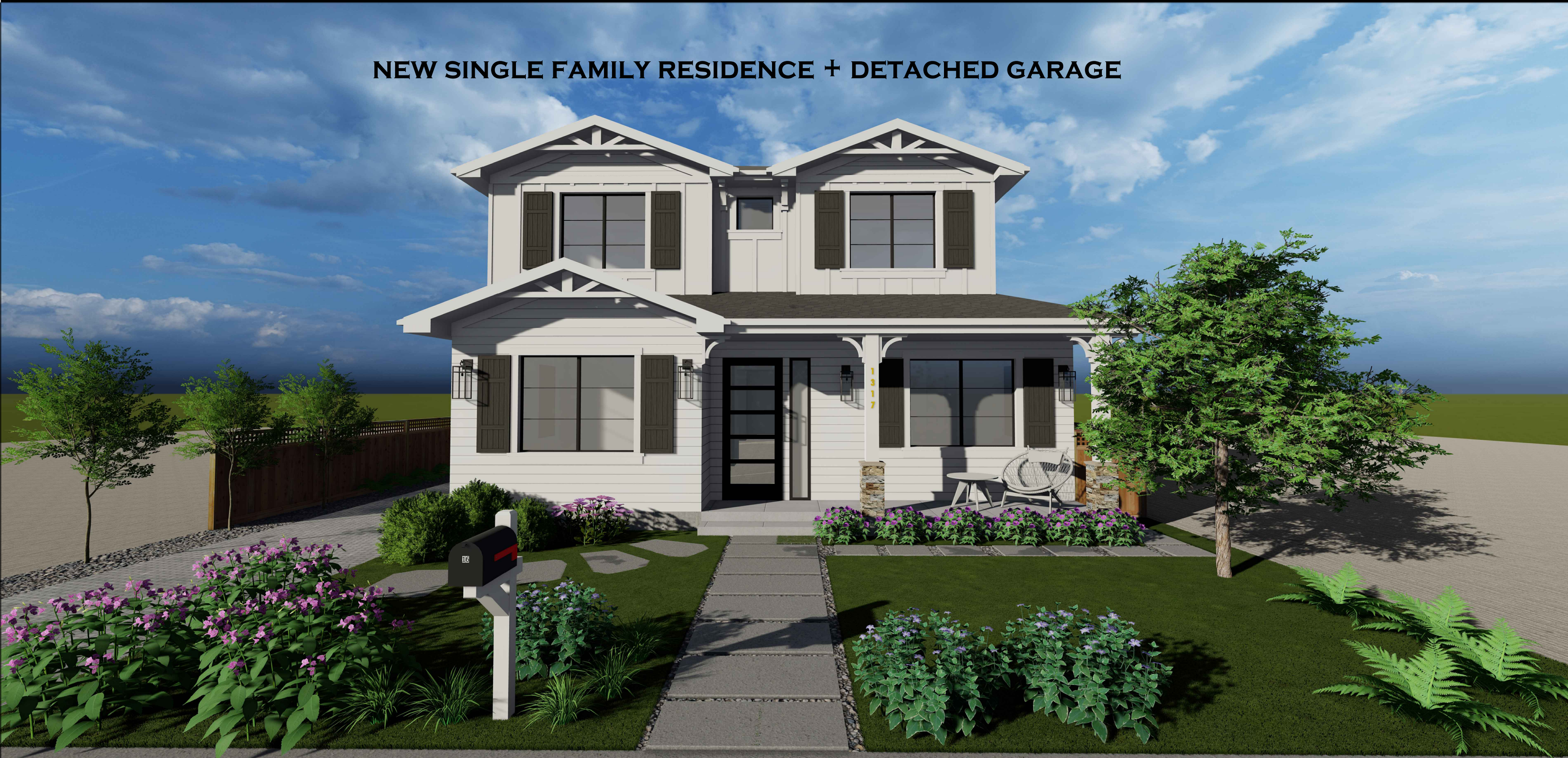


"FOR PLANNING APPROVAL ONLY--NOT FOR CONSTRUCTION"



NEW SINGLE FAMILY RESIDENCE + DETACHED GARAGE

13 17 PALOMA AVE,
BURLINGAME, CA, 94010

HADJIAN RESIDENCE

RECEIVED
10.13.22
CITY OF BURLINGAME
CDD-PLANNING DIVISION

REVISED

PROJECT SUMMARY

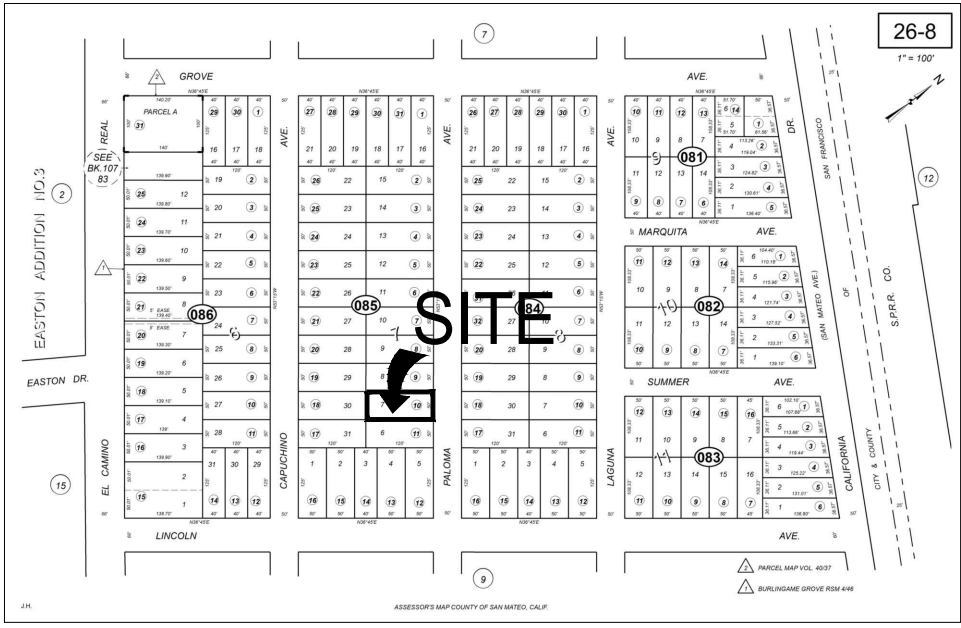
SUMMARY	REMARK	SQ.FT
Lot Area:		6,000.0
Total New Garage		451.0
Total New Living Area		2,962.4
Total New Residence		3,413.4
Allowable FAR	32%x6000+1100+400	3,420.0

PARCEL NUMBER-----026-085-100
PROJECT TYPE-----NEW CONSTRUCTION
ZONING-----R1
OCCUPANCY GROUP-----R-3/U
FIR PROTECTION-----SPRINKLERED
CONSTRUCTION TYPE-----V-B

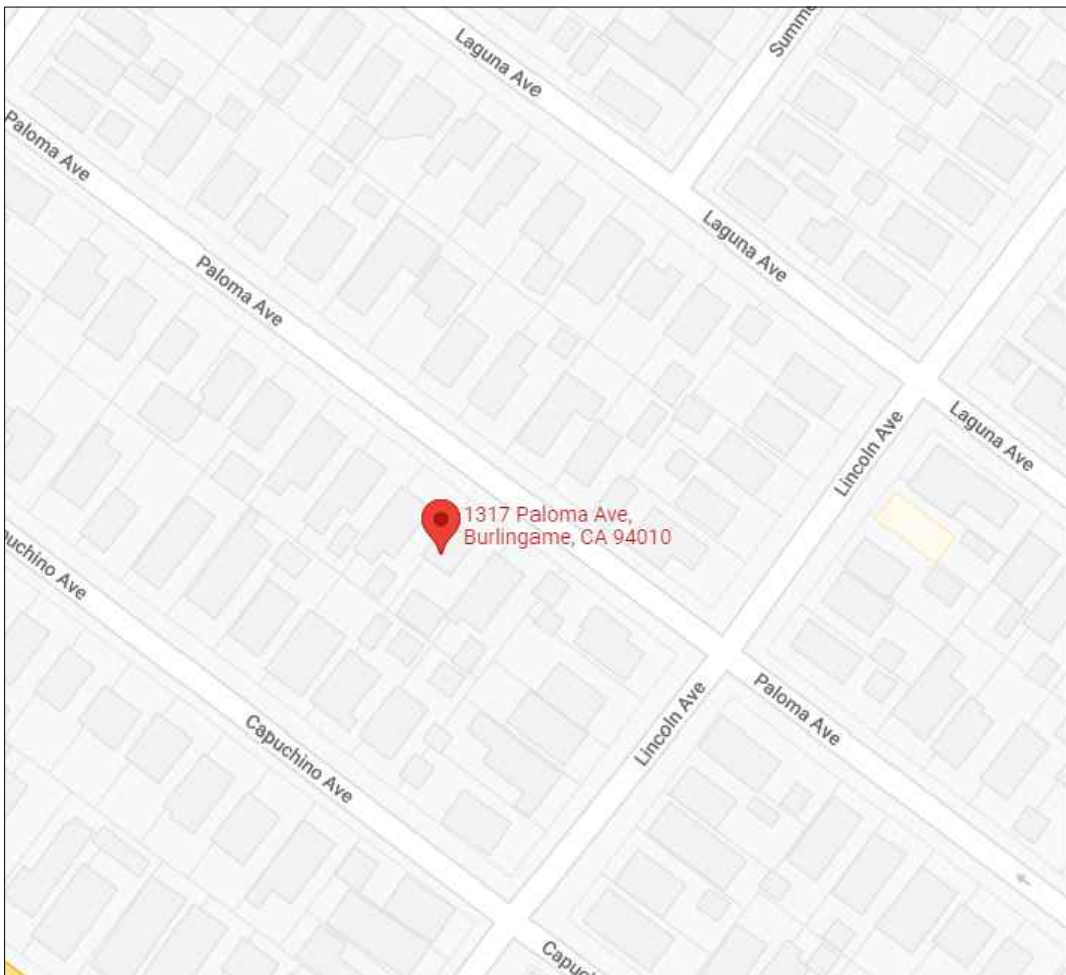
SCOPE OF PROJECT

DEMOLISH OF 1080 S.F. EXISTING ONE STORY SINGLE FAMILY HOUSE, AND NEW CONSTRUCTION OF 2962.4 LIVING AREA AND 451 S.F. DETACHED GARAGE AREA IN TOTAL 3413.4 S.F. IN A 6000 S.F. LOT

ASSESSOR'S PARCEL MAP



LOCATION MAP



ACKNOWLEDGMENTS

- DUE TO THE EXTENSIVE NATURE OF THIS CONSTRUCTION PROJECT THE CERTIFICATE OF OCCUPANCY WILL BE RESCINDED ONCE CONSTRUCTION BEGINS. A NEW CERTIFICATE OF OCCUPANCY WILL BE ISSUED AFTER THE PROJECT HAS BEEN FINAL. NO OCCUPANCY OF THE BUILDING IS TO OCCUR UNTIL A NEW CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.

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PROJECT TEAM

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DESIGNER
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1670 El Camin Real, Apt 309
Menlo Park, CA, 94025
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APN: 026-085-100

PROJECT NAME
Hadjian Residence
NEW SINGLE FAMILY HOUSE AND DETACHED GARAGE

ADDRESS
1317 Paloma Ave,
Burlingame, CA

Owner
Behzad Hadjian

DRAWN BY

Ardalan Djalali

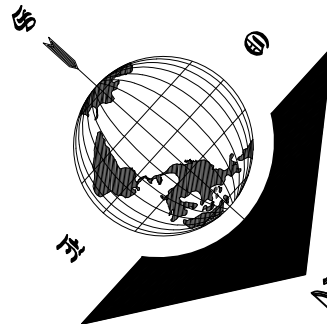
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Ardalan
Ardalan Djalali

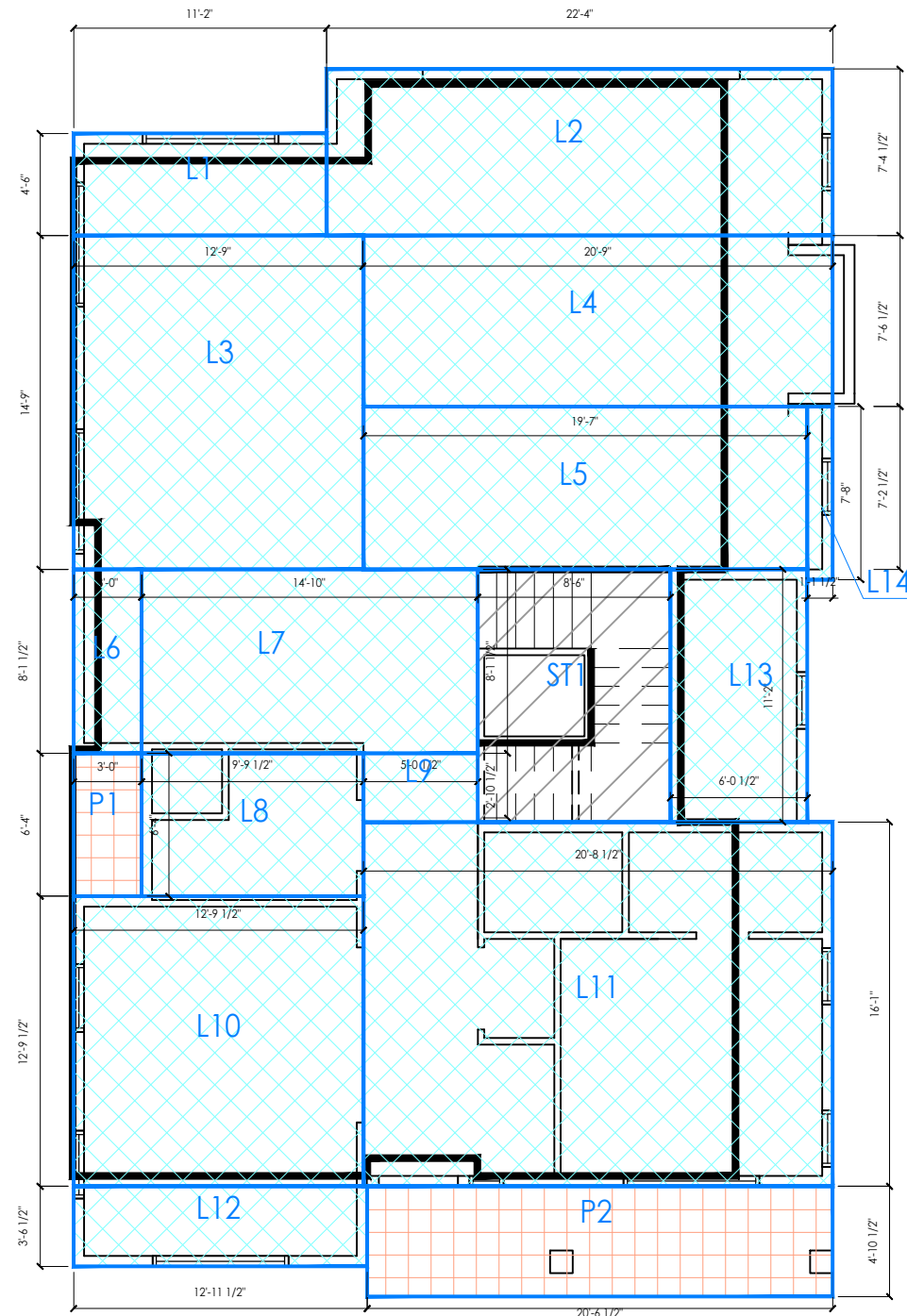
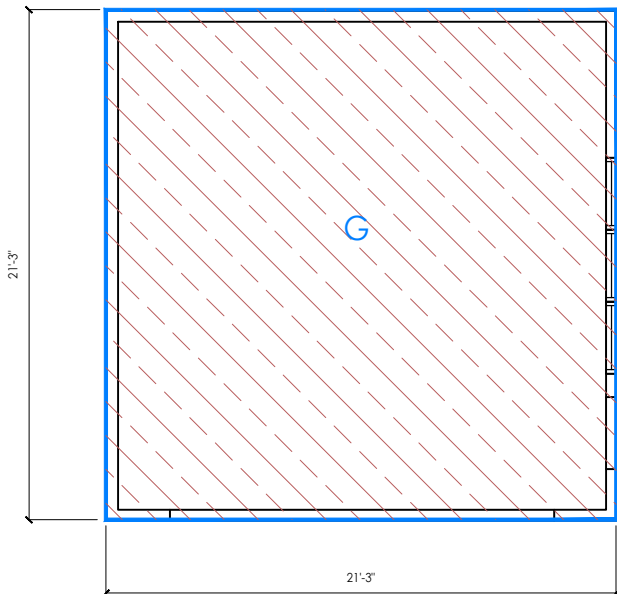
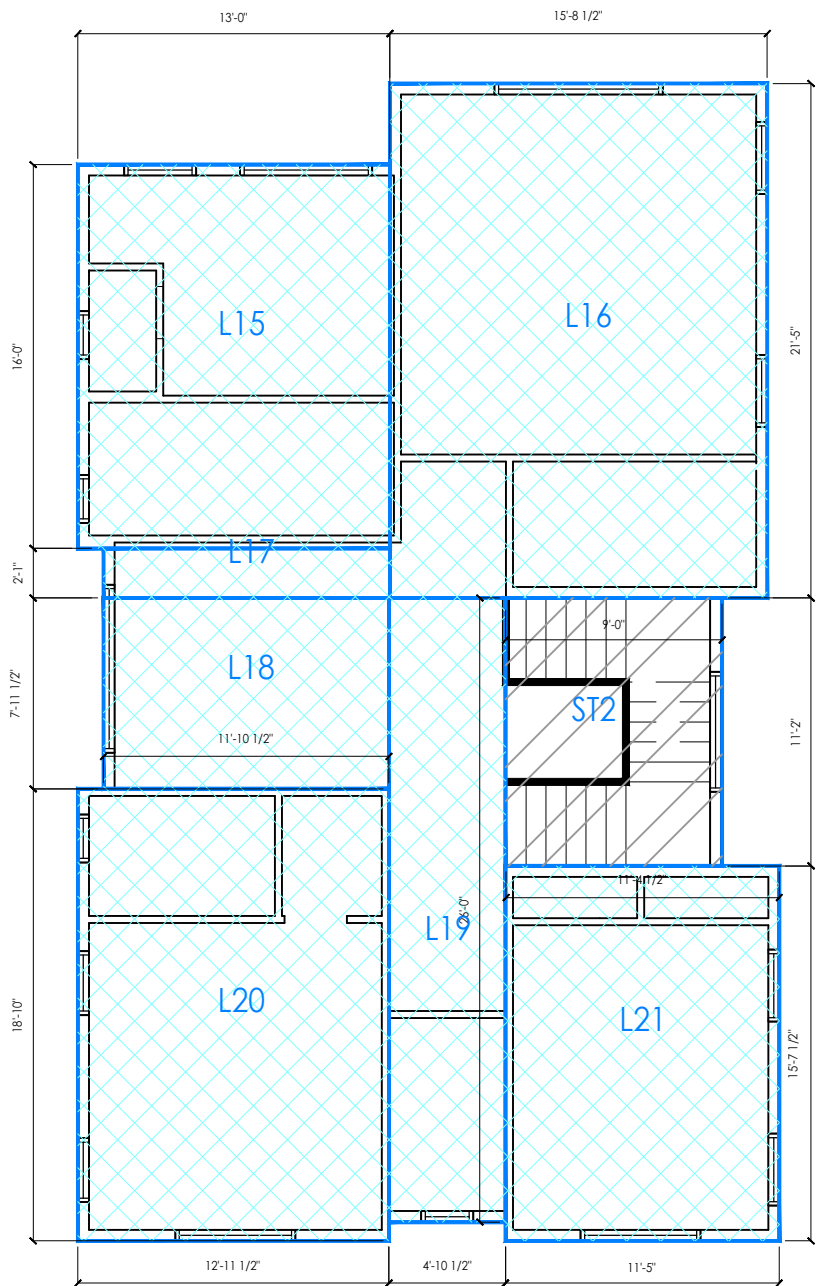
REVISION	DATE	DESCRIPTION
	04.04.2022	PLANNING SUBMITTAL
	10.12.2022	PLANNING RE-SUBMITTAL

COVER SHEET

A0.0



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FLOOR AREA CALCULATION

Legend	Proposed 1st Floor living Area	Dimentions	Area	Remark
	L1	4'-6" x 11'-2"	50.3	-
	L2	7'-4 1/2" x 22'-4"	164.3	-
	L3	12'-9" x 14'-9"	188.6	-
	L4	7'-6 1/2" x 20'-9"	156.5	-
	L5	7'-2 1/2" x 19'-7"	140.8	-
	L6	3'-0" x 8'-1 1/2"	24.4	-
	L7	8'-1 1/2" x 14'-10"	120.5	-
	L8	6'-4" x 9'-9 1/2"	61.8	-
	L9	2'-10 1/2" x 5'-0 1/2"	15.3	-
	L10	12'-9 1/2" x 12'-9 1/2"	163.9	-
	L11	16'-1" x 20'-8 1/2"	333.1	-
	L12	3'-6 1/2" x 12'-11 1/2"	45.9	-
	L13	6'-0 1/2" x 11'-2"	67.5	-
	L14	1'-1 1/2" x 7'-8"	8.6	-
	ST1	8'-6" x 11'-2"	94.9	COUNTED TOWARD FAR
	P1	3'-6 1/2" x 20'-6 1/2"	18.9	COUNTED TOWARD FAR
Total			1,655.2	

Legend	COVERED PATIO	Dimentions	Area	Remark
	P2	20'-6 1/2" x 4'-10"	100.1	NOT COUNTED TOWARD FAR
Total			100.1	

Legend	Garage Area	Dimentions	Area	Remark
	G	21'-3" x 21'-3"	451.0	COUNTED TOWARD FAR
Total			451.0	

Legend	Proposed 2nd Floor living Area	Dimentions	Area	Remark
	L15	13'-10" x 16'-0"	207.9	-
	L16	15'-8 1/2" x 21'-5"	336.8	-
	L17	2'-1" x 11'-10 1/2"	24.6	-
	L18	7'-11 1/2" x 11'-10 1/2"	94.6	-
	L19	4'-10 1/2" x 26'-0"	126.4	-
	L20	12'-11 1/2" x 18'-10"	244.0	-
	L21	11'-5" x 16'-7 1/2"	178.1	-
	ST2	8'-6" x 11'-2"	94.9	COUNTED TOWARD FAR
Total			1,307.3	

SUMMARY	REMARK	SQ.FT
Lot Area:		6,000.0
Total New Garage		451.0
Total New Living Area		2,962.4
Total New Residence		3,413.4
Allowable FAR	32%x6000+1100+400	3,420.0



1670 El Camin Real, Apt 309
Menlo Park, CA, 94025
650-387-9272

APN: 026-085-100

PROJECT NAME
Hadjian Residence
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ADDRESS
1317 Paloma Ave,
Burlingame, CA
Owner
Behzad Hadjian

DRAWN BY

Ardalan Djalali

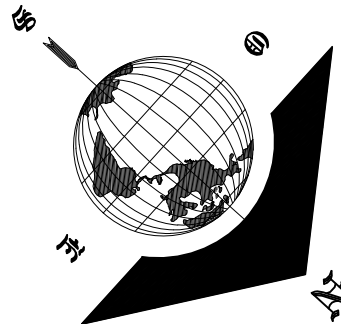
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Ardalan Djalali

REVISION	DATE	DESCRIPTION
	04.04.2022	PLANNING SUBMITTAL
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FLOOR
AREA
CALCULATION

A0.2



"FOR PLANNING APPROVAL ONLY--NOT FOR CONSTRUCTION"

KEYNOTES AND LEGENDS

- 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
- APPROXIMATE LOCATION OF NEIGHBORING STRUCTURE
- (N) WATER METER--CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY IF REQUIRED BY INCREASED FIXTURE LOAD
- NOT USED
- (N)ELECTRICAL METER LOCATION--CONTRACTOR TO COORDINATE WITH LOCAL ELECTRICAL COMPANY FOR UPGRADE (400 AMPS) TO (E) ELECTRICAL SERVICE--INSTALL UFER GROUND CONNECTION PER CEC 250-52
- EXISTING TREE TO BE REMOVED--SEE ARBORIST REPORT FOR ADDITIONAL INFO
- (N) 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
- (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
- (N) SOFTSCAPE--PROVIDE DRIP IRRIGATION
- (N) FENCE AND GATE--VERIFY FINAL DESIGN AND FINISH WITH LANDSCAPE ARCHITECT--NEW FENCES TO CONFORM TO JURISDICTION'S FENCE REGULATIONS
- (N) DRIVEWAY,CONCRETE OVER BASE ROCK AND SAND PER GEOTECH REPORT
- (N) HARDSCAPE--SLOPE AWAY FROM HOUSE @ 2% MIN.
- (N) 36" MIN. DEEP LEVEL LANDING PER CRC 311.3 W STEPS (MAX. 7.75" RISER)- PROVIDE EQUAL RISERS IF MORE THAN 1 STEP
- (N) PORCH OR TRELIS COLUMNS
- (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
- (N) CURB CUT PER LOCAL JURISDICTION'S STANDARD DETAIL--SEE CIVIL PLANS

NEW DETACHED GARAGE

NEW BUILDING AREA

NEW HARDSCAPE--SEE PLAN FOR MORE INFO

SPOT ELEVATION, SEE CIVIL DRAWINGS FOR MORE INFO

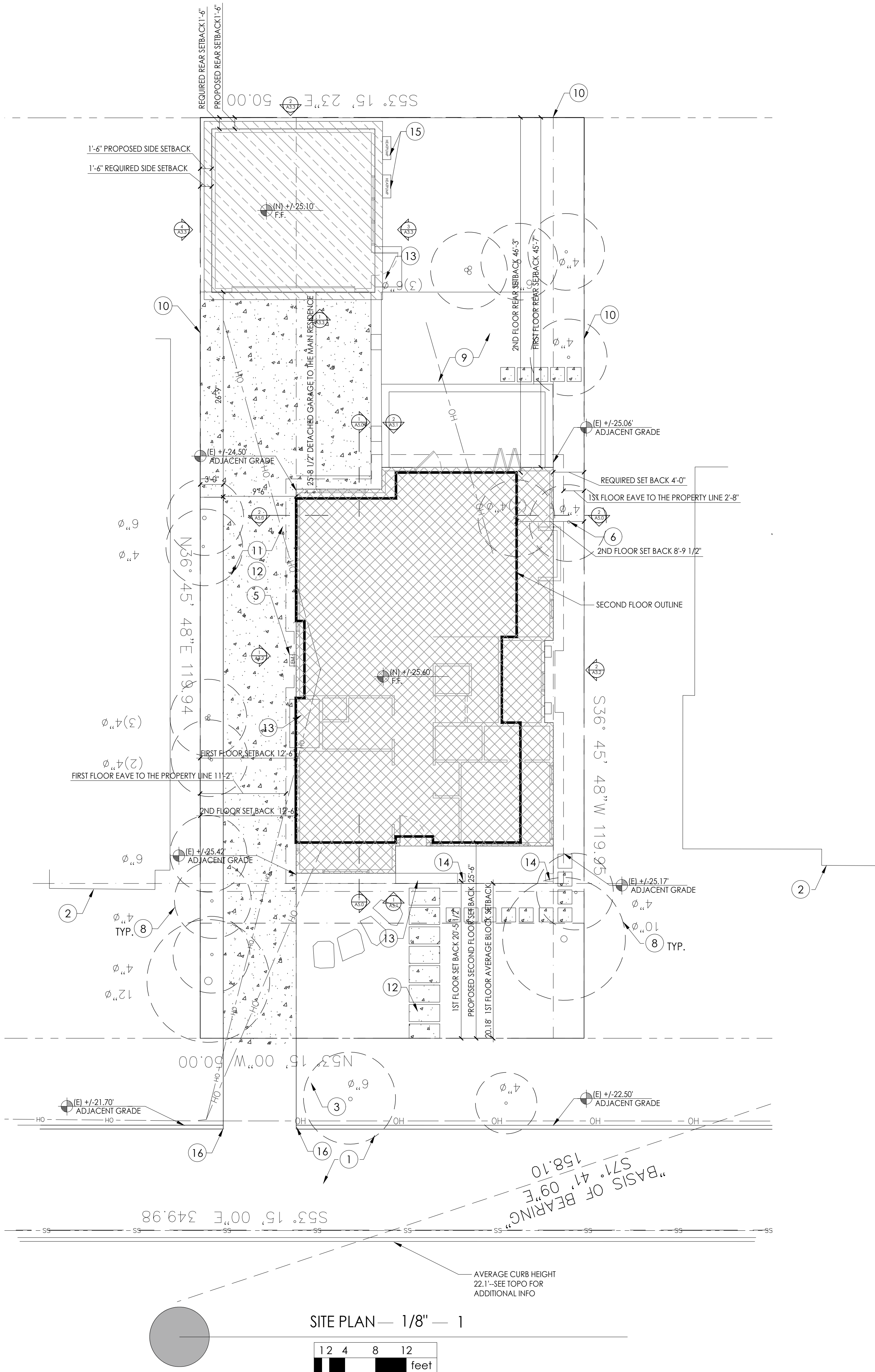
PROPERTY LINE

REQUIRED YARD SETBACK/EASEMENT

NUMBER INDICATES KEYNOTES

ADDITIONAL NOTES

- NO PERMANENT STRUCTURES (RETAINING WALLS, FENCES, COLUMNS, MAILBOX, ETC) WILL BE PROPOSED BEYOND THE PROPERTY LINE AND INTO THE PUBLIC RIGHT-OF-WAY.
- ALL DAMAGED SIDEWALK, CURB, AND GUTTER DURING CONSTRUCTION WILL BE REPAIRED



1670 El Camin Real, Apt 309
Menlo Park, CA, 94025
650-387-9272

APN: 026-085-100

PROJECT NAME

Hadjian Residence

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ADDRESS

1317 Paloma Ave,
Burlingame, CA

Owner

Behzad Hadjian

DRAWN BY

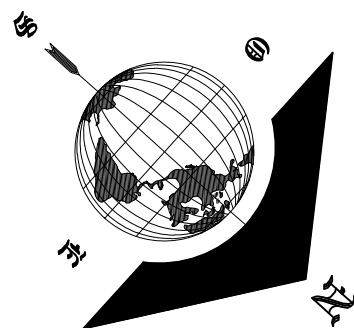
Andalan Djalali

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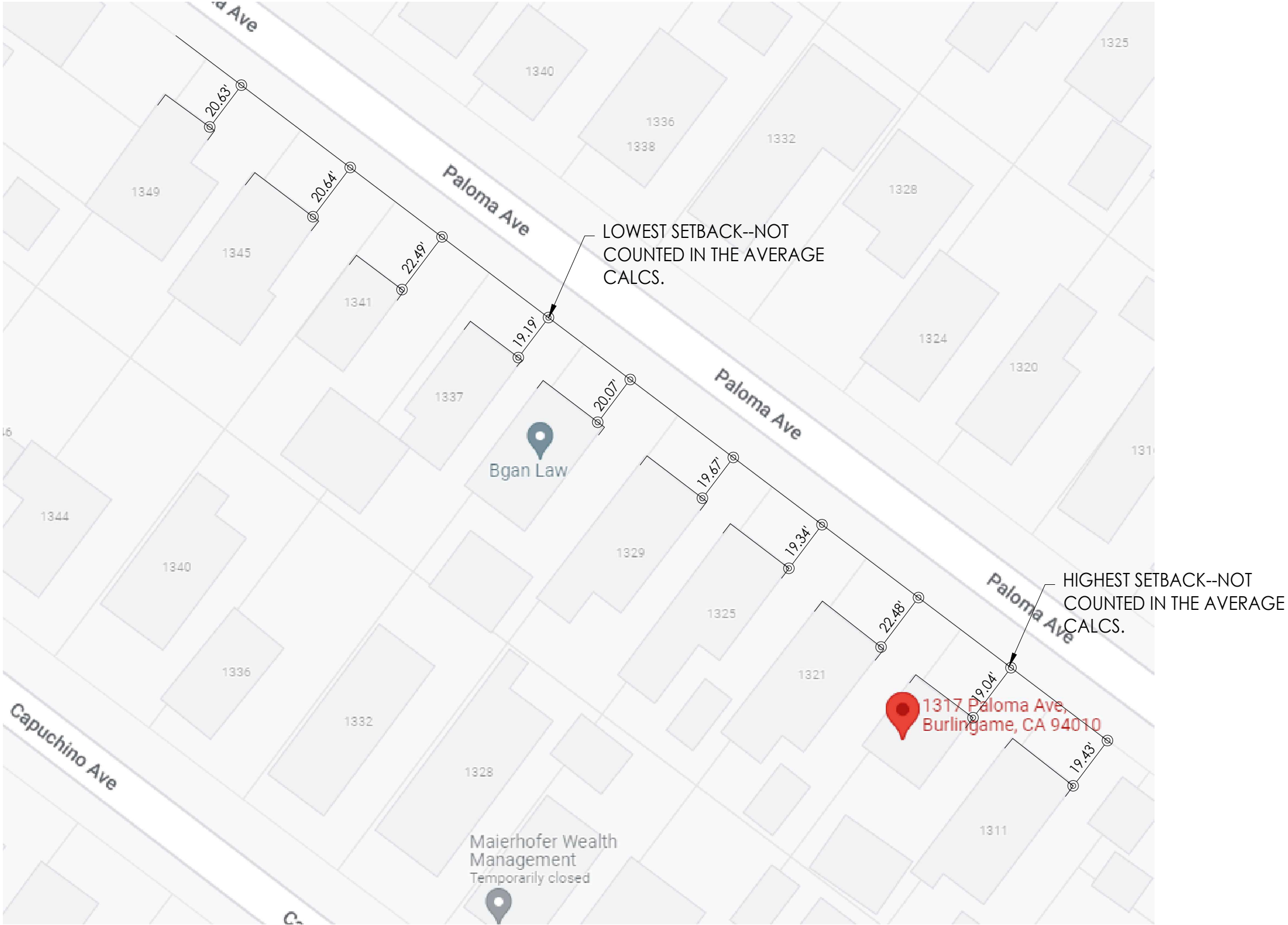
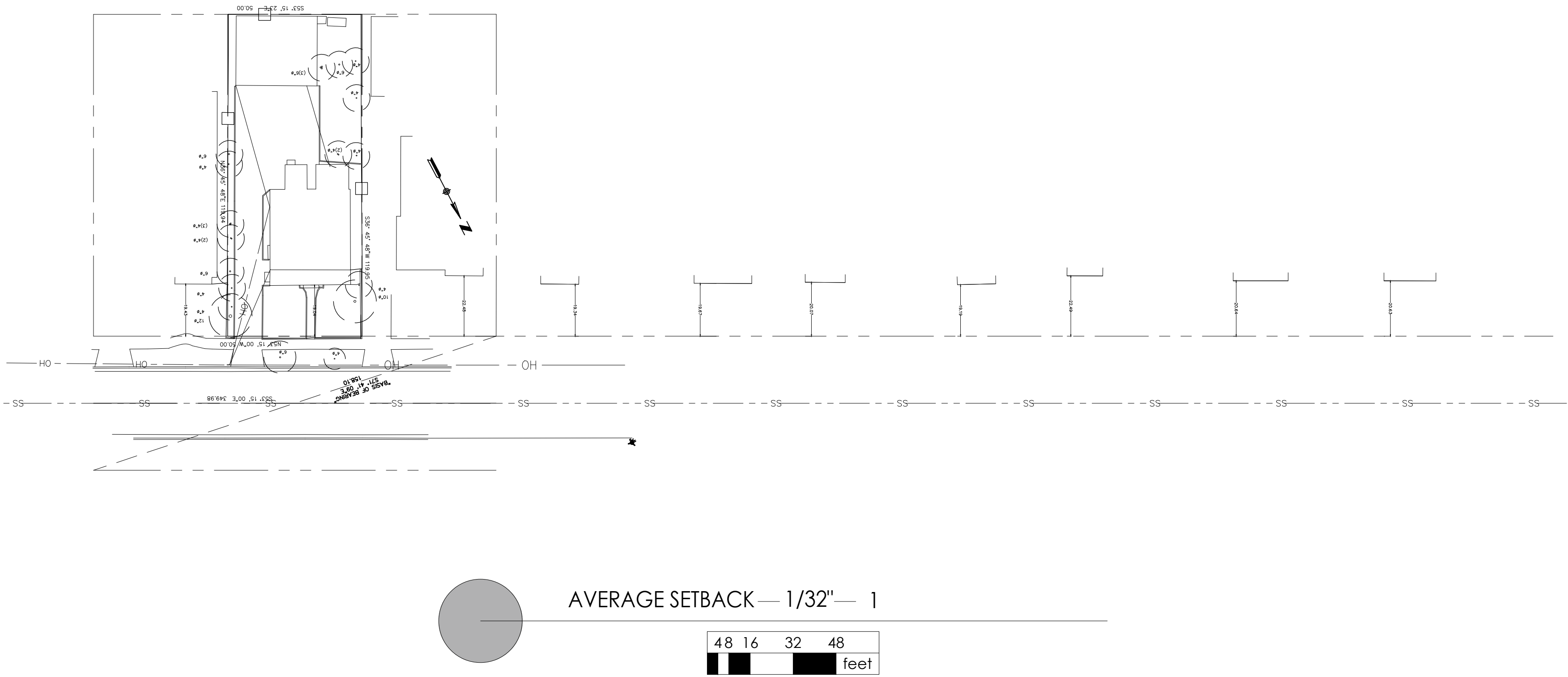
Andalan
Andalan Djalali

REVISION	DATE	DESCRIPTION
	04.04.2022	PLANNING SUBMITTAL
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TITLE:
SITE PLAN
A1.0



"FOR PLANNING APPROVAL ONLY--NOT FOR CONSTRUCTION"



	Porperty Number	Setback	Remark
1	1317	19.04	LOWEST SETBACK NOT COUNTED IN THE AVERAGE SETBACK CALCS.
2	1311	19.43	-
3	1321	22.48	-
4	1325	19.34	-
5	1329	19.67	-
6	1333	20.07	-
7	1337	19.19	-
8	1341	22.49	HIGHEST SETBACK NOT COUNTED IN THE AVERAGE SETBACK CALCS.
9	1345	20.67	-
10	1349	20.63	-
Total of counted Setbacks		161.48	-
Average Setback		20.185	-

NOTE: ALL SETBACKS ARE MEASURED APPROXIMATELY.



