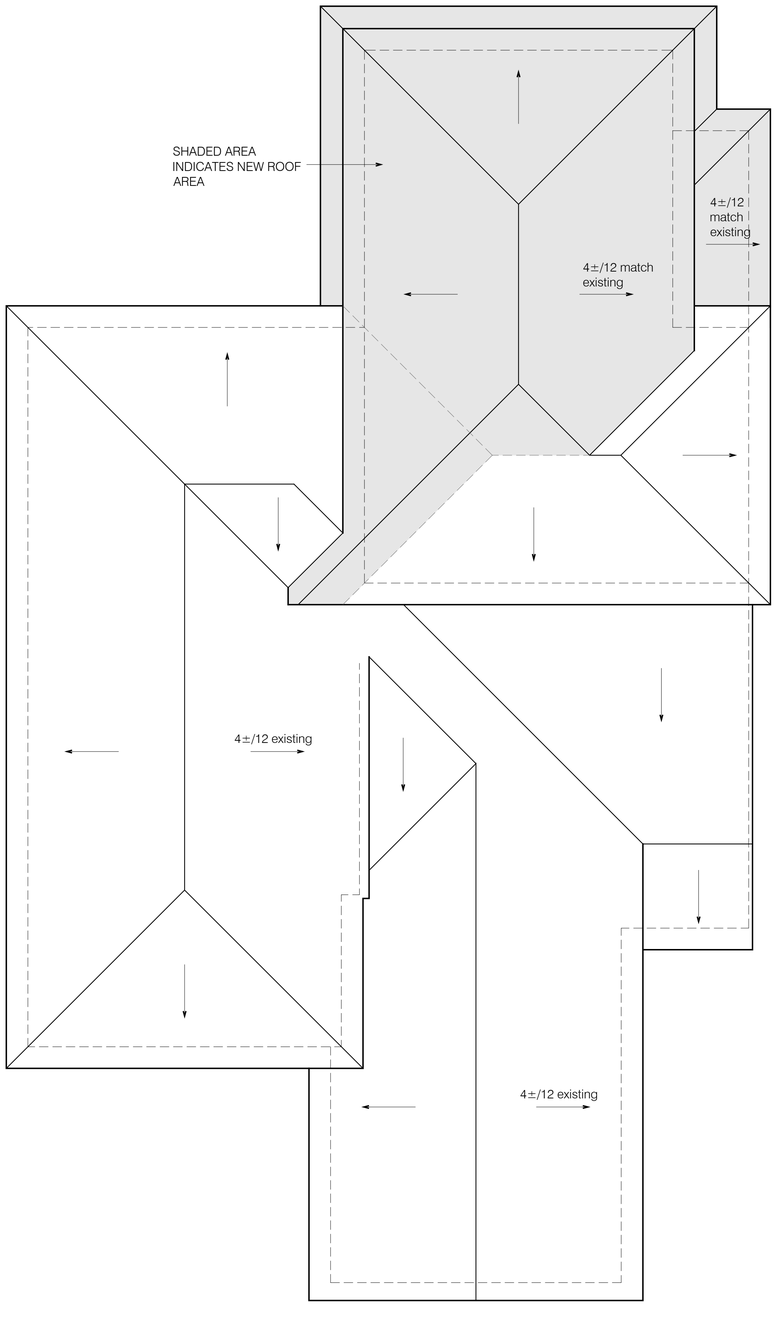
REMODEL AND ADDITION
233 ARUNDEL ROAD, BURLINGAME, CALIFORNIA



PROPOSED ROOF PLAN
1/4"=1'-0"

UTILITIES NOTES

- Sewer Backwater Protection Certification is required for the installation of any new sewer fixture per Ordinance No. 1710. The Sewer Backwater Protection Certificate is required prior to the issuance of Building Permit.

GREEN BUILDING

- Two complete copies of the 2022 Green Building Mandatory Measures Checklist will be submitted with plans to be submitted for Building plan review

PUBLIC WORKS NOTES

1. City Public right-of-way Construction Hours (including hauling)
   Weekdays 8AM-5PM
   Saturdays, Sundays and Holidays No Work Allowed
2. If required, a Grading Permit shall be obtained from the Department of Public Works
3. This project is a 'Type I' project that requires a Stormwater Construction Pollution Prevention Permit. This permit is required prior to issuance of a Building Permit. An initial field inspection is required prior to the start of any construction (on private property or in the public right-of-way).

CONSTRUCTION NOTES

1. Construction Hours
   Weekdays 8AM-7PM
   Saturdays 9AM-6PM
   Sundays and Holidays No Work Allowed
2. 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.
3. CITY OF BURLINGAME BUSINESS LICENSE
   Anyone doing business in City of Burlingame must have a current City of Burlingame business license.

FIRE PROTECTION NOTES

FIRE SPRINKLER DRAWINGS SHALL BE A DEFERRED SUBMITTAL
-A fire sprinkler system is required throughout the residence per Burlingame Municipal Code sections 17.04.090 and 17.04.093 and shall be installed in accordance with NFPA 13D. Plans shall be submitted and permit obtained by the Central County Fire Dept.
-Fast-response fire sprinkler heads shall be installed throughout residence and garage.
-The suppression contractor shall have a C-16 type license.
-The suppression contractor shall provide 3 copies of working drawings and calculations to the fire district for plan checking.
-The fire district shall issue a permit prior to the installation of fire sprinkler system.
-An owner's manual for the fire sprinkler system shall be provided to the owner.
-A sign or valve tag shall be installed at the main shutoff valve to the water distribution system stating the following: "Warning, the water system for this home supplies fire sprinklers that require certain flows and pressures to fight a fire. Devices that restrict the flow or decrease the pressure or automatically shut off the water to the fire sprinkler system, such as water softeners, filtration systems and automatic shutoff valves, shall not be added to this system without a review of the fire sprinkler system by a fire protection specialist. Do not remove this sign."
-USC approved double check valve assembly backflow prevention device shall be installed on fire service line. General contractor shall ensure the double check valve for fire protection shall be tested and approved by a San Mateo County Environmental Health approved contractor prior to scheduling Water Dept. final inspection. See Drawing # W-1780, sht A3.
-Fire sprinkler test water shall be discharged to to landscape or sanitary sewer.
-Fire flow shall meet requirements of California Fire Code Appendix B. Fire flow for residential buildings less than 3600 sq. ft. shall be provided at 500 gpm.

Revised

RECEIVED
January 16, 2026
City of Burlingame
CDD-Planning DIV

PROJECT DATA

scope of work: Add new floor area at First Flr (enlarge Kitchen and Foyer), Second Flr (Primary Suite), and basement; remodel Kitchen/Dining, Bedrooms, stairs, and basement (less than 7' clg); create Family Rm and Powder 1 in existing space; convert portion of Garage to Mudroom and Powder 2.

project address: 233 Arundel Road

APN: 029-251-040

project owner: Erin and Adam Echter

construction type: V-B/sprinklered

occupancy group: R-3/U

zoning: R-1

lot size: ±7,508 sq. ft.

allowable floor area: 0.32x7,508+1,100= 3,503 sq. ft.

lot coverage
allowable: 0.4x7,508=3,003 sq. ft.
proposed: 2,092 sq. ft. (28%)

proposed landscaped/softscaped area: 3,886 sq. ft.

Flood Hazard: Zone X

FLOOR AREA RATIO TABLE

	existing	add	remove	total
main house	2412	590	0	3002
attached garage	365	0	-76	289
rear porch	0	114.5 /2	0	114.5 /2
TOTAL	2777	704.5	-76	3405.5
front porch	53	0	-11	42

ROOM COUNT

	existing main house	proposed main house
bedrooms	4	4
baths	2	3
1/2 baths	0	2

IMPERVIOUS LOT COVERAGE

	existing	%	proposed	%
Main House	1778	24%	2129 /2	28%
Walkway, Patio	1300	17%	950	13%
Driveway	580	8%	580	8%
TOTAL	3658	49%	3659 /2	49%

FLOOR AREA TABLE

	existing	add	remove	total
LIVING				
first floor	1352	323	0	1675
second floor	1060	267	0	1327
subtotal	2412	590	0	3002
garage	365	0	-76	289
TOTAL	2777	590	-76	3291
basement	363	239	0	602

PROJECT DIRECTORY

OWNER
Erin and Adam Echter
233 Arundel Road, Burlingame CA 94010
adam.echter@simon-kucher.com
650.215.3660

ARCHITECT
Elaine Lee
3223 Encinal Avenue, Alameda CA 94501
510.847.0377
elaine@elaineleedesign.com

SURVEYOR
Foresight Land Surveying
301 California Dr, Burlingame CA 94010
415.735.6180

SHEET INDEX

APPLICABLE CODES

2022 California Building Code
2022 California Residential Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Green Building Standards Code
2022 California Electrical Code
2022 California Fire Code
2022 California Energy Code
Burlingame Municipal Code
Burlingame Amendments to the California Codes as adopted in Ordinance 1889

ELAINE LEE
design

3223 encinal avenue
alameda, ca 94501
510.847.0377

licensed architect
C31712
Elaine Lee
exp 9.30.27
state of california

ECHTER REMODEL AND ADDITION
233 ARUNDEL ROAD
BURLINGAME, CALIFORNIA
APN: 029-251-040

drawing title

revisions
1 11.13.25
2 01.15.26

Design Review Cycle 1
date: 08.21.25
scale: as noted
drawn by: EL
job: ECHTER

sheet
A0
of 16 sheets

GENERAL NOTES:

(1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.

(2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.

(3) PRIOR TO ANY DIGGING, CALL U.S.A. (811) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.

(4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.

(5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.

(6) SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE CONSULTANT IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY. INCLUDING THE LOCATION AND PRESENCE OF EASEMENTS.

(7) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.

(8) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.

(9) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN. THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS. ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC, QUASI-PUBLIC AND GIS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.

(10) THE BUILDING FOOTPRINT SHOWN IS AT GROUND LEVEL UNLESS OTHERWISE NOTED.

(11) ONLY VISIBLE ACCESSIBLE GROUND LEVEL PERIMETER FEATURES ARE SHOWN. NON ACCESSIBLE / OVERHEAD / SUBTERRANEAN ENCROACHMENTS MAY EXIST.

(12) THE INFORMATION SHOWN ON THIS MAP SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING OR CONSTRUCTION. ANY LAYOUT OR CONSTRUCTION SHALL BE BASED ON SITE STAKING PERFORMED BY THIS OFFICE.

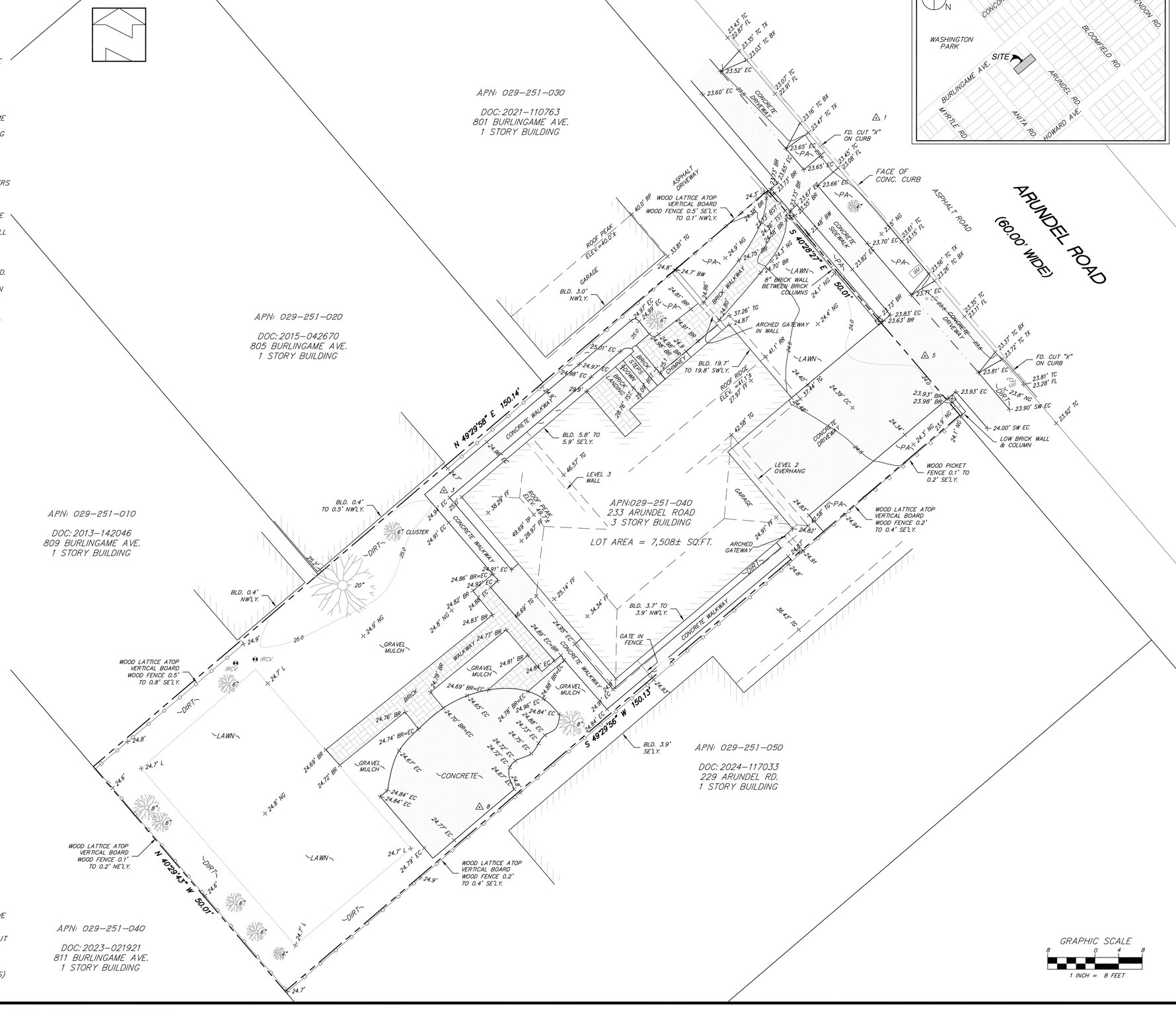
13) ANY REPRODUCTION OF THIS MAP WITHOUT MY PROFESSIONAL LAND SURVEYOR'S STAMP AND WET SIGNATURE IS NOT CONSIDERED AN ORIGINAL VERSION OF THIS MAP.

BASIS OF ELEVATION

FOUND CITY OF BURLINGAME BENCHMARK #32. ELEVATION = 23.043'. NGVD 1929.

BASIS OF SURVEY

GRANT DEED RECORDED NOVEMBER 24, 2020 AS DOC:2020-133472. OFFICIAL RECORDS OF SAN MATEO COUNTY.



LEGEND

BLD	BUILDING
BR	BRICK
BST	BOTTOM OF STEP
BW	BASE OF WALL
BX	BOTTOM OF DRIVEWAY "X"
CC	CEMENT CONCRETE
CO	CLEANOUT
CONC	CEMENT CONCRETE
DWY	DRIVEWAY
EC	EDGE OF CEMENT CONCRETE
ELEV	ELEVATION
FF	FINISHED FLOOR
FL	FLOWLINE
L	LAWN
LND	LANDING
NG	GROUND
NE'LY	NORTHEASTERLY
NW'LY	NORTHWESTERLY
OH	OVERHANG
PA	PLANTER
RP	ROOF PEAK
RR	ROOF RIDGE
SE'LY	SOUTHEASTERLY
SW'LY	SOUTHWESTERLY
TC	TOP OF CURB
TD	TOP OF DRAIN
TG	TOP OF ROOF GUTTER
TP	TILED PEAK
TST	TOP OF STEP
TV	CABLE TELEVISION BOX
TW	TOP OF WALL
TX	TOP OF DRIVEWAY "X"
WM	WATER METER

PROPERTY LINE
DECK OR OVERHANG
FLOWLINE
GRADE BREAK
ROOF LINE
WOOD FENCE OR RAILING
CONTOUR (0.5' INTERVAL)

FOUND CUT CROSS
IRCV IRRIGATION CONTROL VALVE
UP JOINT USE UTILITY POLE
CO SANITARY SEWER CLEANOUT
SPOT ELEVATION
SURVEY CONTROL POINT
TREE (DIAMETER IN INCHES)
WM WATER METER

GRAPHIC SCALE
8 0 4 8
1 INCH = 8 FEET

DATE: MAY 31, 2024
SCALE: 1"=8'
DRAWN: P.H.-D.
CHECKED: G.T.I.

