

The map shows a grid of lots with various street names including EL CAMINO, WALNUT, WILLOW, NEWHALL, FAIRWAY, FAIRWAY CIRCLE, and PEPPER AVE. Lot numbers are indicated within the parcels. Project areas are marked with triangles and numbers 1, 2, and 3. A north arrow and scale of 1" = 100' are provided. A legend at the bottom left identifies the project areas: 1. SUB NO. 4 OF BURLINGAME PARK RSM 385, 2. HILLSBOROUGH MANOR RSM 254, and 3. PARCEL MAP VOL. 6162. A title block at the top right shows the sheet number 28-14 and the date 6/18/1972.

SEE BK.108
1

SEE BK.107
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ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES AND STANDARDS:

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALGREEN
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA RESIDENTIAL CODE

* ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES, LAWS & REGULATIONS AS AMENDED BY THE CITY OF PALO ALTO.

2- FIRE SPRINKLER IS REQUIRED FOR BOTH MAIN HOUSE AND ADU

REQUIRED HERS INSPECTIONS BY A CERTIFIED HERS RATER (SEE T24 SHEETS):

1. BUILDING LEVEL VERIFICATION:
 - INDOOR AIR QUALITY VENTILATION
 - HIGH R-VALUE SPRAY FOAM INSULATION
2. COOLING SYSTEM VERIFICATION:
 - MIN. AIRFLOW
 - VERIFIED EER
 - VERIFIED SEER
 - FAN EFFICACY WATTS / CFM
3. HVAC DISTRIBUTION SYSTEM VERIFICATION:
 - DUCT LEAKAGE TESTING

A modern two-story house with a mix of grey, white, and wood paneling. The house features large windows, a balcony, and a paved driveway. It is surrounded by greenery, including tall trees and a small tree with red leaves. Several people are walking on the sidewalk in front of the house.

New 2 story single family house with attached ADU and detached 2 car Garage. .

NOTES:

1- PV SYSTEM:
A SEPARATE PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE ENERGY CALC. COMPLIANCE WITH THE ENERGY CALC. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2- ADDRESS IDENTIFICATION:
NEW BUILDING NUMBER SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST W/ THEIR BACK-GROUND. ADDRESS NUMBER SHALL BE ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL BE MIN. OF 4" H W/ A MINIMUM STROKE WIDTH OF 0.5". (CEC SEC. 505.1).

A: ZONING R-1
B: CONSTRUCTION TYPE V
C: APN - 028442310
D: LOT AREA: 7865.00 SF.
E: MAXIMUM HEIGHT 30 FT.
F: FRONT SETBACK IMPERVIOUS SURFACES %40
G: LOT COVERAGE %40
H: 1ST FLOOR FRONT SETBACK 15 FT. OR BLOCK AVERAGE WHICHEVER GREATER
1ST FLOOR REAR SETBACK 15 FT.
2ND FLOOR FRONT & REAR SETBACK 20 FT.
SIDE SETBACK 4 FT.

A: BASED ON THE TABLE 25.10.4 R-1 ZONING DISTRICT, THE INTERIOR LOTS WITH DETACHED GARAGE
32 PERCENT PLUS 1,100 SF, PLUS UP TO AN ADDITIONAL 400 SF. FOR DETACHED GARAGE :

MAXIMUM FLOOR AREA : $7865 \times \%32 = 2516.8 + 1100 = 3616.8 + 400 = 4,017 \text{ SF}$.
PROPOSED FLOOR AREA: (1ST FLOOR-2096.84 SF + 2ND FLOOR-1516.59 SF.) 3613.43 SF. + GARAGE 400 SF. = 4,013.43 SF.
+ ADU 756.173 SF.

TOTAL OF SQUARE FOOTAGE WITH THE ADU & GARAGE = 4,769.173 SF.

	PROPOSED	ALLOWED
PLATE HEIGHT :		
1ST FLOOR	10'-0"	9'-0" MAX
2ND FLOOR	8'-0"	8'-0" MAX
GARAGE	9'-0"	9'-0" MAX FROM GRADE

B: SETBACKS (NEW SITE PLAN PROVIDED FOR JUST THE SETBACK CLEARANCE)

	PROPOSED	ALLOWED
FRONT (1ST FLOOR)	23'-10" & 20'-2"	19'-8" (BLOCK AVERAGE)
(2ND FLOOR)	20'-3" & 35'-7"	20'-0"
REAR (1ST FLOOR)	34'-1"	15'-0"
(2ND FLOOR)	75'-10"	20'-0"
SIDES (LEFT)	12'-2", 10'-0", 11'-2", 25'-1"	4'-0"
(RIGHT)	4'-3", 4'-0"	4'-0"

AREA	ALLOWED	PROPOSED	ADU
LIVABLE AREA	3616.8 SQ.FT	3613.43 SQ.FT	756.173 SQ.FT
GARAGE AREA	400 SQ.FT	400 SQ.FT	

FRONT COVERED PORCHES : 127.26 SQ.FT
REAR TERRACE / PATIO : 298 SQ.FT

LOT COVERAGE
 $22096.84 + (756.173 \text{ ADU not calculated}) + 400 (2 \text{ CAR GARAGE}) + 294.5 (\text{ rear patio}) + 96 (\text{ front entry porch}) + \text{ADU REAR DECK } 65 \text{ SQ.FT} = 22952.94$

SURVEYOR SMP ENGINEERS CIVIL ENGINEERS - LAND SURVEYORS 1534 CAROB LANE LOS ALTOS, CA 94024 CONTACT: SAED RAZAVI T: 650.941.8055 E: SRAZAVI@SMPENGINEERS.COM	OWNER MEHDI IZADDOOST*, AMIR DELPAZIRIAN 270 3RD STREET, LOS ALTOS, CA, 94022 A: CONTACT: AMIR DELPAZIRIAN B: 650-630 9810 408-655 9990 C: SRAZAVI@SMPENGINEERS.COM D: EMAIL: amir.delpazirian@compass.
<u>ARCHITECT</u> BNDS. 21060 HOMESTEAD RD, #202 CUPERTINO CA 95014 CONTACT: BEHROOZ NEMATI T: 1.605.665.0439 E: B.N.A.ASSOCIATE@GMAIL.COM	<u>AGENCY CONSULTANT</u> IRJA ENGINEERING, 1610 BLOSSOM HILL ROAD SUITE 6A SAN JOSE CA 95124 CONTACT: IRAI RAHMANA T: 1.408.268.9337 E: irai.rahmana@compass.

GENERAL
A0.0 COVER SHEET

SURVEY
T-1 PRELIMINARY BOUNDARY & TOPOGRAPHIC SURVEY
MAP

ARCHITECTURAL
A0.1 GENERAL NOTES, SYMBOLS & ABBREVIATIONS
A1.0A EXISTING SITE PLANS –DEMOLITION AREA
A1.0B PROPOSED SITE PLAN
A1.0B/1 PROPOSED SITE PLAN (ONLY SETBACKS)
A1.0C AREA CALCULATION

A1.1 1ST FLOOR PLAN
A1.2 2ND FLOR PLAN
A1.3 ROOF PLAN & ATTIC VENTILATION CALCS
A1.4 ELECTRICAL FIXTURE PLAN
A1.5 REFLECTED CEILING PLAN
A2.0 EXTERIOR ELEVATIONS
A2.1 EXTERIOR ELEVATIONS
A3.0 BUILDING SECTIONS
A3.1 BUILDING RENDERING
A3.3 MATERIAL BOARD
A7.0 DOOR & WINDOW SCHEDULES

CIVIL DRAWING SHEETS

C -1 GRADING & DRAINAGE PLAN
C -2 GRADING & DRAINAGE PLAN / IMPROVEMENT
C -3 NOTES & DETAILS
C -4 EROSION CONTROL
C -5 CONSTRUCTION BEST MANAGEMENT PRACTICE

LANDSCAPING PLAN
L-1 MASTER PLANTING PLAN
L-2 HYDROZONE PLAN
L-3 IRRIGATION PLAN

TREE PROTECTION PLAN
T-1.1 TREE PROTECTION PLAN
T-1.2 TREE PROTECTION PLAN

21060 HOMESTEAD RD, CUPERTINO , CA 95014
T: 650.665.0439

DATE 02/20/2025

CONSULTANT BEHROOZ NEMATI

PROJECT

**728 NEWHALL RD.
BURLINGAME CA 94010**

APPROVED ARCHITECTURAL & SITE APPLICATION:

[illegible]

6.1.202

PROJECT NO. F21

COVER SHEET

SHEET NO. 100

PLANING APPROVAL

NEW TWO STORY SINGLE FAMILY HOUSE WITH ATTACHED ADU AND DETACHED 2 CAR GARAGE



LEGEND	
	STREET CENTERLINE
	PROPERTY LINE
	WOOD FENCE
WM	WATER METER
GM	GAS METER
EM	ELECTRIC METER
PP	POWER POLE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAINAGE MANHOLE
EP	EDGE OF PAVEMENT
	WATER VALVE

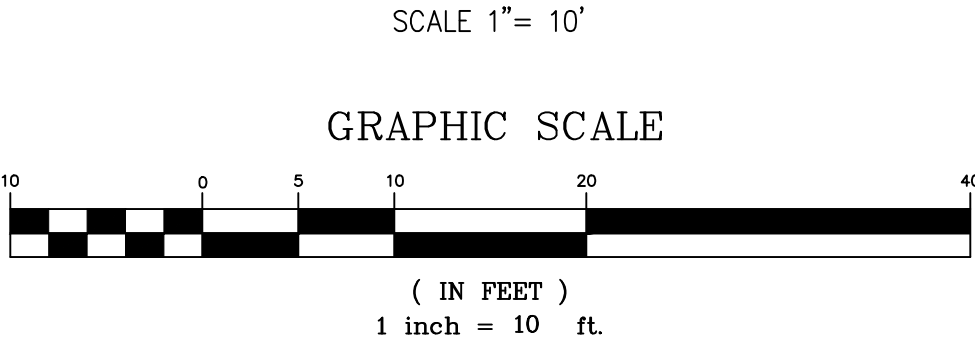
DISCLAIMER:
SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

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:
THE BEARING N 37°21'09" W OF NORTHERLY LINE OF NEWHALL RD., AS SHOWN ON CERTAIN RECORD OF SURVEY MAP, FILED FOR RECORD IN BOOK 19 OF L.L.S. MAPS AT PAGE 35, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

SITE BENCHMARK:
REFERENCED TOWN OF HILLSBOROUGH BM:
BM# 126. EL: 54.721' (NAVD88)

- NOTES:**
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 - THE GROSS AREA OF LAND OF RECORD IS 7,865 SQ. FT. ±.
 - THE MAP WAS BASED ON A GRANT DEED DOC.# 82955. DATED 08-06-15, RECORDED IN SAN MATEO COUNTY.
 - ALL EXISTING BUILDINGS ARE WOOD.
 - FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
 - THIS IS A TOPOGRAPHIC MAP, NOT A BOUNDARY SURVEY. LINES SHOWN ARE DERIVED FROM RECORD DATA AND MAY VARY SOMEWHAT FROM ABSOLUTE BOUNDARY LOCATION.



728 NEWHALL RD.
BURLINGAME, CA 94010
APN: 028-142-310



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:
S.P.
Checked by:
S.P.
Date:
11/21/2024
Project No:
224135

BEHROOZ NEMATI

**PRELIMINARY BOUNDARY AND
TOPOGRAPHIC SURVEY MAP**

Sheet No: T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF BURLINGAME

DATE
02/20/2025

Behrooz Nemati

CONSULTANT BEHROOZ NEMATI

PROJECT

728 NEWHALL RD.
BURLINGAME CA 94010

(2) Story New Single Family House

728 NEWHALL RD, BURLINGAME, CA 94010

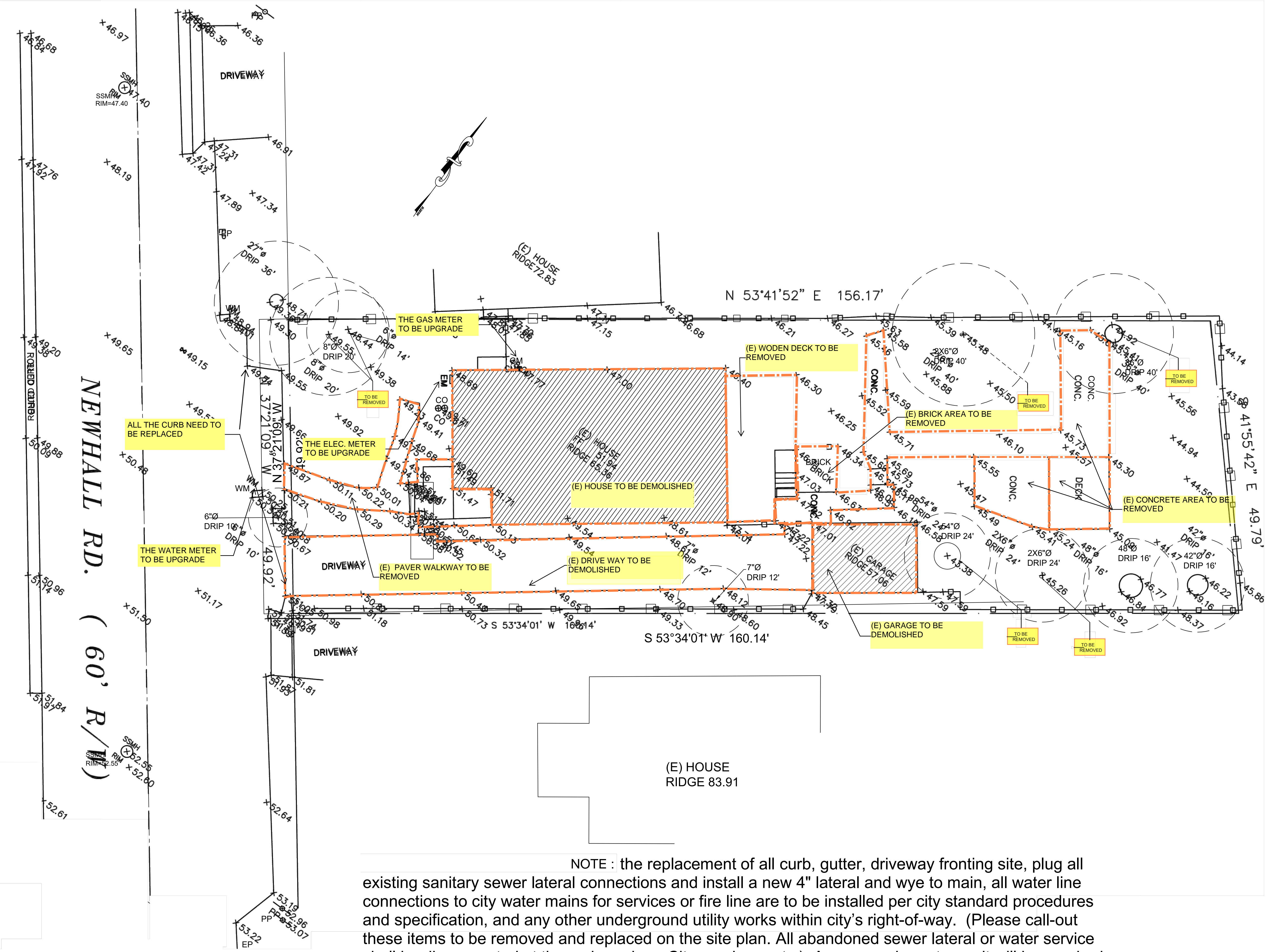
APPROVED ARCHITECTURAL & SITE APPLICATION:

REV	DATE	DESCRIPTION
2.25.2025		PLANNING

PROJECT NO. 6.1.2025 F21

SHEET TITLE EX. SITE PLAN A1.0

SHEET NO. A1.0A



NOTE : the replacement of all curb, gutter, driveway fronting site, plug all existing sanitary sewer lateral connections and install a new 4" lateral and wye to main, all water line connections to city water mains for services or fire line are to be installed per city standard procedures and specification, and any other underground utility works within city's right-of-way. (Please call-out these items to be removed and replaced on the site plan. All abandoned sewer lateral or water service shall be disconnected at the main and per City requirements.) An encroachment permit will be required for these items.

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

728 NEWHALL RD.
BURLINGAME CA 94010

(2) Story New Single Family House

728 NEWHALL RD, BURLINGAME, CA 94010

APPROVED ARCHITECTURAL & SITE APPLICATION:

REV	DATE	DESCRIPTION
	2.25.2025	PLANNING

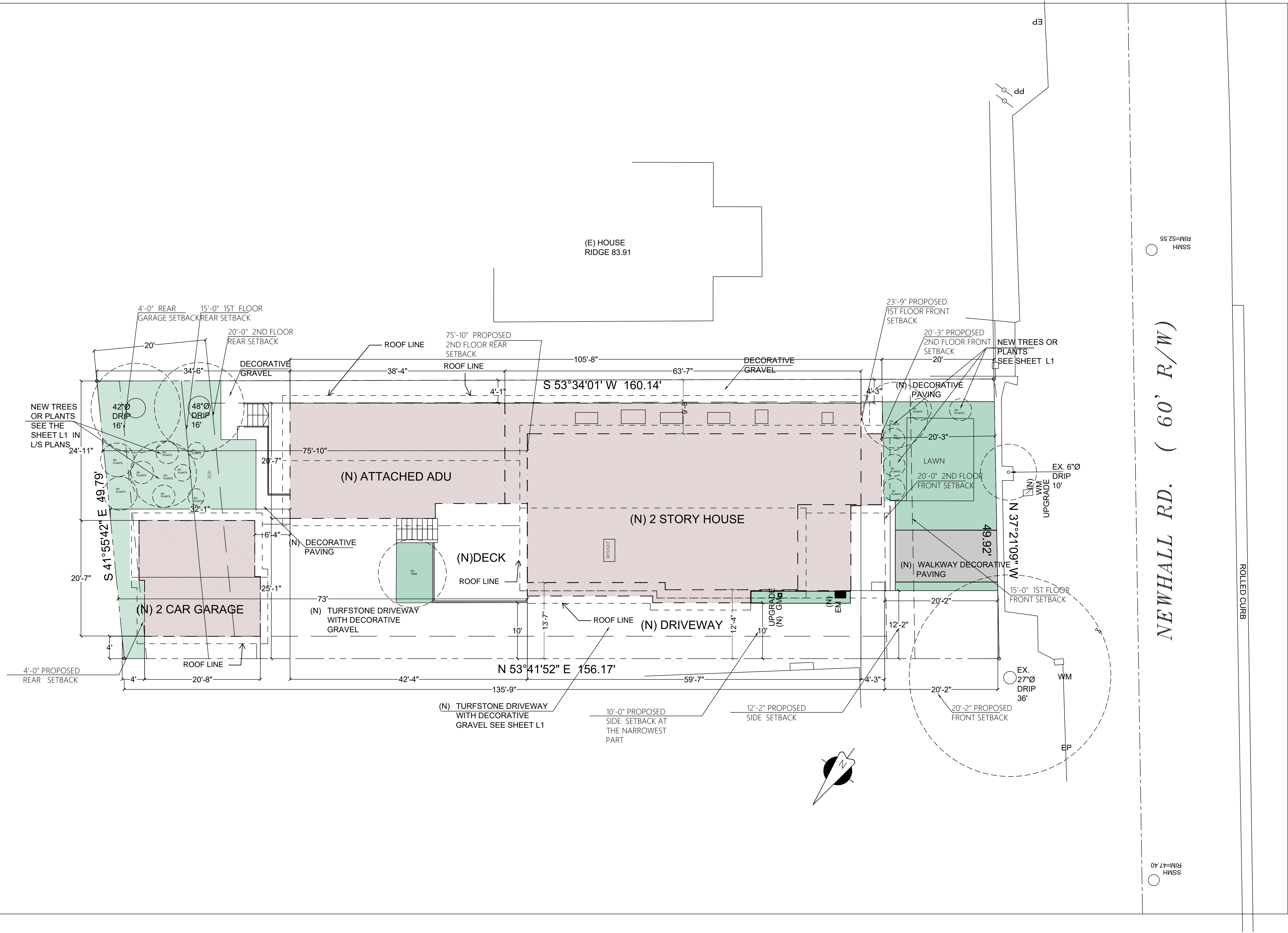
6.1.2025

PROJECT NO. F21

SHEET TITLE
PROPOSED SITE PLAN

SHEET NO.