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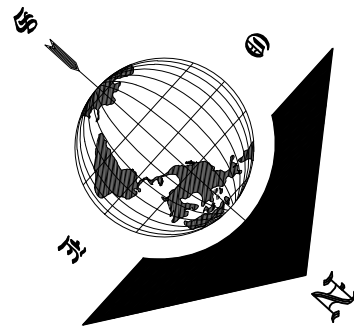
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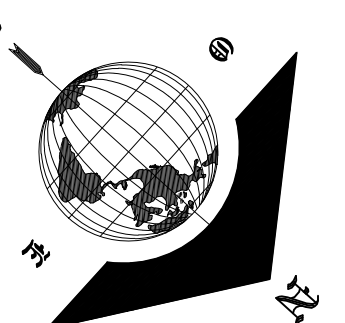
TITLE:
BLOCK AVARGAE
SETBACK
A1.0a



1. (E) TREE TO REMAIN--SEE A1.0 FOR ADDITIONAL INFORMATION
2. (E) GAS METER TO BE REMOVED
3. EXISTING WATER METER TO BE RELOCATED
4. (E) ELECTRICAL PANEL TO BE RELOCATED--CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY--SEE A1.0 FOR NEW LOCATION
5. (E) DRIVEWAY TO BE REMOVED[--SALVAGE (E) PAVERS FOR REINSTALLATION IN NEW DRIVEWAY]
6. 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
7. APPROXIMATE LOCATION OF NEIGHBORING STRUCTURE
8. EXISTING HVAC UNIT TO BE REMOVED
9. EXISTING STRUCTURE TO BE DEMOLISHED
10. EXISTING GARAGE TO BE DEMOLISHED
11. EXISTING HARDSCAPE TO BE REMOVED
12. EXISTING TREE TO BE REMOVED
13. EXISTING FENCE TO BE REMOVED--NEW FENCE WILL BE INSTALLED PER JURISDICTION REQUIREMENTS
14. EXISTING RETAINING WALL AND FENCE, SHALL BE REMOVED FROM THE PUBLIC RIGHT OF WAY

- NO PERMANENT STRUCTURES (RETAINING WALLS, FENCES, COLUMNS, MAILBOX, ETC) WILL BE PROPOSED BEYOND THE PROPERTY LINE AND INTO THE PUBLIC RIGHT-OF-WAY.
- ALL DAMAGED SIDEWALK, CURB, AND GUTTER DURING CONSTRUCTION WILL BE REPAIRED

TREE PROTECTION FENCING



KEYNOTES AND LEGENDS

1. (N) CONCRETE STEP(S)--10" MIN. TREAD AND MAX. 7" RISER HEIGHT
2. (N) LANDING--MIN. 3" DEEP x WIDTH OF DOOR--MAX. 7-3/4" RISER HEIGHT TO TOP OF THE DOOR THRESHOLD OR DOOR TRACK TO THE EXTERIOR LANDING IN ORDER TO VERIFY COMPLIANCE WITH CRC R311.3.1 OR R311.3.2.
3. LINE OF BEAM, SOFFIT AND/OR CROWN MOLDING ABOVE, TYP. SEE ALSO REFLECTED CEILING PLAN
4. INDICATES PREFAB CLOSET SYSTEM (OWNER PROVIDE/CONTRACTOR INSTALL)
5. INDICATES ROD AND SHELF AT ±6'-0" ABOVE T.O.S.--VERIFY HEIGHT WITH OWNER
6. (N) PREMANUFACTURED ELECTRIC FIREPLACE, TO BE LISTED AND LABELED, TESTED BY AN APPROVED TESTING LABORATORY, AND INSTALLED IN ACCORDANCE WITH LISTING AND MANUF. INSTALLATION INSTRUCTIONS. FIREPLACE SHALL HAVE CLOSABLE METAL OR GLASS COVERING THE ENTIRE OPENING OF THE FIREBOX. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL-127. FIREPLACE TO COMPLY WITH EPA PHASE II EMISSION LIMITS--MANUF. TBD; STYLE: TBD; UL LISTING; [UL LISTING #]--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER
7. (N) 18" X 24" MIN. CRAWLSPACE ACCESS
8. (N) 22" X 30" MIN. ATTIC ACCESS. ACCESS TO BE LARGE ENOUGH TO ALLOW FOR THE LARGEST PIECE OF EQUIPMENT TO FIT THROUGH
9. (N) TANKLESS WATER HEATER & RECIRCULATION PUMP--MANUF: RHEEM; MODEL: PRESTIGE SERIES 95 OUTDOOR. PROVIDE FOR MAKEUP AIR PER CMC 701.6 OUTDOOR COMBUSTION AIR--SEE TITLE 24 REPORT FOR APPLIANCE REQUIREMENTS--TANKLESS WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND THE HOT WATER PIPE LEAVING THE HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE HEATER
10. SKYLIGHT
11. CUSTOM CABINETRY
12. INSTALL MIN. 1/2" GYP.BD. ON WALLS, UNDER-STAIR SURFACE, AND ANY SOFFITS AT ENCLOSED ACCESSIBLE SPACE UNDER STAIRS PER CRC 302.7
13. 36" HIGH GUARDRAIL--SEE STAIR NOTES --NOTE THAT PER CRC 312.1.2 EXCEPTION 2, A 36" TALL GUARDRAIL CAN DOUBLE AS THE REQ'D HANDRAIL
14. 42" MIN. HIGH GUARDRAIL AT OPEN-SIDED LEVEL WALKING SURFACE
15. ADJUSTABLE SHOWER SET--1.8 GPM @ 80 PSI MAX--[SEE INTERIOR DESIGN PACKAGE FOR SPEC/OWNER TO PROVIDE SPEC]. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENT OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVE PRIOR TO STEPPING INTO THE SHOWER SPRAY PER CPC 408.9
16. CUSTOM SHOWER STALL W/ TEMPERED FRAMELESS SHOWER ENCLOSURE AND FLUSH SHOWER TRANSITION. DEPRESS FLOOR FRAMING, CONCRETE SLAB TO ACCOMMODATE TILE AND FULL MORTAR BED, S.S.D.. SLOPE MOSAIC TILE (2" OR SMALLER) SHOWER PAN OVER FULL MORTAR BED TO DRAIN TO STAINLESS STEEL LINEAR--(NOTE THAT LINEAR DRAINS OFTEN GET BLOCKED BY STRUCTURE)] DRAIN W/ TILE POCKET OPPOSITE OF SHOWER ENTRY. ENSURE SHOWER HAS A MIN. INTERIOR FLOOR AREA OF 1024 SQ.IN. AND IS CAPABLE OF ENCOMPASSING A 30 INCH DIA. CIRCLE THAT SHALL BE MAINTAINED UP TO 72" ABOVE SHOWER DRAIN INLET. VERIFY SHOWER DOOR SIZE [22" CLR MIN.] WITH OWNER BEFORE FABRICATION. SHOWER WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. SHOWER HEADS SHALL NOT DISCHARGE WATER ABOVE THE PROTECTIVE WALL SURFACE. CRC 307.2
17. 1.28 GAL. DUAL FLUSH TOILET FLOOR MOUNT - PROVIDE 30" WIDE BY 24" DEEP CLEAR SPACE IN FRONT OF TOILET, TYP.--(CPC.4025 i)
18. ELECTRIC WASHER AND DRYER. SUPPLY A MIN. 4" DIA. SMOOTH METAL MOISTURE EXHAUST DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE OF BLDG. (14'-0" MAX. LENGTH, INCLUDING 2 ELBOWS) WITH BACK DRAFT DAMPER, UNLESS MANUF. PERMITS LONGER RUNS OR A POWER EXHAUST IS PROVIDED. TERMINATION OF DUCT MIN. 3'-0" FROM ANY OPENING INTO BLDG PER CMC 504.5.
19. UNDERMOUNT SINK W/ 1.2 GPM @ 60 PSI MAX. FAUCET
20. FULL SIZE KITCHEN SINK W/ 1.5 GPM MAX. FAUCET, SPRAY, AND DISPOSAL--UNDERMOUNT IN GRANITE/QUARTZ SLAB COUNTER TOP AND BACKSPLASH
21. (N) HEATPUMP UNIT--PROVIDE ELECTRICAL TO THIS LOCATION AS REQUIRED, VERIFY SIZE AND QUANTITY WITH HVAC CONTRACTOR. HEATPUMP UNITS TO COMPLY WITH JURISDICTION'S NOISE ORDINANCE
22. 1 1/2" HANDRAIL @ 36" MAX. ABOVE STAIR NOISING

(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 2 LAYERS OF BUILDING PAPER (FOR STUCCO ONLY)/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

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

- # DOOR KEY-- SEE A3.4 FOR MORE INFORMATION
- # WINDOW KEY-- SEE A3.4 FOR MORE INFORMATION
- # NUMBER INDICATES KEYNOTES

FLOOR PLAN LEGEND

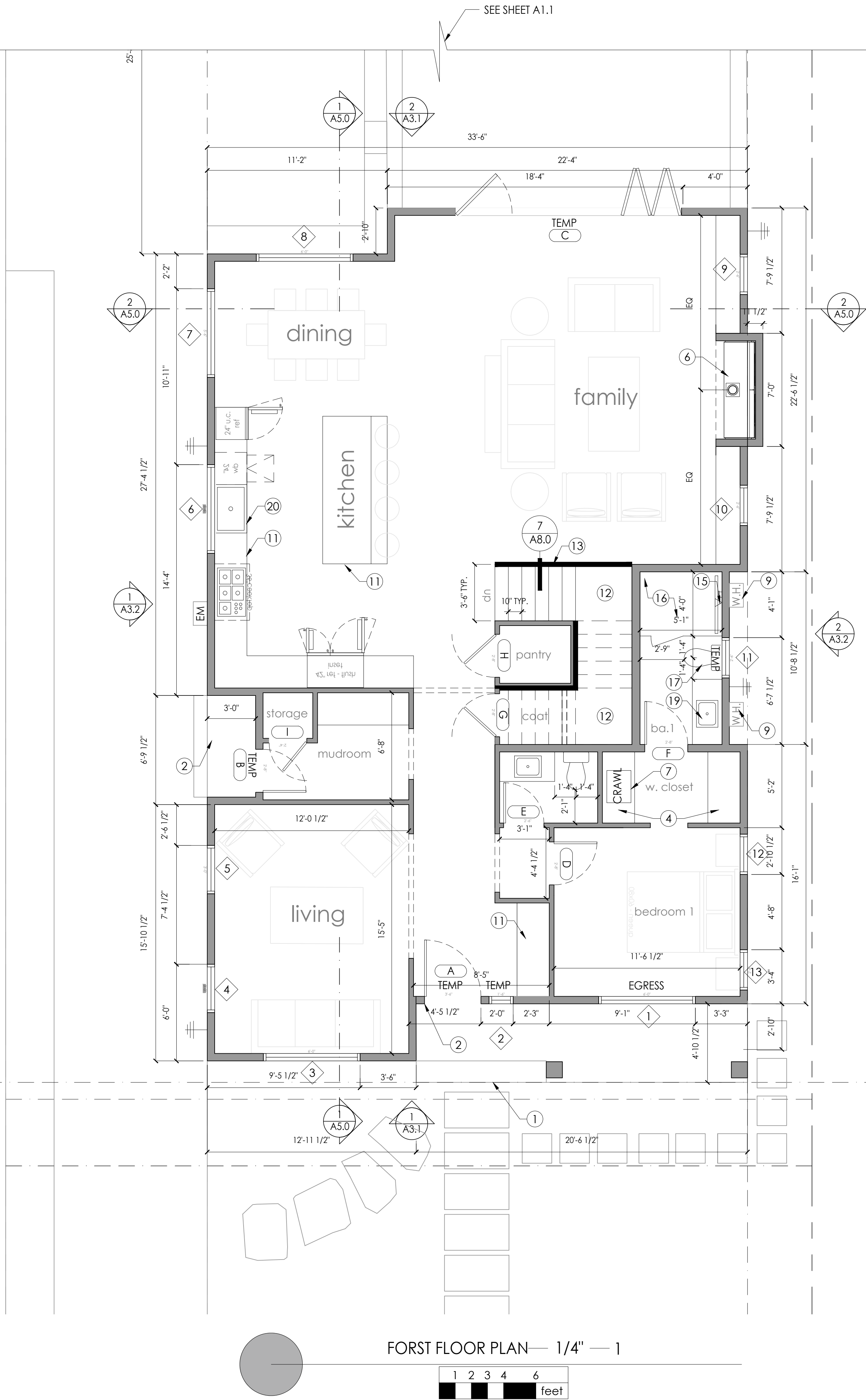
STAIR NOTES:

- MINIMUM 36 INCH WIDE STAIRWAY WIDTH AT FACE OF FINISH. SEE PLAN FOR STAIRWAY WIDTH.
- SEE STAIR SECTIONS FOR RISER HEIGHT. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". MAXIMUM RISER HEIGHT NOT TO EXCEED 7.75".
- SEE STAIR PLANS FOR TREAD DEPTH. TREADS SHALL NOT BE LESS THAN 10" IN DEPTH IN ANY CASE. STAIR TREADS SHALL BE OF UNIFORM SIZE AND SHAPE, EXCEPT THAT THE LARGEST TREAD RUN WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
- COVER UNDER STAIR, AND USEFUL SPACE FRAMING WITH 1/2" GYPSUM BOARD.
- A HANDRAIL ON ONE SIDE IS REQUIRED AT STAIRWAYS WITH FOUR OR MORE RISERS.
- THE TOP OF HANDRAILS AND REQUIRED HANDRAIL EXTENSIONS SHALL NOT BE PLACED LESS THAN 34" NOR MORE THAN 38" ABOVE LANDINGS AND THE NOSING OF TREADS.
- THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF THE HANDRAIL SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL.
- HANDRAIL EXTENDS CONTINUOUSLY FROM TOP TO BOTTOM RISER AND TERMINATES AT NEWEL POSTS OR ROUNDED SAFETY TERMINAL.
- HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 3-1/2" FROM EACH SIDE OF A RAMP. OTHER PROJECTIONS, SUCH AS TRIM AND SIMILAR DECORATIVE FEATURES, MAY PROJECT INTO THE REQUIRED WIDTH 1-1/2" FROM EACH SIDE.
- GUARDRAIL AT OPEN SIDES OF STAIRS TO BE 34" MIN. A.F.F. MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS
- WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL, THE TOP OF THE GUARD SHALL BE BETWEEN 34"-38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGE OF THE TREADS
- GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A 4" DIA. SPHERE, EXCEPT THE TRIANGULAR OPENINGS IN STAIRS FORMED BY THE RISER, TREAD, AND BOTTOM RAIL SHALL NOT ALLOW PASSAGE OF A 6" DIA. SPHERE STAIR GUARDRAIL DRAWINGS AND DETAILS SHALL 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 -- SEE S.S.D. FOR ADDITIONAL NOTES AND DETAILS.
- OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES, AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4 INCH-DIAMETER SPHERE. SIZE WOOD TREADS ACCORDINGLY.
- R302.11 #3 CRC: IN COMBUSTIBLE CONSTRUCTION, FIRE-BLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.

CRAWLSPACE VENT CALCULATION

CRAWL SPCE VENT CALCULATIONS	AREA (SF)	A	1,636
	CLASS I VAPOR RETARDER	NO	
	RATIO	B	1/150
	REQ'D VENT AREA (SI)	C=A×B×144	1,570.56
	7x14 VENTS REQUIRED @ 98 SI/EA	D=C÷98	17

- SEE ELEVATIONS FOR VENT LOCATIONS - VENTS ARE NOT TO BE LOCATED IN SHEAR WALLS OR SIMPSON STRONG WALLS
- OPENINGS FOR CRAWL SPACE VENTILATION SHALL BE LOCATED AS CLOSE TO CORNERS AS PRACTICAL TO PROVIDE CROSS VENTILATION
- PROVIDE ADDITIONAL VENTS IF EXISTING VENTS BLOCKED BY ADDITION



1670 El Camin Real, Apt 309
Menlo Park, CA, 94025
650-387-9272

APN: 026-085-100

PROJECT NAME

Hadjian Residence
NEW SINGLE FAMILY HOUSE AND DETACHED GARAGE

ADDRESS

1317 Paloma Ave,
Burlingame, CA

Owner

Behzad Hadjian

DRAWN BY

Ardalan Djalali

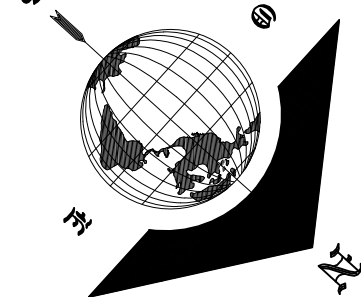
SIGNED BY

Ardalan Djalali
Ardalan

REVISION	DATE	DESCRIPTION
	04.04.2022	PLANNING SUBMITTAL
	10.12.2022	PLANNING RE-SUBMITTAL

TITLE:
PROPOSED FIRST
FLOOR PLAN

A2.1



"FOR PLANNING APPROVAL ONLY--NOT FOR CONSTRUCTION"

KEYNOTES AND LEGENDS

1. (N) CONCRETE STEP(S)--10" MIN. TREAD AND MAX. 7" RISER HEIGHT
2. (N) LANDING--MIN. 3" DEEP x WIDTH OF DOOR--MAX. 7-3/4" RISER HEIGHT TO TOP OF THE DOOR THRESHOLD OR DOOR TRACK TO THE EXTERIOR LANDING IN ORDER TO VERIFY COMPLIANCE WITH CRC R311.3.1 OR R311.3.2.
3. LINE OF BEAM, SOFFIT AND/OR CROWN MOLDING ABOVE, TYP. SEE ALSO REFLECTED CEILING PLAN
4. INDICATES PREFAB CLOSET SYSTEM (OWNER PROVIDE/CONTRACTOR INSTALL)
5. INDICATES ROD AND SHELF AT ±6'-0" ABOVE T.O.S.--VERIFY HEIGHT WITH OWNER
6. (N) PREMANUFACTURED ELECTRIC FIREPLACE, TO BE LISTED AND LABELED, TESTED BY AN APPROVED TESTING LABORATORY, AND INSTALLED IN ACCORDANCE WITH LISTING AND MANUF. INSTALLATION INSTRUCTIONS. FIREPLACE SHALL HAVE CLOSABLE METAL OR GLASS COVERING THE ENTIRE OPENING OF THE FIREBOX. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL-127. FIREPLACE TO COMPLY WITH EPA PHASE II EMISSION LIMITS--MANUF. TBD; STYLE: TBD; UL LISTING; [UL LISTING #]--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER
7. (N) 18" X 24" MIN. CRAWLSPACE ACCESS
8. (N) 22" X 30" MIN. ATTIC ACCESS. ACCESS TO BE LARGE ENOUGH TO ALLOW FOR THE LARGEST PIECE OF EQUIPMENT TO FIT THROUGH
9. (N) TANKLESS WATER HEATER & RECIRCULATION PUMP--MANUF: RHEEM; MODEL: PRESTIGE SERIES 95 OUTDOOR. PROVIDE FOR MAKEUP AIR PER CMC 701.6 OUTDOOR COMBUSTION AIR--SEE TITLE 24 REPORT FOR APPLIANCE REQUIREMENTS--TANKLESS WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND THE HOT WATER PIPE LEAVING THE HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE HEATER
10. SKYLIGHT
11. CUSTOM CABINETRY
12. INSTALL MIN. 1/2" GYP.BD. ON WALLS, UNDER-STAIR SURFACE, AND ANY SOFFITS AT ENCLOSED ACCESSIBLE SPACE UNDER STAIRS PER CRC 302.7
13. 36" HIGH GUARDRAIL--SEE STAIR NOTES --NOTE THAT PER CRC 312.1.2 EXCEPTION 2, A 36" TALL GUARDRAIL CAN DOUBLE AS THE REQ'D HANDRAIL
14. 42" MIN. HIGH GUARDRAIL AT OPEN-SIDED LEVEL WALKING SURFACE
15. ADJUSTABLE SHOWER SET--1.8 GPM @ 80 PSI MAX--[SEE INTERIOR DESIGN PACKAGE FOR SPEC/OWNER TO PROVIDE SPEC]. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENT OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVE PRIOR TO STEPPING INTO THE SHOWER SPRAY PER CPC 408.9
16. CUSTOM SHOWER STALL W/ TEMPERED FRAMELESS SHOWER ENCLOSURE AND FLUSH SHOWER TRANSITION. DEPRESS FLOOR FRAMING, CONCRETE SLAB TO ACCOMMODATE TILE AND FULL MORTAR BED, S.S.D.. SLOPE MOSAIC TILE (2" OR SMALLER) SHOWER PAN OVER FULL MORTAR BED TO DRAIN TO STAINLESS STEEL LINEAR--(NOTE THAT LINEAR DRAINS OFTEN GET BLOCKED BY STRUCTURE)] DRAIN W/ TILE POCKET OPPOSITE OF SHOWER ENTRY. ENSURE SHOWER HAS A MIN. INTERIOR FLOOR AREA OF 1024 SQ.IN. AND IS CAPABLE OF ENCOMPASSING A 30 INCH DIA. CIRCLE THAT SHALL BE MAINTAINED UP TO 72" ABOVE SHOWER DRAIN INLET. VERIFY SHOWER DOOR SIZE (22" CLR MIN.) WITH OWNER BEFORE FABRICATION. SHOWER WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. SHOWER HEADS SHALL NOT DISCHARGE WATER ABOVE THE PROTECTIVE WALL SURFACE. CRC 307.2
17. 1.28 GAL. DUAL FLUSH TOILET FLOOR MOUNT - PROVIDE 30" WIDE BY 24" DEEP CLEAR SPACE IN FRONT OF TOILET, TYP.--(CPC.4025 i)
18. ELECTRIC WASHER AND DRYER. SUPPLY A MIN. 4" DIA. SMOOTH METAL MOISTURE EXHAUST DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE OF BLDG. (14'-0" MAX. LENGTH, INCLUDING 2 ELBOWS) WITH BACK DRAFT DAMPER, UNLESS MANUF. PERMITS LONGER RUNS OR A POWER EXHAUST IS PROVIDED. TERMINATION OF DUCT MIN. 3'-0" FROM ANY OPENING INTO BLDG PER CMC 504.5.
19. UNDERMOUNT SINK W/ 1.2 GPM @ 60 PSI MAX. FAUCET
20. FULL SIZE KITCHEN SINK W/ 1.5 GPM MAX. FAUCET, SPRAY, AND DISPOSAL--UNDERMOUNT IN GRANITE/QUARTZ SLAB COUNTER TOP AND BACKSPLASH
21. (N) HEATPUMP UNIT--PROVIDE ELECTRICAL TO THIS LOCATION AS REQUIRED, VERIFY SIZE AND QUANTITY WITH HVAC CONTRACTOR. HEATPUMP UNITS TO COMPLY WITH JURISDICTION'S NOISE ORDINANCE
22. 1 1/2" HANDRAIL @ 36" MAX. ABOVE STAIR NOISING

(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 2 LAYERS OF BUILDING PAPER (FOR STUCCO ONLY)/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

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

#

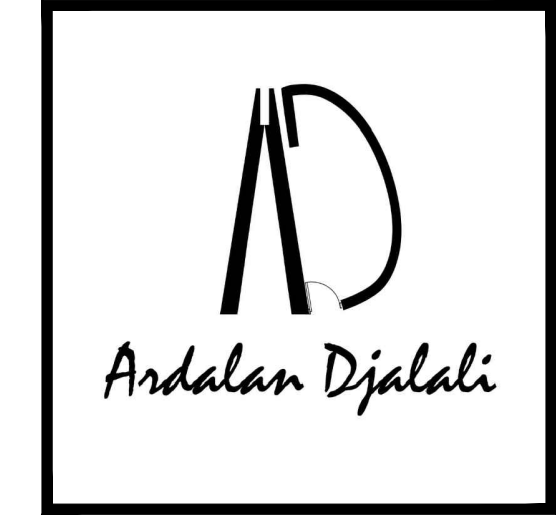
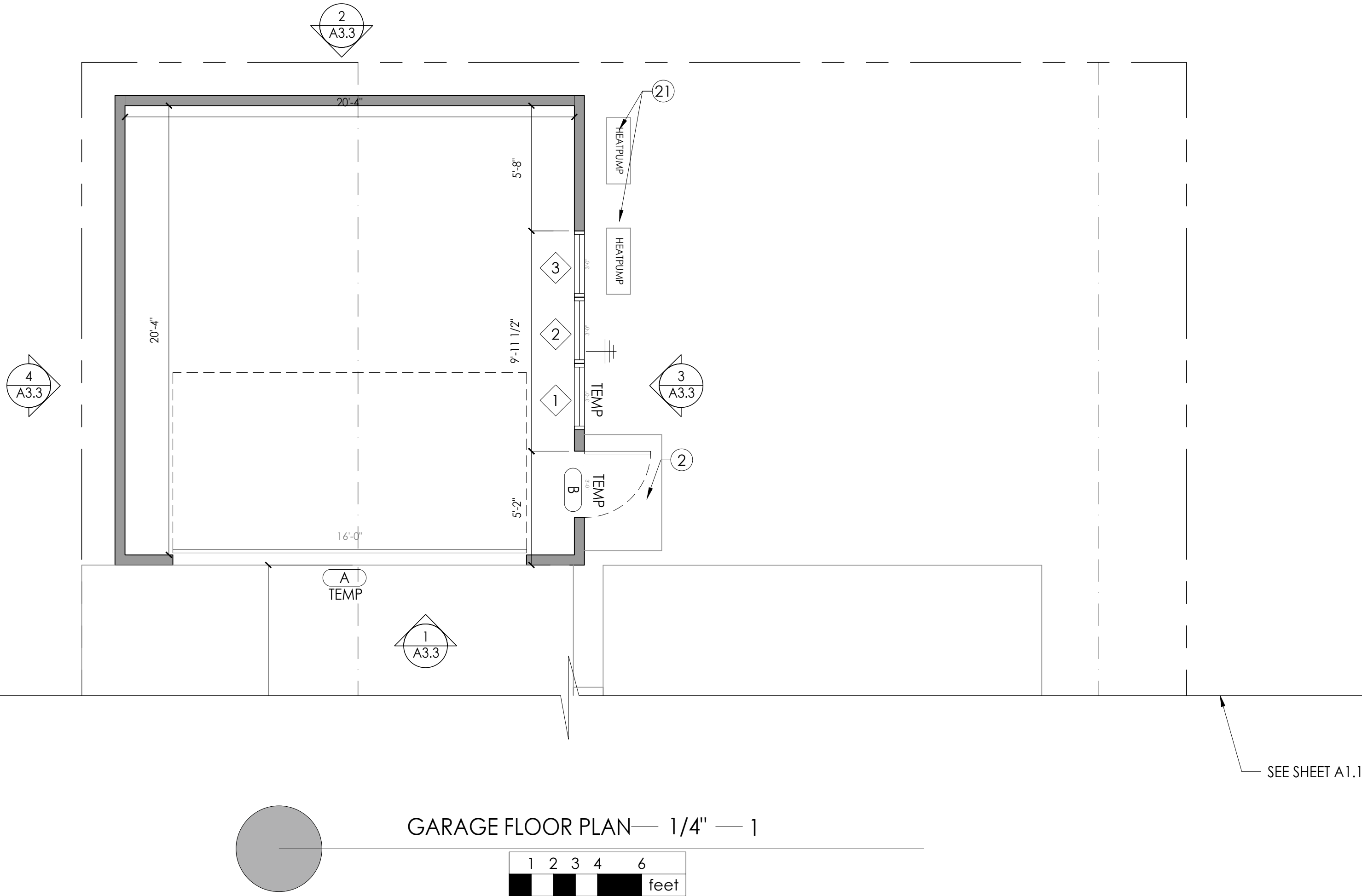
DOOR KEY-- SEE A3.4 FOR MORE INFORMATION

#

WINDOW KEY-- SEE A3.4 FOR MORE INFORMATION

#

NUMBER INDICATES KEYNOTES



1670 El Camin Real, Apt 309
Menlo Park, CA, 94025
650-387-9272

APN: 026-085-100

PROJECT NAME

Hadjian Residence

NEW SINGLE FAMILY HOUSE AND DETACHED GARAGE

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1317 Paloma Ave,
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Owner

Behzad Hadjian

DRAWN BY

Ardalan Djalali

SIGNED BY

Ardalan Djalali

REVISION	DATE	DESCRIPTION
	04.04.2022	PLANNING SUBMITTAL
	10.12.2022	PLANNING RE-SUBMITTAL

TITLE:
PROPOSED
GARAGE FLOOR PLAN



KEYNOTES AND LEGENDS

1.

(N) CONCRETE STEP(S)--10" MIN. TREAD AND MAX. 7" RISER HEIGHT
2.

(N) LANDING--MIN. 3" DEEP x WIDTH OF DOOR--MAX. 7-3/4" RISER HEIGHT TO TOP OF THE DOOR THRESHOLD OR DOOR TRACK TO THE EXTERIOR LANDING IN ORDER TO VERIFY COMPLIANCE WITH CRC R311.3.1 OR R311.3.2.
3.

LINE OF BEAM, SOFFIT AND/OR CROWN MOLDING ABOVE, TYP. SEE ALSO REFLECTED CEILING PLAN
4.

INDICATES PREFAB CLOSET SYSTEM (OWNER PROVIDE/CONTRACTOR INSTALL)
5.

INDICATES ROD AND SHELF AT ±6'-0" ABOVE T.O.S.--VERIFY HEIGHT WITH OWNER
6.

(N) PREMANUFACTURED ELECTRIC FIREPLACE, TO BE LISTED AND LABELED, TESTED BY AN APPROVED TESTING LABORATORY, AND INSTALLED IN ACCORDANCE WITH LISTING AND MANUF. INSTALLATION INSTRUCTIONS. FIREPLACE SHALL HAVE CLOSABLE METAL OR GLASS COVERING THE ENTIRE OPENING OF THE FIREBOX. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL-127. FIREPLACE TO COMPLY WITH EPA PHASE II EMISSION LIMITS--MANUF. TBD; STYLE: TBD; UL LISTING; [UL LISTING #]--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER
7.

(N) 18" X 24" MIN. CRAWLSPACE ACCESS
8.

(N) 22" X 30" MIN. ATTIC ACCESS. ACCESS TO BE LARGE ENOUGH TO ALLOW FOR THE LARGEST PIECE OF EQUIPMENT TO FIT THROUGH
9.

(N) TANKLESS WATER HEATER & RECIRCULATION PUMP--MANUF: RHEEM; MODEL: PRESTIGE SERIES 95 OUTDOOR. PROVIDE FOR MAKEUP AIR PER CMC 701.6 OUTDOOR COMBUSTION AIR--SEE TITLE 24 REPORT FOR APPLIANCE REQUIREMENTS--TANKLESS WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND THE HOT WATER PIPE LEAVING THE HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE HEATER
10.

SKYLIGHT
11.

CUSTOM CABINETY
12.

INSTALL MIN. 1/2" GYP.BD. ON WALLS, UNDER-STAIR SURFACE, AND ANY SOFFITS AT ENCLOSED ACCESSIBLE SPACE UNDER STAIRS PER CRC 302.7
13.

36" HIGH GUARDRAIL--SEE STAIR NOTES --NOTE THAT PER CRC 312.1.2 EXCEPTION 2, A 36" TALL GUARDRAIL CAN DOUBLE AS THE REQ'D HANDRAIL
14.

42" MIN. HIGH GUARDRAIL AT OPEN-SIDED LEVEL WALKING SURFACE
15.

ADJUSTABLE SHOWER SET--1.8 GPM @ 80 PSI MAX--[SEE INTERIOR DESIGN PACKAGE FOR SPEC/OWNER TO PROVIDE SPEC]. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENT OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVE PRIOR TO STEPPING INTO THE SHOWER SPRAY PER CPC 408.9
16.

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18.

ELECTRIC WASHER AND DRYER. SUPPLY A MIN. 4" DIA. SMOOTH METAL MOISTURE EXHAUST DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE OF BLDG. (14'-0" MAX. LENGTH, INCLUDING 2 ELBOWS) WITH BACK DRAFT DAMPER, UNLESS MANUF. PERMITS LONGER RUNS OR A POWER EXHAUST IS PROVIDED. TERMINATION OF DUCT MIN. 3'-0" FROM ANY OPENING INTO BLDG PER CMC 504.5.
19.

UNDERMOUNT SINK W/ 1.2 GPM @ 60 PSI MAX. FAUCET
20.

FULL SIZE KITCHEN SINK W/ 1.5 GPM MAX. FAUCET, SPRAY, AND DISPOSAL--UNDERMOUNT IN GRANITE/QUARTZ SLAB COUNTER TOP AND BACKSPLASH
21.

(N) HEATPUMP UNIT--PROVIDE ELECTRICAL TO THIS LOCATION AS REQUIRED, VERIFY SIZE AND QUANTITY WITH HVAC CONTRACTOR. HEATPUMP UNITS TO COMPLY WITH JURISDICTION'S NOISE ORDINANCE
22.

