A CLEANOUT AT FACE OF BUILDING, AT THE PROPERTY LINE AND AS SHOWN ON PLANS PER THE CITY STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.
- 5. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL CONDUCT WATER PRESSURE TEST AND A VIDEO INSPECTION ON THE ENTIRE SECTION OF EXISTING LATERAL FROM HOUSE TO SEWER MAIN. CONTRACTOR SHALL PERFORM ANY NECESSARY CLEANING AND/OR REPAIRS WITHIN THE LATERAL AND AT THE

SITE MAINTENANCE

CONNECTION.

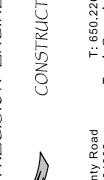
1. UPON PROJECT COMPLETION THE OWNER SHALL BE SOLELY RESPONSIBLE TO ROUTINELY INSPECT AND MAINTAIN ALL ON-SITE STORM DRAIN FACILITIES. STORM DRAIN FACILITIES INCLUDE; ROOF GUTTERS AND DOWNSPOUTS, SURFACE DRAINS, AND DISCHARGE POINTS (BUBBLE UP BOX, CURB DRAIN). STORM DRAIN SYSTEM SHALL BE CLEANED AND/OR FLUSHED ON A BIANNUAL BASIS OR AS FOUND NECESSARY.

PUBLIC WORKS CONDITIONS:

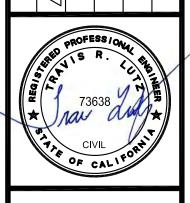
- 1. ANY WORK IN THE CITY RIGHT-OF-WAY, SUCH AS STREET, SIDEWALK AREA, PUBLIC EASEMENTS, UTILITY EASEMENTS, OR USE OF THE RIGHT-OF-WAY SUCH AS PLACEMENT OF DEBRIS BOX OR CONSTRUCTION PARKING IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT PRIOR TO STARTING WORK. FOR REQUIREMENTS RELATED TO ISSUANCE OF AN ENCROACHMENT PERMIT, VISIT: HTTPS://WWW.BURLINGAME.ORG/DEPARTMENTS/PUBLIC_WORKS/ENCROACHMENT PERMIT.PHP WORK WITHOUT THE BENEFIT OF AN ENCROACHMENT PERMIT WILL BE CHARGED DOUBLE THE PERMIT FEE.
- 2. ALL WORK WITHIN CITY RIGHT-OF-WAY SHALL COMPLY WITH CITY STANDARDS AND DETAILS. STANDARD DETAILS ARE AVAILABLE AT: HTTPS://WWW.BURLINGAME.ORG/DEPARTMENTS/PUBLIC_WORKS/CITY_STANDARD
- 3. PUBLIC WORKS CONSTRUCTION HOURS IN THE RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00 A.M. AND 5:00 P.M. THIS INCLUDES CONSTRUCTION HAULING. IF APPLICANT/CONTRACTOR WISHES TO WORK BEYOND THE NORMAL CONSTRUCTION HOURS, A WAIVER OF WORKING HOUR FORM MAY BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT TEN (10) WORKING DAYS IN ADVANCE FOR REVIEW AND APPROVAL BY PUBLIC WORKS
- 4. FOR PROJECTS IN THE BURLINGAME PLAZA, BROADWAY, AND BURLINGAME DOWNTOWN DISTRICTS; CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY IS PROHIBITED DURING THE HOLIDAY SHOPPING MORATORIUM PERIOD, FROM FIRST SATURDAY OF NOVEMBER THROUGH THE FIRST SATURDAY AFTER NEW
- 5. FOR DOWNTOWN BURLINGAME AVENUE PROJECTS, PER CITY OF BURLINGAME MUNICIPAL CODE 12.05, ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE APPROVAL FROM THE PUBLIC WORKS DEPARTMENT AND SHALL COMPLY WITH THE FOLLOWING SPECIAL CONDITIONS, SPECIFICATIONS, DETAILS, AND CONSTRUCTION MORATORIUM.
- 6. FOR PROJECTS FACING EL CAMINO REAL: ANY WORK IN THE CALTRAN'S RIGHT-OF-WAY, SUCH AS STREET AND SIDEWALK AREA IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM CALTRAN PRIOR TO STARTING WORK. IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS.
- 7. NO STRUCTURE SHALL BE BUILT INTO CITY'S RIGHT-OF-WAY, THIS INCLUDES ALL EXISTING AND OVERHANG PROJECTIONS. ON ACACIA DRIVE, THIS MEASUREMENT IS NINE AND ONE TENTH FEET (9.1') MEASURED FROM FACE OF CURB.
- 8. FOR NEW SINGLE FAMILY HOMES OR REMODELS THAT ARE 50% AND GREATER: SHOW ON THE SITE PLAN - (1) REPLACEMENT OF ALL CURB, GUTTER, DRIVEWAY AND SIDEWALK FRONTING SITE, (2) PLUG ALL EXISTING SANITARY SEWER LATERAL CONNECTIONS AND INSTALL A NEW 4" LATERAL TO CITY'S SEWER CLEANOUT, (3) NEW WATER SERVICE TO WATER METER, AND WHEN APPLICABLE, (4) WATER LINES ABOVE 2" AND ALL FIRE SERVICES OF ANY SIZE ARE TO BE INSTALLED BY APPLICANT AND PER CITY STANDARD PROCEDURES AND SPECIFICATION.
- 9. SEWER BACKWATER PROTECTION CERTIFICATION IS REQUIRED FOR THE INSTALLATION OF ANY NEW SEWER FIXTURE PER ORDINANCE NO. 1710. THE SEWER BACKWATER PROTECTION CERTIFICATE IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT AND THE BACKWATER DEVICE MUST BE PLACED ON PRIVATE PROPERTY.
- 10. FOR REMODEL PROJECTS (LESS THAN 50% REMODEL), ALL DAMAGED AND DISPLACED CURB, GUTTER, SIDEWALK, AND DRIVEWAY APPROACH FRONTING SITE MUST BE REPLACED PRIOR TO FINAL OF BUILDING PERMIT. A PRE-INSPECTION BY PUBLIC WORKS OF THE CONDITION OF THE SIDEWALK IS RECOMMENDED, BUT NOT REQUIRED, HOWEVER, IF A PRE-INSPECTION IS NOT CONDUCTED. THE APPLICANT/CONTRACTOR WAIVES THE RIGHT TO CONTEST THE LIMITS OF THE REPAIRS CAUSED BY THE CONSTRUCTION ACTIVITIES.
- 11. FRONT LANDSCAPE (HARDSCAPE) IMPROVEMENTS THAT ARE NOT SHOWN ON THE PLANS, THIS WILL BE SUBJECT TO A PUBLIC WORKS INSPECTION PRIOR TO BUILDING PERMIT FINAL TO CONFIRM THAT NO ENCROACHMENTS EXIST BEYOND THE PROPERTY LINE.
- 12. IF APPLICABLE, FOR LARGE DEVELOPMENTS (4-UNITS OR MORE), OR IMPROVEMENTS IN DOWNTOWN AREA: CONTRACTOR SHALL COORDINATE A MEETING WITH THE CITY PUBLIC WORKS ENGINEERING INSPECTOR 48 HOURS PRIOR TO INITIATION OF THE SITE WORK. THE PURPOSE IS TO DISCUSS AND CLEARLY UNDERSTAND THE FOLLOWING: A. PLAN OF WORK WITHIN CITY'S RIGHT OF WAY, INCLUDING, BUT NOT LIMITED TO, HOURS OF WORK, DELIVERIES, TRAFFIC CONTROL AND/OR PEDESTRIAN ACCESS WITHIN PUBLIC RIGHT OF WAY, SIDEWALK ISSUES, PARKING, STORAGE, LOADING OF MATERIALS, REPAIR OF DAMAGED PUBLIC FACILITIES SUCH AS SIDEWALK, ROAD PAVEMENT, ETC., AND COORDINATION WITH CITY PROJECTS WITHIN THE VICINITY. B. CONTRACTOR SHALL PROVIDE FIELD CONTACT NAMES AND NUMBERS OF