DATE:	REVISION

PROFESSIONAL LAND SURVEYOR GREGORY T. TIPTON NO. 8649 STATE OF CALIFORNIA
6-1-24

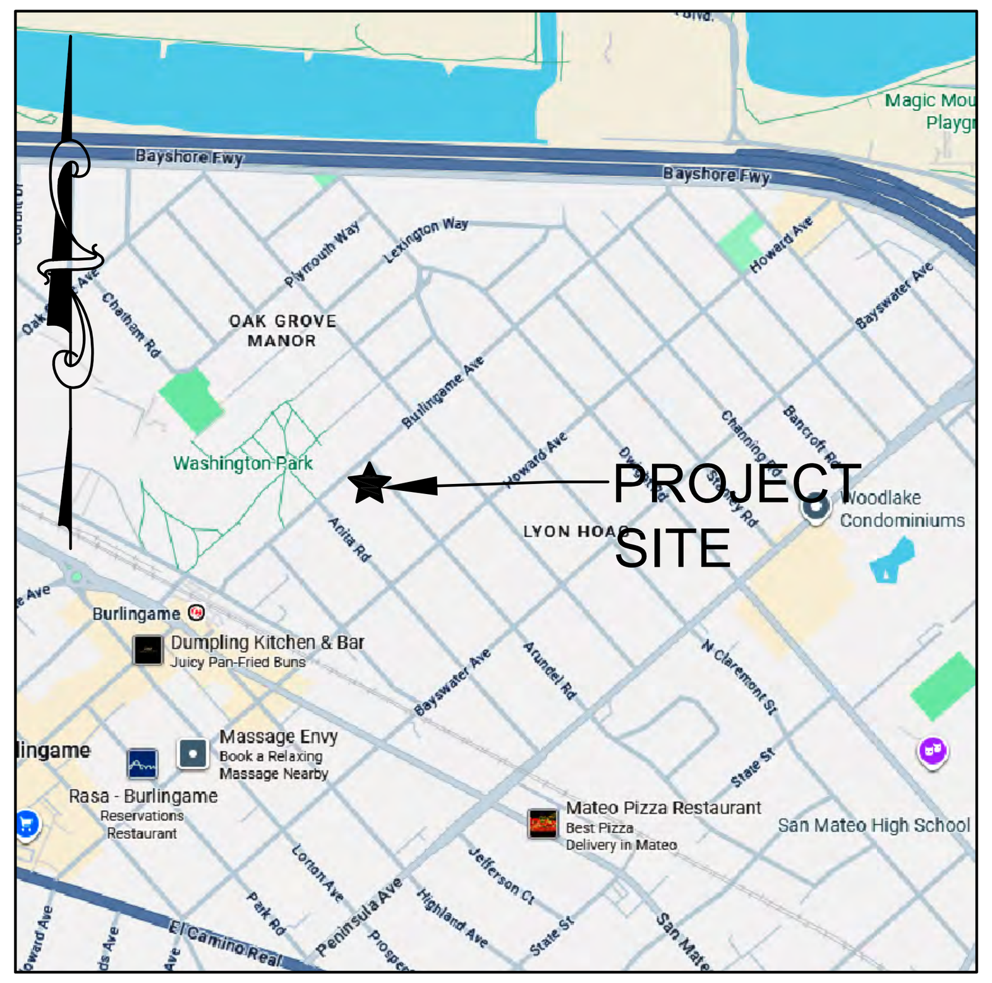
FORESIGHT
LAND SURVEYING
301 CALIFORNIA DRIVE SUITE #2
BURLINGAME, CA 94010
415-735-6180

SITE SURVEY
233 ARUNDEL ROAD
BURLINGAME, CA
APN: 029-251-040
SAN MATEO COUNTY, CALIFORNIA

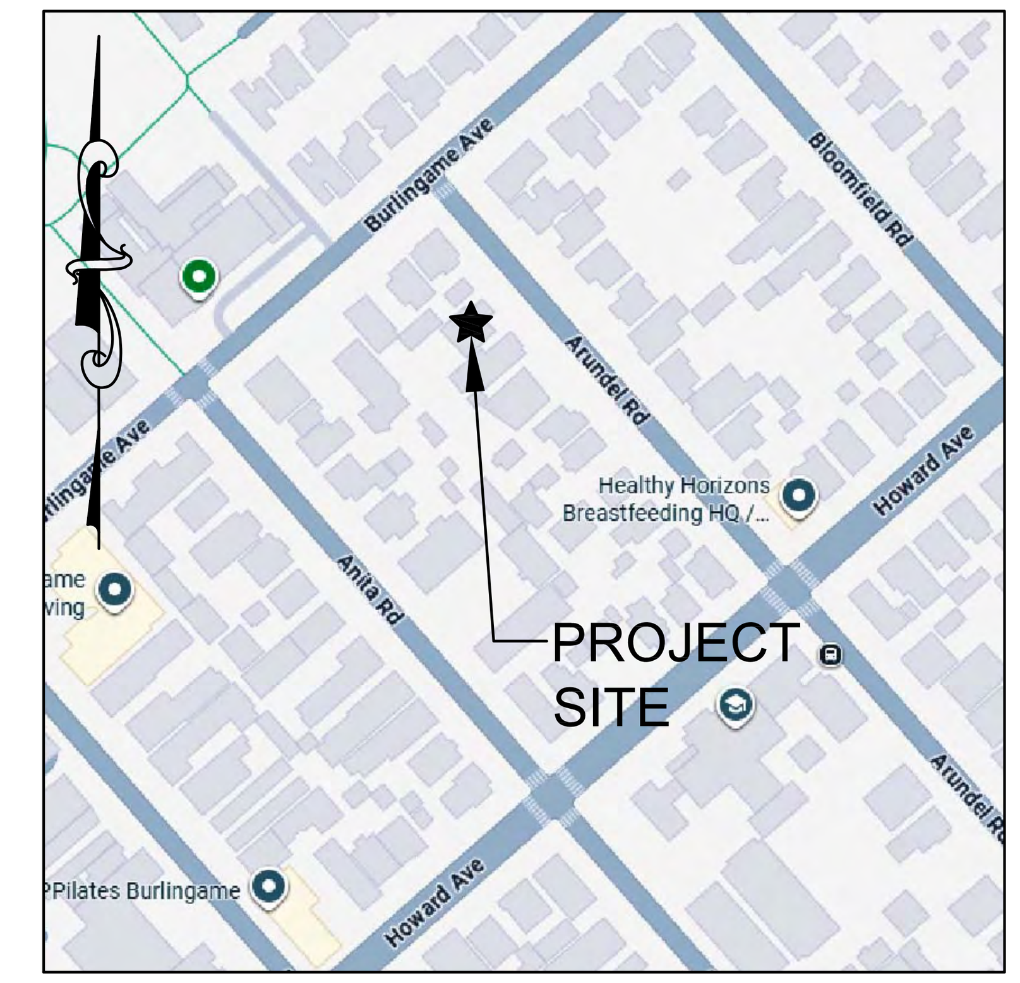
SHEET 1
OF
1 SHEETS

JOB No.
24043

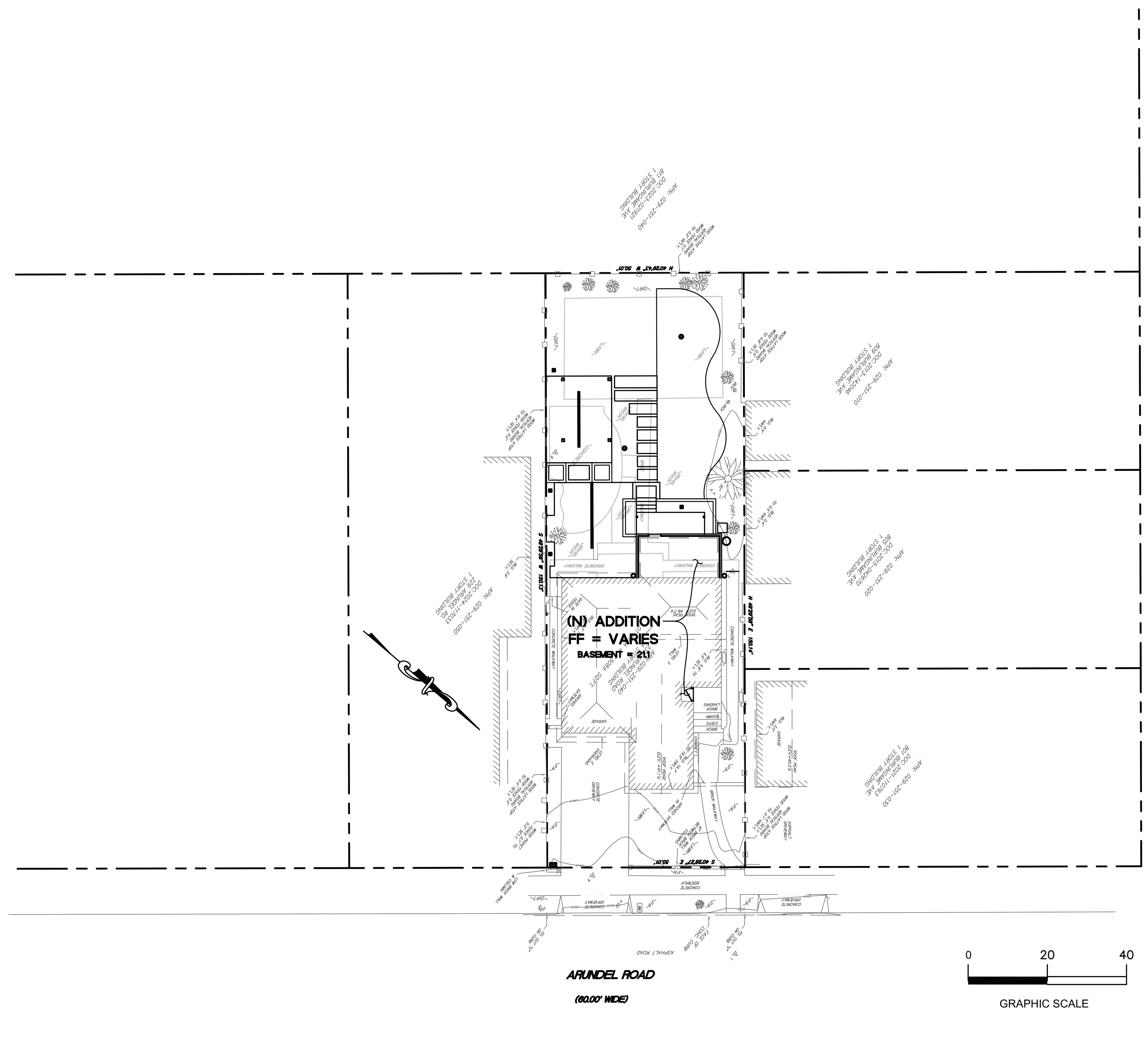
ECHTER REMODEL AND ADDITION
233 ARUNDEL ROAD
BURLINGAME, CA 94010



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.



ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFP	BACK FLOW PREVENTION DEVICE
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DG	DECOMPOSED GRANITE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DWY	DRIVEWAY
(E)	EXISTING
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
HW	HEATED WATER LINE
INV	PIPE INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER

EARTHWORK QUANTITIES

GROSS QUANTITIES:

CUT	50 C.Y.
FILL	35 C.Y.
TOTAL TO BE MOVED	85 C.Y.
BALANCE	15 C.Y. CUT (OFF-HAUL)

NET QUANTITIES (BUILDING AND STRUCTURES OMITTED):

CUT	10 C.Y.
FILL	35 C.Y.
TOTAL TO BE MOVED	45 C.Y.
BALANCE	25 C.Y. FILL (IMPORT)

QUANTITY BREAKDOWN:

BUILDINGS:

CUT	40 C.Y.
FILL	0 C.Y.

SITE WORK:

CUT	10 C.Y.
FILL	35 C.Y.

EARTHWORK QUANTITIES SHOWN ABOVE ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES, AND USE THEIR CALCULATIONS FOR BIDDING AND COST ESTIMATING PURPOSES.

LEGEND:

EXISTING | PROPOSED

- SANITARY SEWER
- STORM DRAIN
- STORM SUB-DRAIN (PERFORATED PIPE)
- TRANSITION FROM PERF. PIPE TO SOLID PIPE
- FORCE MAIN
- FIRE WATER LINE
- DOMESTIC WATER SERVICE
- IRRIGATION SERVICE
- NATURAL GAS
- ELECTRIC
- JOINT TRENCH
- FENCE
- CLEAN OUT
- DOUBLE DETECTOR CHECK VALVE
- POST INDICATOR VALVE
- VALVE
- METER BOX
- STREET LIGHT
- AREA DRAIN
- CATCH BASIN
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- BENCHMARK
- MANHOLE
- SIGN
- DOWNSPOUT
- SPLASH BLOCK
- CONTOURS
- PROPERTY LINE
- SETBACK
- GRASS SWALE
- RETAINING WALL/ BUILDING STEMWALL
- (E) TREE TO BE REMOVED

SHEET INDEX

HYDROLOGY

(E) IMPERVIOUS AREA	(N) IMPERVIOUS AREA	REQUIRED STORAGE VOL.	STORAGE VOL. PROVIDED
3,692 SF	4,212 SF	19 CF	52 CF

PRECISION ENGINEERING AND CONSTRUCTION, INC.
1331B Old County Road
Belmont, CA 94002
T: 650.226.8640
Travis@precision-ec.com

DATE:

REVISIONS:

REGISTERED PROFESSIONAL ENGINEER TRAVIS R. LUTZ 73638 CIVIL STATE OF CALIFORNIA

TITLE SHEET
ECHTER REMODEL AND ADDITION
233 ARUNDEL ROAD
BURLINGAME, CA 94010

Date:	11/06/2025
Scale:	AS SHOWN
Design:	AJP
Check:	TRL
Drawing Number:	C-0
PEC Job No.	PEC 25-080

CAUTION:

1. THE LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO ANY EXCAVATION OR IMPROVEMENT.

2. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION- PHONE (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND SHALL CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THIS SITE.

3. THESE DRAWINGS DO NOT ADDRESS CONTRACTOR MEANS AND METHODS OF CONSTRUCTION OR PROCESSES THAT MAY BE ASSOCIATED WITH ANY TOXIC SOILS IF FOUND ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL CITY AND COUNTY STANDARDS AND APPROPRIATE REGULATIONS IF TOXIC SOILS ARE ENCOUNTERED OR SUSPECTED OF BEING CONTAMINATED.

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.

2. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.

3. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.

4. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CONSULTING ENGINEER.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE JOB SITE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT UNAUTHORIZED PERSONS ON THE JOB SITE BY PROVIDING A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING AND STORAGE AREAS. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.

7. EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND ACCESSIBLE PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.

8. IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLAN NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT IF ONE EXISTS.

EXISTING CONDITIONS:

1. EXISTING TOPOGRAPHIC SURVEYS PERFORMED BY FORESIGHT LAND SURVEYING ON MAY 31, 2024 (JOB #24043). GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.

2. CLIENT AGREES TO HOLD ENGINEER HARMLESS FROM ANY AND ALL OCCURRENCES RESULTING FROM THE INACCURACIES OF THE CLIENT SUPPLIED TOPOGRAPHIC AND/OR BOUNDARY SURVEY (PREPARED BY OTHERS).

SURVEYOR'S NOTES:

BASIS OF SURVEY:

GRANT DEED RECORDED NOVEMBER 24, 2020 AS DOC:2020-133472. OFFICIAL RECORDS OF SAN MATEO COUNTY.

BASIS OF ELEVATIONS:

FOUND CITY OF BURLINGAME BENCHMARK #32. ELEVATION = 23.043'. NGVD 1929.

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.

2. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.

HORIZONTAL CONTROL NOTES:

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

PAVEMENT SECTION:

1. SEE STRUCTURAL DRAWINGS FOR BUILDING SLAB SECTIONS AND PAD PREPARATIONS.

2. SEE GEOTECHNICAL REPORT FOR ALL FLATWORK, VEHICULAR PAVEMENT SECTIONS, BASE AND COMPACTION REQUIREMENTS.

3. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED, UNLESS OTHERWISE APPROVED BY THE CITY/COUNTY ENGINEER AND/OR DEVELOPER'S CIVIL ENGINEER.

4. ALL PAVING SHALL BE IN CONFORMANCE WITH SECTION 26 "AGGREGATE BASE" AND SECTION 39 "ASPHALT CONCRETE" PER LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.

DEMOLITION NOTES :

1. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.

2. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.

3. CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, THE SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS AND REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).

4. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.

7. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.

8. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.

9. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE OWNER.

10. COORDINATE ALL UTILITY SHUT-DOWN/DISCONNECT LOCATIONS WITH APPROPRIATE DRAWINGS (ELECTRICAL, MECHANICAL, ARCHITECTURAL, ETC.). CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE OWNER. DO NOT INTERRUPT SERVICES TO ADJACENT OFF-SITE OWNERS. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.

11. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.

WATER SYSTEM NOTES:

1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED WATER LINE BELOW".

2. ALL WATER SERVICE CONNECTIONS, INCLUDING BUT NOT LIMITED TO WATER VALVES TEMPORARY AND PERMANENT AIR RELEASE VALVES AND BLOW OFF VALVES, SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY/COUNTY OR APPLICABLE WATER DISTRICT STANDARDS.

3. CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FIXTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE CITY'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)

4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.

5. PUBLIC AND PRIVATE WATER MAIN AND WATER SERVICE LINE4" THROUGH 12-INCH SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL MEET AWWA C900, RATED FOR 200 PSI CLASS PIPE WITH EPOXY COATED DUCTILE IRON FITTINGS AND FUSION EPOXY COATED GATE VALVES. ALL JOINTS SHALL BE FACTORY MANUFACTURED WITH BELL AND SPIGOT ENDS AND RUBBER GASKETS.

6. ALL WATER LINES 2" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS. CONTRACTOR TO VERIFY PRESSURES FROM EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLANS.

7. CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE APPLICABLE WATER DISTRICT STANDARDS. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE APPLICABLE WATER DISTRICT STANDARDS WILL PROVIDE THE CONTRACTOR WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS.

8. ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY/COUNTY OR APPLICABLE WATER DISTRICT.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTING AND DELIVERING WATER SAMPLES FOR ANALYSIS TO A CITY/COUNTY/APPLICABLE WATER DISTRICT APPROVED LAB.

10. ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.

11. INSTALL CITY/COUNTY/APPLICABLE WATER DISTRICT APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

RECORD DRAWINGS:

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

SITE MAINTENANCE

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

GRADING NOTES:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5%, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE LANDINGS 2% (1/4" PER FOOT) AWAY FROM, STRUCTURES UNLESS OTHERWISE NOTED ON PLANS. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE CIVIL ENGINEER PRIOR TO PROCEEDING WITH PLACEMENT OF BASE ROCK OR FORMWORK FOR CURBS AND/OR FLATWORK.

2. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. BRING ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS TO THE ATTENTION OF THE CIVIL ENGINEER.

3. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.

4. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.

5. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE CIVIL ENGINEER.

6. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.

7. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.

8. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.

9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.

10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING MANHOLES, CURB INLETS, CATCH BASINS, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS NOTED OTHERWISE.

STORM DRAIN NOTES:

1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED STORM DRAIN LINE BELOW".

2. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH IN NON-TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM OF EIGHTEEN (18) INCHES OF COVER AND SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.

3. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITHIN VEHICULAR TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM OF EIGHTEEN (18) INCHES OF COVER AND SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 PIPE. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.

4. PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THIS WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND.

5. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.

6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT/OWNER.

7. WHERE FEASIBLE ALL DOWNSPOUTS SHALL DISCHARGE TO A SPLASHBLOCK OR IMPERVIOUS SURFACE AND FLOW TO LANDSCAPED FEATURES BEFORE ENTERING THE DRAINAGE SYSTEM. USE OF AREA DRAINS (RATHER THAN DIRECT CONNECTION TO DRAINAGE SYSTEM) TO COLLECT ROOF/SURFACE WATER IS STRONGLY ENCOURAGED IN CONFORMANCE WITH COUNTYWIDE C.3 REQUIREMENTS. OTHERWISE, DOWNSPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM WITH 4" PVC SDR 35 PIPE WHERE SHOWN ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

8. CONTRACTOR SHALL INSTALL RAIN GUTTER GUARDS OR WIRE MESH ON ALL ROOF GUTTERS TO REDUCE THE AMOUNT TO LEAVES AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM.

9. INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AT SUMP PUMP.

FIRE PROTECTION NOTES:

1. CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTOR, SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS, LATEST EDITION OF THE UNIFORM/CALIFORNIA FIRE CODE AND CITY/TOWN STANDARDS.

2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE MARSHAL, INCLUDING ANGLES, THRUST BLOCKS, VALVES, FIRE HYDRANTS, PIV's, FDC's, BACKFLOW ASSEMBLIES, FLEXIBLE CONNECTIONS, VAULTS, ETC.

3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHAL, THE RATING AGENCY AND THE PROJECT MANAGER, ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK.

4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.

5. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. RISER LOCATIONS ARE SHOWN ON ARCHITECTURAL AND PLUMBING DRAWINGS AND ARE TO BE COORDINATED WITH ACTUAL FIELD CONDITIONS.

GENERAL UTILITY SYSTEM NOTES :

1. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON FIELD OBSERVATION ONLY. NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITIES AND CROSSINGS TO ENSURE THEY ARE CORRECT AS SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS.

2. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATIONS OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK, AND ALL PROPOSED UTILITIES SHOWN ON THE CIVIL, ELECTRICAL, JOINT TRENCH AND FIRE SPRINKLER DRAWINGS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

4. CONTRACTOR SHALL REPLACE ALL COVERS AND GRATE LIDS FOR MANHOLES, VAULTS, CATCH BASINS, ETC., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS.

5. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.

6. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.

7. CLEAN OUTS, CATCH BASINS, MANHOLES, AREA DRAINS AND UTILITY VAULTS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE). CONTRACTOR SHALL STAKE LOCATIONS OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, TRANSFORMER, UTILITY METERS, ETC.) AND MEET WITH OWNER TO REVIEW LOCATION PRIOR TO INSTALLATION.

8. ALL UTILITY SYSTEMS (SANITARY SEWER, STORM DRAIN, WATER SYSTEM, ETC.) ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.

9. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT TO ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.

10. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITIES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT HORIZONTAL AND VERTICAL CLEARANCE. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE CIVIL ENGINEER PRIOR TO INSTALLATION.

11. VERTICAL SEPARATION REQUIREMENTS:

    A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

    WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.

    HORIZONTAL SEPARATION REQUIREMENTS:

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

    A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

SANITARY SEWER NOTES:

1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED SANITARY SEWER LINE BELOW".

2. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY OR APPROPRIATE SANITARY SEWER DISTRICT.

3. PUBLIC AND PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH WITH A MINIMUM OF TWENTY FOUR (24) INCHES OF COVER SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS or 45° ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.

4. ALL LATERALS SHALL HAVE A CLEANOUT AT FACE OF BUILDING, AT THE PROPERTY LINE AND AS SHOWN ON PLANS PER THE CITY STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.

5. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL CONDUCT WATER PRESSURE TEST AND A VIDEO INSPECTION ON THE ENTIRE SECTION OF EXISTING LATERAL FROM HOUSE TO SEWER MAIN. CONTRACTOR SHALL PERFORM ANY NECESSARY CLEANING AND/OR REPAIRS WITHIN THE LATERAL AND AT THE CONNECTION.

6. ABANDON EXISTING SEWER LATERAL AS FOLLOWS: PLUG WITH NON SHRINK GROUT A MINIMUM OF 5' AT BOTH THE UPSTREAM AND DOWNSTREAM SIDES OF ALL PIPE SEGMENTS TO BE ABANDONED. UPPER PIPE SECTIONS TO BE PLUGGED MAY REQUIRE INSTALLING SOMETHING IN THE PIPE TO PREVENT NON SHRINK GROUT FROM FLOWING FURTHER DOWN THE ABANDONED MAIN, IN LIEU OF FILLING THE ENTIRE PIPE SECTION WITH NON SHRINK GROUT.

7. IF THE LOWEST FINISHED FLOOR ELEVATION OF THE PROPOSED MAIN RESIDENCE WILL BE LESS THAN (1) FOOT HIGHER THAN THE RIM ELEVATION OF THE NEAREST UPSTREAM SANITARY SEWER MANHOLE, A BACKFLOW PREVENTION OR OVERFLOW DEVICE MUST BE INSTALLED IMMEDIATELY UPSTREAM OF THE REQUIRED CLEANOUT NEAR THE PROPERTY LINE TO PREVENT BACKFLOW OF SEWAGE INTO THE BUILDING/PROPERTY.

PUBLIC WORKS CONDITIONS:

1. ANY WORK IN THE CITY RIGHT-OF-WAY, SUCH AS STREET, SIDEWALK AREA, PUBLIC EASEMENTS, UTILITY EASEMENTS, OR USE OF THE RIGHT-OF-WAY SUCH AS PLACEMENT OF DEBRIS BOX OR CONSTRUCTION PARKING IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT PRIOR TO STARTING WORK. FOR REQUIREMENTS RELATED TO ISSUANCE OF AN ENCROACHMENT PERMIT, VISIT: HTTPS://WWW.BURLINGAME.ORG/900/ENCROACHMENT-PERMIT. WORK WITHOUT THE BENEFIT OF AN ENCROACHMENT PERMIT WILL BE CHARGED DOUBLE THE PERMIT FEE.

2. ALL WORK WITHIN CITY RIGHT-OF-WAY SHALL COMPLY WITH CITY STANDARDS AND DETAILS. STANDARD DETAILS ARE AVAILABLE AT: HTTPS://WWW.BURLINGAME.ORG/960/CITY-STANDARD-DETAILS.

3. PUBLIC WORKS CONSTRUCTION HOURS IN THE RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00 A.M. AND 5:00 P.M. THIS INCLUDES CONSTRUCTION HAULING. IF APPLICANT/CONTRACTOR WISHES TO WORK BEYOND THE NORMAL CONSTRUCTION HOURS, A WAIVER OF WORKING HOUR FORM MAY BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT TEN (10) WORKING DAYS IN ADVANCE FOR REVIEW AND APPROVAL BY PUBLIC WORKS AND BUILDING DEPARTMENT.

4. NO STRUCTURE SHALL BE BUILT INTO CITY'S RIGHT-OF-WAY, THIS INCLUDES ALL EXISTING AND OVERHANG PROJECTIONS. ON ARUNDEL ROAD, THIS MEASUREMENT IS 12.2 FEET MEASURED FROM FACE OF CURB.

5. SEWER BACKWATER PROTECTION CERTIFICATION IS REQUIRED FOR THE INSTALLATION OF ANY NEW SEWER FIXTURE PER ORDINANCE NO. 1710. THE SEWER BACKWATER PROTECTION CERTIFICATE IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT AND THE BACKWATER DEVICE MUST BE PLACED ON PRIVATE PROPERTY.

6. FRONT LANDSCAPE (HARDSCAPE) IMPROVEMENTS THAT ARE NOT SHOWN ON THE PLANS, THIS WILL BE SUBJECT TO A PUBLIC WORKS INSPECTION PRIOR TO BUILDING PERMIT FINAL TO CONFIRM THAT NO ENCROACHMENTS EXIST BEYOND THE PROPERTY LINE.

7. THE PROJECT SHALL COMPLY WITH THE CITY'S NPDES PERMIT REQUIREMENTS TO PREVENT STORM WATER POLLUTION. ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT APWA-AGC STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK, AND THE CITY OF BURLINGAME STORMWATER MANAGEMENT AND DISCHARGE CONTROL ORDINANCE (MUNICIPAL CODE CHAPTER 15.14). A COPY OF THE STORMWATER CONSTRUCTION BEST MANAGEMENT PRACTICES CAN BE FOUND AT HTTP://WWW.FLOWSTOBAY.ORG/BROCHURES. UPON COMPLETION OF THE WORK, ALL STORMWATER PROTECTION MEASURES SHALL BE ENTIRELY REMOVED AND THE RIGHT-OF-WAY SHALL BE LEFT IN AS PRESENTABLE A CONDITION AS EXISTED BEFORE WORK STARTED. PLEASE BE AWARE THAT DURING WINTER MONTHS (OCTOBER 15TH TO APRIL 15TH) APPLICANT/CONTRACTOR ARE RESPONSIBLE TO REMOVE PROJECTS STORMWATER INLET PROTECTION DEVICE(S) (SANDBAGS/FILTERS/ETC.) IN THE PUBLIC RIGHT-OF-WAY TO PREVENT FLOODING DURING RAIN EVENTS, AND REINSTALL DEVICES ONCE THE RAIN EVENT ENDS. ALL PRIVATE PROPERTY STORMWATER PROTECTION MEASURES MUST BE PROTECTED AND REPAIRED AFTER EACH RAIN EVENT.

8. PER MUNICIPAL CODE SECTION 18.08.090, NO STORM WATER OR UNDERGROUND WATER DRAINING FROM ANY LOT, BUILDING, OR PAVED AREA SHALL BE ALLOWED TO DRAIN TO ADJACENT PROPERTIES NOR SHALL THIS WATER BE CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM. REGARDLESS OF THE SLOPE OF THE SOURCE PROPERTY, SUCH WATER SHALL DRAIN TO EITHER ARTIFICIAL OR NATURAL STORM DRAINAGE FACILITIES BY GRAVITY OR PUMPING.

9. ALL WATER LINES CONNECTIONS TO CITY WATER MAINS FOR SERVICES OR FIRE LINE PROTECTION ARE TO BE INSTALLED PER CITY STANDARD PROCEDURES AND MATERIAL SPECIFICATIONS. CONTACT THE CITY'S WATER DEPARTMENT FOR CONNECTION FEES. DOMESTIC WATER SERVICES 2" AND OVER SHALL BE INSTALLED BY BUILDER.

10. IF REQUIRED, ALL FIRE SERVICES SHALL BE INSTALLED BY BUILDER. ALL UNDERGROUND FIRE SERVICE CONNECTIONS SHALL BE SUBMITTED AS SEPARATE UNDERGROUND FIRE SERVICE PERMIT FOR REVIEW AND APPROVAL.

11. PROJECTS THAT REQUIRE A PG&E PERMIT. OWNER/CONTRACTOR WORK ON BEHALF OF PG&E MAY NOT COMMENCE WITHOUT APPROVAL OF A PG&E (UTILITY) PERMIT FROM THE CITY OF BURLINGAME.

12. ALL DEBRIS/GARBAGE CONTAINERS LOCATION SHALL BE ON PROPERTY. NO WET GARBAGE FLUID SHALL ENTER PUBLIC RIGHT-OF-WAY OR THE STORM DRAIN SYSTEM.

13. PORTA POTTY'S MUST BE PLACED ON PRIVATE PROPERTY AND ARE NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY.

14. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO NOTIFY UNDERGROUND SERVICE ALERT (USA) AT LEAST 48 HOURS BEFORE THE START OF ANY EXCAVATION WORK.

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Travis@precision-ec.com

REVISIONS: DATE:

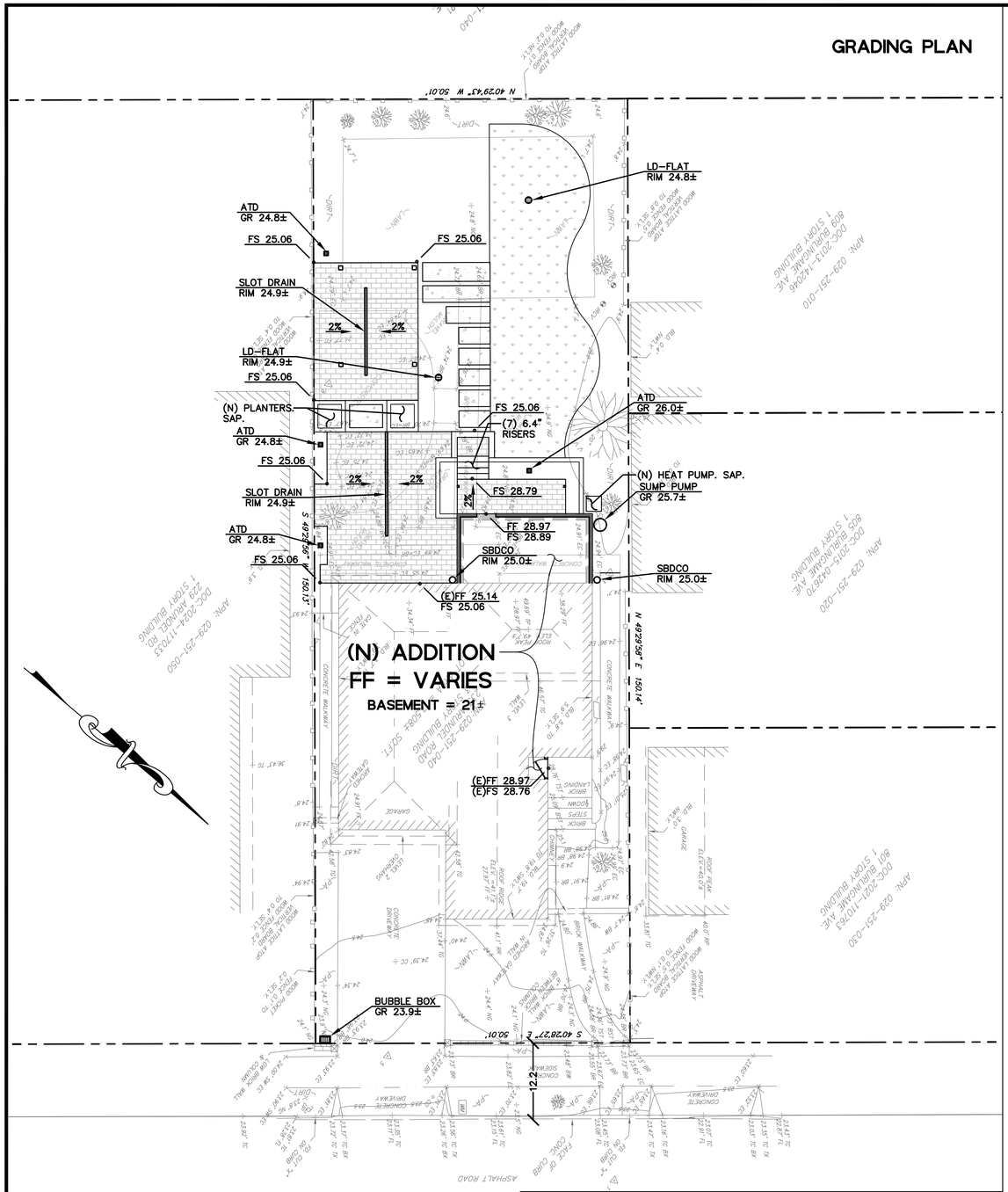
REGISTERED PROFESSIONAL ENGINEER
TRAVIS R. LUTZ
73638
CIVIL
STATE OF CALIFORNIA

NOTES SHEET
ECHTER REMODEL AND ADDITION
233 ARUNDEL ROAD
BURLINGAME, CA 94010

Date: 11/06/2025
Scale: NONE
Design: AJP
Check: TRL
Drawing Number: C-1
PEC Job No. PEC 25-080