1 1/2" HANDRAIL @ 36" MAX. ABOVE STAIR NOISING

(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 2 LAYERS OF BUILDING PAPER (FOR STUCCO ONLY)/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

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

- #

DOOR KEY-- SEE A3.4 FOR MORE INFORMATION
- #

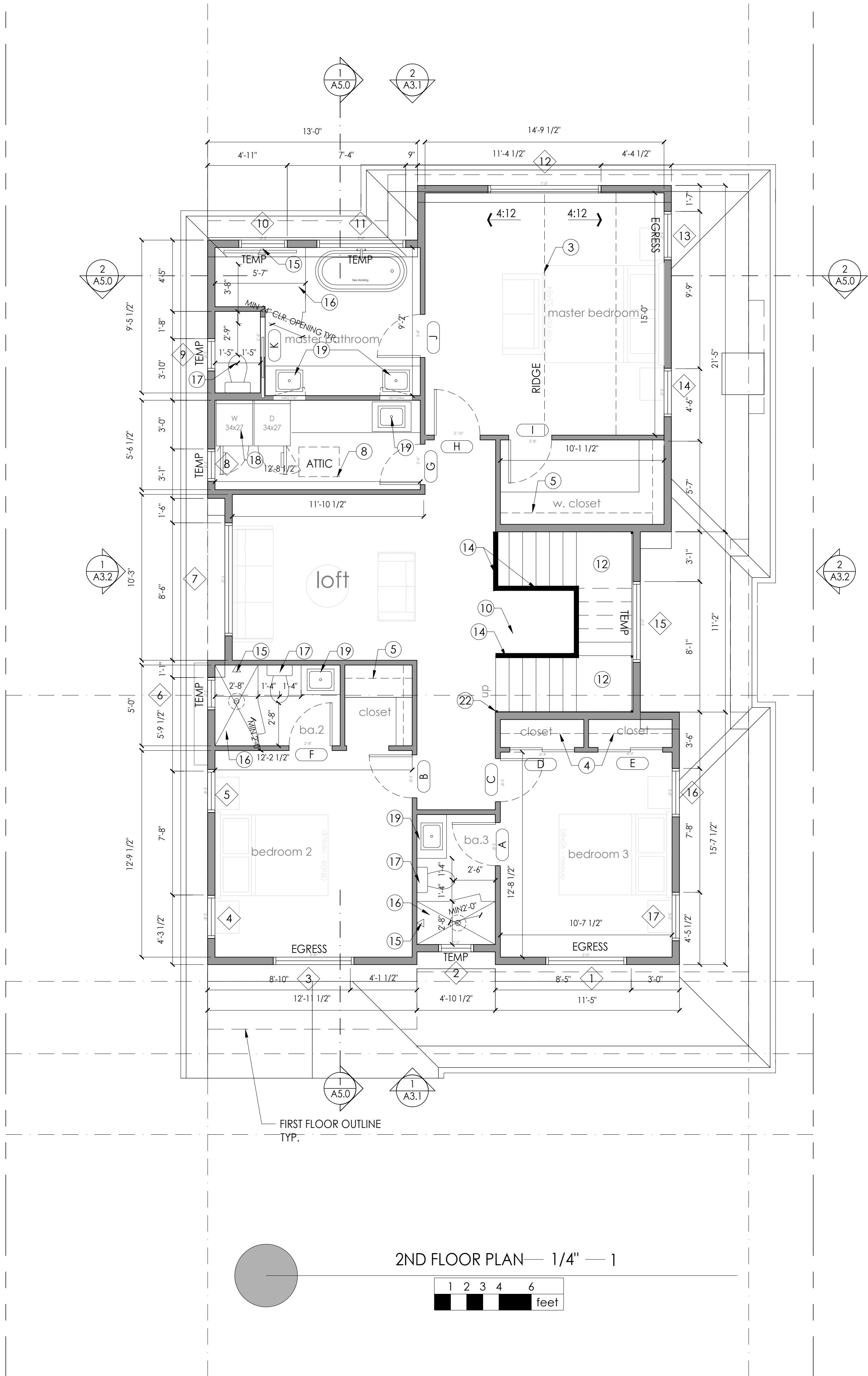
WINDOW KEY-- SEE A3.4 FOR MORE INFORMATION
- #

NUMBER INDICATES KEYNOTES

FLOOR PLAN LEGEND

STAIR NOTES:

- MINIMUM 36 INCH WIDE STAIRWAY WIDTH AT FACE OF FINISH. SEE PLAN FOR STAIRWAY WIDTH.
- SEE STAIR SECTIONS FOR RISER HEIGHT. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". MAXIMUM RISER HEIGHT NOT TO EXCEED 7.75".
- SEE STAIR PLANS FOR TREAD DEPTH. TREADS SHALL NOT BE LESS THAN 10" IN DEPTH IN ANY CASE. STAIR TREADS SHALL BE OF UNIFORM SIZE AND SHAPE, EXCEPT THAT THE LARGEST TREAD RUN WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
- COVER UNDER STAIR, AND USEFUL SPACE FRAMING WITH 1/2" GYPSUM BOARD.
- A HANDRAIL ON ONE SIDE IS REQUIRED AT STAIRWAYS WITH FOUR OR MORE RISERS.
- THE TOP OF HANDRAILS AND REQUIRED HANDRAIL EXTENSIONS SHALL NOT BE PLACED LESS THAN 34" NOR MORE THAN 38" ABOVE LANDINGS AND THE NOSING OF TREADS.
- THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF THE HANDRAIL SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL.
- HANDRAIL EXTENDS CONTINUOUSLY FROM TOP TO BOTTOM RISER AND TERMINATES AT NEWEL POSTS OR ROUNDED SAFETY TERMINAL.
- HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 3-1/2" FROM EACH SIDE OF A RAMP. OTHER PROJECTIONS, SUCH AS TRIM AND SIMILAR DECORATIVE FEATURES, MAY PROJECT INTO THE REQUIRED WIDTH 1-1/2" FROM EACH SIDE.
- GUARDRAIL AT OPEN SIDES OF STAIRS TO BE 34" MIN. A.F.F. MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS
- WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL, THE TOP OF THE GUARD SHALL BE BETWEEN 34"-38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGE OF THE TREADS
- GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A 4" DIA. SPHERE, EXCEPT THE TRIANGULAR OPENINGS IN STAIRS FORMED BY THE RISER, TREAD, AND BOTTOM RAIL SHALL NOT ALLOW PASSAGE OF A 6" DIA. SPHERE STAIR GUARDRAIL DRAWINGS AND DETAILS SHALL 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 -- SEE S.S.D. FOR ADDITIONAL NOTES AND DETAILS.
- OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES, AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4 INCH-DIAMETER SPHERE. SIZE WOOD TREADS ACCORDINGLY.
- R302.11 #3 CRC: IN COMBUSTIBLE CONSTRUCTION, FIRE-BLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.



1670 El Camin Real, Apt 309
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650-387-9272

APN: 026-085-100

PROJECT NAME
Hadjian Residence
NEW SINGLE FAMILY HOUSE AND DETACHED GARAGE

ADDRESS
1317 Paloma Ave,
Burlingame, CA

Owner
Behzad Hadjian

DRAWN BY

Ardalan Djalali

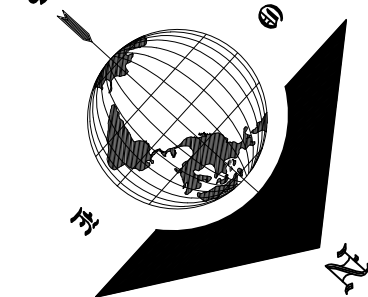
SIGNED BY

Ardalan Djalali

REVISION	DATE	DESCRIPTION
	04.04.2022	PLANNING SUBMITTAL
	10.12.2022	PLANNING RE-SUBMITTAL

TITLE:
PROPOSED
2ND FLOOR PLAN

A2.3



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. 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

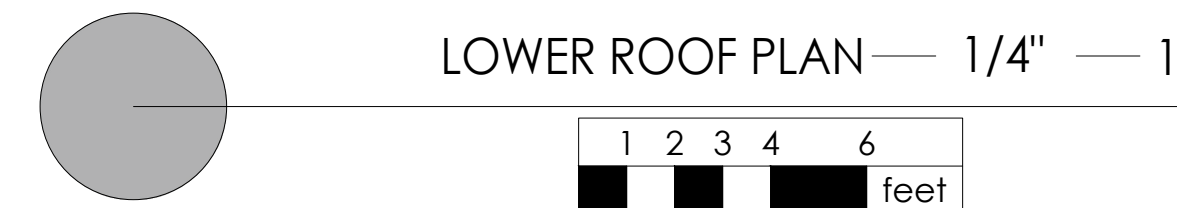


DS DENOTES GUTTER DRAIN (3" DIA.) AND DOWNSPOUT (2" X 3") 26 GA ALUMINUM - PAINTED TO MATCH TRIM COLOR-- VERIFY SPEC. W/ OWNER. INSTALL PER MFR. INSTRUCTIONS

← DENOTES DIRECTION OF SLOPE FROM HIGH TO LOW--ROOF SLOPE
APPROX., REFER TO ELEVATIONS FOR MAX HT AND VERTICAL CONTROL

— — — — — LINE OF BLDG. BELOW

— — — — — INDICATES RIDGE VENT

[illegible]

APN: 026-085-100

PROJECT NAME
Hadjian Residence
NEW SINGLE FAMILY HOUSE AND DETACHED GARAGE

ADDRESS
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Owner
Behzad Hadjian

DRAWN BY

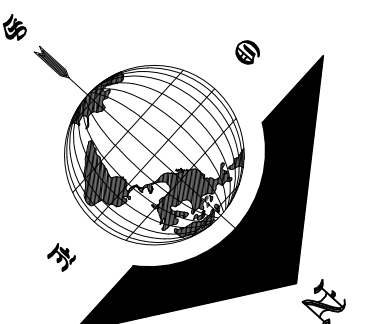
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SIGNED BY
Ardalan
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REVISION	DATE	DESCRIPTION
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	10.12.2022	PLANNING RE-SUBMITTAL

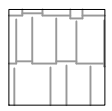
GARAGE
AND LOWER
ROOF PLAN

A2.1a



ROOF GENERAL NOTES AND LEGENDS

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. 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



NEW 40 YEARS ASPHALT COMPOSITION SHINGLE--CLASS A FIRE RATED

DS

DENOTES GUTTER DRAIN (3" DIA.) AND DOWNSPOUT (2" X 3") 26 GA ALUMINUM - PAINTED TO MATCH TRIM COLOR-- VERIFY SPEC. 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

INDICATES RIDGE VENT

ROOF VENTING CALCOULATIONS

ATTIC VENTING CALCULATIONS AND NOTES									
Notes:									
1. Area of enclosed overhangs included in Area (a)									
2. If the "Venting Ratio" (v) is 1/200, then provide no more than 40-50% of "Req'd vent area" (c) in upper three feet of roof per CRC 806.2 Exception 2. To maintain a consistent and attractive appearance, install ridge cap vents and hip cap vents continuous									
3. Provide 1" minimum air gap between roof and insulation. Typical unless expansive spray foam insulation is used									
4. Provide 1" air space in joist or cathedral ceiling spaces to allow for cross ventilation, unless expansive spray foam insulation is used									
5. Provide plywood sheathing with radiant barrier									
6. Vents to be noncombustible and corrosion resistant, and to have metal wire mesh with openings between 1/4" and 1/8" per CRC 706A.3									
7. Softi vents in Wall regions to resist the infiltration of flame and burning embers per CRC 706A.3. Vents to be brandguard or equal. www.brandguard.com									
8. In WUI regions, install one layer of 72 pound mineral surfaced non-perforated cap sheet complying with ASTM D 3959 over sheathing									
Roof Section	Calculations								
Area (sf)	Venting Ratio	Req'd vent area (sf)	Rafter Spacing (ft)	Size Vent (sq in)	Calc Venting per Rafter Bay (sq in)	Ridge/Hip Vent Hole Size Dia (in)	Req'd Venting per Rafter Bay (sq in) - No. of Holes x Area of Each Hole (sq in)	Ridge Venting per Rafter Bay (sq in) - No. of Holes x Area of Each Hole (sq in)	Total Venting Provided (sq in)
2ND FLOOR	4	1/200	0.002	12	1.5	0.002	1/8	0.002	0.002
	3.372	1/200	0.00166	12	1.5	0.00166	1/8	0.00166	0.00166
	3.372	1/200	0.00166	12	1.5	0.00166	1/8	0.00166	0.00166
	3.372	1/200	0.00166	12	1.5	0.00166	1/8	0.00166	0.00166
Vent Area (sf)	14.4	1/200	0.0072	12	1.5	0.0072	1/8	0.0072	0.0072
Vent Area (sf)	14.4	1/200	0.0072	12	1.5	0.0072	1/8	0.0072	0.0072
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Vent Area (sf)	14.4	1/200	0.0072	12	1.5	0.0072	1/8	0.0072	0.0072
Vent Area (sf)	14.4	1/200	0.0072	12	1.5				

“FOR PERMIT APPROVAL ONLY--NOT FOR CONSTRUCTION”



1670 El Camin Real, Apt
309 Menlo Park,
CA, 94025
650-387-9272

APN: 026-085-100

PROJECT NAME
Hadjian Residence
NEW SINGLE FAMILY HOUSE AND DETACHED GARAGE

ADDRESS
1317 Paloma Ave,
Burlingame, CA

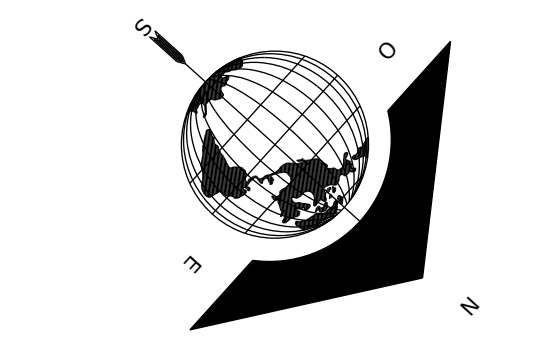
Owner
Behzad Hadjian

DRAWN BY
Ardalan Djalali

SIGNED BY
Ardalan Djalali
Ardalan

REVISION	DATE	DESCRIPTION
	04.04.2022	PLANNING SUBMITTAL
	10.12.2022	PLANNING RE-SUBMITTAL

DAYLIGHT
PLANE
A3.0



"FOR PERMIT APPROVAL ONLY--NOT FOR CONSTRUCTION"

KEYNOTES AND LEGENDS

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- 3 SKYLIGHT
- 4 BOARD AND BATTEN FIBER CEMENT SIDING OVER ONE LAYER TYVEK PAPER HOUSE WRAP
- 5 HORIZONTAL FACTORY FINISHED FIBER CEMENT SIDING OVER ONE LAYER TYVEK PAPER HOUSE WRAP
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- 7 DECORATIVE PAINT GRADE GABLE END
- 8 DECORATIVE PAINT GRADE WOOD CORBEL
- 9 PAINTED FIBER CEMENT TRIM 2x6 FASCIA WITH 4" SEAMLESS PAINTED SHEET METAL GUTTER
- 10 FIXED FIBERGLASS SHUTTER--V GROOVE--COLOR BLACK 632-- VISIT:https://www.customshuttercompany.com/exterior-shutters/fiberglass-shutters-v-groove/ FOR SPEC.
- 11 EXTERIOR LIGHT
- 12 LED ILLUMINATED ADDRESS SIGNAGE--AN APPROVED ADDRESS NUMBER ON BUILDING ELEVATION IS PLAINLY LEGIBLE AND VISIBLE FROM THE ADJACENT ACCESS STREET OR ROAD. THE NUMBERS NEED TO CONTRAST WITH THEIR BACKGROUND, AND BE A MINIMUM OF 4" HIGH, WITH A MINIMUM STROKE OF 1/2". [CRC 319.1]
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- 19 MAIL BOX
- 20 HVAC UNIT
- 21 7 X 14 CRAWLSPACE VENT--SEE SHEET A1.1 FOR CALCULATIONS
- 22 EGRESS WINDOW--TO COMPLY WITH 2019 CALIFORNIA RESIDENTIAL CODE 2019 CRC R310 OR CBC 1030

+/-XXX.X'
(E)/(N) GRADE

GRADE LINE

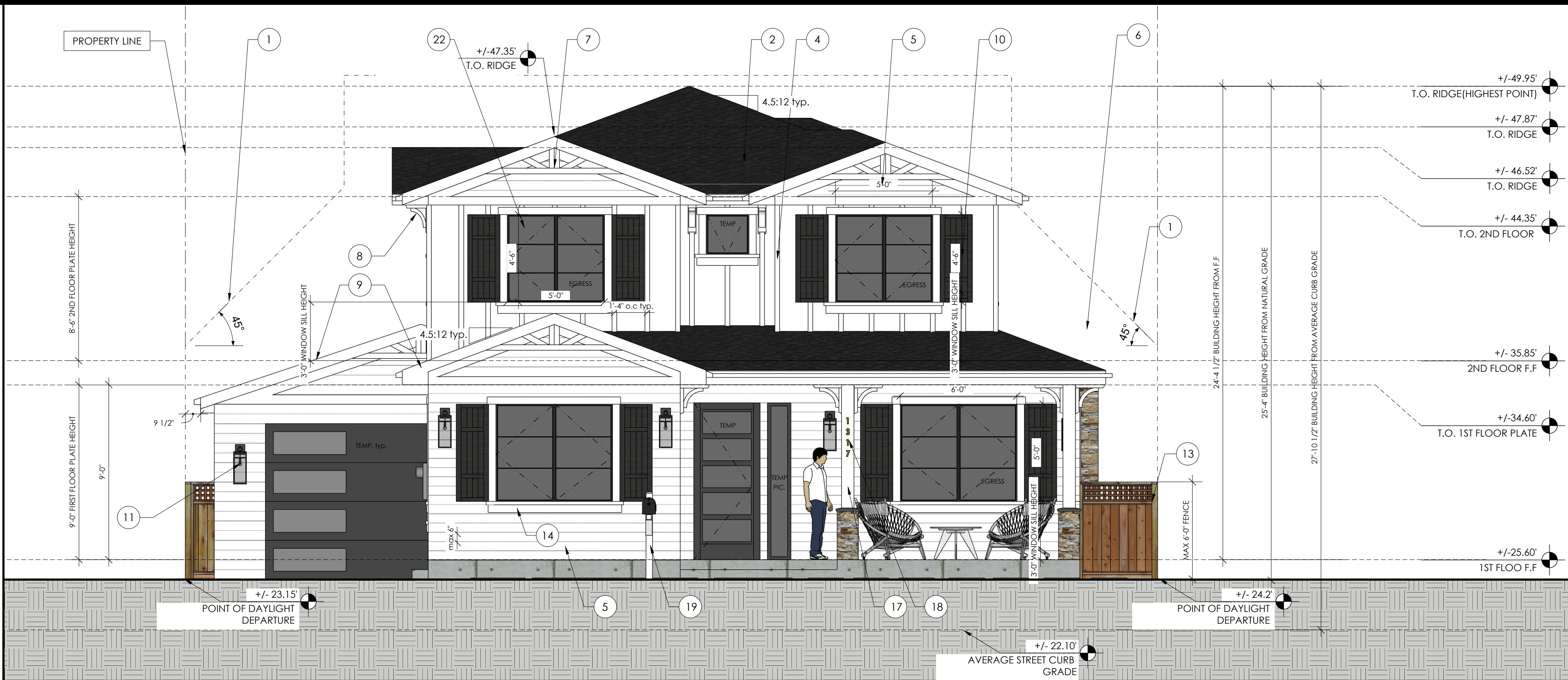
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NUMBER INDICATES KEYNOTE

DAYLIGHT PLANE

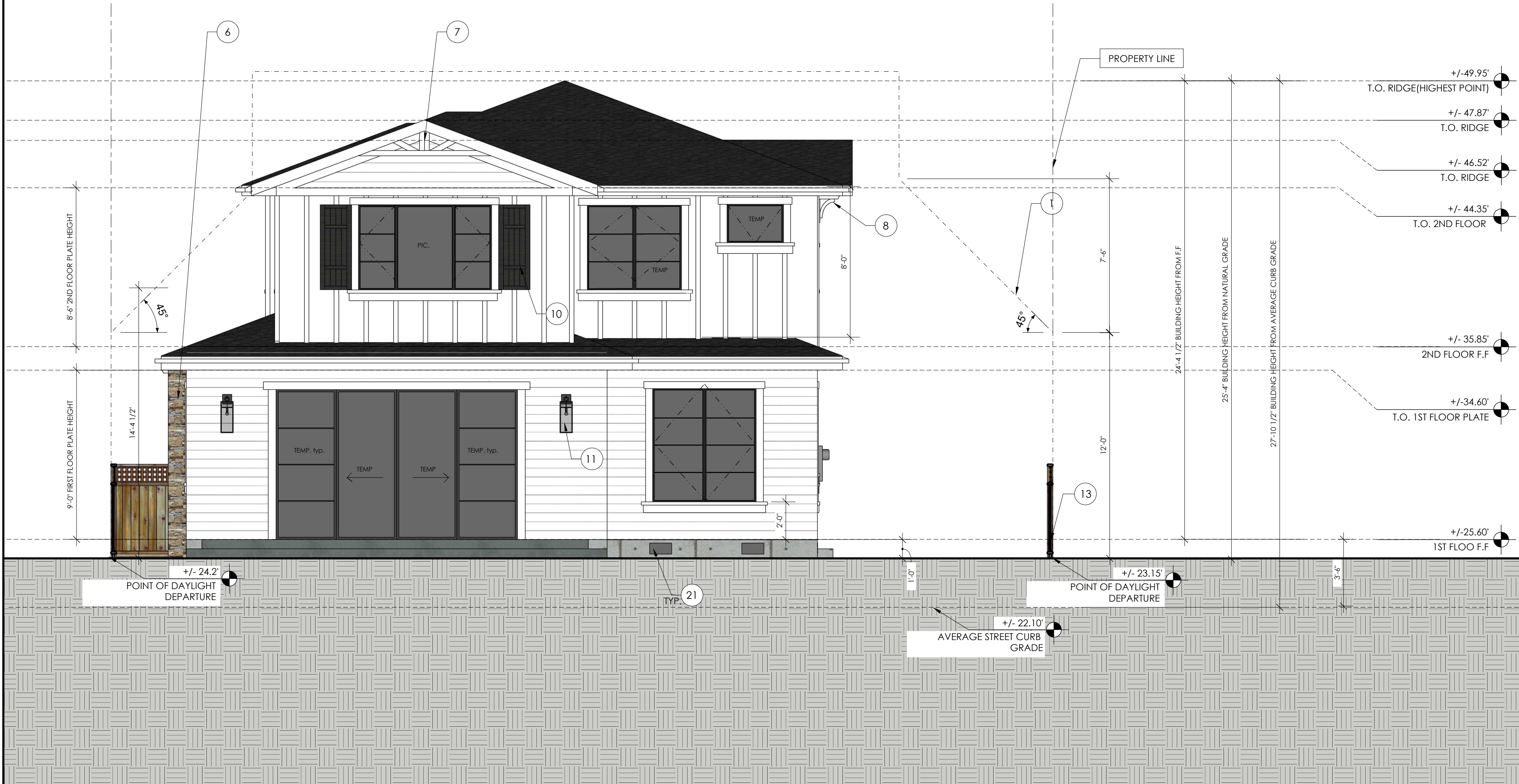
PROPERTY LINE

LAND FILL



SOUTH ELEVATION--FRONT VIEW 1/4"= 1

1 2 3 4 6
feet



NORTH ELEVATION--REAR VIEW 1/4"= 2

1 2 3 4 6
feet



1670 El Camin Real, Apt
309 Menlo Park,
CA, 94025
650-387-9272

APN: 026-085-100

PROJECT NAME

Hadjian Residence

NEW SINGLE FAMILY HOUSE AND DETACHED GARAGE

ADDRESS

1317 Paloma Ave,
Burlingame, CA

Owner

Behzad Hadjian

DRAWN BY

Ardalan Djalali

SIGNED BY

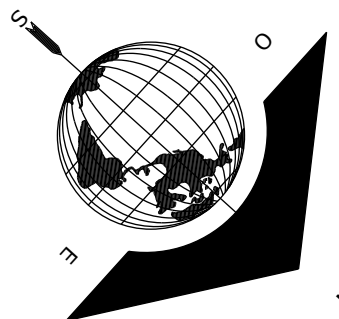
Ardalan Djalali

Ardalan

REVISION	DATE	DESCRIPTION
	04.04.2022	PLANNING SUBMITTAL
	10.12.2022	PLANNING RE-SUBMITTAL

RESIDENCE
EXTERIOR
ELEVATIONS

A3.1



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+/-XXX.X'
(E)/(N) GRADE

#

GRADE LINE

NUMBER INDICATES KEYNOTE

DAYLIGHT PLANE

PROPERTY LINE

LAND FILL



EAST ELEVATION--LEFT VIEW —1/4"— 1

1 2 3 4 6
feet



WEST ELEVATION--RIGHT VIEW —1/4"— 2

1 2 3 4 6
feet



1670 El Camin Real, Apt
309 Menlo Park,
CA, 94025
650-387-9272

APN: 026-085-100

PROJECT NAME

Hadijan Residence

NEW SINGLE FAMILY HOUSE AND DETACHED GARAGE

ADDRESS

1317 Paloma Ave,
Burlingame, CA

Owner

Behzad Hadijan

DRAWN BY

Ardalan Djalali

SIGNED BY

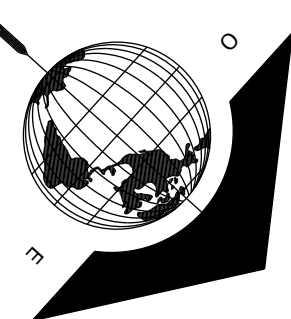
Ardalan Djalali

Ardalan

REVISION	DATE	DESCRIPTION
	04.04.2022	PLANNING SUBMITTAL
	10.12.2022	PLANNING RE-SUBMITTAL

RESIDENCE
EXTERIOR
ELAVATIONS

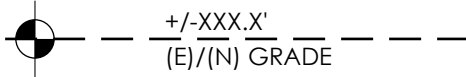
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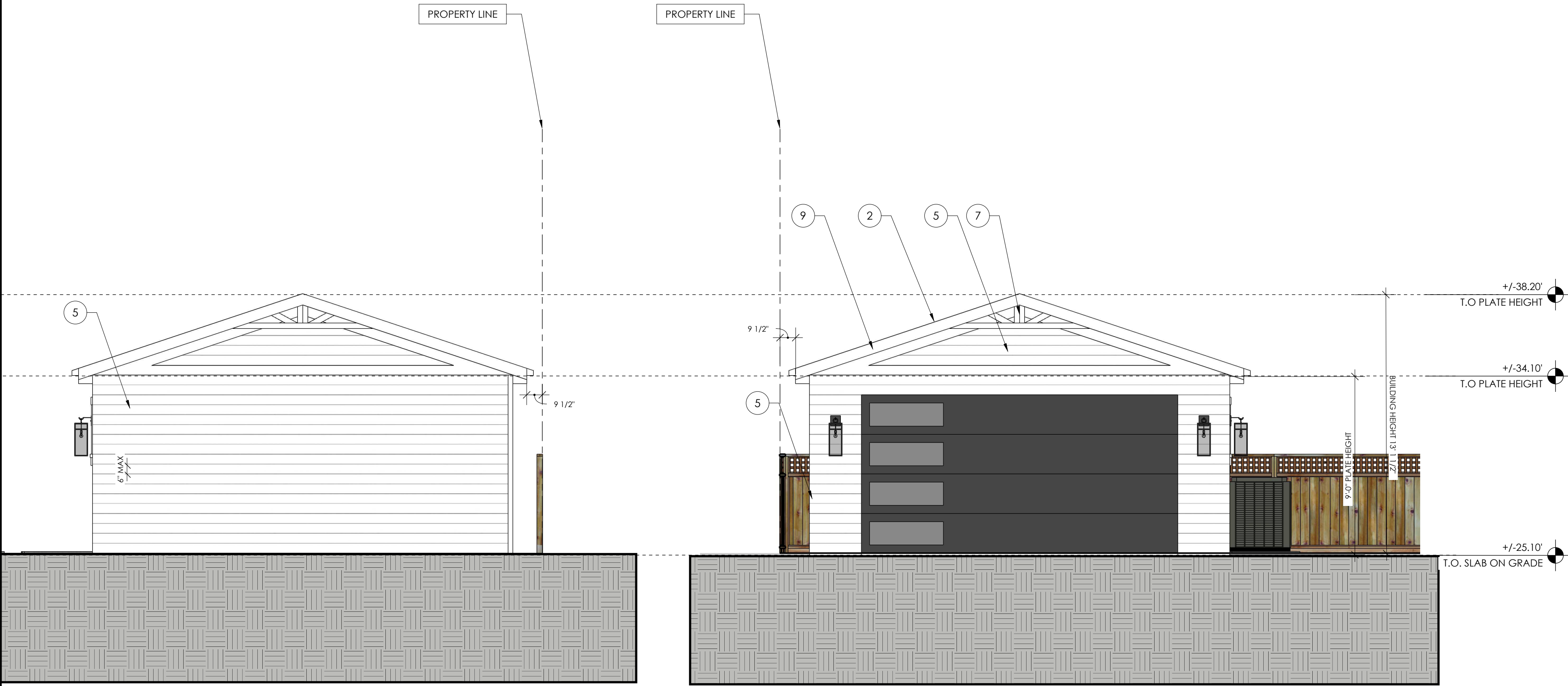
GRADE LINE

NUMBER INDICATES KEYNOTE

DAYLIGHT PLANE

PROPERTY LINE

LAND FILL



NORTH ELEVATION--REAR VIEW 1/4"= 2 feet

SOUTH ELEVATION--FRONT VIEW 1/4"= 1 feet



EAST ELEVATION--LEFT VIEW 1/4"= 4 feet

WEST ELEVATION--RIGHT VIEW 1/4"= 3 feet



1670 El Camin Real, Apt
309 Menlo Park,
CA, 94025
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PROJECT NAME	ADDRESS	Owner
Hadjian Residence NEW SINGLE FAMILY HOUSE AND DETACHED GARAGE	1317 Paloma Ave, Burlingame, CA	Behzad Hadjian

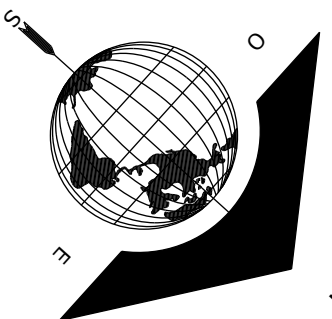
DRAWN BY
Ardalan Djalali

SIGNED BY
Ardalan Djalali
Ardalan

REVISION	DATE	DESCRIPTION
	04.04.2022	PLANNING SUBMITTAL
	10.12.2022	PLANNING RE-SUBMITTAL

GARAGE
ELAVATIONS

A3.3

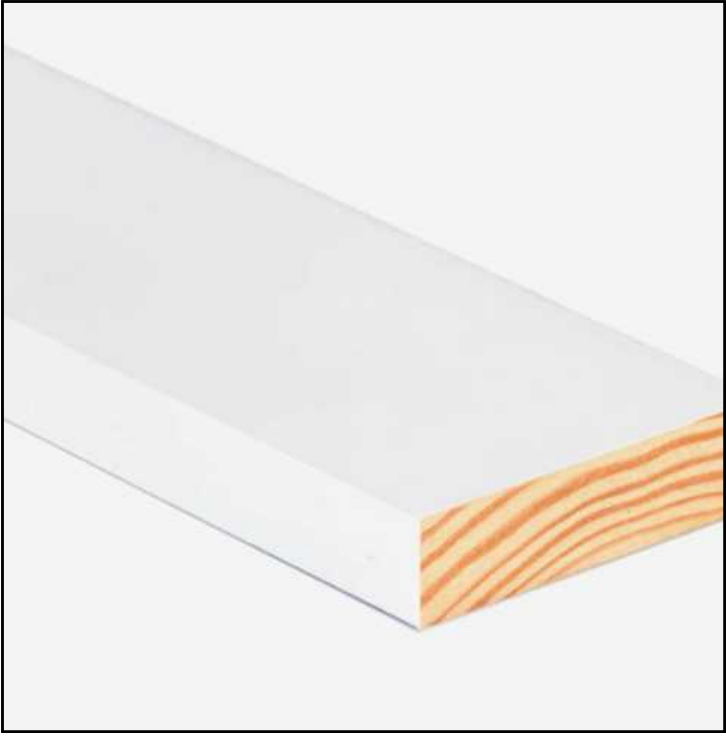




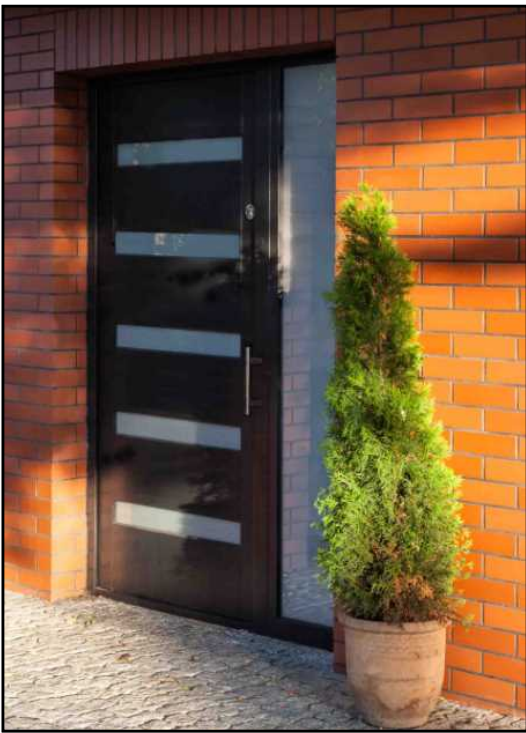
GARAGE DOOR
ALUMINUM & GLASS GARAGE DOORS
CLOPAY--MODEL: PIONEER



DECORATIVE WINDOW SHUTTER
FIXED FIBERGLASS SHUTTER--V GROOVE--
COLOR BLACK 632--
VISIT <https://www.customshuttercompany.com/exterior-shutters/fiberglass-shutters-v-groove/> FOR SPEC.