A1.0B



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

DATE
02/20/2025

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PROJECT

728 NEWHALL RD.
BURLINGAME CA 94010

(2) Story New Single Family House

728 NEWHALL RD, BULINGAME, CA 94010

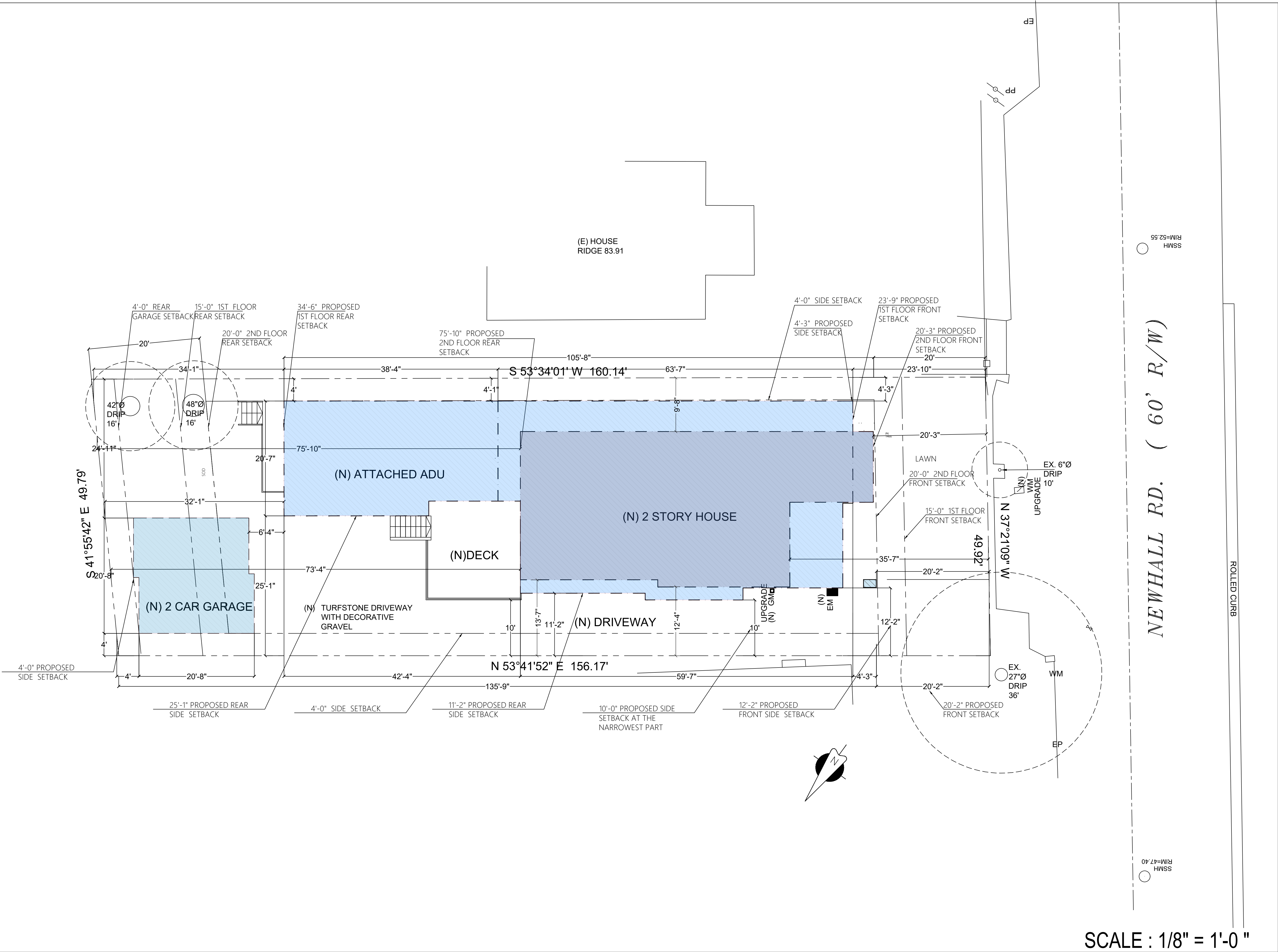
APPROVED ARCHITECTURAL & SITE APPLICATION:

REV	DATE	DESCRIPTION
	2.25.2025	PLANNING

PROJECT NO. F21

SHEET TITLE
PROPOSED SITE PLAN
(ONLY SETBACKS ARE SHOWN)

SHEET NO.
A1.0B/1



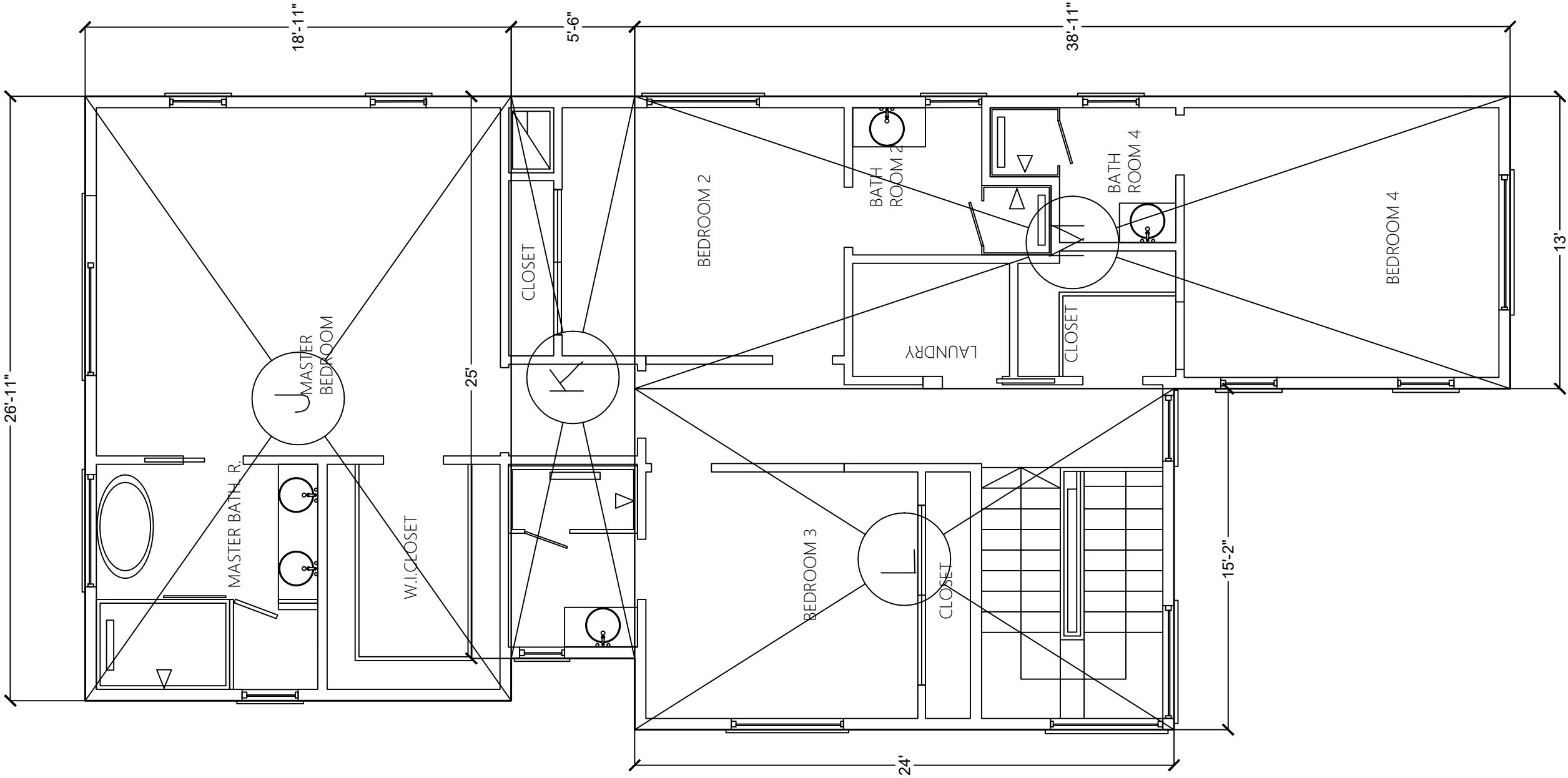
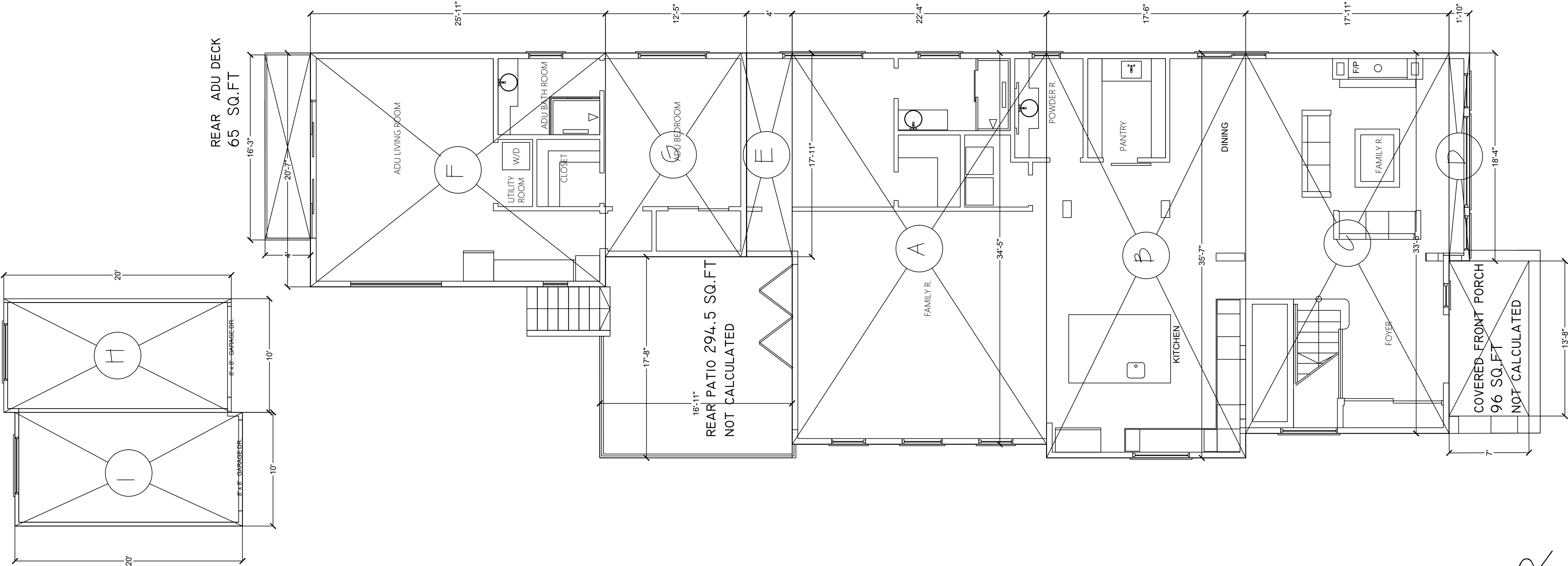
SCALE : 1/8" = 1'-0 "

UNDER FLOOR AREA CALCULATION

J	:	509.42	SQF
K	:	137.214	SQF
L	:	364.102	SQF
M	:	506.174	SQF THE NEW ADDITION AREA
TOTAL LIVABLE AREA: 1516.9 SQF			

FIRST FLOOR AREA CALCULATION

A	:	768.64	SQF
B	:	622.71	SQF
C	:	600.21	SQF
D	:	33.61	SQF
E	:	71.67	SQF
F	:	533.45	SQF
G	:	222.47	SQF
ATTACHED ADU : 755.92 SQFT			
TOTAL LIVABLE AREA: 2096.84 SQF			
TOTAL INHABITANT AREA: 400 SQFT			
H	:	200	SQF
I	:	200	SQF
GARAGE AREA 400 SQFT			
TOTAL 1ST FLOOR AREA: 3152.76 SQF			



BNDS

21060 HOMESTEAD RD, CUPERTINO , CA 95014
T: 650.665.0439

DATE
02/20/2025



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728 NEWHALL RD.
BURLINGAME CA 94010

(2) Story New Single Family House

728 NEWHALL RD, BULINGAME, CA 94010

APPROVED ARCHITECTURAL & SITE APPLICATION:

REV	DATE	DESCRIPTION
1	2.25.2025	PLANNING

PROJECT NO. 6.1.2021
SHEET TITLE F21.1

AREA CALCULATION

SHEET NO.

A1.0C

DATE _____

02/20/2025

Frank

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PROJECT

**728 NEWHALL RD.
BURLINGAME CA 94010**

(2) Story New Single Family House

728 NEWHALL RD, BULINGAME, CA 94010

APPROVED ARCHITECTURAL & SITE APPLICATION:

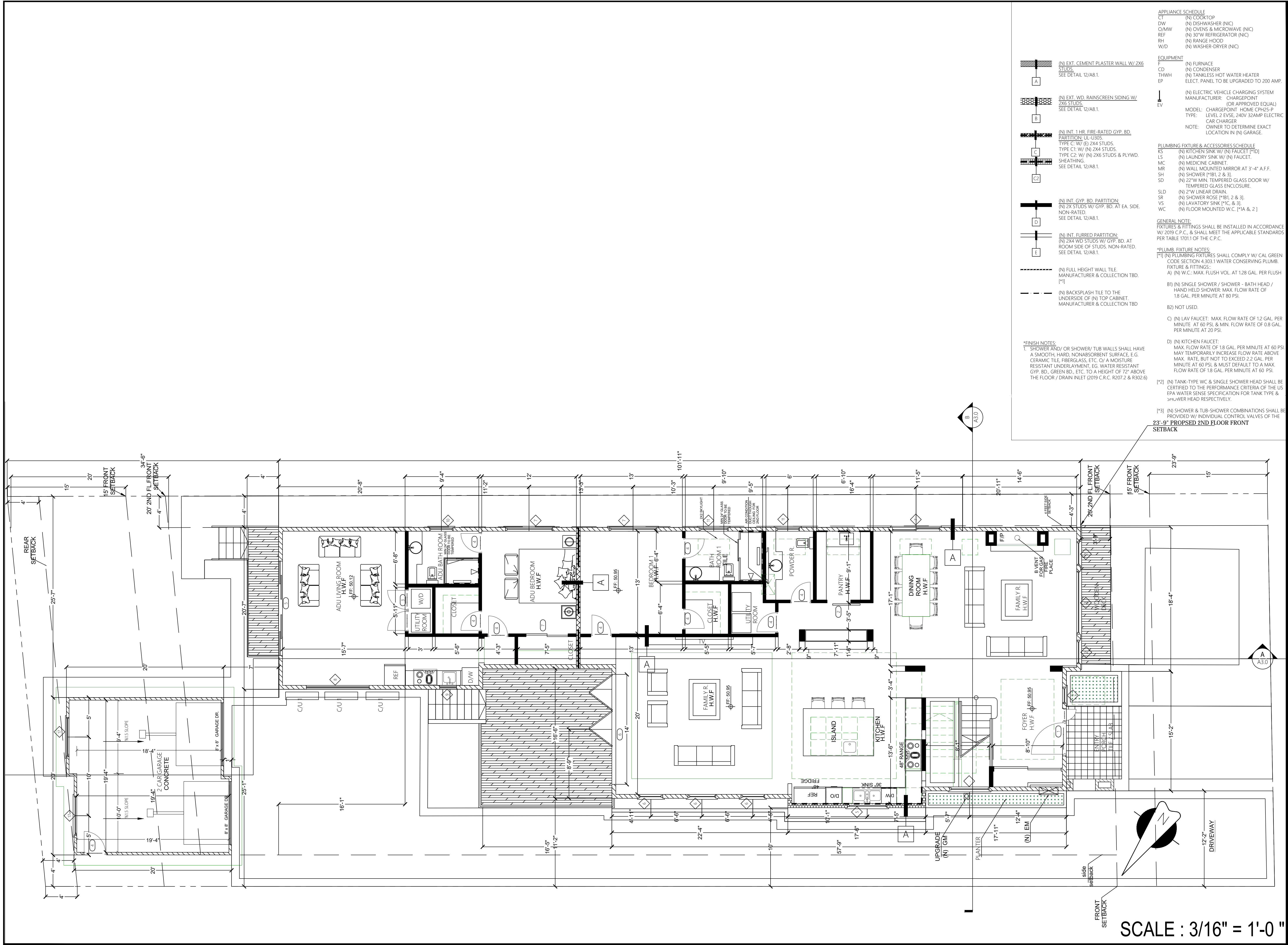
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PROJECT NO. F21

SHEET TITLE FIRST FLOOR PLAN

SHEET NO. _____

A1.1



02/20/2025

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PROJECT

**728 NEWHALL RD.
BURLINGAME CA 94010**

(2) Story New Single Family House

728 NEWHALL RD, BULINGAME, CA 94010

APPROVED ARCHITECTURAL & SITE APPLICATION

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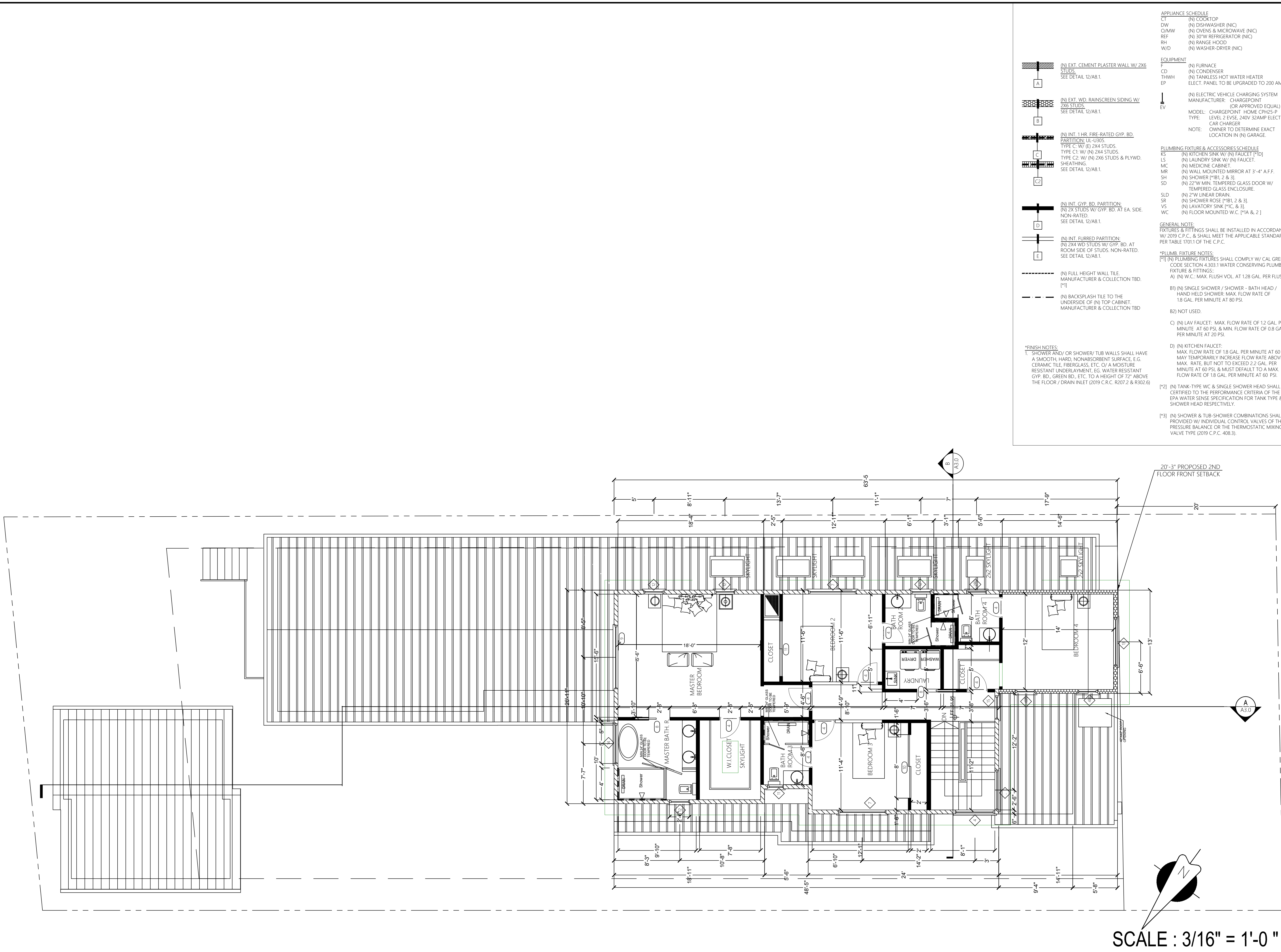
PROJECT NO.	6.1.202
	F21

PROJECT NO. F21

2ND FLOOR PLAN

SHEET NO.

