AWADHARE RESIDENCE

RENOVATION & ADDITION TO EXISTING SINGLE FAMILY HOUSE

1633 WESTMOOR ROAD, BURLINGAME, CA

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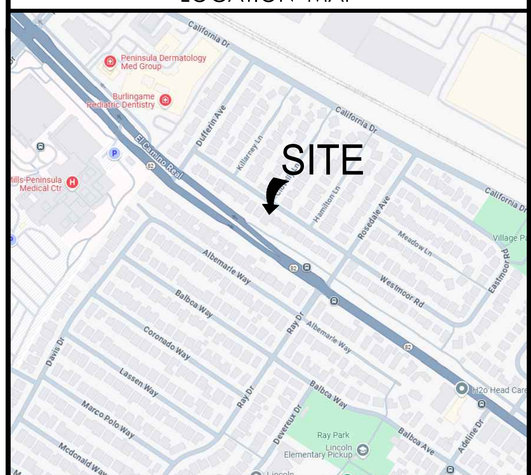
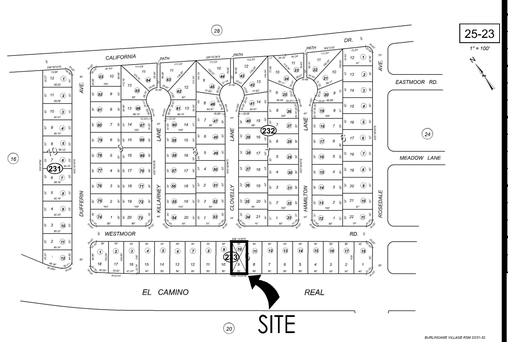
LOCATION MAP



ASSESSOR'S PARCEL MAP



SCOPE OF WORK

REMODEL OF AND ADDITION TO AN EXISTING 2BR AND 2BA SINGLE FAMILY RESIDENCE WITH 1,665.0 EXISTING LIVING S.F. ON A 5,250 S.F. LOT.
411.0 S.F. CONVERSION OF LIVING AREA INTO ADU , PROPOSED 1ST FLOOR ADDITION OF 515.85 S.F. AND 2ND FLOOR ADDITION OF 610.0 S.F. RESULTING IN A 3BR AND 2.5BA RESIDENCE WITH 2,705.3 LIVING S.F.

EXISTING LIVING AREA OF 411.0 S.F. WILL BE CONVERTED INTO1BR AND 1BA ATTACHED ADU.

PROJECT SUMMARY

Assessor's Parcel No.	25233100
Zoning:	R-1
Jurisdiction:	Burlingame
Type of Construction:	TYPE V-B
Building Occ. Groups:	R-3/U (SINGLE FAMILY RESIDENTIAL)
Required Property Setbacks (1st / 2nd):	
Front	16'-9 1/2" / 20'-0"
Rear	15'-0" / 20'-0"
Right Side	4'-0" / 6'-4 1/2"
Left Side	4'-0" / 6'-4 1/2"
Proposed Property Setbacks (1st / 2nd):	
Front	16'-10" / 44'-6"
Rear	15'-0" / 29'-4 1/2"
Right Side	4'-3" / 21'-4 1/2"
Left Side	5'-3" / 7'-9"
Max. Allowed Building Height:	30'-0"
Proposed Building Height	27'-11"
Lot Area:	5,250.0
Existing Living Area	1,665.00
1st Floor Living Area converted into ADU	411.00
Remaining Existing Living Area	1,254.00
1st Floor Living Area Addition	515.85
2nd Floor Living Area Addition	610.00
1st Floor Double counted Area (ceiling > 12')	352.51
Total 1st Floor Living Area	2,095.30
Total 2nd Floor Living Area	610.00
Total Residence Living Area	2,705.30
Max. Allowed FAR	2,780.00
New Covered Porch (<200sf, Not Counted to	168.00
New Covered Patio	120.00
New Balcony (Not Counted towards Lot Cov	41.71
Total New Coverage	2,057.85
Max. Allowed Coverage	2100.00

DEFERRED SUBMITTALS

1. STAIR GUARDRAIL SHOP DRAWINGS SIGNED AND STAMPED BY ENGINEER TO BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL--NOTE THAT SHOP DRAWINGS TO DEMONSTRATE GUARDRAIL DESIGN IS ADEQUATE TO SUPPORT A SINGLE CONCENTRATED 200 POUND LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL PER CRC TABLE 301.5 AND 301.5 FOOTNOTE D
2. SOLAR PHOTOVOLTAIC SYSTEM TO BE UNDER A SEPARATE PERMIT

ACKNOWLEDGMENTS

1. ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION.
2. A COMPLETED SUPPLEMENTAL DEMOLITION PERMIT APPLICATION WILL BE PROVIDED. WHEN SUBMITTING THE PLANS TO THE BUILDING DIVISION FOR PLAN REVIEW.

CONSTRUCTION HOURS

"Construction Hours"
Weekdays: 8:00 a.m. – 7:00 p.m.
Saturdays: 9:00 a.m. – 6:00 p.m.
Sundays and Holidays: No Work Allowed
(See City of Burlingame Municipal Code, Section 18.07.110 for details.)

(See City of Burlingame Municipal Code, Section 13.04.100 for details.)
Construction hours in the City Public right-of-way are limited to weekdays and non-City Holidays between 8:00 a.m. and 5:00 p.m.
Note: Construction hours for work in the public right of way must now be included on the plans.

APPLICABLE CODES

APPLICABLE CODES (with Burlingame Amendments)
-2022 CALIFORNIA ADMINISTRATIVE CODE, CAC
-2022 CALIFORNIA BUILDING CODE, CBC
-2022 CALIFORNIA RESIDENTIAL BUILDING CODE, CRC
-2022 CALIFORNIA ELECTRICAL CODE, CEC
-2022 CALIFORNIA MECHANICAL CODE, CMC
-2022 CALIFORNIA PLUMBING CODE, CPC
-2022 CALIFORNIA ENERGY CODE, CEnC
-2022 CALIFORNIA HISTORICAL CODE, CHC
-2022 CALIFORNIA FIRE CODE, CFC
-2022 CALIFORNIA EXISTING BUILDING CODE
-2022 CALIFORNIA GREEN BUILDING STANDARDS
-2022 CALIFORNIA REFERENCED STANDARDS

PROJECT TEAM

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RECEIVED
6.19.25
CITY OF BURLINGAME
CDD-PLANNING DIVISION

S-SQUARED
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s-squared.com
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San Jose, CA 95128

FOR PERMIT REVIEW ONLY - NOT FOR CONSTRUCTION

AWADHARE Residence
RENOVATION / ADDITION TO EXISTING SINGLE FAMILY HOUSE
Burlingame, 1633 Westmoor Road
Shruti & Satya Awadhare

LICENSED ARCHITECT EUGENE H. SAKAI, AIA, LEED AP
C27,719 12-31-25
STATE OF CALIFORNIA

PROJECT NO.	24-029	
REVISION	DATE	DESCRIPTION	DRAWN BY
	2024.12.12	PLANNING PACKAGE	AF/MBC
	2024.04.01	PLANNING SUBMITTAL 02	AF/MBC
2	2025.05.22	PLANNING SUBMITTAL 03	AF/MBC

COVER SHEET

A0.0

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1. OUTSIDE LANDING MUST BE NO MORE THAN 1.5" BELOW THE TOP OF THRESHOLDS @OUT-SWINGING EXTERIOR EGRESS DOORS, AND NO MORE THAN 7.75" BELOW THE TOP OF THRESHOLDS @IN-SWINGING EXTERIOR EGRESS DOORS PER 2022 CRC 311.3.1. DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH A LANDING NO MORE THAN 7.75" BELOW THE TOP OF THRESHOLD PER 2022 CRC 311.3.2.

2. PROVIDE FURRING AS REQUIRED TO ALIGN NEW WALL SURFACES WITH EXISTING FULL SIZE STUDS AS REQUIRED.

3. ALL DIMENSIONS SHOWN ARE TO F.O. STUD. CONTACT ARCHITECT IN THE EVENT OF ANY DIMENSIONAL CONFLICTS.

4. VERIFY ALL INTERIOR FINISH AND PAINT COLORS SELECTIONS WITH OWNER.

5. ALL GYPSUM BOARD TO RECEIVE SMOOTH (LEVEL 5 FINISH) TEXTURE AND PRIME PAINT COAT PRIOR TO APPLICATION OF TWO COATS OF NEW INTERIOR LATEX PAINT.

6. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILE OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR THE MAIN VEHICLE ENTRY DOOR

7. AUTOMATIC GARAGE DOOR OPENER(S) SHALL BE LISTED IN ACCORDANCE WITH UL325

PLAN & INTERIOR GENERAL NOTES — 5

1. DRAWING SHOWS SCOPE OF DEMOLITION ONLY. METHOD OF DEMOLITION REQUIRED TO COMPLETE THE WORK TO BE PER STANDARD INDUSTRY PRACTICES AND WITHIN LIMITATIONS OF GOVERNING REGULATIONS.

2. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS THAT CONFLICT WITH THE DESIGN INTENT ARE ENCOUNTERED, CONTRACTOR IS TO NOTIFY OWNER AND ARCHITECT PRIOR TO PROCEEDING.

3. VERIFY LOCATION OF REQUIRED STRUCTURAL FRAMING PRIOR TO REMOVAL. DO NOT REMOVE ANY ELEMENT THAT MIGHT RESULT IN A STRUCTURAL DEFICIENCY WITHOUT PROPER TEMPORARY SHORING.

4. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED OR INDICATED AS OWNERS PROPERTY, DEMOLITION MATERIALS SHALL BECOME CONTRACTORS PROPERTY AND SHALL BE REMOVED FROM ON SITE. COMPLY WITH LOCAL REQUIREMENTS FOR OFF HAULING AND DISPOSAL. VERIFY ITEMS TO BE SALVAGED WITH OWNER IN FIELD.

5. NOTIFY ARCHITECT AND OWNER OF SUSPECTED HAZARDOUS MATERIAL. ANY HAZARDOUS MATERIAL SHALL BE REMOVED BY LICENSED HAZMAT CONTRACTOR.

6. PROVIDE TEMPORARY PROTECTION FOR ANY EXISTING TREES OR LANDSCAPING TO REMAIN.

7. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

8. THE EXISTING BUILDING SHALL BE PROTECTED DURING THE COURSE OF DEMOLITION.

9. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION PRIOR TO COMMENCING DEMOLITION.

10. ALL REQUIRED EXCAVATION SHALL BE CLEARED OF ALL CONCRETE AND ORGANIC MATERIALS PRIOR TO BACKFILLING. ALL EXCAVATION SHALL BE FILLED UNDER THE SUPERVISION OF A SOILS ENGINEER WHERE APPLICABLE OR TO ACCEPTED INDUSTRY STANDARDS.

11. SAW CUT EXISTING CONCRETE TO BE DEMOLISHED WHEREVER FEASIBLE.

12. OWNER TO RETAIN POSSESSION OF ALL DOORS, WINDOWS, BATHROOM MIRRORS, BATHROOM MEDICINE CABINET, AND CEILING LIGHT FIXTURES.

13. DEMOLITION PLAN IS A GRAPHIC REPRESENTATION OF SCOPE OF DEMOLITION BUT IS NOT INTENDED TO BE COMPREHENSIVE. CONTRACTOR TO REVIEW EXISTING CONDITIONS RELATIVE TO SCOPE OF NEW WORK ON ALL ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL DEMOLITION REQUIREMENTS, PRIOR TO FINALIZING BID. CONTACT ARCHITECT IN THE EVENT OF ANY CONFLICTS OR DISCREPANCIES.

14. SALVAGE EXISTING KITCHEN HOOD FOR POTENTIAL REUSE

DEMOLITION NOTES — 6

&	AND	H.B.	HOSE BIBB
∠	ANGLE	H.C.	HOLLOW CORE
@	AT	HR.	HOUR
℄	CENTERLINE	HGT	HEIGHT
#	POUND OR NUMBER	HWD	HARDWOOD
(E) / EX	EXISTING	INSUL.	INSULATION
(N)	NEW	INT.	INTERIOR
(F)	FUTURE	KIT.	KITCHEN
ACOUS.	ACOUSTICAL	LAM.	LAMINATE
ADJ.	ADJUSTABLE	LAV.	LAVATORY
A.F.F.	ABOVE FINISH FLOOR	MAX	MAXIMUM
AGGR.	AGGREGATE	MECH.	MECHANICAL
ALUM.	ALUMINUM	MIN.	MINIMUM
APPROX.	APPROXIMATE	M.O.	MASONRY OPENING
ARCH.	ARCHITECTURAL	N.I.C.	NOT IN CONTRACT
ASPH.	ASPHALT	NO.	NUMBER
BD.	BOARD	N.T.S.	NOT TO SCALE
BITUM.	BITUMINOUS	O.C.	ON CENTER
BLDG.	BUILDING	OPNG.	OPENING
BLKG.	BLOCKING	OPP.	OPPOSITE
BM.	BEAM	PL.	PLATE
CER.	CERAMIC	PLYWD.	PLYWOOD
CLG.	CEILING	PR.	PAIR
CL.	CLOSET	PT.	POINT
CLMN.	COLUMN	PART.	PARTITION
CONC.	CONCRETE	P.B.C.	PROVIDED BY CONTRACTOR
CONT.	CONTINOUS	P.B.O.	PROVIDED BY OWNER
CORR.	CORRIDOR	R.	RADIUS
CPT	CARPET	R.D.	ROOF DRAIN
DET.	DETAIL	REF.	REFRIGERATOR
DIA.	DIAMETER	REINF.	REINFORCED
DIM.	DIMENSION	REQ.	REQUIRED
DN	DOWN	RM.	ROOM
DR.	DOOR	R.O.	ROUGH OPENING
DRWG.	DRAWING	R.W.L.	RAIN WATER LEADER
EA.	EACH	S.C.	SOLID CORE
E.J.	EXPANSION JOINT	SHT.	SHEET
ELEV.	ELEVATION	SIM.	SIMILAR
ELEC.	ELECTRICAL	SPEC.	SPECIFICATION
EQ.	EQUAL	SQ.	SQUARE
EXT.	EXTERIOR	S.O.G.	SLAB ON GRADE
F.D.	FLOOR DRAIN	S.S	STAINLESS STEEL
F.F.	"FINISH FLOOR" = TOP OF STRUCTURE	S.S.D	SEE STRUCTURAL DRAWING
FIN.	FINISH	STOR.	STORAGE
FLR.	FLOOR	SUSP.	SUSPENDED
FLUOR.	FLUORESCENT	SYM.	SYMBOL
F.O.C.	FACE OF CONCRETE	T.O.C.	TOP OF CURB
F.O.F.	FACE OF FINISH	T.O.S.	TOP OF STRUCTURE
F.O.S.	FACE OF STUDS	TEL.	TELEPHONE
FT.	FOOT OR FEET	T.& G.	TONGUE AND GROOVE
FTG.	FOOTING	T.O.W.	TOP OF WALL
FURR.	FURRING	TYP.	TYPICAL
GA.	GAUGE	U.O.N.	UNLESS OTHERWISE NOTED
GALV.	GALVANIZED	VEST.	VESTIBULE
GL.	GLASS	W/	WITH
GYP.	GYPSUM	W.C.	WATER CLOSET
		WD.	WOOD
		W/O	WITHOUT

GRID LINE

SECTION (1 / A2.3)

DETAIL (1 / A2.3)

INTERIOR ELEVATION (A, B, C, D / 5 / A9.0)

PROPERTY LINE

T.W.60 — TOP OF WALL

T.C.5.0 — TOP OF CURB

T.P.52 — TOP OF PAVEMENT

EXISTING WALL TO BE REMOVED

NEW CONSTRUCTION

WINDOW SYMBOL

DOOR SYMBOL

ABBREVIATIONS AND SYMBOLS — 7

16. APPROVED MECHANICAL VENTILATION SYSTEM MUST BE CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR FOR IN-ROOM VENTILATION SYSTEM OR 15 CFM PER OCCUPANT FOR A WHOLE-HOUSE VENTILATION SYSTEM COMPUTED ON THE BASIS OF 2 OCCUPANTS FOR THE FIRST BEDROOM AND 1 OCCUPANT FOR EACH ADDITIONAL BEDROOM [2022 CRC R303.1 EXCEPTIONS 1].

17. VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE MERV 13 FILTERS OR BETTER.

18. WHERE COMBUSTION APPLIANCES OR SOLID-FUEL BURNING APPLIANCES ARE LOCATED INSIDE THE PRESSURE BOUNDARY, THE MAXIMUM ALLOWABLE NET EXHAUST FLOW OF THE TWO LARGEST EXHAUST FANS SHALL NOT EXCEED 15 CFM PER 100 S.F. OF ACCUPIABLE SPACE, WHEN OPERATING AT FULL CAPACITY. IF THE DESIGNED TOTAL NET FLOW EXCEEDS THIS LIMIT, THE NET EXHAUST FLOW MUST BE REDUCED BY REDUCING THE EXHAUST FLOW OR PROVIDING COMPENSATING OUT-DOOR AIRFLOW (NOTE: IF MAKE-UP AIR FAN IS INSTALLED, IT MUST BE ELECTRICALLY INTERLOCKED WITH THE LARGEST EXHAUST FAN). ASHRAE 62.2, SECTION 6.4

MECHANICAL GENERAL NOTES (CONT'D) — 3

1. ALL INSTALLED LUMINARIES SHALL BE HIGH EFFICACY, CEnC 150.0(k)1A

2. GARAGE, BATHROOMS, UTILITY AND LAUNDRY ROOMS SHALL HAVE HIGH EFFICACY LUMINAIRES. AT LEAST ONE OF THE FIXTURES IN THE ROOM/SPACE SHALL BE CONTROLLED BY VACANCY SENSOR. CEC SECTION 150.0(K)(2) (J).

3. VACANCY SENSORS OR DIMMERS SHALL BE PROVIDED FOR ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8 SUCH AS GU-24 SOCKETS CONTAINING LED LIGHT SOURCES. EXCEPT FOR HALLWAYS AND CLOSETS LESS THAN 70 S.F. 2022 CEC SECTION 150.0(K)(2)(K).

4. OCCUPANT SENSOR IS A MANUAL-ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH DEFINITIONS UNDER 2022 CEnC 100.1 AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARIES TO BE ALWAYS ON.

5. OUTDOOR LIGHTS ATTACHED TO THE BUILDING SHALL BE HIGH EFFICACY CONTROLLED BY MOTION SENSOR AND PHOTO-CELL, OR CONTROLLED BY PHOTO-CONTROL AND AUTOMATIC TIME SWITCH, BY AN ASTRONOMICAL TIME CLOCK OR BY AN ENERGY MANAGEMENT SYSTEM. ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF THE FEATURES MENTIONED ABOVE. 2022 CEC SECTION 150.0(K)(3)(A)

6. SERVICE PANEL SHALL COMPLY WITH 2022 CEC 230.

7. CLOSET LIGHT FIXTURES SHALL COMPLY WITH 2022 CEC 410.16.

8. PROVIDE UL LISTED FIXTURES IN DAMP LOCATIONS MARKED "SUITABLE FOR WET/DAMP LOCATIONS" PER 2022 CEC 410.10.

9. CEILING FANS OR CHANDELIERS ARE TO BE SUPPORTED PER 2022 CEC 314.27(C) AND SHALL NOT USE OUTLET BOXES AS THE SOLE MEANS OF SUPPORT.

10. ELECTRICIAN TO REVIEW LOCATION, TYPES, AND COLORS OF FIXTURES, SWITCHES, DIMMERS, AND OUTLET LOCATIONS WITH OWNER IN FIELD PRIOR TO ROUGH INSTALLATION.

11. KITCHEN HOOD NOT SHOWN FOR CLARITY - OWNER TO PROVIDE HOOD CONTRACTOR TO INSTALL - PROVIDE ELECTRICAL CONNECTION PER MFR. ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING PER 2022 CMC SEC. 504.

12. ALL ROOMS CONTAINING BATH TUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES MUST HAVE MECHANICAL EXHAUST FANS PER 2022 CBC SEC. 1202.5.2.1. AND 2022 CMC 402.5 BATHROOM CEILING FANS SHOULD BE CENTERED OVER TOILET.

13. CONTRACTOR TO UPGRADE PANEL TO NEW PANEL NOTED ON ELECTRICAL PLANS OR PROVIDE LOAD CALCULATIONS TO PROVE EXISTING PANEL IS SUFFICIENT FOR NEW LOADS

14. ALL NEW AND REPLACED 15-AMP AND 20-AMP DWELLING UNIT RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES, CEC ARTICLE 406.12

15. ELECTRICAL BOXES ON OPPOSITE SIDES OF RATED GARAGE WALL TO BE SEPARATED BY HORIZONTAL DISTANCE OF 24" MIN. WITH INDIVIDUAL NON-COMMUNICATING STUD CAVITIES.

16. PROVIDE LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI) (COMBINATION TYPE) PROTECTION FOR ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, 15 & 20 AMP OUTLETS (FOR RECEPTACLES, LIGHTS, & SMOKE ALARMS) INSTALLED IN FAMILY ROOMS, LIVING ROOMS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS. GROUND FAULT (GFCI) IS REQUIRED IN BATHROOMS, GARAGES, ACCESSORY AREAS, EXTERIOR, CRAWLSPACES, AND BASEMENTS. COMBINATION AFCI/GFCI IS REQUIRED IN KITCHENS AND LAUNDRY AREAS PER ART 210.12 AND 2022 CEC 210.8

17. ALL RECEPTACLES IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS (WHERE RECEPTACLES SERVE COUNTER TOP SURFACES, DISHWASHERS, DISPOSALS), LAUNDRY AREA, SINKS (WITHIN 6 FEET OF THE EDGE OF THE SINKS, BATHTUBS, OR SHOWERS), SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI OR GFI) PROTECTION. (2022 CEC 210.8 FOR GFCI AND CEC 210.12 FOR AFCI)

18. FOR REMODEL PROJECTS: EXISTING WIRING TO BE UPGRADED TO MEET CURRENT CODE.

19. TWO SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES-- ONLY THE REQUIRED COUTERTOP/WALL OUTLETS INCLUDING THE REFRIGERATOR. 2022 CEC 210.11(C)(1) & 210.52(B)

20. LAUNDRY RECEPTACLE OUTLET TO BE A DEDICATED 20-AMP BRANCH CIRCUIT PER 2022 CEC 210.11(C)(2) & 210.52(F). PROVIDE AN ADDITIONAL 30-AMP 4-WIRE CIRCUIT FOR ELECTRICAL DRYER.

21. DEDICATED 20-AMP CIRCUIT REQUIRED TO SERVE BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.) 2022 CEC 210.11(C)(3) & 210.52(D)

22. PLACE RECEPTACLES IN REMODELED AREAS @ 12 FEET O.C. MAXIMUM AND WITHIN 6 FEET OF END WALLS. WALL SPACES INCLUDE FIXED PANELS IN EXTERIOR WALLS, EXCLUDING SLIDING PANELS AND ALSO FIXED ROOM DIVIDERS SUCH AS BAR TYPE COUNTERS OR RAILINGS. 2022 CEC 210.52(A)

23. SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING, BE EQUIPPED WITH BATTERY BACK-UP, AND BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. ALARMS SHALL BE AUDIBLE IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN 36" HORIZONTAL PATH FROM SUPPLY OR RETURN REGISTERS OF HEATING OR COOLING SYSTEMS AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW OF THOSE REGISTERS PER 2022 CRC SEC. R314 AND 315. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED LESS THAN 36 INCHES FROM THE DOOR OR OPENING OF A BATHROOM WITH A TUB OR SHOWER. REFER TO MANUF. INSTRUCTIONS FOR INSTALLATION IN ROOMS WITH VARIATIONS IN CEILING HEIGHT. OWNER TO PROVIDE DETECTORS FOR INSTALLATION.

24. ALL RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE IC RATED AND AIR-TIGHT (AT) LABELED AND SHALL HAVE AN ELECTRONIC BALLAST. FIXTURES NOT IC RATED CAN BE USED IN NON-INSULATED AREAS AND SHALL BE SPACED AT LEAST 1/2" FROM COMBUSTIBLE MATERIALS.

25. RECEPTACLES INSTALLED OUTDOORS IN LOCATIONS UNPROTECTED FROM THE WEATHER SHALL HAVE AN ENCLOSURE THAT IS WATERPROOF WHETHER OR NOT A PLUG IS INSERTED. ALL 15 & 20 AMP 125 & 250 VOLT NON-LOCKING RECEPTACLES SHALL BE LISTED WEATHER AND TAMPER RESISTANT TYPE (AND MARKED "WR" & "TR") 2022 CEC SECTIONS 210.52(E) AND 406.09

26. ALL MULTIWIRE BRANCH CIRCUITS REQUIRE SIMULTANEOUS DISCONNECT AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES. MULTIWIRE BRANCH CIRCUITS IN A PANELBOARD OR OTHER ENCLOSURE MUST BE GROUPED TOGETHER BY WIRE TIES OR SIMILAR MEANS TO IDENTIFY THE CORRESPONDING GROUNDED AND UNGROUNDED CONDUCTORS OF THE CIRCUIT.

27. A DEDICATED BRANCH CIRCUIT SHALL BE PROVIDED TO WATER HEATER. INSTALL PER MANUFACTURER INSTRUCTIONS

28. A 125 V RECEPTACLE SHALL BE LOCATED WITHIN 20 FT OF ALL HEATING, AC AND REFRIGERATION EQUIPMENT

29. ELECTRICAL SUB-PANEL SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL SUCH AS IN CLOTHES CLOSETS, IN BATHROOMS OR OVER STEPS. SEE 2022 CEC 240-24(D), (E) AND (F) FOR ADDITIONAL NOTES.