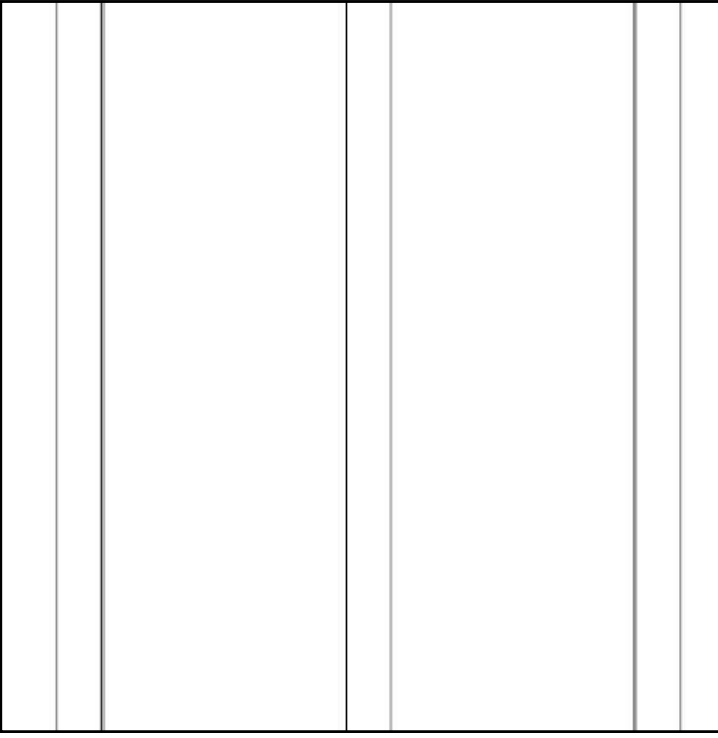
WINDOW SILL AND TRIM
WOOD TRIM 1x 6-1N
SQUARE EDGE PRIMED PINE
BOARD



ENTRY DOOR
SOLID WOOD DOOR WITH TEMPERED GLASS
COLOR TO BE MATCHED WITH GARAGE DOOR
AND WINDOW SHUTTER
MANU: REAL CRAFT DOOR



SIDING
6" MAX FIBER CEMENT
HORIZONTAL SIDING



SIDING
2 X 3 FIBER CEMENT SIDING @ 16" O.C.
COLOR: WHITE
BOARD AND BATTEN



ROOFING
PRESIDENTIAL SHAKE
SHINGLE ROOFING
COLOR: DARK CHARCOAL
www.certainteed.com



LIGHTING
CATALINA 1-LIGHT SMALL
OUTDOOR WALL SCONCE
30092CLD8Z
W6"H13



SURROUNDING HOUSE NUMBERS
PIN MOUNTED LED ILLUMINATED ADDRESS
SIGNAGE 8" LUXELLO
COLOR: BRONZE
www.surrounding.com



CHIMNEY AND EXTERIOR WALL
ELDORADO STONE
STYLE: CLIFFSTONE
COLOR: MONTICUTO
www.eldoradostone.com

MATERIAL SELECTION — NTS — 1

WINDOW SCHEDULE					
#	NOMINAL SIZE		HEADER HEIGHT	DESCRIPTION	REMARKS
	WIDTH	HEIGHT			
1ST FLOOR	1	6'-0"	5'-0"	8'-0" DBL.CASEMENT	EGRESS
	2	1'-6"	5'-0"	8'-0" PICTURE	TEMPERED
	3	6'-0"	5'-0"	8'-0" CASEMENT	-
	4	3'-0"	5'-0"	8'-0" CASEMENT	-
	5	3'-0"	5'-0"	8'-0" CASEMENT	-
	6	5'-6"	5'-0"	8'-0" DBL.CASEMENT	-
	7	5'-6"	6'-0"	8'-0" DBL.CASEMENT	-
	8	6'-0"	6'-0"	8'-0" DBL.CASEMENT	-
	9	2'-6"	5'-0"	8'-0" CASEMENT	-
	10	2'-6"	5'-0"	8'-0" CASEMENT	-
	11	2'-6"	5'-0"	8'-0" CASEMENT	TEMPERED
	12	2'-6"	5'-0"	8'-0" CASEMENT	-
	13	2'-6"	5'-0"	8'-0" CASEMENT	-
2ND FLOOR	1	5'-0"	4'-6"	7'-6" DBL.CASEMENT	EGRESS
	2	2'-2"	4'-6"	7'-6" CASEMENT	TEMPERED
	3	5'-0"	4'-6"	7'-6" DBL.CASEMENT	EGRESS
	4	2'-8"	4'-6"	7'-6" CASEMENT	-
	5	2'-8"	4'-6"	7'-6" CASEMENT	-
	6	2'-0"	4'-6"	7'-6" CASEMENT	TEMPERED
	7	7'-0"	4'-6"	7'-6" CS.PIC.CS.	-
	8	2'-0"	4'-6"	7'-6" CASEMENT	TEMPERED
	9	2'-0"	4'-6"	7'-6" CASEMENT	TEMPERED
	10	3'-0"	4'-6"	7'-6" CASEMENT	TEMPERED
	11	5'-6"	4'-6"	7'-6" DBL.CASEMENT	TEMPERED
	12	7'-0"	4'-6"	7'-6" CS.PIC.CS.	-
	13	3'-0"	4'-6"	7'-6" CASEMENT	EGRESS
	14	3'-0"	4'-6"	7'-6" CASEMENT	-
	15	5'-0"	4'-6"	7'-6" DBL.CASEMENT	-
	16	3'-0"	4'-6"	7'-6" CASEMENT	-
	17	3'-0"	4'-6"	7'-6" CASEMENT	-
GARAGE	1	3'-0"	2'-6"	8'-0" CASEMENT	TEMPERED
	2	3'-0"	2'-6"	8'-0" CASEMENT	-
	3	3'-0"	2'-6"	8'-0" CASEMENT	-

1- ALL WINDOWS TO BE ALUMINUM CLAD-WOOD--EXTERIOR COLOR TO BE DARK GRAY-- INTERIOR COLOR TBD

2- SHOWER WINDOWS #2, 6, 10 ON THE 2ND FLOOR WILL BE VINYL CASEMENT--8000 SERIES, SIERRA PACIFIC

WINDOW SCHEDULE — - — 3

DOOR SCHEDULE					
	#	NOMINAL SIZE		DESCRIPTION	REMARKS
		WIDTH	HEIGHT		
1ST FLOOR	A	3'-6"	8'-0"	SOLID WOOD, HINGED	WEATHERSTRIP--TEMPERED--6 LITE OBSCURE GLASS--HOELSCHER MANUFACTURE
	B	2'-8"	8'-0"	FULL LITE, HINGED	TEMPERED, WEATHERSTRIP
	C	4(3'-6")	8'-0"	SOLID WOOD, HINGED	TEMPERED, WEATHERSTRIP
	D	2'-8"	8'-0"	SOLID WOOD, HINGED	-
	E	2'-6"	8'-0"	SOLID WOOD, HINGED	-
	F	2'-8"	8'-0"	SOLID WOOD, HINGED	-
	G	2'-8"	8'-0"	SOLID WOOD, HINGED	-
	H	2'-8"	8'-0"	SOLID WOOD, HINGED	-
	I	2'-4"	8'-0"	SOLID WOOD, HINGED	-
2ND FLOOR	A	2'-8"	7'-6"	SOLID WOOD, HINGED	-
	B	2'-8"	7'-6"	SOLID WOOD, HINGED	-
	C	2'-8"	7'-6"	SOLID WOOD, HINGED	-
	D	PR(2'-0")	7'-6"	SOLID WOOD, HINGED	-
	E	PR(2'-0")	7'-6"	SOLID WOOD, HINGED	-
	F	2'-8"	7'-6"	SOLID WOOD, HINGED	-
	G	2'-6"	7'-6"	SOLID WOOD, HINGED	-
	H	2'-10"	7'-6"	SOLID WOOD, HINGED	-
	I	2'-8"	7'-6"	SOLID WOOD, HINGED	-
GARAGE	J	2'-8"	7'-6"	SOLID WOOD, HINGED	-
	K	2'-6"	7'-6"	SOLID WOOD, POCKET	-
	A	16'-0"	8'-0"	GARAGE, ROLL UP	TEMPERED--CLOPAY--DARK GRAY--OBSCURE GLASS
	B	3'-0"	8'-0"	FULL LITE, HINGED	TEMPERED- WEATHERSTRIP

NOTES:
1 ALL INTERIOR DOOR TO BE SOLID WOOD
2 DOOR "A" IN THE 1ST FLOOR TO BE SOLID WOOD WITH 5 LIT OBSCURE TEMPERED GLASS

DOOR SCHEDULE — - — 2



1670 El Camin Real, Apt
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650-387-9272

APN: 026-085-100

PROJECT NAME
Hadjian Residence
NEW SINGLE FAMILY HOUSE AND DETACHED GARAGE

ADDRESS
1317 Paloma Ave,
Burlingame, CA

Owner
Behzad Hadjian

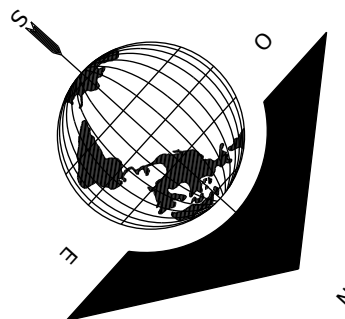
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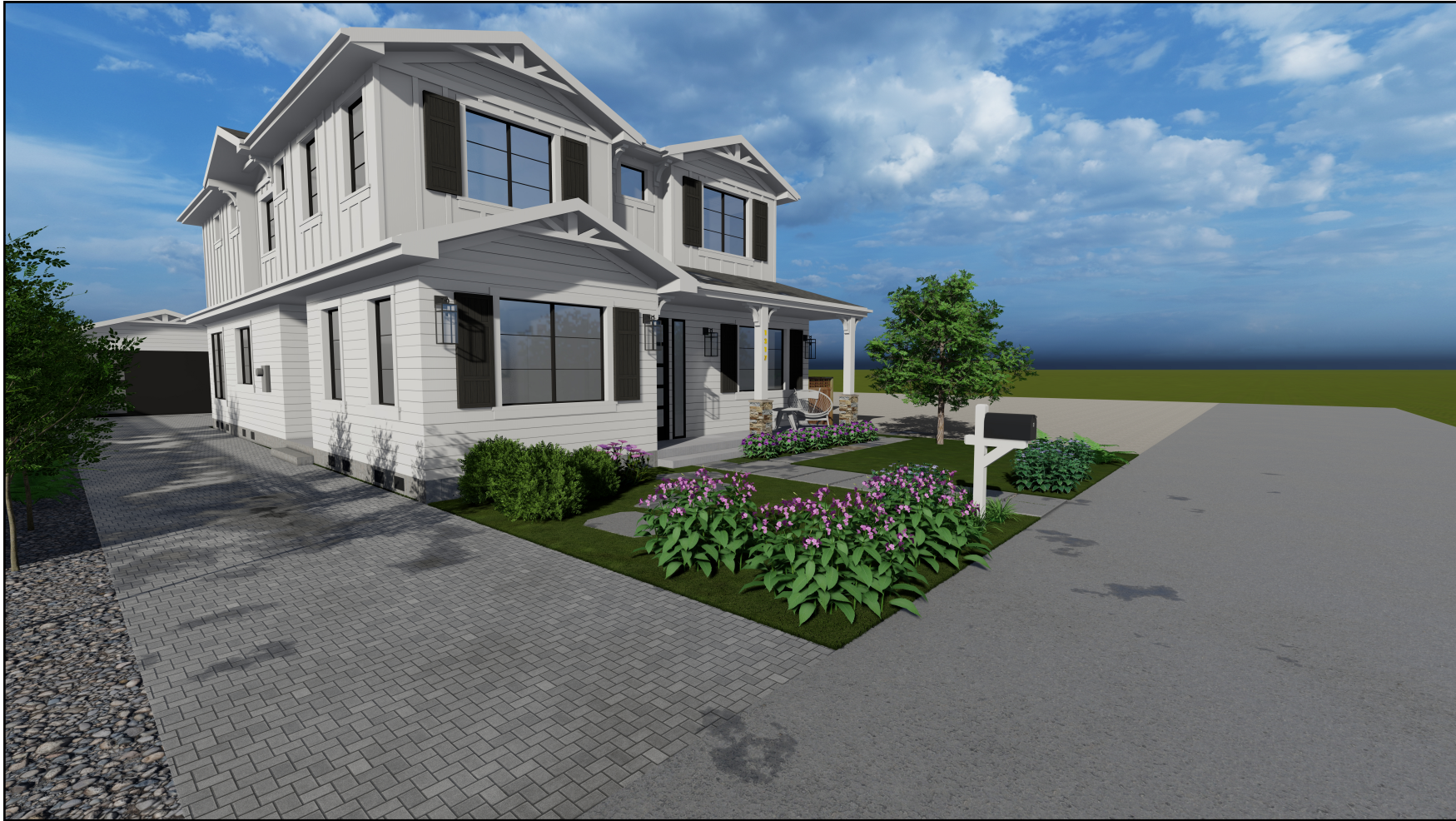
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	04.04.2022	PLANNING SUBMITAL
	10.12.2022	PLANNING RE-SUBMITAL

MATERIAL
BOARD/
DOOR AND
WINDOW
SCHEDULE
A3.4



“FOR PERMIT APPROVAL ONLY--NOT FOR CONSTRUCTION”



FRONT LEFT PERSPECTIVE



FRONT PERSPECTIVE



FRONT RIGHT PERSPECTIVE



REAR LEFT PERSPECTIVE



REAR PERSPECTIVE



GARAGE PERSPECTIVE



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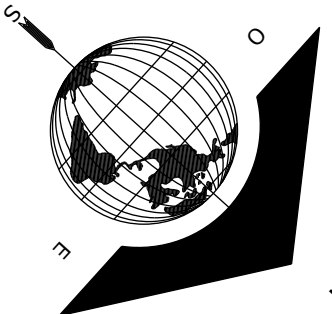
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EXTERIOR
PERSPECTIVES

A3.5



"FOR PERMIT APROVAL ONLY--NOT FOR CONSTRUCTION"

KEYNOTES AND LEGENDS

- 1

2x6 EXTERIOR WALL STUDS @16" O.C. U.N.O--MIN R-X INULATION PER T24
- 2

2x4 INTERIOR WALL STUDS @16" O.C. U.N.O--MIN R-X INULATION PER T24
- 3

MIN R-30 INSUL. TYP. ALL ROOF
- 4

GAURDRAILING HEIGHT: 3'-6" ABOVE F.F. GUARD SHALL HAVE INTERMEDIATE RAILS SPACED SUCH THAT A SPHERE 4-3/8 INCHES IN DIAMETER CANNOT PASS THROUGH. CRC R312.2 EX. #2 AND R312.3 EX. #2
- 5

HANDRAILS AT STAIRS SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES WHEN MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING. [CRC §R311.7.8.1]
- 6

NEW 40 YT.COMP.SHINGLE RADIENT BARRIER PER ENERGY REPORT SHALL BE PROVIDED
- 7

MIN 18" CRAWL SAPCE-- MIN R-19 INSULATION TYP. FOR SUBFLOOR/CRAWL SPACE--SEE T24 FOR ADDITIONAL INFO
- 8

THE LANDING SHALL NOT NE MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD
- 9

NOT USED
- 10

5/8" GYPSUM WALL BOARD ON WALLS AND CEILING
- 11

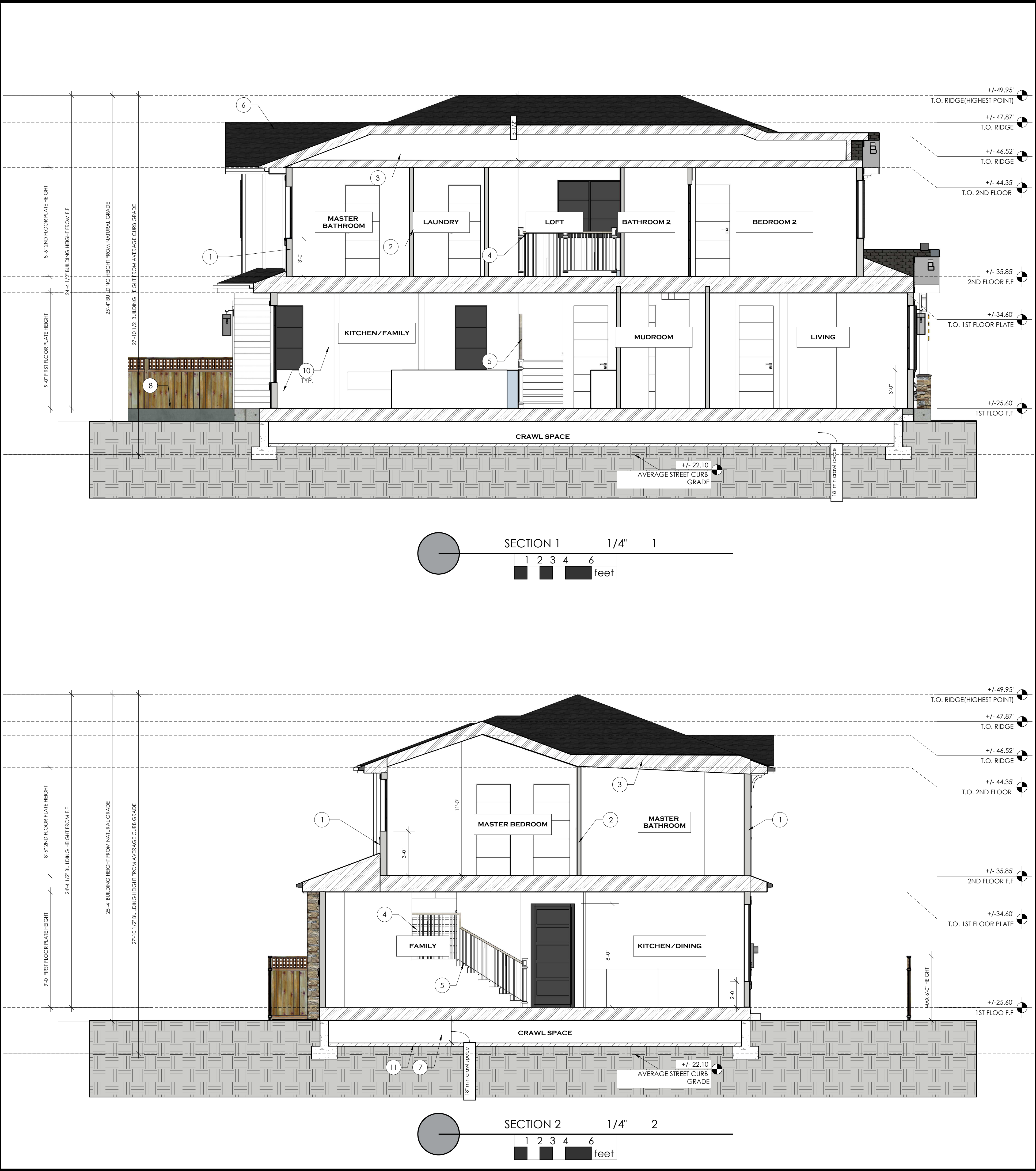
3" RAT SLAB WITH REINFORCING MESH IN CRAWLSPACE

- +/-XXX.X'

(E)/(N) GRADE

GRADE LINE
- #

NUMBER INDICATES KEYNOTE
- DAYLIGHT PLANE
- PROPERTY LINE
- LAND FILL
- UNDER 3" RAT SLAB WITH REINFORCING MESH IN CRAWLSPACE
- INDICATES NEW CONCRETET FOUNDATION
- INDICATES NEW CONCRETET FOUNDATION
- ROOF/FLOOR/ CEILING FRAMING--SEE STRUCTURAL PLANS FOR MORE INFO



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PROJECT NAME	ADDRESS	Owner
Hadijan Residence NEW SINGLE FAMILY HOUSE AND DETACHED GARAGE	1317 Paloma Ave, Burlingame, CA	Behzad Hadijan

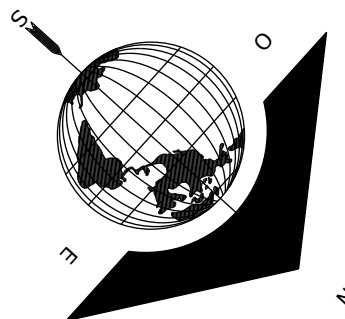
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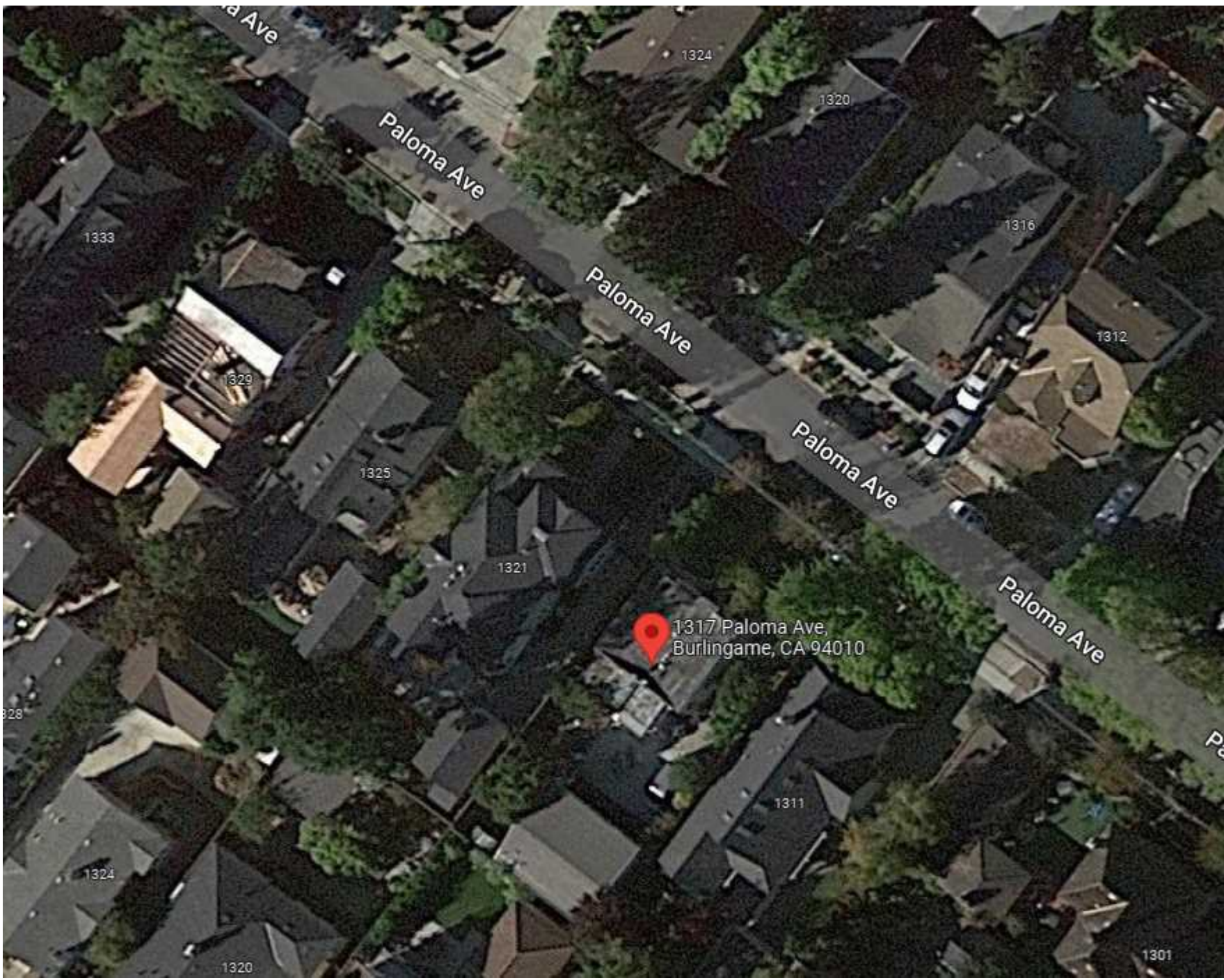
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SECTIONS

A5.0





1317 PALOMA AVE



1317 PALOMA AVE



1321 PALOMA AVE



1311 PALOMA AVE



1301 PALOMA AVE



1316 PALOMA AVE



1325 PALOMA AVE



1320 PALOMA AVE



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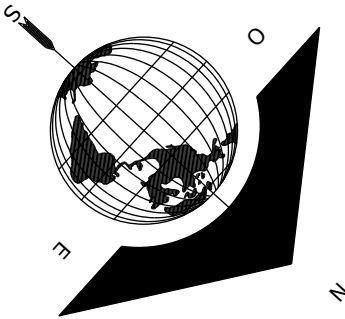
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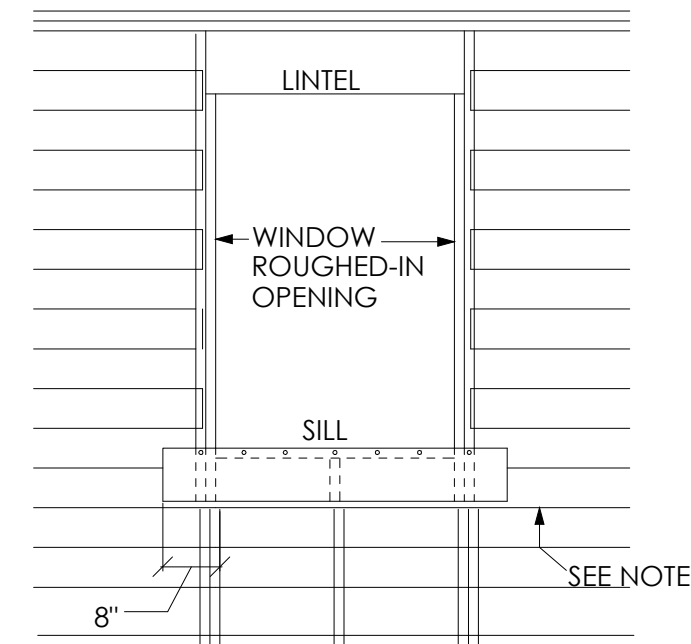
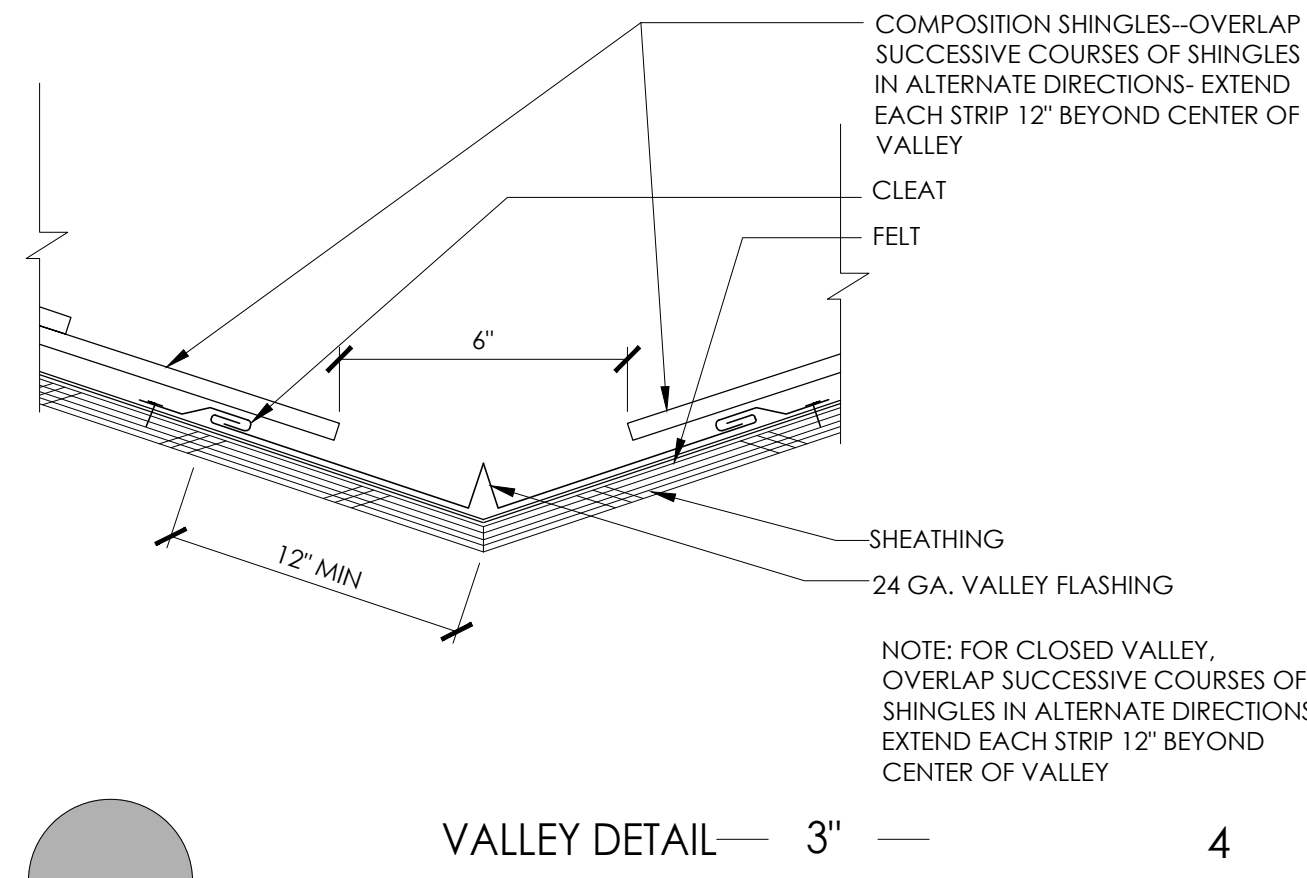
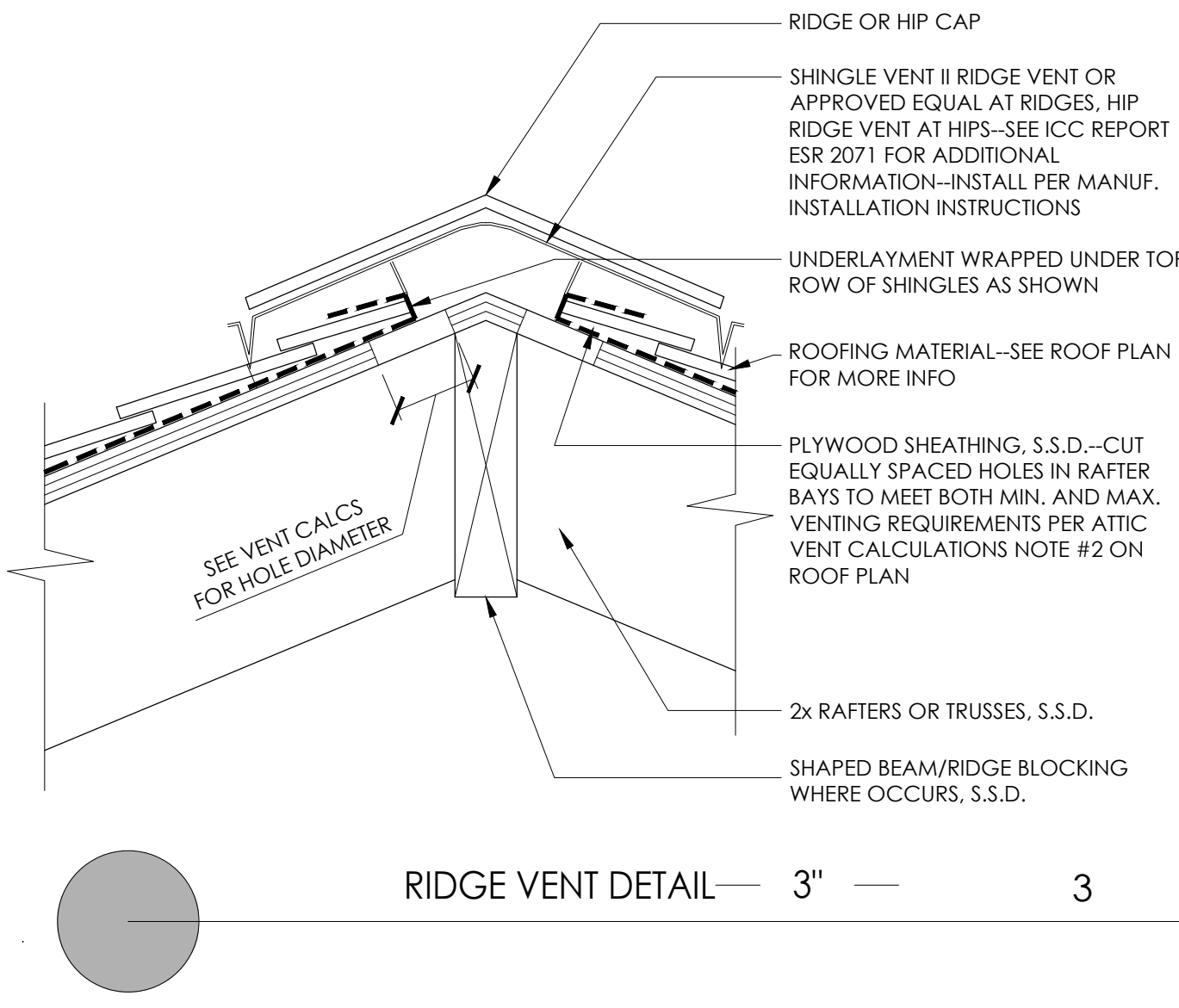
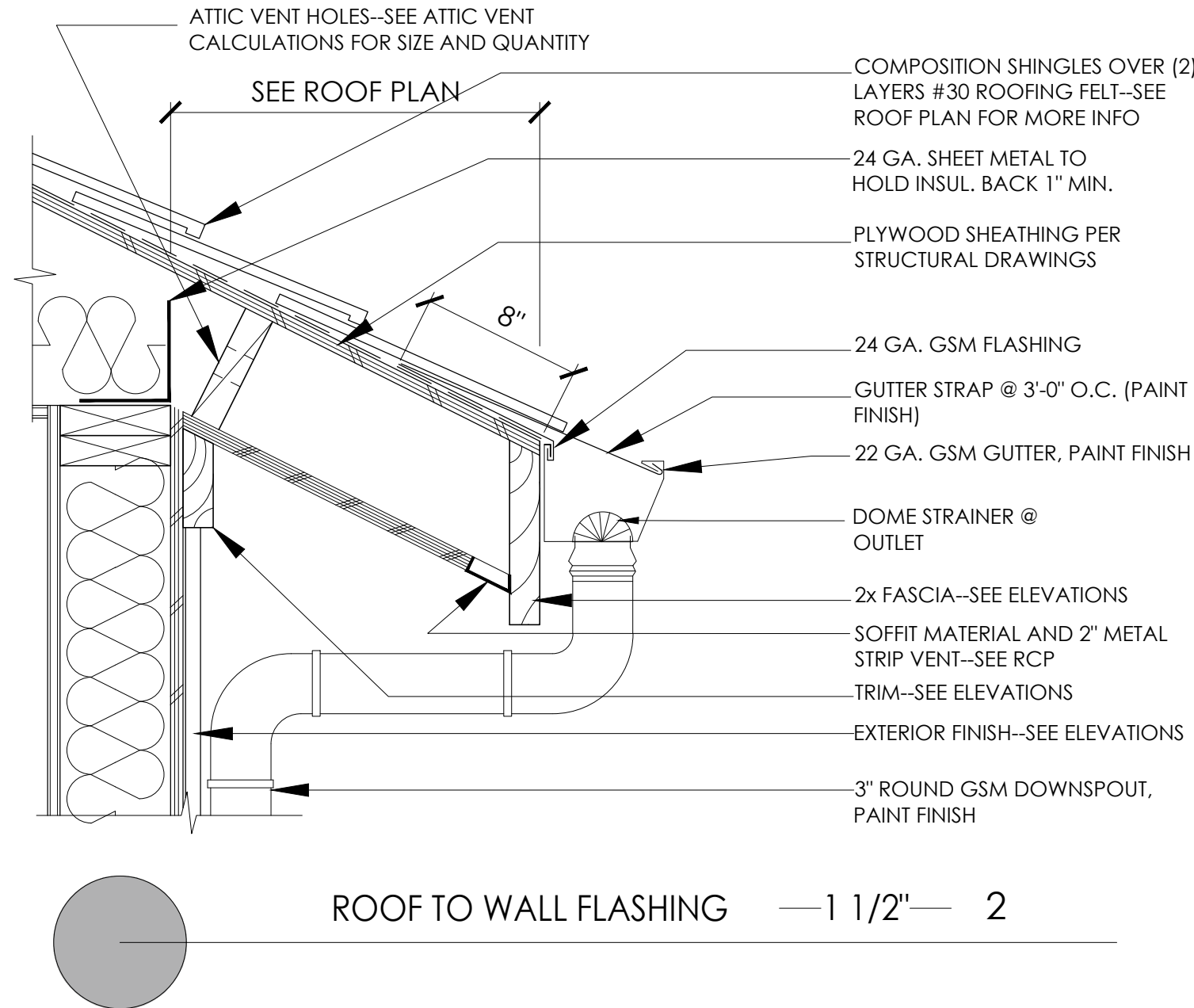
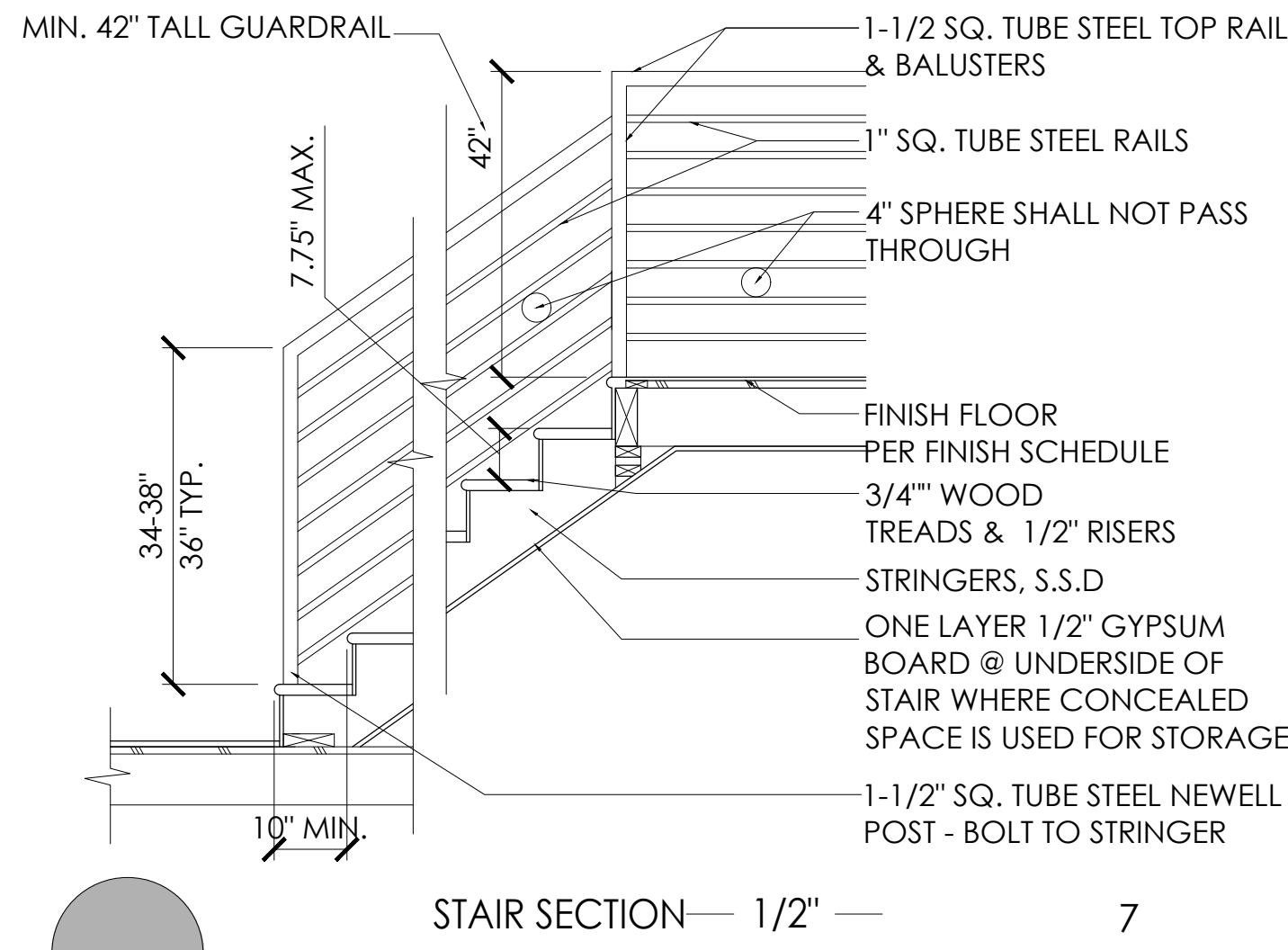
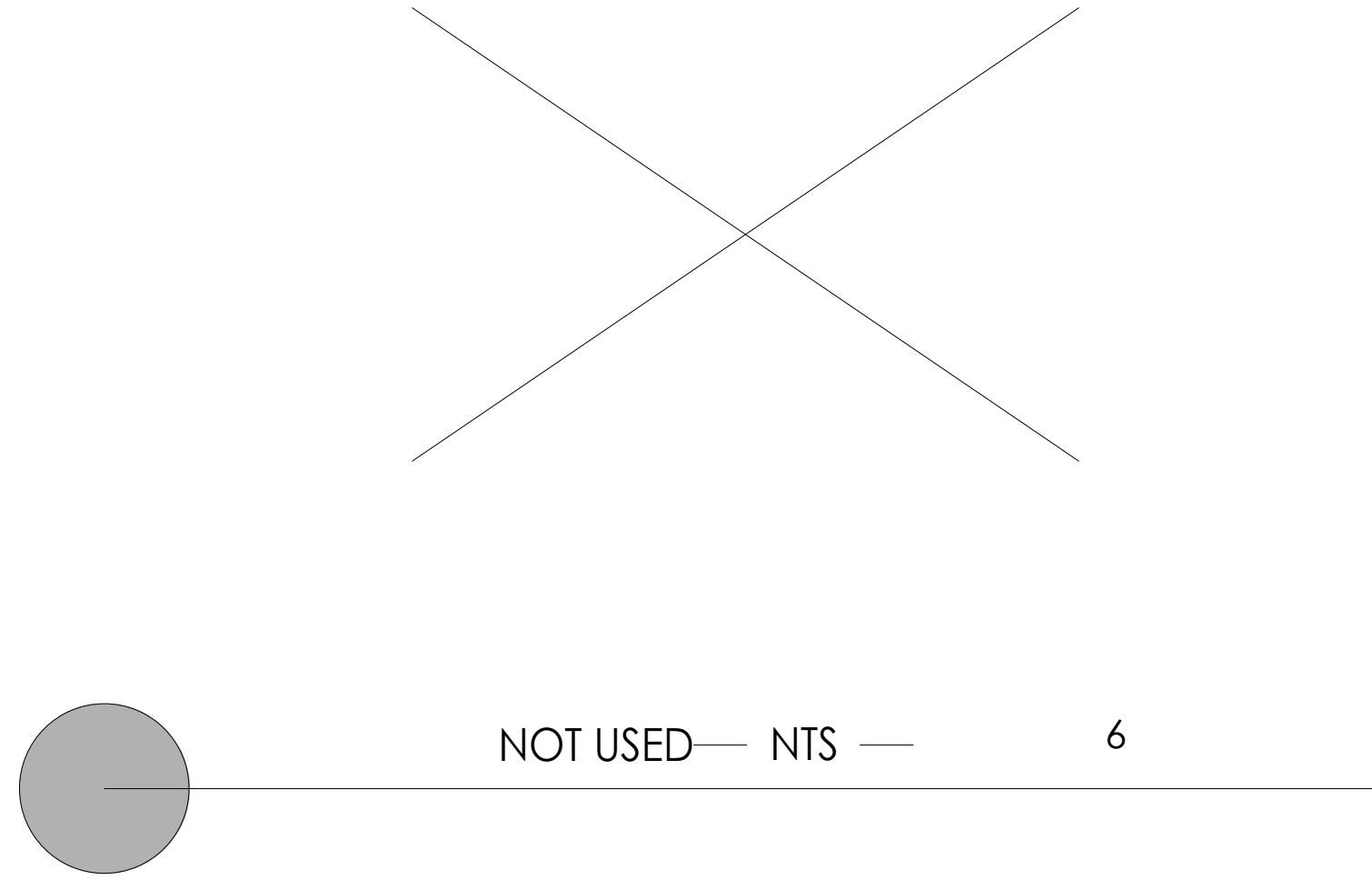
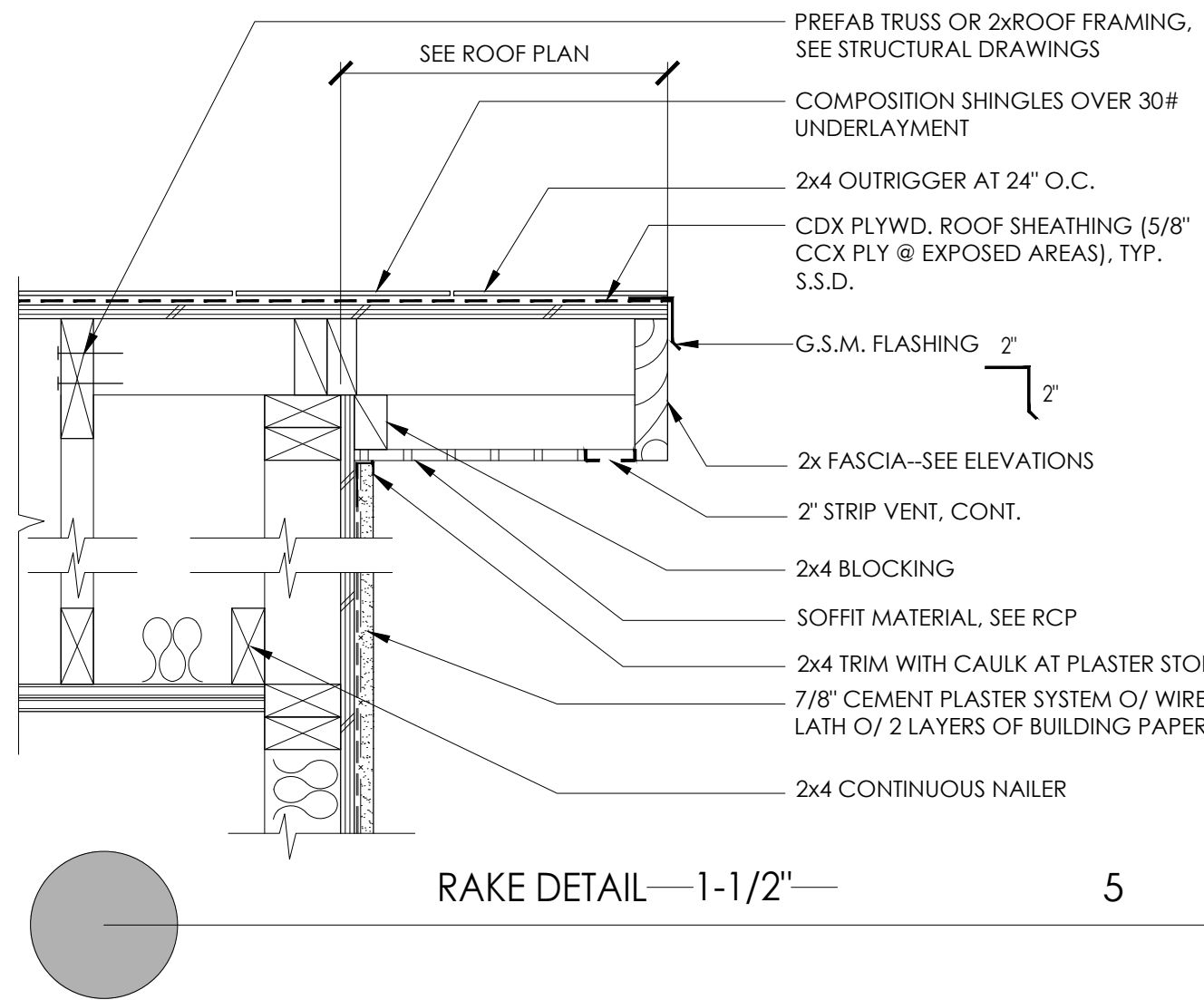
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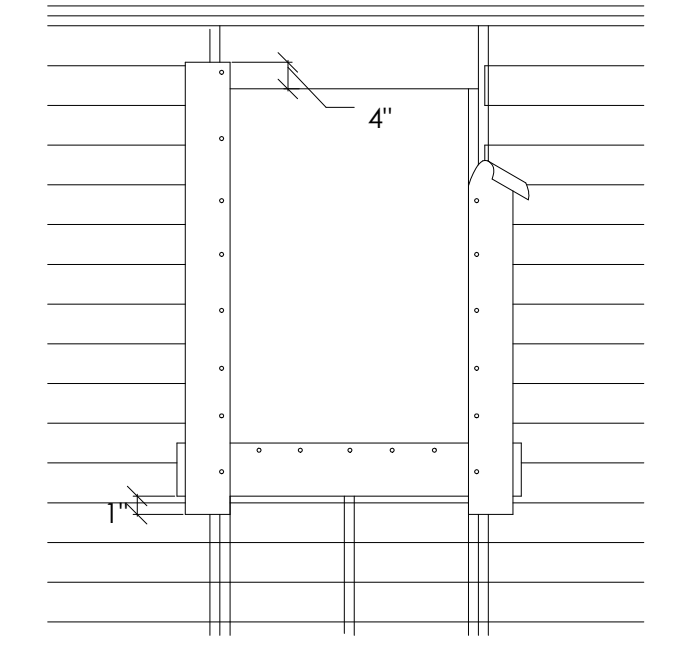
NEIGHBORHOOD
CONTEXT