A1.2



DATE
02/20/2025

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728 NEWHALL RD.
BURLINGAME CA 94010

(2) Story New Single Family House

728 NEWHALL RD, BULINGAME, CA 94010

APPROVED ARCHITECTURAL & SITE APPLICATION:

REV	DATE	DESCRIPTION
	2.25.2025	PLANNING

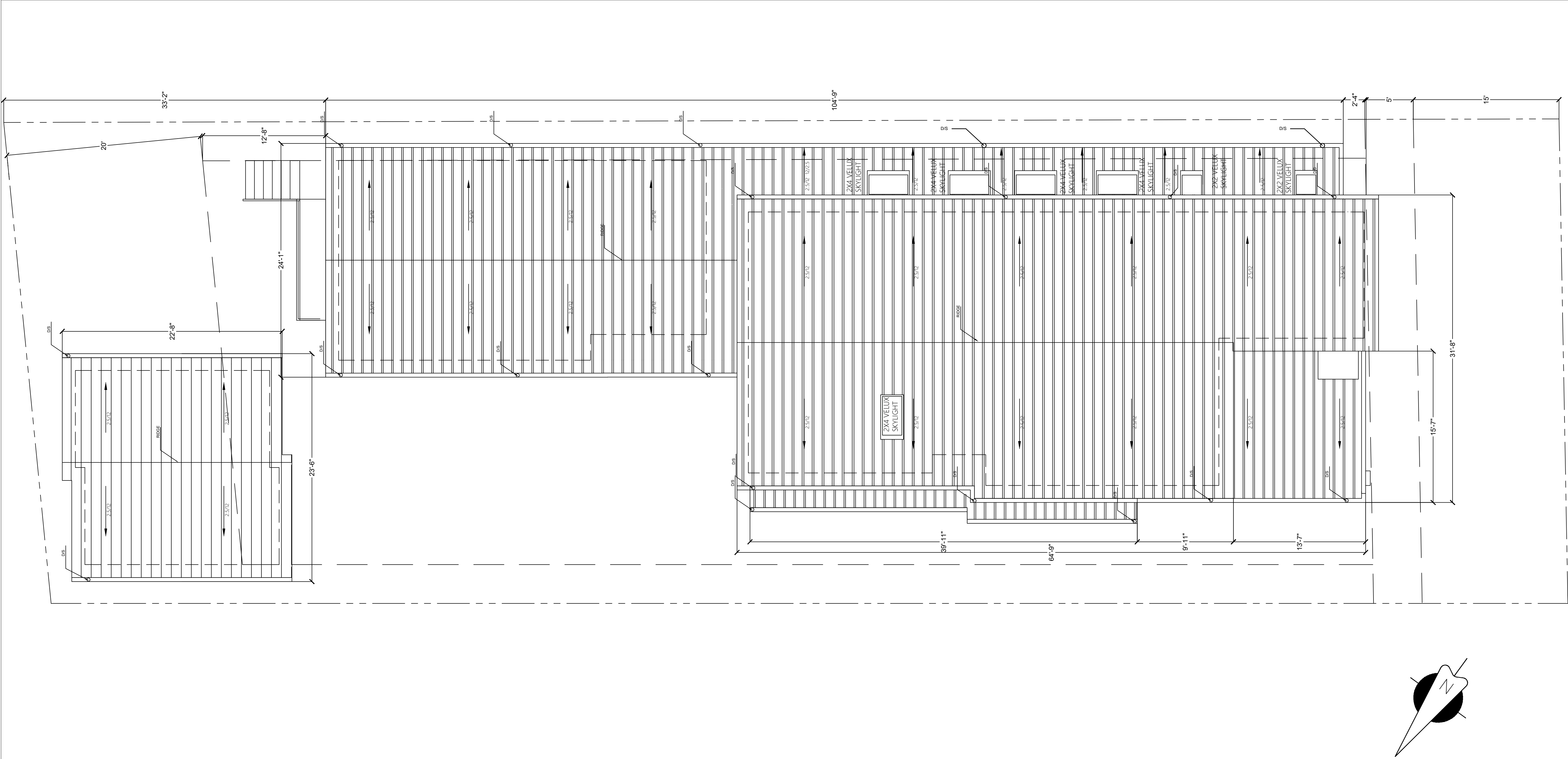
PROJECT NO. 6.1.2025

SHEET TITLE F21

ROOF PLAN

SHEET NO.

A1.3



SCALE : 3/16" = 1'-0 "



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728 NEWHALL RD.
BURLINGAME CA 94010

(2) Story New Single Family House

728 NEWHALL RD, BULINGAME, CA 94010

APPROVED ARCHITECTURAL & SITE APPLICATION:

REV	DATE	DESCRIPTION
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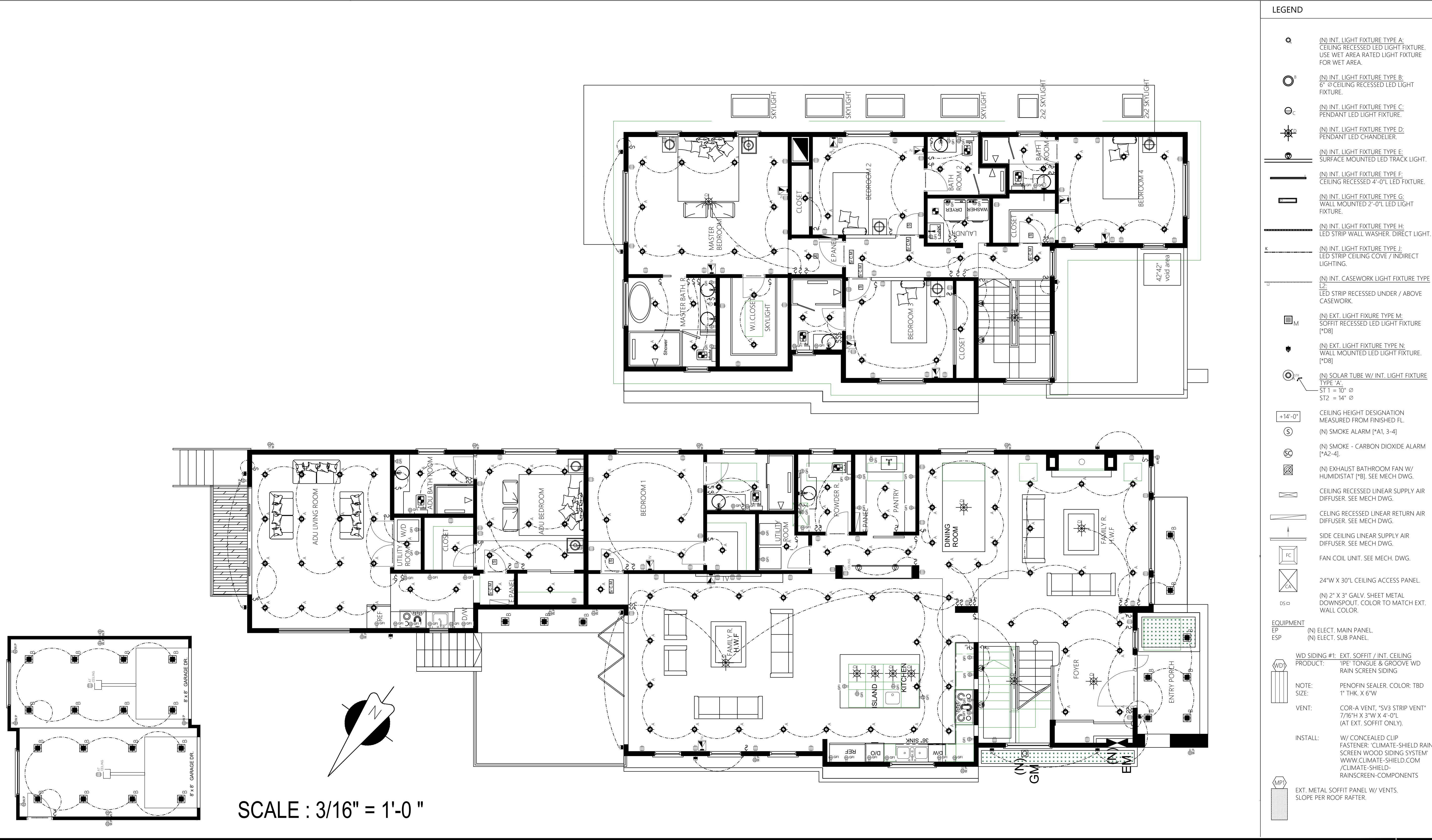
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SHEET TITLE

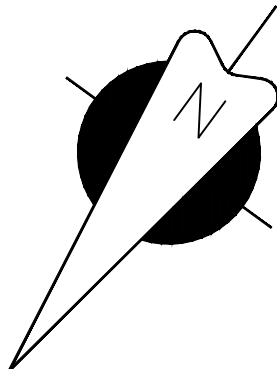
electrical plan

SHEET NO.

A1.4

GENERAL NOTES	KEYNOTES	LEGEND: NOTES*
<p>A. REFER TO THE FOLLOWINGS:</p> <p>1. SHEET A0.1 FOR NOTES, SYMBOLS & ABBREVIATIONS.</p> <p>2. SHEET A1.1 FOR FLOOR PLAN.</p> <p>3. SHEET A1.2 FOR ROOF PLAN.</p> <p>4. SHEET A1.4 FOR POWER OUTLETS.</p> <p>5. SHEET M1.1 FOR ALL MECH. ITEMS.</p>	<p>1. OUTLINE OF (N) ROOF OVERHANG.</p> <p>2. (N) GALV. SHEET METAL GUTTER. SEE SHEET A1.2 ROOF PLAN.</p> <p>3. (N) CANOPY. COORDINATE W/ SHEET A1.2 ROOF PLAN & A2.0 EXT'ERIOR ELEVATIONS.</p> <p>4. (N) EXT. SKYLIGHT W/IS. SEE SHEET A7.0 DOOR & WINDOW SCHEDULE.</p> <p>5. NOT USED.</p> <p>6. NOT USED.</p> <p>7. NOT USED.</p> <p>8. (N) EXT. DOOR HEADER.</p> <p>9. (N) INT. DOOR HEADER.</p> <p>10. FURNITURE; FOR REF. ONLY.</p> <p>10A. CASEWORK.</p> <p>11. (N) FIREPLACE.</p> <p>11A. (N) FIREPLACE FLUE.</p> <p>12. (N) GYP. BD. SOFFIT.</p> <p>13. (N) HEAT PUMP IN THE ATTIC ABOVE. SEE MECH. SHEET M1.1.</p> <p>13A. (N) 30"W X 30"H X 6"H SERVICE PLATFORM FOR HEAT PUMP. SEE MECH. SHEET M1.1.</p> <p>14. (N) GARAGE DOOR OPENER W/ AN AUTOMATIC REVERSE SAFETY DEVICE AND TO HAVE A BATTERY BACK-UP FUNCTION DESIGNED TO OPERATE WHEN ACTIVATED BECAUSE OF AN ELECT. OUTAGE (CA SENATE BILL SB969).</p>	<p>SMOKE AND CARBON MONOXIDE ALARMS (CBC 907.2, CRC 314 AND 315):</p> <p>1. SMOKE ALARMS SHALL BE INSTALLED ON THE CEILING OR WALL (BETWEEN 4" & 12" OF THE CEILING) IN ALL SLEEPING ROOMS, EACH AREA/HALLWAY ADJACENT TO SLEEPING ROOMS, EACH STORY OF THE BUILDING, & IN ANY BASEMENT. SMOKE ALARMS SHALL BE REPLACED 10 YEARS AFTER THE DATE OF MANUFACTURE LISTED ON THE ALARM (IF NO DATE IS LISTED THE ALARM SHALL BE REPLACED). NEWLY INSTALLED SMOKE ALARMS SHALL HAVE A 10-YEAR BATTERY.</p> <p>2. CARBON MONOXIDE (CO) ALARMS SHALL BE INSTALLED ON THE CEILING OR WALL (ABOVE THE DOOR HEADER) IN EACH AREA/HALLWAY ADJACENT TO SLEEPING ROOMS, EACH OCCUPIABLE STORY, & WITHIN A BEDROOM IF THE BEDROOM OR ATTACHED BATHROOM CONTAINS A FUEL-BURNING APPLIANCE. CO ALARMS ARE NOT REQUIRED IF THERE IS NO FUEL- BURNING APPLIANCE OR FIREPLACE IN THE HOUSE & WHERE THE GARAGE IS DETACHED FROM THE HOUSE.</p> <p>3. SMOKE ALARMS & CARBON MONOXIDE ALARMS SHALL BE INSTALLED AT MIN. 3'-0" FROM HEAT VENT.</p> <p>4. SMOKE ALARMS & CARBON MONOXIDE ALARMS ARE REQUIRED TO BE LISTED BY THE CALIFORNIA STATE FIRE MARSHAL. TO CONFIRM IF A CERTAIN DEVICE IS LISTED, REFER TO THE FOLLOWING WEB PAGE: OSFM.FIRE.CA.GOV/DIVISIONS/FIRE-ENGINEERING-AND-INVESTIGATIONS/BUILDING-MATERIALS-LISTING/</p> <p>B. EXHAUST FAN: SEE MECH DWGS. C. NOT USED.</p> <p>D. LIGHTING:</p> <p>1. ALL (N) EXT. & INT. LIGHT FIXTURE TO BE HIGH EFFICACY PER CEC TABLE 150.0A & CEC 150.0(K).</p> <p>2. ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JA8-2016 (JA8-2016-E FOR SEALED LENS/RECESSED).</p> <p>3. RECESSED LIGHTING SHALL BE LISTED AS IC & AT, BE SEALED/CAULKED BETWEEN THE FIXTURE HOUSING & CEILING.SHALL NOT CONTAIN A SCREW BASE SOCKET, & CONTAIN BULBS MARKED W/ JA8-2016-E.</p> <p>4. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LIGHTING FIXTURES W/ JA8-2016 BULBS, EXCEPT IN A CLOSET <70 SF & IN HALLWAYS.</p> <p>5. BATHROOMS, GARAGE, LAUNDRY ROOM & UTILITY ROOMS SHALL HAVE (1) HIGH EFFICIENCY LUMINAIR CONTROLLED BY A VACANCY SENSOR THAT REQUIRES MANUAL ON ACTIVATION & AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER ROOM IS VACATED. (CEC 150.0(K)2).</p> <p>6. CLOSET LIGHTS SHALL BE FLUORESCENT, HAVE A SEALED LENS, OR LED LISTED FOR STORAGE AREA.</p> <p>7. ALL LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY & BE CONTROLLED BY EITHER A DIMMER SWITCH OR BY A VACANCY SENSOR.</p> <p>8. EXTERIOR LIGHTING SHALL BE CONTROLLED W/ A MANUAL ON/ OFF SWITCH AS WELL AS A PHOTOCELL & MOTION SENSOR OR A PHOTOCONTROL & AUTOMATIC TIME SWITCH CONTROL. (CEC 150(K)2=3)(II) & CEC 150.0(K)(3)(II).</p> <p>9. LUMINARIES RECESSED IN INSULATED CEILINGS SHALL COMPLY W/ THE FOLLOWINGS (CEC 150.0(K)1C):</p> <ul style="list-style-type: none">• SHALL BE ZERO CLEARANCE IC LISTED & CERTIFIED AIR TIGHT (ICAT RATED RECESSED FIXTURE).• ADHERE TO WATT RATING LIMIT OF EA. FIXTURE.• BE SEALED W/ GASKET OR CAULK BETWEEN LUMINAIRE HOUSING & CEILING, & AT ALL AIR LEAK PATHS BETWEEN CONDITIONED & UNCONDITIONED SPACES.• SHALL NOT CONTAIN SCREW BASE SOCKET. <p>11. LIGHTING FIXTURE LOCATED WITHIN 3' HORIZONTALLY & 8' VERTICALLY OF THE BATH TUB / SHOWER SHALL BE LISTED FOR A DAMP LOCATION, OR WET LOCATION IF SUBJECT TO SHOWER SPRAY.</p>





SCALE : 3/16" = 1'-0 "

BNDS

21060 HOMESTEAD RD, CUPERTINO , CA 95014
T: 650.665.0435

DATE
02/20/2025

CONSULTANT BEHROOZ NEMAT

PROJECT

728 NEWHALL RD.
BURLINGAME CA 94010

(2) Story New Single Family House

728 NEWHALL RD, BULINGAME, CA 94010

APPROVED ARCHITECTURAL & SITE APPLICATION:

REV	DATE	DESCRIPTION
	2.25.2025	PLANNING

PROJECT NO. 6.1.2025
SHEET TITLE F21

RCP

SHEET NO. A1.5

DATE
02/20/2025

Behrooz Nemat

CONSULTANT BEHROOZ NEMATI

PROJECT

728 NEWHALL RD.
BURLINGAME CA 94010

(2) Story New Single Family House

728 NEWHALL RD, BURLINGAME, CA 94010

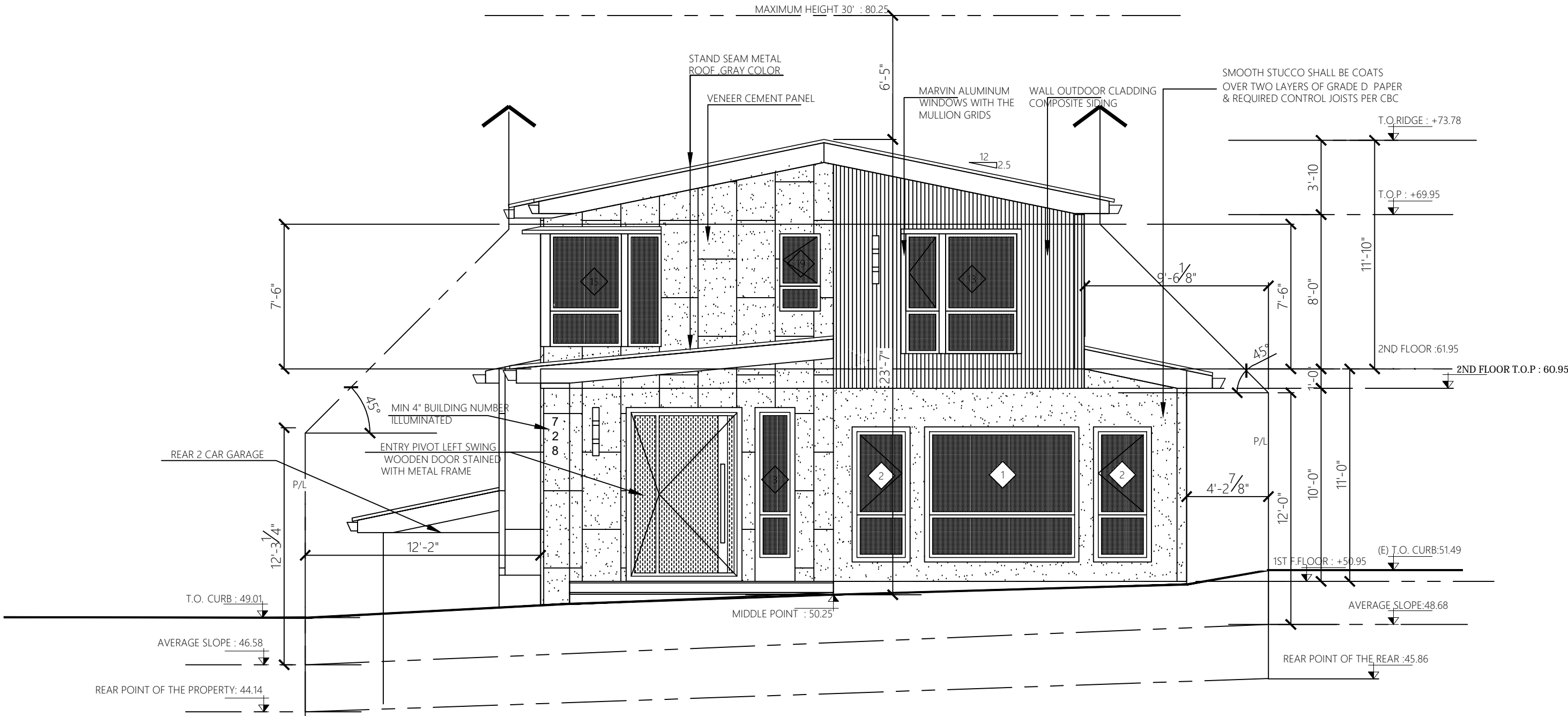
APPROVED ARCHITECTURAL & SITE APPLICATION:

REV	DATE	DESCRIPTION
1	2.25.2025	PLANNING

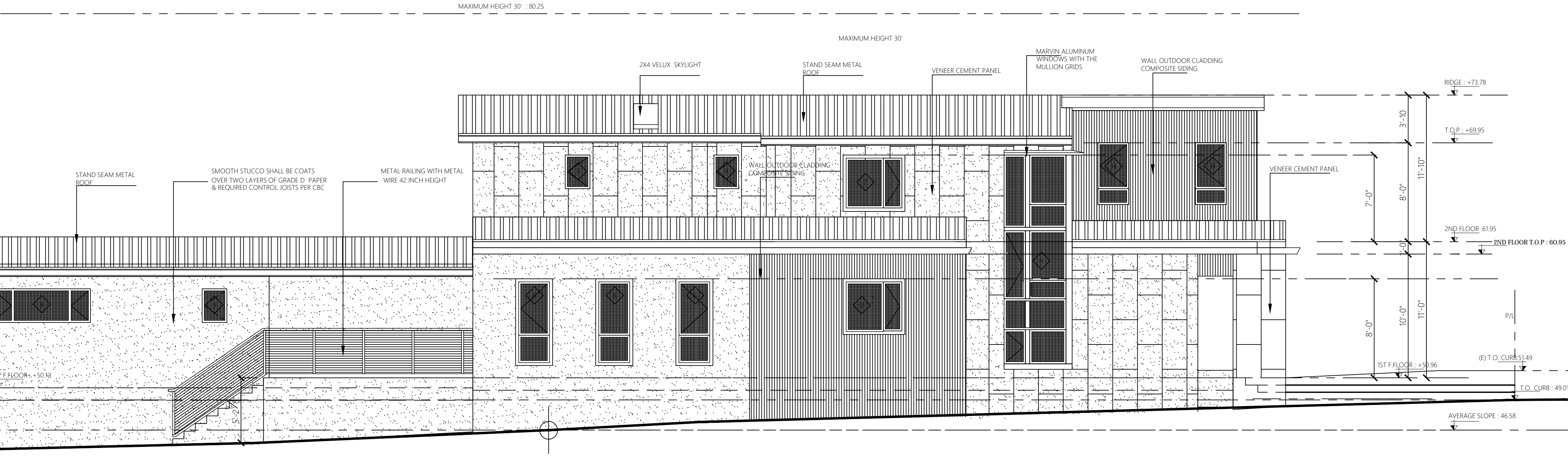
PROJECT NO. 6.1.2025
SHEET TITLE F21

ELEVATIONS

SHEET NO.
A2.0



FRONT ELEVATION



LEFT SIDE ELEVATION

SCALE : 3/16" = 1'-0 "



CONSULTANT BEHROOZ NEMAT

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728 NEWHALL RD.
BURLINGAME CA 94010

(2) Story New Single Family House

728 NEWHALL RD, BULINGAME, CA 94010

APPROVED ARCHITECTURAL & SITE APPLICATION:

REV	DATE	DESCRIPTION
2.25.2025		PLANNING

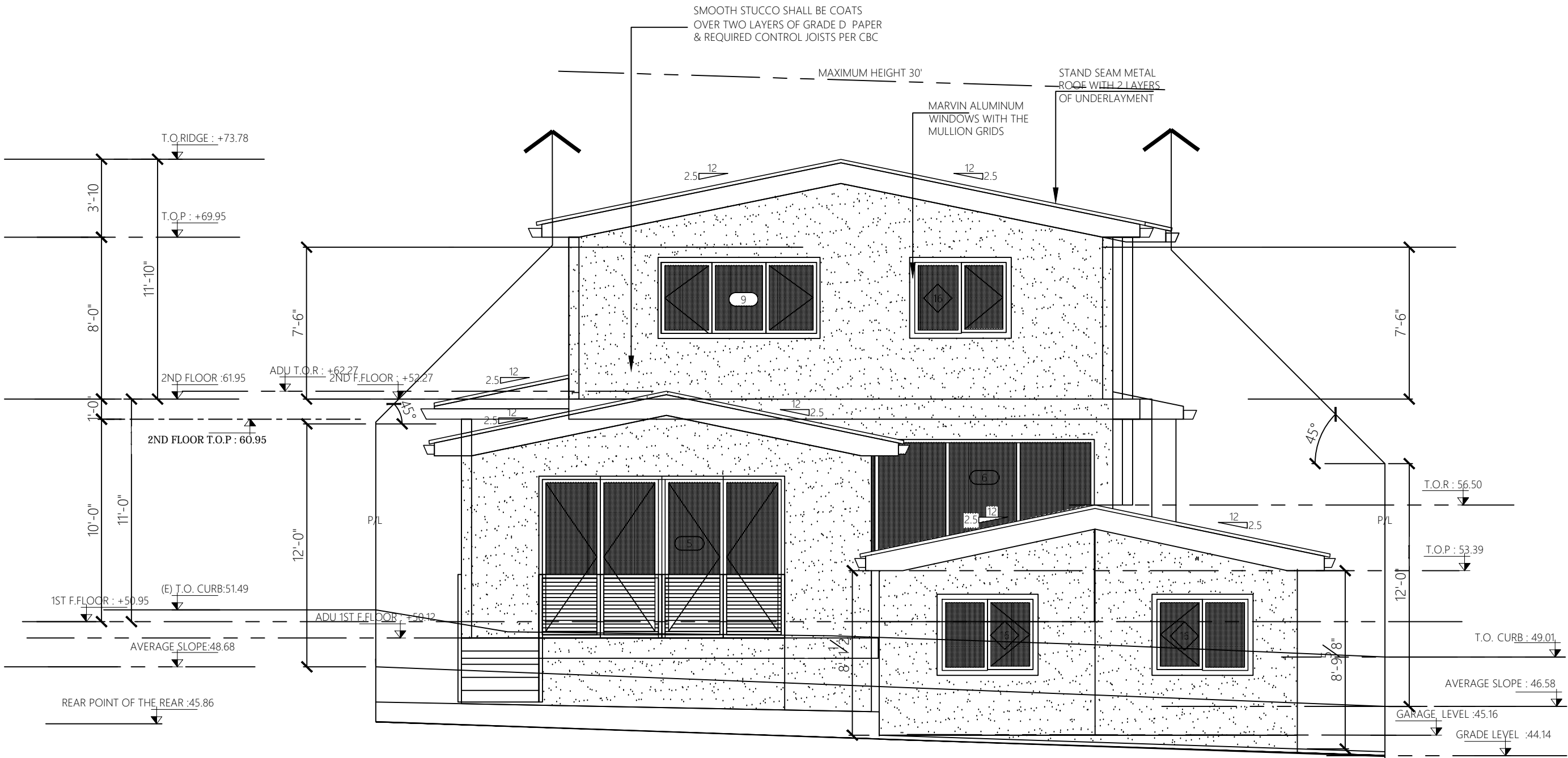
6.1.2021

PROJECT NO. F211

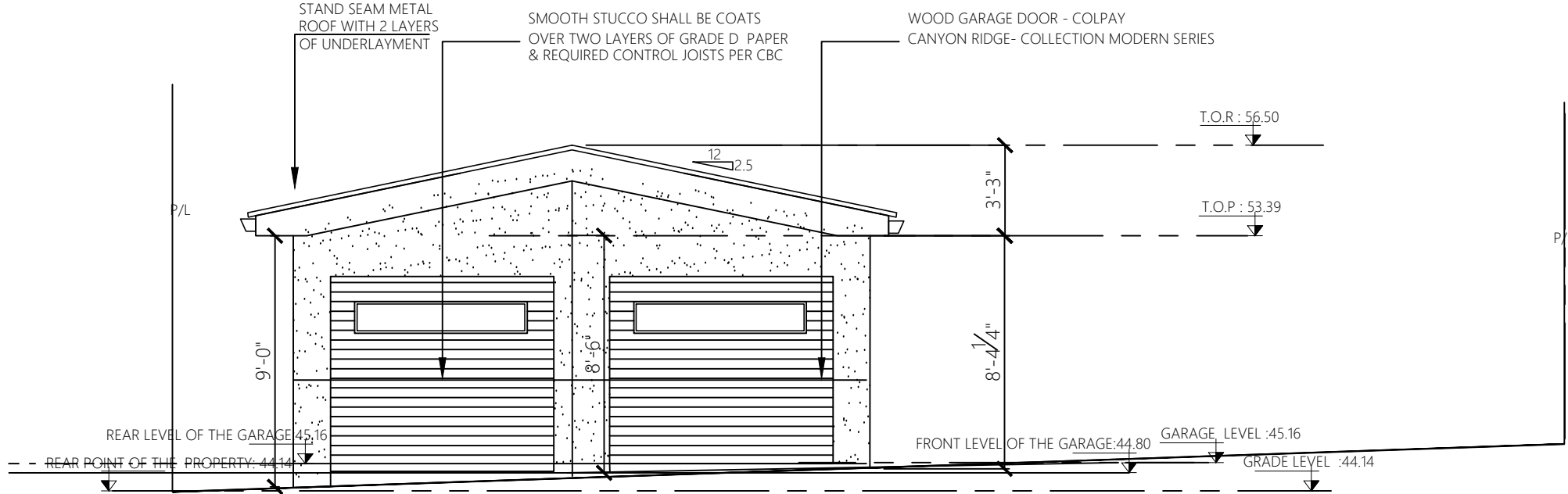
SHEET TITLE
ELEVATIONS

SHEET NO.

A2.1



REAR ELEVATION



GARAGE FRONT ELEVATION



RIGHT SIDE ELEVATION

SCALE : 3/16" = 1 "

DATE
02/20/2025



CONSULTANT BEHROOZ NEMATI

PROJECT

728 NEWHALL RD.
BURLINGAME CA 94010

(2) Story New Single Family House

728 NEWHALL RD, BULINGAME, CA 94010

APPROVED ARCHITECTURAL & SITE APPLICATION:

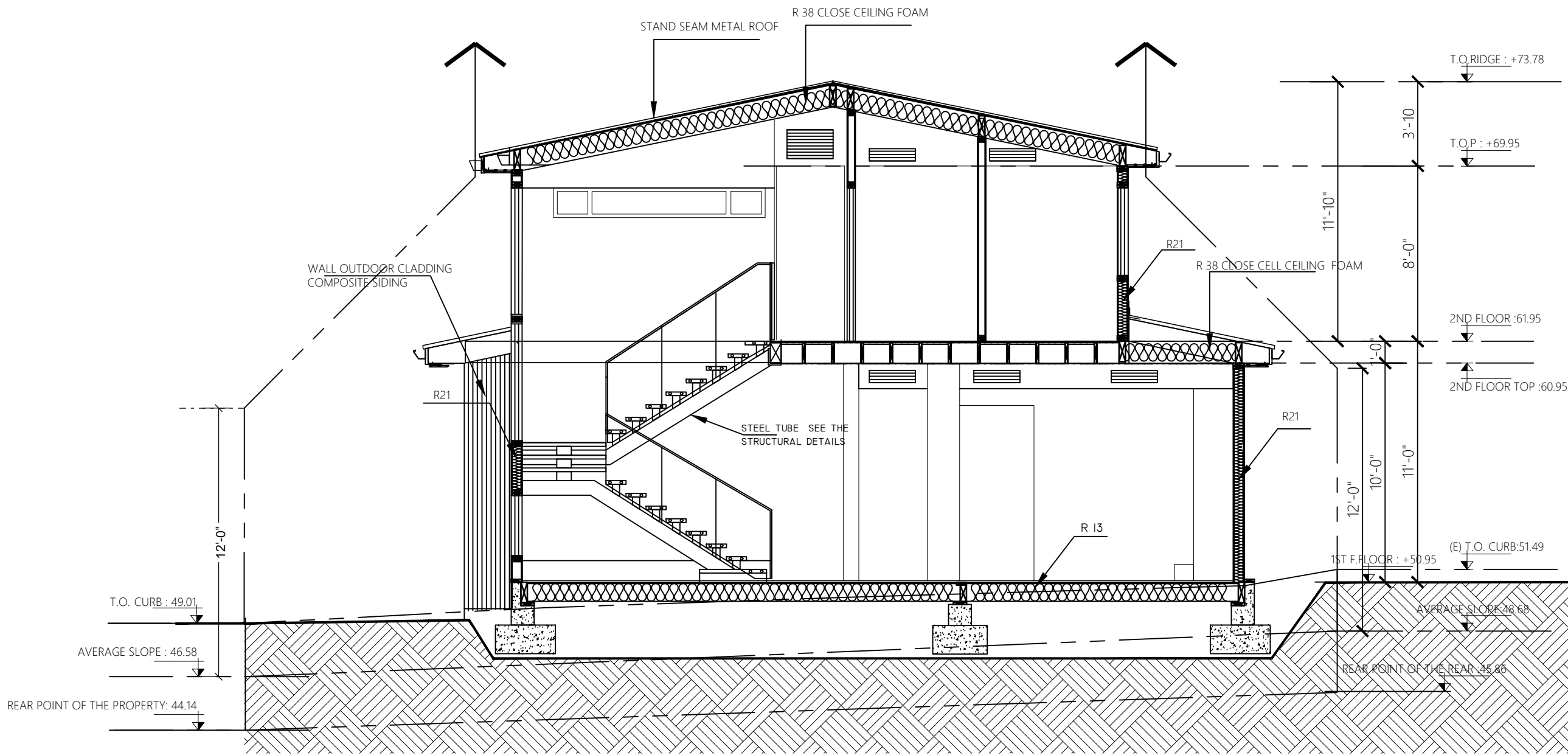
REV	DATE	DESCRIPTION
2.25.2025		PLANNING

6.1.2021
PROJECT NO. F211
SHEET TITLE

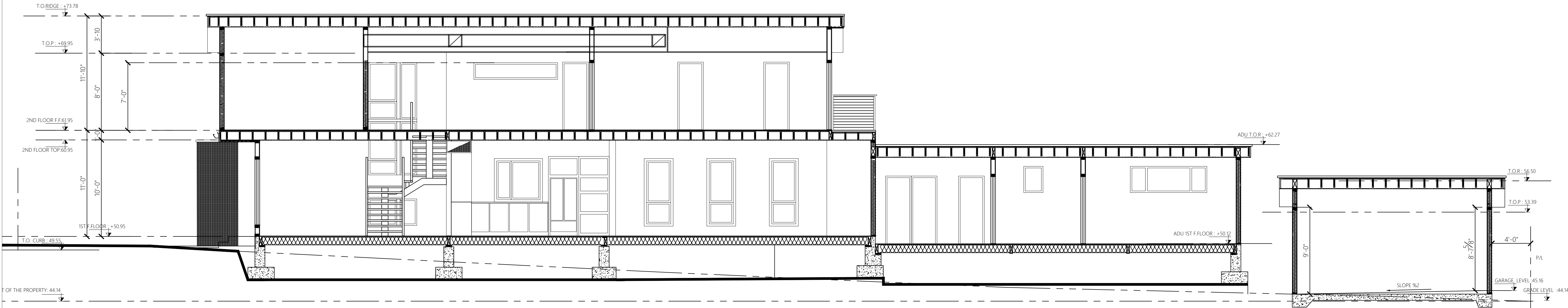
SECTIONS

SHEET NO.

A3.0



SECTION B-B



SECTION A-A

SCALE : 3/16" = 1'-0 "

DATE
02/20/2025

CONSULTANT BEHROOZ NEMATI

PROJECT

728 NEWHALL RD.
BURLINGAME CA 94010

(2) Story New Single Family House

728 NEWHALL RD, BULINGAME, CA 94010

APPROVED ARCHITECTURAL & SITE APPLICATION:

REV	DATE	DESCRIPTION
	2.25.2025	PLANNING

PROJECT NO. 6.1.2025 F21
SHEET TITLE
WINDOWS & DOORS SCHEDULE

SHEET NO.
A7.0

Window Schedule					
Type Mark	Count	Width	Height	TEMPERED	TYPE
W1	1	8' - 0"	7' - 0"	YES	FIX.
W2	1	3' - 0"	7' -0"	YES	CAS.
W3	1	10' - 6"	4' -0"	YES	SL.
W4	1	5' - 0"	16' -10"	YES	CAS. FIX.
W5	1	5' - 0"	4' -6"		CAS.
W6	3	3' - 0"	7' -0"		CAS.
W7	4	6' - 0"	4' -6"		CAS.
W8	1	8' - 0"	2' -6"		CAS.
W9	3	2' - 0"	2' -6"		CAS.
W10	1	3' - 0"	4' -6"		CAS.
W11	1	2' - 6"	7' -0"		CAS.
W12	4	2' - 6"	4' - 0"		
W13	1	6' - 0"	6' -0"	YES	CAS.
W14	2	2' - 6"	5' - 0"		
W15	1	5' - 9"	5' -10"		
W16	3	5' - 0"	4' -0"		CAS.
W17	1	6' - 0"	4' -0"		CAS.
W18	1	3' - 6"	7' -0"		
W19	1	2' - 0"	4' -0"		CAS.
W20					

Door Schedule					
Type Mark	Count	Width	Height	TEMPERED	TYPE
D1	1	6' - 0"	8' - 0"		MAIN DOOR CAS.
D3	6	6' - 0"	8' - 0"		CLOSET DOOR CAS.
D4	8	2' - 8"	8' - 0"		DOOR CAS.
D4	8	2' - 8"	7' - 0"		DOOR CAS.
D5	1	12' - 0"	8' - 0"	TEMPERED	CAS.
D6	1	14' - 0"	8' - 0"	TEMPERED	BIFOLD
D8	2	2' - 8"	8' - 0"	POCKET DOOR	CAS.
D9	1	8' - 0"	7' - 0"	EXTERIOR	CAS.
D10	1	10' - 0"	7' - 0"	INTERIOR CLOSET	SLID
D11	1	7' - 0"	7' - 0"	INTERIOR CLOSET	CAS.