DRAWING NAME: G:\Shared drives\PEC Project Files\2025\PEC 25-080 - 233 Arundel Road, Burlingame\Dwg\PEC 25-080 SHEETS.dwg
PLOT TIME: 11-05-25
PLOTTED BY: Windows

GRADING PLAN



ARUNDEL ROAD

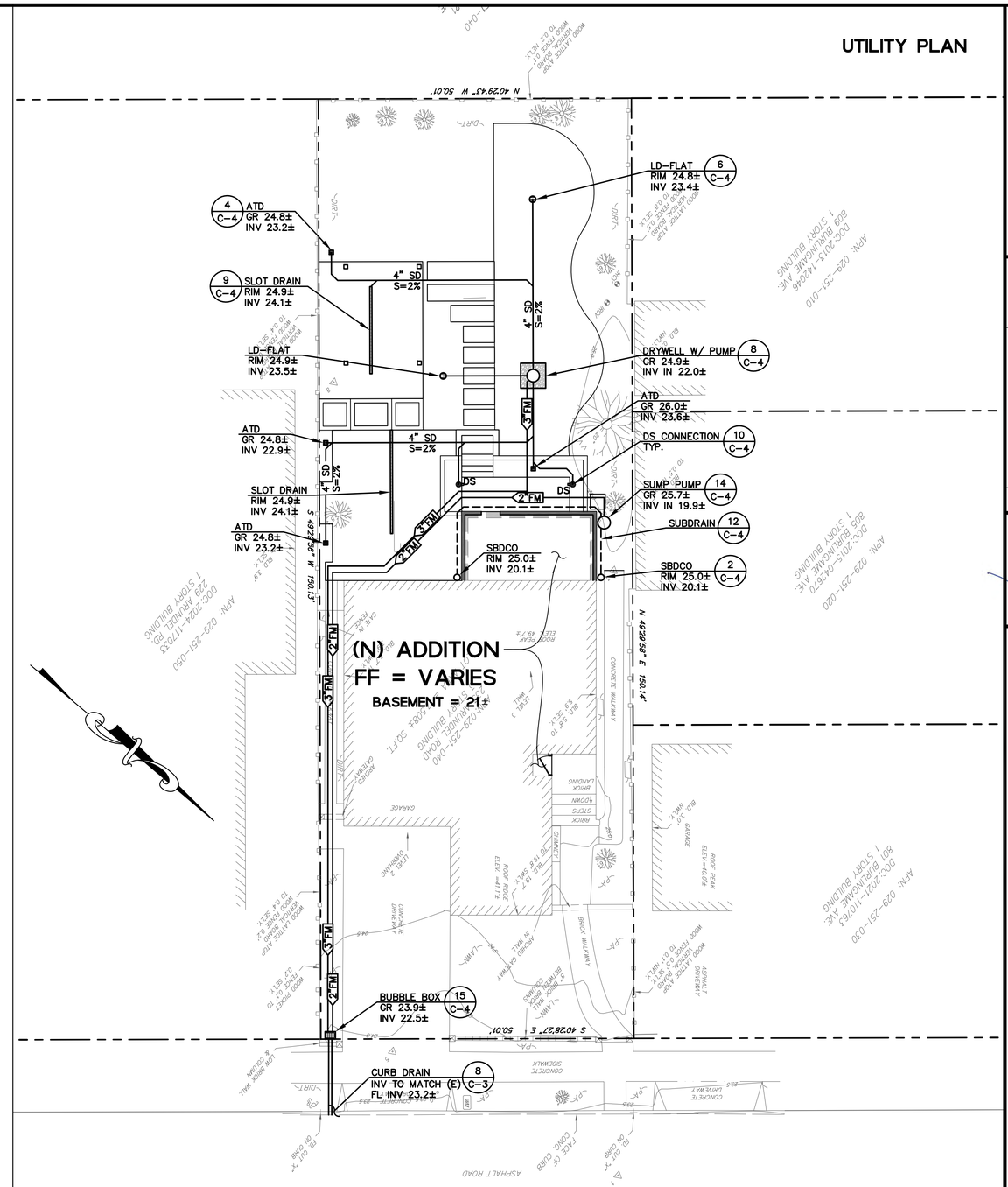
(60.00' WIDE)

PAVEMENT LEGEND:

SEE GEOTECHNICAL REPORT IF ONE EXISTS FOR EXACT PAVEMENT SECTIONS, OVER-EXCAVATION AND COMPACTION REQUIREMENTS. SEE ARCHITECTURAL PLAN(S) FOR EXACT MATERIAL SELECTION.

	PAVERS	PAVER UNIT OVER A THIN LEVELING COURSE OF SAND OVER 6" MIN OF CLASS II AGGREGATE BASE. INSTALL PER MANUFACTURERS RECOMMENDATIONS. COLOR AND TYPE TO BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. INSTALL EDGE CONSTRAINT SUCH AS A FLUSH CURB. SAP.
	CONCRETE	4" CONCRETE W/#4 BARS 12" O.C. - EACH WAY OVER 8" OF CALTRANS CLASS II AGGREGATE BASE ROCK.
	GRASS/LAWN	SAP

UTILITY PLAN



ARUNDEL ROAD

(60.00' WIDE)

STORMWATER SITE DESIGN MEASURE:

1. DIRECT RUNOFF FROM SIDEWALKS, WALKWAYS, AND/OR PATIOS ONTO VEGETATED AREAS WHERE FEASIBLE.

SEE SHEET C-0 FOR LEGEND AND SHEET C-1 FOR NOTES

811 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

0 10 20

GRAPHIC SCALE

PRECISION ENGINEERING AND CONSTRUCTION, INC.
13318 Old County Road
Belmont, CA 94002
T: 650.226.8640
Travis@precision-ec.com

DATE:

REVISIONS:

REGISTERED PROFESSIONAL ENGINEER
TRAVIS R. LITT
73638
CIVIL
STATE OF CALIFORNIA

GRADING AND UTILITY PLAN
ECHTER REMODEL AND ADDITION
233 ARUNDEL ROAD
BURLINGAME, CA 94010

Date: 11/06/2025

Scale: 1" = 10'

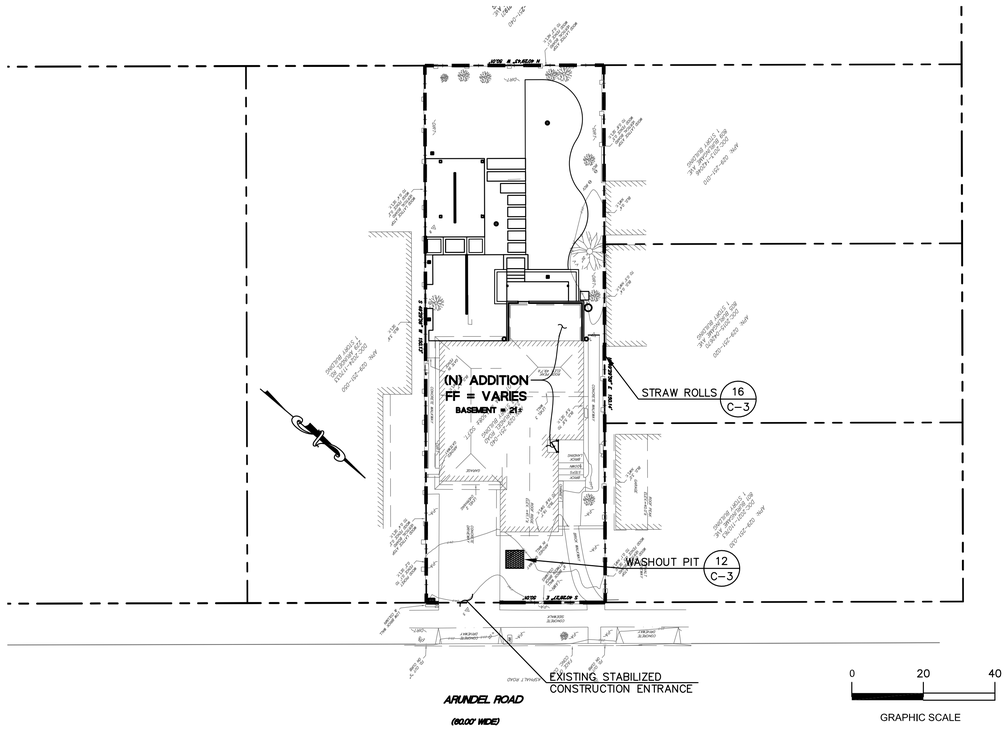
Design: AJP

Check: TRL

Drawing Number: C-2

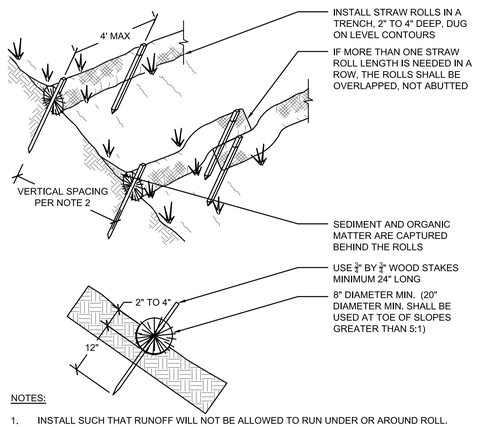
PEC Job No. PEC 25-080

DRAWING NAME: C:\Users\travi\Dropbox\PEC Projects\2025\PEC 25-080 - 233 Arundel Road, Burlingame\Dwg\PEC 25-080 SHEETS.dwg
PLOT DATE: 11/6/2025
PLOT BY: travis



EROSION AND SEDIMENT CONTROL NOTES:

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



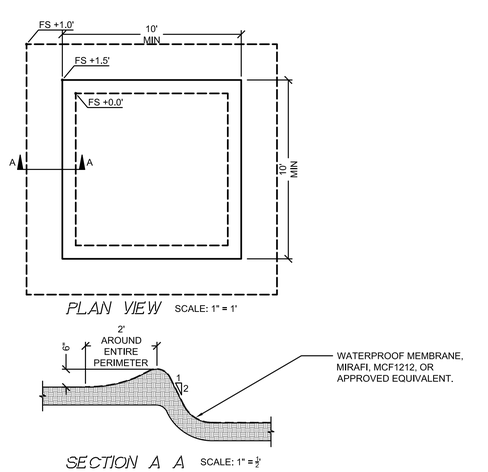
NOTES:

1. INSTALL SUCH THAT RUNOFF WILL NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. TURN ENDS UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND ROLL.
2. SPACE STRAW ROLLS AS FOLLOWS:
   - SLOPE OF 4:1 OR FLATTER = 20 FEET APART
   - SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
   - SLOPE OF 2:1 OR GREATER = 10 FEET APART
3. INSPECT AND REPAIR STRAW ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE.
4. IN LIEU OF STRAW ROLL INSTALLATION AROUND PROJECT PERIMETER, CONTRACTOR HAS OPTION TO PRESERVE A NATURAL VEGETATED BUFFER 3 FOOT MINIMUM IN WIDTH OR A 6 INCH HIGH BERM.

16 STRAW ROLL

SCALE : 3/4"=1'-0"

STRAW ROLL-016-*MSTR



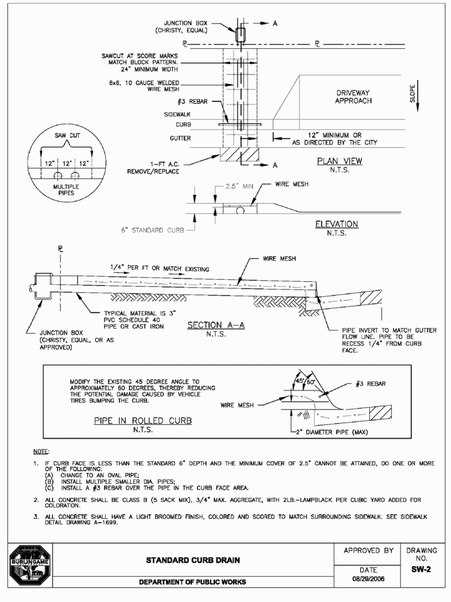
NOTES:

1. LOCATE AWAY FROM STORM DRAIN INLETS, DRAINAGE FACILITIES, OR WATERCOURSES. DO NOT DISCHARGE WASH WATER TO STORM DRAINS OR WATERCOURSES.
2. BERM UP EDGES AS SHOWN IN SECTION A-A TO CONTAIN WASH WATERS AND TO PREVENT RUNON AND RUNOFF.
3. IF WASH WATER REACHES WITHIN 3" OF THE TOP OF BERM, CONTRACTOR SHALL UTILIZE SUMP PUMP AND DESILTING BASIN TO REMOVE SEDIMENT LADEN WASH WATER.

12 TEMPORARY WASHOUT PIT

SCALE : AS SHOWN

WASHOUT PIT-024-*MSTR



8 CURB DRAIN

SEE SHEET C-0 FOR LEGEND AND SHEET C-1 FOR NOTES

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

PRECISION ENGINEERING AND CONSTRUCTION INC.
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Travis@precision-ec.com
13318 Old County Road
Belmont, CA 94002

REVISIONS: DATE:

REGISTERED PROFESSIONAL ENGINEER TRAVIS R. LITZ 73638 CIVIL STATE OF CALIFORNIA

EROSION AND SEDIMENT CONTROL PLAN
ECHTER REMODEL AND ADDITION
233 ARUNDEL ROAD
BURLINGAME, CA 94010

Date: 11/06/2025
Scale: AS SHOWN
Design: AJP
Check: TRL
Drawing Number: C-3
PEC Job No. PEC 25-080

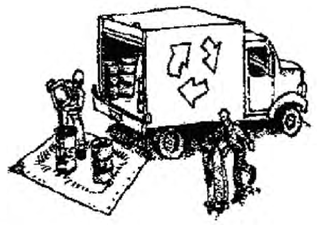
DRAWING NAME: G:\Shared drives\PEC Project Files\2025\PEC 25-080 - 233 Arundel Road, Burlingame\Dwg\PEC 25-080 SHEET5.dwg
PLOTTED BY: Windows

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

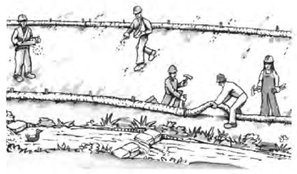
Maintenance and Parking

- ❑ 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

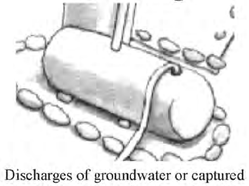
- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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!

PRECISION ENGINEERING AND CONSTRUCTION INC.
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Belmont, CA 94002

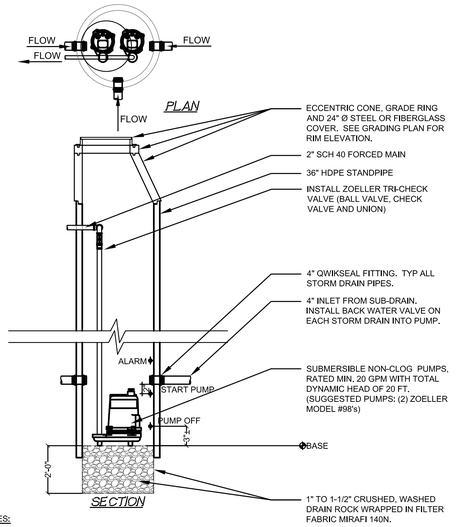
DATE:
REVISIONS:

REGISTERED PROFESSIONAL ENGINEER
TRAVIS R. LUTZ
73638
CIVIL
STATE OF CALIFORNIA

BEST MANAGEMENT PRACTICES
ECHTER REMODEL AND ADDITION
233 ARUNDEL ROAD
BURLINGAME, CA 94010

Date: 11/06/2025
Scale: NONE
Design: AJP
Check: TRL
Drawing Number: C-3.1
PEC Job No. PEC 25-080

DRAWING NAME: G:\Shared Drives\PEC Project Files\2025\PEC 25-080 - 233 Arundel Road, Burlingame\Dwg\PEC 25-080 SHEETS.dwg
PLOTTED BY: Brandon



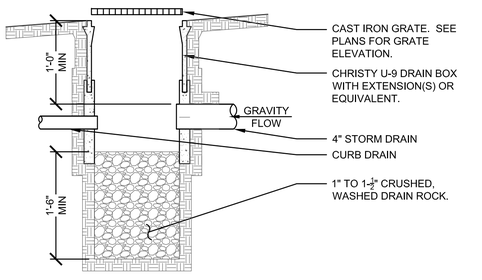
NOTES:

1. INSTALL PUMP PER MANUFACTURER'S RECOMMENDATIONS.
2. CONTRACTOR SHALL SUPPLY A COMPLETELY SELF-CONTAINED DUPLEX MOTOR CONTROL PANEL FOR THE ALTERNATING LEED/LAG PUMP SYSTEM. THE CONTROL PANEL SHALL PROVIDE SHORT CIRCUIT AND OVERLOAD PROTECTION FOR THE PUMPS.
3. PROVIDE FLOAT SENSORS AND HIGH-WATER ALARM PER MANUFACTURER'S RECOMMENDATIONS.
4. CONNECT SUMP PUMPS TO BACKUP GENERATOR FOR A CONTINUOUS POWER SUPPLY TO ALL PUMPS.