RESPONSIBLE FIELD PERSONNEL

- 13. THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION. ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT APWA-AGC STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK, AND THE CITY OF BURLINGAME STORMWATER MANAGEMENT AND DISCHARGE CONTROL ORDINANCE (MUNICIPAL CODE CHAPTER 15.14). A COPY OF THE STORMWATER CONSTRUCTION BEST MANAGEMENT PRACTICES CAN BE FOUND AT
- HTTP://WWW.FLOWSTOBAY.ORG/BROCHURES. UPON COMPLETION OF THE WORK, ALL STORMWATER PROTECTION MEASURES SHALL BE ENTIRELY REMOVED AND THE RIGHT-OF-WAY SHALL BE LEFT IN AS PRESENTABLE A CONDITION AS EXISTED BEFORE WORK STARTED. PLEASE BE AWARE THAT DURING WINTER MONTHS (OCTOBER 15TH TO APRIL 15TH) APPLICANT/CONTRACTOR ARE RESPONSIBLE TO REMOVE PROJECTS STORMWATER INLET PROTECTION DEVICE(S) (SANDBAGS/FILTERS/ETC.) IN THE PUBLIC RIGHT-OF-WAY TO PREVENT FLOODING DURING RAIN EVENTS, AND REINSTALL DEVICES ONCE THE RAIN EVENT ENDS. ALL PRIVATE PROPERTY STORMWATER PROTECTION MEASURES MUST BE PROTECTED AND REPAIRED AFTER EACH RAIN EVENT.
- 14. PER MUNICIPAL CODE SECTION 18.08.090, NO STORM WATER OR UNDERGROUND WATER DRAINING FROM ANY LOT, BUILDING, OR PAVED AREA SHALL BE ALLOWED TO DRAIN TO ADJACENT PROPERTIES NOR SHALL THIS WATER BE CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM. REGARDLESS OF THE SLOPE OF THE SOURCE PROPERTY, SUCH WATER SHALL DRAIN TO EITHER ARTIFICIAL OR NATURAL STORM DRAINAGE FACILITIES BY GRAVITY OR PUMPING.
- 15. ALL WATER LINES CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND MATERIAL SPECIFICATIONS. CONTACT THE CITY'S WATER DEPARTMENT FOR CONNECTION FEES. DOMESTIC WATER SERVICES 2" AND OVER SHALL BE INSTALLED BY BUILDER.
- 16. IF REQUIRED, ALL FIRE SERVICES SHALL BE INSTALLED BY BUILDER. ALL UNDERGROUND FIRE SERVICE CONNECTIONS SHALL BE SUBMITTED AS SEPARATE UNDERGROUND FIRE SERVICE PERMIT FOR REVIEW AND APPROVAL.
- 17. ALL DEBRIS/GARBAGE CONTAINERS LOCATION SHALL BE ON PROPERTY. NO WET GARBAGE FLUID SHALL ENTER PUBLIC RIGHT-OF-WAY OR THE STORM DRAIN
- 18. PORTA POTTY'S MUST BE PLACED ON PRIVATE PROPERTY AND ARE NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY.
- 19. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO NOTIFY UNDERGROUND SERVICE ALERT (USA) AT LEAST 48 HOURS BEFORE THE START OF ANY EXCAVATION WORK.