ELECTRICAL GENERAL NOTES — 4

9. GARAGE MOUNTED WATER HEATERS (GENERATING A GLOW, SPARK, OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS) SHALL BE INSTALLED 18" ABOVE GARAGE FLOOR PER 2022 CPC SEC 507.13. SEISMIC ANCHORAGE OF WATER HEATER TO INCLUDE ANCHORS OR STRAPS AT POINTS WITHIN THE UPPER AND LOWER 1/3RD OF ITS VERTICAL DIMENSION, THE LOWER ANCHOR/STRAP LOCATED TO MAINTAIN A MIN. DISTANCE OF 4" ABOVE CONTROLS PER 2022 CPC SEC. 507.2. WATER HEATERS OVER 50 GALLONS TO HAVE THREE STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE @ WATER HEATER PER 2022 CPC SEC.608.5. PROVIDE AIR FOR COMBUSTION AND VENTILATION PER MANUF. INSTRUCTION AND 2022 CPC SEC 506.0

10. PROVIDE AN EARTHQUAKE-ACTUATED GAS SHUTOFF VALVE AT NEW GAS METER, CERTIFIED BY THE STATE ARCHITECT AS CONFORMING TO CALIFORNIA REFERENCED STANDARD 12-16-1, 2022 CPC 1211.7

11. DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED GLASS, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. 2022 CRC 308.4.5

12. SHOWER AND TUB/SHOWER WALLS TO HAVE SMOOTH, HARD, NONABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G. CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72" ABOVE THE DRAIN INLET. PLEASE NOTE: WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. 2022 CRC SECTIONS R307.2 AND R702.3.8

13. PLUMBING AND EQUIPMENT VENTING: WHERE FEASIBLE, VENT ALL PLUMBING FIXTURES, EXHAUST VENTS, FURNACE, AND WATER HEATER TO ROOF. VERIFY ALL LOCATIONS OF VENTS WITH ARCHITECT PRIOR TO INSTALLATION. ALL EXTERIOR PENETRATIONS ARE TO BE MADE WATERTIGHT.

14. ALL HOSE BIBBS OTHER THAN WATER HEATER DRAINS AND WASHER CONNECTIONS SHALL BE PROTECTED BY A LISTED NON-REMOVABLE HOSE BIB TYPE BACK FLOW PREVENTER OR BY A RATED ATMOSPHERIC VACUUM BREAKER INSTALLED AT LEAST 6" ABOVE THE HIGHEST POINT OF USAGE AND LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE.

15. WHEN GAS FIRED WATER HEATER COMPARTMENTS ARE USED, PROVIDE AN UPPER AND LOWER COMBUSTION AIR DUCTS/OPENINGS. THE SUPPLY OF COMBUSTION AIR MUST BE DIVIDED EQUALLY WITH 1/2 OF THE REQUIRED MINIMUM 100 SQUARE INCHES OF VENT-ABLE AREA SHALL BE LOCATED WITHIN THE UPPER AND LOWER 12" OF THE ENCLOSURE.

16. SHOWERS, TUB-SHOWER COMBINATIONS, AND WHIRLPOOL TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION OF BOTH THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. VALVES SHALL BE ADJUSTED TO DELIVER A MAX. MIXED WATER SETTING OF 120 DEGREES FAHRENHEIT. 2022 CPC SEC 408.3 & 409.4

17. ENTIRE LENGTH OF RECIRCULATING DISTRIBUTION SECTIONS OF DOMESTIC HOT WATER MUST BE INSULATED WITH 1" MINIMUM PIPE INSULATION, EXCEPT AT FRAMING PENETRATIONS. NON-RECIRCULATING SYSTEMS MUST HAVE INSULATION ON BOTH HOT AND COLD WATER PIPES FOR A LENGTH OF 5 FEET FROM THE WATER HEATER WITH THE EXCEPTION THAT HOT WATER PIPES FROM THE WATER HEATER TO THE KITCHEN BE INSULATED.

18. WHERE WATER PRESSURE EXCEEDS 80 PSI, AN APPROVED REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED PER CPC SERC 608.2. AN APPROVED EXPANSION TANK SHALL BE INSTALLED IN THE COLD WATER DISTRIBUTION PIPING DOWNSTREAM OF EACH SUCH REGULATOR.

19. COPPER, COPPER ALLOYS, LEAD, AND LEAD ALLOYS INCLUDING BRASS, SHALL NOT BE USED FOR BUILDING SANITARY WASTE SEWER EXCEPT FOR DOMESTIC WASTE SINK TRAPS AND SHORT LENGTHS OF ASSOCIATED CONNECTING PIPES WHERE ALTERNATE MATERIALS ARE NOT PRACTICAL

20. NO UNDERFLOOR CLEANOUT SHALL BE MORE THAN 20 FEET FROM CRAWLSPACE ACCESS PER 2022 CPC 707.9

21. PROVIDE A 4" DRAINAGE PIPE WHENEVER 4 OR MORE WATER CLOSETS ARE CONNECTED PER CPC TABLE 703.2 FOOTNOTE 4

22. VENTING FOR ISLAND PLUMBING FIXTURES SHALL BE CONSTRUCTED PER CPC909.0

23. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT FOR FUTURE GRAB BARS. [R327.1.1]
   1. WATER CLOSET REINFORCING SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND ONE REAR WALL.
   2. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
   3. BATHTUB AND TUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE LOWER EDGE NO MORE THAN 6" ABOVE THE BATHTUB RIM. [R327.1.1 #3 TO 5]

PLUMBING/BATHROOM GENERAL NOTES (CONT) — 2

1. ALL MECHANICAL WORK SHALL BE IN COMPLIANCE WITH THE LATEST ADOPTED CMC CODES.

2. FURNACE LOCATION SHOWN ON PLANS- EXTEND EXISTING DUCT RUNS OR REPLACE WITH NEW TO SERVE NEW LOCATIONS.

3. MECHANICAL CONTRACTOR/PLUMBING CONTRACTOR TO SHOW THE TERMINATION LOCATION OF FLUES AND PLUMBING VENTS IN RELATION TO OPENINGS IN THE STRUCTURE (ESPECIALLY OPERABLE SKYLIGHTS) ON THEIR RESPECTIVE DESIGN DRAWINGS. ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E. DRYERS, BATH AND UTILITY FANS, ETC., MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, PROPERTY LINES, OPENING SKYLIGHTS OR ATTIC VENTS.) PER 2022 CMC SEC. 504.5. GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF 2022 CMC 802.6 AND 802.8.

4. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION.

5. ALL MECHANICAL VENTILATION SYSTEMS SHALL HAVE BACK DRAFT DAMPERS.

6. MECHANICAL VENTILATION SYSTEMS IN BATHROOMS ARE REQUIRED TO BE VENTILATED WITH A MINIMUM 50 CUBIC FOOT PER MINUTE INTERMITTENT OR 25 CUBIC FOOT PER MINUTE CONTINUOUS EXHAUST FANS 2022 CBC SEC. 1202.5.2.1

7. EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5.

8. SUPPLY A SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE OF BUILDING (14'-0" MAXIMUM LENGTH, INCLUDING TWO 90° ELBOWS) WITH BACK DRAFT DAMPER, UNLESS MANUFACTURER PERMITS LONGER RUNS OR A POWER EXHAUST IS PROVIDED.

9. MECHANICAL DUCT PENETRATIONS AT OCCUPANCY SEPARATION WALLS SHALL BE CONSTRUCTED OF STEEL HAVING A THICKNESS OF NOT LESS THAN 0.019", No. 26 GALVANIZED SHEET GAGE, & HAVE NO OPENINGS INTO THE GROUP U OCCUPANCIES SUCH AS GARAGES. COMPLY WITH CRC3 302.11 ITEM 4.

10. HEATING EQUIPMENT GENERATING A GLOW SPARK, OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED A MINIMUM OF 18 INCHES ABOVE THE GARAGE FLOOR.

11. WHEN A CLOSET IS DESIGNED FOR INSTALLATION OF A CLOTHES DRYER, A MINIMUM OPENING OF 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR FLOOR AND CEILING OR BY OTHER APPROVED MEANS.

12. WHEN GAS FIRED FURNACE COMPARTMENTS ARE USED, PROVIDE AN UPPER AND LOWER COMBUSTION AIR OPENINGS. THE OPENINGS SHALL BE LOCATED WITH-IN THE UPPER AND LOWER 12" OF THE ENCLOSURE. COMBUSTION AIR REQUIREMENTS TO COMPLY WITH CMC CHAPTER 7.

13. ALL AIR CONDITIONER UNITS OR AIR CONDITIONER CONDENSERS SHALL BE LOCATED AWAY FROM PROPERTY LINE AS PER LOCAL CODE REGULATIONS.

14. APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE. SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED SECION 303.5 OF THE CMC 2022.

15. HEATING SYSTEM TO BE CAPABLE OF MAINTAINING A MINIMUM INDOOR TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS

MECHANICAL GENERAL NOTES — 3

1. CONTRACTOR SHALL NOT PERFORM ANY WORK THAT WILL RESULT IN A CHANGE ORDER WITHOUT PRIOR WRITTEN APPROVAL FROM OWNER
2. CONTRACTOR SHALL PICK UP ALL PERMITS.
3. CONTRACTOR SHALL PROVIDE WORK COMPLETELY AND IN ACCORDANCE WITH CURRENT APPLICABLE CODES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INCURRED THROUGH ANY ERRORS OR OMISSIONS WITHIN HIS WORK TO THIS PROPERTY OR TO THE ADJACENT PRIVATE AND/OR PUBLICLY OWNED PROPERTIES.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE THE DRAWINGS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
6. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND MEASUREMENTS BEFORE STARTING CONSTRUCTION. ALERT ARCHITECT OF ALL DISCREPANCIES AND/OR VARIATION BEFORE PROCEEDING WITH WORK.
7. CONTRACTOR TO REPORT ON THE PROGRESS OF WORK TO THE ARCHITECT. AT A MINIMUM, ON A BI-WEEKLY BASIS OR MORE FREQUENTLY AS CONDITIONS WARRANT. MEETINGS WITH THE ARCHITECT SHALL BE SCHEDULED TO ALLOW FOR TIME REQUIRED TO PROVIDE APPROPRIATE RESPONSE TO ANY QUESTIONS OR SITE CONDITIONS.
8. CONTRACTOR SHALL ARRANGE FOR A MEETING AFTER DETERMINING THE PROJECT DIMENSIONAL LAYOUT FOR REVIEW BY THE ARCHITECT AND OWNER.
9. CHANGE ORDERS MUST BE PROVIDED IN WRITING AND SHALL BE FOR EITHER ADDITIONS OR SUBTRACTIONS TO THE CONSTRUCTION CONTRACT. CHANGE ORDERS MUST BE SIGNED BY ALL PARTIES BEFORE THE WORK PROCEEDS.
10. CONTRACTOR TO REVIEW ALL DESIGN CHANGES OR SUBSTITUTIONS WITH THE ARCHITECT AND RECEIVE APPROVAL FOR ALL CHANGES.
11. CODE UPGRADE WORK NOT REQUIRED BY BUILDING INSPECTORS IS TO BE REVIEWED WITH THE ARCHITECT AND OWNER TO DETERMINE COURSE OF ACTION. IF THE CONTRACTOR BELIEVES CODE UPGRADE IS NECESSARY AND IT HAS NOT BEEN REQUIRED BY THE BUILDING INSPECTOR, THE ARCHITECT AND OWNER SHALL DETERMINE WHETHER THE WORK IS TO BE UNDERTAKEN.
12. VERIFY ALL EQUIPMENT SIZES BEFORE COMMENCEMENT OF THE WORK.
13. ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS ARE "DESIGN/BUILD." PERFORMANCE SPECIFICATIONS ARE TO BE REVIEWED BY THE ARCHITECT AND OWNER BEFORE COMMENCEMENT OF THE WORK, I.E., FURNACE SIZE AND TYPE, ELECTRICAL PANEL SIZES, ETC. PROVIDE SHOP DRAWINGS OF MECHANICAL LAYOUT INCLUDING SOFFIT REQUIREMENTS FOR REVIEW BY OWNER AND ARCHITECT FOR APPROVAL
14. PROVIDE COMPLETE FURRING AND SOFFITS TO INSTALL ALL HORIZONTAL AND VERTICAL HVAC DUCTS, VENTING, AND PLUMBING. CONTRACTOR IS TO CONCEAL ASSEMBLIES ABOVE CEILING WITHOUT USING SOFFITS WHEREVER POSSIBLE. COORDINATE WITH OWNER IN FIELD PRIOR TO INSTALLATION.
15. INSTALL ALL EQUIPMENT, FIXTURES, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.
16. CONTRACTOR TO COORDINATE WITH OWNER FOR OWNER-PROVIDED MATERIALS AND PRODUCTS
17. CONTRACTOR TO COMBINE VENTS WHEREVER FEASIBLE TO MINIMIZE PIPE PENETRATIONS THROUGH ROOF. VENTS TO BE ROUTED TO SIDE OF ROOF FACING AWAY FROM STREET(S) WHEREVER POSSIBLE. SEE ALSO ROOF PLAN FOR LOCATION OF FALSE CHIMNEYS FOR VENTING.
18. PROVIDE INSULATION IN WALLS, FLOORS, CEILINGS, AND ROOFS ADJOINING EXTERIOR OR UNCONDITIONED SPACES--SEE BID INSTRUCTIONS FOR SCHEDULE (INSULATION VALUES TO BE NO LESS THAN AS INDICATED IN TITLE 24 ENERGY REPORT)--INSULATION TO CONFORM TO FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF 2022 CRC 302.10
19. PROVIDE WATER-RESISTANT GYP. BD. AT ALL BATH, TOILET, AND LAUNDRY ROOM WALLS THAT WILL BE PAINTED. PROVIDE FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS AT ALL WALL AND CEILING SURFACES THAT MAY BE FINISHED WITH TILE PER 2022 CRC702.4.2.
20. ALL WOOD SHALL BE PAINTED AS FOLLOWS:
    - 20.1. EXTERIOR: TWO COAT OVER PRIMER; STAIN AND SEAL WHERE INDICATED
    - 20.2. INTERIOR: TWO COAT OVER PRIMER; STAIN AND SEAL WHERE INDICATED
21. COLORS TO BE SELECTED BY ARCHITECT AND OWNER. FINAL ACCEPTANCE OF COLORS WILL BE FROM JOB-APPLIED SAMPLES. PROVIDE FULL-COAT FINISH SAMPLES ON SURFACE WITH A MINIMUM SIZE OF 25 S.F. FOR APPROVAL BY ARCHITECT AND OWNER.
22. ADEQUATE PREPARATION OF THE SUBSTRATE IS IMPERATIVE TO PROPER BONDING OF THE PAINT. PREP EACH SUBSTRATE AS RECOMMENDED BY MANUFACTURER. THOROUGHLY CLEAN ALL SURFACES. REMOVE ANY PAINT WHERE BONDING FAILURE IS EVIDENT AND ROUGHEN SURFACES AS REQUIRED FOR ADHESION OF NEW PAINT.
23. TILE FLOORING TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR (I.B.C.), UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE WITH OWNER FOR REQUIRED SCHEDULING AND ORDERING INFORMATION. CONTRACTOR SHALL ASSIST IN DETERMINING QUANTITIES WHEN REQUIRED.
24. CONTRACTOR SHALL PROVIDE OWNER WITH REQUESTED DATES FOR DELIVERY OF ALL P.B.O. PRODUCTS AND KEEP OWNER ABREAST OF SCHEDULE. OWNER SHALL DETERMINE LEAD TIME FOR ALL PRODUCTS AND PROVIDE DELIVERY WHEN REQUIRED BY CONTRACTOR.
25. FOR ALL MATERIALS PROVIDED BY CONTRACTOR WHICH REQUIRE COLOR OR FINISH SELECTION, CONTRACTOR SHALL CONTACT ARCHITECT AND OWNER FOR ALL DECISIONS.
26. THE CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND SAFE AT ALL TIMES AND SHALL LEAVE THE PREMISES CLEAN AND ORDERLY, AND READY FOR OCCUPANCY.
27. THE CONTRACT FOR CONSTRUCTION SHALL GENERALLY FOLLOW THE GENERAL CONDITIONS OF AIA CONTRACT A201, 1997 VERSION.
28. USE QUARTER ROUND TRIM PIECES (FOR FULL MORTAR BED) OR BULLNOSE EDGE TRIM PIECES (FOR THINSET), OR MFR. METAL EDGING FOR EXPOSED OUTSIDE EDGE CONDITIONS.VERIFY WITH OWNER IN FIELD
29. CONTRACTOR TO COORDINATE WITH THE OWNER FOR ALL A/V AND/OR TELECOM WORK
30. ALL EXPOSED SHEET METAL EDGES TO BE FLAT HEMMED BACK A MINIMUM OF 10 TIMES THE MATERIAL THICKNESS
31. R317.3.1 FASTENERS FOR PRESERVATIVE-TREATED WOOD:
    FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE R COPPER. COATING TYPES AND WEIGHTS FOR CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, A MINIMUM OF ASTM A653 TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED.

GENERAL NOTES — 1

1. ALL PLUMBING WORK SHALL BE IN COMPLIANCE WITH THE LATEST ADOPTED CPC CODES.

2. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION.

3. PROJECT TO INCLUDE NEW COPPER HOT AND COLD SUPPLY LINES IN AREA OF WORK. ALL HOT WATER SUPPLY PIPING SHALL BE INSULATED WITH 1" THICK PIPE INSULATION PER CEnC 150.0(J)(2)(II) AND 2022 CPC 609.11, EXCEPT AT FRAMING PENETRATIONS.

4. FAUCETS WITH ATTACHED HOSE SPRAYS SHALL VENT TO ATMOSPHERE UNDER BACK SIPHONAGE CONDITIONS (2022 CPC SECTION 603.5.7). ALL SHOWERS SHALL HAVE ANTI-SCALD VALVE.

5. NO DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DISCHARGE SYSTEM OR FOOD DISPOSAL WITHOUT THE USE OF AN APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE.

6. ALL BUILDING SUPPLY WATER SYSTEMS IN WHICH QUICK ACTING VALVES ARE INSTALLED SHALL BE PROVIDED WITH DEVICES TO ABSORB THE HAMMER CAUSED BY HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES. WATER HAMMERS SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THESE VALVES.

7. WASHING MACHINE TO HAVE DEDICATED DRAIN LINE. CLOTHES WASHER AND LAUNDRY TUB TO BE CONNECTED TO SEPARATE AND INDEPENDENT PLUMBING TRAPS, EXCEPT THAT THE LAUNDRY TRAP MAY RECEIVE WASTE FROM CLOTHES WASHER PER 2022 CPC 1001.1

8. INSTALL GAS SUPPLY LINE WITH THE CAPACITY TO PROVIDE MIN. 200,000 BTUH TO THE WATER HEATER. A CATEGORY III, IV, OR TYPE B VENT WITH A STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS LOCATED SHALL BE INSTALLED. INSTALL A CONDENSATE DRAIN THAT IS A MAX. OF 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER THAT ALLOWS NATURAL DRAINAGE WITHOUT PUMP ASSISTANCE.

PLUMBING/BATHROOM GENERAL NOTES — 2

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AWADHARE Residence

RENOVATION / ADDITION TO EXISTING SINGLE FAMILY HOUSE

Burlingame, 1633 Westmoor Road

Shruti & Satya Awadhare

LICENSED ARCHITECT — EUGENE H. SAKAI, AIA, LEED AP — C27,719 — 12-31-25 — STATE OF CALIFORNIA

PROJECT NO. 24-029

REVISION	DATE	DESCRIPTION	DRAWN BY
	2024.12.12	PLANNING PACKAGE	AF/MBD
	2024.04.01	PLANNING SUBMITTAL 02	AF/MBD
△2	2025.05.22	PLANNING SUBMITTAL 03	AF/MBD

GENERAL INFORMATION SHEET

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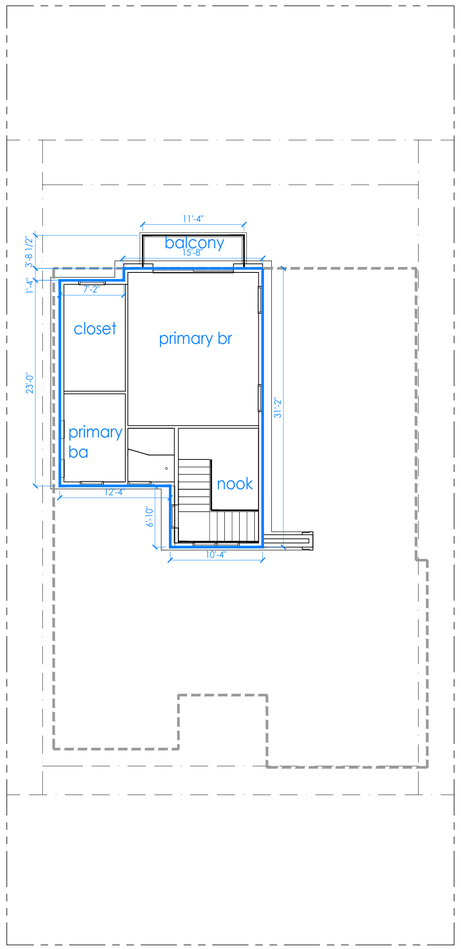
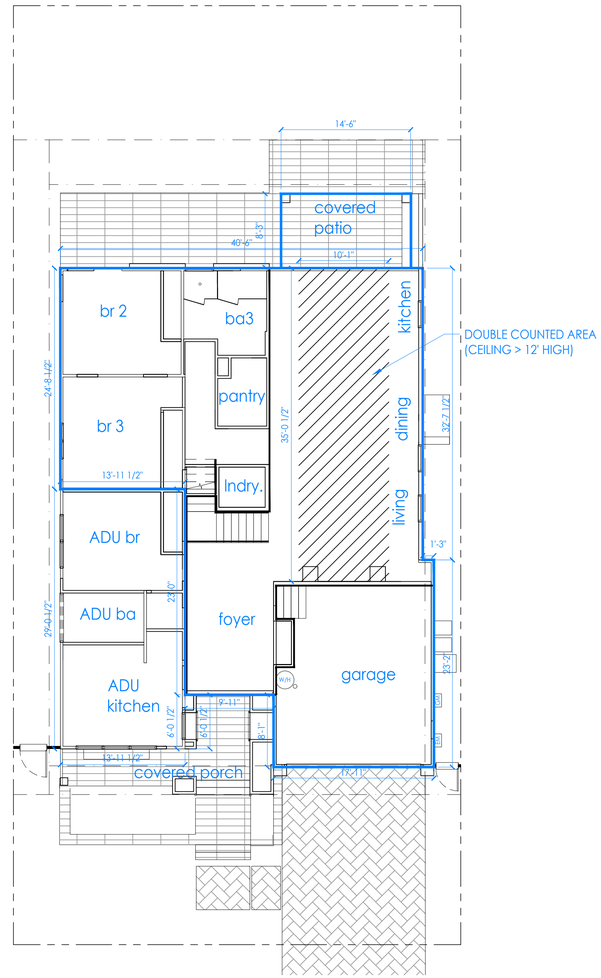


SECOND FLOOR AREA CALCS | 1/8" | 2



FIRST FLOOR AREA CALCS | 1/8" | 1

L	*Lot Area*	5,250.00
E	*Existing Living Area*	1,665.00
A	*1st Floor Living Area converted into ADU*	411.00
R = E-A	*Remaining Existing Living Area*	1,254.00
D	*1st Floor Living Area Addition*	515.85
E	*2nd Floor Living Area Addition*	610.00
F	*1st Floor Double counted Area (ceiling > 12')*	352.51
GT	*Total 1st Floor Living Area*	2,095.30
E	*Total 2nd Floor Living Area*	610.00
H = G+E	*Total Residence Living Area*	2,705.30
1,100 + (0.32*L)	*Max. Allowed FAR*	2,780.00
G	*1st Floor Living*	1,769.85
CP	*New Covered Porch (<200sf, Not Counted towards Coverage)*	168.00
P	*New Covered Patio*	120.00
B	*New Balcony (Not Counted towards Lot Coverage)*	41.71
C=G+CP+P	*Total New Coverage*	2,057.85
0.4*L	*Max. Allowed Coverage*	2,100.00

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FLOOR
AREA
CALCULATION

A0.2

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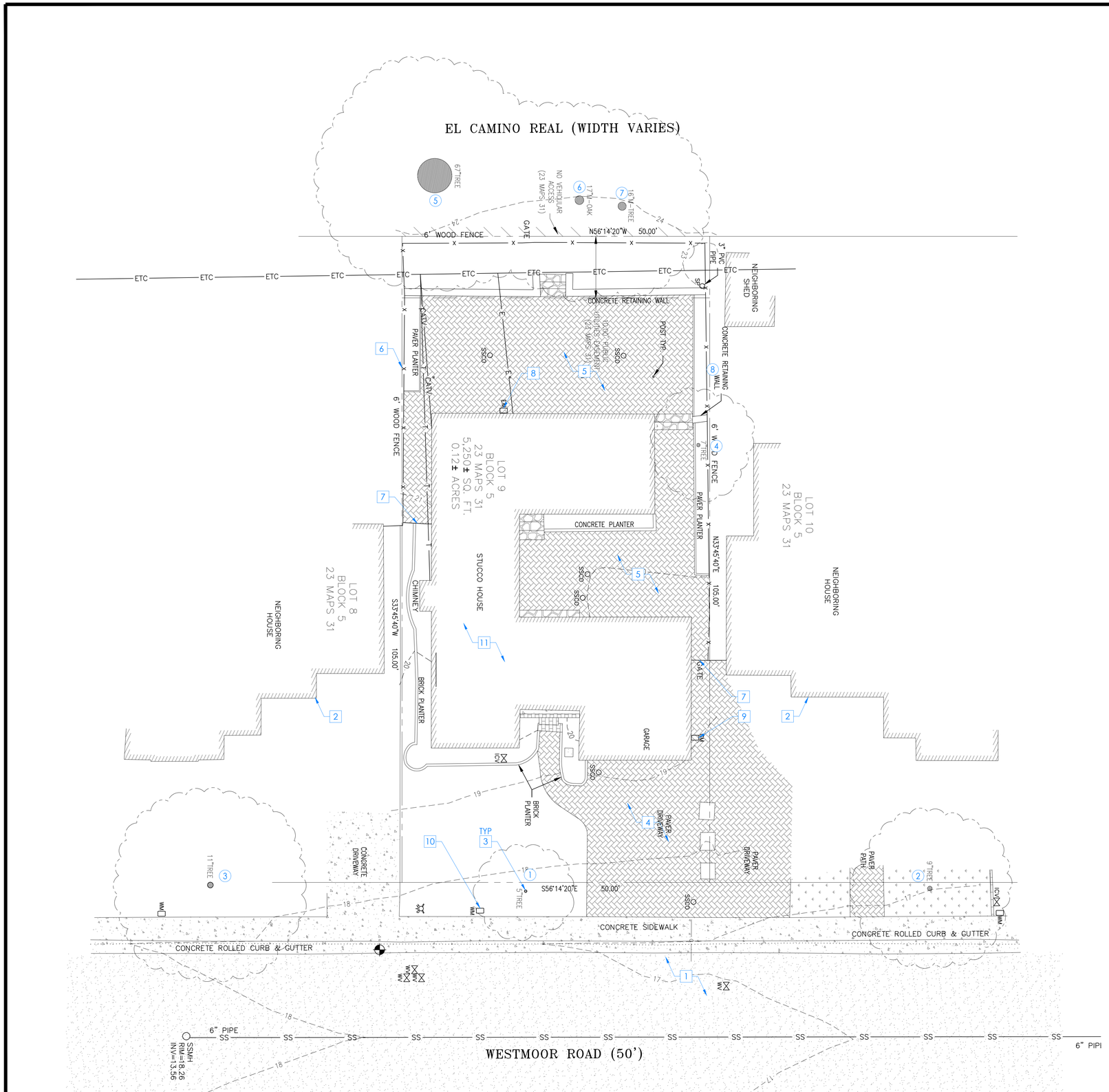

12 4 8 12 feet

= NUMBER TO KEY NOTE BELOW

1. EXISTING PUBLIC RIGHT OF WAY--ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY
2. (E) APPROXIMATE LOCATION OF NEIGHBORING STRUCTURES
3. (E) TREE(S) TO REMAIN- PROTECT AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. SEE ARBORIST REPORT (IF PROVIDED) FOR ADDITIONAL INFORMATION -- SEE TREE PROTECTION FENCING NOTE BELOW FOR ADDITIONAL INFO.
4. (E) DRIVEWAY TO BE REPLACED
5. (E) HARDSCAPE TO BE REMOVED
6. (E) FENCE TO REMAIN AT PROPERTY LINE
7. (E) FENCE TO BE REMOVED
8. (E) ELECTRIC METER TO BE UPGRADED DUE TO INCREASED FIXTURE LOAD
9. (E) GAS METER TO BE RELOCATED.
10. (E) WATER METER TO REMAIN
11. (E) BUILDING TO BE REMODELED

DEMO SITE PLAN KEYNOTES -

PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO

REQUIRED YARD SETBACK

TREE PROTECTION FENCING AND TREE CARE PER ARBORIST REPORT -- TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND REMAIN IN PLACE TILL COMPLETION OF CONSTRUCTION.