14 DUAL SBD SUMP PUMP

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

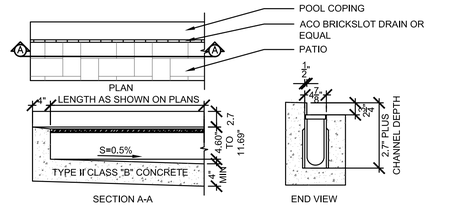
DUAL SUMP PUMP-032-*MSTR



15 BUBBLE BOX

SCALE : 1"=1'-0"

BUBBLE BOX-012-*MSTR

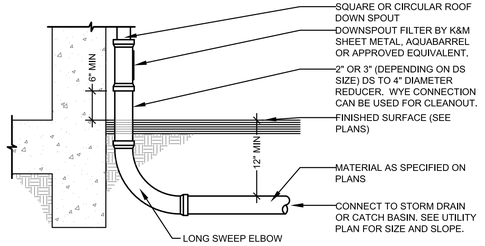


NOTE:
ACO BRICKSLOT 0.5% SLOPED CHANNELS IN METER LENGTHS AND 30 DEPTHS WHICH CONNECT TO CREATE CONTINUOUSLY SLOPING RUN. HALF METER CHANNELS AND NEUTRAL SLOPING CHANNELS ARE ALSO AVAILABLE. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

9 ACO BRICKSLOT TRENCH DRAIN

SCALE : 3/4"=1'-0"

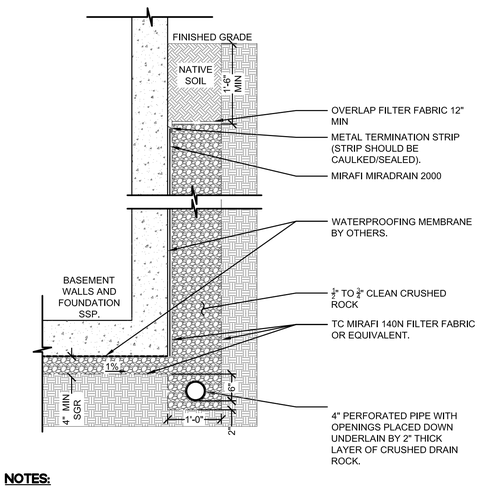
BRICKSLOT TRENCH DRAIN-016-*MSTR



10 DOWNSPOUT CONNECTION

SCALE : 3/4"=1'-0"

DS CONNECT-016-*MSTR



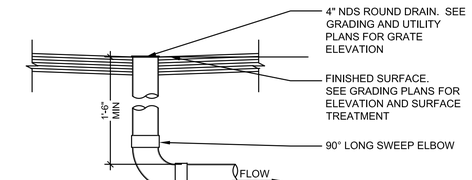
NOTES:

1. PROVIDE A MINIMUM SLOPE OF 0.5% ON SUB-DRAIN PIPE. SEE PLANS FOR CLEANOUT LOCATIONS AND INVERT ELEVATIONS.
2. SEE GEOTECHNICAL REPORT FOR ALL COMPACTION RECOMMENDATIONS. GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE THE FINAL INSTALLATION OF THE SUB-DRAIN SYSTEM.
3. SEE STRUCTURAL PLANS FOR BASEMENT MAT SLAB, FOOTING AND FOUNDATION DESIGN.

12 BASEMENT SUB-DRAIN

SCALE : 3/4"=1'-0"

BASEMENT SUB-DRAIN-016-*MSTR



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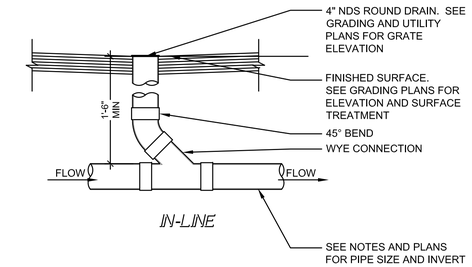
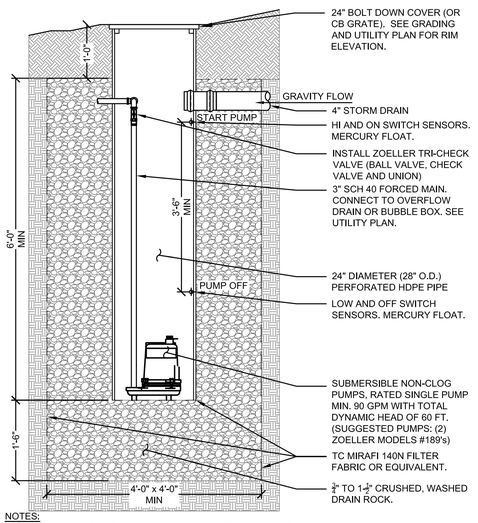


IN-LINE

6 LANDSCAPE DRAIN - FLAT

SCALE : 1"=1'-0"

LAND DRAIN FLAT-012-*MSTR



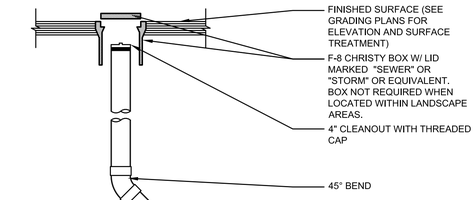
NOTES:

1. INSTALL PUMP PER MANUFACTURER'S RECOMMENDATIONS.
2. CONTRACTOR SHALL SUPPLY A COMPLETELY SELF-CONTAINED DUPLEX MOTOR CONTROL PANEL FOR THE ALTERNATING LEED/LAG PUMP SYSTEM. THE CONTROL PANEL SHALL PROVIDE SHORT CIRCUIT AND OVERLOAD PROTECTION FOR THE PUMPS.
3. PROVIDE FLOAT SENSORS AND HIGH-WATER ALARM PER MANUFACTURER'S RECOMMENDATIONS.
4. CONNECT SUMP PUMPS TO BACKUP GENERATOR FOR A CONTINUOUS POWER SUPPLY TO ALL PUMPS.

8 DRYWELL WITH PUMPS

SCALE : 1"=1'-0"

DRYWELL-012-*MSTR



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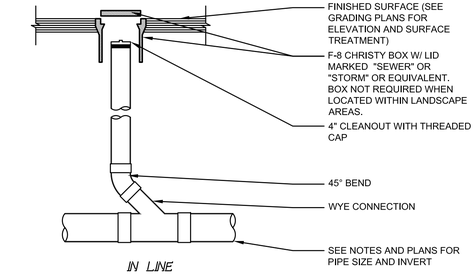
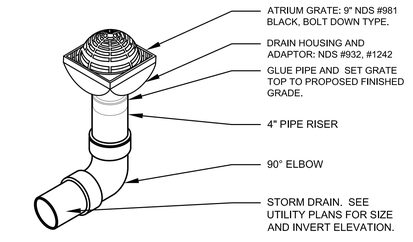


IN LINE

2 CLEANOUT NON-TRAFFIC RATED

SCALE : 3/4"=1'-0"

CLEANOUT RES-016-*MSTR



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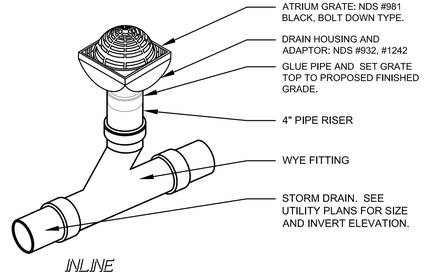


INLINE

4 SQUARE ATRIUM DRAIN

SCALE : 1"=1'-0"

SQUARE ATRIUM DRAIN-012-*MSTR

PRECISION ENGINEERING AND CONSTRUCTION INC.
T: 650.226.8640
Travis@precision-ec.com
13316 Old County Road
Belmont, CA 94002

DATE:

REVISIONS:

REGISTERED PROFESSIONAL ENGINEER
TRAVIS R. LUTZ
73638
CIVIL
STATE OF CALIFORNIA

DETAIL SHEET
ECHTER REMODEL AND ADDITION
233 ARUNDEL ROAD
BURLINGAME, CA 94010

Date: 11/06/2025
Scale: AS SHOWN
Design: AJP
Check: TRL
Drawing Number: C-4
PEC Job No. PEC 25-080

SITE PLAN LEGEND

- property line
- required setback line
- 1st flr wall
- 2nd floor wall
- fence
- tree protection fencing
- 1st floor area existing
- 1st floor area new
- 2nd floor area existing
- 2nd floor area new
- 1-hour wall

- Site Plans drawn on survey by Foresight Land Surveying, dated 5-31-24
- A Type I Stormwater Pollution Prevention Permit is required at the time of issuance of a Building Permit. An initial field inspection is required prior to the start of any construction (on private property or in the public right-of-way).
- No permanent structures (retaining walls, fences, columns, mailbox, etc) shall be located beyond the property lines and into the public right-of-ways

OUTDOOR MECHANICAL EQUIPMENT
New A/C unit or mechanical equipment is to be installed on the exterior of the building, the new equipment cannot exceed a Maximum Outdoor Noise Level (dBA) of 60 dBA Daytime (7:00 AM-10:00 PM) or 50 dBA Nighttime (10:00 PM-7:00 AM) as measured from the property line.

ROOF PROJECTIONS:
No roof eaves shall project within two feet of property lines

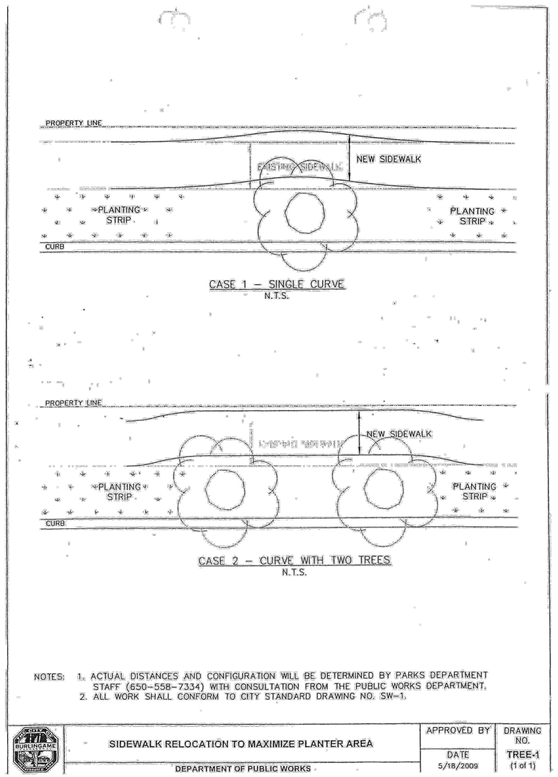
TREE INVENTORY

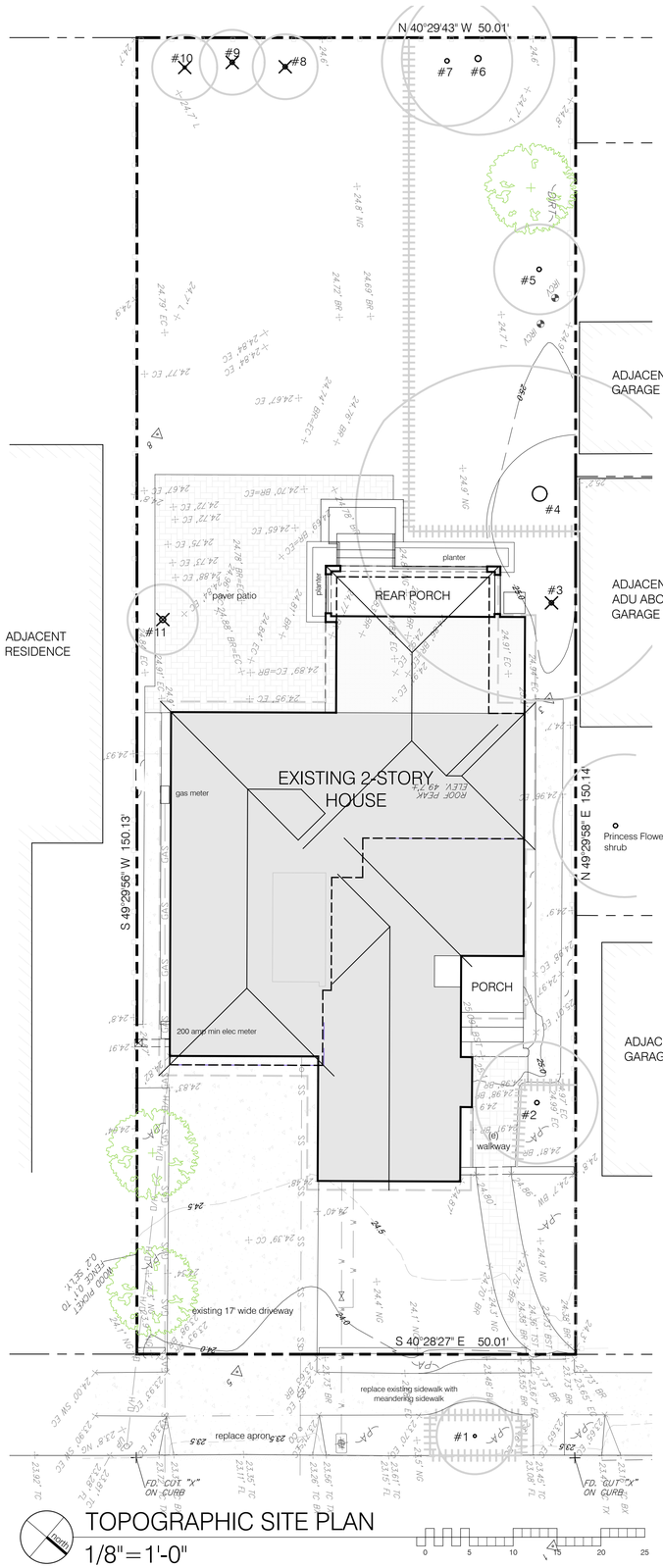
Tag	Common name	Scientific Name	DBH	Remove
1	Elm	Ulmus	4"	N
2	Mandarin	Citrus reticulata	6"	N
3	Avocado	Persea americana	6"	Yes
4	Avocado	Persea americana	20"	N
5	Black Mission fig	Ficus carica 'Mission'	6"	N
6	Fuyu Persimmon	Diospyros kaki 'Fuyu'	8"	N
7	Hachiya Persimmon	Diospyros kaki 'Hachiya'	6"	N
8	Plum	Prunus domestica	6"	Yes
9	Cherry Plum	Prunus cerasifera	6"	Yes
10	Bartlett Pear	Pyrus communis 'Bartlett'	4"	Yes
11	Loquat	Eriobotrya japonica	8"	Yes

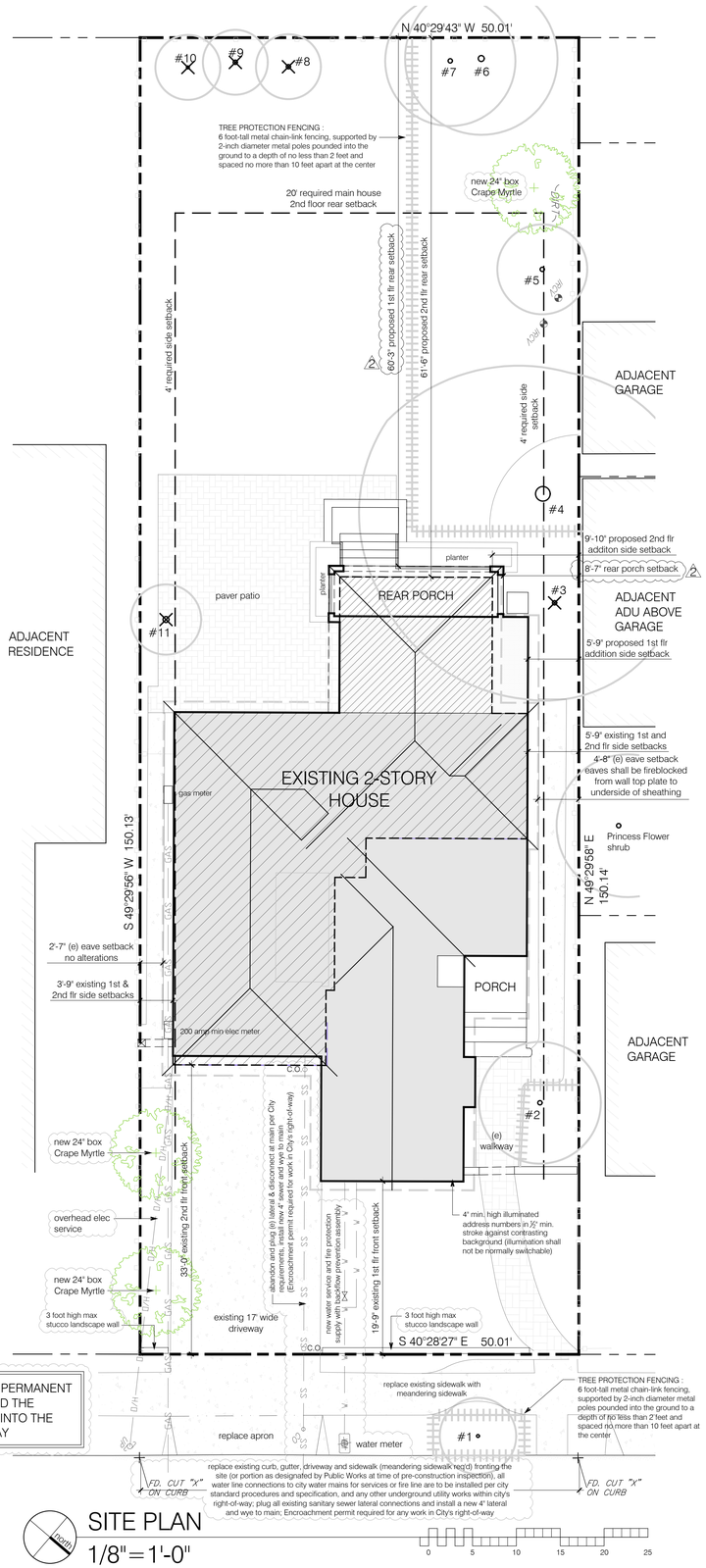
TREES TO BE PLANTED

Quantity	Common name	Scientific Name	size
3	Crape Myrtle 'Powhatan'	Lagerstroemia indica 'POWHATAN'	24" box

URBAN FOREST
THREE NEW NON-FRUIT TREES, 24" BOX SIZE OR LARGER, SHALL BE PLANTED ON THE PARCEL PRIOR TO FINAL INSPECTION.







