

PROJECT INFORMATION: NEW HOME

PROJECT ADDRESS: APN: 049-020-070

BUILDING OCCUPANCY GROUP: R-3(U)
 TYPE OF CONSTRUCTION: VB
 NUMBER OF DWELLING UNITS: 1
 STORIES: 2
 (E) COVERED PARKING SPACES: 2
 (E) UNCOVERED PARKING SPACES: 2
 LOT SIZE: 9.73 AC. (P/SURVEY)
 423,870 SF

PROPOSED FLOOR AREA BREAKDOWN
 (SEE SHEET A-0.2 SQUARE FOOTAGE DIAGRAMS)

ZONING S-102
 MAXIMUM FLOOR AREA FOR >30,000 SF LOT: 8,600.0 SF
 HABITABLE SPACE AREA (1ST, 2ND & 3RD) = 5,282.4 SF
 GARAGE AREA = 543.0 SF

TOTAL PROPOSED FLOOR AREA = 5,968.37 SF < 8,600.0 SF = OK
 SEE CALCULATIONS ON SHEET A-0.2

MAXIMUM SITE COVERAGE 25% OF LOT: 105,967.5 SF
 SEE CALCULATION ON SHEET A-1.0

APPLICABLE CODES:

1. ALL WORK DESCRIBED HEREIN SHALL COMPLY WITH THE LATEST BUILDING CONSTRUCTION CODES AS ADOPTED OR AMENDED BY THE STATE OF CALIFORNIA AND THE COUNTY OF SAN MATEO.

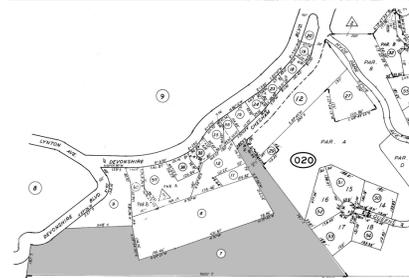
CALIFORNIA RESIDENTIAL CODE 2019
 CALIFORNIA BUILDING CODE 2019
 CALIFORNIA MECHANICAL CODE 2019
 CALIFORNIA PLUMBING CODE 2019
 CALIFORNIA ELECTRICAL CODE 2019
 TITLE 24 ENERGY REGULATIONS 2019
 CALIFORNIA FIRE CODE 2019
 CALIFORNIA GREEN BUILDING CODE 2019

AUTOMATED SPRINKLERS: YES
 FIRE SPRINKLERS PLANS UNDER SEPARATE PERMIT

SEPTIC SYSTEM: YES

SCOPE OF WORK:

- SITE DEVELOPMENT:
 - NEW ACCESS ROAD, FIRE TRUCK TURN-AROUND AND UNCOVERED GUEST PARKING;
 - REAR PATIO, DECK AND RETAINING WALLS;
- NEW HOME TO INCLUDE:
 - TWO-CAR GARAGE
 - 2BR / 2.5 BA.
 - GREAT ROOM (KITCHEN, LIVING ROOM, DINING ROOM, PANTRY), TV ROOM, ART STUDIO, STORAGE.
 - STAIRCASES & RESIDENTIAL ELEVATOR.
- UTILITIES:
 - NEW SEPTIC SYSTEM
 - NEW UNDERGROUND JOINT TRENCH FOR GAS, ELECTRIC & DSL LINES



1 PARCEL AND VICINITY MAPS

PROJECT OWNER: TATYANA & ALEXANDER BAGERMAN
 239 Manor Dr. San Carlos CA 94070
 bagerman@gmail.com
 PH: (650) 504 7424

PROJECT DESIGNER: Patrick J. Flanders
 Flanders Bay Company (FBC West)
 patrick@flandersbayco.com
 12175-C Saratoga-Sunnyvale Road
 Saratoga, CA 95070
 PH: 408-354-0949 / 408-348-6355
 East Coast Office: P.O.Box 528
 Bemus Point, NY 14712
 PH: 716-462-5428
 & BEKOM DESIGN, INC.
 19969 Stevens Creek Blvd.
 Cupertino, CA 95014
 info@bekomdesign.com
 PH: 408-203-4686

GEOTECH ENGINEER Igor Gary Kleynar
 MTR, Inc.
 2076 16th Ave.
 San Francisco, CA 94116
 tesr@earthlink.net
 PH: (415) 602 2290

ARBORIST Robert Weatherill
 Advanced Tree Care
 Certified Arborist WE 1936A
 965 East San Carlos Ave, San Carlos