+/-XX.XX' XX — SPOT ELEVATION, SEE CIVIL DRAWINGS FOR MORE INFO

1 — TREE NUMBER--REFER TO ARBORIST REPORT FOR SPECIES AND OTHER INFO

TREES TO BE REMOVED

NOTE:
1. ALL ELECTRIC LINES, COMMUNICATION LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND.

DEMO SITE PLAN | 1/8" | 1

DEMO SITE PLAN LEGEND -

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EXISTING SITE PLAN

S E W N

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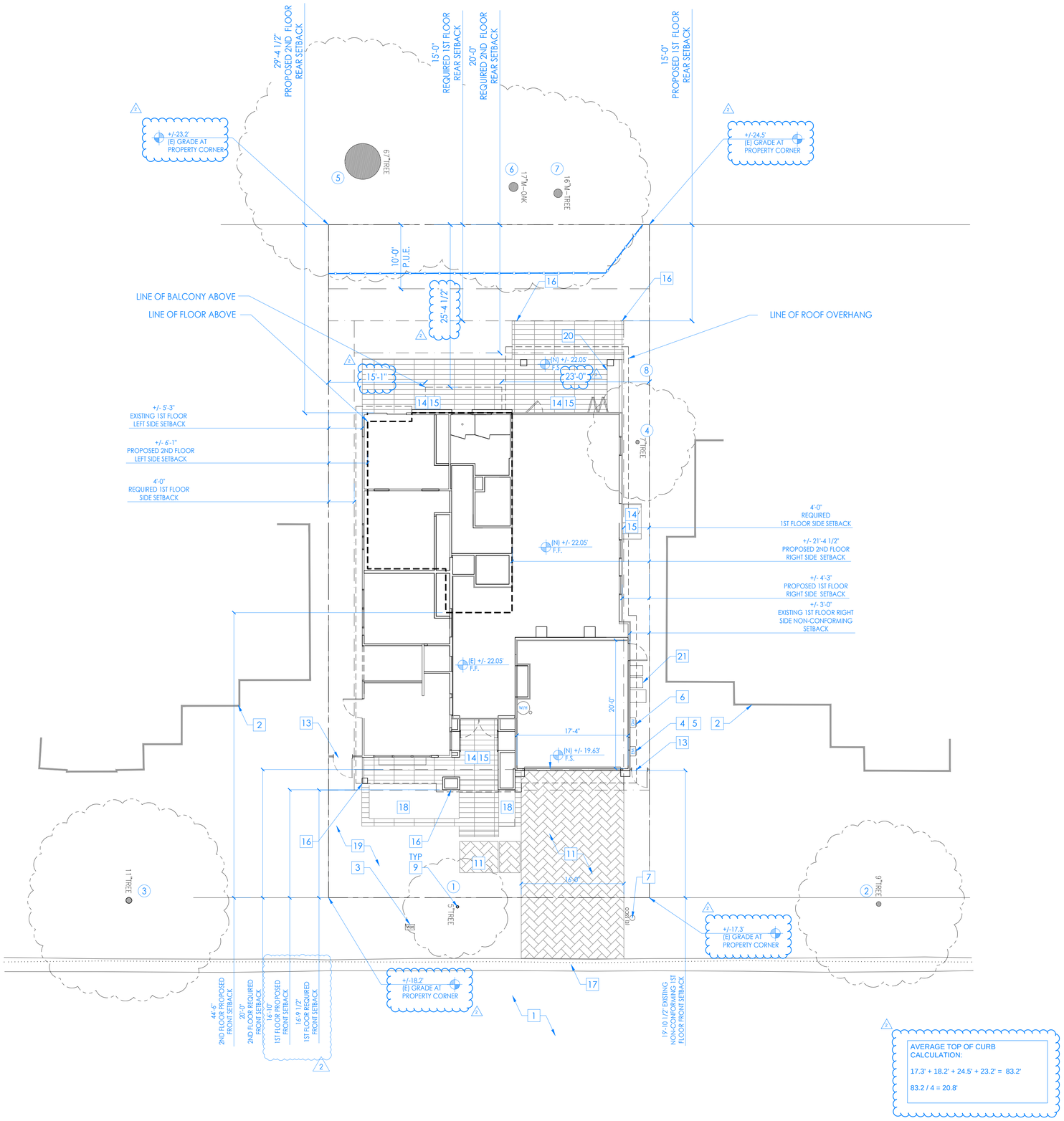

12 4 8 12 feet

SITE PLAN | 1/8" | 1

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2. APPROXIMATE LOCATION OF NEIGHBORING STRUCTURE
3. (E) WATER METER--CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY IF REQUIRED BY INCREASED FIXTURE LOAD
4. (N) ELECTRICAL METER LOCATION--CONTRACTOR TO COORDINATE WITH LOCAL ELECTRICAL COMPANY FOR UPGRADE (400 AMPS) TO (E) ELECTRICAL SERVICE
5. UFER GROUND CONNECTION PER CEC 250-52
6. (N) GAS METER LOCATION--INSTALL TWO 2" DIAMETER X 30" TALL STEEL PIPE BOLLARDS EMBEDDED IN 2 FT DEEP CONCRETE FOOTINGS IF GAS METER IS WITHIN 3 FEET OF DRIVEWAY
7. (E) 4" SEWER LATERAL--CONTRACTOR TO VERIFY LOCATION IN FIELD--PROVIDE CLEANOUT AT THE POINT OF CONNECTION BETWEEN THE BUILDING SEWER AND THE MUNICIPAL LATERAL. USE AN APPROVED FITTING TO BRING THE CLEANOUT RISER TO GRADE. WHERE SEWER CLEANOUTS ARE TO BE CONNECTED TO EXISTING MUNICIPAL LATERALS, SUCH CONNECTIONS SHALL BE ACCOMPLISHED BY USE OF AN APPROVED FITTING
8. (N) HEATPUMP UNIT PAD(S)--PROVIDE ELECTRICAL TO THIS LOCATION AS REQUIRED, VERIFY SIZE AND QUANTITY WITH HVAC CONTRACTOR. HEATPUMP UNITS TO COMPLY WITH JURISDICTION'S NOISE ORDINANCE--SEE HVAC PLANS
9. (E) TREE(S) TO REMAIN- PROTECT AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. SEE ARBORIST REPORT PREPARED BY KIELTY ARBORIST SERVICES, LLC. FOR DETAILED PROTECTION REQUIREMENTS AND ADDITIONAL INFORMATION
10. (N) TREES LOCATION
11. (N) DRIVEWAY, CONCRETE PAVERS OVER 8" CLASS 2 PERMEABLE BASE PER GEOTECH REPORT
12. (N) CONCRETE WALKWAY
13. (N) 6 FT HIGH FENCE AND GATE--VERIFY FINAL DESIGN AND FINISH WITH LANDSCAPE ARCHITECT--NEW FENCES TO CONFORM TO JURISDICTION'S FENCE REGULATIONS
14. (N) HARDSCAPE--SLOPE AWAY FROM HOUSE @ 2% MIN. SEE CIVIL AND LANDSCAPE PLANS FOR MORE INFO.
15. (N) 36" MIN. DEEP LEVEL LANDING PER CRC 311.3 W STEPS (MAX. 7.75" RISER)- PROVIDE EQUAL RISERS IF MORE THAN 1 STEP
16. (N) PORCH COLUMNS
17. ROLL CURB AND GUTTER--SEE CIVIL PLANS
18. (N) PLANTER. SEE LANDSCAPE PLANS FOR ADDITIONAL INFO.
19. (N) SOFTSCAPE--PROVIDE DRIP IRRIGATION. SEE LANDSCAPE PLANS FOR ADDITIONAL INFO.
20. (N) OUTDOOR KITCHEN
21. (N) TRASH COLLECTION AREA

SITE PLAN KEYNOTES | -

PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO

REQUIRED YARD SETBACK/EASEMENT

TREE PROTECTION FENCING AND TREE CARE PER ARBORIST REPORT -- TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND REMAIN IN PLACE TILL COMPLETION OF CONSTRUCTION.

EXISTING BUILDING AREA - REMODELED

EXISTING BUILDING AREA - CONVERTED INTO ADU

NEW BUILDING AREA

NEW HARDSCAPE -- SEE LANDSCAPE PLAN FOR MORE INFO

+/-XX.XX'
XX
SPOT ELEVATION, SEE CIVIL DRAWINGS FOR MORE INFO

1
TREE NUMBER--REFER TO ARBORIST REPORT FOR SPECIES AND OTHER INFO

TREES TO BE REMOVED

NOTE:
1. ALL ELECTRIC LINES, COMMUNICATION LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND.

SITE PLAN LEGEND | -

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Burlingame, 1633 Westmoor Road

Shruti & Satya Awadhare

LICENSED ARCHITECT
EUGENE H. SAKAI AIA, LEED AP
C27,719
12-31-25
STATE OF CALIFORNIA

PROJECT NO.			24-029
REVISION	DATE	DESCRIPTION	DRAWN BY
	2024.12.12	PLANNING PACKAGE	AF/MBD
	2024.04.01	PLANNING SUBMITTAL 02	AF/MBD
2	2025.05.22	PLANNING SUBMITTAL 03	AF/MBD

SITE PLAN

S
E
A1.0b
W
N

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AVERAGE CONTEXTUAL SETBACK DETERMINATION:

SUM OF EXISTING FRONT SETBACKS FOR THE BLOCK OF THE SUBJECT PROPERTY:

18'-3" + 17'-4" + 17'-3" + 17'-0" + 16'-8" + 16'-6" + 16'- 10 1/2" + 16' - 7 1/2" + 17'- 7 1/2" + 17'-0" + 17'-2" + 17'-1" + 18'-3" + 15'-10" = 235'-2-1/2"
NUMBER OF PROPERTIES ON THE BLOCK: 14

AVERAGE SETBACK: 235'-2-1/2" / 14 = 16'-9-1/2"

MINIMUM REQUIRED FRONT SETBACK : 15'-0"

AVERAGE CONTEXTUAL SETBACK > MIN. REQUIRED SETBACK

AVERAGE CONTEXTUAL SETBACK APPLIES (16' - 9 1/2")

AVERGAE BLOCK SETBACK CALCULATIONS | - | 1

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CONTEXTUAL SETBACKS

S
E
W
N
A1.0c

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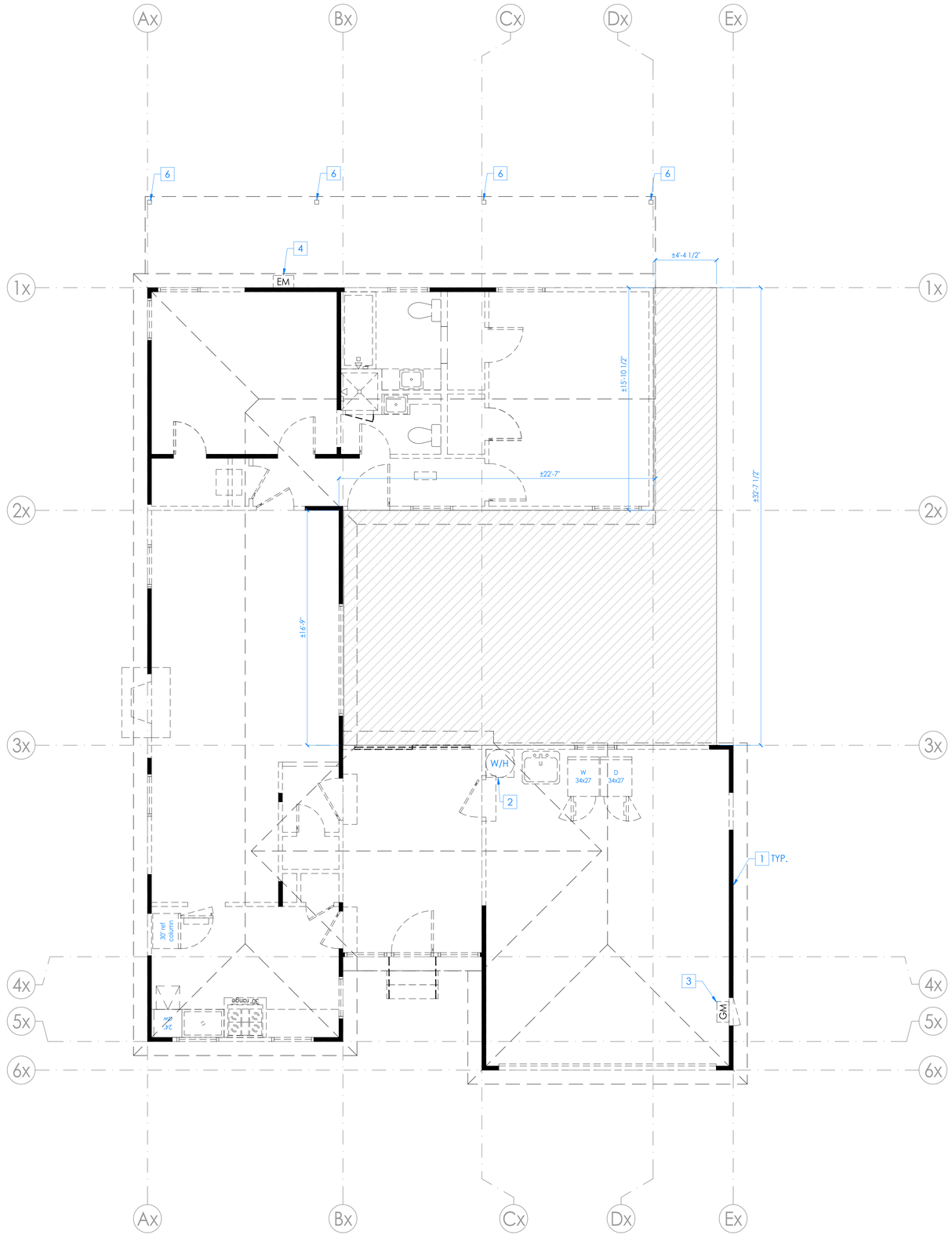

1 2 3 4 6 feet

1ST FLOOR DEMO PLAN | 1/4" | 1

= NUMBER TO KEY NOTE BELOW

1. REMOVE DRYWALL AT EXTERIOR WALLS TO REMAIN IN REMODELED AREA - PREP FOR NEW INSULATION
2. (E) WATER HEATER TO BE RELOCATED--SEE A2.1 FOR NEW LOCATION
3. (E) GAS METER TO REMAIN
4. (E) ELECTRICAL PANEL TO REMAIN
5. (E) A/C UNIT TO BE REMOVED
6. (E) PORCH COLUMNS TO BE REMOVED

NOTES:
1. SEE 5/A0.1a FOR DEMOLITION GENERAL NOTES
2. REFER TO BID INSTRUCTIONS FOR ITEMS TO BE RETAINED FOR SALVAGE

DEMO PLAN KEYNOTES | -

EXISTING WALLS TO REMAIN.

EXISTING WALLS TO BE ALTERED, REMOVED OR EXISTING OPENINGS TO BE FILLED.

EXISTING EXTERIOR WALL OF EXISTING LIVING AREA CONVERTED INTO ADU

AREA OF EXCAVATION FOR NEW FLOOR AREA--SEE NEW FLOOR PLAN FOR MORE INFO

DEMO PLAN LEGEND | -

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1ST FLOOR

DEMO PLAN

S
E
W
N
A2.0a

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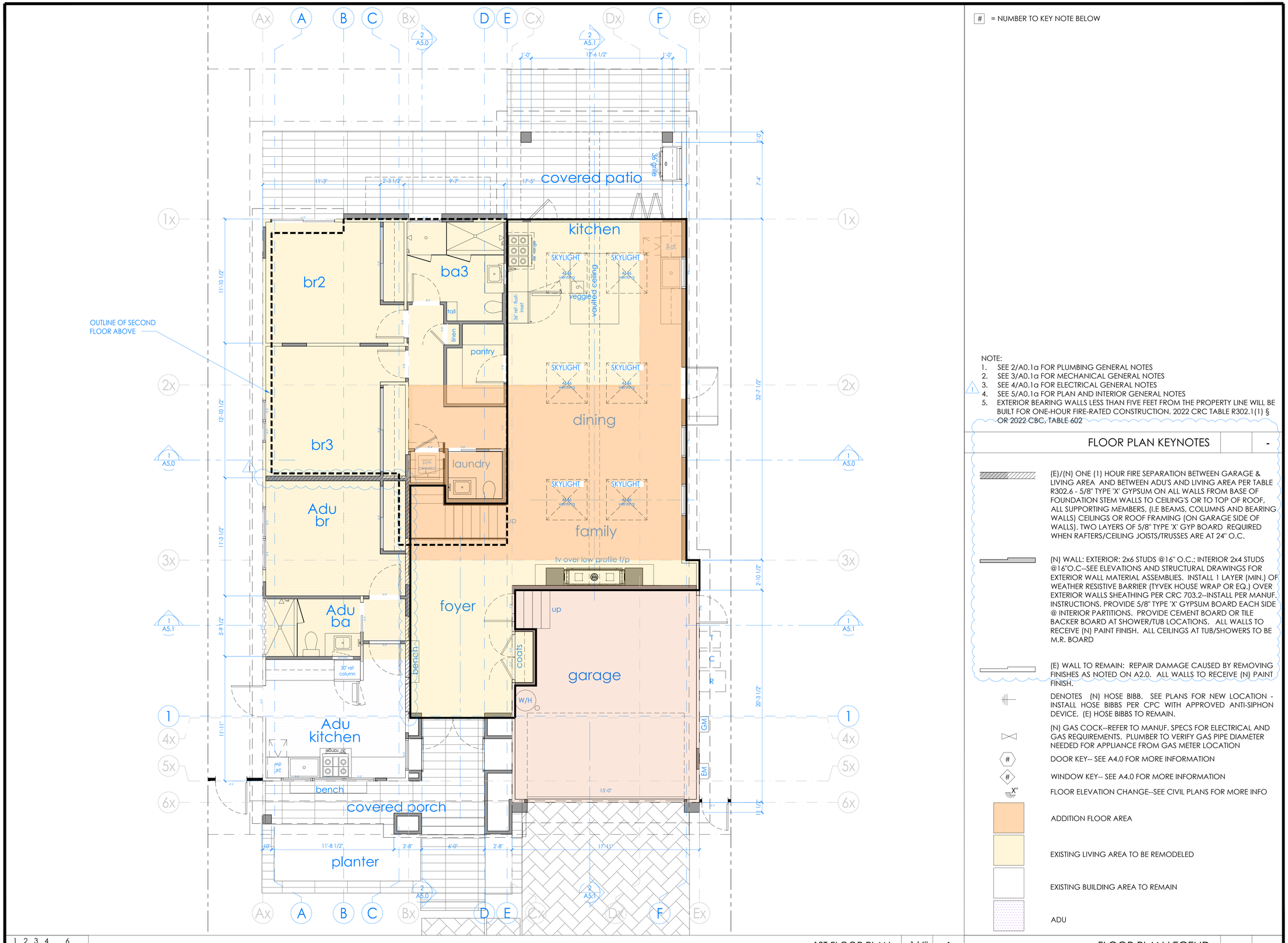

1ST FLOOR PLAN | 1/4" | 1

= NUMBER TO KEY NOTE BELOW

NOTE:
1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
3. SEE 4/A0.1a FOR ELECTRICAL GENERAL NOTES
4. SEE 5/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES
5. EXTERIOR BEARING WALLS LESS THAN FIVE FEET FROM THE PROPERTY LINE WILL BE BUILT FOR ONE-HOUR FIRE-RATED CONSTRUCTION. 2022 CRC TABLE R302.1(1) § OR 2022 CBC, TABLE 602

FLOOR PLAN KEYNOTES

(E)/(N) ONE (1) HOUR FIRE SEPARATION BETWEEN GARAGE & LIVING AREA AND BETWEEN ADU'S AND LIVING AREA PER TABLE R302.6 - 5/8" TYPE 'X' GYPSUM ON ALL WALLS FROM BASE OF FOUNDATION STEM WALLS TO CEILING'S OR TO TOP OF ROOF, ALL SUPPORTING MEMBERS, (I.E BEAMS, COLUMNS AND BEARING WALLS) CEILINGS OR ROOF FRAMING (ON GARAGE SIDE OF WALLS). TWO LAYERS OF 5/8" TYPE 'X' GYP BOARD REQUIRED WHEN RAFTERS/CEILING JOISTS/TRUSSES ARE AT 24" O.C.

(N) WALL: EXTERIOR: 2x6 STUDS @16" O.C.; INTERIOR 2x4 STUDS @16"O.C--SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. INSTALL 1 LAYER (MIN.) OF WEATHER RESISTIVE BARRIER (TYVEK HOUSE WRAP OR EQ.) OVER EXTERIOR WALLS SHEATHING PER CRC 703.2--INSTALL PER MANUF. INSTRUCTIONS. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS. PROVIDE CEMENT BOARD OR TILE BACKER BOARD AT SHOWER/TUB LOCATIONS. ALL WALLS TO RECEIVE (N) PAINT FINISH. ALL CEILINGS AT TUB/SHOWERS TO BE M.R. BOARD

(E) WALL TO REMAIN: REPAIR DAMAGE CAUSED BY REMOVING FINISHES AS NOTED ON A2.0. ALL WALLS TO RECEIVE (N) PAINT FINISH.

DENOTES (N) HOSE BIBB. SEE PLANS FOR NEW LOCATION - INSTALL HOSE BIBBS PER CPC WITH APPROVED ANTI-SIPHON DEVICE. (E) HOSE BIBBS TO REMAIN.