A3.6

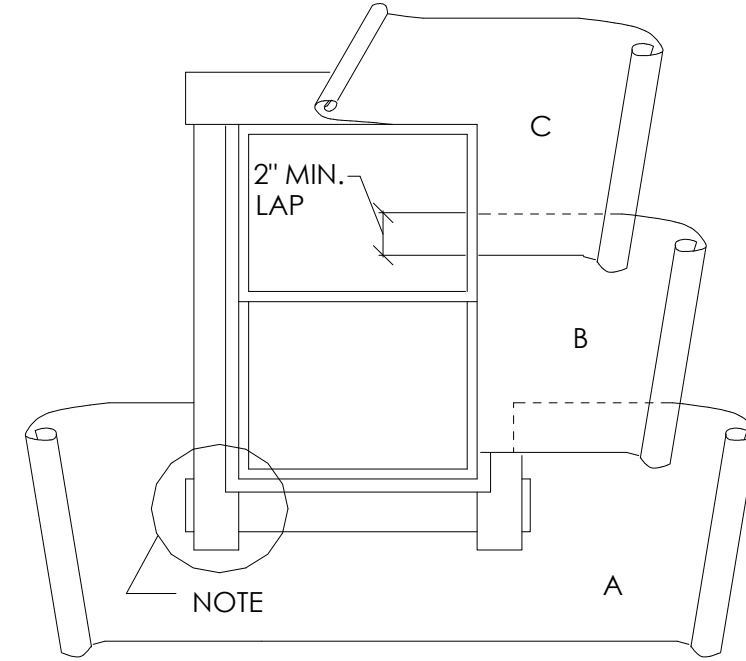
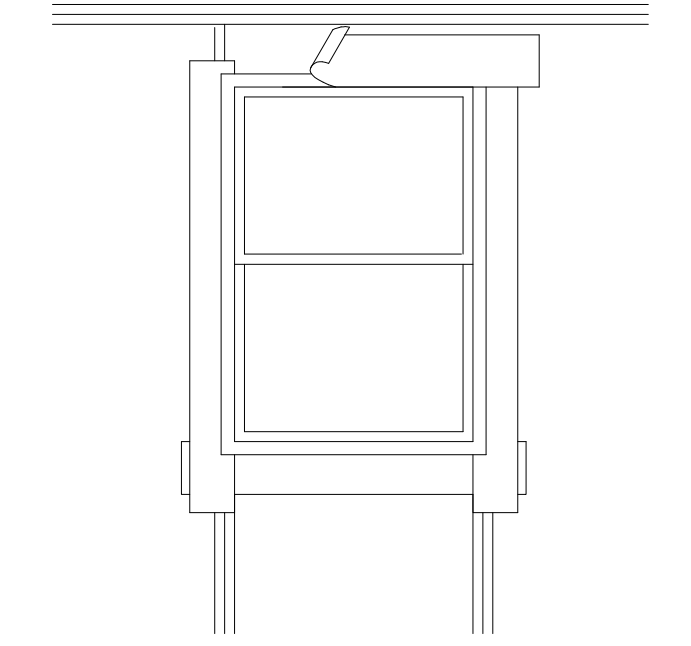




ATTACH A SILL STRIP PF ASPHALT-SATURATED ROOFING FELT PAPER AT LEAST 9" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP AT LEAST 8" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW. ATTACH FELT WITH GALVANIZED ROOFING NAILS OR RUST RESISTANT STAPLES



AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIPS (SIDE OF OPENING) AT LEAST 9" WIDE WITH INSIDE EDGE OF FELT EVEN WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 1" BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 4" ABOVE THE LOWER EDGE OF THE LINTEL (TOP OF WINDOW OPENING)



STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY WATER-RESISTANT PAPER UNDER THE SILL STRIP. CUT ANY EXCESS WATER-RESISTANT PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING. (SHOWN IN DIAGRAM AS SHORT DASH LINES) INSTALL SUCCEEDING COURSES OF WATER-RESISTANT PAPER (B,C, ETC.) OVER JAMB AND HEAD FLANGES IN SHINGLE BOARD FASHION

NOTES: SECTION CRC R703.8 CALLS FOR FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHERPROOF. SINCE CRC DOES NOT OUTLINE PROCEDURES FOR WINDOW FLASHING, TECHNIQUES SHOWN HERE ARE RECOMMENDED. USE 1.5 LB. ASPHALT-SATURATED FELT WHENEVER POSSIBLE FOR FLASHING MATERIAL. CAULK BACK OF WINDOW FLANGES BEFORE SETTING. USE WINDOWS THAT ARE WATERTIGHT. LINE WIRE, WHEN USED AS BACKING TO SUPPORT WATER-RESISTANT HOUSE WRAP OR FELT BENEATH LATH FOR STUCCO SHOULD BE INSTALLED ACCORDING TO INDUSTRY STANDARDS AND PRACTICE. NO ATTACHMENT DEVICES NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENINGS MUST COVER WIRE BACKING.

TYPICAL PAPER WINDOW FLASHING— NTS — 1



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ADDRESS
1317 Paloma Ave,
Burlingame, CA

Owner
Behzad Hadjian

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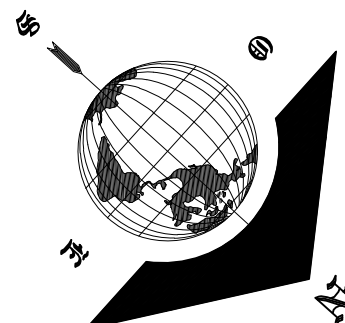
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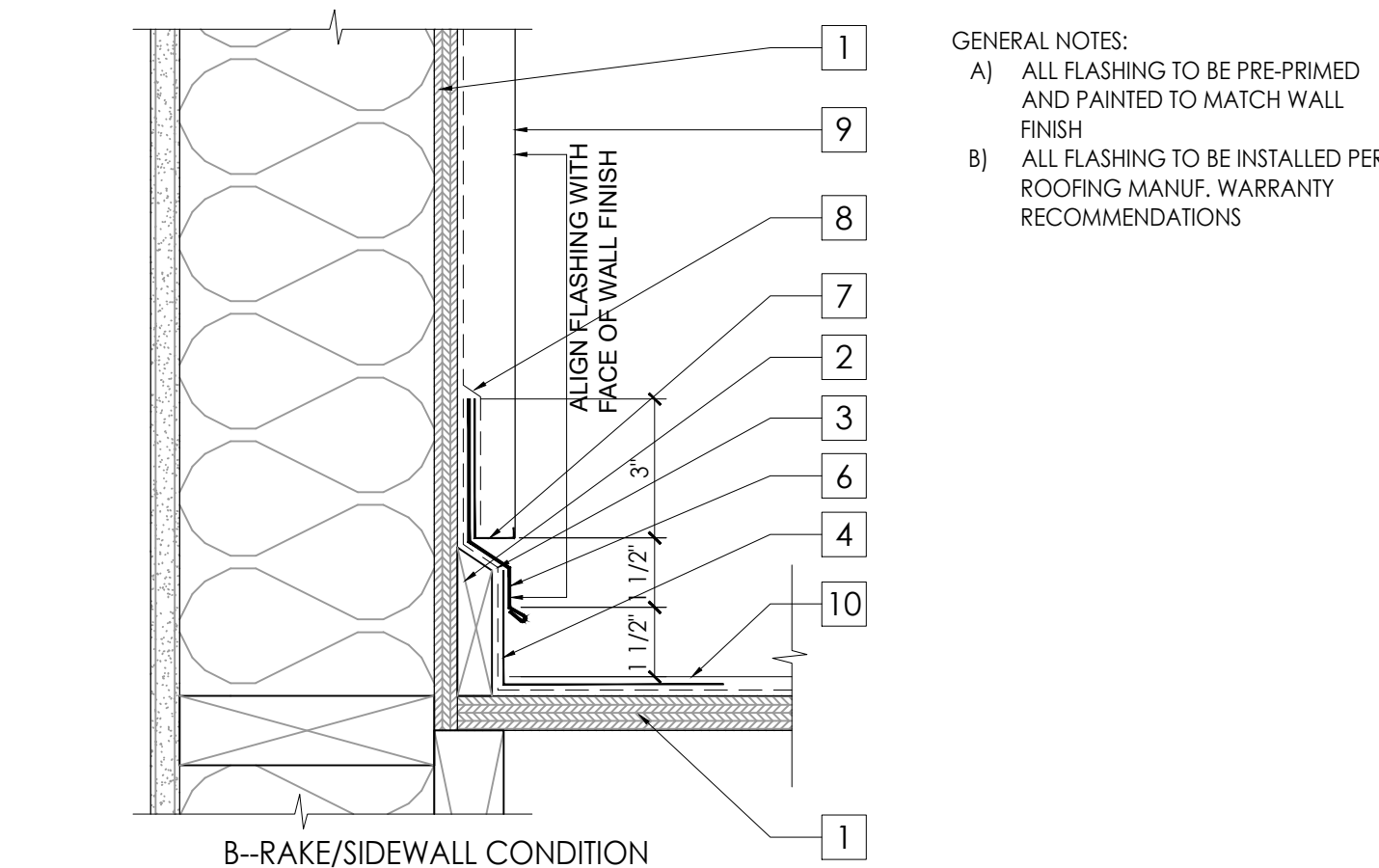
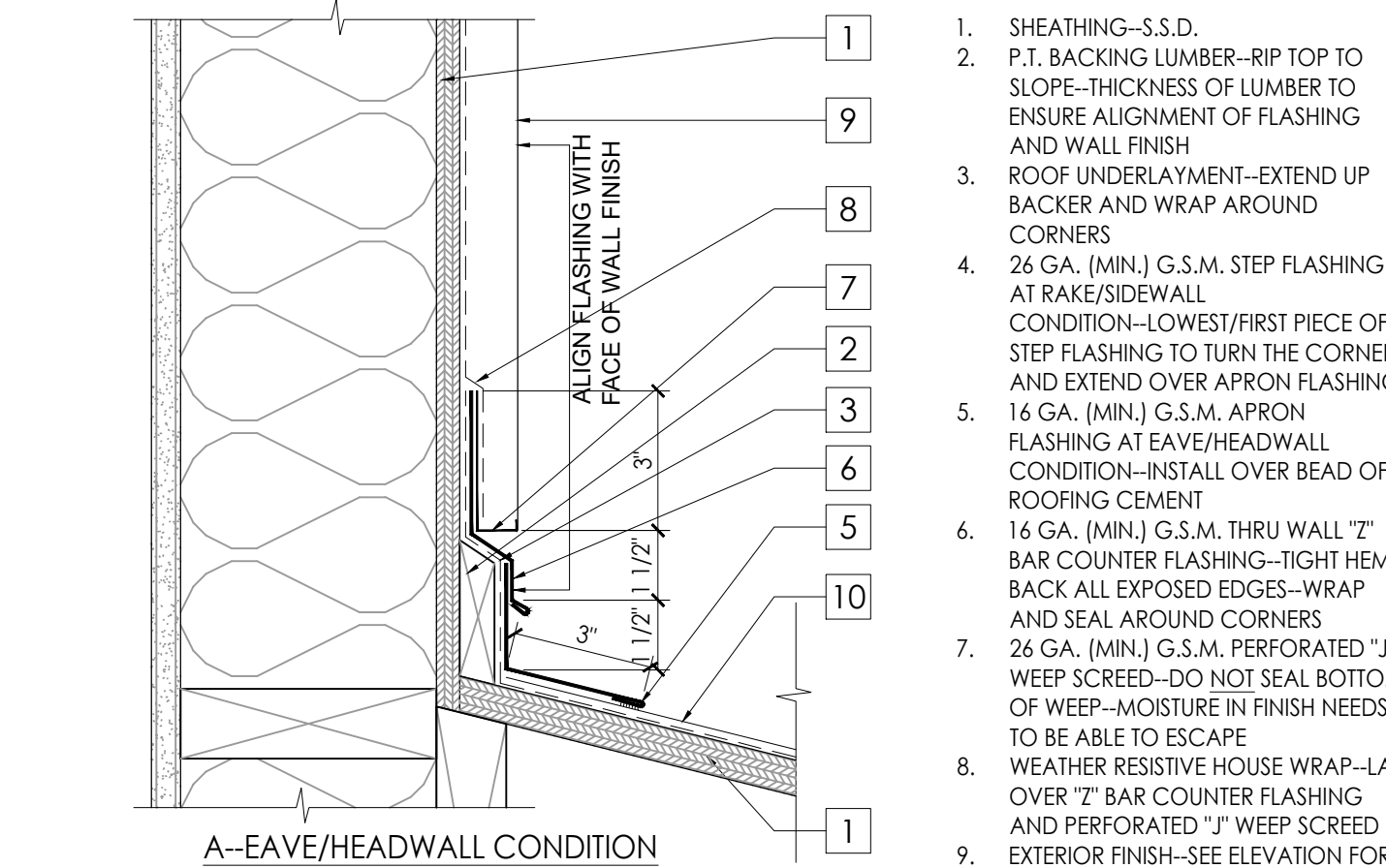
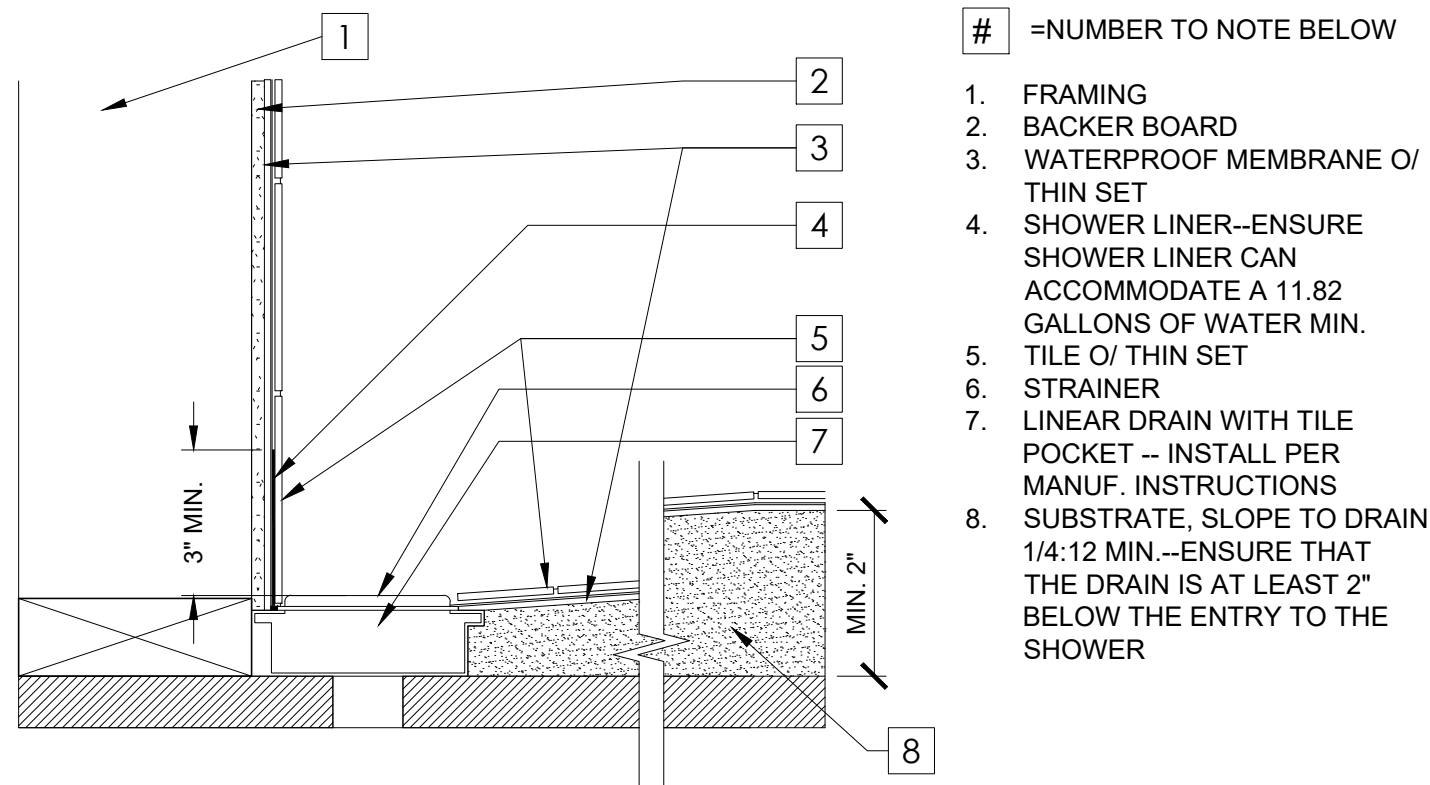
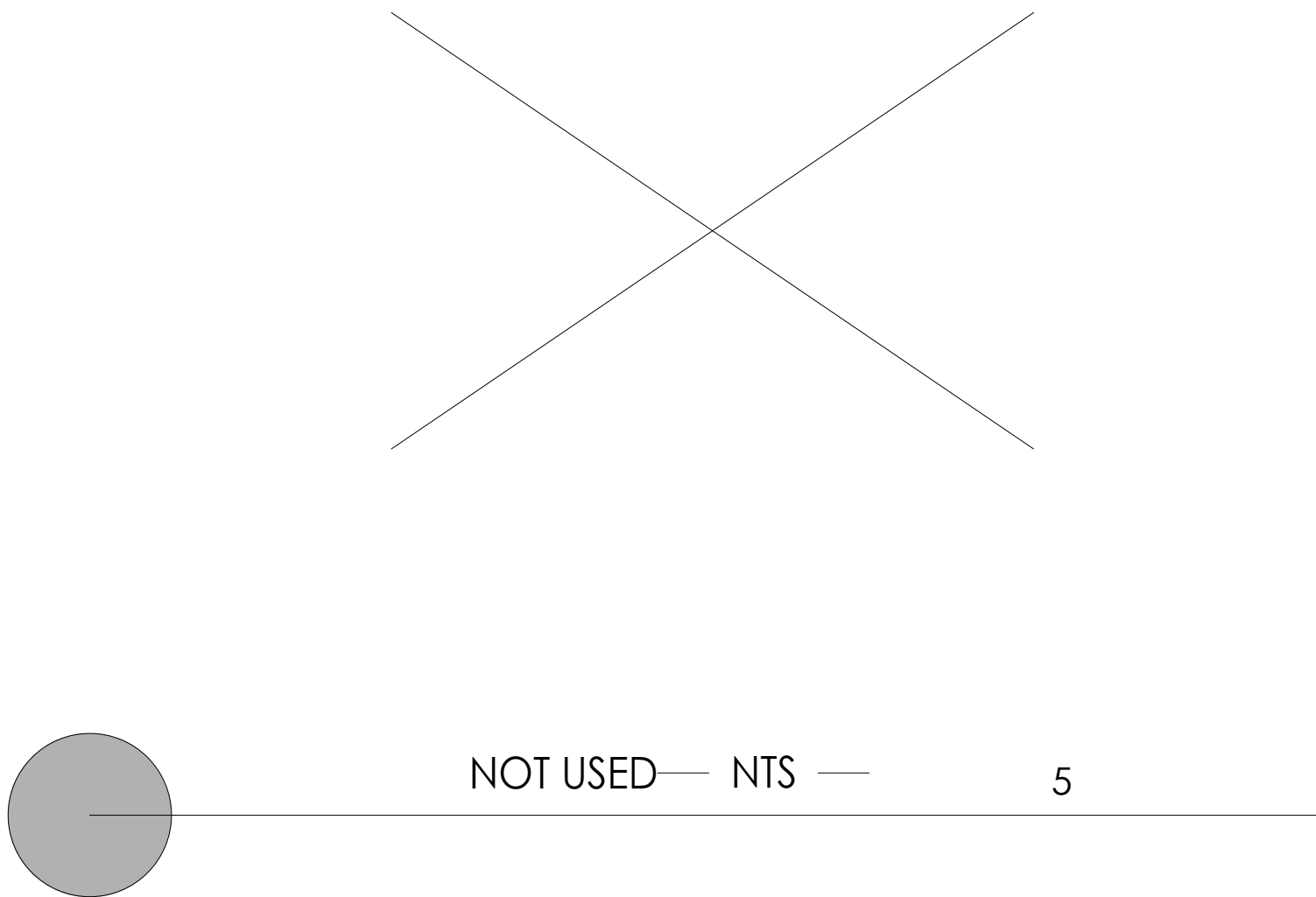
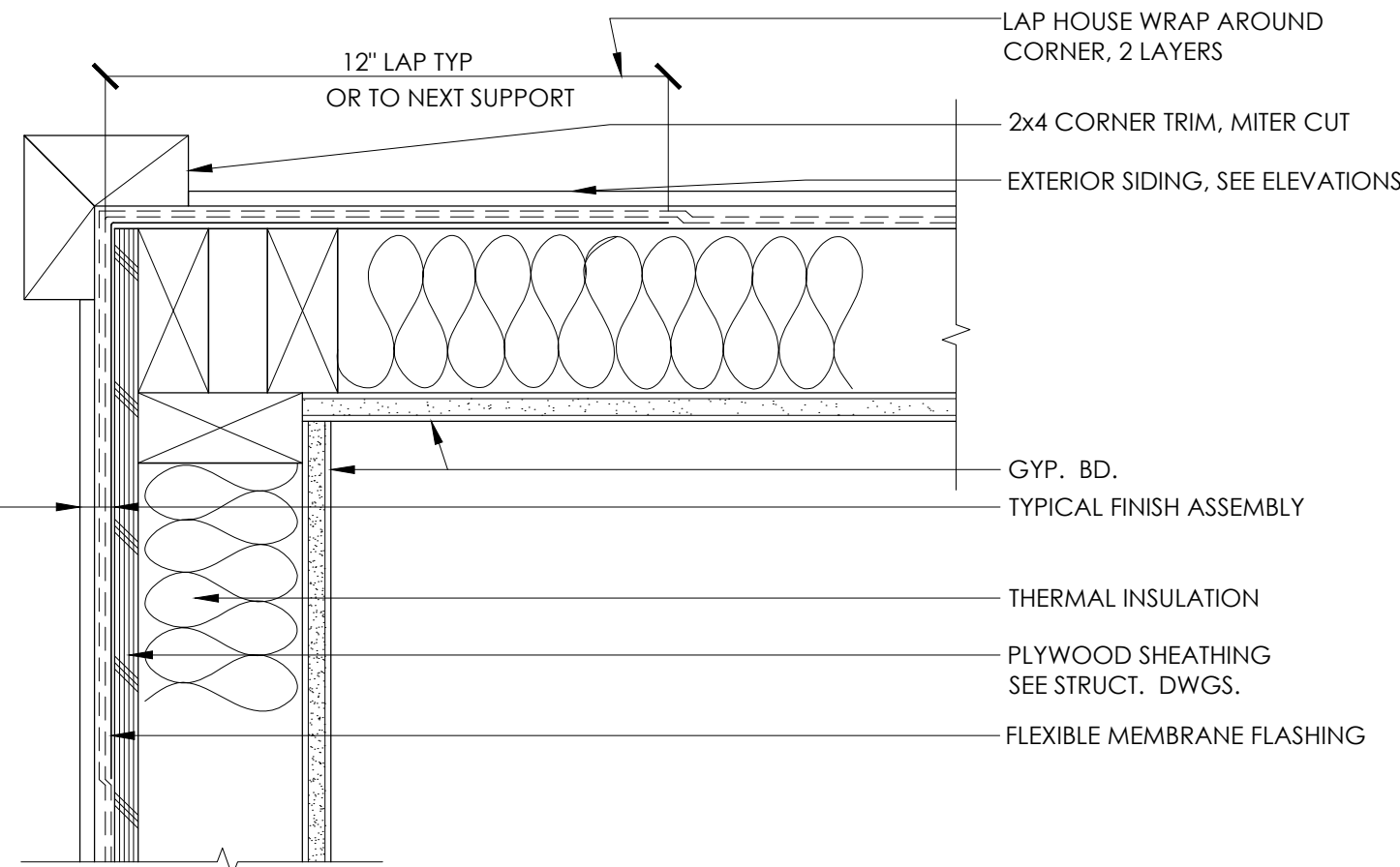
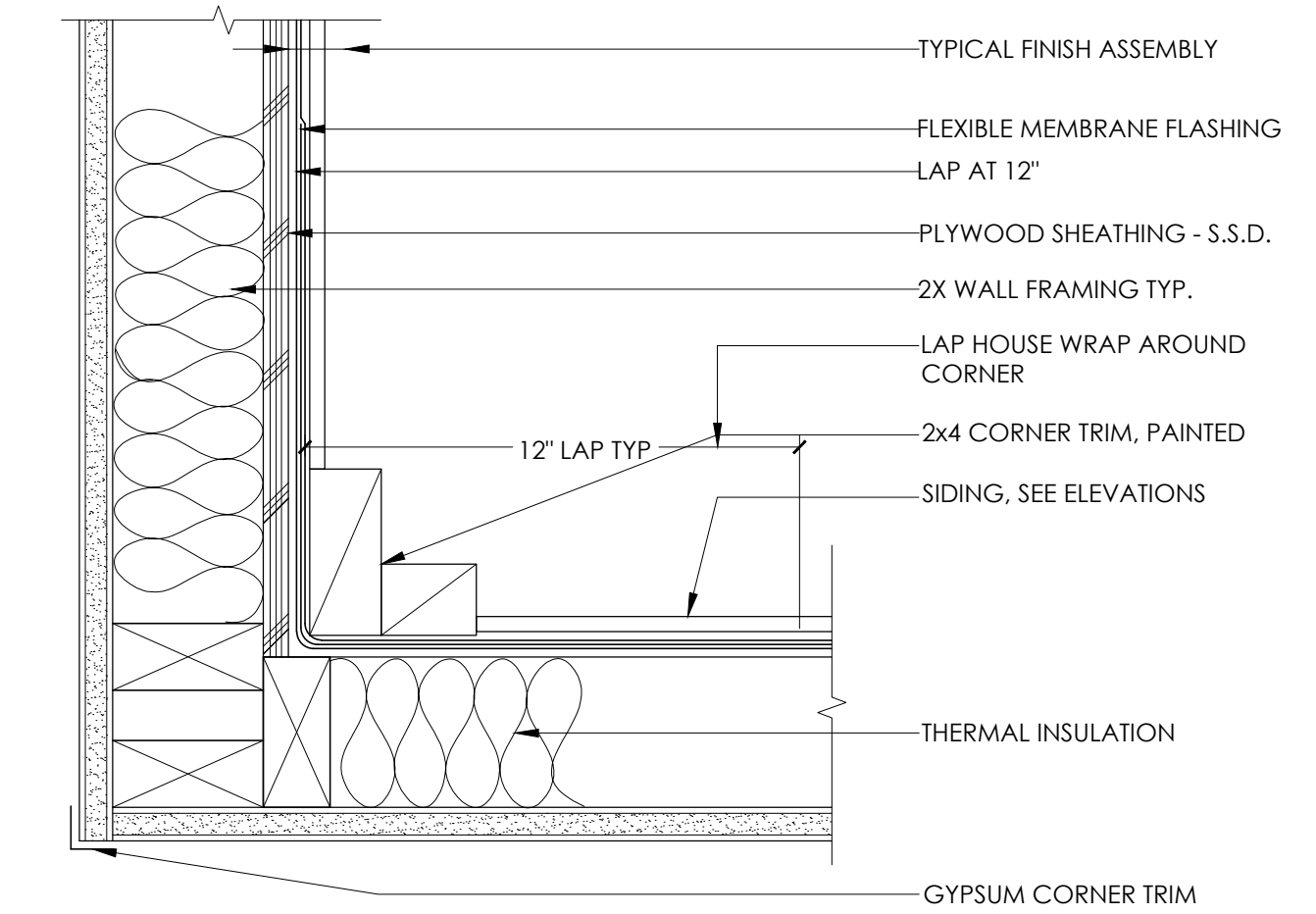
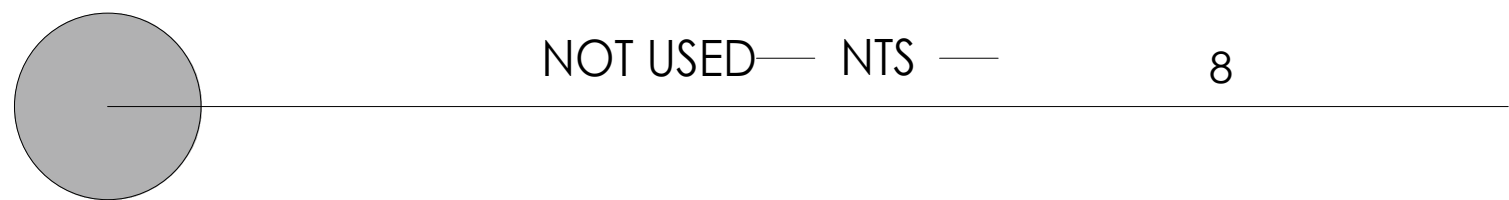
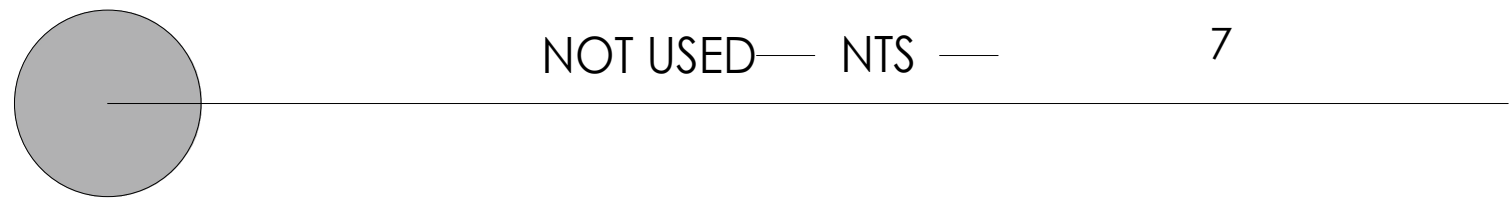
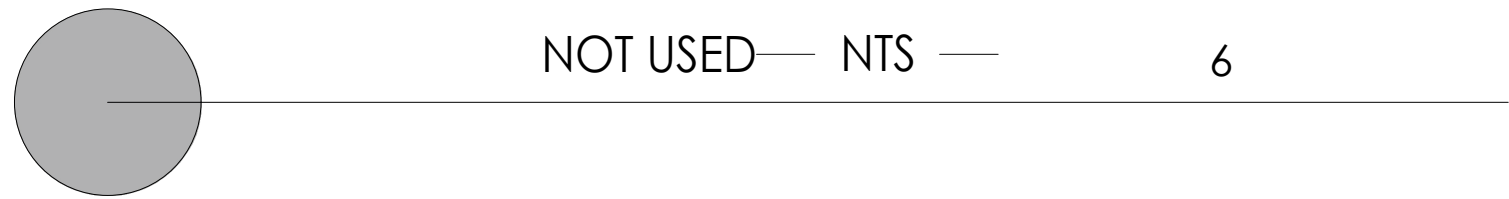
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04.04.2022	PLANNING SUBMITTAL
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DETAILS