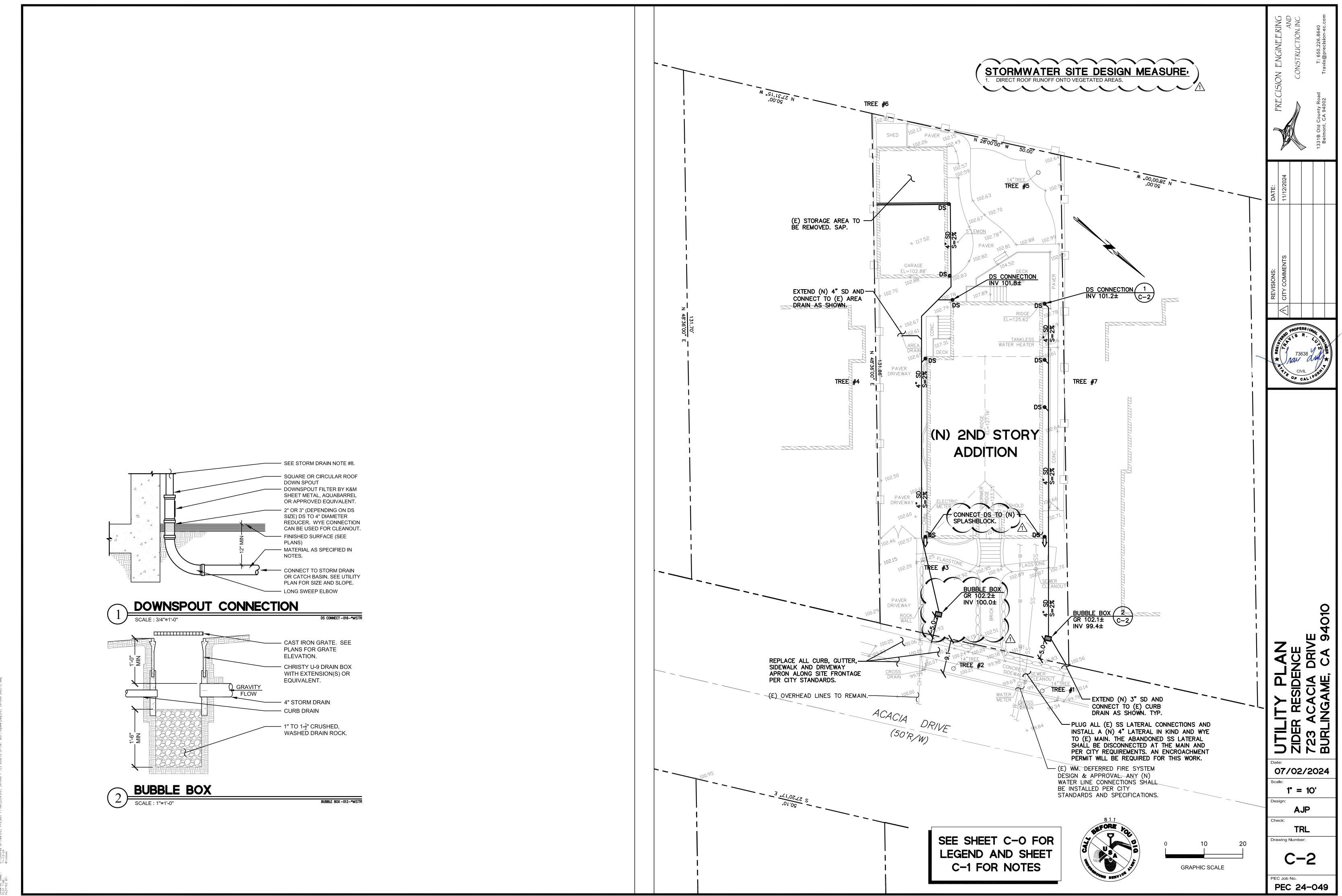
ШО HEET DENCE A DRIV E, CA

07/02/2024 NONE

TRL

Prawing Number:

PEC 24-049

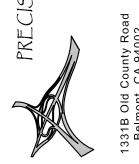


EROSION AND SEDIMENT CONTROL NOTES:

- 1. ALL EROSION CONTROL MATERIALS, INCLUDING SILT FENCE(S), FIBER ROLL(S) AND STABILIZED CONSTRUCTION ENTRY, SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR BY SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT LANDSCAPING GROUND COVER AND FLATWORK IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO ENSURE THEIR
- 2. BMP'S AS OUTLINED IN THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S (CASQA) BMP HANDBOOK, JANUARY 2015, OR THE LATEST EDITION, SHALL APPLY DURING THE CONSTRUCTION OF THE PROJECT. ALL CONSTRUCTION IMPROVEMENTS SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN/CITY STORM DRAIN SYSTEMS AND PUBLIC RIGHT OF WAYS. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY TOWN/CITY INSPECTORS.
- 3. SEDIMENTS AND OTHER MATERIALS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA VEHICLE TRAFFIC, SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- 4. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. COVER STOCKPILED MATERIAL WITH PLASTIC UNTIL THE MATERIAL IS REMOVED FROM THE SITE.
- 5. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN/CITY AND HOME OWNER. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING.
- 6. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH BERMS IN CONJUNCTION WITH PROPERLY
- 7. THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED DUST CONTROL PLANS, APPROVALS AND PERMITS. THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE TOWN/CITY.
- 8. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE AT ALL TIMES AND SHALL IMPLEMENT WATER TRUCKS AS NEEDED TO CONTROL DUST. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE TOWN/CITY IN ORDER TO INSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE HOME OWNER RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
- 9. ALL DEBRIS BINS SHALL BE COVERED AT THE END OF EACH WORKING DAY WITH WATERTIGHT COVER TO MITIGATE BLOWING TRASH/DEBRIS AND LEACHING DUE TO RAINFALL.
- 10. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN, WHICH ARE SCHEMATIC MINIMUM REQUIREMENTS. THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.
- 11. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AT THE CONCLUSION OF EACH WORKING DAY AND SHALL MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
- 12. FOLLOWING EACH STORM AND AS NEEDED, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS IN THE STREET AND FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGES.
- 13. NECESSARY EROSION CONTROL MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID INSTALLATION AND REPLACEMENT OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- 14. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER. PROTECT UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES SEEN APPROPRIATE.
- 15. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.
- 16. WHEEL WASHERS SHALL BE USED AS NEEDED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE, IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
- 17. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY USING DRY METHODS AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM. CALL 911 IN CASE OF A HAZARDOUS SPILL.
- 18. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
- 19. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
- 20. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED BY THE CONTRACTOR AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH, AND DEBRIS OF ANY NATURE.
- 21. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. THE CONTRACTOR SHALL ADJUST EROSION CONTROL MEASURES AS THE SITE CONDITIONS CHANGE AND AS THE NEED OF CONSTRUCTION SHIFT TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE
- 22. PLANS SHALL BE DESIGNED TO MEET THE C.3 REQUIREMENTS OF THE MUNICIPAL REGIONAL STORMWATER NPDES PERMIT ("MRP") CAS612008.
- 23. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- 24. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 1, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKET. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISION OF SECTION 20 "EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA OF TRANSPORTATION, AS LAST REVISED.
- 25. THE CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT FOR PORTABLE TOILETS.