(N) GAS COCK--REFER TO MANUF. SPECS FOR ELECTRICAL AND GAS REQUIREMENTS. PLUMBER TO VERIFY GAS PIPE DIAMETER NEEDED FOR APPLIANCE FROM GAS METER LOCATION

DOOR KEY-- SEE A4.0 FOR MORE INFORMATION

WINDOW KEY-- SEE A4.0 FOR MORE INFORMATION

X" FLOOR ELEVATION CHANGE--SEE CIVIL PLANS FOR MORE INFO

ADDITION FLOOR AREA

EXISTING LIVING AREA TO BE REMODELED

EXISTING BUILDING AREA TO REMAIN

ADU

FLOOR PLAN LEGEND | -

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1ST

FLOOR PLAN

A2.1a

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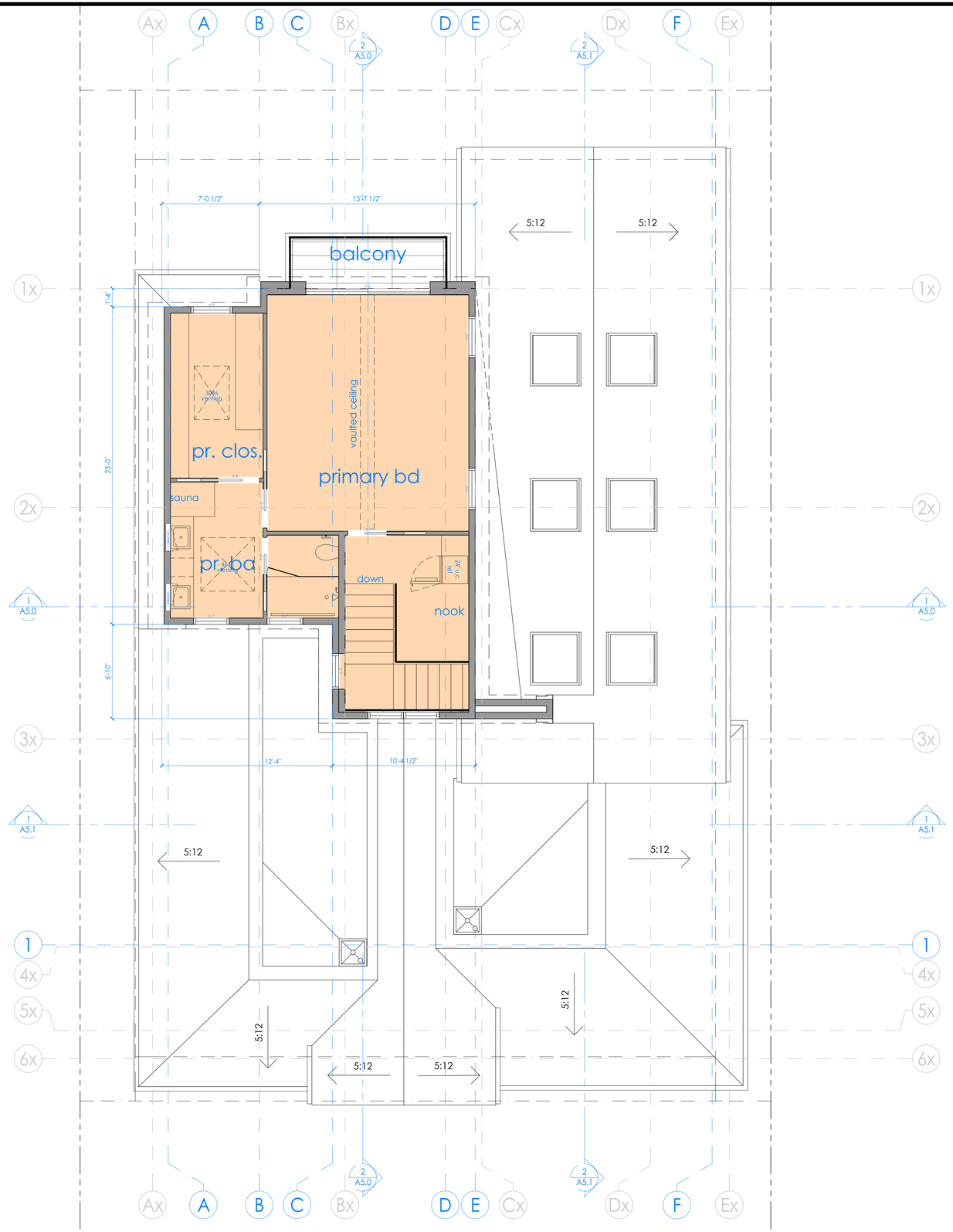

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DOOR KEY-- SEE A4.0 FOR MORE INFORMATION

WINDOW KEY-- SEE A4.0 FOR MORE INFORMATION

FLOOR ELEVATION CHANGE--SEE CIVIL PLANS FOR MORE INFO

ADDITION FLOOR AREA

EXISTING LIVING AREA TO BE REMODELED

EXISTING BUILDING AREA TO REMAIN

ADU

FLOOR PLAN LEGEND

1 2 3 4 6 feet

2ND FLOOR PLAN | 1/4" | 1

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2ND

FLOOR PLAN

S
E
A2.1b
W
N

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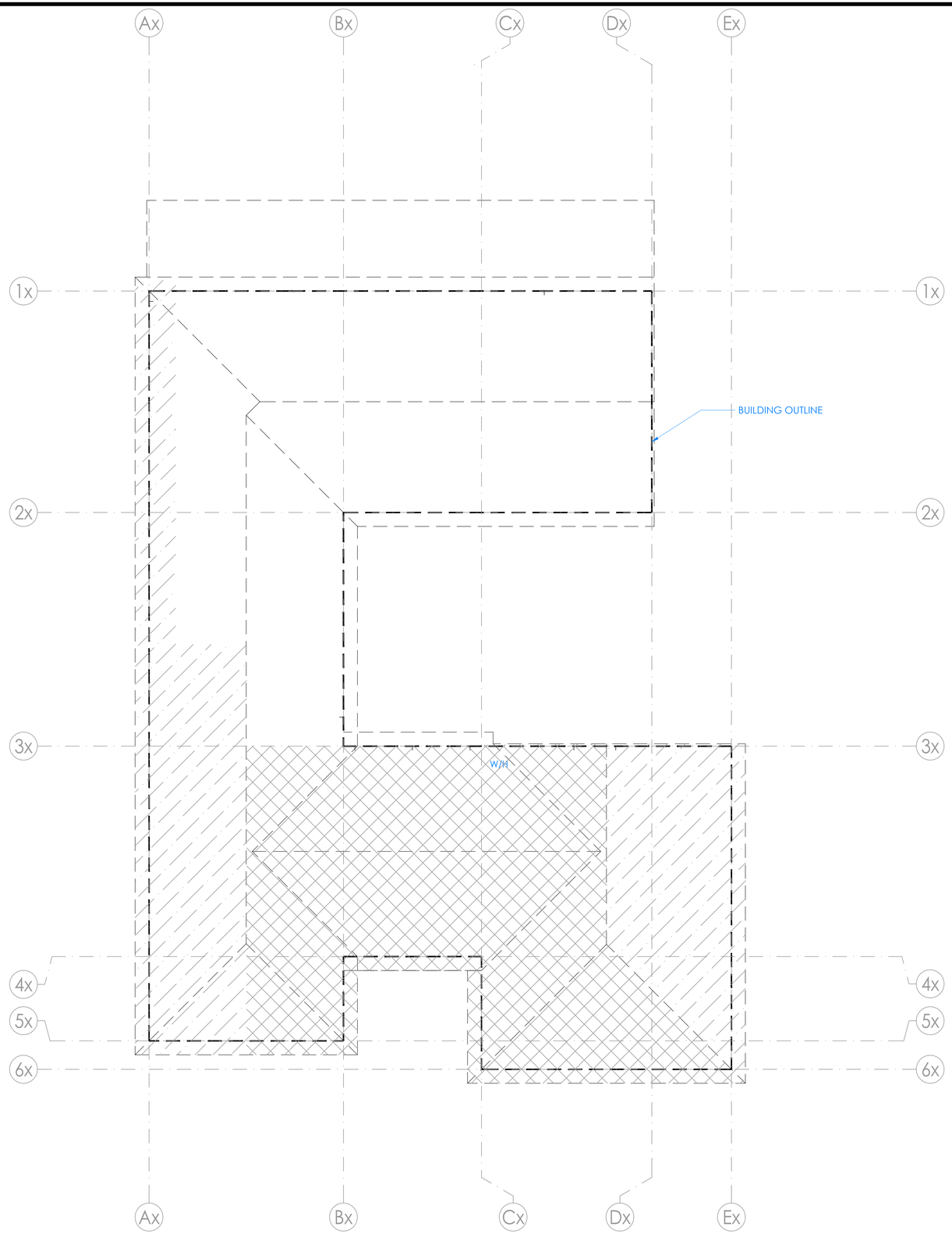

(E) ROOF TO BE REMOVED V.I.F.

(E) ROOF TO REMAIN WITH (N) NEW ROOFING V.I.F. SEE PROPOSED ROOF PLAN FOR ADDITIONAL INFO.

(E) ROOF TO REMAIN COVERED WITH (N) CALIFORNIA FRAMED ROOF ABOVE. SEE PROPOSED ROOF PLAN FOR ADDITIONAL INFO.

EXISTING ROOF

EXISTING ROOF OR ELEMENT TO BE DEMOLISHED--PROVIDE TEMPORARY SHORING FOR ROOF AND/OR CEILING

LINE OF BLDG BELOW (NEW WALLS SHOWN FOR REFERENCE ONLY)

1 2 3 4 6 feet

DEMO ROOF PLAN | 1/4" | 1

DEMO ROOF PLAN LEGEND

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DEMO

ROOF PLAN

S
E
W
N
A2.2

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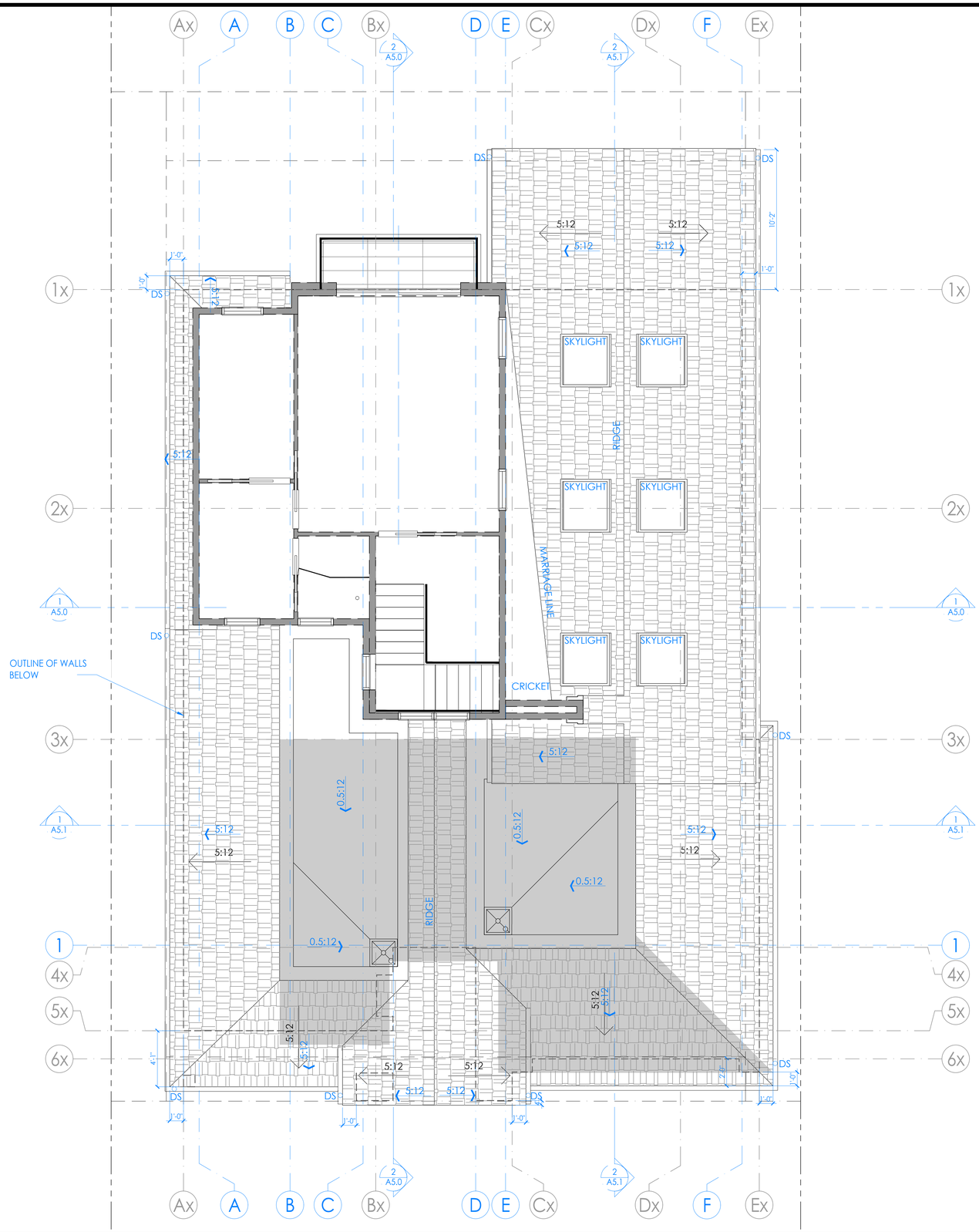

1. INSTALL ALL NEW ROOFING MATERIALS--SEE LEGEND BELOW FOR MATERIALS--CONFIRM COLOR SELECTION W/ OWNER PRIOR TO PLACING ORDER
2. PAINT ALL ROOF PENETRATIONS TO MATCH ROOFING COLOR.
3. NO ROOF PENETRATIONS THROUGH ROOF THAT ARE VISIBLE FROM THE STREET WILL BE ACCEPTED. PLUMBING VENTS TO BE MIN. 10' AWAY FROM, OR AT LEAST 3' ABOVE ANY OPERABLE WINDOW OR SKYLIGHT PER CPC 906.2.
4. ROUTE PLUMBING VENTS WITHIN ATTIC SPACE SO THAT ROOF PENETRATIONS ARE BEHIND MAIN ROOF RIDGE AND ARE NOT VISIBLE FROM THE STREET
5. FUTURE SOLAR PANELS PER CEC 110.10 (MINIMUM 250 S.F. ON A SOUTH SIDE ORIENTATION). KEEP AREA CLEAR OF ROOFING EYEBROW, MECHANICAL AND PLUMBING VENTS.
6. SEE ROOF PLAN FOR SLOPE.
7. PROVIDE (N) GSM ROOF JACKS, TYP. CAULK ALL EXPOSED NAIL HEADS WITH SILICONE SEALANT.
8. PROVIDE (N) GUTTERS AND DOWNSPOUTS AT LOCATIONS SHOWN--GUTTERS TO SLOPE 1:240 FRONT-TOBACK, BUT TO BE LEVEL SIDE TO SIDE
9. INSTALL KICKOUT FLASHING PER 8/A8.0 WHEREVER GUTTERS TERMINATE AT A WALL
10. ALL PLATE HEIGHTS PER SECTIONS AND RCP. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. CONNECT ALL DOWNSPOUTS TO FLEXIBLE PLASTIC DRAINPIPE AND RUN TO A LOCATION SPECIFIED BY CIVIL PLANS

ROOF GENERAL NOTES | -

	TPO SINGLE PLY ROOFING: MIN CLASS "A"--MANUF: GAF OR EQUAL; STYLE: FULLY ADHERED EVERGUARD EXTREME TPO ROOFING MEMBRANE; THICKNESS: 60 MILLIMETER MIN.--INSTALL O/ 1/2" HIGH DENSITY POLYISO BOARD O/ SLOPING PLYWOOD SHEATHING TO ENSURE MIN. 3/8:12 SLOPE. INSTALL RIVER-WASHED ROUND STONE BALLAST o/ 6-OZ MIN. POLYMAT FILTER FABRIC o/ ROOFING MEMBRANE AT LOW ROOFS THAT ARE VISIBLE FROM 2ND FLOOR WINDOWS--INSTALL PER MANUF. 20-YEAR WARRANTY INSTRUCTIONS.
	AREA OF NEW ROOF STRUCTURE (FILLED AND CALIFORNIA FRAMED) ROOFING: TPO SINGLE PLY ROOFING
	ASPHALT COMPOSITION SHINGLES o/ 1 LAYER 15# ROOF FELT (EXCEPT FOR AT ROOF SLOPES BETWEEN 2-4:12, INSTALL 2 LAYERS) PER CRC 905.2.7--MIN. CLASS [C]--MANUF: [CERTAINTEED]; STYLE: PRESIDENTIAL ; COLOR: [BLACK]; LIFETIME EXPECTANCY--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND ICC-ES EVALUATION REPORT #ESR-1389
	AREA OF NEW ROOF STRUCTURE (FILLED AND CALIFORNIA FRAMED) ROOFING: ASPHALT COMPOSITION SHINGLES
	DENOTES FLAT ROOF DRAIN CONNECTED TO HARDPIPED 2" RAIN WATER LEADER AND 2" ROOF OVERFLOW. OVERFLOW TO BE CONNECTED TO ESCUTCHEON--SEE DETAILS 13-15/A8.1--ENSURE ROOFING OVERLAPS ROOF DRAIN PER BOTH DRAIN AND ROOF MANUF. DIRECTIONS
DS	DENOTES GUTTER DRAIN (3" DIA.) AND DOWNSPOUT (2" X 3") 26 GA ALUMINUM - FIELD VERIFY COLOR W/ OWNER. INSTALL PER MFR. INSTRUCTIONS
←	DENOTES DIRECTION OF SLOPE FROM HIGH TO LOW--ROOF SLOPE APPROX., REFER TO ELEVATIONS FOR MAX HT AND VERTICAL CONTROL
- - - -	LINE OF BLDG. BELOW
- - - - -	LINE OF CONTINUOUS RIDGE , HIP AND SOFFIT STRIP VENTING -- SEE DETAILS ----

ROOF PLAN LEGEND

1 2 3 4 6 feet

LOWER ROOF PLAN | 1/4" | 1

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LOWER

ROOF PLAN

A2.2a

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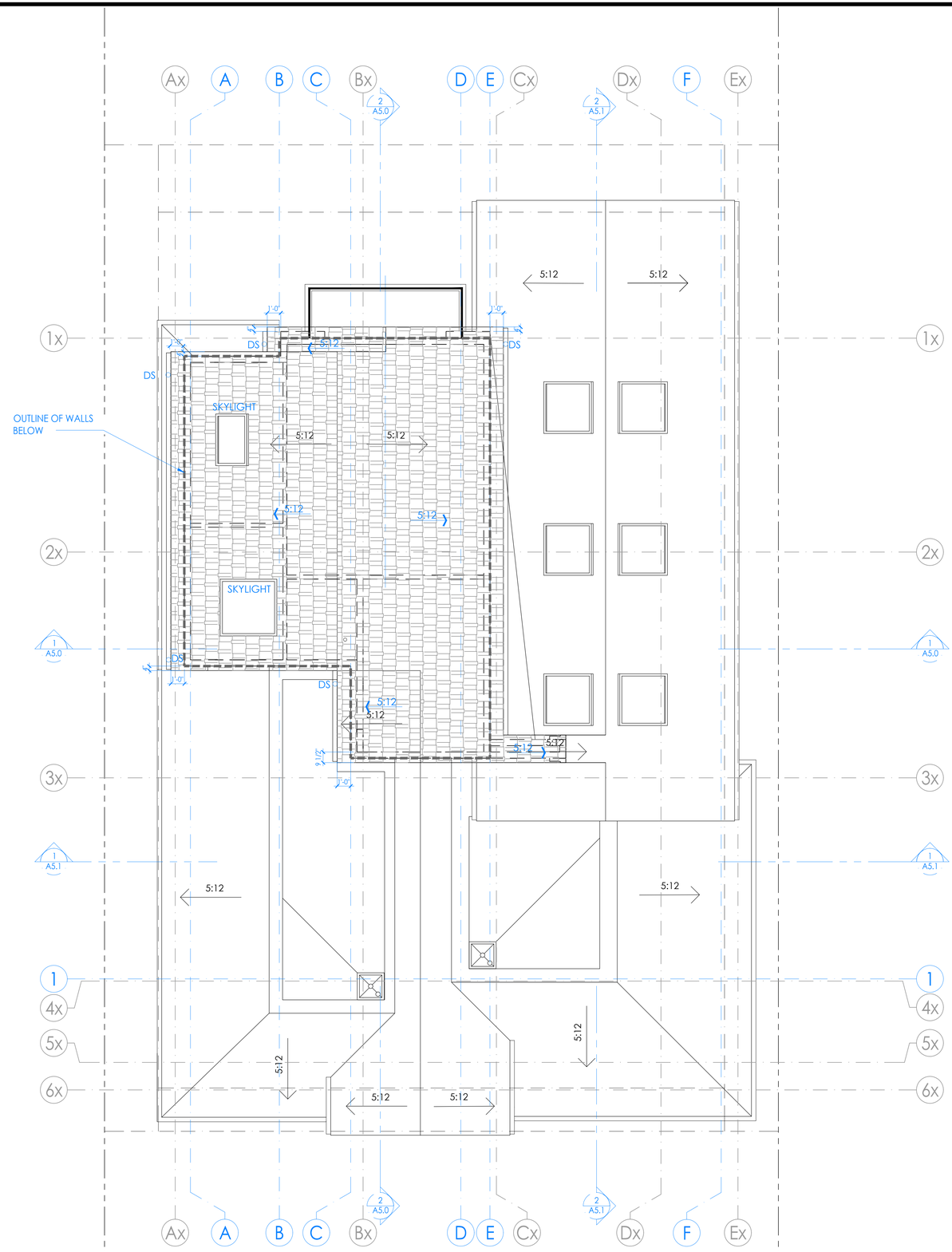

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8. PROVIDE (N) GUTTERS AND DOWNSPOUTS AT LOCATIONS SHOWN--GUTTERS TO SLOPE 1:240 FRONT-TOBACK, BUT TO BE LEVEL SIDE TO SIDE
9. INSTALL KICKOUT FLASHING PER 8/A8.0 WHEREVER GUTTERS TERMINATE AT A WALL
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11. CONNECT ALL DOWNSPOUTS TO FLEXIBLE PLASTIC DRAINPIPE AND RUN TO A LOCATION SPECIFIED BY CIVIL PLANS

ROOF GENERAL NOTES | -

	TPO SINGLE PLY ROOFING: MIN CLASS "A"--MANUF: GAF OR EQUAL; STYLE: FULLY ADHERED EVERGUARD EXTREME TPO ROOFING MEMBRANE; THICKNESS: 60 MILLIMETER MIN.--INSTALL O/ 1/2" HIGH DENSITY POLYISO BOARD O/ SLOPING PLYWOOD SHEATHING TO ENSURE MIN. 3/8:12 SLOPE. INSTALL RIVER-WASHED ROUND STONE BALLAST o/ 6-OZ MIN. POLYMAT FILTER FABRIC o/ ROOFING MEMBRANE AT LOW ROOFS THAT ARE VISIBLE FROM 2ND FLOOR WINDOWS--INSTALL PER MANUF. 20-YEAR WARRANTY INSTRUCTIONS.
	AREA OF NEW ROOF STRUCTURE (FILLED AND CALIFORNIA FRAMED) ROOFING: TPO SINGLE PLY ROOFING
	ASPHALT COMPOSITION SHINGLES o/ 1 LAYER 15# ROOF FELT (EXCEPT FOR AT ROOF SLOPES BETWEEN 2-4:12, INSTALL 2 LAYERS) PER CRC 905.2.7--MIN. CLASS [C]--MANUF: [CERTAINTEED]; STYLE: PRESIDENTIAL ; COLOR: [BLACK]; LIFETIME EXPECTANCY--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND ICC-ES EVALUATION REPORT #ESR-1389
	AREA OF NEW ROOF STRUCTURE (FILLED AND CALIFORNIA FRAMED) ROOFING: ASPHALT COMPOSITION SHINGLES
	DENOTES FLAT ROOF DRAIN CONNECTED TO HARDPIPED 2" RAIN WATER LEADER AND 2" ROOF OVERFLOW. OVERFLOW TO BE CONNECTED TO ESCUTCHEON--SEE DETAILS 13-15/A8.1--ENSURE ROOFING OVERLAPS ROOF DRAIN PER BOTH DRAIN AND ROOF MANUF. DIRECTIONS
DS	DENOTES GUTTER DRAIN (3" DIA.) AND DOWNSPOUT (2" X 3") 26 GA ALUMINUM - FIELD VERIFY COLOR W/ OWNER. INSTALL PER MFR. INSTRUCTIONS
←	DENOTES DIRECTION OF SLOPE FROM HIGH TO LOW--ROOF SLOPE APPROX., REFER TO ELEVATIONS FOR MAX HT AND VERTICAL CONTROL
- - - -	LINE OF BLDG. BELOW
- - - - -	LINE OF CONTINUOUS RIDGE , HIP AND SOFFIT STRIP VENTING -- SEE DETAILS ----

ROOF PLAN LEGEND

1 2 3 4 6 feet

UPPER ROOF PLAN | 1/4" | 1

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AWADHARE Residence
RENOVATION / ADDITION TO EXISTING SINGLE FAMILY HOUSE
Burlingame, 1633 Westmoor Road
Shruti & Satya Awadhare

LICENSED ARCHITECT EUGENE R. SAKAI AIA LEED AP C27,719 12-31-25 STATE OF CALIFORNIA

PROJECT NO.	24-029	
REVISION	DATE	DESCRIPTION	DRAWN BY
	2024.12.12	PLANNING PACKAGE	AF/MBG
	2024.04.01	PLANNING SUBMITTAL 02	AF/MBG
2	2025.05.22	PLANNING SUBMITTAL 03	AF/MBG