SURVEY Mirko Ferreira, Principal
 Lea & Braze Engineering, Inc.
 Civil Engineers | Land Surveyors
 WWW.LEABRAZE.COM
 Email: mf@leabraze.com
 PH: 510-887-4086 x.106

CIVIL Vladimir Zelenko, PE
 NorCal PEG
 1827 Carmelita Dr.
 San Carlos, CA 94070
 PH: (650) 631-3850

2 PROJECT INFORMATION

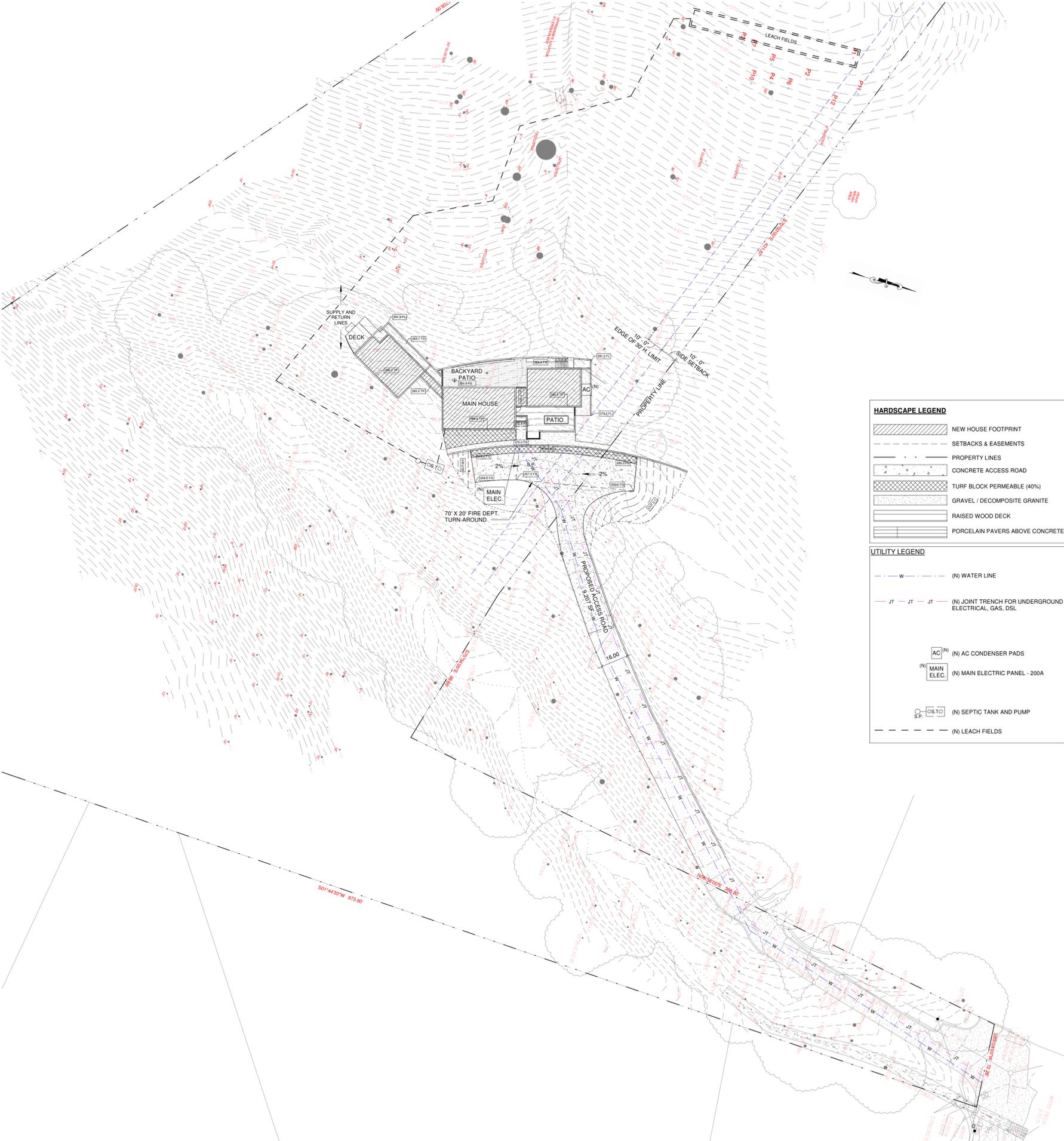
#	SHEET #	SHEET NAME
0	A-0.0	COVER SHEET
1	A-0.1	3D VIEWS / MATERIAL BOARD / LIGHTING SPECS.
2	A-0.2	SQUARE FOOTAGE DIAGRAMS / DAYLIGHT PLANES
3	A-0.3	ARBORIST REPORT
4	A-0.4	ARBORIST REPORT / TREE PROTECTION PLAN
5	A-0.5	NOTES
10	A-1.0	PROPOSED SITE PLAN / SITE COVERAGE
11	A-1.01	LANDSCAPE PLANS
12	A-1.1	PROPOSED 1ST FLOOR PLAN
13	A-1.2	PROPOSED 2ND FLOOR PLAN
14	A-1.3	PROPOSED 3RD FLOOR PLAN
15	A-2.0	PROPOSED ROOF PLAN
16	A-3.0	ELEVATIONS '1' (EAST) & '8' (WEST)
17	A-3.1	ELEVATIONS '2' & '2A' (NORTH)
18	A-3.2	ELEVATIONS '3' (SOUTH) & '7' (NORTH-EAST)
19	A-3.3	ELEVATIONS '4', '5' & '6'
20	A-4.0	SECTIONS 'A' & 'B'
21	A-4.1	SECTIONS 'C' & 'D'
23	A-4.2	SECTIONS 'E', 'F' & 'G'
40	C1	GRADING & DRAINAGE
41	C2	GRADING & DRAINAGE