SEE SHEET C-O FOR LEGEND AND SHEET C-1 FOR NOTES







AS SHOWN AJP

awing Number:

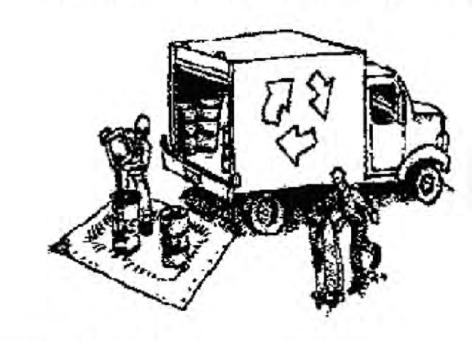
PEC 24-049

Construction Best Management Practices (BMPs)

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

Clean Water. Healthy Community.

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & **Spill Control**



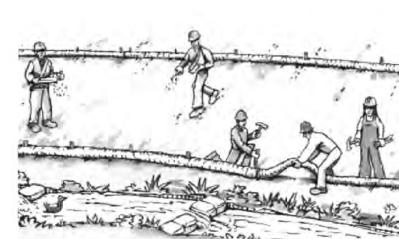
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

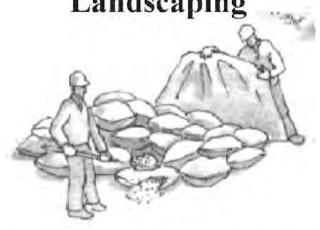
- ☐ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar



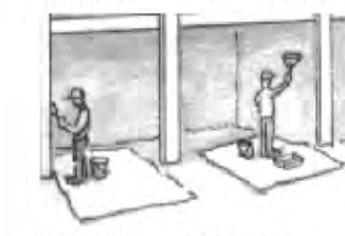
- ☐ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

Landscaping



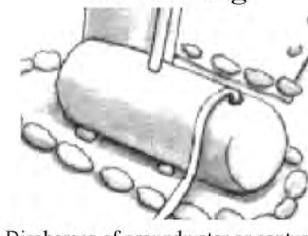
- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and under cover.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



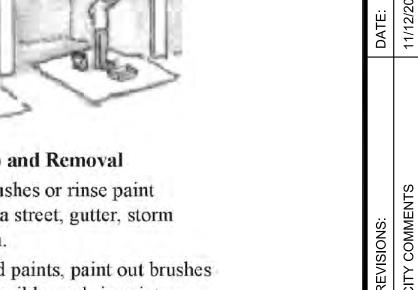
Painting Cleanup and Removal

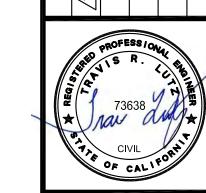
- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes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



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

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





PRACTICES

AGEMENT

NCE

DRIVE

CA 94010

RESIDENCI CACIA DR NGAME, CA

BEST ZIDER 723 A(

07/02/2024

NONE

TRL

C-3.1

PEC 24-049

Prawing Number:

☐ Chemical paint stripping residue and chips Lead based paint removal requires a state-

Dewatering



- be properly managed and disposed. When discharging to the sanitary sewer call your
- ☐ Divert run-on water from offsite away from all disturbed areas.
- In areas of known or suspected