A8.0





- # = NUMBER TO NOTE BELOW
1. FRAMING
 2. BACKER BOARD
 3. WATERPROOF MEMBRANE O/ THIN SET
 4. SHOWER LINER—ENSURE SHOWER LINER CAN ACCOMMODATE A 11.82 GALLONS OF WATER MIN. TILE O/ THIN SET
 5. STRAINER
 6. LINEAR DRAIN WITH TILE POCKET — INSTALL PER MANUF. INSTRUCTIONS
 7. SUBSTRATE, SLOPE TO DRAIN 1/4:12 MIN.—ENSURE THAT THE DRAIN IS AT LEAST 2" BELOW THE ENTRY TO THE SHOWER

- # = NUMBER TO NOTE BELOW
1. SHEATHING—S.S.D.
 2. P.T. BACKING LUMBER—RIP TOP TO SLOPE—THICKNESS OF LUMBER TO ENSURE ALIGNMENT OF FLASHING AND WALL FINISH
 3. ROOF UNDERLAYMENT—EXTEND UP BACKER AND WRAP AROUND CORNERS
 4. 26 GA. (MIN.) G.S.M. STEP FLASHING AT RAKE/SIDEWALL CONDITION—LOWEST/FIRST PIECE OF STEP FLASHING TO TURN THE CORNER AND EXTEND OVER APRON FLASHING
 5. 16 GA. (MIN.) G.S.M. APRON FLASHING AT EAVE/HEADWALL CONDITION—INSTALL OVER BEAD OF ROOFING CEMENT
 6. 16 GA. (MIN.) G.S.M. THRU WALL "Z" BAR COUNTER FLASHING—TIGHT HEM BACK ALL EXPOSED EDGES—WRAP AND SEAL AROUND CORNERS
 7. 26 GA. (MIN.) G.S.M. PERFORATED "J" WEEP SCREED—DO NOT SEAL BOTTOM OF WEEP—MOISTURE IN FINISH NEEDS TO BE ABLE TO ESCAPE
 8. WEATHER RESISTIVE HOUSE WRAP—LAP OVER "Z" BAR COUNTER FLASHING AND PERFORATED "J" WEEP SCREED
 9. EXTERIOR FINISH—SEE ELEVATION FOR MORE INFO — OVER 2 LAYERS BUILDING PAPER GRADE D OR BETTER
 10. ROOFING—SEE ROOF PLAN FOR MORE INFO

- GENERAL NOTES:
- A) ALL FLASHING TO BE PRE-PRIMED AND PAINTED TO MATCH WALL FINISH
- B) ALL FLASHING TO BE INSTALLED PER ROOFING MANUF. WARRANTY RECOMMENDATIONS



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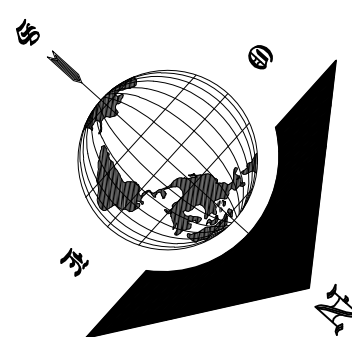
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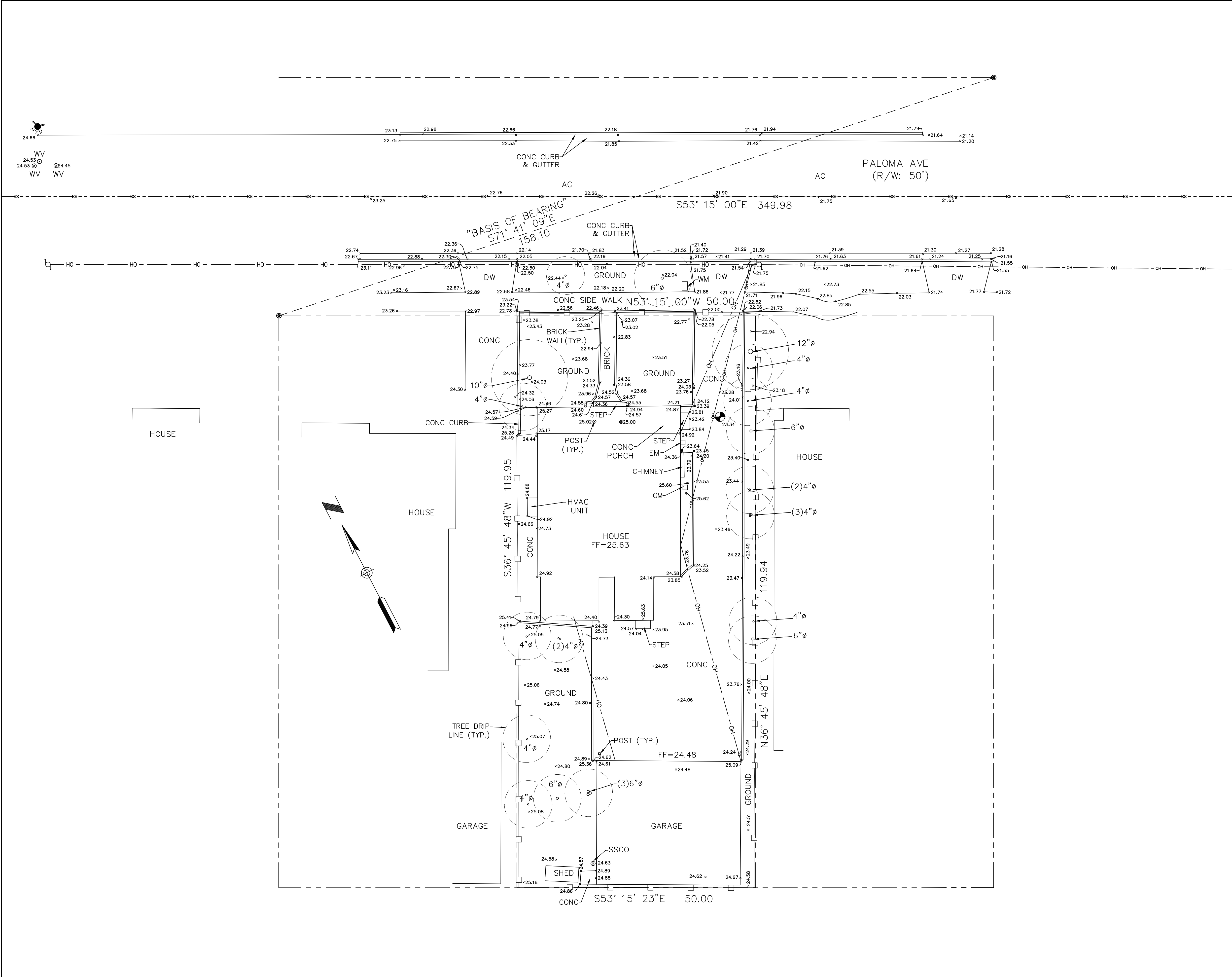
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DETAILS

A8.1





LEGEND		
---	PROPERTY LINE	AC
---	EXISTING LOTS	AD
---	CENTERLINE	ANC
---	EASEMENT LINE	BSBL
---	SANITARY SEWER LINE	C&G
---	STORM DRAIN LINE	CB
---	OVERHEAD POWER LINE	CO
---	WOOD FENCE	DW
---		EB
---		EM
---		EP
---		FH
---		GA
---		GM
---		GV
---		IV
---		LP
---		MB
---		MH
---		P.U.E.
---		P
---		PP
---		(R)
---		SL
---		SDMH
---		SSMH
---		SSCO
---		TCD
---		TS
---		VG
---		WM
---		WV
---		ASPHALT
---		AREA DRAIN
---		ANCHOR
---		BUILDING SETBACK LINE
---		CURB AND GUTTER
---		CATCH BASIN
---		CLEAN OUT
---		DRIVEWAY
---		ELECTRIC BOX
---		ELECTRIC METER
---		EDGE OF PAVEMENT
---		FIRE HYDRANT
---		GUY ANCHOR
---		GAS METER
---		GAS VALVE
---		IRRIGATION VALVE
---		LIGHT POLE
---		MAIL BOX
---		UTILITY MANHOLE
---		PUBLIC UTILITY EASEMENT
---		BRICK CONC PILLAR
---		POWER POLE
---		RADIAL BEARING
---		STREET LIGHT
---		STORM DRAINAGE MANHOLE
---		SANITARY SEWER MANHOLE
---		SANITARY SEWER CLEAN OUT
---		THROUGH CURB DRAIN
---		TRAFFIC SIGN
---		VALLEY GUTTER
---		WATER METER
---		WATER VALVE

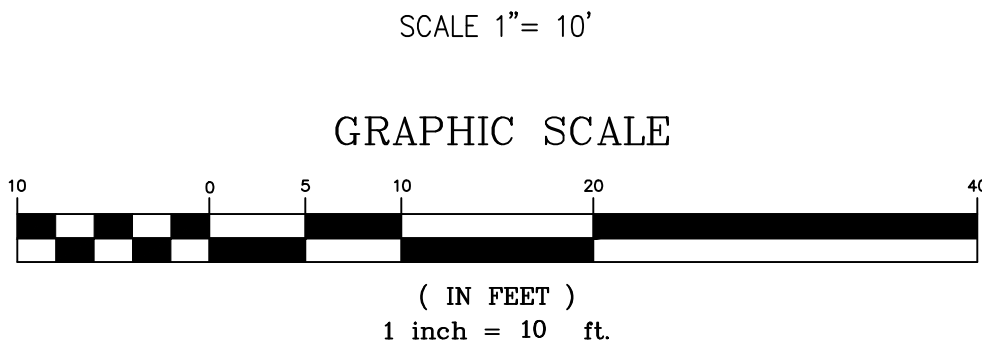
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NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:
FOUND SURVEY MONUMENTS. RECORD INFORMATION WAS USED. PER RECORD MAP, BOOK/VOL (LLS):40 PAGE:60 WHICH IS FILED IN THE COUNTY OF SAN MATEO RECORDER'S OFFICE.

SITE BENCHMARK:
SURVEY CONTROL SET CUT CROSS
ELEVATION=23.33' (NAVD 88 DATUM)

- NOTES:**
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 - THE GROSS AREA OF LAND OF RECORD IS 5,997.58 SQ. FT. ±.
 - THE MAP WAS BASED ON A GRANT DEED DOC.# 126546 BY LAWYERS TITLE CO. DATED 08/31/2021, RECORDED IN SAN MATEO COUNTY.
 - ALL EXISTING BUILDINGS ARE WOOD.
 - FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
 - THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.



1317 PALOMA AVE.
BURLINGAME, CA 94010
APN: 026-085-100



SMP ENGINEERS

CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale:
1" = 10'
Prepared by:
J.N.
Checked by:
S.R.
Date:
10/20/2021
Project No:
221133

PRELIMINARY BOUNDARY AND TOPOGRAPHIC SURVEY MAP

Sheet No:

T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF BURLINGAME

ABBREVIATIONS			
DESCRIPTION		DESCRIPTION	
AB	AGGREGATE BASE	LIP	LIP OF GUTTER
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	MON	MONUMENT
BC	BACK OF CURB	(N)	NEW
BFL	BACKFLOW PREVENTOR	OG	ORIGINAL GROUND
BW	BOTTOM OF WALL	PB	PULL BOX
C&G	CURB AND GUTTER	PG&V	PG&E VAULT
C.C./L	CENTERLINE	R.P./L	PROPERTY LINE
CLSW	CENTERLINE SWALE	PP	POWER POLE
CO	CLEANOUT	PPP	PLASTIC PERFORATED PIPE
CP	CONTROL POINT	PSE	PUBLIC SERVICE EASEMENT
DWY	DRIVEWAY	PVC	POLYVINYL CHLORIDE
DI	DROP INLET	R/W	RIGHT OF WAY
DTL	DETAIL	RCP	REINFORCED CONCRETE PIPE
ELCT	ELECTRIC	SD	STORM DRAIN
EP	EDGE OF PAVEMENT ELEVATION	SDMH	STORM DRAIN MANHOLE
EUC	EUCALYPTUS TREE	STD	STANDARD
(E).EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR	SSMH	SANITARY SEWER MANHOLE
FG	FINISH GRADE	SW	SIDEWALK
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOWLINE	TF	TOP OF FOUNDATION
FNC	FENCE	TG	TOP OF GRATE
FOC	FACE OF CURB	TOO	TOP OF DECK
GB	GRADE BREAK	TOS	TOP OF SLAB
GUY	GUY WIRE	TP	TOP OF PAVEMENT
HP	HIGH POINT	TW	TOP OF WALL
DIP	DUCTILE IRON PIPE	(TYP)	TYPICAL
INV	INVERT	VCP	VITRIFIED CLAY PIPE
JP	JOINT POLE	WL	WHITE LINE STRIPE
JB	JUNCTION BOX (UTILITY)	WLK	WALKWAY
		WM	WATER METER
		WV	WATER VALVE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		FILL AREA LIMIT
		CUT AREA LIMIT
		CONTOUR
		WATER LINE
		STORM DRAIN PIPE (SOLID)
		SANITARY SEWER PIPE
		SUBDRAIN PIPE (PERFORATED)
		OVERHEAD UTILITIES WITH POLE
		GAS LINE
		ELECTRIC LINE (UNDERGROUND)
		JOINT TRENCH (UNDERGROUND)
		STREET LIGHT VAULT
		SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		SURVEY CITY MONUMENT
		ELECTROLIER
		WATER METER
		TREE WITH TRUNK
		6' WOODEN FENCE
		SPOT ELEVATION
		TREE PROTECTION FENCE 5' TALL CHAIN LINK
		EARTH SWALE
		CONCRETE SWALE
		AREA DRAIN/ INLET
		OVERLAND RELEASE PATH
		GRADE TO DRAIN, 2% MIN. AWAY FROM HOUSE 1% MIN. FROM PROPERTY LINE TO SWALE
		(E) TREE TO BE REMOVE
		DOWN-SPOUT
		POP-UP EMITTER
		ROOF DOWN-SPOUT, CONNECTED TO STORM DRAIN SYSTEM

GRADING AND DRAINAGE PLANS

NEW SINGLE FAMILY HOUSE

1317 PALOMA AVE., BURLINGAME, CA 94010

APN: 026-085-100

GRADING AND DRAINAGE NOTES:

- SURFACE WATER SHALL BE DIRECTED AWAY FROM ALL BUILDINGS INTO DRAINAGE SWALES, GUTTERS, STORM DRAIN INLETS AND DRAINAGE SYSTEMS.
- ALL ROOF DOWNSPOUTS SHALL BE DISCONNECTED TO ON SITE INLETS.
- ON SITE STORM DRAIN LINES SHALL CONSIST OF SOLID PVC-SDR35 MINIMUM OR BETTER.
- STORM DRAIN INLETS SHALL BE PRECAST CONCRETE, CHRISTY U23 TYPE OR EQUIVALENT.

UTILITY NOTES:

- UTILITY POINTS OF CONNECTION ARE 5' OUTSIDE OF BUILDING. SEE MECHANICAL AND PLUMBING DRAWINGS FOR UTILITY CONNECTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF LOCATIONS OF ALL EXISTING UTILITIES IN THE FIELD. ALL CONTRACTORS SHALL CALL U.S.A. (1-800-227-2600) 48 HOURS BEFORE DIGGING AND OBTAIN AN IDENTIFICATION NUMBER.
- COORDINATE UTILITIES SHOWN ON THESE SHEETS WITH INSTALLATION OF ELECTRICAL, TELEPHONE, CABLE TV AND GAS.
- COORDINATE WATER LINE CONNECTION WITH CITY WATER COMPANY PRIOR TO CONNECTION TO WATER SYSTEM.
- FOR GAS AND ELECTRICAL LOCATIONS, SEE PG&E MAPS.
- ALL UTILITY TRENCHES SHOULD BE BACKFILLED WITH COMPACTED FILL IN ACCORDANCE WITH LOCAL REQUIREMENTS OR THE RECOMMENDATIONS IN THE SOILS REPORT. FILL MATERIAL SHOULD BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS AND SHOULD BE COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION (ASTM D-1557, LATEST EDITION) BY MECHANICAL MEANS ONLY, EXCEPT WHERE LOCAL REQUIREMENTS SPECIFY HIGHER REQUIREMENTS. IF IMPORTED SAND IS USED AS BACKFILL, THE UPPER THREE FEET IN BUILDING AND PAVEMENT AREAS SHALL BE COMPACTED TO 95 PERCENT. THE UPPER 6 INCHES OF BACKFILL IN ALL PAVEMENT AREAS SHALL BE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION.
- SANITARY SEWER PIPE SHALL BE PVC SDR26 FOR ON SITE LINES. STORM DRAIN PIPE SHALL BE 12" REINFORCED CONCRETE PIPE (UNLESS OTHERWISE SHOWN).
- SANITARY SEWER LATERAL SHALL BE 4" PVC AT MINIMUM SLOPE OF 0.02 WITH CLEANOUT.
- WATER MAINS, SERVICES, METERS, FIRE SERVICES AND FIRE HYDRANTS BY CITY WATER COMPANY.
- THE CONTRACTOR IS RESPONSIBLE TO HAVE ALL INSTALLATIONS INSPECTED AND APPROVED BY THE RESPECTIVE UTILITY COMPANY, MUNICIPALITY, OR SOILS ENGINEER PRIOR TO ANY BACK FILLING. (48 HOUR NOTICE).
- CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY FOR APPROVED BACK FILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CONSTRUCTION WITH THE RESPECTIVE UTILITY AGENCIES, ALLOWING 48 HOURS PRIOR TO THE NEED FOR INSTALLATIONS.
- ALL TRENCHES, CONDUITS, AND BOXES ARE SHOWN SCHEMATICALLY.
- CONTRACTOR TO VERIFY ALL INVERTS AND LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.

GEOTECHNICAL REVIEW:

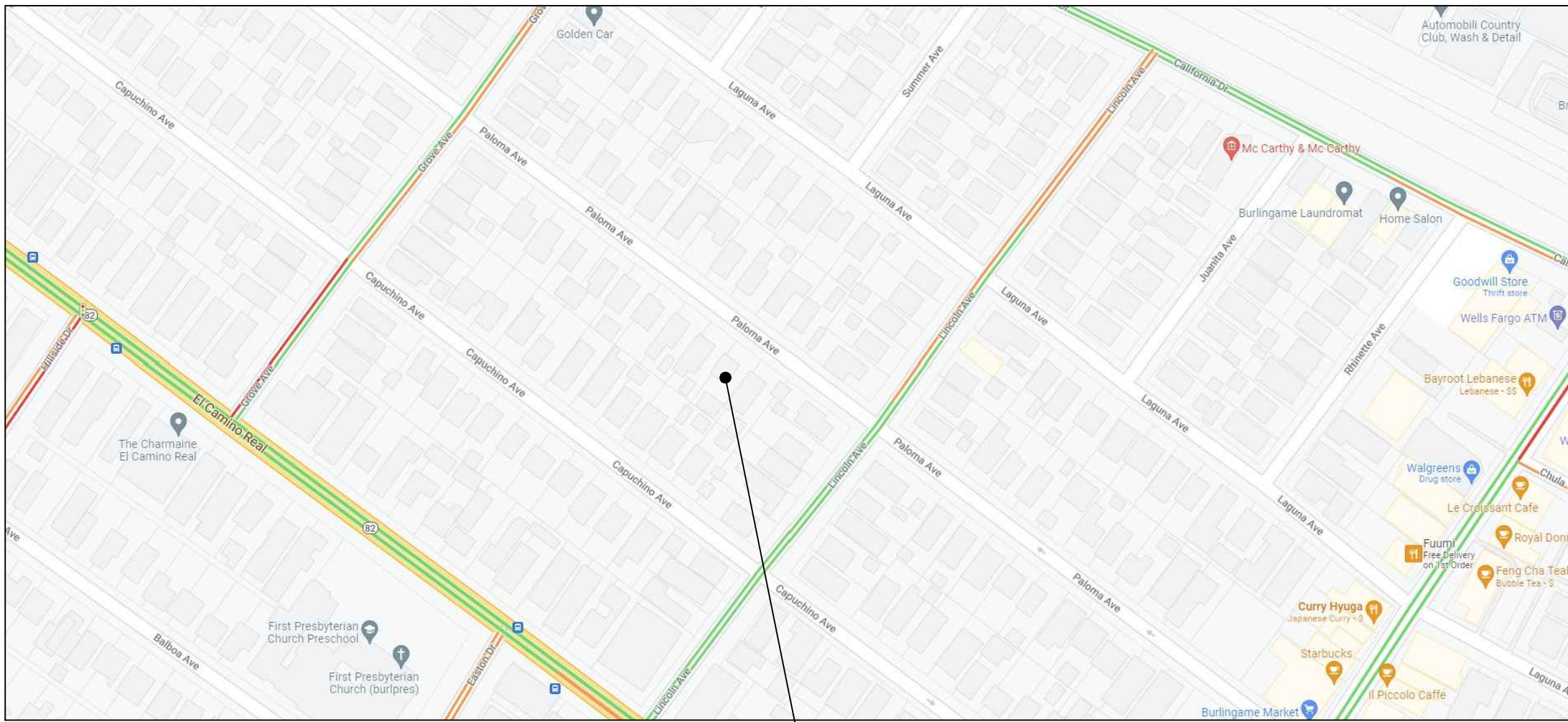
GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL/ SOILS ENGINEER. GEOTECHNICAL/ SOILS ENGINEER TO PROVIDE AND FURNISH LETTER OF APPROVAL TO CITY.

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

NOTE:

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.



LOCATION MAP
N.T.S.

INDEX OF DRAWINGS

TITLE	SHEET
COVER SHEET	C-1
GRADING AND DRAINAGE PLAN	C-2
DETAILS	C-3
EROSION CONTROL PLAN	C-4
CONSTRUCTION BMP	C-5

BASIS OF BEARINGS:

FOUND SURVEY MONUMENTS. RECORD INFORMATION WAS USED. PER RECORD MAP, BOOK/VOL (LLS):40 PAGE:60 WHICH IS FILED IN THE COUNTY OF SAN MATEO RECORDER'S OFFICE.

REFERENCED ASSUMED BENCHMARK:

SURVEY CONTROL SET CUT CROSS
ELEVATION=23.33' (NAVD 88 DATUM)

GEOTECHNICAL NOTES:

- For compacted fill material and placement specifications see "GRADING " section , pages 7 and 8, of project Geotechnical report,(file no. SV1303), dated September 23,2014 by Silicon Valley Soils Engineering.
- Provide special inspection for compacted fill.

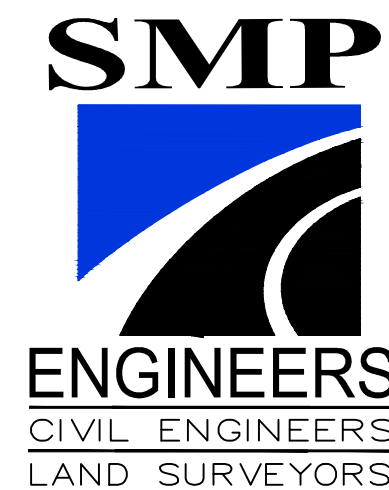
EARTHWORK TABLE

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
MAIN HOUSE	0	64		
GARAGE	0	11		
DRIVEWAY	4	2		
PATIO	2	0		
PORCH/WKY	0	1		
SITE	0	16		
TOTAL	6	94	0	88

NOTE:

- EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFF'S.

NOTICE TO CONTRACTORS
CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.



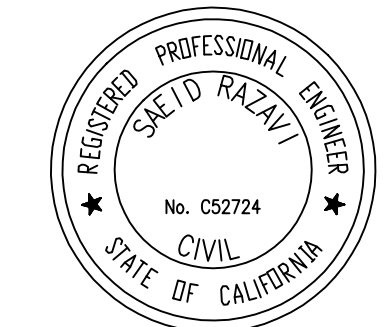
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FAX: (650) 941-8755

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COVER SHEET
NEW SINGLE FAMILY HOUSE
1317 PALOMA AVE., BURLINGAME, CA 94010
APN: 026-085-100
GRADING AND DRAINAGE PLANS

Revisions:

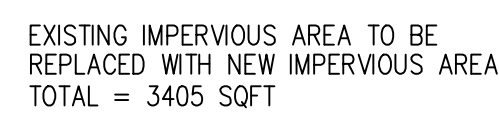
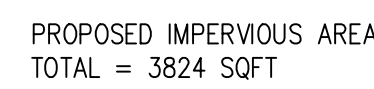
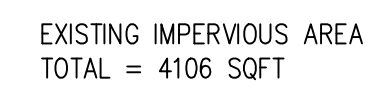


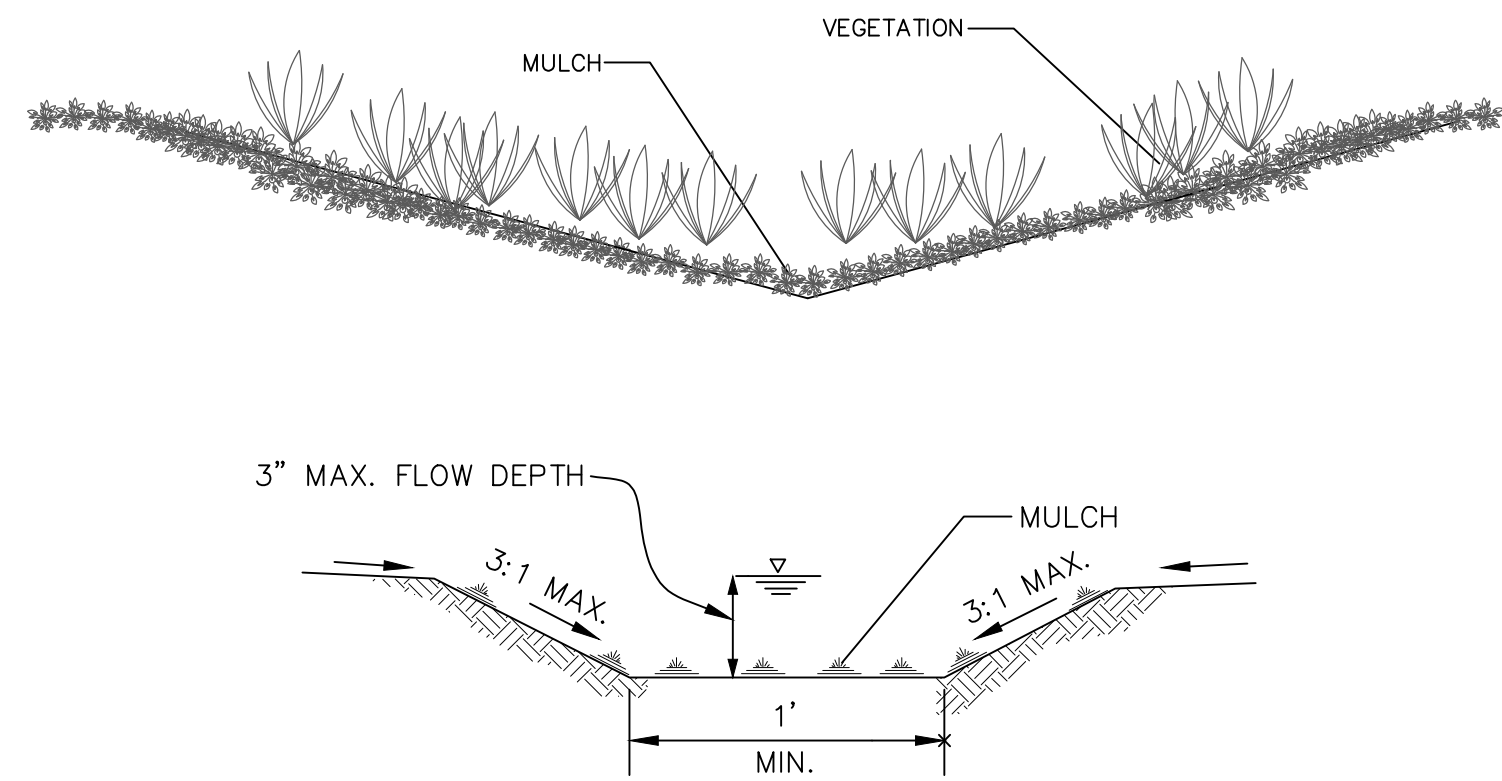
Saeid Razavi

Date: 06/16/2022
Scale: AS SHOWN
PREPARED BY: S.S.
CHECKED BY: S.R.
Job #: 222027

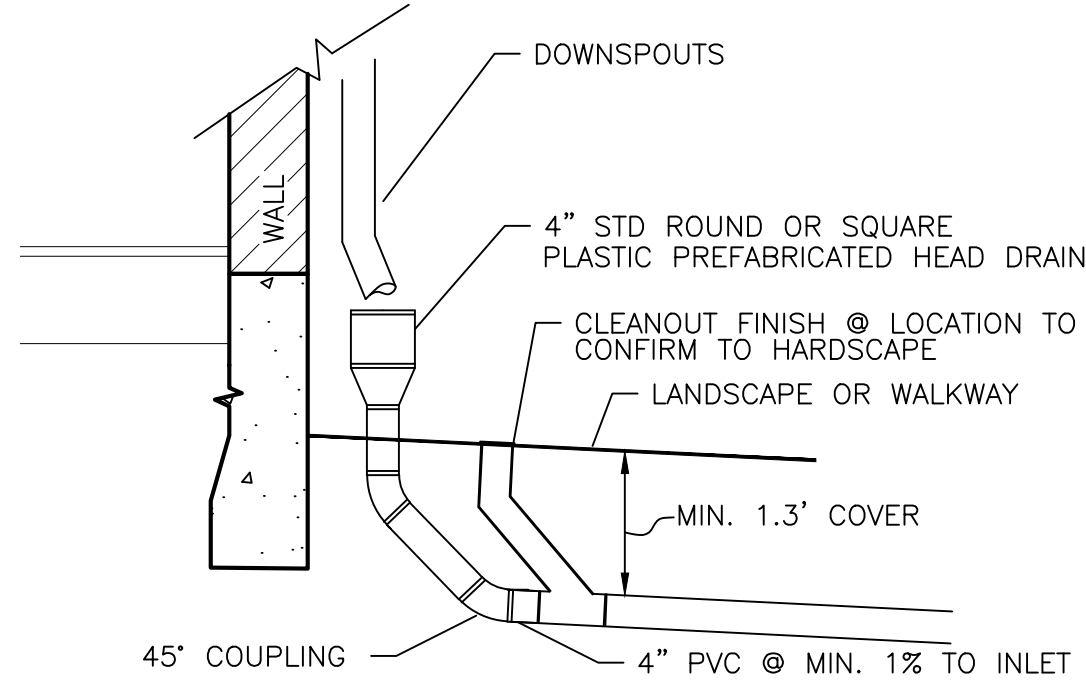
Sheet:

1 OF 5
C-1

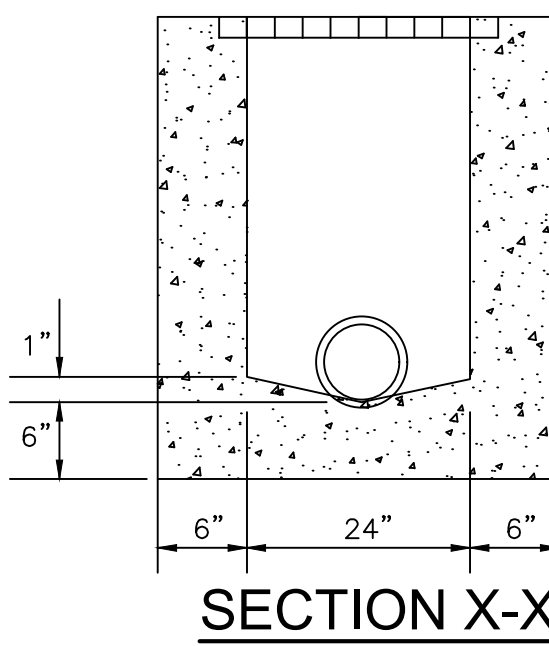
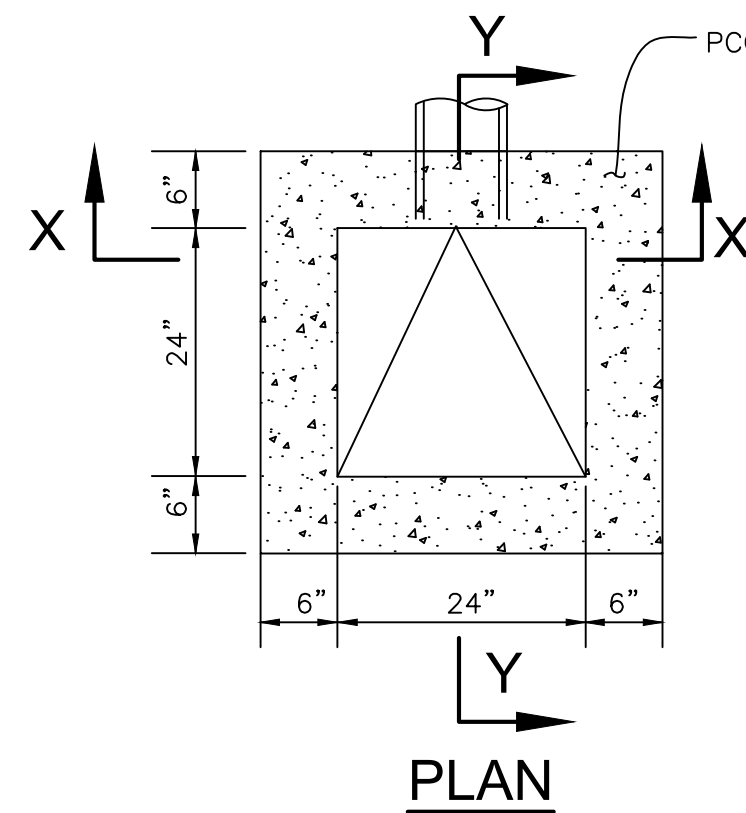




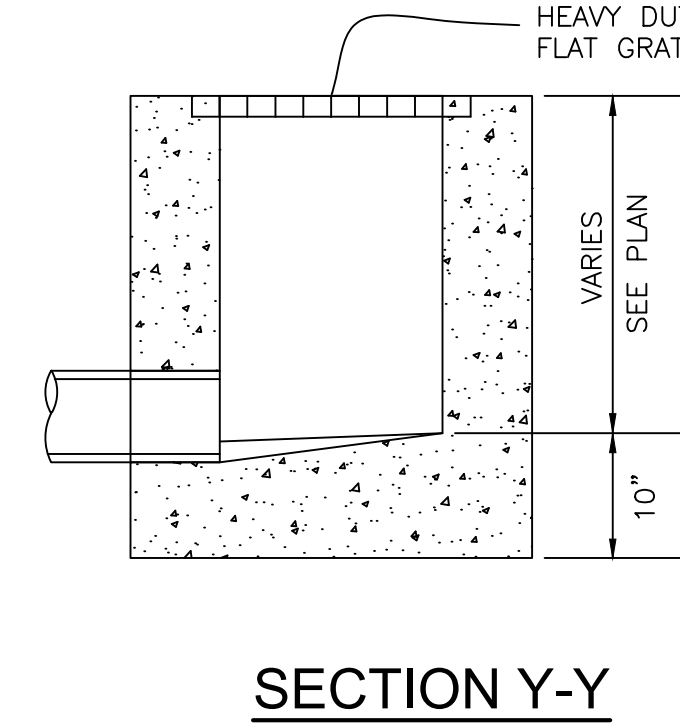
EARTH SWALE DETAIL
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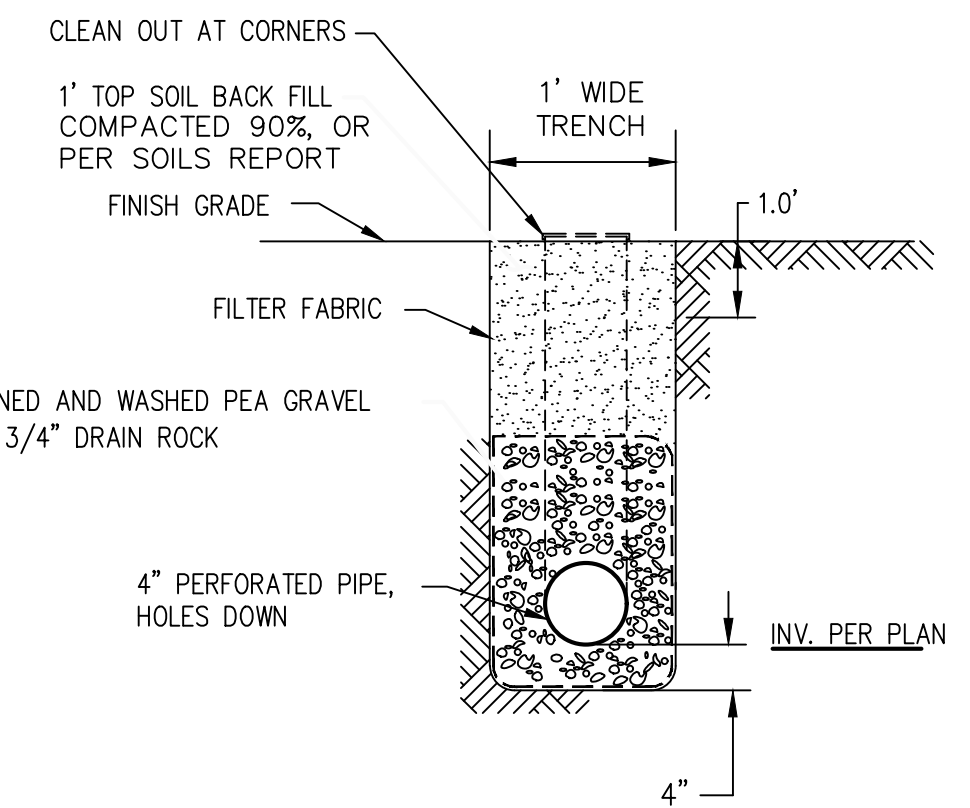
ROOF DOWN-SPOUT CONNECTION
NTS



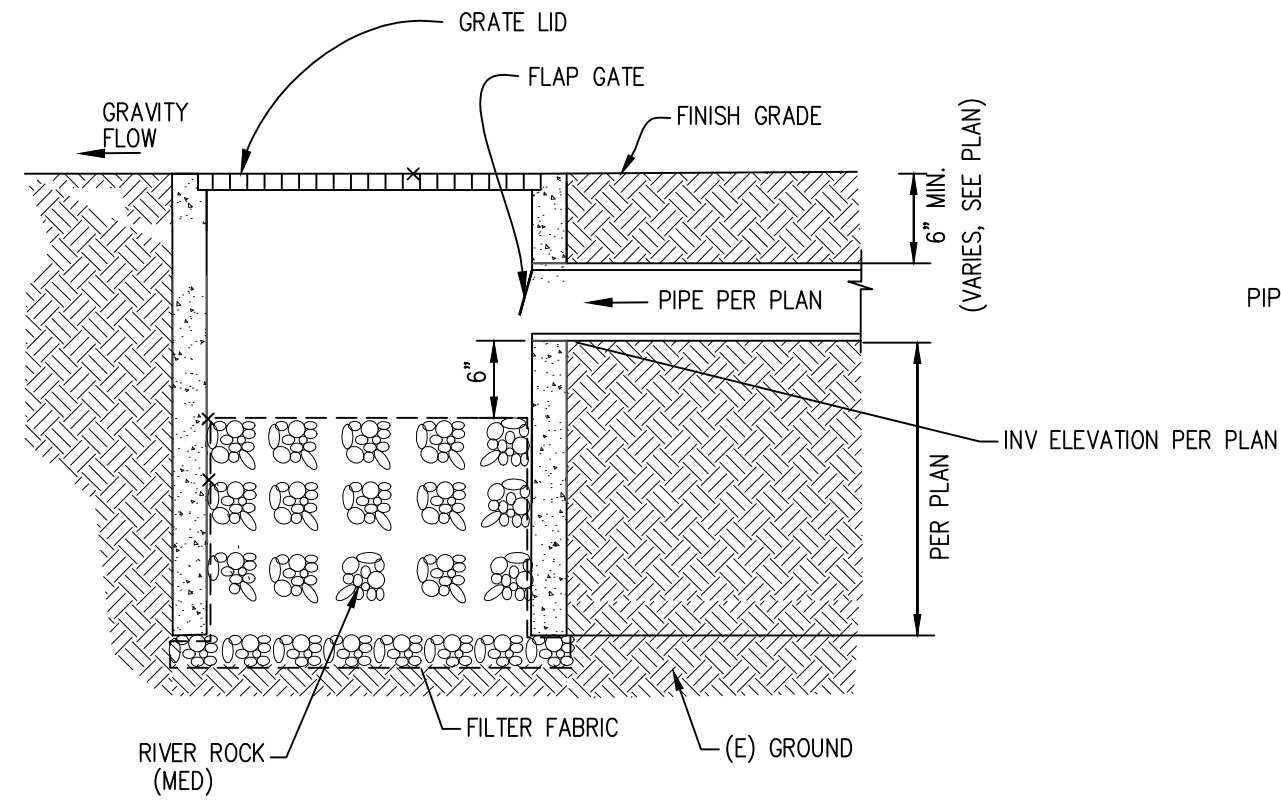
STORM DRAIN INLET
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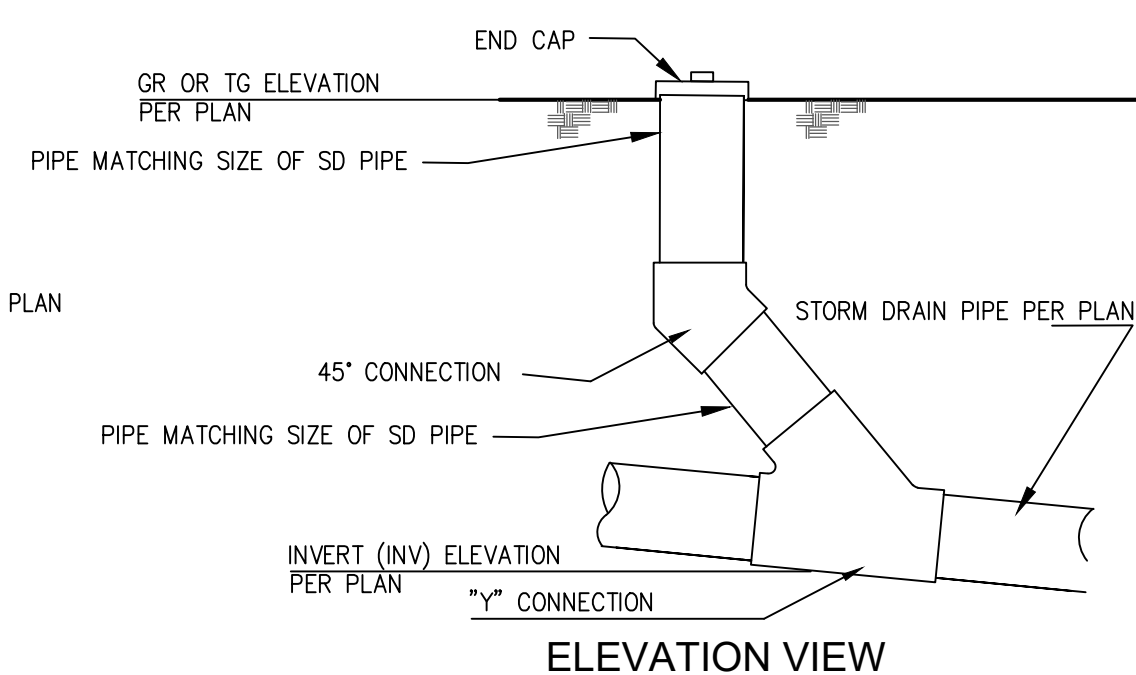
SECTION Y-Y



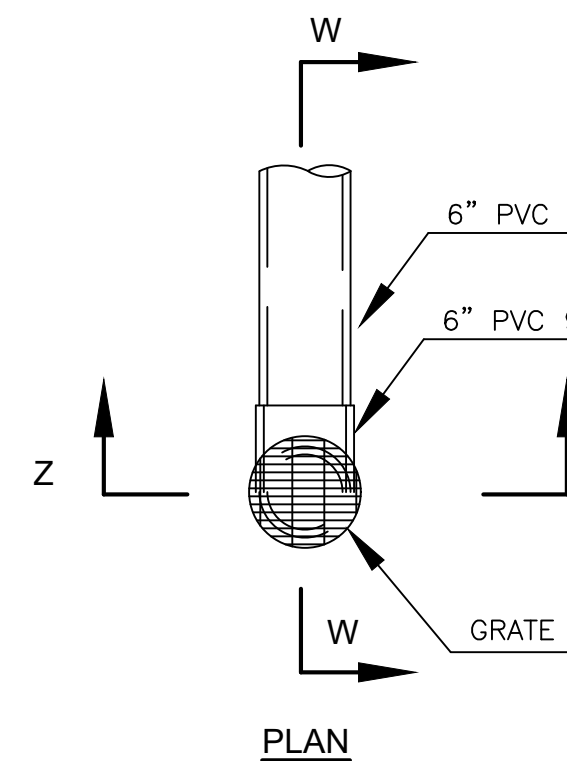
SUBDRAIN TRENCH DETAIL
N.T.S.



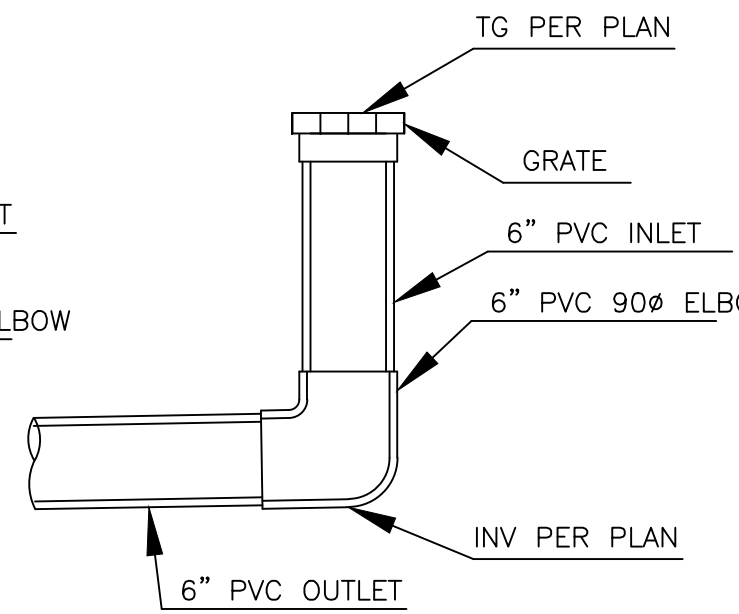
BUBBLER BOX DETAIL
N.T.S.



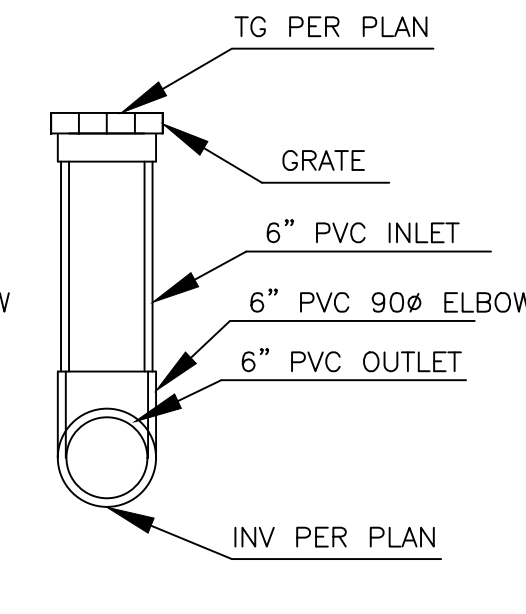
STORM DRAIN CLEANOUT DETAIL
N.T.S.



PLAN

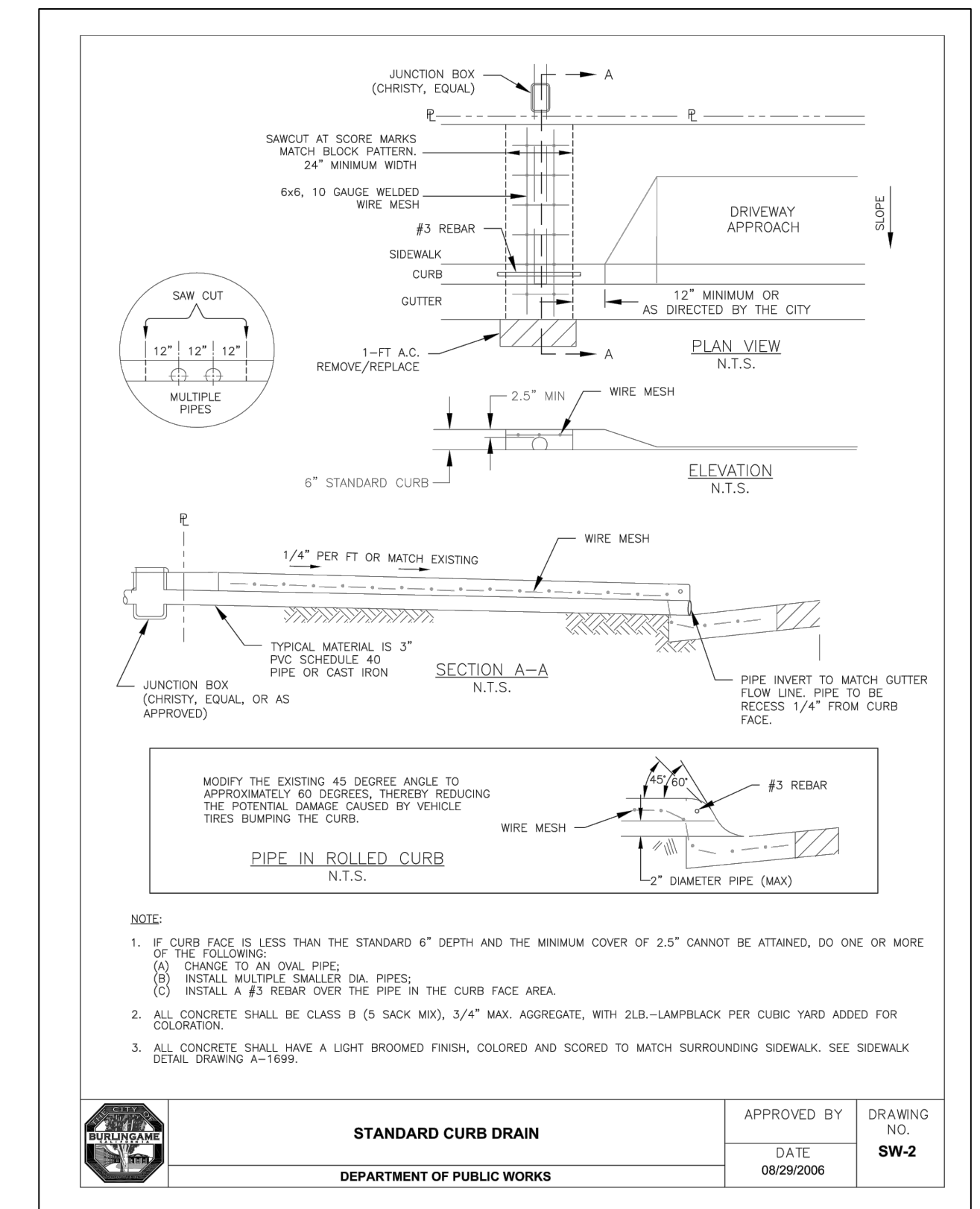


SECTION W-W



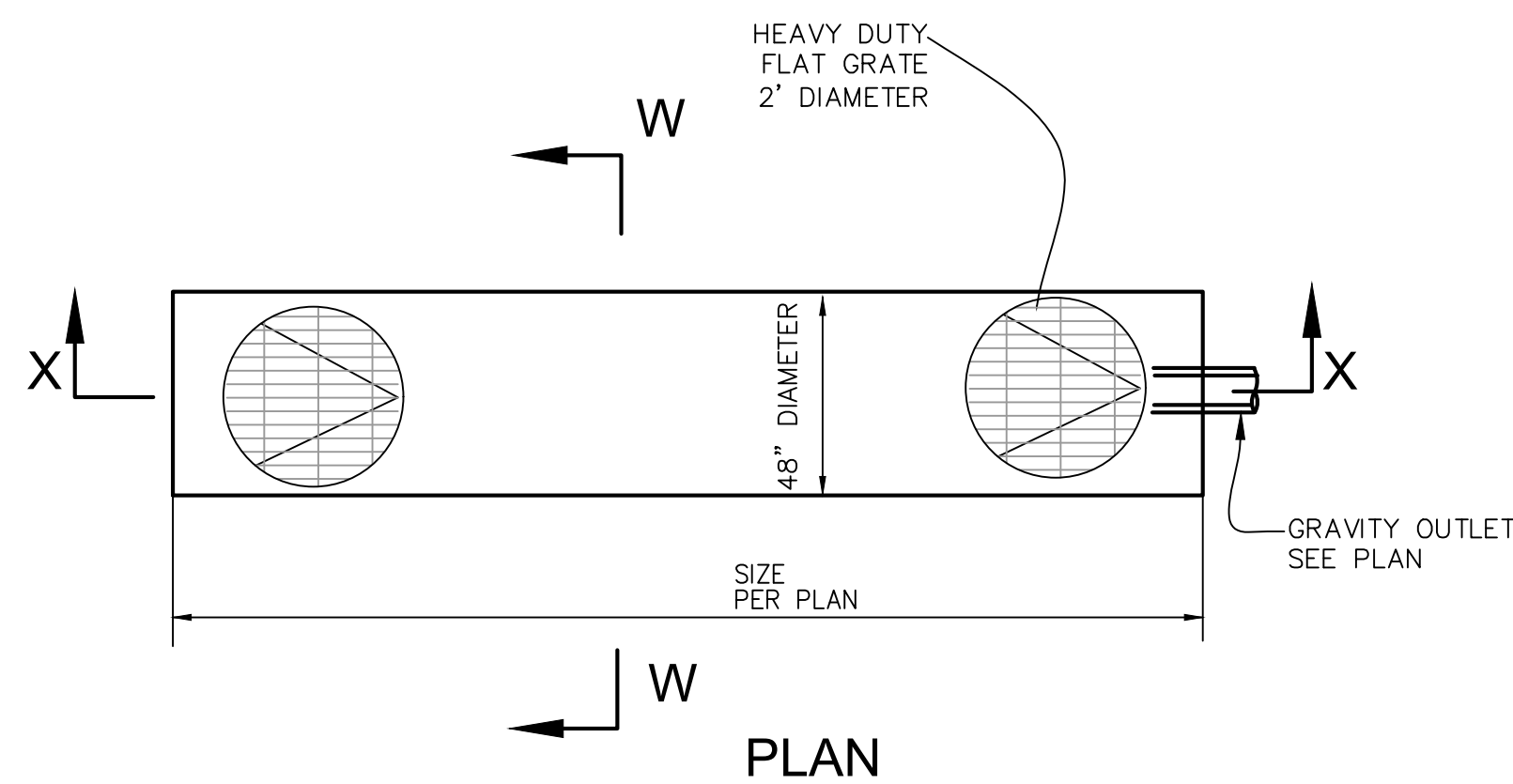
SECTION Z-Z

STORM DRAIN AREA DRAIN
NTS

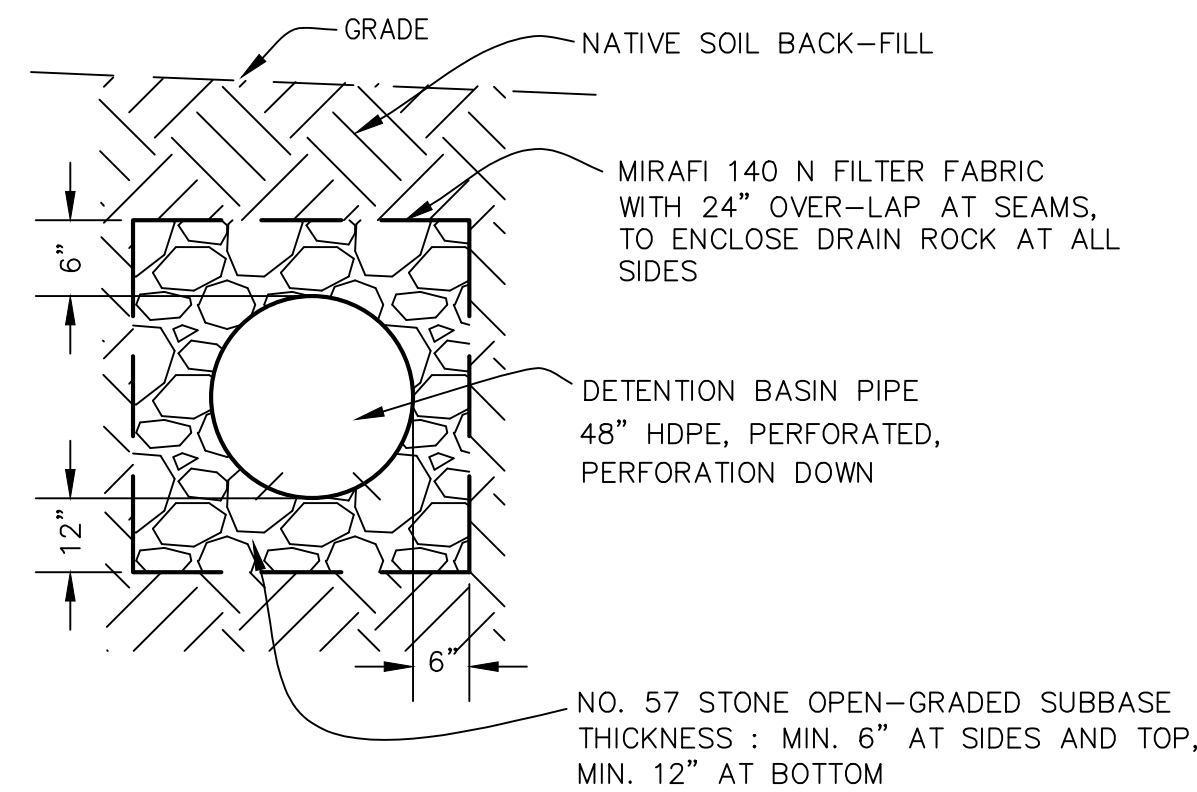


- NOTES:
1. IF CURB FACE IS LESS THAN THE STANDARD 6" DEPTH AND THE MINIMUM COVER OF 2.5" CANNOT BE ATTAINED, DO ONE OR MORE OF THE FOLLOWING:
(A) CHANGE TO AN OVAL PIPE;
(B) INSTALL MULTIPLE SMALLER DIA. PIPES;
(C) INSTALL A #3 REBAR OVER THE PIPE IN THE CURB FACE AREA.
 2. ALL CONCRETE SHALL BE CLASS B (5 SACK MIX), 3/4" MAX. AGGREGATE, WITH 2LB-LAMPBLACK PER CUBIC YARD ADDED FOR COLORATION.
 3. ALL CONCRETE SHALL HAVE A LIGHT BROOMED FINISH, COLORED AND SCORED TO MATCH SURROUNDING SIDEWALK; SEE SIDEWALK DETAIL DRAWING A-1699.

STANDARD CURB DRAIN	APPROVED BY	DRAWING NO.
DEPARTMENT OF PUBLIC WORKS	DATE	SW-2
	08/28/2006	

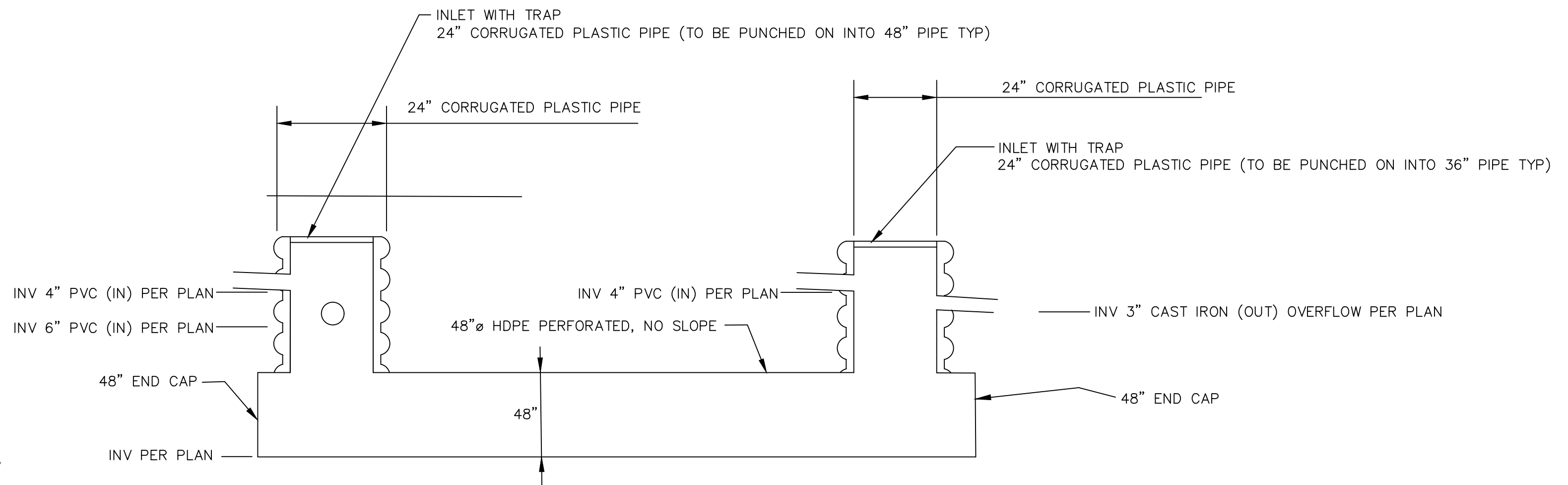


PLAN



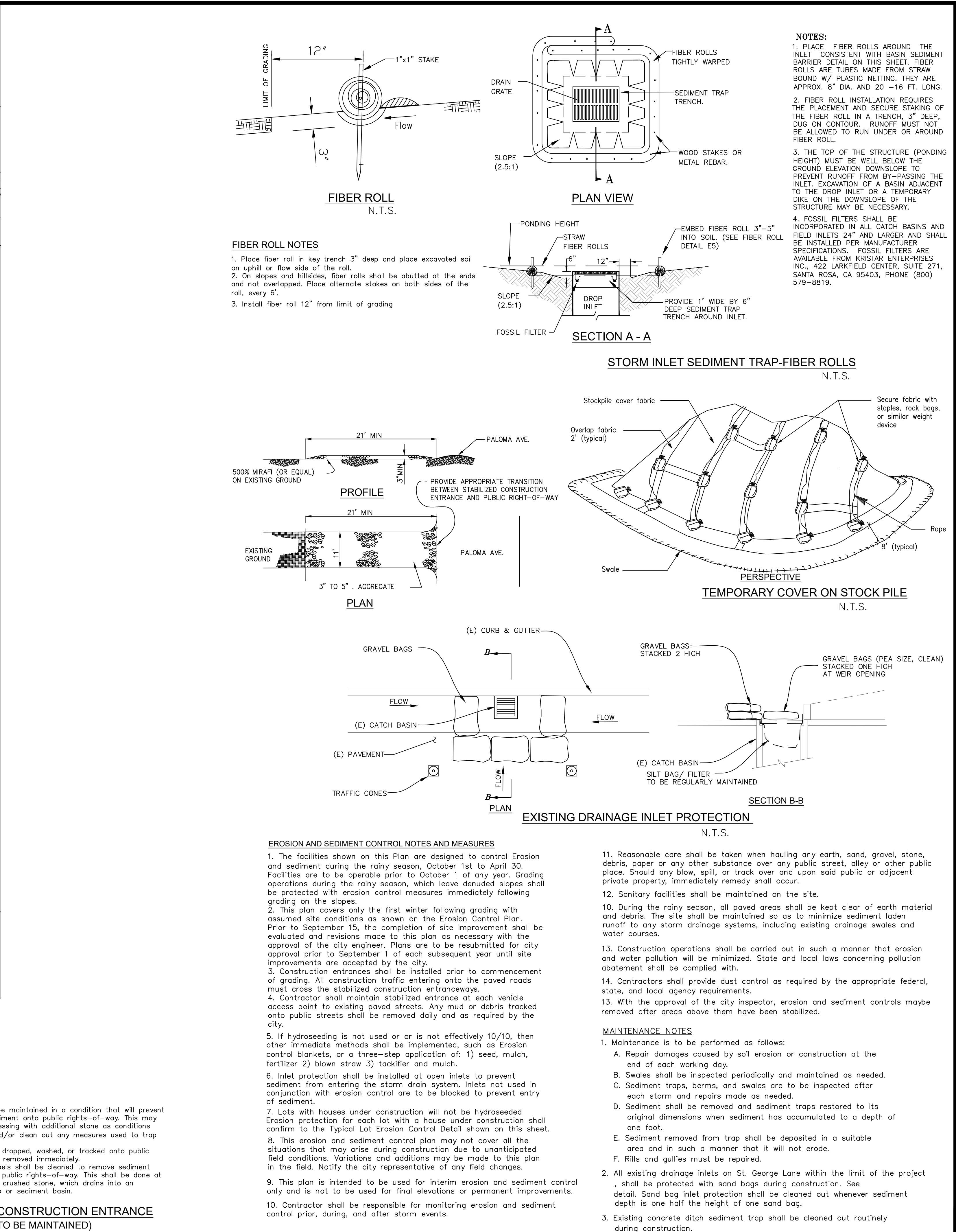
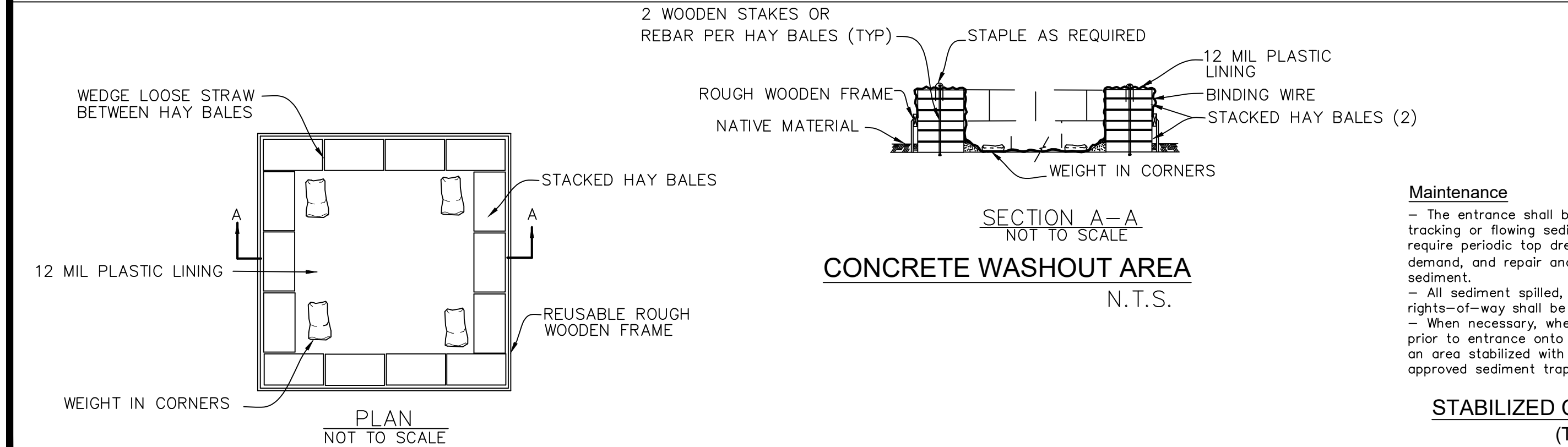
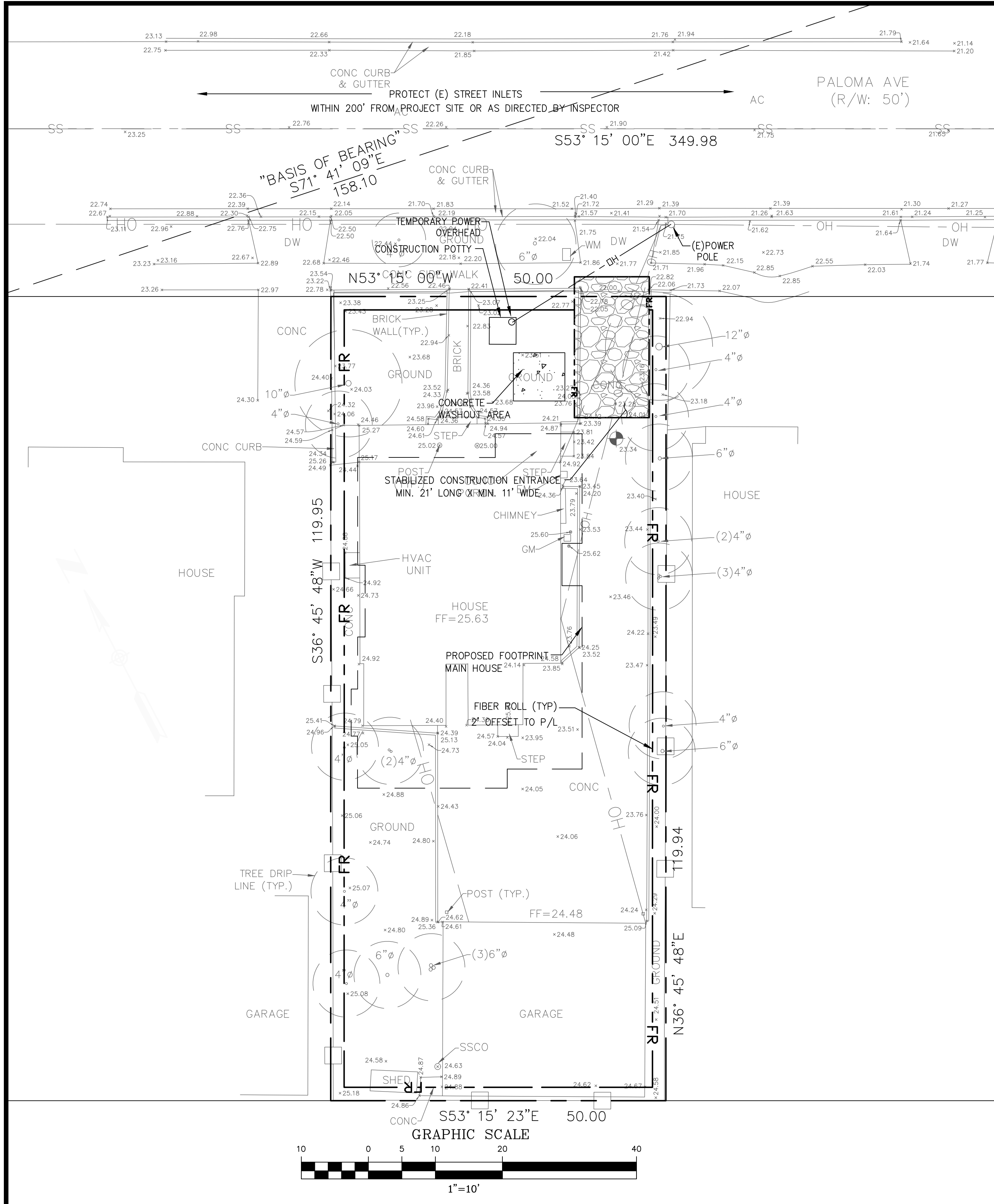
SECTION W-W

STORM DRAIN INLET & DETENTION BASIN



SECTION X-X

N.T.S.