3 PROJECT DIRECTORY
 1/4" = 1'-0"

#	SHEET #	SHEET NAME
42	C3	SECTIONS & DETAILS
50	US 1	TOPOGRAPHIC SURVEY
51	US 2	TOPOGRAPHIC SURVEY
52	US 3	TOPOGRAPHIC SURVEY
53	US 4	TOPOGRAPHIC SURVEY

4 SHEET INDEX

TOTAL SHEETS: 29



HARDSCAPE LEGEND

- NEW HOUSE FOOTPRINT
- SETBACKS & EASEMENTS
- PROPERTY LINES
- CONCRETE ACCESS ROAD
- TURF BLOCK PERMEABLE (40%)
- GRAVEL / DECOMPOSITE GRANITE
- RAISED WOOD DECK
- PORCELAIN PAVERS ABOVE CONCRETE

UTILITY LEGEND

- (N) WATER LINE
- (N) JOINT TRENCH FOR UNDERGROUND ELECTRICAL, GAS, DSL
- (N) AC CONDENSER PADS
- (N) MAIN ELECTRIC PANEL - 200A
- (N) SEPTIC TANK AND PUMP
- (N) LEACH FIELDS

BAGERMAN RESIDENCE
SAN CARLOS, CA 94070

NEW RESIDENCE - APN 049-020-070
 OWNERS: TATYANA & ALEXANDER BAGERMAN

PATRICK J. FLANDERS
FLANDERS BAY COMPANY
 &
BEKOM DESIGN, INC
 E-MAIL: INFO@BEKOMDESIGN.COM
 PH: 408.203.4686 / 408.726.0017