UPPER

ROOF PLAN

A2.2b

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1 2 3 4 6 feet

EXISTING NORTH-WEST ELEVATION (FRONT) | 1/4" | 1

= NUMBER OF KEYNOTE BELOW

1. DAYLIGHT PLANE AS DEFINED BY JURISDICTION
2. ASPHALT COMP SHINGLE ROOFING--SEE ROOF PLAN FOR MORE INFO
3. VELUX SKYLIGHT
4. PAINTED STEEL TROWELED IGNITION RESISTANT CEMENT PLASTER SYSTEM (SMOOTH FINISH) - 7/8" PLASTER O/ METAL LATH O/ 2 LAYERS GRADE 'D' OR BETTER BUILDING PAPER. 3 COAT SYSTEM WITH 26 ga. WEEP SCREED AT WALL BASE AT LEAST 4" ABOVE GRADE OR 2" ABOVE HARDSCAPE --DO NOT USE "DOUBLE-ROLL" INSTALLATION FOR BUILDING PAPER
5. PAINTED CEMENT FIBER TRIM--2x6 BARGEBOARD AND 1x2 DRIP EDGE
6. PAINTED FIBER CEMENT TRIM--2x6 FASCIA WITH 4" SEAMLESS PAINTED SHEET METAL GUTTER--VERIFY GUTTER PROFILE WITH OWNER PRIOR TO FABRICATION--SEE ROOF PLAN FOR MORE INFO
7. FACTORY-FINISHED ALUMINUM GARAGE DOOR-- 2X6" CEMENT FIBER TRIM
8. WINDOW/DOOR OPENING WITH SIMULATED DIVIDED LITES: GRIDS ON THE INTERIOR AND EXTERIOR OF THE GLASS AND A SPACER BAR BETWEEN THE PANES OF GLASS --DOORS AND WINDOWS TO HAVE 2X6" PAINTED FIBER CEMENT TYPICAL TRIM.
9. STRUCTURAL WOODEN POST
10. EXTERIOR LIGHT, INSTALL PER MANUF. INSTRUCTIONS--MANUF.: HINKLEY LIGHTING ; STYLE: CONTEMPORARY; COLOR: BLACK BRONZE --https://www.build.com/hinkley-lighting-1668/s1143354?uid=2736587&searchId=8iTu3iB416
11. PIN MOUNTED LED ILLUMINATED ADDRESS SIGNAGE, CLEARLY VISIBLE FROM ADJACENT STREET--HEIGHT: 5" or 7" ; STYLE: LUMA-NUMBERS, BACKLIT LED ADDRESS NUMBERS; FINISH: STAINLESS STEEL BLACK -- www.modernlights.com-- PROVIDE PHOTOSENSOR CONNECTED LED BACKLIGHTING @ EACH NUMBER
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16. HARDSCAPE--SEE SITE PLAN AND FINISH FLOOR PLAN FOR MORE INFO
17. WEATHERSTRIP, STEEL PAINTED ENTRY DOOR, SIMULATED DIVIDED LITES

NOTES:
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3. SEE 3/A0.1a FOR ELECTRICAL GENERAL NOTES
4. SEE 4/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES
5. EXTERIOR HARDSCAPE AND EXTERIOR STAIRS NOT SHOWN FOR CLARITY--SEE A0.3a FOR 3D MODEL VIEWS

KEYNOTES | - | -

1 2 3 4 6 feet

PROPOSED NORTH-WEST ELEVATION (FRONT) | 1/4" | 1

ELEVATION GRID LINE KEY -- EXISTING BUILDING
A AVERAGE TOP OF CURB FOR DETERMINING BUILING HEIGHT = +/- 17.28'
B 1ST FLOOR TOP OF STRUCTURE = +/- 22.053'
Cx 1ST FLOOR PLATE HEIGHT (U.N.O.) = +/- 30.053'
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G 2ND FLOOR PLATE HEIGHT (U.N.O.) = +/- 39.80'
H PROPOSED BUILDING HEIGHT = +/- 45.52'
I MAX BUILDING HEIGHT ALLOWED = 30'-0" +/- 47.28'

ELEVATION GRID LINE KEY | - | -

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C27,719
12-31-25
STATE OF CALIFORNIA

MATCH CAD TITLE BLOCK

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REVISION:	2024.12.12	PLANNING PACKAGE	MBD
	2024.04.01	PLANNING SUBMITTAL 02	MBD
1	2025.05.22	PLANNING SUBMITTAL 03	MBD

EXTERIOR ELEVATIONS

A3.0a

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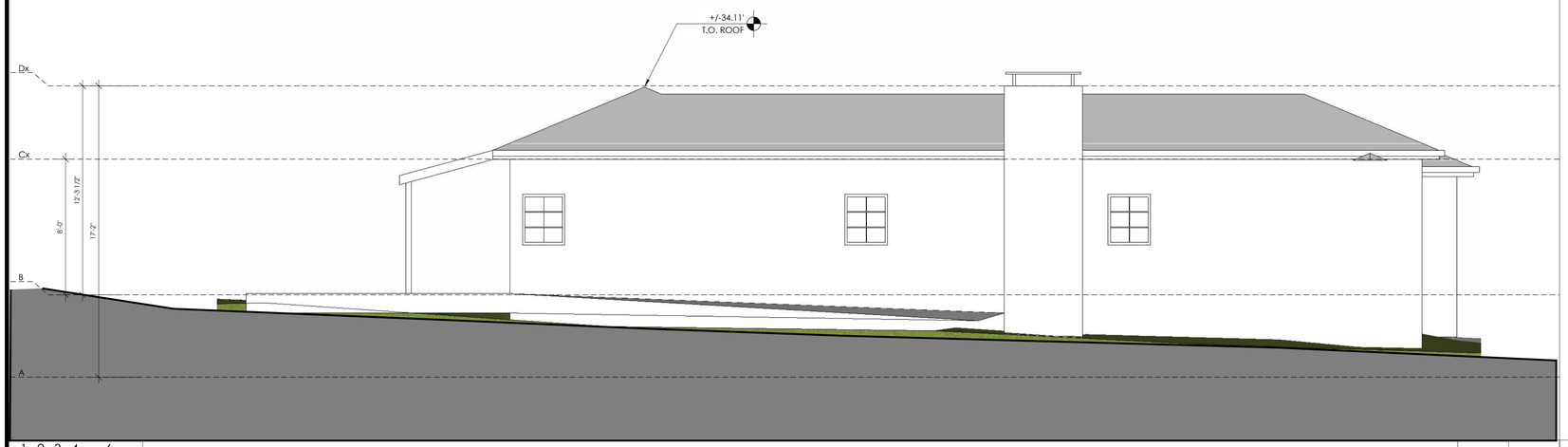

1 2 3 4 6 feet

EXISTING SOUTH-EAST ELEVATION (LEFT) | 1/4" | 2

= NUMBER OF KEYNOTE BELOW

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2. ASPHALT COMP SHINGLE ROOFING--SEE ROOF PLAN FOR MORE INFO
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KEYNOTES | - | -

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1 2 3 4 6 feet

PROPOSED SOUTH-EAST ELEVATION (LEFT) | 1/4" | 2

ELEVATION GRID LINE KEY | - | -

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EXTERIOR ELEVATIONS

A3.0b

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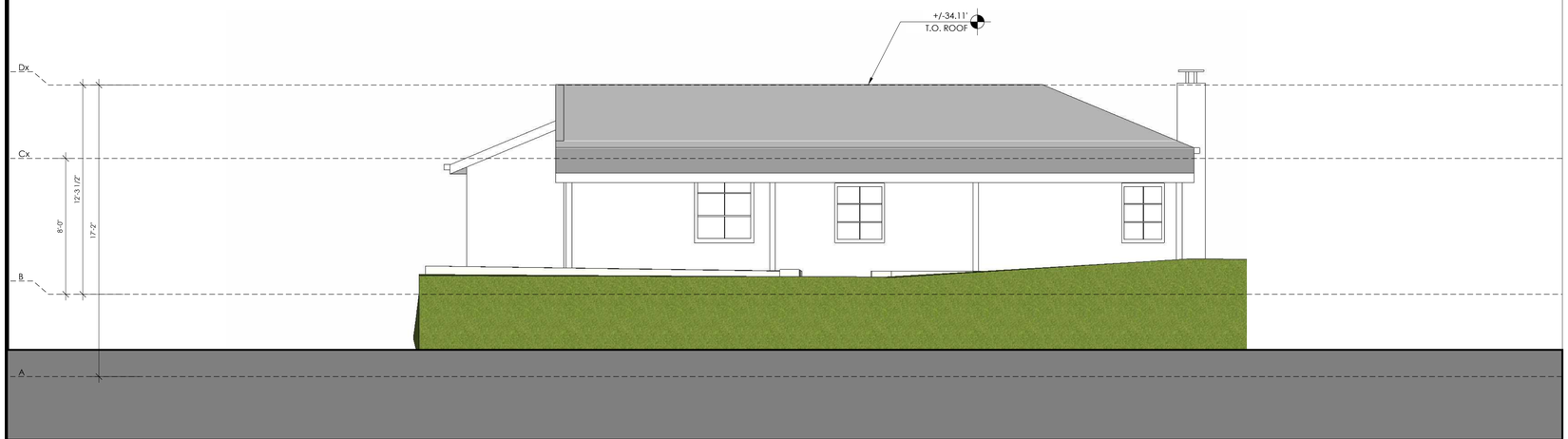

1 2 3 4 6 feet

EXISTING SOUTH-WEST ELEVATION (REAR) | 1/4" | 1

= NUMBER OF KEYNOTE BELOW

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KEYNOTES | - | -

1 2 3 4 6 feet

PROPOSED SOUTH-WEST ELEVATION (REAR) | 1/4" | 2

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ELEVATION GRID LINE KEY | - | -

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MATCH CAD TITLE BLOCK

EXTERIOR ELEVATIONS

A3.0c

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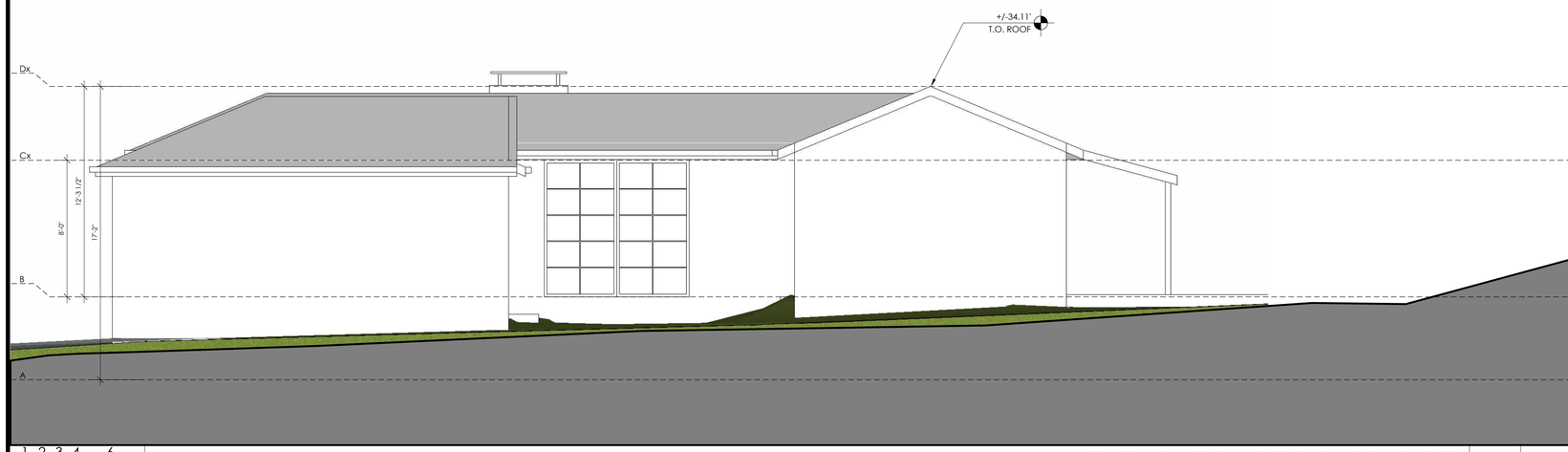

1 2 3 4 6 feet

EXISTING NORTH-WEST ELEVATION (RIGHT) | 1/4" | 1

= NUMBER OF KEYNOTE BELOW

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2. ASPHALT COMP SHINGLE ROOFING--SEE ROOF PLAN FOR MORE INFO
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KEYNOTES | - | -

1 2 3 4 6 feet

PROPOSED NORTH-WEST ELEVATION (RIGHT) | 1/4" | 2

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EXTERIOR ELEVATIONS

A3.0d

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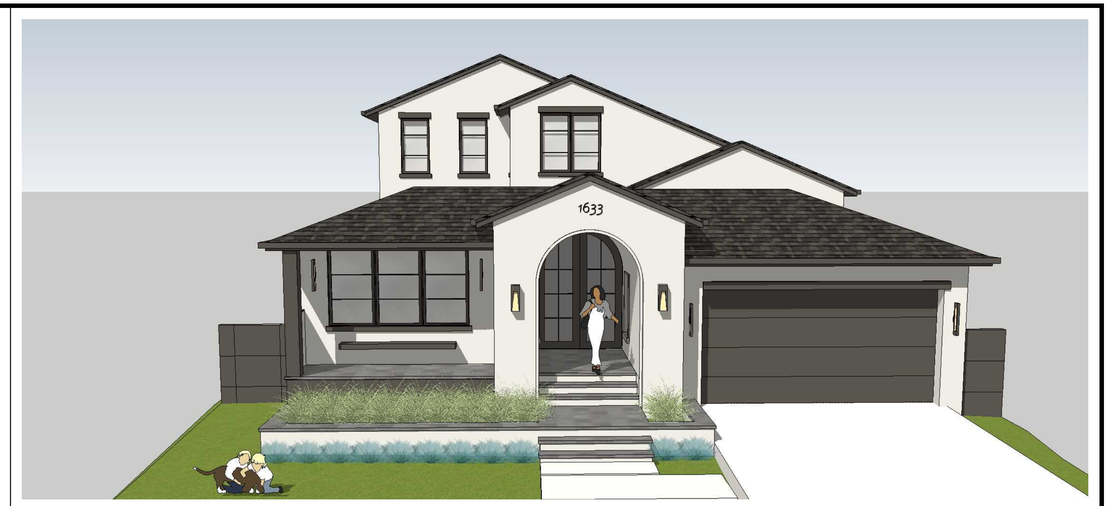
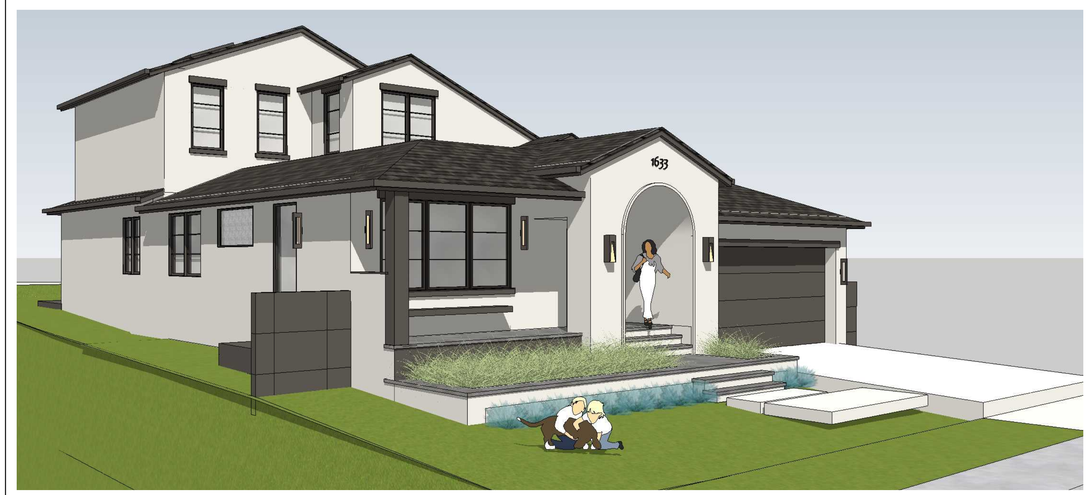
PERSPECTIVE EXTERIOR REAR | - | 4

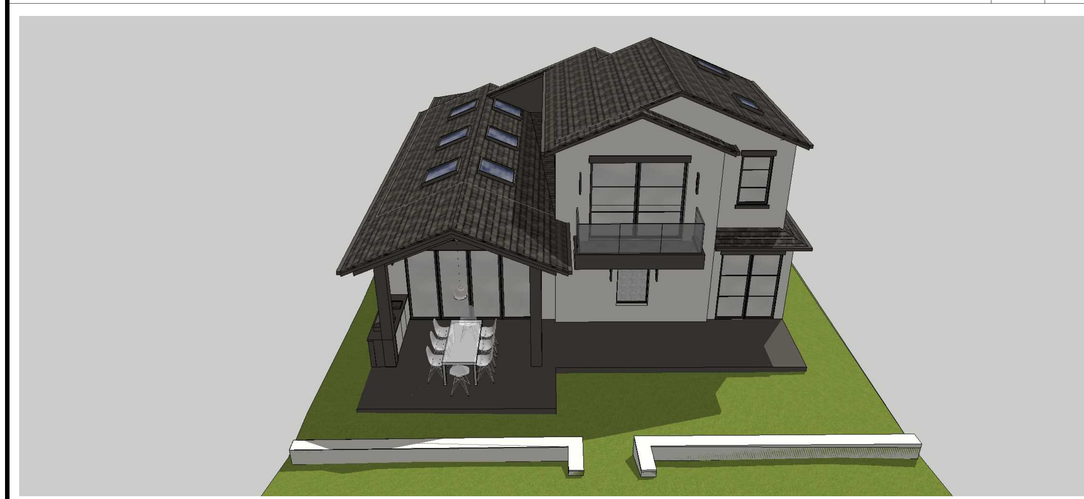


PERSPECTIVE EXTERIOR FRONT RIGHT | - | 1

PERSPECTIVE EXTERIOR FRONT HIGH | - | 5



PERSPECTIVE EXTERIOR FRONT LEFT | - | 2



PERSPECTIVE EXTERIOR REAR HIGH | - | 6

PERSPECTIVE EXTERIOR FRONT RIGHT | - | 3

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RENOVATION / ADDITION TO EXISTING SINGLE FAMILY HOUSE

Burlingame, 1633 Westmoor road

Shruti & Satya Awadhare

LICENSED ARCHITECT
EUGENE H. SAKAI, ARCHITECT
C27.719
12-31-25
STATE OF CALIFORNIA

MATCH CAD TITLE BLOCK

PROJECT NO.		
REVISION	DATE	DESCRIPTION	DRAWN BY
	2024.12.12	PLANNING PACKAGE	MBD
	2024.04.01	PLANNING SUBMITTAL 02	MBD
1	2025.05.22	PLANNING SUBMITTAL 03	MBD

EXTERIOR PERSPECTIVES

A3.1

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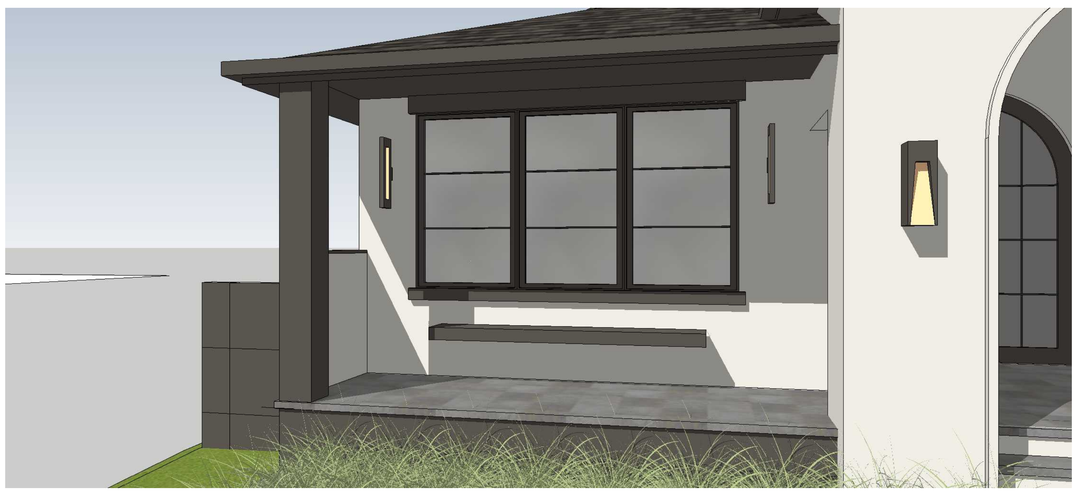
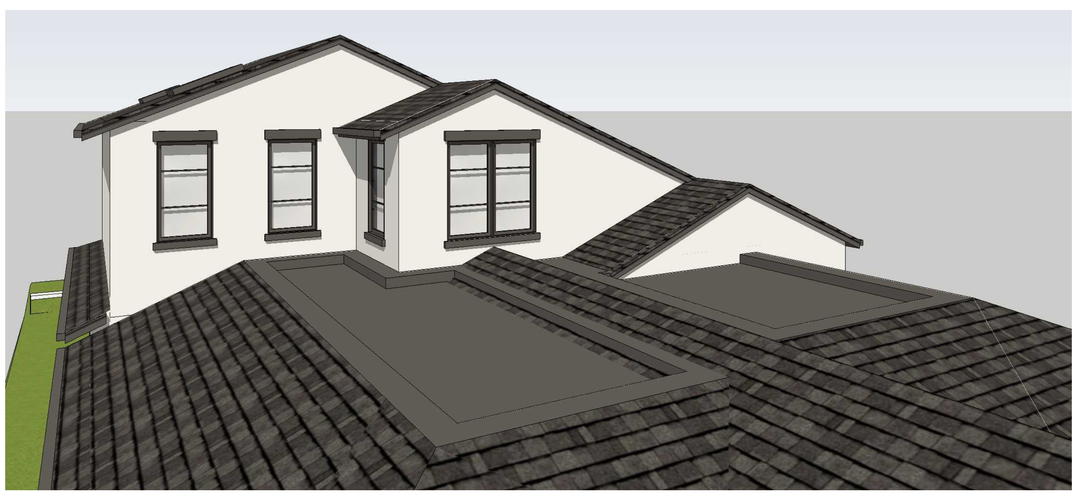
PERSPECTIVE EXTERIOR REAR PATIO -- OUTDOOR KITCHEN | - | 4

PERSPECTIVE EXTERIOR FRONT ENTRY | - | 1

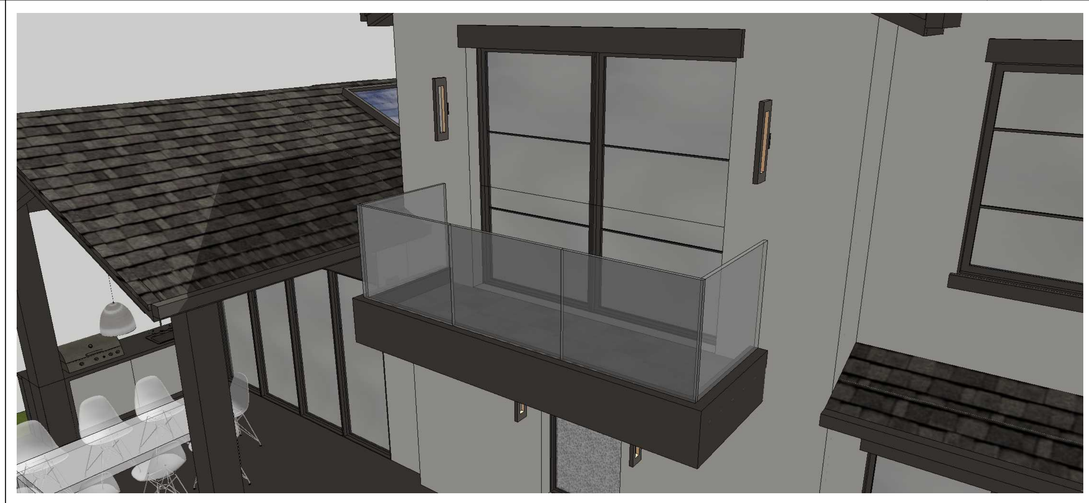


PERSPECTIVE EXTERIOR FRONT PORCH | - | 5

PERSPECTIVE EXTERIOR REAR PATIO | - | 2



PERSPECTIVE EXTERIOR -- 2ND FLOOR VIEW | - | 6



PERSPECTIVE EXTERIOR -- REAR BALCONY | - | 3

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LICENSED ARCHITECT
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12-31-25
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PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
REVISION	2024.12.12	PLANNING PACKAGE	MBD
	2024.04.01	PLANNING SUBMITTAL 02	MBD
1	2025.05.22	PLANNING SUBMITTAL 03	MBD