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LAND SURVEYORS

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OWNER / DEVELOPER:

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EROSION CONTROL PLAN
NEW SINGLE FAMILY HOUSE
1317 PALOMA AVE., BURLINGAME, CA 94010
APN: 026-085-100
GRADING AND DRAINAGE PLANS

Revisions:

DATE: 06/16/2022
SCALE: AS NOTED

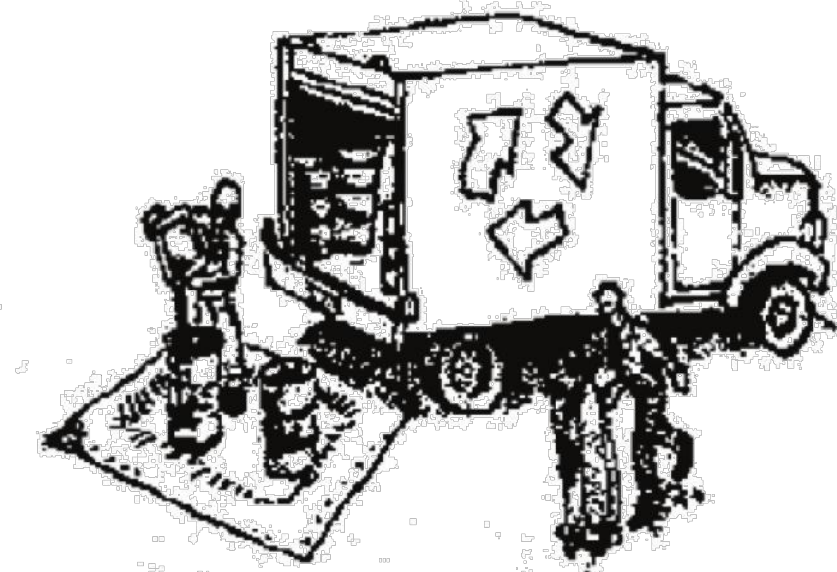
PREPARED BY: S.S.
CHECKED BY: S.R.
JOB #: 222027

SHEET: 4 OF 5
C-4

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



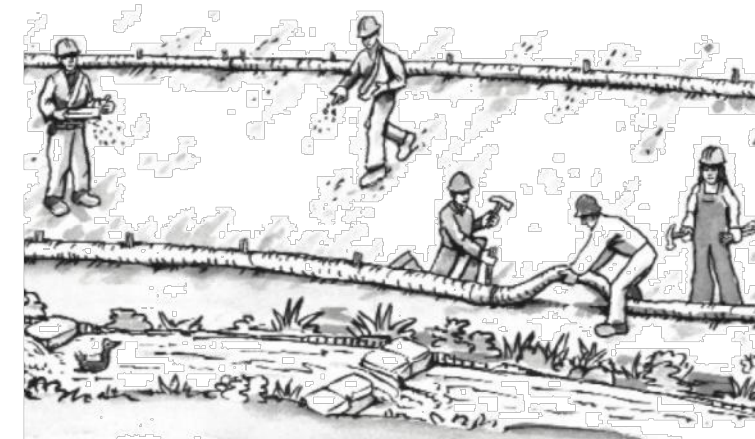
Maintenance and Parking

- ❑ 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

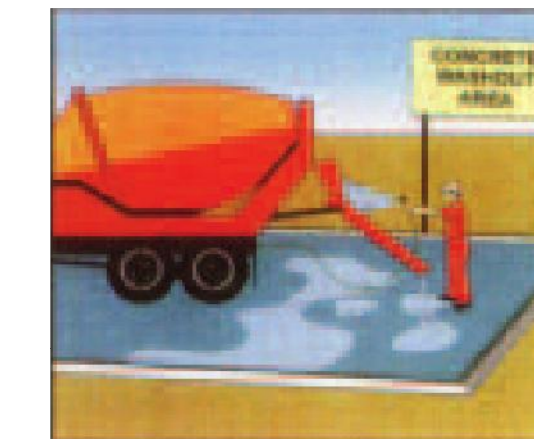


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose 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

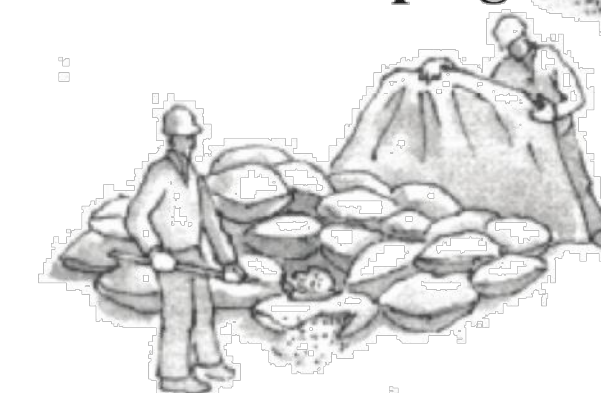
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



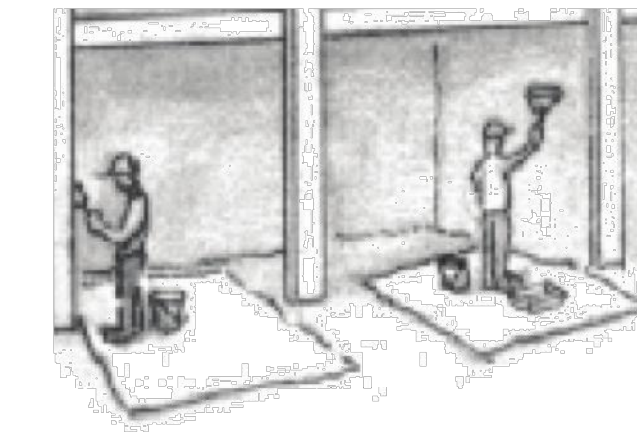
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that 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.

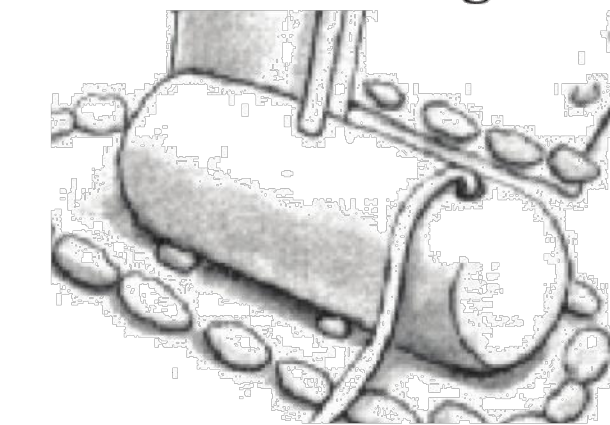
Painting & Paint Removal



Painting Cleanup and Removal

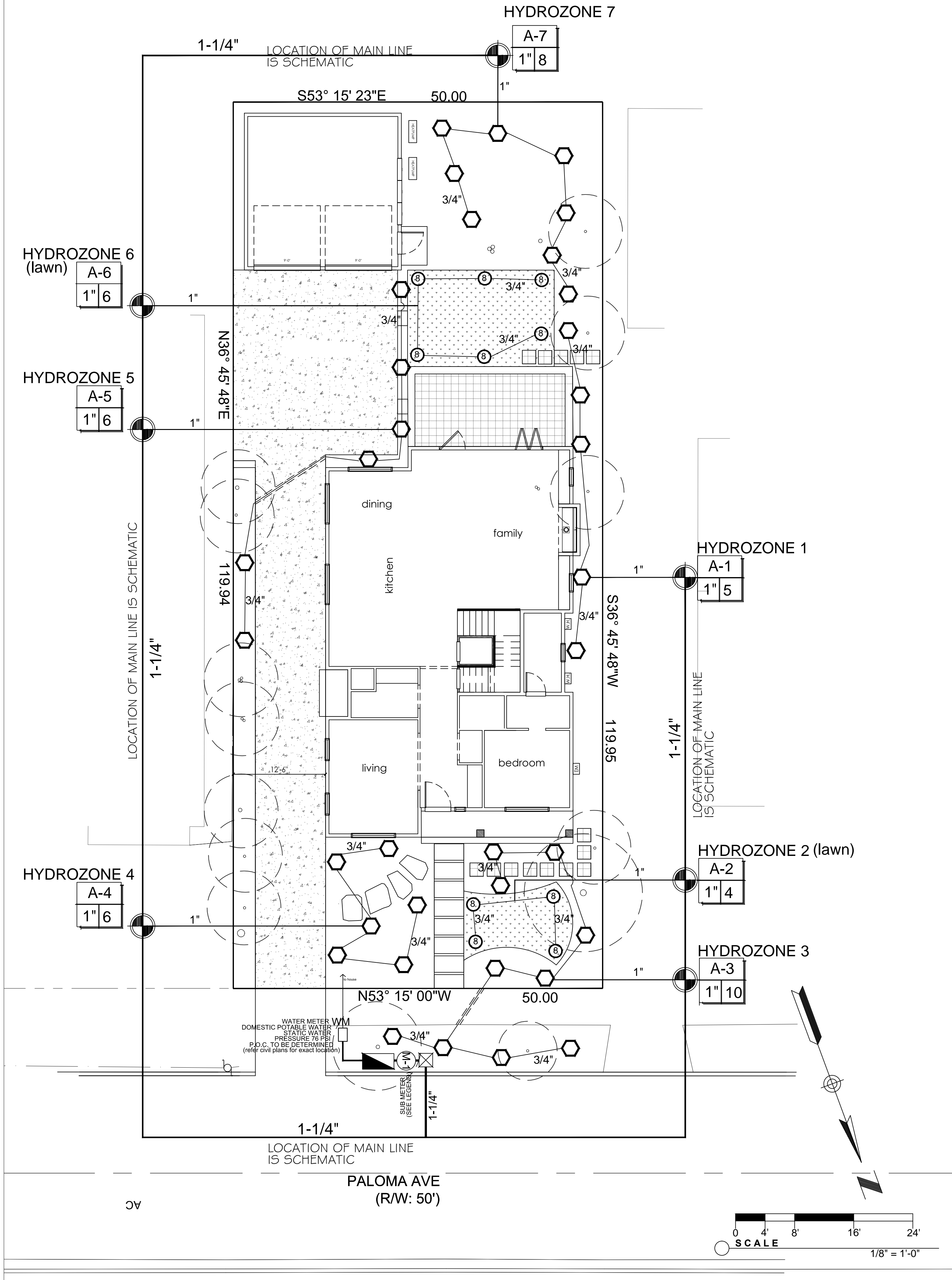
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes 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!



IRRIGATION NOTES

PLAN IS DIAGRAMMATIC; THE EXACT LOCATION OF VALVES, LINES, HEADS, ETC., SHALL BE DETERMINED IN THE FIELD. LINES SHALL BE IN A COMMON TRENCH WHERE POSSIBLE. THE ENTIRE IRRIGATION SYSTEM WILL BE WITHIN THE PROPERTY BOUNDARIES. THE LOCATION OF MAIN LINES, BACKFLOW, VALVES, ETC., ON THE DRAWINGS, IS SCHEMATIC. LINES SHALL BE IN A COMMON TRENCH WHERE POSSIBLE. LINES AND SLEEVES TO BE INSTALLED UNDER PAVING SHALL BE SCHEDULE 40 PVC.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOT OPERATE ANY HEAVY EQUIP. OVER UTILITY LINES AND SHALL HAND DIG ANY TRENCHES WITHIN 5' OF UTILITY LINES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITY LINES AT HIS OWN EXPENSE.

IRRIGATION SYSTEM WAS DESIGNED FOR A MAXIMUM OF 12 GPM AT 40 PSI WORKING PRESSURE (WORST CONDITION AT FURTHEST HEAD/D RIP UNIT. IRRIGATION CONT. TO VERIFY PRESSURE PRIOR TO CONSTRUCTION OF ANY PART OF THE IRRIGATION SYSTEM. IF WORKING PRESSURE IS GREATER THAN 75 PSI, CONSULT THE LANDSCAPE ARCHITECT FOR USE OF A PRESSURE REGULATOR. IF WORKING PRESSURE IS LESS THAN 40 PSI CONSULT LANDSCAPE ARCHITECT.

THE WATER SOURCE FOR THE IRRIGATION SYSTEM SHALL BE PROTECTED FROM BACK FLOW BY A BACK FLOW PREVENTER (TO BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAILS).

ALL VALVE WIRING SHALL BE COPPER U.L. APPROVED FOR DIRECT BURIAL. CONNECT WIRES USING SPLICE-KOTE WIRE CONNECTORS. WIRE SIZE TO BE #12 AWG MIN. (RUNS LONGER THAN 1000 FT. SHALL BE #10 AWG) ONE SPARE CONTROL WIRE TO BE PROVIDED THROUGHOUT

ALL BACKFILL MATERIAL SHALL BE FREE OF ROCKS (OVER 3/4"), AND OTHER EXTRANEOUS MATERIALS, AND SHALL BE COMPACTED TO PREVENT SETTLING.

AT JOB COMPLETION SUPPLY OWNERS WITH CONTROLLER KEYS, AND MANUFACTURERS PRODUCT INFORMATION.

ALL IRRIGATION DETAILS SHALL BE CLOSELY FOLLOWED, AND ALL GOVERNING CODES SHALL BE SATISFIED.

THE DRIP IRRIGATION SYSTEM WAS DESIGNED TO PROVIDE ONE DISTRIBUTION LINE TO EACH SHRUB (LINES SHALL NOT BE TEED), AND TWO LINES FOR EACH TREE.

THE IRRIGATION CONTRACTOR SHALL COORDINATE THE SPRINKLER HEAD/D RIP UNIT LOCATIONS AND QUANTITIES WITH THE PLANTING PLAN, AND PROVIDE PROPER IRRIGATION TO ALL PLANT MATERIALS SHOWN ON THE PLANTING PLANS. THE IRRIGATION CONTRACTOR SHALL TEST THE IRRIGATION SYSTEM PRIOR TO ANY BACK FILLING, AND SHALL CONTACT THE LANDSCAPE ARCHITECT WITH ANY DESCREPARNCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS.

NO TRENCHING WITHIN THE DRIP LINE OF EXISTING TREES SHALL BE PERMITTED. IF IRRIGATION LINES MUST PASS THROUGH THE DRIP LINE OF EXISTING TREES, CONSULT THE LANDSCAPE ARCHITECT.

GREAT CARE SHALL BE GIVEN TO PREVENT DIRT FROM ENTERING THE IRRIGATION SYSTEM DURING CONSTRUCTION. FLUSH THE ENTIRE SYSTEM THOROUGHLY BEFORE INSTALLING THE MAXI FLO HEADS. ALL DRIP CIRCUITS SHALL HAVE A Y STRAINER AS INDICATED ON THE IRRIGATION LEGEND

I HAVE COMPLIED WITH THE CRITERIA OF WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

SEE WATER BUDGET PREPARED FOR THIS SITE AND SUBMITTED WITH THIS DRAWING SET

THE IRRIGATION CONTROLLER SHALL BE WEATHER BASED, TO LIMIT WATER WASTE PER WELO 12.44.070C2. CONTROLLER MAY NOT RELY SOLELY ON TIME BASED SCHEDULING.

IRRIGATION SPRAY HEADS SHALL BE PLACED AND ADJUSTED TO PREVENT OVERSPRAY ONTO PAVED AREA, AND ADJUSTED TO PREVENT FOGGING AND MISTING. NOZZELS TO BE PRESSURE COMPENSATING.

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR OF THE PROJECT.

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

USE CHECK VALVES WHERE NEEDED TO PREVENT DRAINAGE TO LOW POINT HEADS.

IRRIGATION LEGEND

- A IRRITROL MC-E (BLUE) SERIES WITH 'CLIMATE LOGIC' ON SITE WIRELESS WEATHER SENSOR, 12 STATION. WEATHER BASED SMART CONTROLLER. IRRITROL #FS-B150 1 1/4" LINE SIZE FLOW SENSOR TO BE USED WITH THE CONTROLLER. CONTRACTOR TO VERIFY COMPABILITY BETWEEN THE CONTROLLER AND THE FLOW SENSOR.
- M-1 ZURN WILKINS REDUCED PRESSURE BACKFLOW PREVENTER 1 1/4" AT POINT OF CONNECTION PROVIDE A MASTER SHUT OFF VALVE (ZURN-WILKINS MODEL 850XL FULL PORT BRONZE BALL VALVE 1 1/4") TO BE MOUNTED UPSTREAM FROM THE BACKFLOW PREVENTER.
- Y STRAINER WILKINS YSBR SERIES WITH A 100 MESH SCREEN (LINE SIZE) MOUNT AS PART OF THE BACK FLOW ASSEMBLY.
- RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL VALVE SIZE AS NOTED.
- PRESSURIZED WATER MAIN, PVC SCHEDULE 40, BURY 18" MIN.
- IRRIGATION LINE PVC CLASS 200, BURY 12" MIN.
- USE SLEEVES WHERE EVER IRRIGATION LINES MUST PASS UNDER PAVING, TO BE COORDINATED ON SITE BY THE LANDSCAPE CONTRACTOR. SLEEVES SHALL BE 4" PVC SCHEDULE 40 BURY 18" MIN., EXTEND 6" BEYOND EDGE OF PAVING
- A-12 1 1/4" 12 C CIRCUIT DESIGNATION
- 1 1/4" 12 G GALLONS PER MINUTE
- 4 VALVE SIZE
- TORO 570Z 8" RADIUS (PROVIDE ARC AS NEEDED FOR PROPER COVERAGE)
- AGRIFIM MAXI-FLO BUBBLER 8 OUTLETS AT 10 GPM EACH OPERATING RANGE 20-80 PSI USE A Y-STRAINER DOWN STREAM FROM VALVE FOR EACH CIRCUIT (SEE IRRIGATION LEGEND FOR SIZE AND TYPE OF FILTER) USE 1/4" DISTRIBUTION TUBING (170" I.D. X .250" O.D., POLY) MAXIMUM RUN 8' LINES SHALL NOT TEE. PROVIDE ONE LINE TO EACH SHRUB OR GROUND COVER, AND TWO TO EACH TREE USE SUPPORT STAKE #56 AT END USE BUG PLUG #BP290
- Y STRAINER FOR ALL DRIP CIRCUITS MOUNT IN A SEPERATE PLASTIC BOX DOWN STREAM FROM THE VALVE.
- QUICK COUPLING VALVE, RAINBIRD 44RC 1", MOUNT IN A PLASTIC VALVE BOX WITH A COVER. EXACT LOCATIONS TO BE DETERMINED ON SITE.

Menaka Rao

LANDSCAPE DESIGN

4653 MonteCarlo Park Court
Fremont, CA 94538
Ph:650 644 7631

DRAWN BY:
MENAKA RAO

SIGNED BY:
RUSSELL STRINGHAM
LA #3091

NEW RESIDENCE
1317 PALOMA AVENUE
BURLINGAME, CA
IRRIGATION PLAN

REVISION	REVISION DATE

DATE:
06-03-22

JOB:

SCALE:
1' = 1/8"

SHEET:
L-2

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name

ET_o of City from Appendix A

Redwood City

42.80

ET_o (inches/year)

394

Overhead Landscape Area (ft²)

1087

Drip Landscape Area (ft²)

0

SLA (ft²)

Total Landscape Area

1,481.00

Results:

(ET_o) x (0.62) x [(0.55 xLA) + (1.0 - 0.55) X SLA]]

21,614.90

Gallons

2,889.50

Cubic Feet

28.90

HCF

0.07

Acre-feet

0.02

Millions of Gallons

MAWA calculation incorporating Effective Precipitation (Optional)
Precipitation (Optional)

ET_o of City from Appendix A

42.80

ET_o (inches/year)

Total Landscape Area

1,481.00

LA (ft²)

Special Landscape Area

0.00

SLA (ft²)

Total annual precipitation (inches/year)

Enter Effective Precipitation

0.00

Eppt (in/yr)(25% of total annual precipitation)

Results:

MAWA = [(ET_o - Eppt) x (0.62)] x [(0.55 x LA) + ((1.0 - 0.55) x SLA)]

-

Gallons

-

Cubic Feet

-

HCF

-

Acre-feet

-

Millions of Gallons

Estimated Total Water Use

Equation: ETWU = ET_o x 0.62 x [((PF x HA)/IE) + SLA]; Considering precipitation ETWA =(ETo-Eppt) x 0.62 x [((PF x HA)/IE) +SLA]

Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft ²) Without SLA	Enter Irrigation Efficiency (IE)	(PF x HA (ft ²))/IE
Zone 1	Drip	Low	0.30	75	0.81	28
Zone 2	Overhead Spray	High	0.70	120	0.75	112
Zone 3	Drip	Low	0.30	308	0.81	114
Zone 4	Drip	Low	0.30	202	0.81	75
Zone 5	Drip	Low	0.30	146	0.81	54
Zone 6	Overhead Spray	High	0.70	274	0.75	256
Zone 7	Drip	Low	0.30	356	0.81	132

Zone 99						
Zone 100						
						770
		SLA		0		0
		Sum		1,481		

Results

MAWA = 21,615

ETWU= 20,445 Gallons

2,733 Cubic Feet

27 HCF

0 Acre-feet

0 Millions of Gallons

ETWU complies with MAWA

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

Signature *R. Stringham* 06-03-2022
RUSSELL STRINGHAM LA #3091

IRRIGATION SCHEDULE

1.Irrigation scheduled for the plant establishment period would be 2 to 3 times a week for the first month followed by twice a week for the following months for upto a year until the roots are well established.
April - October: Twice a week with run time of 20 minutes
November- March: Run time of 15 minutes
The system can be shut off on rainy days for the months of November to February. Additional watering by hand can be provided for extremely hot days.

2. Irrigation scheduling for the established landscape would be as follows:
For the second year of the landscape:
May- September: twice a week with a run time of twenty minutes
October- April:once a week with a run time of twenty minutes
The system can be shut off during the months of November to February assuming that rainfall provides the necessary irrigation.

For the following years the landscape can be irrigated once a week.
Once established, drought tolerant plants need to be watered only once in two weeks or on a need basis.

Note: The above only acts as a guide. Irrigation schedules can be modified by home owner depending on actual weather and soil conditions. Existing fully established plants and trees on site that were retained are to be irrigated as per an 'established landscape schedule'. Drought tolerant plants need to be regularly watered for the first two years until they are well established after which they can do quite well with watering them even twice a month.
Water used for irrigation per month to be below the MAWA values as shown the water efficient table .
The irrigation controller will be weather based as specified in the irrigation legend.
The controller will receive real time weather information,and adjust the programmed watering schedule automatically based on local weather.
This will restrict watering during times of precipitation and will help to conserve water.

APPLICABLE CODES

WELO PLANTING , IRRIGATION LANDSCAPE AND LANDSCAPE LIGHTING PLANS

SCOPE OF WORK

2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA FIRE CODE AS AMENDED BY WOODSIDE FIRE.

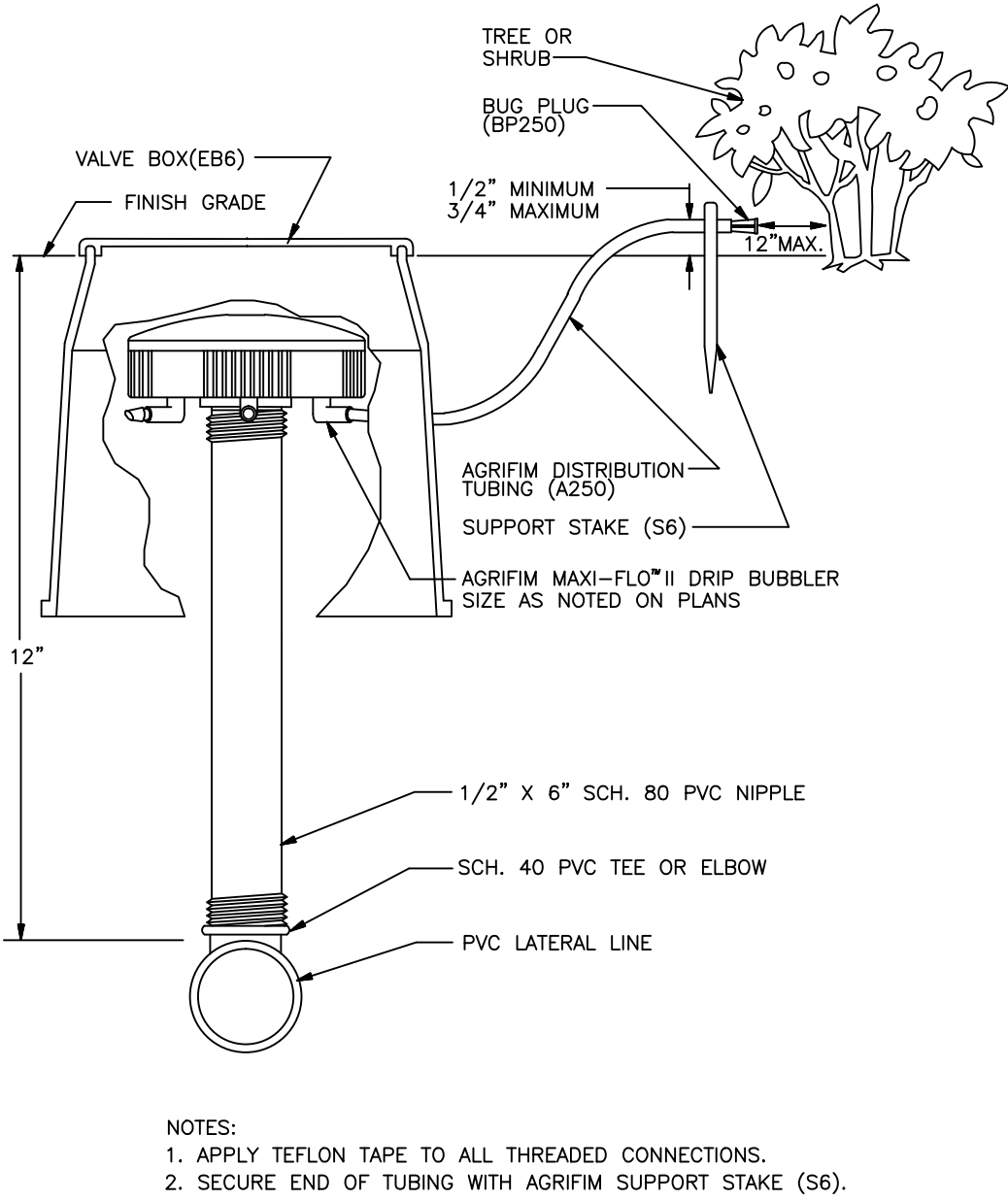
Work Hours and Parking

A. Work Hours: Working hours are strictly between the time mentioned below.
7:30 AM TO 5:30 PM- MONDAY -FRIDAY
8:00 AM TO 1:00 PM- SATURDAY
Construction parking is permitted only on the site and only on the side of the street fronting the property for which the permit is issued.

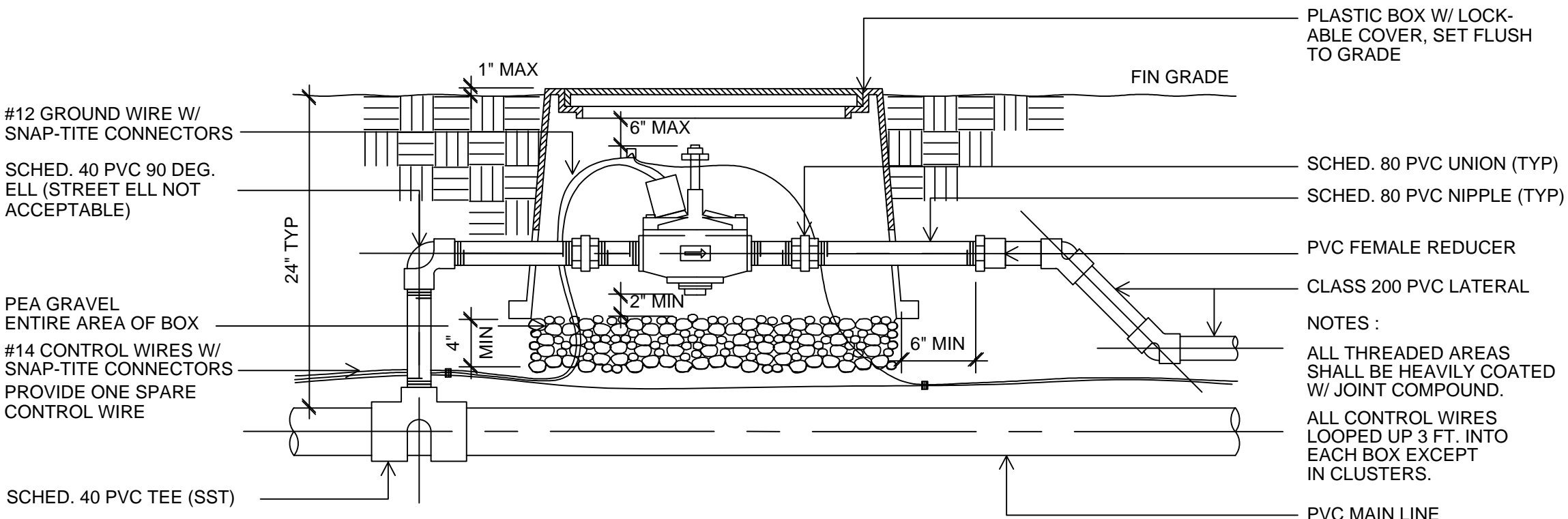
Noise

A. Except as otherwise permitted under this chapter, no person shall cause and no property owner shall permit on such owner's property, a noise produced by any person, machine, animal or device, or any combination thereof, in excess of the sound level limits set forth in this section to emanate from any property, public or private, beyond the property line.
Any sound in excess of the sound level limits set forth in this section shall constitute a noise disturbance. For purposes of determining sound levels, sound level measurements shall be made at any location on the receiving property. Professional Certification of meeting this requirement may be required prior to final inspection.

B. Sound Level Limits: 7a.m to 10 p.m. 60 dBA/10 p.m to 7 a.m 50 dBA



MAXI-FLO™ RISER DETAIL
NOT TO SCALE



REMOTE CONTROL VALVE

N.T.S.

MR

Menaka Rao

LANDSCAPE DESIGN

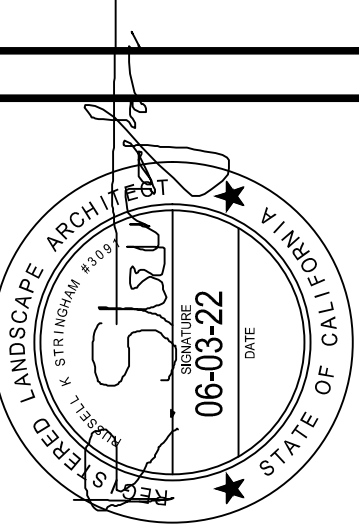
4653 MonteCarlo Park Court
Fremont, CA 94538
Ph:650 644 7631

DRAWN BY:

MENAKA RAO

SIGNED BY:

RUSSELL STRINGHAM
LA #3091



NEW RESIDENCE
1317 PALOMA AVENUE
BURLINGAME, CA
IRRIGATION NOTES

REVISION REVISION DATE

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L-3