BNDS

21060 HOMESTEAD RD, CUPERTINO , CA 95014
T: 650.665.0439

DATE _____

02/20/2025

[Signature]

CONSULTANT BEHROOZ NEMATI

PROJECT

**728 NEWHALL RD.
BURLINGAME CA 94010**

(2) story New Single Family House

728 NEWHALL RD, BULINGAME, CA 94010

APPROVED ARCHITECTURAL & SITE APPLICATION:

[illegible]

6.1.2021

PROJECT NO.	F21.1
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SHEET TITLE **RENDERS**

SHEET NO. **A3.1**

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	PGEV	PG&E VAULT
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
FL	FLOWLINE	TC	TOP OF CURB
FNC	FENCE	TF	TOP OF FOUNDATION
FOC	FACE OF CURB	TG	TOP OF GRATE
GB	GRADE BREAK	TD	TOP OF DECK
GUY	GUY WIRE	TOS	TOP OF SLAB
HP	HIGH POINT	TP	TOP OF PAVEMENT
DIP	DUCTILE IRON PIPE	TW	TOP OF WALL
INV	INVERT	(TYP)	TYPICAL
JP	JOINT POLE	VCP	VITRIFIED CLAY PIPE
JB	JUNCTION BOX (UTILITY)	WLK	WHITE LINE STRIPE
		WM	WALKWAY
		WV	WATER METER
			WATER VALVE

LEGEND		DESCRIPTION
EXISTING	PROPOSED	
---	---	PROPERTY LINE
— F —	— F —	FILL AREA LIMIT
— C —	— C —	CUT AREA LIMIT
102	102	CONTOUR
— W —	— W —	WATER LINE
— SD —▶	— SD —▶	STORM DRAIN PIPE (SOLID)
— SS —	— SS —	SANITARY SEWER PIPE
— SUD —▶	— SUD —▶	SUBDRAIN PIPE (PERFORATED)
OH e,T,IV	OH e,T,IV	OVERHEAD UTILITIES WITH POLE
— G —	— G —	GAS LINE
— E —	— E —	ELECTRIC LINE (UNDERGROUND)
— JT —	— JT —	JOINT TRENCH (UNDERGROUND)
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
○	●	SANITARY SEWER MANHOLE
⊙	⊙	STORM DRAIN MANHOLE
⊠	⊠	SURVEY CITY MONUMENT
⊗	⊗	ELECTROLIER
WM	WM	WATER METER
○	●	TREE WITH TRUNK
x102.23	102.23	6' WOODEN FENCE
○	○	SPOT ELEVATION
—	—	TREE PROTECTION FENCE
—	—	5' TALL CHAIN LINK
---	---	EARTHSWALE
▶	▶	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
⚡	⚡	ROOF DOWN-SPOUT, CONNECTED TO STORM DRAIN SYSTEM

GRADING AND DRAINAGE PLANS

NEW SINGLE FAMILY HOUSE

728 NEWHALL DR., BURLINGAME, CA 94010

APN: 028-142-310

PUBLIC WORKS CONDITIONS:

- Any work in the City right-of-way, such as street, sidewalk area, public easements, utility easements, or use of the right-of-way such as placement of debris box or construction parking is required to obtain an Encroachment Permit prior to starting work. For requirements related to issuance of an Encroachment Permit, visit: https://www.burlingame.org/departments/public_works/encroachment_permit.php Work without the benefit of an encroachment permit will be charged double the permit fee.
- All work within City right-of-way shall comply with City Standards and Details. Standard Details are available at: https://www.burlingame.org/departments/public_works/city_standard_details.php.
- Public Works construction hours in the right-of-way are limited to weekdays and non-City Holidays between 8:00 a.m. and 5:00 p.m. This includes construction hauling. If applicant/contractor wishes to work beyond the normal construction hours, a waiver of working hour form may be submitted to the Public Works Department ten (10) working days in advance for review and approval by Public Works and Building Department.
- For projects in the Burlingame Plaza, Broadway, and Burlingame downtown districts; construction in the public right-of-way is prohibited during the Holiday Shopping Moratorium period, from first Saturday of November through the first Saturday after New Year's Day.
- For downtown Burlingame Avenue projects, per City of Burlingame Municipal Code 12.05, any work within the public right-of-way shall require approval from the Public Works Department and shall comply with the following special conditions, specifications, details, and construction moratorium.
- For Projects facing El Camino Real: Any work in the Caltran's right-of-way, such as street and sidewalk area is required to obtain an Encroachment Permit from Caltran prior to starting work. It is the applicant's responsibility to obtain all required permits.
- No structure shall be built into City's right-of-way, this includes all existing and overhang projections. On Paloma Avenue, this measurement is twelve feet (12) measured from face of curb.
- FOR NEW SINGLE FAMILY OR SUBSTANTIAL REMODELS (GREATER THAN 50% REMODEL/ADDITION): Show on the site plan – (1) Replacement of ALL curb, gutter, driveway and sidewalk fronting site, (2) plug all existing sanitary sewer lateral connections and install a new [4" or 6"] lateral to sewer main including wye, (3) new water service to water meter, and when applicable, (4) water lines above 2"and all fire services of any size are to be installed by applicant and per city standard procedures and specification.

Confirm with applicant: If the location of the new sewer lateral and/or water service is at a new location:

- All abandoned sewer laterals shall have wyes or saddles removed off the main and replace with new straight section.
- All abandoned existing water services, 2-inch or below, shall be cut and cap at the existing main connection and disconnect at service saddle. Abandon valve where applicable.
- All abandoned existing water services, greater than 2", shall have tees removed at main and replaced with straight pipe per City standards and details.

- Sewer Backwater Protection Certification is required for the installation of any new sewer fixture per Ordinance No. 1710. The Sewer Backwater Protection Certificate is required prior to the issuance of Building Permit and the backwater device must be placed on private property.
- For remodel projects (less than 50% remodel) All damaged and displaced curb, gutter, sidewalk, and driveway approach fronting site must be replaced prior to final of Building Permit. A pre-inspection by Public Works of the condition of the sidewalk is recommended, but not required. However, if a pre-inspection is not conducted, the applicant/contractor waives the right to contest the limits of the repairs caused by the construction activities.
- Front landscape (hardscape) improvements that are not shown on the plans, this will be subject to a Public Works inspection prior to building permit final to confirm that no encroachments exist beyond the property line.
- If applicable, for large developments (4-units or more), or improvements in downtown area: Contractor shall coordinate a meeting with the City Public Works Engineering Inspector 48 hours prior to initiation of the site work. The purpose is to discuss and clearly understand the following:
 - Plan of work within City's right of way, including, but not limited to, hours of work, deliveries, traffic control and/or pedestrian access within public right of way, sidewalk issues, parking, storage, loading of materials, repair of damaged public facilities such as sidewalk, road pavement, etc., and coordination with City projects within the vicinity.
 - Contractor shall provide field contact names and numbers of responsible field personnel.
- The project shall comply with the City's NPDES permit requirements to prevent storm water pollution. All construction work shall be done in accordance with the most current APWA-AGC Standard Specifications for Public Works Construction, the California Stormwater Quality Association's Stormwater Best Management Practice Handbook, and the City of Burlingame Stormwater Management and Discharge Control Ordinance (Municipal Code Chapter 15.14). A copy of the Stormwater Construction Best Management Practices can be found at <http://www.flowstobay.org/brochures>. Upon completion of the work, all stormwater protection measures shall be entirely removed and the right-of-way shall be left in as presentable a condition as existed before work started. Please be aware that during winter months (October 15th to April 15th) applicant/contractor are responsible to remove projects stormwater inlet protection device(s) (sandbags/filters/etc.) in the public right-of-way to prevent flooding during rain events, and reinstall devices once the rain event ends. All private property stormwater protection measures must be protected and repaired after each rain event.
- Per Municipal code section 18.08.090, no storm water or underground water draining from any lot, building, or paved area shall be allowed to drain to adjacent properties nor shall this water be connected to the city's sanitary sewer system. Regardless of the slope of the source property, such water shall drain to either artificial or natural storm drainage facilities by gravity or pumping.
- All water lines connections to city water mains for services or fire line protection are to be installed per city standard procedures and material specifications. Contact the City's Water Department for connection fees. Domestic Water Services 2" and over shall be installed by builder.
- If required, all fire services shall be installed by builder. All underground fire service connections shall be submitted as separate Underground Fire Service permit for review and approval.
- All debris/garbage containers location shall be on property. No wet garbage fluid shall enter public right-of-way or the storm drain system.
- Porta potty's must be placed on private property and are not allowed in the public right-of-way.
- It is the responsibility of the owner and/or contractor to notify Underground Service Alert (USA) at least 48 hours before the start of any excavation work.

EARTHWORK TABLE

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
MAIN HOUSE	0	164		
A.D.U.	0	21		
GARAGE	4	16		
DRIVEWAY	2	29		
PORCH/WKY	6	0		
SITE	0	12		
TOTAL	12	242	0	230

NOTE:

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



BASIS OF BEARINGS:

THE BEARING N 37°21'09" W OF NORTHERLY LINE OF NEWHALL RD., AS SHOWN ON CERTAIN RECORD OF SURVEY MAP, FILED FOR RECORD IN BOOK 19 OF L.L.S. MAPS AT PAGE 35, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

PROJECT BENCHMARK:

REFERENCED TOWN OF HILLSBOROUGH BM:
BM# 126. EL: 54.721' (NAVD88)

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.

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.

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

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 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.

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.

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.



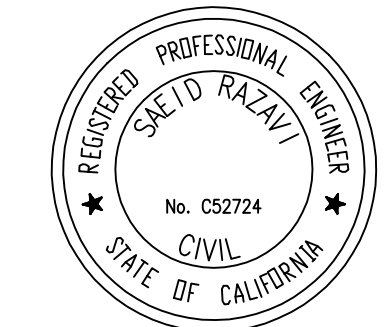
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LOS ALTOS, CA 94024
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OWNER / DEVELOPER:

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COVER SHEET
NEW SINGLE FAMILY HOUSE
728 NEWHALL DR., BURLINGAME, CA 94010
APN: 028-142-310
GRADING AND DRAINAGE PLANS

Revisions:



Date: 05/27/2025

Scale:

AS SHOWN

PREPARED BY:

S.S.

CHECKED BY:

S.R.

Job #:

225049

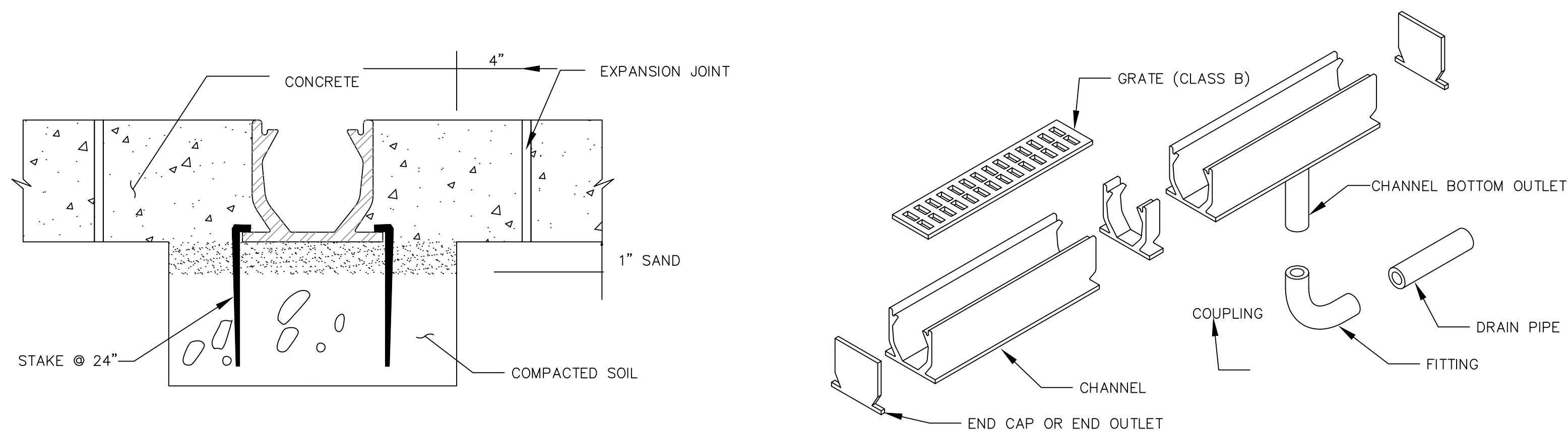
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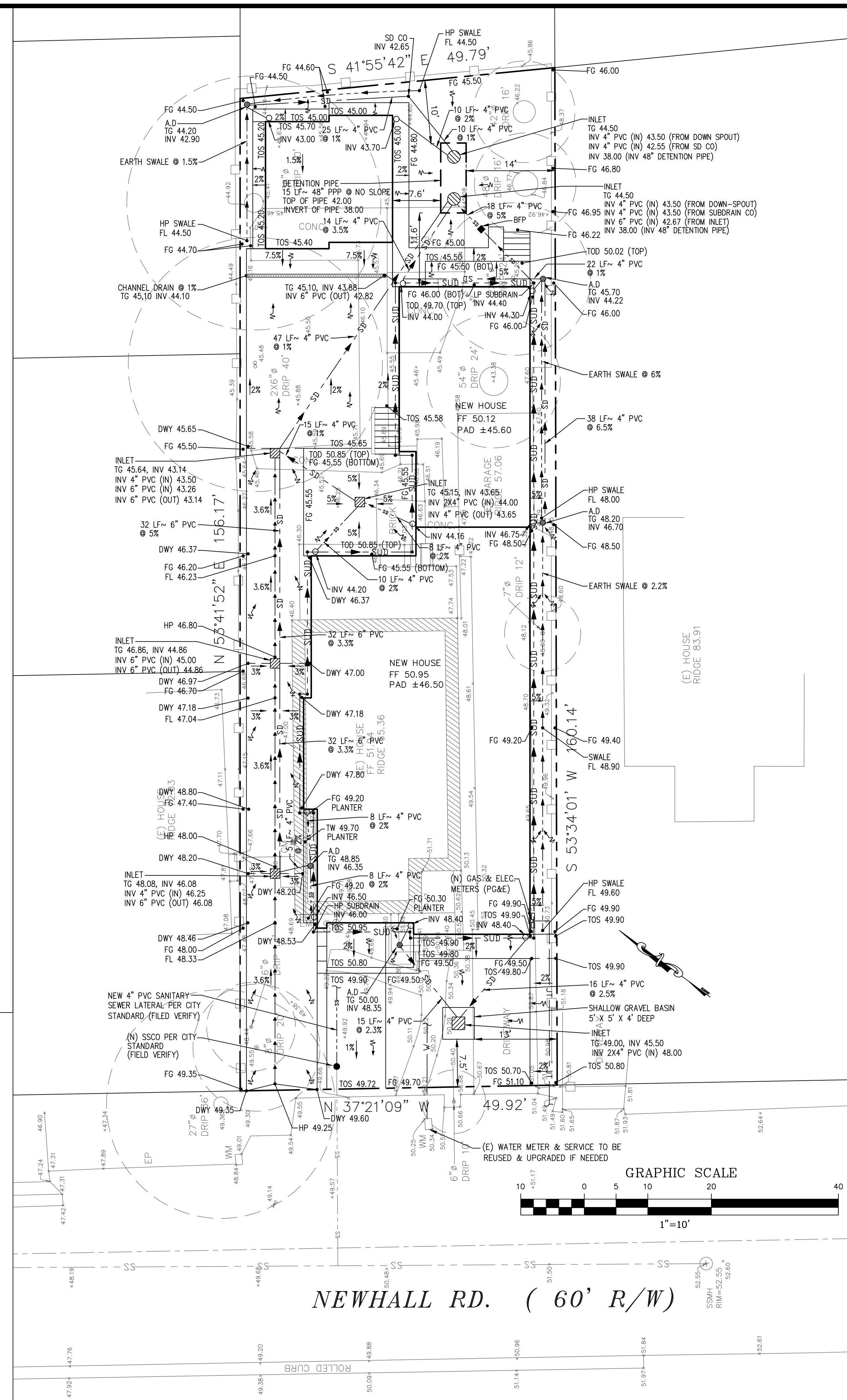
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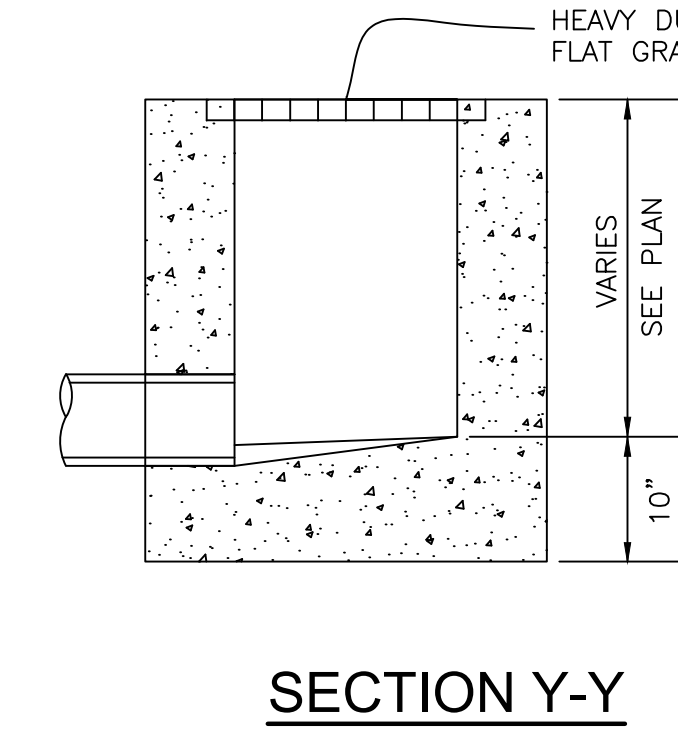
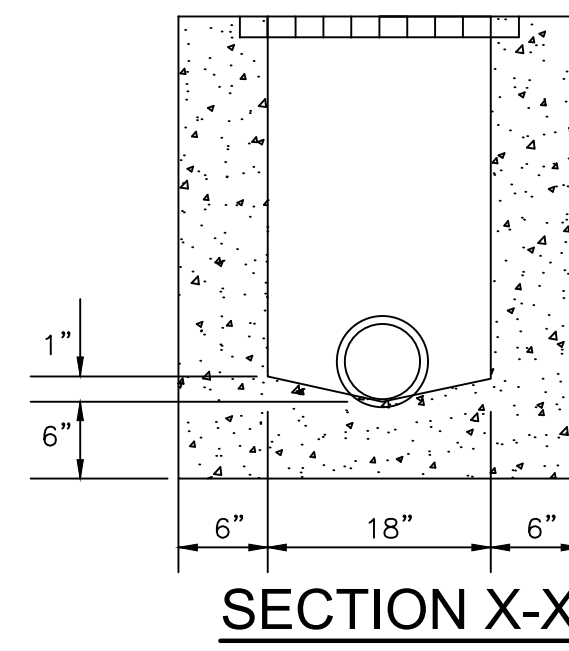
1. Any work in the City right-of-way, such as placement of debris bin in street, construction parking, work in sidewalk area, public easements, and utility easements, is required to obtain an Encroachment Permit prior to starting work. Porta potty's are not allowed to be placed in the City right-of-way. Work without the benefit of an Encroachment Permit will be double the permit fee.
2. 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. for all activities (including hauling).
3. All water lines connections to city water mains for services or fire line protection are to be installed per city standard procedures and material specifications. Contact the city Water department for connection fees. If required, all fire services and services 2" and over must be installed by a burner. All underground fire service connections shall be submitted as separate Underground Fire Service permit for review and approval.
4. Sewer Backwater Protection Certification is required for the installation of any new sewer fixture per Ordinance No. 1710. The Sewer Backwater Protection Certificate is required prior to the issuance of Building Permit.