EXTERIOR PERSPECTIVES

A3.2

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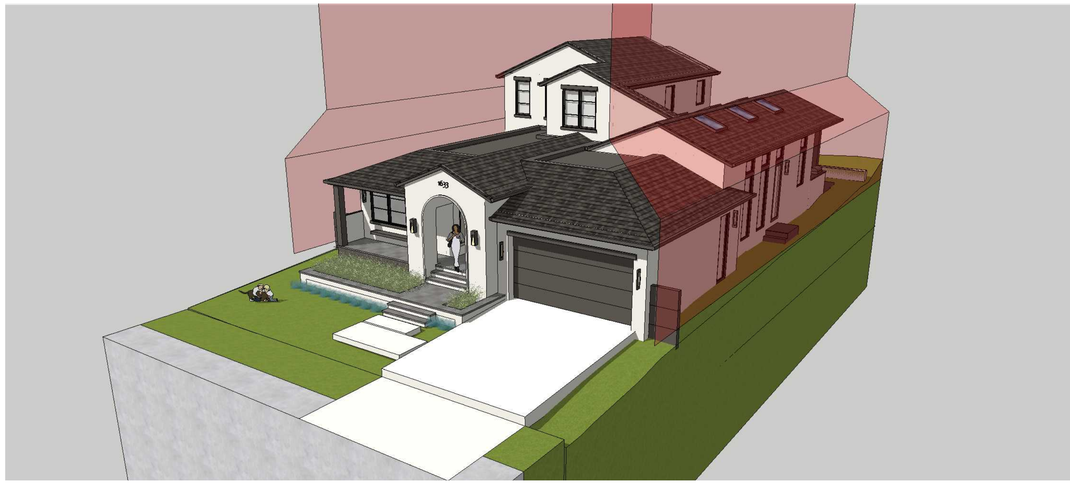
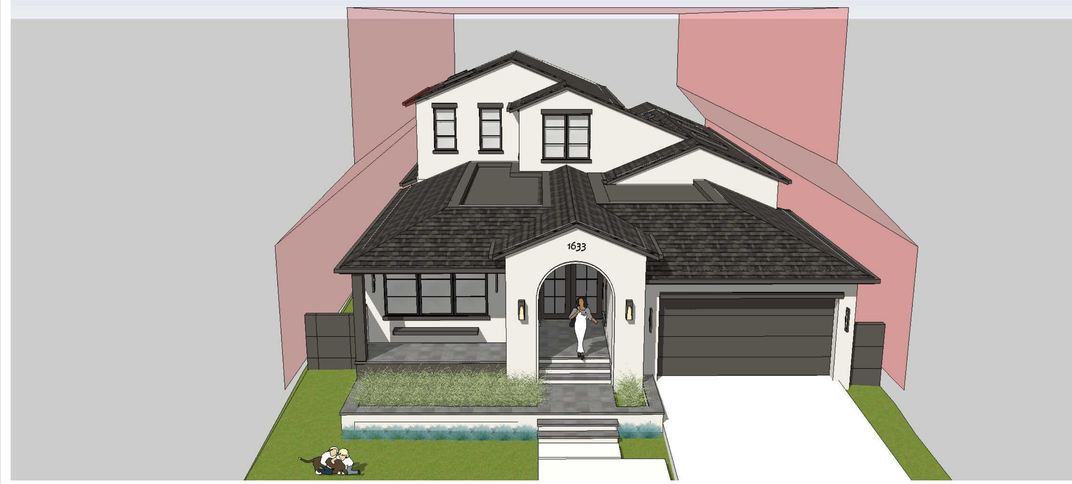
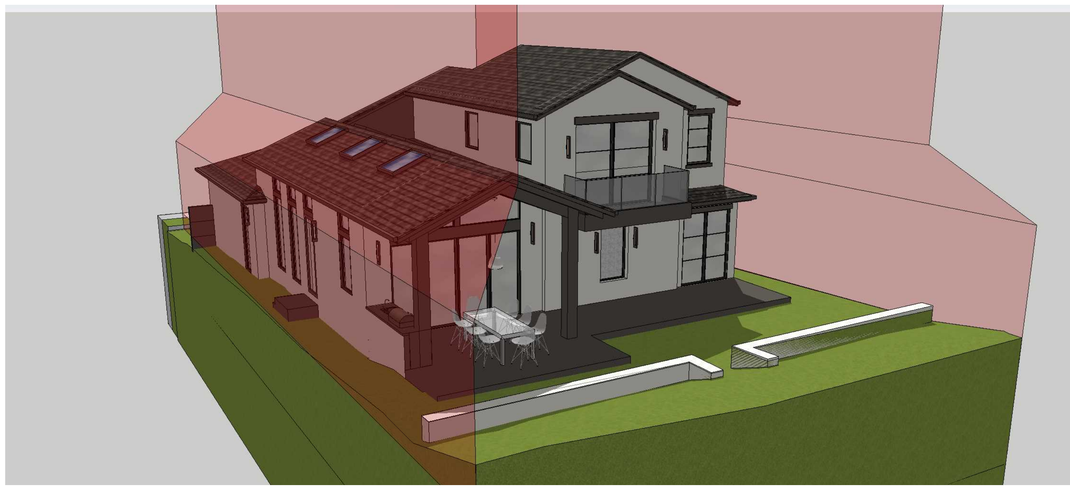


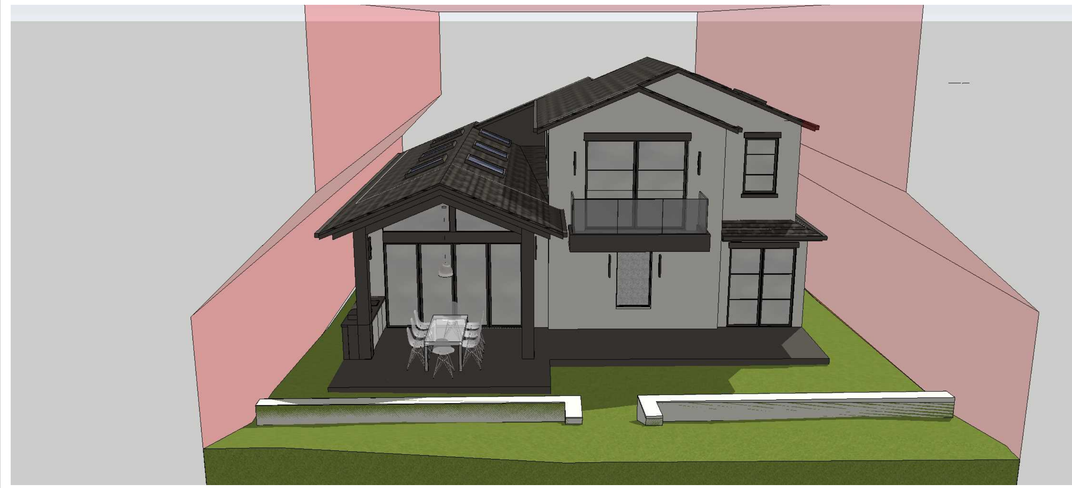
PERSPECTIVE EXTERIOR REAR PATIO -- OUTDOOR KITCHEN | - | 4



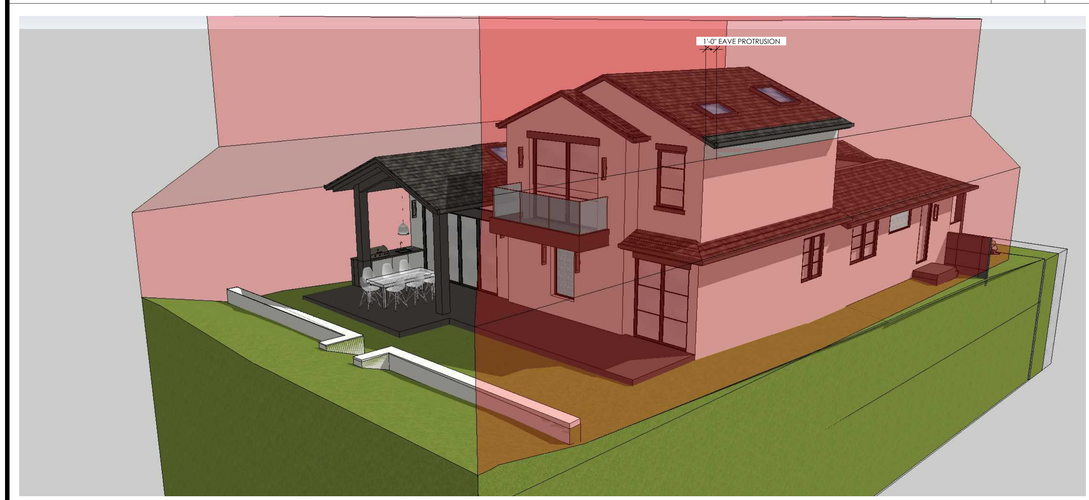
PERSPECTIVE EXTERIOR FRONT ENTRY | - | 1



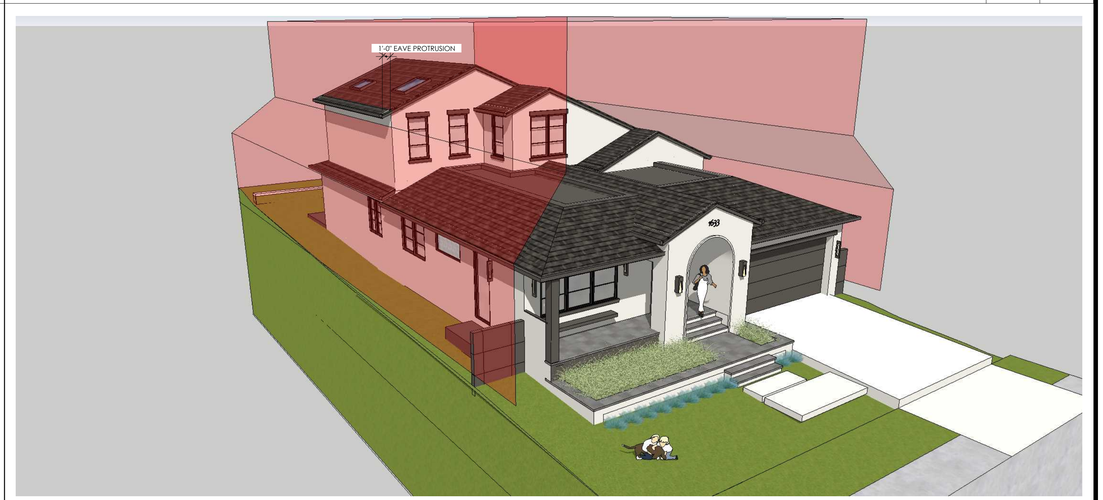
PERSPECTIVE EXTERIOR FRONT PORCH | - | 5



PERSPECTIVE EXTERIOR REAR PATIO | - | 2



PERSPECTIVE EXTERIOR -- 2ND FLOOR VIEW | - | 6



PERSPECTIVE EXTERIOR -- REAR BALCONY | - | 3

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DAYLIGHT PLANE

A3.3

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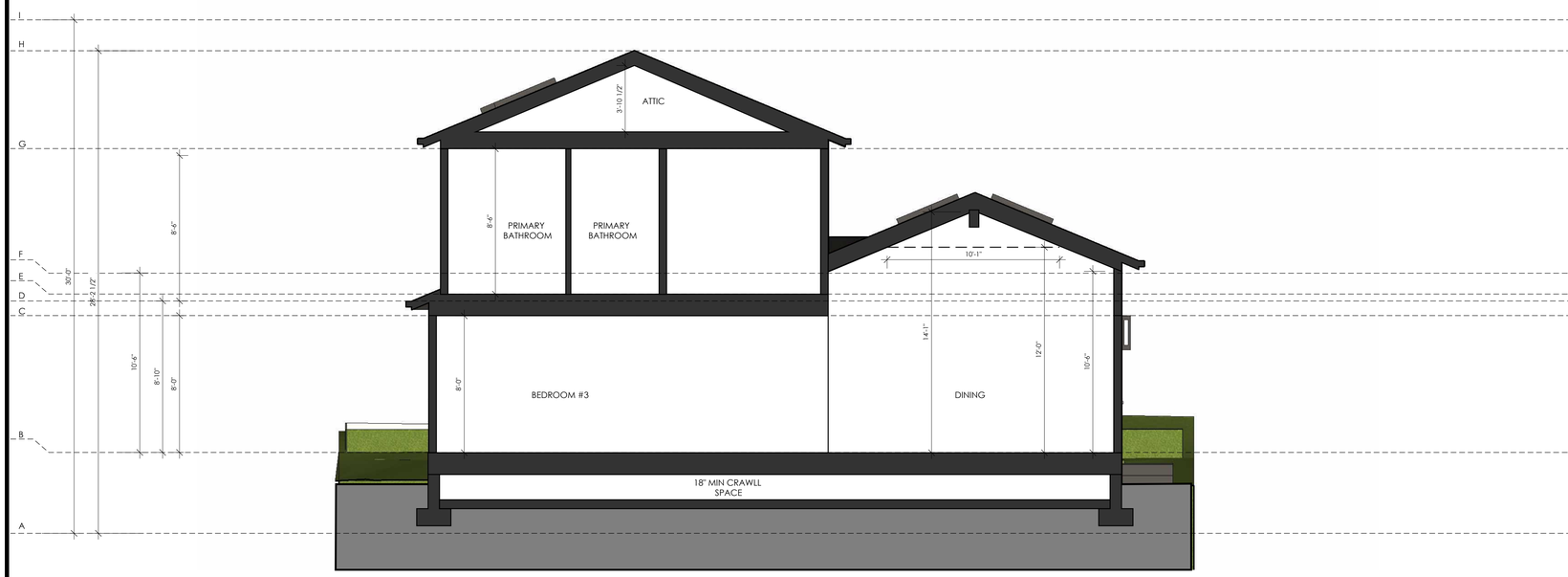

1 2 3 4 6 feet

SECTION 1 | 1/4" | 1

= NUMBER OF KEYNOTE BELOW

NOTES:
1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
3. SEE 3/A0.1a FOR ELECTRICAL GENERAL NOTES
4. SEE 4/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES
5. SEE BID INSTRUCTIONS FOR INSULATION VALUES. INSULATION TO BE NOT LESS THAN AS INDICATED IN T24 REPORT

KEYNOTES | - | -

ELEVATION GRID LINE KEY -- PROPOSED BUILDING
A AVERAGE TOP OF CURB FOR DETERMINING BUILING HEIGHT = +/- 17.28'
B 1ST FLOOR TOP OF STRUCTURE = +/- 22.05'
C 1ST FLOOR PLATE HEIGHT (U.N.O.) = +/- 30.05'
D 1ST FLOOR PORCH PLATE HEIGHT = +/- 30.89'
E 2ND FLOOR TOP OF STRUCTURE (U.N.O.) = +/- 31.30'
F KITCHEN/DINING/FAMILY ROOM PLATE HEIGHT = +/- 32.66'
G 2ND FLOOR PLATE HEIGHT (U.N.O.) = +/- 39.80'
H PROPOSED BUILDING HEIGHT = +/- 45.52'
I MAX BUILDING HEIGHT ALLOWED = 30'-0" +/- 47.28'

ELEVATION GRID LINE KEY | - | -

1 2 3 4 6 feet

SECTION 2 | 1/4" | 2

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C27.719
12-31-25
STATE OF CALIFORNIA

PROJECT NO.			
REVISION:	DATE	DESCRIPTION	DRAWN BY
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1	2025.05.22	PLANNING SUBMITTAL 03	MBD

MATCH CAD TITLE BLOCK

SECTIONS

A5.0

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1 2 3 4 6 feet

SECTION 1 | 1/4" | 1

= NUMBER OF KEYNOTE BELOW

NOTES:
1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
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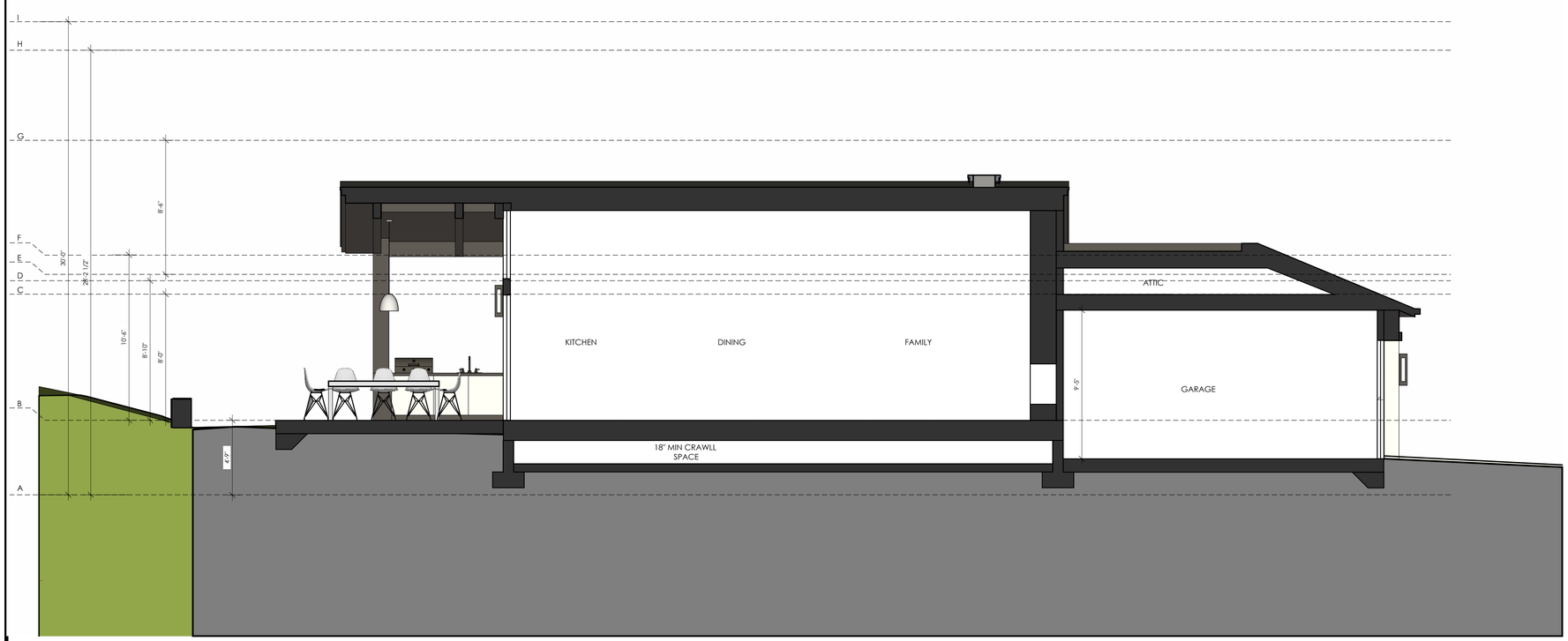

1 2 3 4 6 feet

SECTION 2 | 1/4" | 2

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C27.719
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	2024.04.01	PLANNING SUBMITTAL 02	MBD
1	2025.05.22	PLANNING SUBMITTAL 03	MBD

SECTIONS

A5.1

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KIELTY
ARBORISTS SERVICES LLC
Certified Arborist WE#10724A TRAQ Qualified
P.O. Box 6187 San Mateo, CA 94403
650-532-4418

September 26, 2024

Attn: Shruti & Satyashil Awadhare
Site: 1633 Westmoor Rd, Burlingame, CA 94010

Subject: Pre-report for Tree Protection at 1633 Westmoor Rd, Burlingame, CA 94010

Dear Shruti & Satyashil Awadhare,
I am pleased to report that the anticipated site visit has been conducted as per schedule. Kielty Arborists Services LLC has executed a thorough inspection and successfully collected all necessary data. We are currently working diligently to draft the Tree Protection Plan report based on the data collected.

To ensure the accuracy and completeness of this report, we require the site plan as discussed earlier, which is to be furnished by you, the architect. This site plan is integral to our understanding of the layout and will significantly aid us in finalizing our Tree Protection Plan report to include specifics as to your site plan. Upon receiving this vital document, we will be able to swiftly conclude the report, thereby providing you with our thorough findings and tailored recommendations.

As an additional resource to facilitate the design process, we have compiled a survey along with a Definitions and Distances section. This information serves to illustrate the key concepts related to tree protection zones, potential minimum distances, and critical root zones. We believe that this will be beneficial to your understanding and will contribute meaningfully to the overall project design.

I am at your service for any further information or clarifications you may require. Please do not hesitate to get in touch with me at any time. It would be my pleasure to discuss any aspect of the project or to provide additional insights as needed.

Thank you for entrusting Kielty Arborists Services LLC with this project. We look forward to wrapping up this phase and delivering the comprehensive Tree Protection Plan report as promptly as possible.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

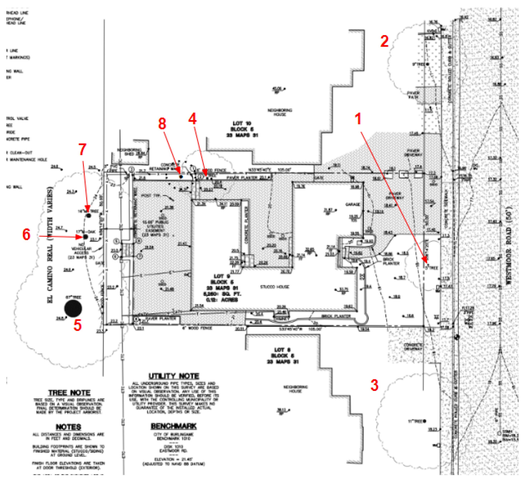
David Beckham
Signature of Consultant
David Beckham
Certified Arborist
WE#10724A TRAQ Qualified
September 19, 2024

INTERNATIONAL SOCIETY OF ARBORICULTURE
DAVID BECKHAM
WE-10724A
CERTIFIED ARBORIST

TREE INVENTORY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk (in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
1	Yes	(P)	red maple ***Acer rubrum***	5	20/5	Good	Good	Good	Good	60	Street tree. Young tree. 5 feet from sidewalk.	
2*	Yes	(P)	Ornamental pear ***Pyrus calleryana***	12	30/25	Good	Fair	Good	Good	65	Street tree. Neighboring tree. In front lawn.	
3*	Yes	(P)	red maple ***Acer rubrum***	11	35/20	Good	Good	Fair	Good	60	Street tree. Neighboring tree. In front lawn.	
4	No	(P)	common pear ***Pyrus communis***	6,7	20/10	Good	Fair	Fair	Good	55	At property boundary. 6 inches from patio hardscape. Codominant at 4.5 feet. Topped in past.	
5	Yes	(P)	Red iron bark eucalyptus ***Eucalyptus sideroxylon***	53	65/55	Good	Poor	Fair	Fair	45	Behind property. In easement adjacent to El Camino Real.	
6	Yes	(P)	coast live oak ***Quercus agrifolia***	6,5,4,4, 3	25/12	Good	Poor	Fair	Good	45	Behind property. In easement adjacent to El Camino Real.	

TREE MAP



Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk (in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
7	Yes	(P)	common cotoneaster ***Cotoneaster integerrimus***	1"x14	25/12	Fair	Poor	Fair	Good	45	Behind property. In easement adjacent to El Camino Real.	
8	Yes	(P)	European plum ***Prunus domestica***	4,7	20/15	Fair-Poor	Poor	Poor	Fair	35	6 inches from patio hardscape. Codominant at 3.5 feet. Deadwood. Covered in ivy vine. Turkey tail fungi on lateral limbs. Die back. Topped in past.	

An (*) next to the tree tag number indicates a neighboring tree.

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Shruti & Satya Awadhare

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EUGENE H. SAKAI, AIA, LEED AP
C27,719
12-31-25
STATE OF CALIFORNIA

PROJECT NO.	24-029
REVISION	DRAWN BY AF/MBD
DATE 2024.12.12	DESCRIPTION PLANNING PACKAGE

ARBORIST
REPORT

S E W N
AR-1

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DEFINITIONS AND DISTANCES

The Tree Protection Zone (TPZ) refers to a radius spanning from the external surface of the trunk measured at 54" above grade. It is possible to find many, but certainly not all, of the tree's roots in this area, which are essential for its biological functioning and structural stability. Any activity occurring in the TPZ or within the confines of the Tree Protective Zone (TPZ) needs to adhere to the work scheme endorsed by the Project Arborist. This may necessitate the Arborist's supervision. The TPZ is determined by multiplying the diameter of the trunk by ten (10 X DBH / 12).

The Arborist Minimum Distance (AMD) denotes a radius calculated from the trunk measured at 54" above grade. This zone is likely to house a significant portion of the tree's roots, which are crucial for its biological and structural support. This is deemed "Arborist Minimal Distance" pending agreement by the Project Arborist and/or City Arborist. All activities within the AMD must conform to the work plan approved by the Project Arborist, which might involve the Arborist's supervision. The AMD is determined by multiplying the trunk diameter by six (6 X DBH / 12) for a cut made on just one side of the tree, ensuring the remaining roots are undisturbed and uncut. The Project Arborist must supervise all activities within the AMD when roots equal to or larger than 2 inches in diameter (≥2") are encountered.

The Critical Root Zone (CRZ) is a radius measured from the trunk measured at 54" above grade. It likely houses the majority of the tree's supportive roots responsible for its physical stability. The CRZ is calculated as the trunk diameter multiplied by three (3 X DBH / 12) for a cut made along one side of the tree. Any activities within the CRZ are not advised.

METHOD OF INSPECTION

The inspections were conducted from the ground without climbing the trees. No tissue samples or root crown inspections were performed. The trees under consideration were identified based on the provided site plan. To assess the trees, their diameter at 54 inches above ground level (DBH or diameter at breast height) was measured using a D-Tape. For the surveying of multi-trunk trees, our methodology aligns with city ordinances. In cases where the city does not offer specific guidelines for measuring multi-trunk trees, we adhere to the standards outlined in the "Guide for Plant Appraisal, 10th Edition, Second Printing" by the Council of Tree and Landscape Appraisers. Additionally, the protected trees were evaluated for their health, structure, form, and suitability for preservation with the following explanation of the ratings:

EVALUATION FIELDS:

Tree Tag #:	Protected Tree:
Identification number for individual trees.	Specifies whether the tree is protected by the city or county ordinance.

Height (ft.) / Canopy Spread (ft.):	Trunk (in.):
Measures both the height of the tree and the spread of its canopy.	Measures the primary trunk's diameter at the required height.

Comments:	Tree Picture:
Any additional notes or observations about the tree.	A photograph of the tree for visual assessment and record-keeping.

Preserve or Remove:	Common Name / Scientific Name:
Indicates the recommended action based on the tree's condition.	Specifies the name of the tree, both in common terms and scientific nomenclature.

If more than 1 Trunks, Total Diameter:	6 ,8, 10 Times the Diameter (ft.):
If the tree has multiple trunks, this field indicates the combined diameter of all trunks.	Provides calculations based on the diameter to assist in various tree protection requirements.

Appraised Value:
An unbiased estimate of the tree's worth is performed in accordance with the current edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers.

*Note that not all fields may be provided for every tree. Some might be left blank due to various reasons, such as lack of accessibility to the tree, incomplete data, or the parameter not being applicable for a particular tree.

Tree Structure Ratings:
Poor: Major uncorrectable structural flaws present; significant dead wood, decay, or multiple trunks; potentially hazardous lean.
Fair: Structural flaws exist but less severe; issues like slight lean and crowding on trunk; some uncorrectable issues through pruning.
Good: Minor flaws; mainly upright trunk, well-spaced branches; flaws correctable through pruning; symmetrical or mostly symmetrical canopy.

Tree Health Ratings:
Poor: Minimal new growth; significant dieback and pest infestation; expected not to reach natural lifespan.
Fair: Moderate new growth; canopy density 60-90%; potential external threats; not in decline but vulnerable.
Good: Vigorous growth; healthy foliage; 90-100% canopy density; expected natural lifespan.

Suitability for Preservation:
Poor: Adds little to landscape; poor health and potential hazards; unlikely to survive construction impacts.
Fair: Contributes to landscape; survival possible with protection during minor construction impacts.
Good: Valuable landscape asset; likely survival during minor to moderate construction impacts with protection.

Tree Form Ratings:
Poor: Highly asymmetric or abnormal form; visually unappealing; little landscape function.
Fair: Significant asymmetries; deviation from species norm; compromised function or aesthetics.
Good: Near ideal form; minor deviations; consistent aesthetics and function in landscape.

*Suitability for Preservation: This rating is based solely on the tree itself, irrespective of potential construction impacts.