THERE SHALL BE NO PERMANENT STRUCTURES BEYOND THE PROPERTY LINE AND INTO THE PUBLIC RIGHT-OF-WAY

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C31712
Elaine Lee
exp 9.30.27
state of california

ECHTER REMODEL AND ADDITION
233 ARUNDEL ROAD
BURLINGAME, CALIFORNIA

APN: 029-251-040

drawing title

revisions

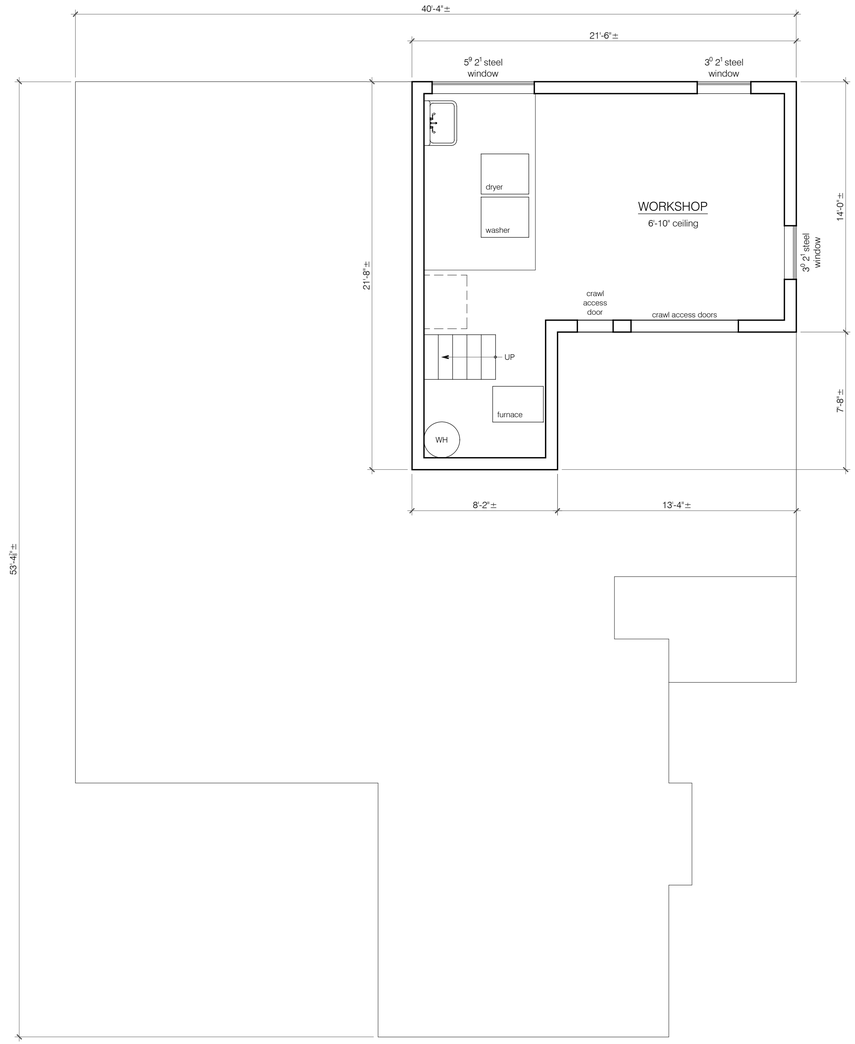
1 11.13.25
2 01.15.26

Design Review Cycle 1

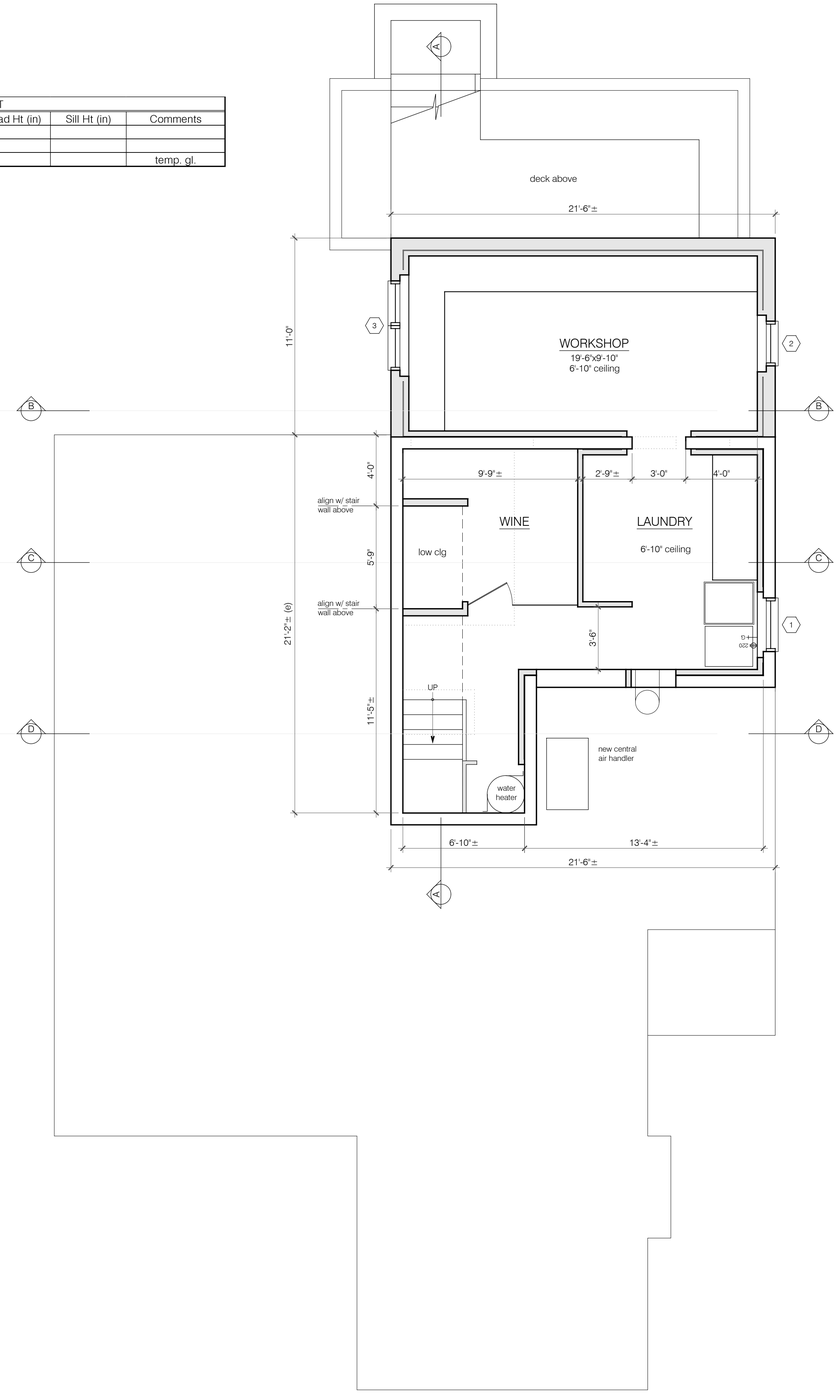
date: 08.21.25
scale: as noted
drawn by: EL
job: ECHTER

sheet
A1
of 16 sheets

WINDOW SCHEDULE BASEMENT							
TAG	Room	Operation	Width (in)	Height (in)	Head Ht (in)	Sill Ht (in)	Comments
1	Laundry	awning	36	24			
2	Workshop	awning	30	24			
3	Workshop	awning	60	24			temp. gl.



EXISTING BASEMENT PLAN
1/4"=1'-0"



PROPOSED BASEMENT PLAN
1/4"=1'-0"

0 5 10 15 20 25

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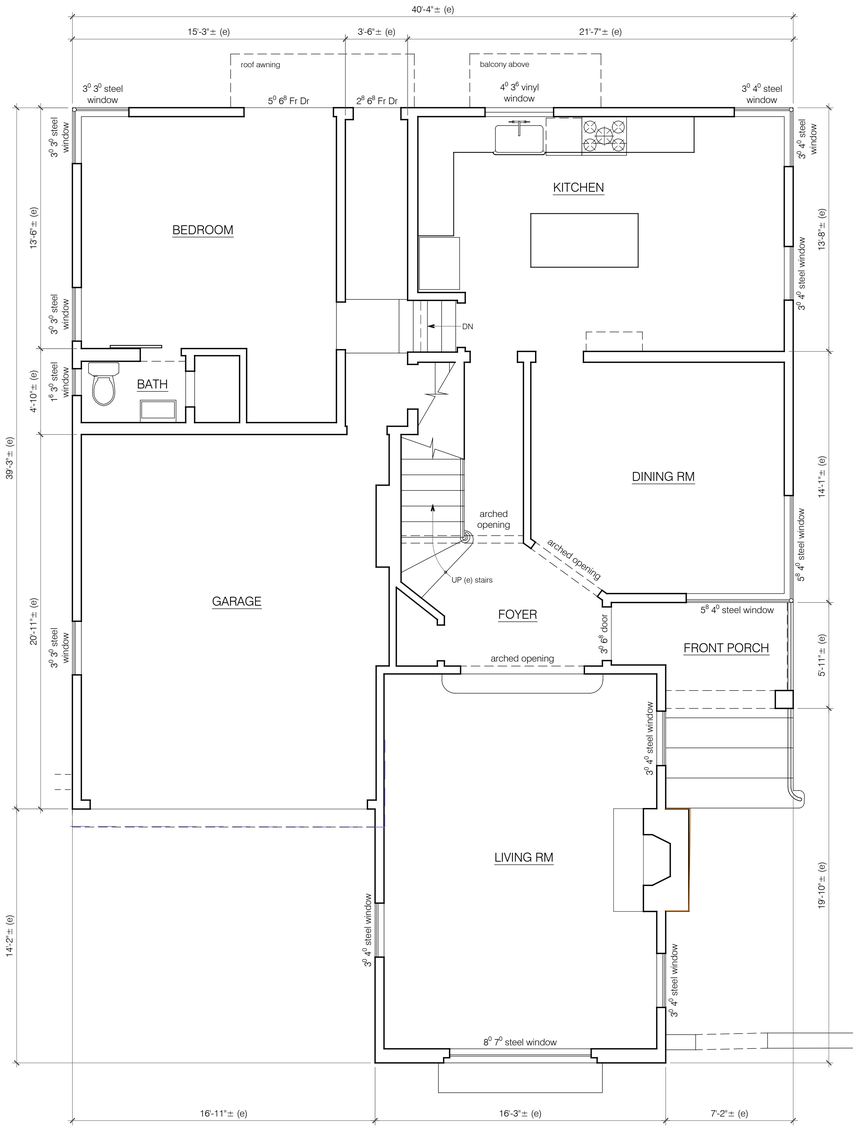
⚠ 11.13.25

Design Review Cycle 1

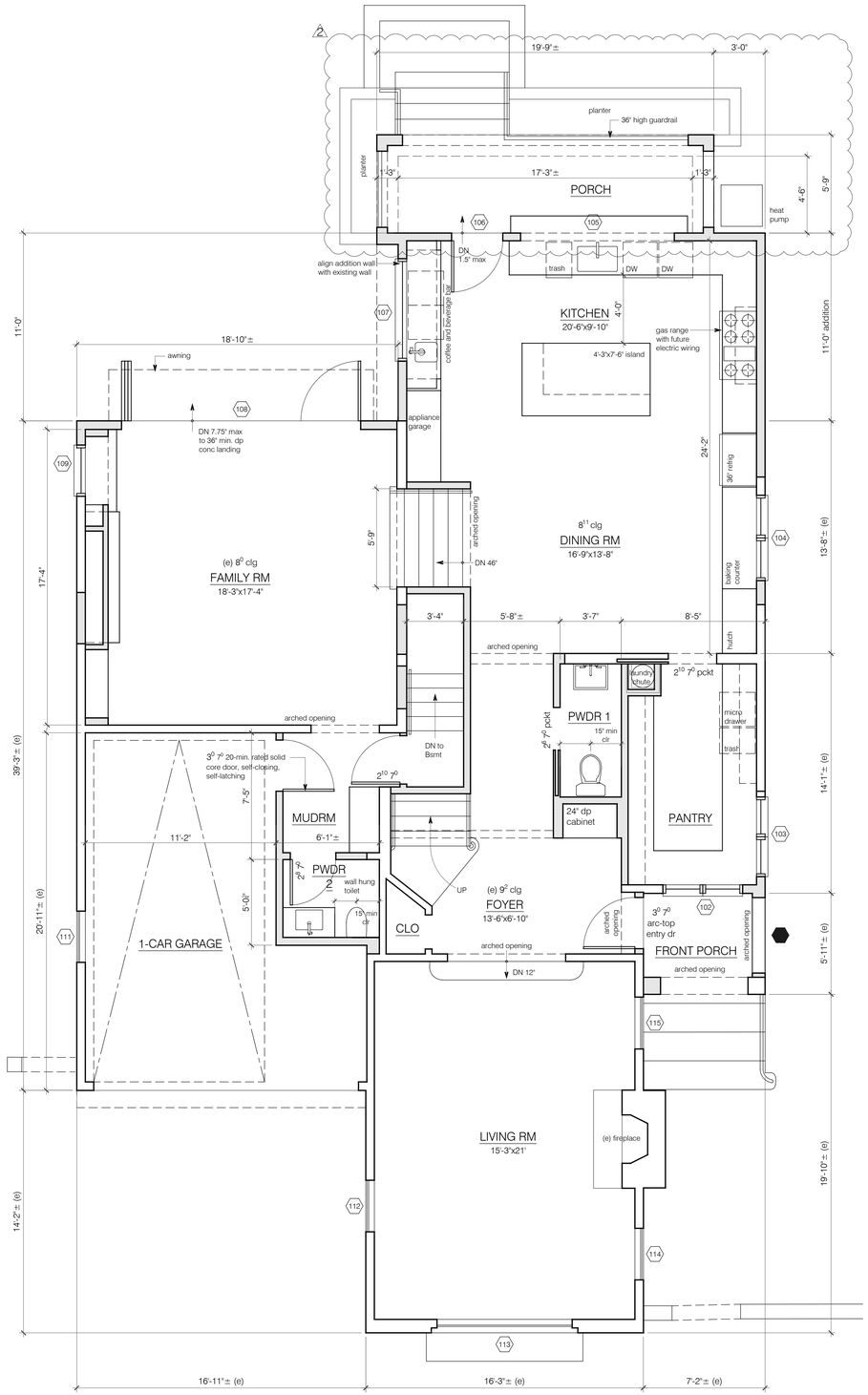
date: 08.21.25
scale: as noted
drawn by: EL
job: ECHTER

sheet
A2
of 16 sheets

WINDOW SCHEDULE							
TAG	Room	Operation	Width (in)	Height (in)	Head Ht (in)	Sill Ht (in)	Comments
FIRST FLOOR							
101	*not used*						
102	Pantry	fxd-csmt	(2) 28	42	80	38	
103	Pantry	csmt-csmt	(2) 28	42	80	38	
104	Kitchen	csmt-csmt	(2) 30	54	96	42	
105	Kitchen	awning	96	60	96	36	temp. gl.
106	Kitchen	Dutch dr w/ lite	36	96	96	0	temp. gl.
107	Kitchen	csmt-csmt	(2) 36	54	96	42	temp. gl.
108	Family Rm	folding doors	168	84	84	0	temp. gl.
109	Family Rm	casement	36	60	84	24	
110	*not used*						
111	Garage	csmt-csmt	36	36			existing to remain
112	Living Rm	csmt-csmt	36	50			existing to remain
113	Living Rm	csmt-fxd-csmt	96	84			existing to remain
114	Living Rm	csmt-csmt	36	50			existing to remain
115	Living Rm	csmt-csmt	36	50			existing to remain



EXISTING FIRST FLOOR PLAN
1/4"=1'-0"



PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"