CONTRACTOR SHOULD VERIFY LOCATION OF SEWER LATERAL AND EASEMENT.

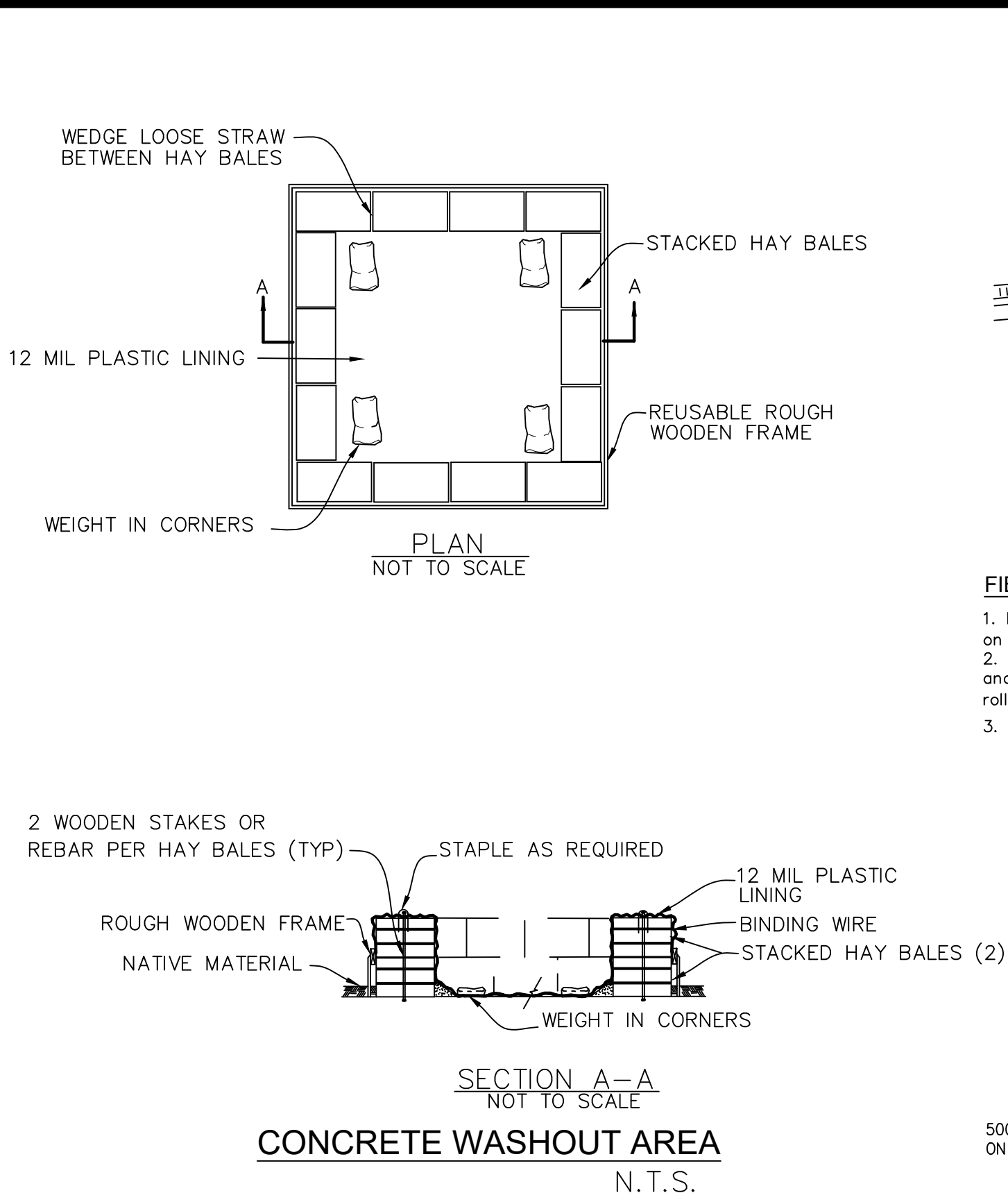
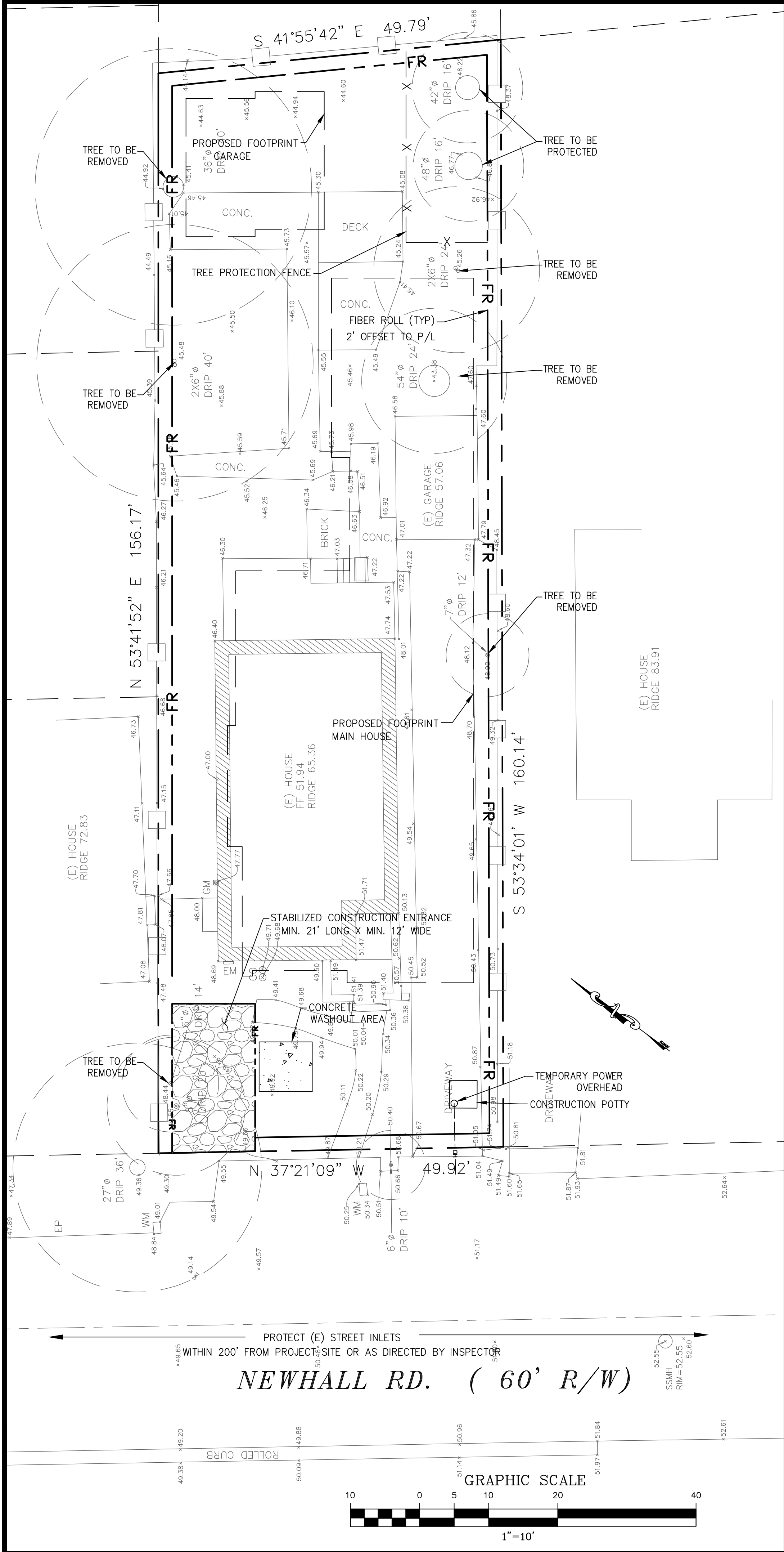


CHANNEL DRAIN TYPICAL DETAIL





N.T.S.



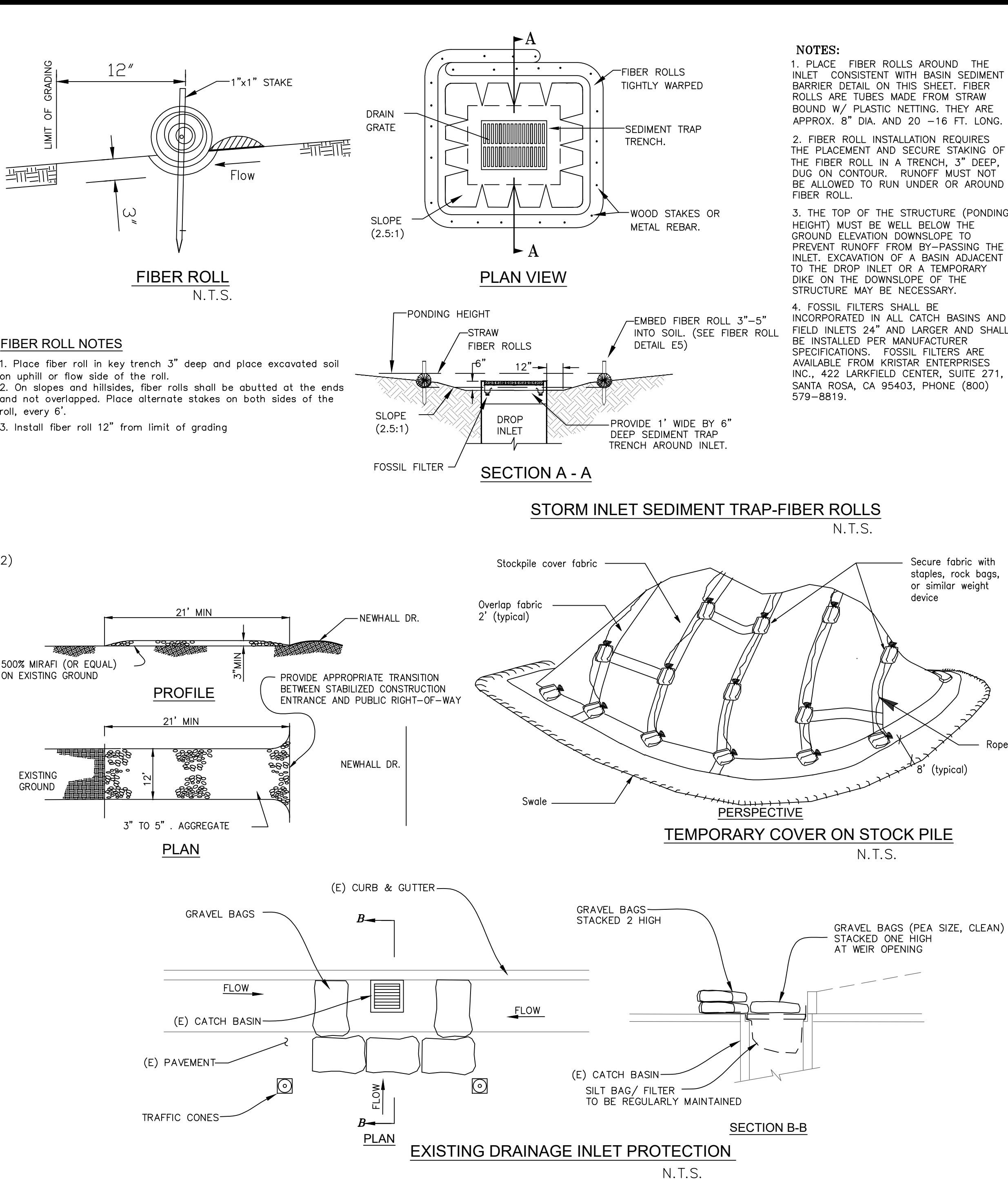
Maintenance

The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.

All sediment spilled, dropped, washed, or tracked onto public rights-of-way shall be removed immediately.

When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. This shall be done at an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.

STABILIZED CONSTRUCTION ENTRANCE (TO BE MAINTAINED)



EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

- The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1st to April 30. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
- This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
- Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways.
- Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.
- If hydroseeding is not used or or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
- Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
- Lots with houses under construction will not be hydroseeded. Erosion protection for each lot with a house under construction shall confirm to the Typical Lot Erosion Control Detail shown on this sheet.
- This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
- This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
- Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.

MAINTENANCE NOTES

- Maintenance is to be performed as follows:
 - Repair damages caused by soil erosion or construction at the end of each working day.
 - Swales shall be inspected periodically and maintained as needed.
 - Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
 - Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
 - Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
 - Rills and gullies must be repaired.
- All existing drainage inlets on St. George Lane within the limit of the project shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
- Existing concrete ditch sediment trap shall be cleaned out routinely during construction.

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LAND SURVEYORS

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EROSION CONTROL PLAN
NEW SINGLE FAMILY HOUSE
728 NEWHALL DR., BURLINGAME, CA 94010
APN: 028-142-310
GRADING AND DRAINAGE PLANS

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAIED RAZAVI
No. CS2724
CIVIL
STATE OF CALIFORNIA

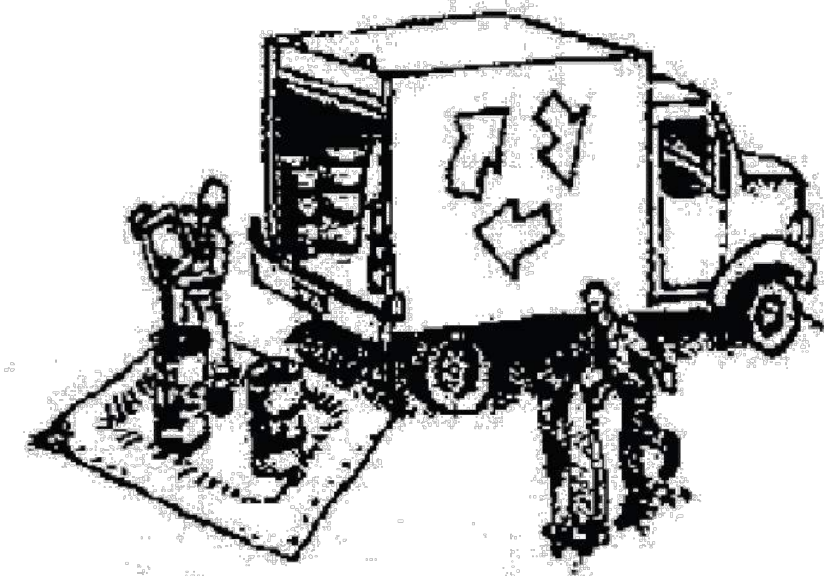
Saied Razaavi

Date: 05/27/2025
Scale: AS NOTED
PREPARED BY: S.S.
CHECKED BY: S.R.
Job #: 225049
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



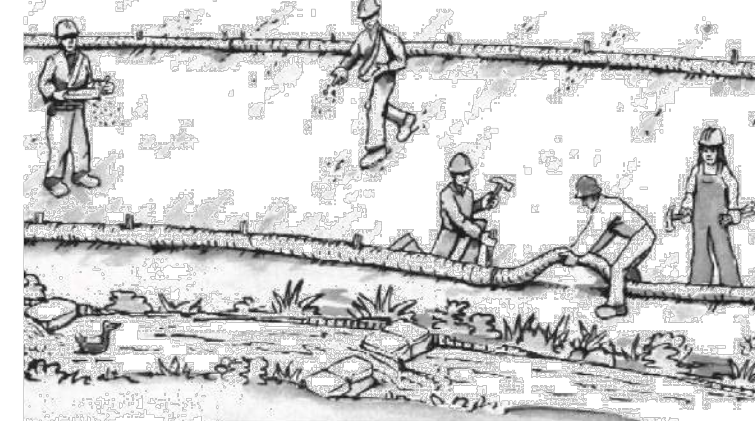
Maintenance and Parking

- ❑ 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

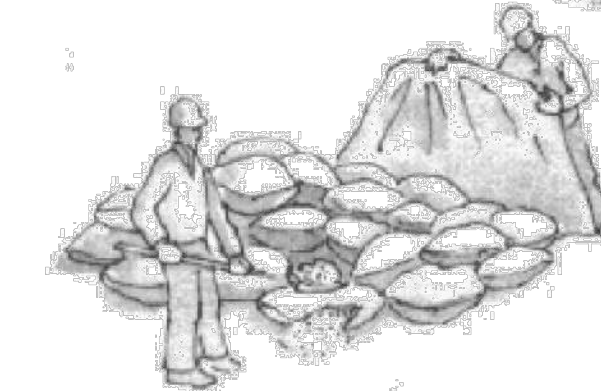
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



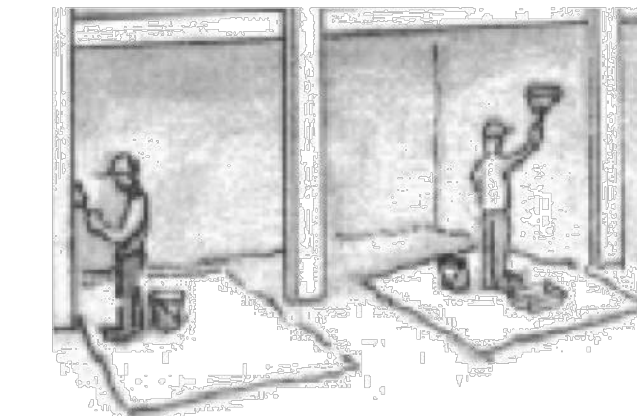
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

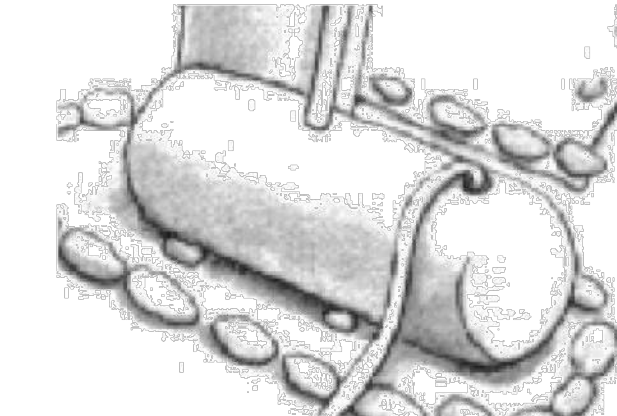
Painting & Paint Removal



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!