Overall Condition Ratings:	
Very Poor	1-29
Poor	30-49
Fair	50-69
Good	70-89
Excellent	90-100

The trees were assigned a condition rating based on a combination of existing tree health, tree structure, and tree form using the following scale.

ASSUMPTIONS AND LIMITING CONDITIONS

- **Legal Descriptions and Titles:** The consultant/arborist assumes the accuracy of any legal description and titles provided. No responsibility is assumed for any legal due diligence. The consultant/arborist shall not be held liable for any discrepancies or issues arising from incorrect legal descriptions or faulty titles.
- **Compliance with Laws and Regulations:** The property is assumed to be in compliance with all applicable codes, ordinances, statutes, or other government regulations. The consultant/arborist is not responsible for identifying or rectifying any non-compliance.
- **Reliability of Information:** Though diligent efforts have been made to obtain and verify information, the consultant/arborist is not responsible for inaccuracies or incomplete data provided by external sources. The client accepts full responsibility for any decisions or actions taken based on this data.
- **Testimony or Court Attendance:** The consultant/arborist has no obligation to provide testimony or attend court regarding this report unless mutually agreed upon through separate written agreements, which may incur additional fees.
- **Report Integrity:** Unauthorized alteration, loss, or reproduction of this report renders it invalid. The consultant/arborist shall not be liable for any interpretations or conclusions made from altered reports.
- **Restricted Publication and Use:** This report is exclusively for the use of the original client. Any other use or dissemination, without prior written consent from the consultant/arborist, is strictly prohibited.
- **Non-disclosure to Public Media:** The client is prohibited from using any content of this report, including the consultant/arborist's identity, in any public communication without prior written consent.
- **Opinion-based Report:** The report represents the independent, professional judgment of the consultant/arborist. The fee is not contingent upon any predetermined outcomes, values, or events.
- **Visual Aids Limitation:** Visual aids are for illustrative purposes and should not be considered precise representations. They are not substitutes for formal engineering, architectural, or survey reports.
- **Inspection Limitations:** The consultant/arborist's inspection is limited to visible and accessible components. Non-invasive methods are used. There is no warranty or guarantee that problems will not develop in the future.

ARBORIST DISCLOSURE STATEMENT

Arborists specialize in the assessment and care of trees using their education, knowledge, training, and experience.

- **Limitations of Tree Assessment:** Arborists cannot guarantee the detection of all conditions that could compromise a tree's structure or health. The consultant/arborist makes no warranties regarding the future condition of trees and shall not be liable for any incidents or damages resulting from tree failures.
- **Remedial Treatments Uncertainty:** Remedial treatments for trees have variable outcomes and cannot be guaranteed.
- **Considerations Beyond Scope:** The consultant/arborist's services are confined to tree assessment and care. The client assumes responsibility for matters involving property boundaries, ownership, disputes, and other non-arboricultural considerations.
- **Inherent Risks:** Living near trees inherently involves risks. The consultant/arborist is not responsible for any incidents or damages arising from such risks.

- **Client's Responsibility:** The client is responsible for considering the information and recommendations provided by the consultant/arborist and for any decisions made or actions taken.

The client acknowledges and accepts these Assumptions and Limiting Conditions and Arborist Disclosure Statement, recognizing that reliance upon this report is at their own risk. The consultant/arborist disclaims all warranties, express or implied.

CERTIFICATION

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

David Beckham

Signature of Consultant
David Beckham
Certified Arborist
WE#10724A TRAQ Qualified
September 26, 2024

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DAVID BECKHAM
WE-10724A
David Beckham
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C27,719
12-31-25
STATE OF CALIFORNIA

PROJECT NO.	24-029	
REVISION	DATE	DESCRIPTION	DRAWN BY
	2024.12.12	PLANNING PACKAGE	AF/MBD

ARBORIST
REPORT

S E W N
AR-2

© STUDIO S SQUARED ARCHITECTURE, INC.

LEGEND AND NOTES

- BOUNDARY LINE
- CATV — CABLE TV OVERHEAD LINE
- E — ELECTRICAL OVERHEAD LINE
- T — TELEPHONE OVERHEAD LINE
- ETC — ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
- EASEMENT
- x — FENCE LINE
- FLOW LINE
- SS — SANITARY SEWER LINE
- G — GAS LINE (PAINT MARKINGS)
- BENCHMARK
- BW — BOTTOM RETAINING WALL
- EM — ELECTRICAL METER
- FF — FINISH FLOOR
- FIRE HYDRANT
- FL — FLOW LINE
- GM — GAS METER
- INV — INVERT
- ICV — IRRIGATION CONTROL VALVE
- M– — MULTI–TRUNK TREE
- PVC — POLYVINYL CHLORIDE
- RCP — REINFORCED CONCRETE PIPE
- RP — ROOF PEAK
- SSCO — SANITARY SEWER CLEAN–OUT
- SSMH — SANITARY SEWER MAINTENANCE HOLE
- SP — STAND PIPE
- TC — TOP OF CURB
- TOS — TOP OF SLAB
- TW — TOP OF RETAINING WALL
- WM — WATER METER
- WV — WATER VALVE
- XXX.XX — SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE
- LAWN
- PAVERS
- STONE

RETAINING WALL SPOTGRADES

(1) 21.61TW 20.41BW	(5) 23.48TW 22.98BW
(2) 21.63TW 20.43BW	(6) 23.52TW 22.92BW
(3) 23.43TW 21.63BW	(7) 23.48TW 21.58BW
(4) 23.48TW 21.58BW	(8) 23.76TW 22.06BW

FEMA FLOOD NOTE

FLOOD ZONE: X (SHADED)

AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE

FEMA FLOOD INSURANCE RATE MAP NO.: 06081C0134F
EFFECTIVE DATE: APRIL 5, 2019

EASEMENT NOTE

EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY STEWART TITLE COMPANY ORDER NO. 2259296 DATED FEBRUARY 9, 2024.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 5,250± SQUARE FEET / 0.12± ACRES

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

BENCHMARK

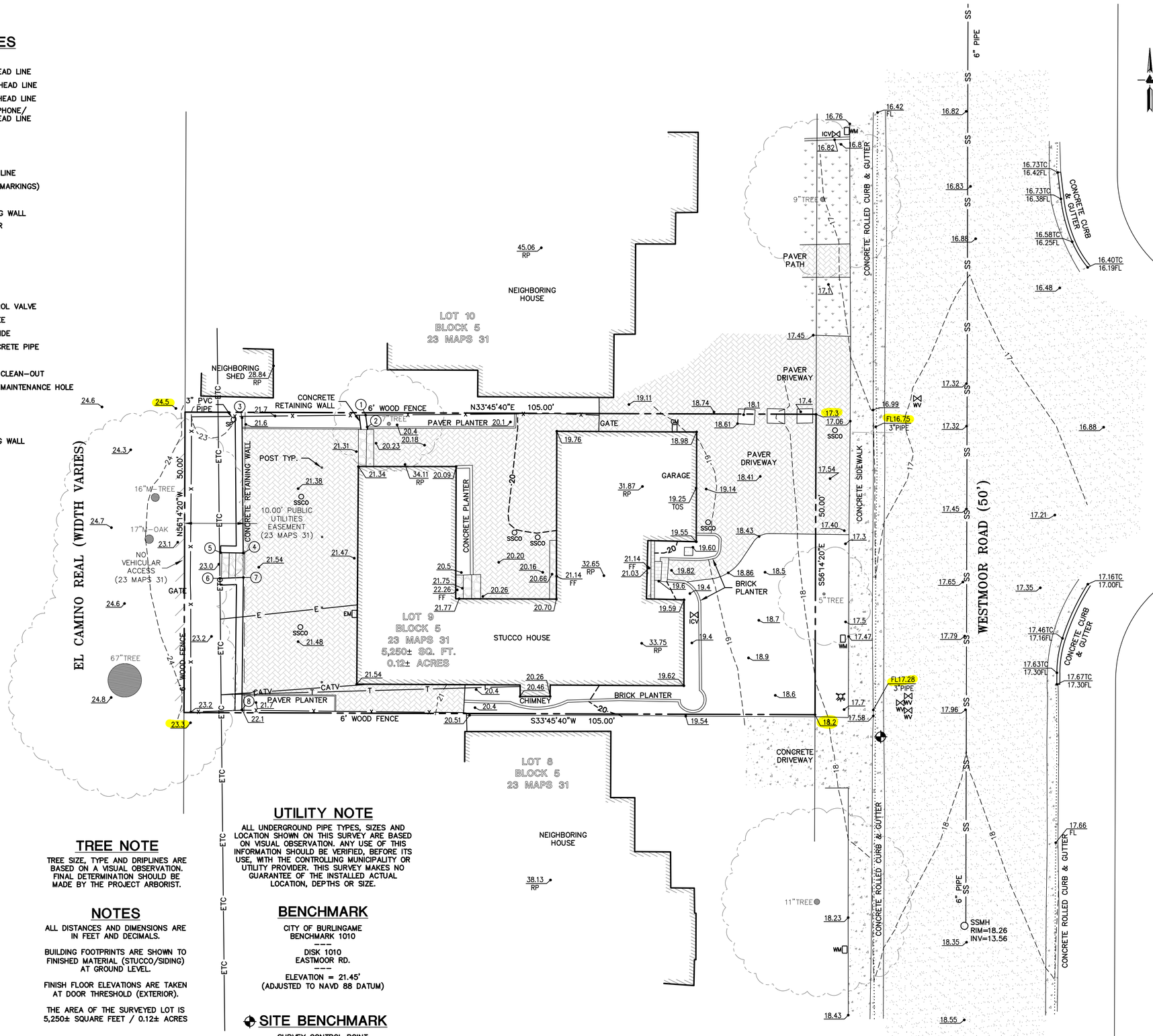
CITY OF BURLINGAME
BENCHMARK 1010

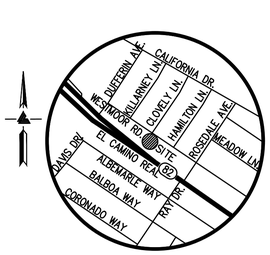
DISK 1010
EASTMOOR RD.

ELEVATION = 21.45'
(ADJUSTED TO NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
CUT CROSS IN CONCRETE
ELEVATION = 17.42'
(ADJUSTED TO NAVD 88 DATUM)





VICINITY MAP

NO SCALE

0 4 8 16

SCALE: 1" = 8'

LICENSED LAND SURVEYOR GREGORY F. BRAZE No. 7623 STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS

MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887–4086

REGIONAL OFFICES:
ROSEVILLE
PLEASANTON
SAN JOSE
SAN LUIS OBISPO

WWW.LEABRAZE.COM

1633 WESTMOOR ROAD
BURLINGAME
CALIFORNIA

SAN MATEO COUNTY

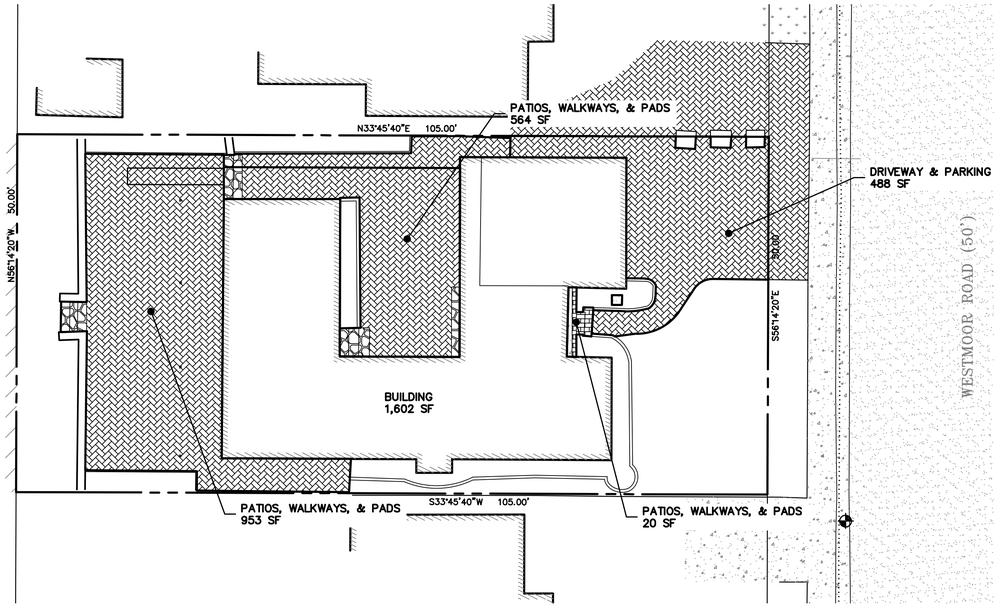
APN: 025–233–100

TOPOGRAPHIC SURVEY

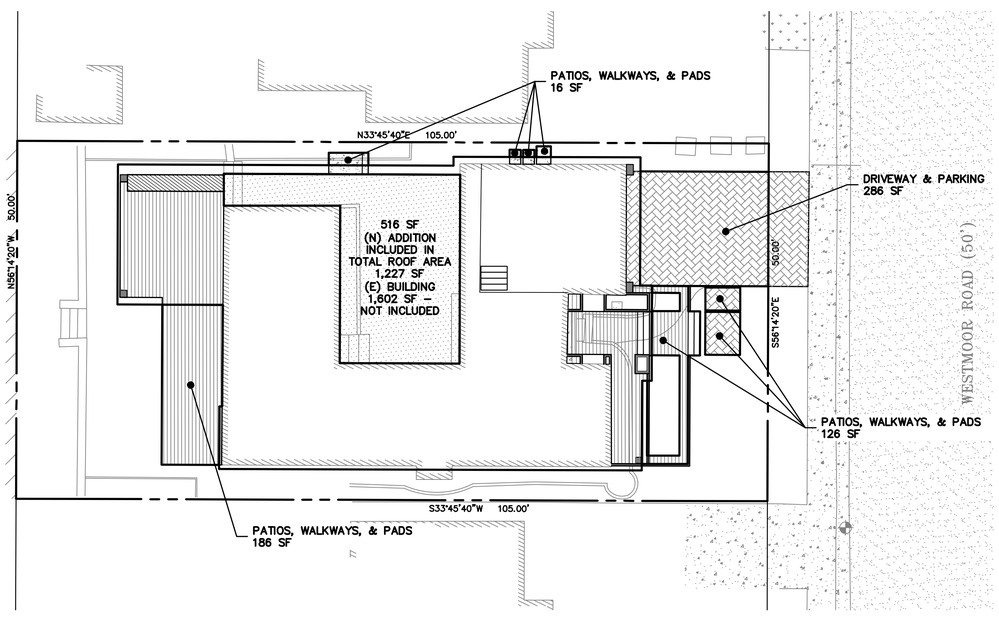
REVISIONS	BY
–	–
–	–
–	–
–	–

JOB NO:	2241658
DATE:	8–30–24
SCALE:	1"=8'
BNDY BY:	KR
FIELD BY:	JC
DRAWN BY:	KF
SHEET NO:	SU1

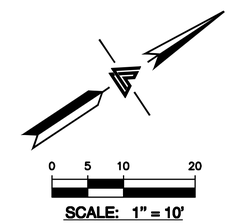
1 OF 1 SHEETS



EXISTING



PROPOSED



Gross Study Area	5,250 SF (0.121 ACRE)			
Development Areas	Existing (SF)	Removed (SF)	New (SF)	Final (SF)
Building	1,602	0	1,227	2,829.00
Driveway & Parking	488	488	286	286.00
Patios, Walkways, & Pads	1,537	1,537	328	328.00
Pool & Spa	0	0	0	-
Deck, Sheds, & Other Coverage	0	0	0	-
Total Developed Area	3,627.00	2,025.00	1,841.00	3,443.00
Net Change in Developed Area	- 184 SF (Net Decrease)			

DEVELOPMENT TABLE

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
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HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
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SAN JOSE
WWW.LEABRAZE.COM

AWADHARE RESIDENCE
1633 WESTMOOR ROAD
BURLINGAME, CALIFORNIA
SAN MATEO COUNTY
APN: 025-233-100

IMPERVIOUS SURFACE EXHIBIT

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

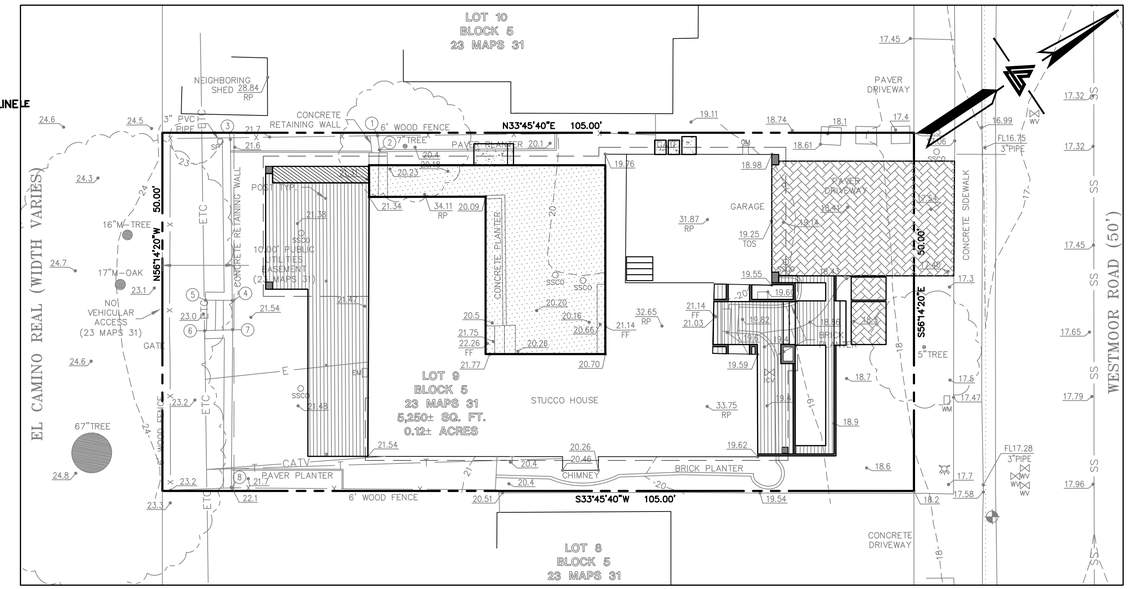
JOB NO:	2250519
DATE:	04/25/25
SCALE:	1" = 10'
DESIGN BY:	TB
CHECKED BY:	RB/PC
SHEET NO:	HYD-1

01 OF 01 SHEETS

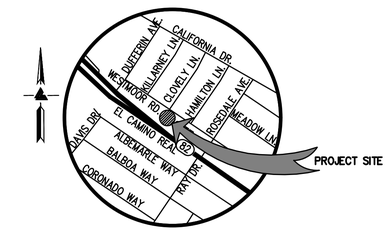
AWADHARE RESIDENCE
1633 WESTMOOR ROAD
BURLINGAME, CALIFORNIA

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
RW RW	RW RW	RAINWATER TIGHTLINE
SUB	SUB	SUBDRAIN LINE
TL	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	SDP	STORM DRAIN PRESSURE LINE
P	SSP	SANITARY SEWER PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
SDMH	SDMH	CURB INLET
SSMH	SSMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
222.57 INV	222.57 INV	SANITARY SEWER MANHOLE
		STREET SIGN
		SPOT ELEVATION
	D	FLOW DIRECTION
		DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
	XX" TREE	TREE TO BE REMOVED
	TP	TREE PROTECTION FENCING



KEY MAP
1" = 10'



VICINITY MAP
NO SCALE

OWNERS' INFORMATION

OWNERS:
SHRUTI & SATYASHIL AWADHARE
1633 WESTMOOR ROAD
BURLINGAME, CA 94010

APN: 025-233-100

REFERENCES

THIS PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY 2241658 ENTITLED;
   "TOPOGRAPHIC SURVEY"
   1633 WESTMOOR ROAD
   BURLINGAME, CA
   DATED: 08-30-24
   JOB#: 2241658
2. SITE PLAN BY STUDIO S SQUARED ARCHITECTURE, INC.
   ENTITLED:
   "AWADHARE RESIDENCE"
   1633 WESTMOOR ROAD
   BURLINGAME, CA
   DATED: 12-12-24
3. SOIL REPORT BY ROMIG ENGINEERS, INC. ENTITLED:
   "GEOTECHNICAL INVESTIGATION"
   1633 WESTMOOR ROAD
   BURLINGAME, CA

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
		O.C.	ON CENTER
CB	CATCH BASIN	O/	OVER
C & G	CURB AND GUTTER	(PA)	PLANTING AREA
℄	CENTER LINE	PED	PEDESTRIAN
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PIV	POST INDICATOR VALVE
		PSS	PUBLIC SERVICES EASEMENT
CO	CLEANOUT	℞	PROPERTY LINE
COTG	CLEANOUT TO GRADE	PP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONST	CONSTRUCT or –TION	PVC	POLYVINYL CHLORIDE
CONC COR	CONCRETE CORNER	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RIM	RIM ELEVATION
DI	DROP INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EA	EACH	S	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST.	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TOW	TOP OF WALL
		TEMP	TEMPORARY
HORIZ	HORIZONTAL	TP	TOP OF PAVEMENT
HI PT	HIGH POINT	TW/FG	TOP OF WALL/FINISH GRADE
H&T	HUB & TACK	TYP	TYPICAL
ID	INSIDE DIAMETER	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JB	JUNCTION BOX	VERT	VERTICAL
JT	JOINT TRENCH	W/	WITH
JP	JOINT UTILITY POLE	W, WL	WATER LINE
L	LENGTH	WM	WATER METER
LNDG	LANDING	WWF	WELDED WIRE FABRIC

RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	60	5	65
FILL	0	40	40
EXPORT / IMPORT			25

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

UTILITY NOTE

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BENCHMARK

CITY OF BURLINGAME
BENCHMARK 1010

DISK 1010
EASTMOOR RD.

ELEVATION = 21.45'
(ADJUSTED TO NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
CUT CROSS IN CONCRETE
ELEVATION = 17.42'
(ADJUSTED TO NAVD 88 DATUM)

FEMA FLOOD NOTE

FLOOD ZONE: X (SHADED)

AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE

FEMA FLOOD INSURANCE RATE MAP
NO.: 06081C0134F
EFFECTIVE DATE: APRIL 5, 2019

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ORDER NO. 2259296
DATED FEBRUARY 9, 2024.

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FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 5,250± SQUARE FEET / 0.12± ACRES

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING
(510)887-4086 EXT 116.
aabaya@leabraze.com

* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

1-800-642-2444 CALL BEFORE YOU DIG 811 UNDERGROUND SERVICE ALERT

SHEET INDEX

C-1.0	TITLE SHEET
C-2.0	GRADING & DRAINAGE PLAN
C-3.0	DETAILS
C-4.0	GRADING SPECIFICATIONS
ER-1	EROSION CONTROL PLAN
ER-2	EROSION CONTROL DETAILS
BMP-1	BEST MANAGEMENT PRACTICES

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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AWADHARE RESIDENCE
1633 WESTMOOR ROAD
BURLINGAME, CALIFORNIA
SAN MATEO COUNTY
APN: 025-233-100

TITLE SHEET

REVISIONS	BY
–	–
–	–
–	–
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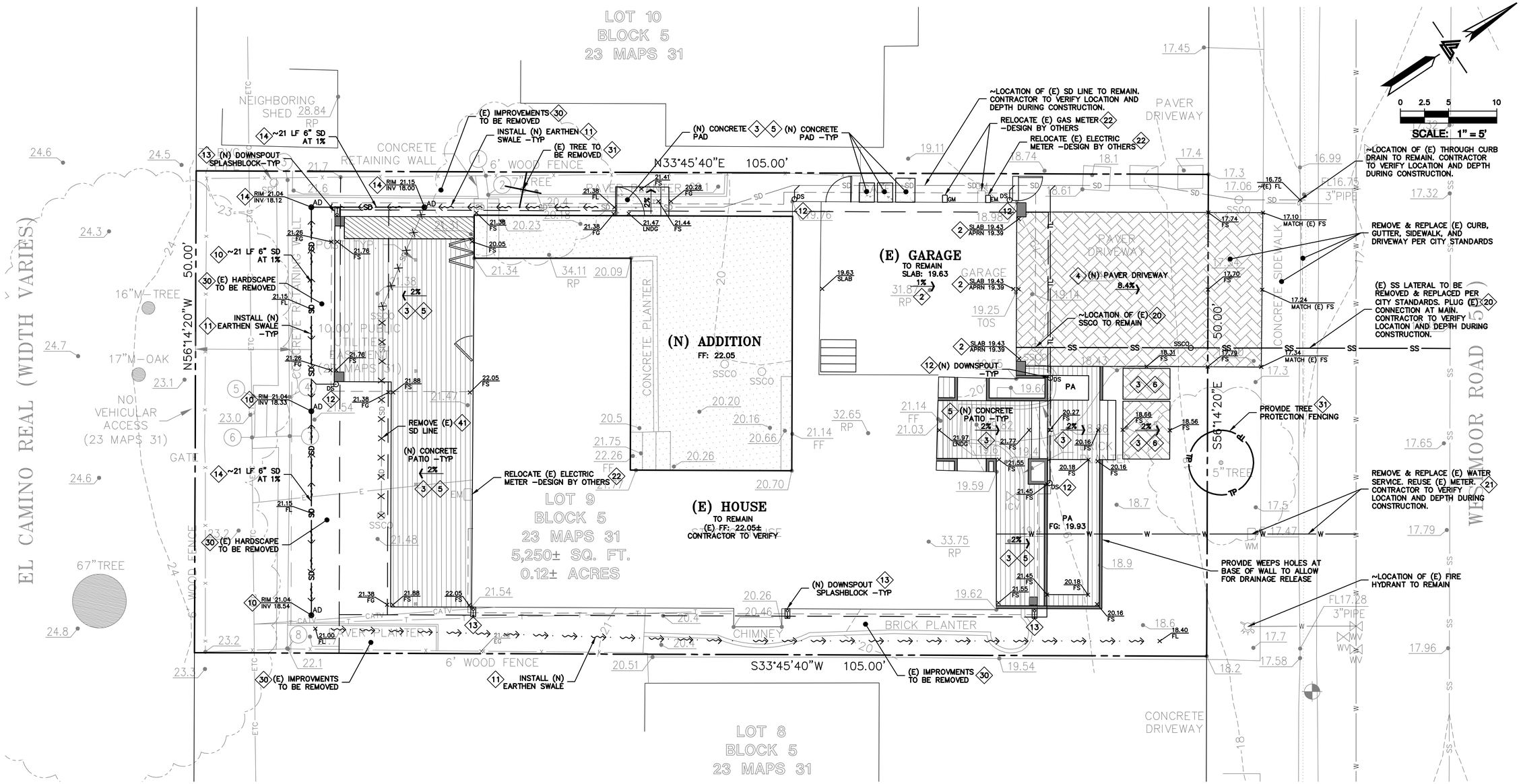
–	–

JOB NO:	2250519
DATE:	04/25/25
SCALE:	1" = 10'
DESIGN BY:	TB
CHECKED BY:	RB/PC
SHEET NO:	C-1.0



FLATWORK KEYNOTES 1 TO 6

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
2. SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP
3. PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
4. (N) CONCRETE PAVER DRIVEWAY. SEE DETAIL 1 ON SHEET C-3.0.
5. (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 2 ON SHEET C-3.0.
6. (N) PAVER PATIO/WALKWAY. SEE DETAIL 3 ON SHEET C-3.0.