0 5 10 15 20 25

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drawn by: EL/AL

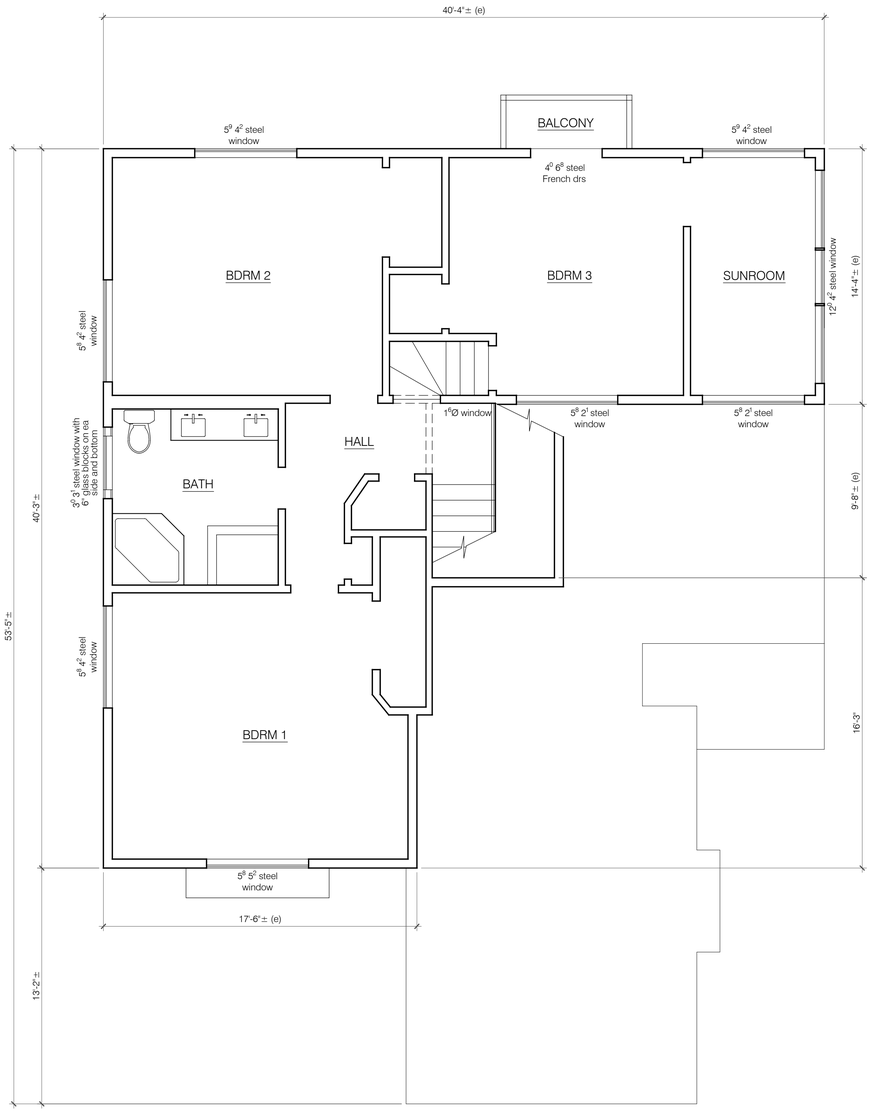
job: ECHTER

sheet

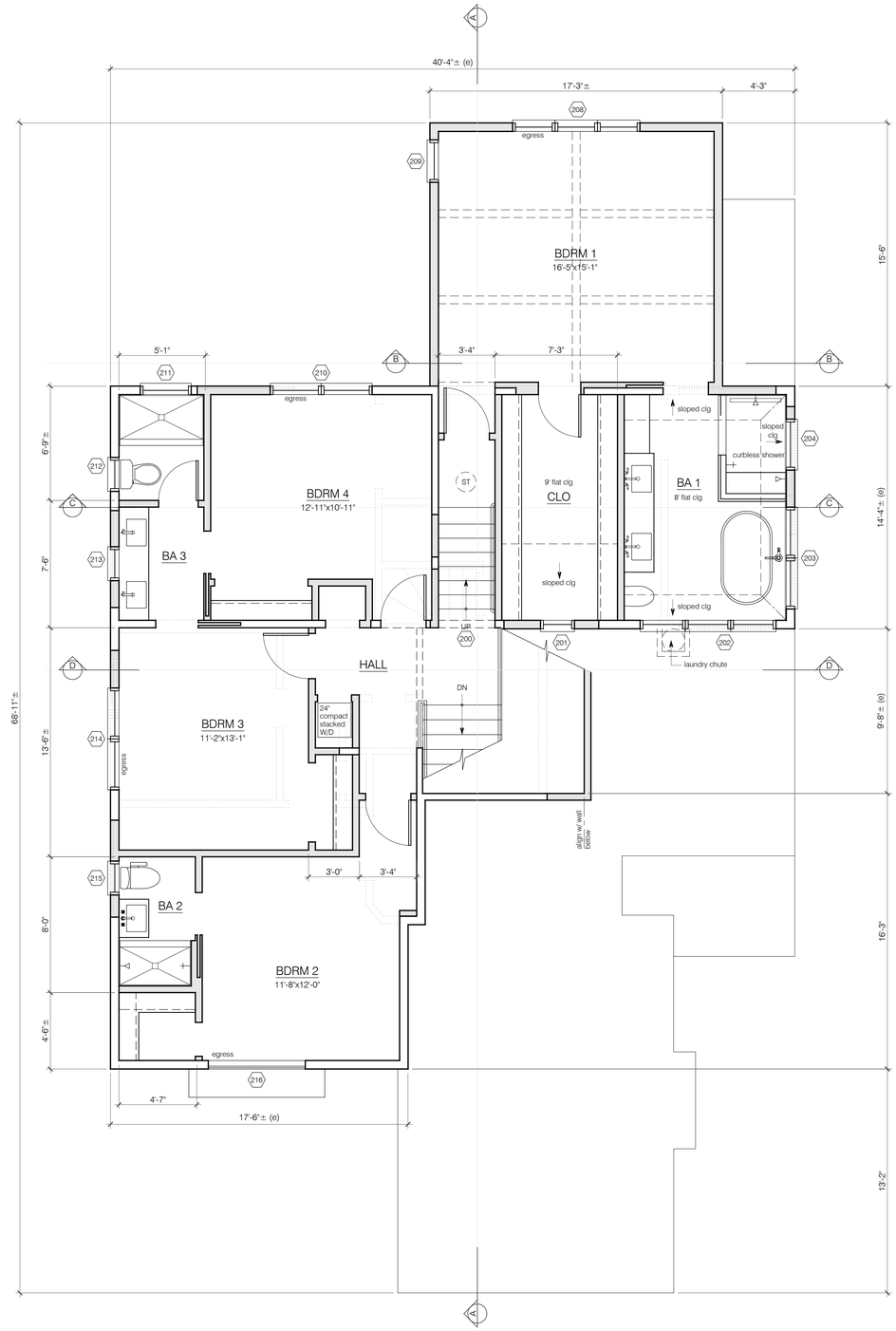
A3

of 16 sheets

WINDOW SCHEDULE							
TAG	Room	Operation	Width (in)	Height (in)	Head Ht (in)	Sill Ht (in)	Comments
SECOND FLOOR							
200	Upper Stairs	fxd	24	24	80	56	
201	Bed 1 Clo	csmt	24	24	80	56	
202	Bath 1	awn-fxd-awn	(3) 32	24	80	56	temp. gl.
203	Bath 1	csmt-csmt	(2) 36	54	80	26	temp. gl.
204	Bath 1	awning	36	24	80	56	temp. gl., fiberglass
205	*not used*						
206	*not used*						
207	*not used*						
208	Bedroom 1	csmt-fxd-csmt	(3) 30	66	96	30	egress
209	Bedroom 1	casement	30	54	84	30	
210	Bedroom 4	csmt-csmt	24	48	80	32	egress
211	Bath 3	awning	36	24	80	56	temp. gl., fiberglass
212	Bath 3	casement	24	36	80	44	temp. gl.
213	Bath 3	casement	24	36	80	44	temp. gl.
214	Bedroom 3	csmt-csmt	(2) 30	48	80	32	egress
215	Bath 2	casement	24	36	80	44	temp. gl.
216	Bedroom 2	csmt-fxd-csmt	68	62	80	18	egress



EXISTING SECOND FLOOR PLAN
1/4"=1'-0"



PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"

0 5 10 15 20 25

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job: ECHTER

sheet

A4

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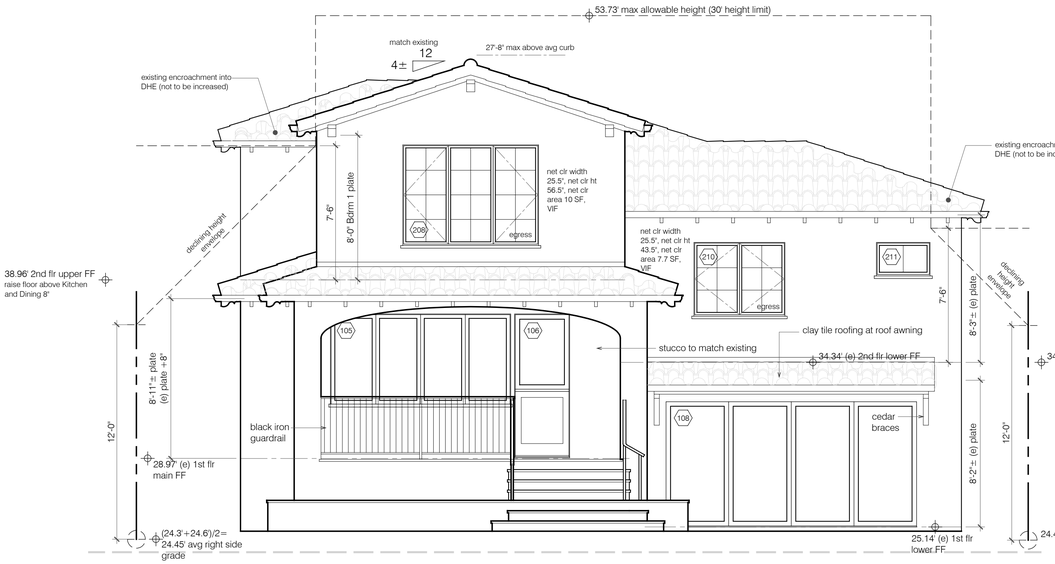
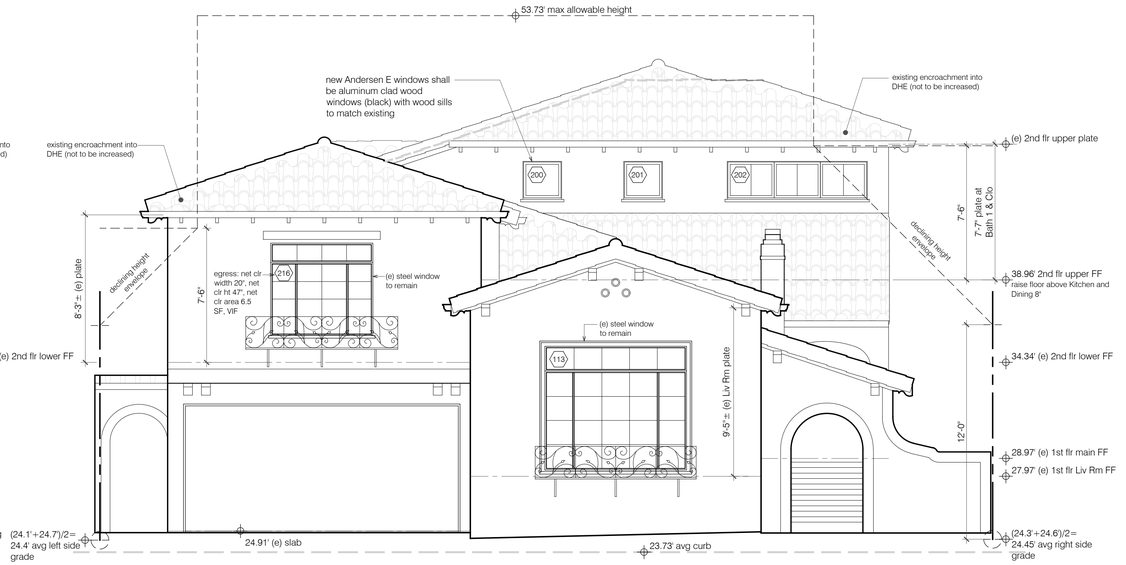


PROPOSED REAR (WEST) ELEVATION

1/4"=1'-0"



PROPOSED FRONT (EAST) ELEVATION

1/4"=1'-0"

0 5 10 15 20

EXISTING REAR (WEST) ELEVATION

1/4"=1'-0"

EXISTING FRONT (EAST) ELEVATION

1/4"=1'-0"

0 5 10 15 20

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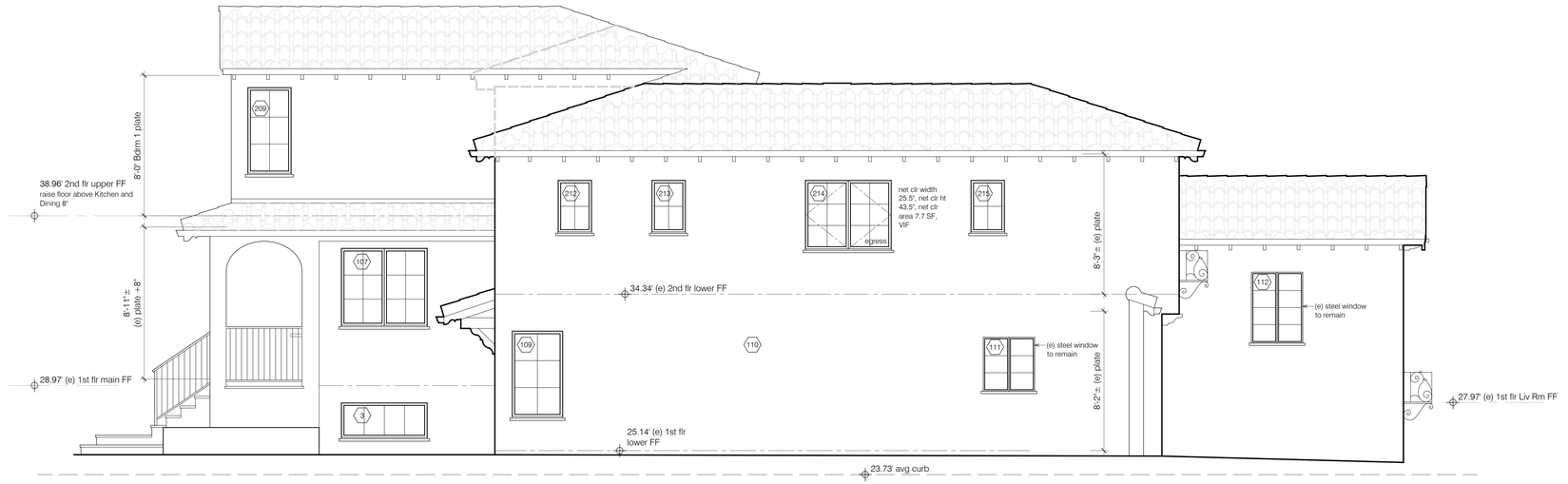
job: ECHTER

sheet

A5

of 16 sheets



PROPOSED LEFT-SIDE (SOUTH) ELEVATION

1/4"=1'-0"

EXISTING LEFT-SIDE (SOUTH) ELEVATION

1/4"=1'-0"