PLANT LEGEND AND NOTES

Symbol	Species	Size	Water	WUCOLS
	Sod lawn 100% dwarf fescue		high	.7
	Lomandra Baby Breeze @ 18" oc	1 gallon	low	.3
	Juncus patens/ California Rush @ 24" oc	1 gallon	low	.3
	Dianella Little Rev @ 24" oc	1 gallon	low	.3
	Achillea Moonshine/ Yarrow @ 24" oc	1 gallon	low	.3
	Echeveria/ Succulents @ 12" oc	1 gallon	low	.3
	Heuchera/ Coral Bells @ 18" oc	1 gallon	low	.3
	Convallaria maadalis/ Lily of the Valley @ 12" oc	4" pot	low	.3
A	Chondropetalum tectorum/ Cape Rush	5 gallon	low	.3
B	Polystichum munitum/ Fern	5 gallon	low	.3
C	Myrica californica/ Wax Myrtle	5 gallon	low	.2
D	Ribes sanguineum/ Red Currant	5 gallon	low	.3
T1	Cercis Forest Pansy/ Redbud	24" box	low	.2

- 1) Thoroughly prepare soil prior to planting. Break up hardpan and till prior to adding amendments.
2) Incorporate 4 cu of compost per 1000 sf, 6" into native soil.
3) Verify placement of all plant material prior to planting.

- 4) Protect existing trees to remain per arborist report prepared by Heartwood Consulting Arborists, dated May 22, 2025. This shall include the placement of temporary tree protection fencing and other measures and defined within the report.
5) Any protected tree removal mitigation shall be as defined by the local planning department. Placement of replacement trees on site is limited by space. Two trees (one in front and one in the back) have been specified and can be used towards any required mitigation. If additional tree replacements are required, that will need to be satisfied via and in lieu fee program.

- 6) Spread 3" of wood chip (Prochip Brown Tone, or equal) mulch after planting.
7) I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them in the design of the landscape.



LOMANDRA JUNCUS DIANELLA ACHILLEA



ECHEVERIA HEUCHERA CONVALLARIA CHONDROPETALUM

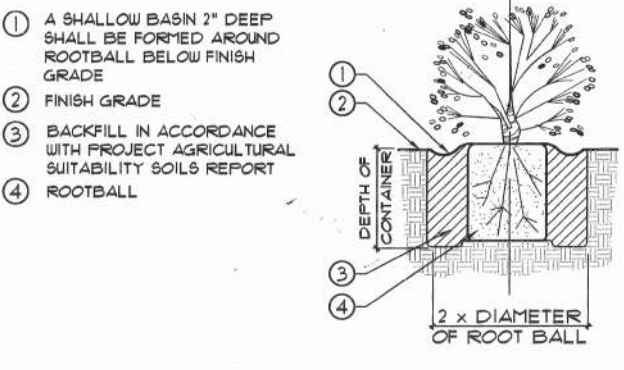


POLYSTICHUM MYRICA RIBES



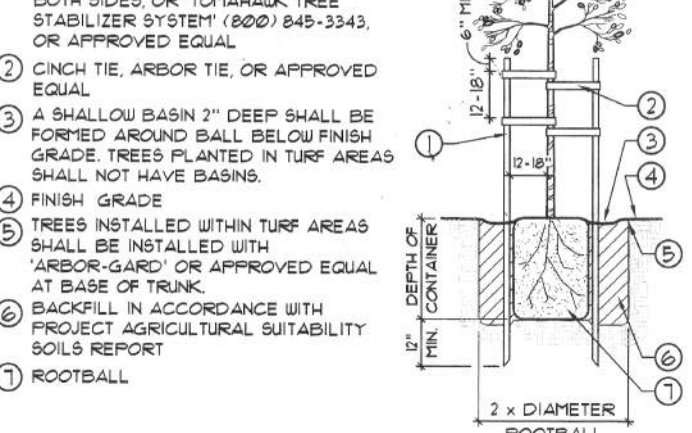
CERCIS

NOTES:
1. CROWN OF ROOTBALL TO BE 10'-12" ABOVE FINISH GRADE.
2. FOR ADDITIONAL INFORMATION REFER TO PLANTING NOTES AND SPECIFICATIONS.

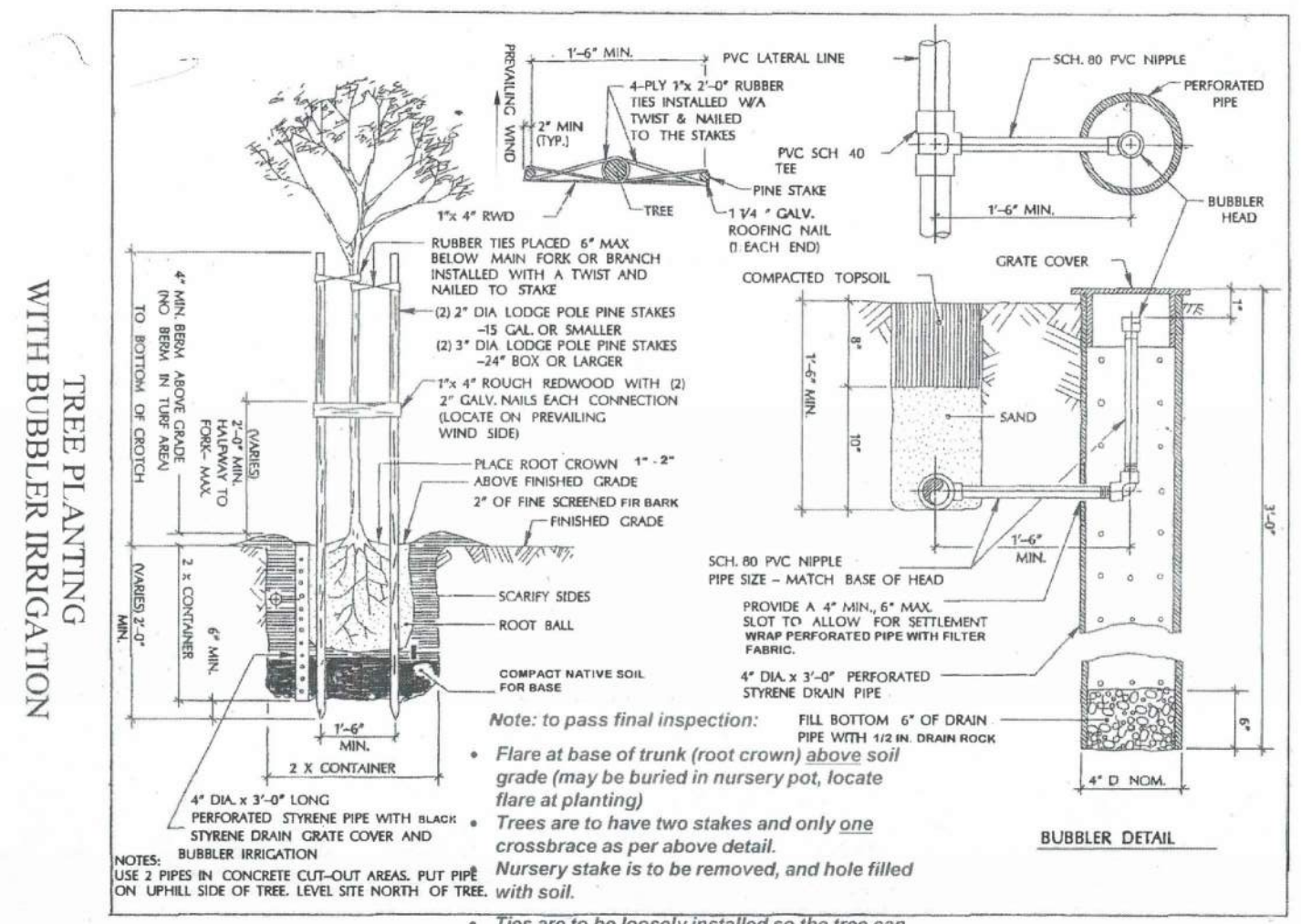


SHRUB PLANTING DETAIL

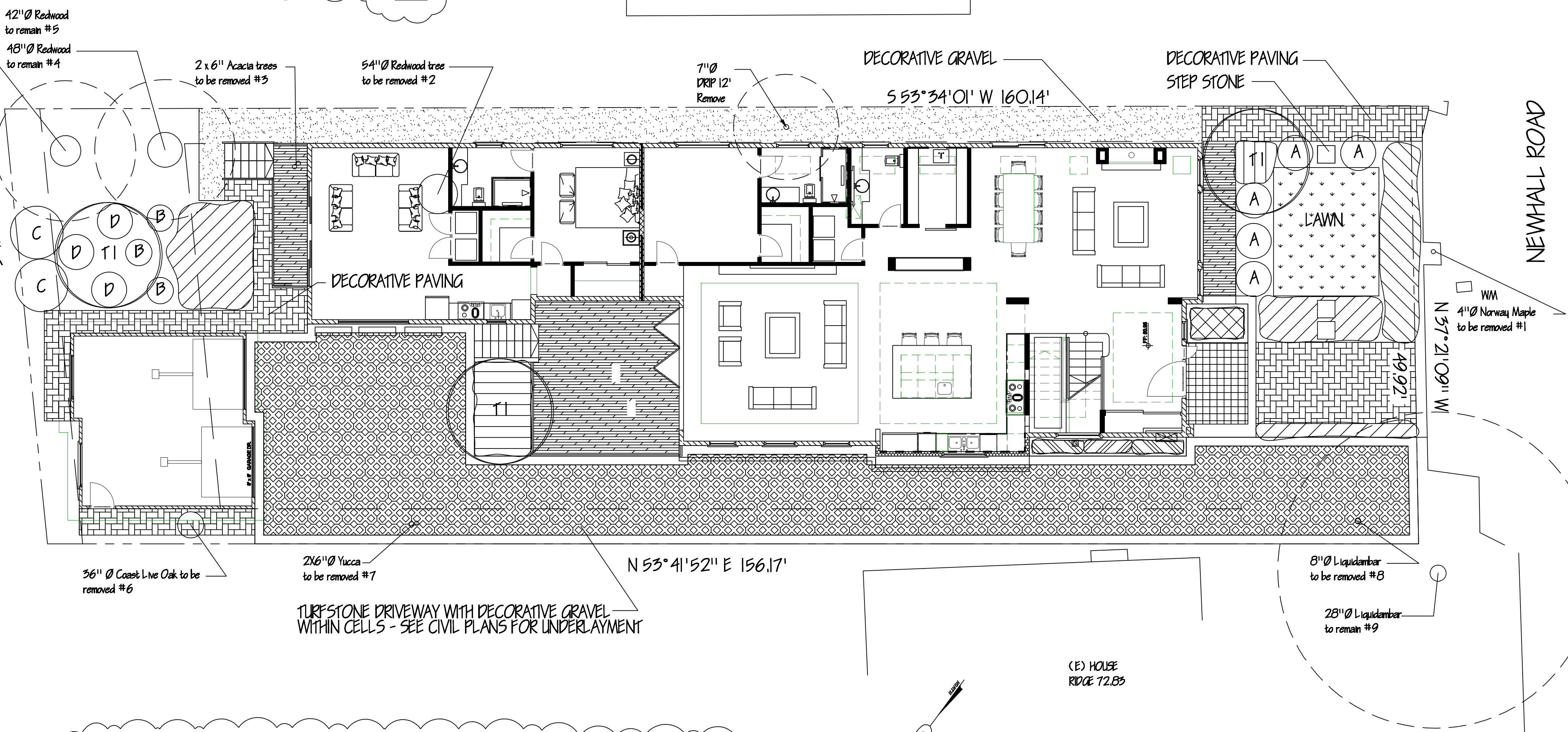
NOTES:
1. CROWN OF ROOTBALL TO BE 10'-12" ABOVE FINISH GRADE.
2. FOR ADDITIONAL INFORMATION REFER TO PLANTING NOTES AND SPECIFICATIONS.



TREE PLANTING DETAIL



CITY TREE PLANTING DETAIL (TO BE USED UNLESS OTHERWISE DIRECTED)



SEE ARBORIST REPORT PREPARED BY HEARTWOOD CONSULTING ARBORISTS DATED 5/ 22/ 25, FOR COMPLETE TREE PROTECTION AND MITIGATION MEASURES.

MASTER PLANTING PLAN

1/ 8" = 1'-0"

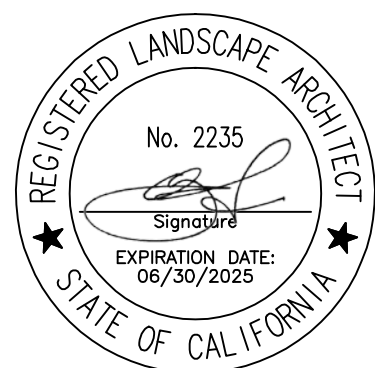
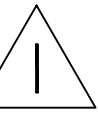
W. Jeffrey Heid
Landscape Architect
C-2235

1465 Winzer Place
Gilroy, Ca. 95020
tel 408 691-5207
email wjeheidasla@gmail.com

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REVISED 4/ 3/ 25
REVISED 5/ 27/ 25



IZADDOOST/
DELPAZIRIAN
RESIDENCE

for:
MEHDI IZADDOOST AND
AMIR DELPAZIRIAN
728 NEWHALL ROAD
BURLINGAME, CA. 94010







MASTER
PLANTING PLAN

date: 4/ 1/ 25
scale: NOTED
drawn by: W.J.H
job no. 202512
sheet



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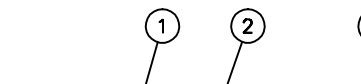
IRRIGATION LEGEND

-  Rainbird ESP weather based controller with rain sensor - verify placement in garage - run control wires from controller to irrigation main within schedule 80 conduit
-  1" brass shut off valve
-  Fetco #B25Y 1" reduced pressure backflow preventer with lockable cover - verify location point of connection and install per manufacturers specifications
- 1" schedule 40 pvc mainline - min. depth 18"
-  Rainbird PEP series control valves with in line pressure reducer set to 35 psi and Y filter
- Schedule 40 pvc lateral lines - min. depth 12"
- Schedule 40 pvc sleeving - verify placement under patio and walks
-  Rainbird Xeribug 1 gph pressure compensating emitters set on 1/2" drip line (2 emitters to each 1 gallon plan, 3 to each 5 gallon and 4 for larger) locate at opposite sides of the rootball install flush end valve at the end of each drip line run
-  Hunter MP Rotator with 6" pop up

- 1) Verify water source and placement of backflow preventer.
- 2) Verify site water pressure at 65 psi - notify architect prior to construction if found to be different.
- 3) Verify electrical source and placement of controller.
- 4) Verify operation of system before backfilling trenches. Drip line to be secured to grade with stakes and covered with final mulch.
- 5) System layout is diagrammatic, actual field conditions will dictate final layout, addition of drip line, etc.
- 6) Verify control wire placement and operation of valves.
- 7) Verify placement of rain sensor in field.
- 8) Contractor shall be responsible for setting and monitoring irrigation system to apply adequate water for establishment, but to eliminate runoff and soil saturation.
- 9) Contractor to submit maintenance and irrigation schedule to owner at completion of installation and maintenance/ warranty period.
- 10) Contractor shall verify location of all underground utilities prior to any trenching or excavation.
- 11) Verify and coordinate installation of sleeving and/ or mainline and lateral lines access under all pavement.
- 12) Contractor shall provide all necessary safety precautions throughout construction. This shall include signage and barriers.

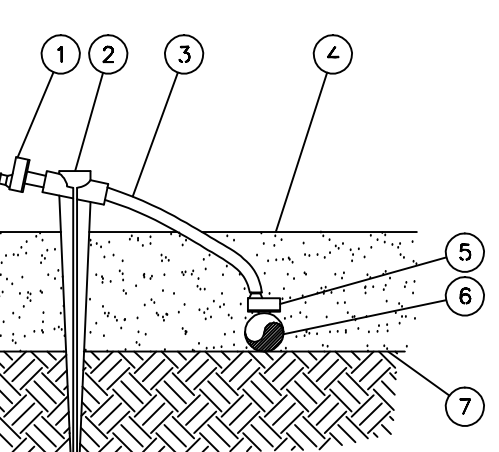
TREE PROTECTION

1) See arborist report prepared by Heartwood Consulting Arborists, dated May 22, 2025 for specific directions regarding trenching and location of the irrigation mainline. Placement of the mainline near two Redwood trees at the rear yard, shall be approved in the field by the project arborist or landscape architect. Trenching shall be done by hand. Cutting tree roots shall be avoided unless approved by the project arborist.

-  1 SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER:
2 RAIN BIRD XERI-BUG EMITTER
3 5/8" POLYETHYLENE TUBING
RAIN BIRD XF SERIES TUBING OR
RAIN BIRD XT-700 XERI-TUBE OR
RAIN BIRD XBS BLACK STRIPE TUBING
FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1" POLYETHYLENE TUBING.
2. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH

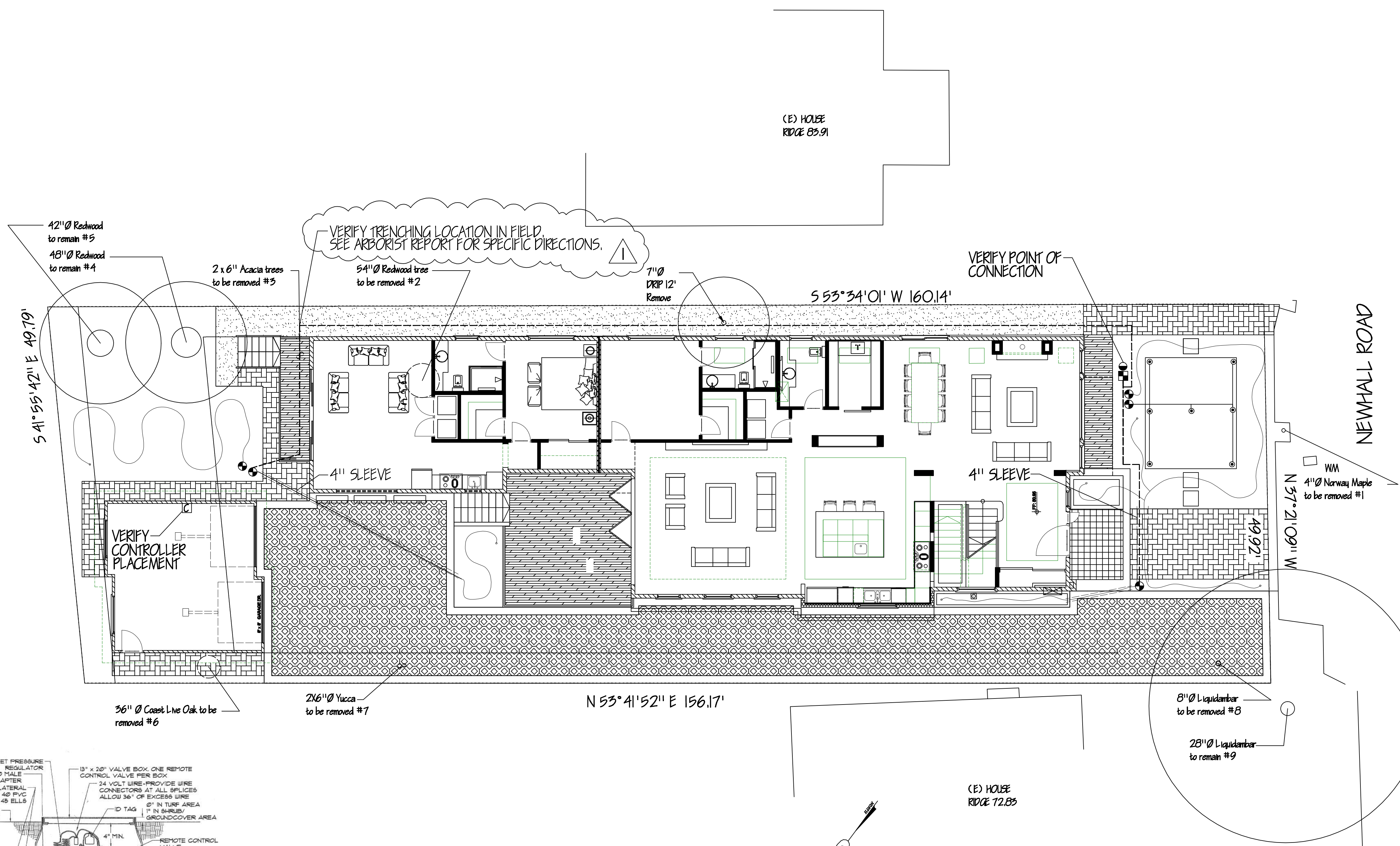
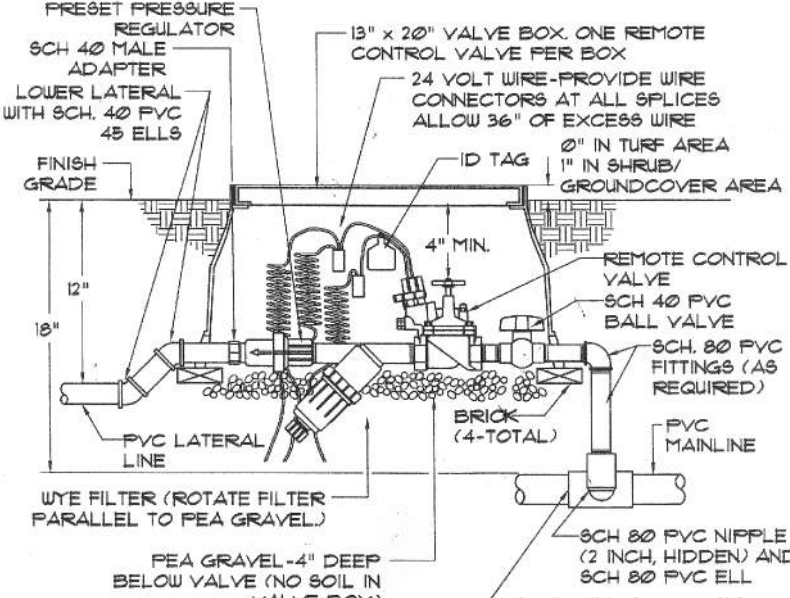
XERI-BUG INTO 1/2-INCH TUBING
OPTION 1