STORM DRAIN KEYNOTES 10 TO 14

10. INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
11. CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL 4 ON SHEET C-3.0.
12. CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLANS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, DO NOT CONNECT TO SUBDRAIN LINES. SEE DETAIL 5A ON SHEET C-4.0.
13. DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE. SEE DETAIL 5B ON SHEET C-4.0.
14. INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE). SEE DETAIL 6 ON C-4.0.

UTILITIES KEYNOTES 20 TO 22

20. INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN.
21. REMOVE AND REPLACE (E) WATER. CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.
22. INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

DEMOLITION KEYNOTES 30 TO 32

30. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
31. REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
32. PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116.
aabaya@leabraze.com

* BUILDING PAD NOTE:
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UNDERGROUND SERVICE ALERT

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MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
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(510) 887-4086
REGIONAL OFFICES:
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DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

AWADHARE RESIDENCE
1633 WESTMOOR ROAD
BURLINGAME, CALIFORNIA
SAN MATEO COUNTY
APN: 025-233-100

GRADING & DRAINAGE PLAN

REVISIONS	BY
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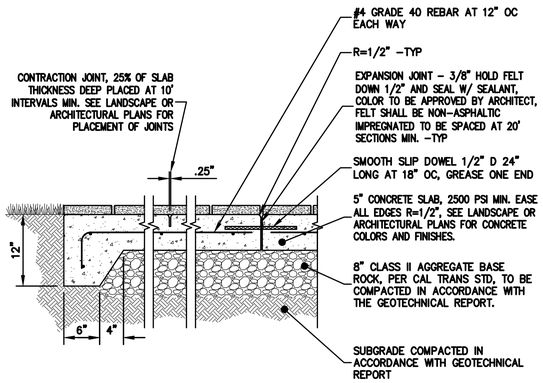
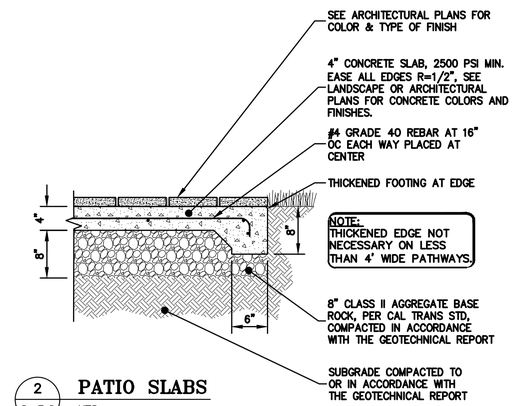
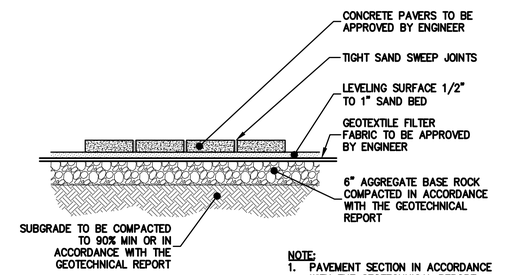
JOB NO:	2250519
DATE:	04/25/25
SCALE:	1" = 5'
DESIGN BY:	TB
CHECKED BY:	RB/PC
SHEET NO:	C-2.0



X / C-X **DRIVEWAY SLAB OR CONC. PAVING**
NTS

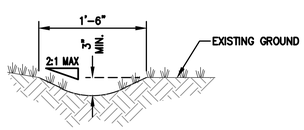


2 / C-3.0 **PATIO SLABS**
NTS

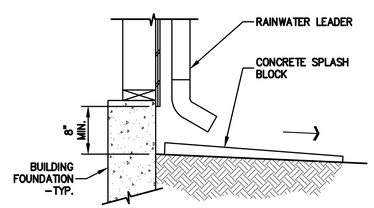


NOTE:
1. PAVEMENT SECTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
2. SUBGRADE TO BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

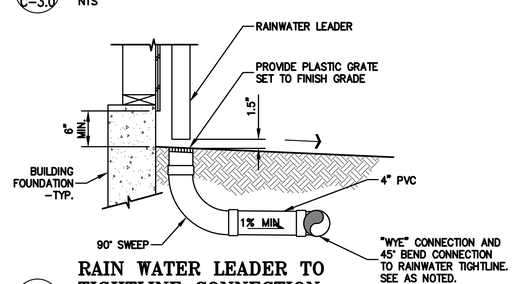
3 / C-3.0 **PAVER DETAIL**
NTS



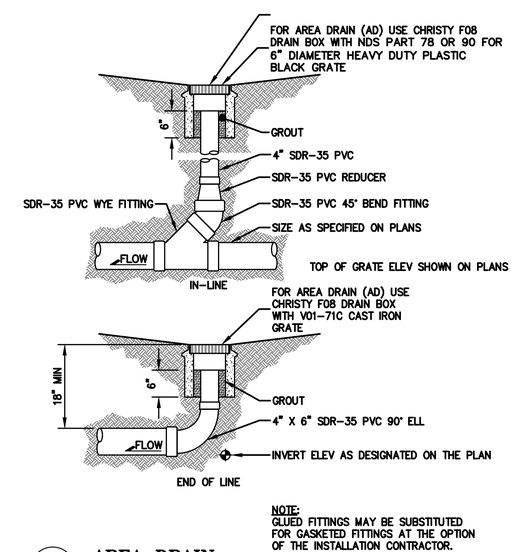
4 / C-3.0 **EARTHEN SWALE DETAIL**
NTS



5B / C-3.0 **SPLASHBLOCK AT RAIN WATER LEADER**
NTS



5A / C-3.0 **RAIN WATER LEADER TO TIGHTLINE CONNECTION**
NTS



NOTE:
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

6 / C-3.0 **AREA DRAIN**
NTS

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
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DETAILS

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JOB NO:	2250519
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SHEET NO:	C-3.0
	---OF 07 SHEETS

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLECT TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

A. THE PHRASE "NO DUMPING – DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 1ST AND APRIL 30TH.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT AND THE CITY OF BURLINGAME'S GRADING ORDINANCE.

B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TESTS AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. CLEARING AND GRUBBING

A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.

B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.

D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:

(1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.

(2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.

(3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.

B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. EXCAVATION

A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN. WHERE REQUIRED BY THE SOILS ENGINEER, UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.

B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS

THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS, THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVIATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER JETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. EROSION CONTROL

A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE CITY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.

B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.

C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER 1ST TO APRIL 30TH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER 1ST AND APRIL 30TH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.

D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.

E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.

F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.

G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.

H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3") MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.

I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:

FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-8-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION

J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.

L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.

M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL, PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.

N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE CITY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.

O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.

P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE CITY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

REGISTERED PROFESSIONAL ENGINEER
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AWADHARE RESIDENCE
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SAN MATEO COUNTY
APN: 025-233-100

GRADING SPECIFICATIONS

REVISIONS	BY
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JOB NO:	2250519
DATE:	04/25/25
SCALE:	NO SCALE
DESIGN BY:	TB
CHECKED BY:	RB/PC

SHEET NO:
C-4.0
---OF 07 SHEETS

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 1ST.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM OCTOBER 1ST THROUGH APRIL 30TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT ("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE CITY INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE CITY RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTHEN BERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

25. 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 AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
26. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE CITY INSPECTOR.
27. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO OCTOBER 1ST AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

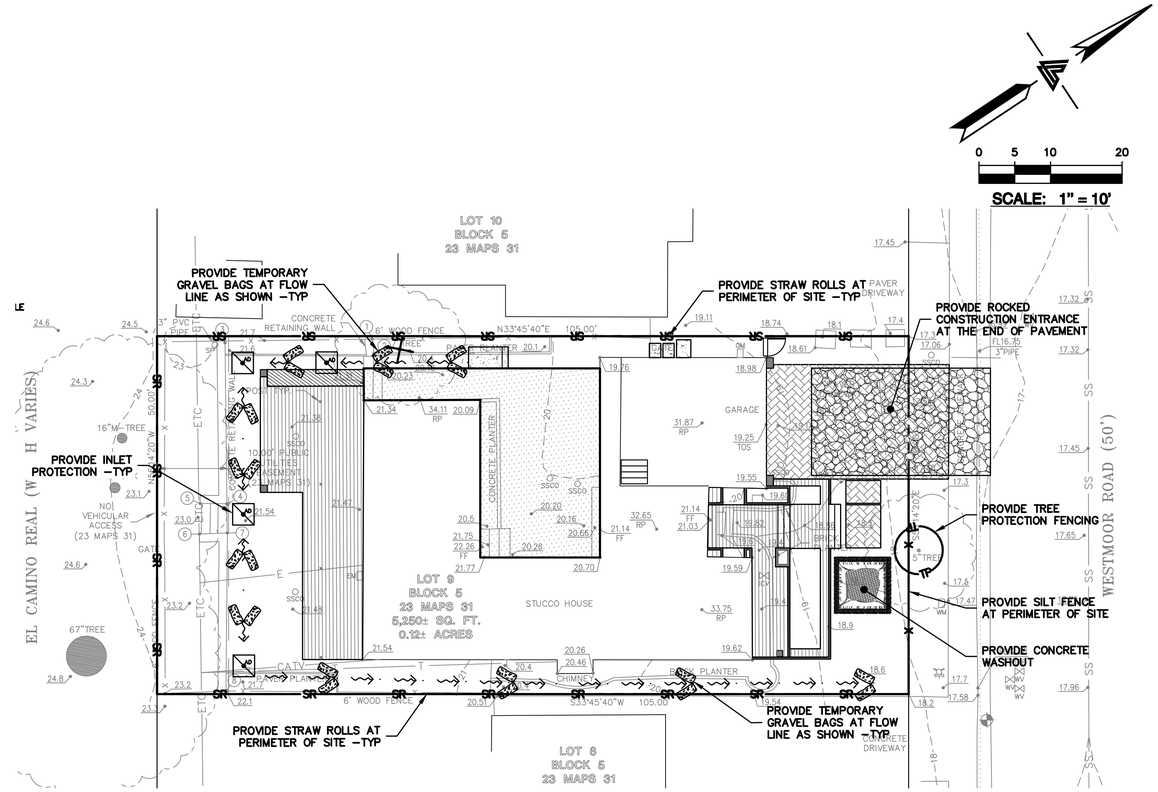
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1ST TO APRIL 30TH. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 1ST OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 1ST, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND

- GRAVEL BAG
- INLET PROTECTION
- STRAW ROLL
- SILT FENCE
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- TREE PROTECTION

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

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SAN MATEO COUNTY
APN: 025-233-100

EROSION CONTROL PLAN

REVISIONS	BY
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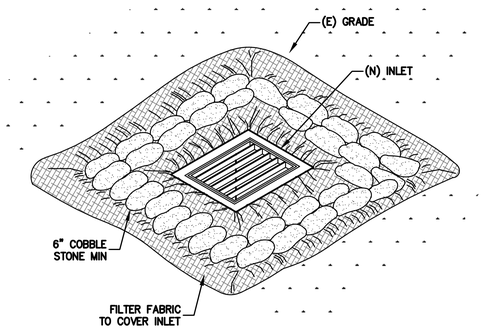
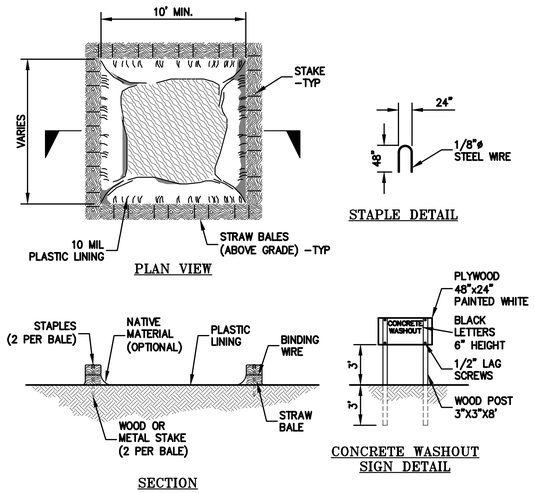
JOB NO:	2250519
DATE:	04/25/25
SCALE:	1" = 10'
DESIGN BY:	TB
CHECKED BY:	RB/PC
SHEET NO:	ER-1



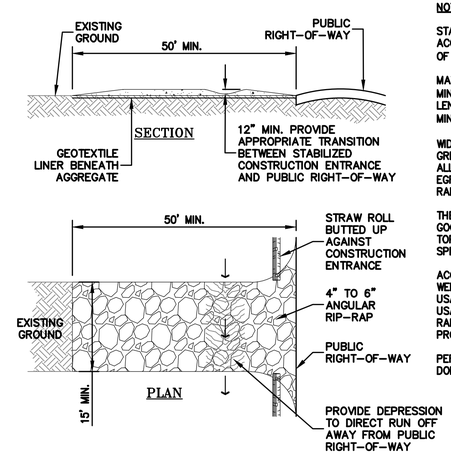
1 / ER-2 **INLET PROTECTION**
NTS



NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.

THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

2 / ER-2 **CONCRETE WASHOUT**
NTS



NOTES:

STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 4" TO 6" ANGULAR RIP-RAP.

MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.

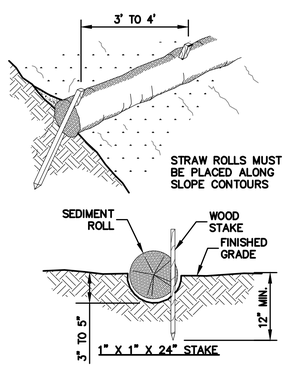
WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.

ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.

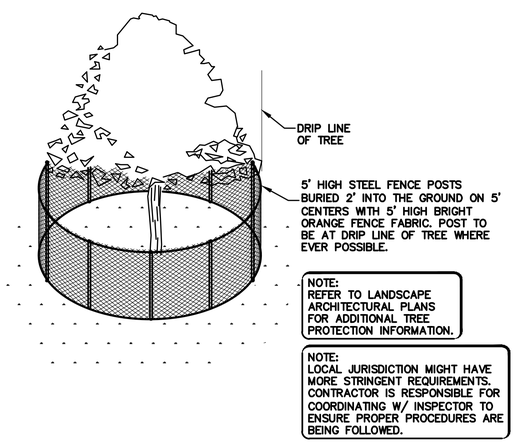
PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.

3 / ER-2 **CONSTRUCTION ENTRANCE**
NTS



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

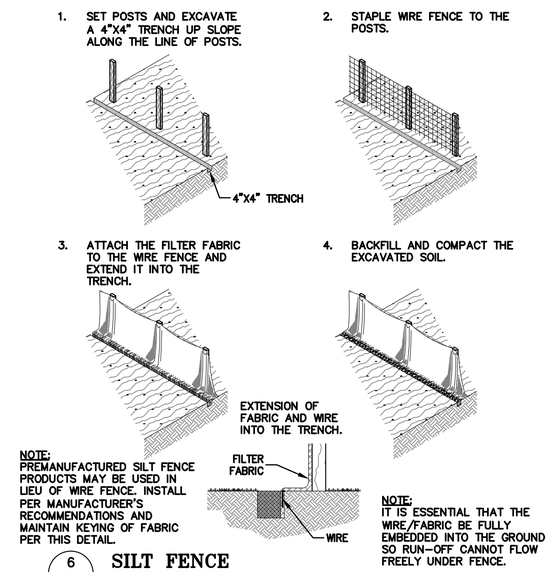
4 / ER-2 **STRAW ROLLS FLAT LOT**
NTS



NOTE:
REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.

NOTE:
LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

5 / ER-2 **EXISTING TREE PROTECTION DETAIL**
NTS



NOTE:
PREMANUFACTURED SILT FENCE PRODUCTS MAY BE USED IN LIEU OF WIRE FENCE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND MAINTAIN KEYING OF FABRIC PER THIS DETAIL.

NOTE:
IT IS ESSENTIAL THAT THE WIRE/FABRIC BE FULLY EMBEDDED INTO THE GROUND SO RUN-OFF CANNOT FLOW FREELY UNDER FENCE.

6 / ER-2 **SILT FENCE**
NTS

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
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AWADHARE RESIDENCE
1633 WESTMOOR ROAD
BURLINGAME, CALIFORNIA
SAN MATEO COUNTY
APN: 025-233-100

EROSION CONTROL DETAILS

REVISIONS	BY
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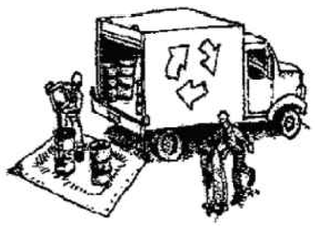
JOB NO:	2250519
DATE:	04/25/25
SCALE:	NTS
DESIGN BY:	TB
CHECKED BY:	RB/PC
SHEET NO:	ER-2

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

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.

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

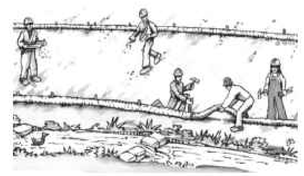
Maintenance and Parking

- ❑ 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.

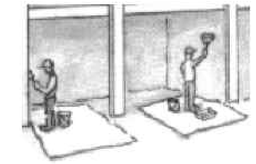
Concrete, Grout & Mortar Application

- ❑ 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.

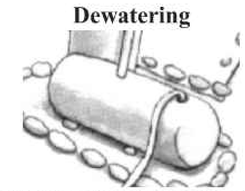
Painting & Paint Removal



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.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ 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.
- ❑ In areas of known or suspected 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!

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SAN MATEO COUNTY
APN: 025-233-100

BEST MANAGEMENT PRACTICES

REVISIONS	BY
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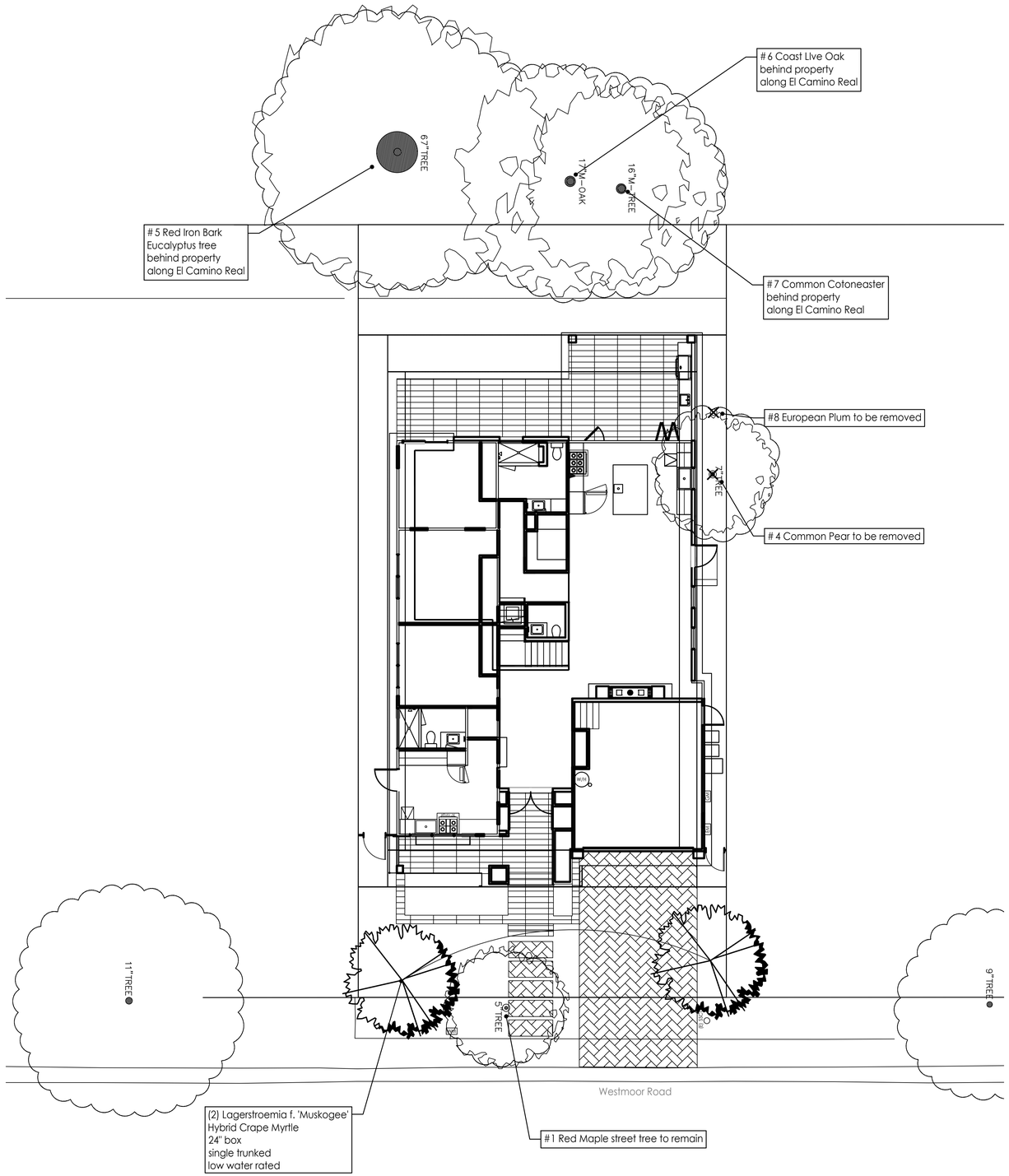
JOB NO:	2250519
DATE:	04/25/25
SCALE:	NO SCALE
DESIGN BY:	TB
CHECKED BY:	RB/PC
SHEET NO:	BMP-1

07 OF 07 SHEETS



TREE PLAN | 1/8" | 1

See arborist report by Kielty Arborists Services, LLC for existing trees.

Tree Planting

As recommended by City of Burlingame

Dig the planting hole: Before digging locate all underground utilities and pipes such as water, gas and electrical. The planting hole needs to be only as deep as the container of the tree allowing for the root ball to sit 1 to 2 inches above the finished grade. The bottom of the hole should be compacted to ensure root ball will not settle. The hole should be at least twice the diameter of the container and the sides should be scored or sloped rather than vertical.

Tree Preparation: The tree purchased should be of good quality. Inspect the container before purchase for girdling, circling or twisted roots. Remove tree from container and prune any broken, circling or girdling roots. Roots matted along the sides and bottom of a container can be cut and spread apart. Remove any dead limbs and correct any structural defects such as multiple leaders.

Planting: Lightly compact bottom of the hole to avoid settling. Place tree in the hole and check depth to make sure that the final height of the root ball is 1 to 2 inches above grade. Check that the trunk is straight.

Backfilling: Soil from the hole should be satisfactory for backfill. If it is of poor quality, amendments may be added. Amended soil has not shown any significant benefits from native soil. Place backfill evenly around root ball and lightly compact and add water to eliminate air pockets. Any excess soil can be used to form a berm around the edge of the hole to hold in water.

Staking: Staking a newly planted tree protects the trunk, anchors the roots and supports the crown. Use a 2-inch round lodge pole stake (3 inch for 24" box size trees) and if possible, place it on the windward side of the tree for support. The stake should be place outside the root ball and 2 to 3 inch rubber ties should be installed with a twist and nailed back to the stake. Staking the tree too loosely will not support the tree; staking to tightly will not allow the tree to flex in the wind and develop a taper to support the tree. Staking is only a temporary treatment and the stake should be removed after 1 to 2 years.

Mulching: Place 3 to 4 inches of organic mulch around the tree to retain moisture. Avoid piling on mulch against the trunk of the tree.

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RENOVATION / ADDITION TO EXISTING SINGLE FAMILY HOUSE
Burlingame, 1633 Westmoor Road
Shruti & Satya Awadhare

LICENSED LANDSCAPE ARCHITECT
GREG ING
No. 2444
Signature
11/30/2025
LDZ CAD File Back Gate signed 20.dwg
Date
STATE OF CALIFORNIA

PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
24-029			
REVISION	2024.12.12	PLANNING PACKAGE	AF/MBC

TREE PLAN

T1.0

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AWADHARE RESIDENCE

1633 WESTMOOR ROAD, BURLINGAME, CA

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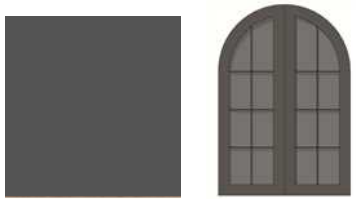

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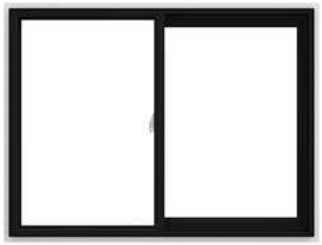

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