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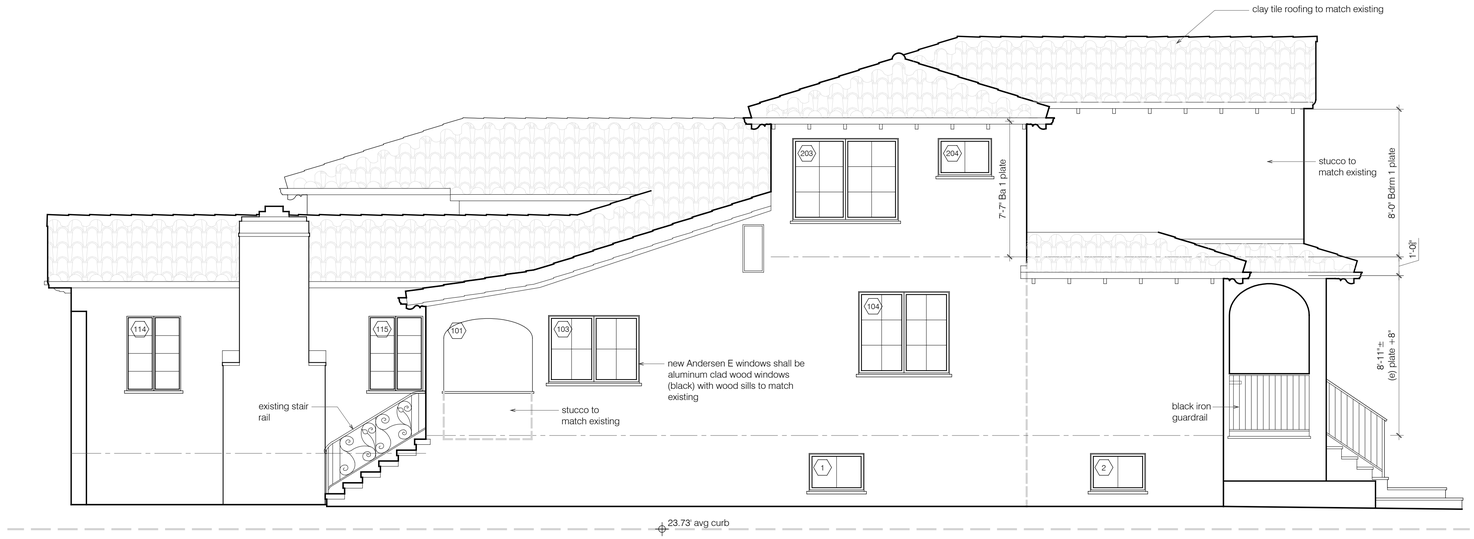
job: ECHTER

sheet

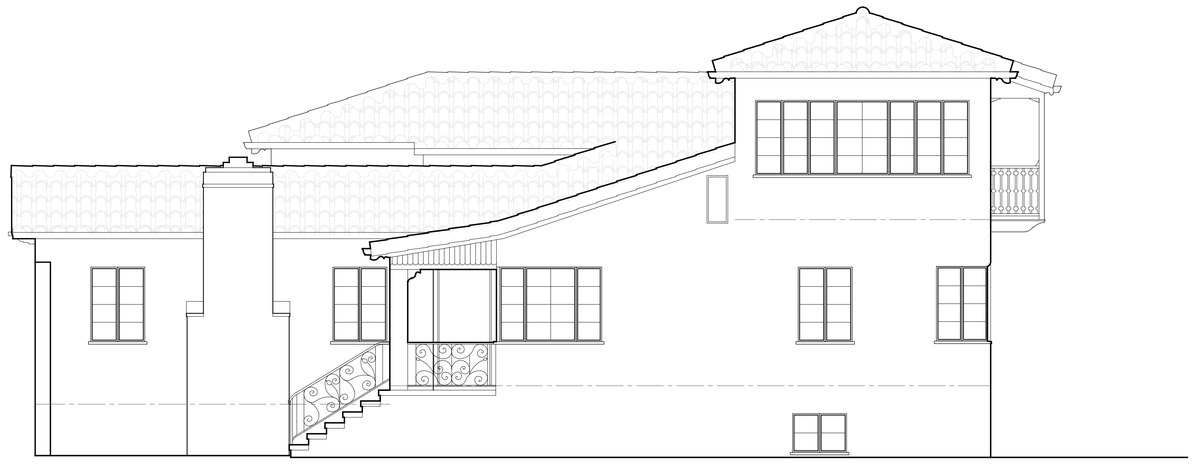
A6

of 16 sheets



PROPOSED RIGHT-SIDE (NORTH) ELEVATION

1/4"=1'-0"



EXISTING RIGHT-SIDE (NORTH) ELEVATION

1/4"=1'-0"

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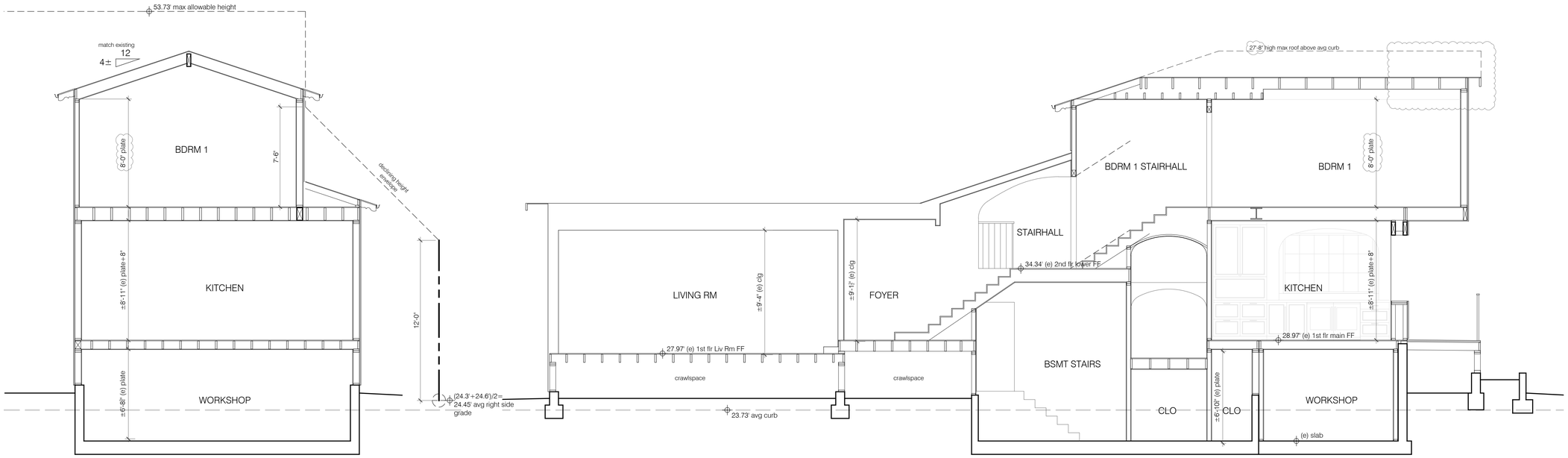
job: ECHTER

sheet

A7

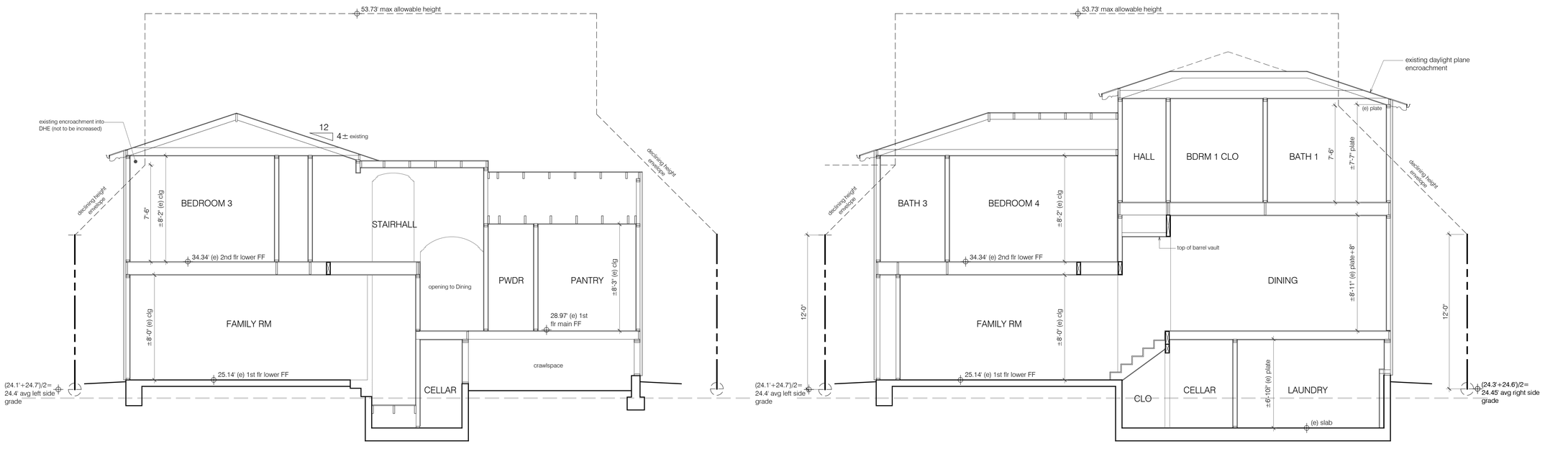
of 16 sheets



B SECTION
1/4"=1'-0"

A SECTION
1/4"=1'-0"

0 5 10 15 20



D SECTION
1/4"=1'-0"

C SECTION
1/4"=1'-0"

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ECHTER REMODEL AND ADDITION
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1 11.13.25

Design Review Cycle 1

date: 08.21.25
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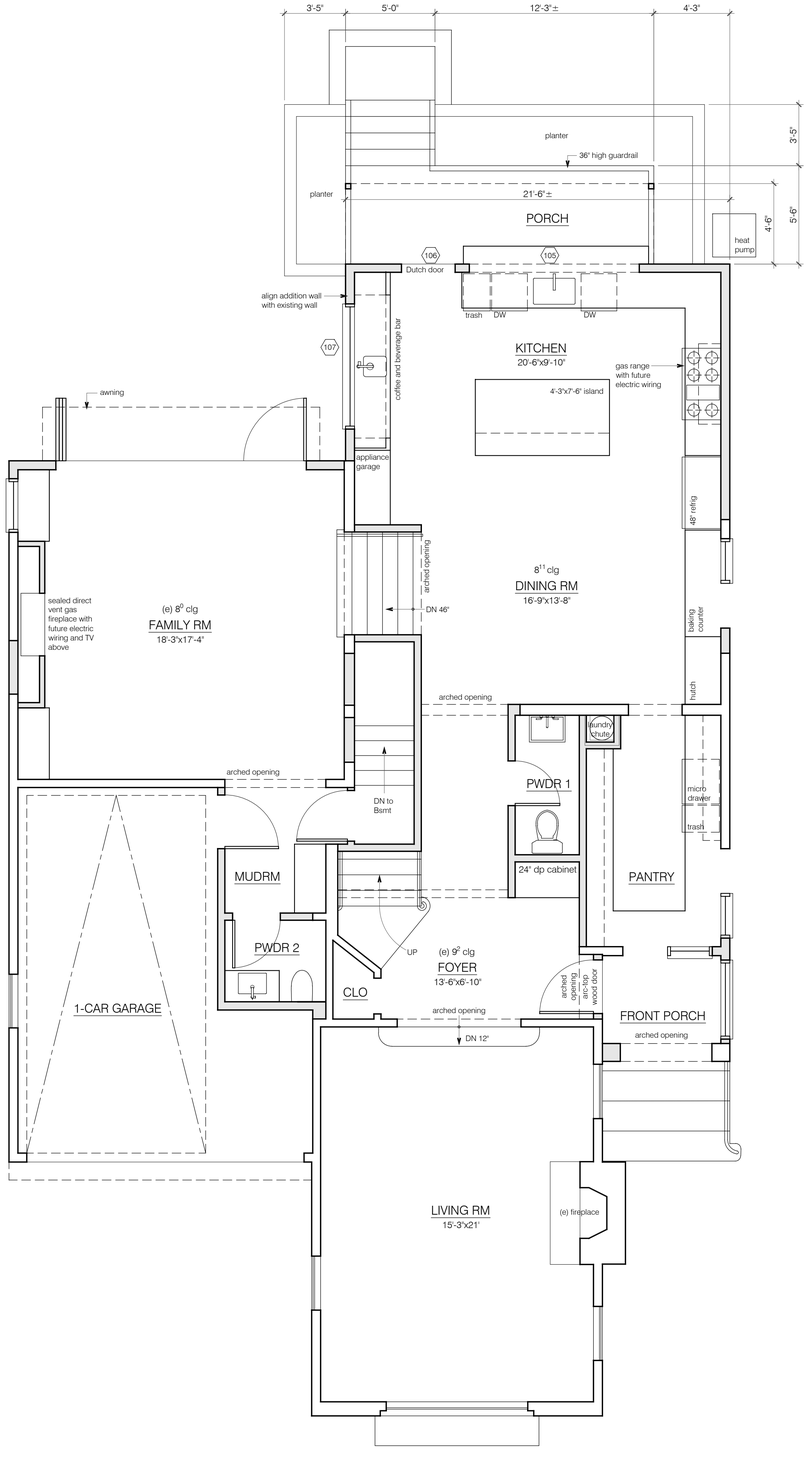
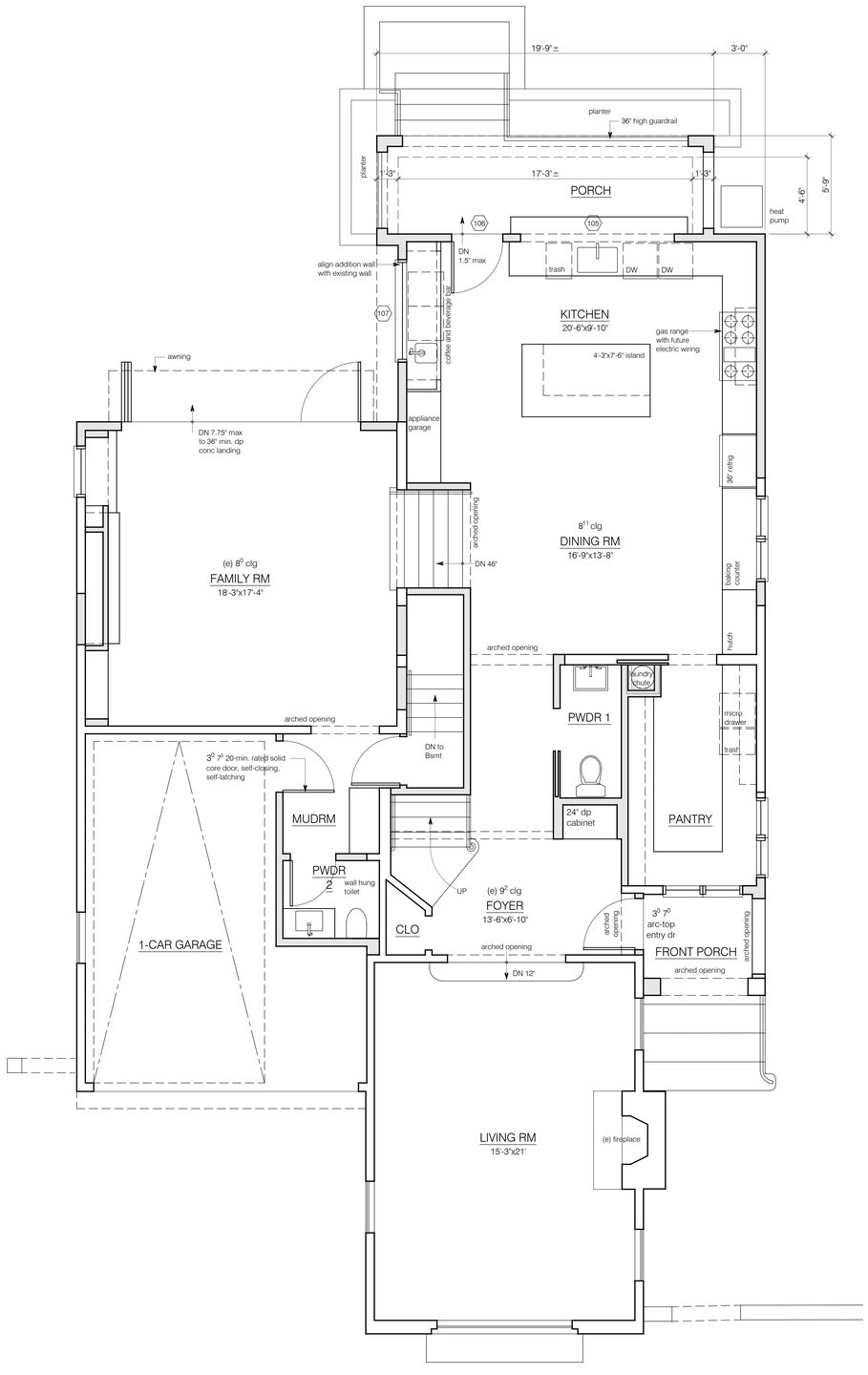
sheet
A8
of 16 sheets



DESIGN STUDY FIRST FLOOR PLAN

1/4"=1'-0"



PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"

0 5 10 15 20 25

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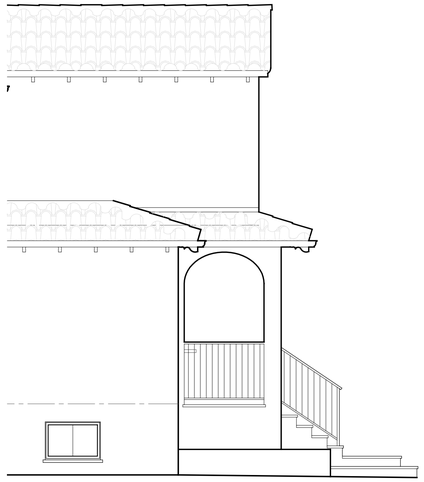
sheet

FLOOR PLAN COMPARISON

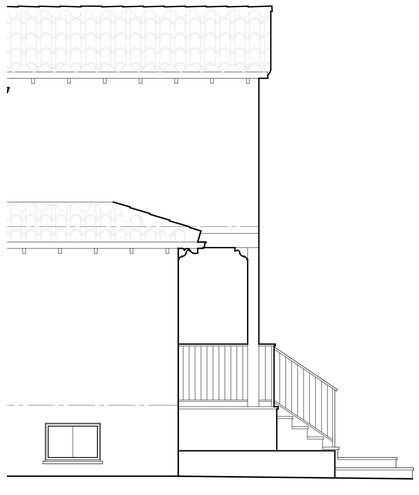
of 16 sheets



PROPOSED RIGHT-SIDE (NORTH) ELEVATION
1/4"=1'-0"

PROPOSED REAR (WEST) ELEVATION
1/4"=1'-0"

PROPOSED LEFT-SIDE (SOUTH) ELEVATION
1/4"=1'-0"



DESIGN STUDY RIGHT-SIDE ELEVATION
1/4"=1'-0"

DESIGN STUDY REAR (WEST) ELEVATION
1/4"=1'-0"

DESIGN STUDY LEFT-SIDE (SOUTH) ELEVATION
1/4"=1'-0"

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APN: 029-251-040

drawing title

revisions

preliminary set

date: 01.02.26
scale: as noted
drawn by: EL/AL
job: ECHTER

sheet

ELEVATIONS
COMPARISON

of 16 sheets