-  1 SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER:
2 RAIN BIRD XERI-BUG EMITTER
3 UNIVERSAL 1/2" TUBING STAKE:
RAIN BIRD TS-025
4 1/2" DISTRIBUTION TUBING:
RAIN BIRD XQ TUBING
(LENGTH AS REQUIRED)
5 TOP OF MULCH
6 1/2" SELF-PIERCING BARB CONNECTOR:
RAIN BIRD SPB-025
7 1/2" POLYETHYLENE TUBING:
RAIN BIRD XF SERIES TUBING OR
RAIN BIRD XT-700 XERI-TUBE OR
RAIN BIRD XBS BLACK STRIPE
8 TUBING
FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO 1/2" POLYETHYLENE TUBING.
2. SHOULD THE EMITTER BECOME DISLODGED UNREGULATED FLOW WILL OCCUR.
3. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH

BARB CONNECTOR INTO 1/2" TUBING
WITH 1/4" TUBING, STAKE AND XERI-BUG
OPTION 3

CONTROL VALVE DETAIL



IRRIGATION PLAN

1/8" = 1'-0"

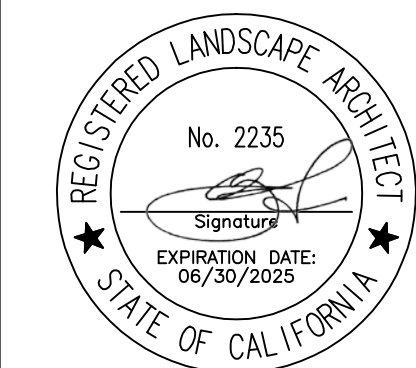
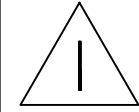
W. Jeffrey Heid
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C-2235

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REVISED 5/27/25



IZADDOOST/
DELPAZIRIAN
RESIDENCE

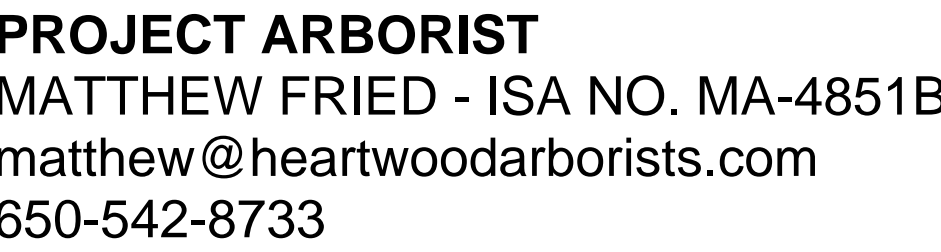
for:
MEHDI IZADDOOST AND
AMIR DELPAZIRIAN
725 NEWHALL ROAD
BURLINGAME, CA. 94010

IRRIGATION PLAN

date: 4/3/25
scale: NOTED
drawn by: W.J.H.
job no. 202512
sheet

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of shes



TREE INVENTORY DATE: 5/12/2025
TREE PROTECTION MARKUP BY:
MATTHEW FRIED (ISA NO. MA-4851B)

**REFER TO SHEET T-1.2 FOR TREE
PROTECTION REQUIREMENTS**

- 2 PROTECTED TREE
- 1 NON-PROTECTED TREE
- X TREE (REMOVE)
- TREE PROTECTION FENCE

*TRUNK DIAMETERS OF OFFSITE TREES ARE VISUAL ESTIMATES

Tree #	Protected	Preserve / Remove	Species	Trunk dia. (in.)	Health	Structure	Impact Level	Comments
1	Yes	Remove	Norway maple Acer platanoides	4	Poor	Poor	NA	Red/puple cultivar
2	Yes	Remove	Coast redwood Sequoia sempervirens	62	Good	Good	NA	
3	No	Remove	Black acacia Acacia melanoxylon	6, 5, 4, 4, 4	Good	Poor	NA	Stump sprout origin
4	Yes	Preserve	Coast redwood Sequoia sempervirens	50	Good	Good	Low	DBH estimated due to access restrictions
5	Yes	Preserve	Coast redwood Sequoia sempervirens	48	Good	Good	Low	DBH estimated due to access restrictions
6	Yes	Remove	Coast live oak Quercus agrifolia	32	Good	Good	NA	
7	No	Remove	Giant dracaena Cordyline australis	8, 8	Fair	Fair	NA	
8	No	Remove	Sweetgum Liquidambar styraciflua	8	Good	Fair	NA	Codominant at 5 ft
9	Yes	Preserve	Sweetgum Liquidambar styraciflua	28	Good	Poor	Low/ Moderate	Offsite tree topped for overhead lines.

Red Polygon Area
Within the area denoted by the red polygon, no disturbance is permitted below 24 inches from existing grade.

Any roots greater than 2 inches in diameter encountered during work shall be left intact and undamaged until they can be evaluated by the Project Arborist.

A root barrier is recommended along the edge of the new driveway to reduce the potential for future root encroachment.

200 S Hill Blvd. San Francisco, CA 94112
650.542.8733 w/heartwoodarborists.com

**728 NEWHALL ROAD
BURLINGAME, CALIFORNIA 94010**

SCALE: AS SHOWN

SHEET 1 of 2

T-1.1

TREE PROTECTION REQUIREMENTS

PRECONSTRUCTION PHASE

1.TREE PROTECTION FENCES.

- FENCES SHALL BE INSTALLED AT THE LOCATIONS AND DISTANCES SHOWN ON SHEET T-1.
- FENCES SHALL CONFORM TO THE SPECIFICATION AT RIGHT.

THE AREA WITHIN THE FENCE IS THE **TREE PROTECTION ZONE (TPZ)**.

2.TREE PROTECTION VERIFICATION

NOTIFY THE PROJECT ARBORIST AFTER TREE PROTECTION MEASURES HAVE BEEN INSTALLED. THE PROJECT ARBORIST SHOULD INSPECT THE MEASURES TO VERIFY THEIR COMPLIANCE.

3.MEETING WITH PROJECT ARBORIST

PRIOR TO BEGINNING ANY WORK OR DEMOLITION, ALL CONTRACTORS INVOLVED WITH THE PROJECT SHOULD ATTEND A PRE-CONSTRUCTION MEETING WITH THE PROJECT ARBORIST TO:

- REVIEW THE TREE PROTECTION GUIDELINES. ACCESS ROUTES, STORAGE AREAS, AND WORK PROCEDURES WILL BE DISCUSSED.
- IDENTIFY ANY POTENTIAL CLEARANCE PRUNING THAT MAY BE REQUIRED TO ACCOMMODATE CONSTRUCTION.
- THE GENERAL CONTRACTOR OR PROJECT MANAGER IS RESPONSIBLE FOR SCHEDULING THIS MEETING.

DEMOLITION PHASE

4.WHEN DEMOLISHING EXISTING FEATURES WITHIN TPZS, START WORK CLOSE TO TREES AND MOVE BACKWARD, LIMITING EQUIPMENT TO STILL-PAVED AREAS.

CONSTRUCTION PHASE

5. MAINTAIN TREE PROTECTION FENCES AROUND ALL TPZS AND INSPECT DAILY FOR DAMAGE AND PROPER FUNCTION.

6. DO NOT REMOVE, ADJUST, OR WORK INSIDE ANY TPZ WITHOUT CONSULTING THE PROJECT ARBORIST.

7. ANY WORK WITHIN ANY TPZ MUST BE APPROVED BY THE PROJECT ARBORIST PRIOR TO BEGINNING THE TASK.

8. ROOT MANAGEMENT

- IF ROOTS OVER 1" IN DIAMETER ARE ENCOUNTERED WHEN EXCAVATING IN ANY LOCATION:
- HAND-DIG THE EDGE NEAREST THE TRUNK TO THE FULL DEPTH OF THE FEATURE BEING INSTALLED OR TO A DEPTH OF 3 FEET, WHICHEVER IS SHALLOWER.
- ROUTE CONDUIT AND OTHER FEATURES AROUND AND BETWEEN ROOTS WHEN POSSIBLE.

- IF ROOTS 1-2 INCHES IN DIAMETER MUST BE CUT, SEVER THEM CLEAN AND SQUARE AT UNDAMAGED TISSUE USING BYPASS PRUNERS FOR A SHARP SAW.

- IF ROOTS OVER 2" MUST BE CUT, STOP WORK IN THAT AREA AND CONTACT THE PROJECT ARBORIST IMMEDIATELY FOR GUIDANCE.

- THE PROJECT ARBORIST WILL INSPECT THE EXPOSED ROOT(S) TO ASSESS THE IMPACT OF CUTTING AND OVERSEE/DOCUMENT ANY APPROVED ROOT CUTTING.

- EXPOSED ROOTS AND UPPER 3 FEET OF TRENCH WALLS SHALL BE COVERED WITH 3-4 LAYERS OF BURLAP OR ABSORBENT FABRIC AND KEPT MOIST UNTIL BACKFILLED.

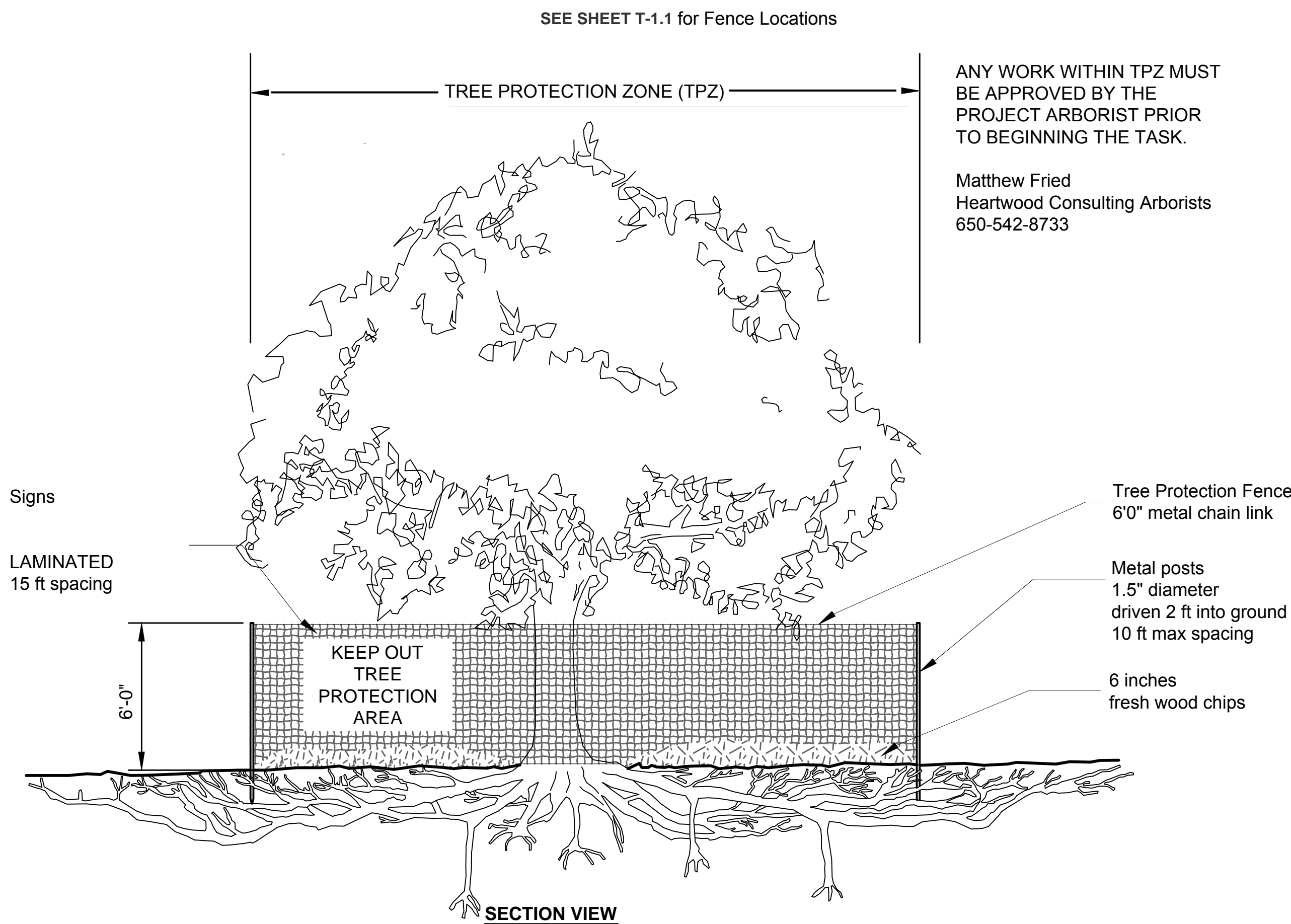
9. PRUNING / TRIMMING

ANY PRUNING OF ANY LIMBS OR ROOTS OVER 2" DIAMETER MUST BE SUPERVISED BY THE PROJECT ARBORIST.

POST-CONSTRUCTION PHASE

10. POST-CONSTRUCTION REMEDIAL TREATMENTS AND/OR MAINTENANCE MAY BE PRESCRIBED BY THE PROJECT ARBORIST NEAR THE END OF THE PROJECT. ANY DIRECTIVES WILL BE SITE-SPECIFIC AND TAILORED TO:

- THE OBSERVED DISRUPTIVENESS OF CONSTRUCTION ACTIVITIES
- TREE CONDITION AND RESPONSE TO CONSTRUCTION
- TIME OF YEAR AND RECENT WEATHER



S-X

TREE PROTECTION

URBAN TREE FOUNDATION © 2014
Modified by Heartwood Consulting Arborists



PROJECT ARBORIST

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728 NEWHALL ROAD
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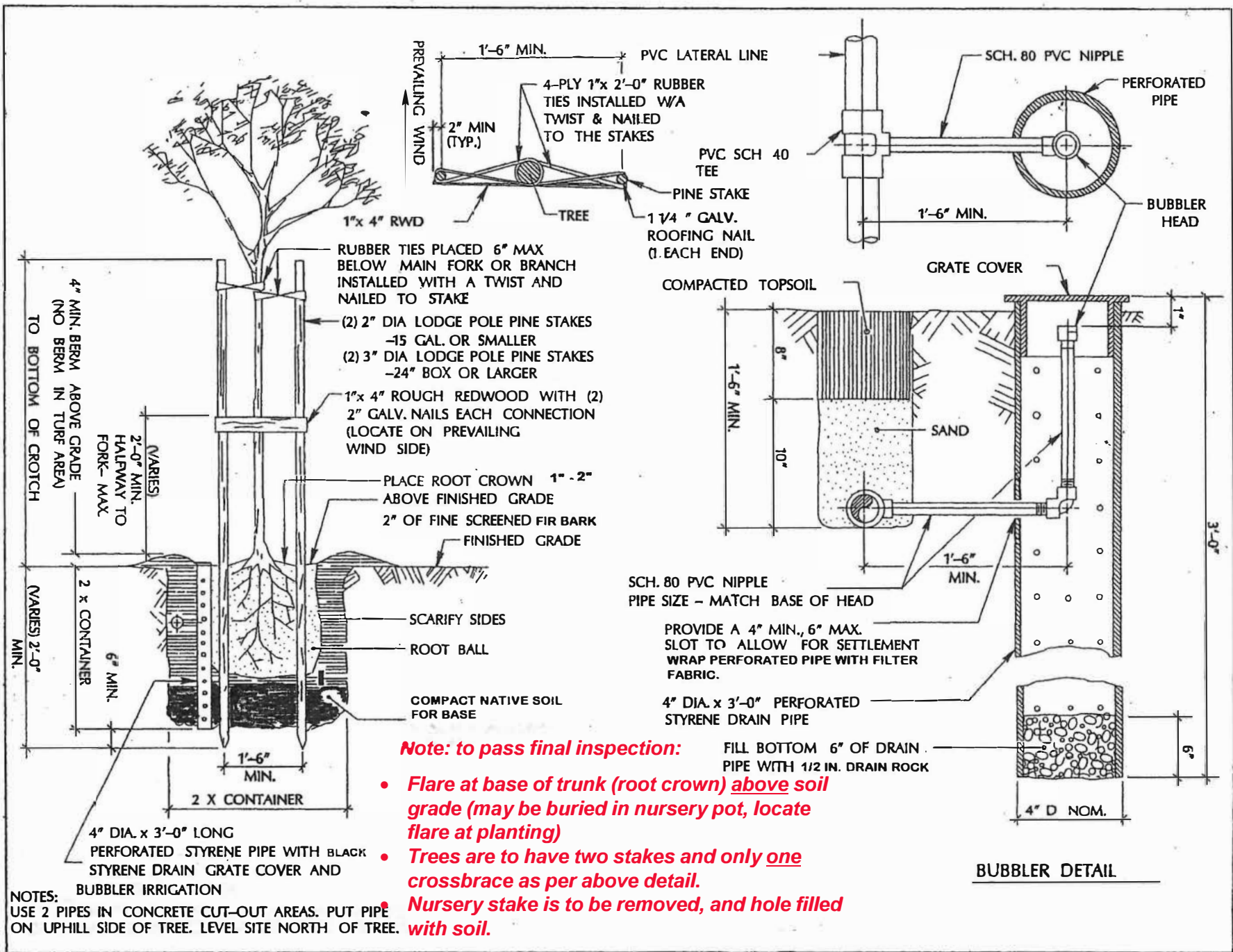
SCALE: AS SHOWN

TREE PROTECTION PLAN

SHEET 2 of 2

T-1.2

TREE PLANTING WITH BUBBLER IRRIGATION



Note: to pass final inspection:

- **Flare at base of trunk (root crown) above soil grade (may be buried in nursery pot, locate flare at planting)**
- **Trees are to have two stakes and only one crossbrace as per above detail.**
- **Nursery stake is to be removed, and hole filled with soil.**
- **Ties are to be loosely installed so the tree can move when shaken.**