ISSUANCES

No.	Description	Date
	PLANNING SUBMITTAL	12.22.2020

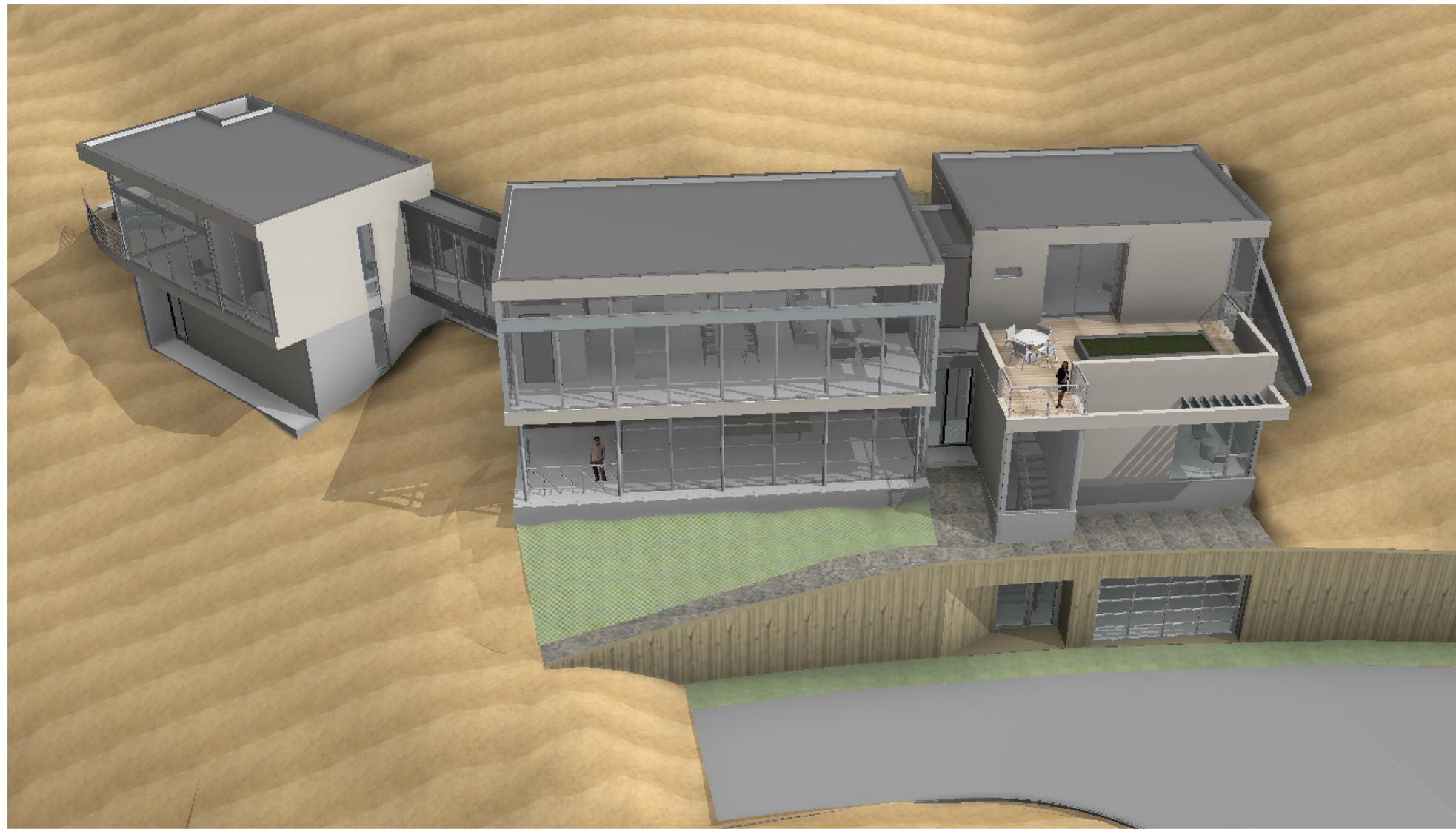
Checked By: _____ Checker

COVER SHEET

Drawing Scale: As indicated
 Job No. PROPOSED

A-0.0

6 PROPOSED SITE PLAN - LOCATION
 1" = 30'-0"



4 PROPOSED RENDERING
1/8" = 1'-0"



WINDOWS STRUCTURE:
BENJAMIN MOORE 2121-30
(PEWTER) / LRV 33



ROUND POSTS:
BENJAMIN MOORE:
2121-40 / LRV 57.53



CONCRETE WALL:
NATURAL FINISH (GREY)



CONCRETE WALL FINISH:
BASALT LINER STAINED



STUCCO-COLOR: NATURAL
FINISH: SMOOTH - SMOOTH



FASCIA:
BRIDGE & ELEVATOR:
BENJAMIN MOORE:
2121-20 / LRV 19.37



ACCENT WALL:
PERFORATED METAL (GALVALUME)
WITH BACK WALL IN COLOR:
BENJAMIN MOORE 2114-20 / LRV: 5.41



WINDOWS-
WESTERN ALUMINUM
SATIN ANODIZED



GARAGE DOOR: MARTIN ATHENA
FINISH: ALUMINUM ANODIZED / FROSTED GLASS



ENTRY DOOR:
WESTERN ALUMINUM
SATIN ANODIZED



WALL SCONCE-
KUZKO LIGHTING CASA LED
12V (800LUMENS)/3000 K
GREY



STEP LIGHT:
WAC LIGHTING STEP LIGHT
12V / AM AMBER
CAST STAINLESS STEEL



RAILINGS-
2X2 POSTS WITH 1/4" RODS
AND SQUARE HANDRAIL
SS FINISH

EverGuard® TPO Colors:



Slate Gray 740

BAGERMAN RESIDENCE - EXTERIOR MATERIAL BOARD

1 MATERIAL BOARD
1/4" = 1'-0"

Casa LED Outdoor Wall Sconce

By Kuzko Lighting



Product Options

Finish: Black, Grey
Size: Small, Medium, Large

Details

- Square backplate
- Designed in 2018
- Material: Die-cast Aluminum
- Shade Material: Polymer
- Dimmable when used with a Electronic low voltage (ELV) Dimmer (Not Included)
- Dimmer Range: 100-100%
- ADA compliant
- ETL Listed
- Warranty: 5 Year LED, 1 Year Fixture
- Made in China

Dimensions

Small Option Fixture: Width 4.5", Height 4.5", Depth 1"
Medium Option Fixture: Width 6.75", Height 6.75", Depth 1"
Large Option Fixture: Width 8.25", Height 8.25", Depth 1"

Lighting

- Small Option: 11 Watt (800 Lumens) 120 Volt Integrated LED- CRI: 90 Color Temp: 3000K Lifespan: 50000 hours
- Medium Option: 23 Watt (1600 Lumens) 120 Volt Integrated LED- CRI: 90 Color Temp: 3000K Lifespan: 50000 hours
- Large Option: 32 Watt (2400 Lumens) 120 Volt Integrated LED- CRI: 90 Color Temp: 3000K Lifespan: 50000 hours

Additional Details

Product URL:
<https://www.kuzko.com/casa-led-outdoor-wall-light-by-kuzko-lighting-KUZP205808.html>
Rating: ETL Listed

Product ID: KUZP205808

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:



Notes:

Blank notes area.



2 EXTERIOR WALL SCONCES SPECS.
NOT TO SCALE

**RECTANGLE STEP LIGHTS 12V
4011**

WAC
LANDSCAPE LIGHTING



Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION

Horizontal rectangle step light designed for safety and style on stairways, patios, decks, balconies, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting outdoor lighting solutions. Creates an attractive, seamless impression at night.

- Solid die-cast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- IP65 rated, Protected against high-pressure water jets
- Conveniently adapts into existing 12V system
- Invisible hardware
- Maintains constant lumen output against voltage drop
- UL 1818 Listed

SPECIFICATIONS

Input: 9-15VAC (Transformer is required)
Power: 2W / 3.1VA
CRI: 90
Mounting: Fits into 2" x 4" J-Box with minimum inside dimensions of 2 1/4" x 2 1/4" x 2 1/4" Includes bracket for J-Box mount.

Rated Life: 60,000 hours

ORDERING NUMBER

Color Temp	CRI	Finish	Material	Lumens			
27	2700K	90	BK Bronze on Brass	17			
			BL Black on Aluminum	17			
			BZ Bronze on Aluminum	17			
			WT White on Aluminum	17			
			AM Amber	17			
			SS Cast Stainless Steel	17			
30	3000K	90	BK Bronze on Brass	17			
			BL Black on Aluminum	17			
			BZ Bronze on Aluminum	17			
			WT White on Aluminum	17			
			AM Amber	17			
			SS Cast Stainless Steel	17			
AM	Amber	-	BK Black on Aluminum	17			
			BZ Bronze on Aluminum	17			
			WT White on Aluminum	23			
			SS Cast Stainless Steel	14			

**RECTANGLE STEP LIGHTS 12V
4011**

WAC
LANDSCAPE LIGHTING



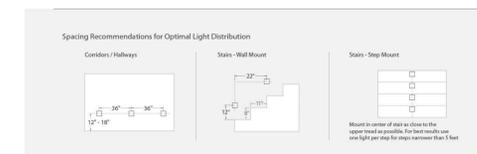
Magnetic Transformers
Stainless Steel (2-1/2" x 1-1/2" x 1-1/2") (UL 1818 listed)
See transformer spec sheet for details and accessories

Model	Power Rating
9025-TBN-SS	250W Max
9150-TBN-SS	150W Max
9300-TBN-SS	200W Max
9600-TBN-SS	600W Max

TESTED MAGNETIC LOW VOLTAGE (MV) DIMMERS

Luminaire	Manufacturer	Family	Model	Dimmer		Note
				Power Rating	Range*	
4011	Lutron	Skajek	SDP-600P	600W	17% - 100%	Best performance
				600W	17% - 100%	Best performance
				1000W	Not recommended	

*Line end of this range is determined by output current which may not directly translate to the permitted light output
WAC Lighting fixtures are compatible with a variety of dimmers. For your convenience we have included a compatibility chart showing dimmers which have been tested with our products. The recommended dimmer is based upon testing conducted in a lab, and the results can vary in certain field applications due to the number of fixtures. Exclusion from the list does not imply incompatibility, just that it has not been tested by WAC Lighting. Please reference the dimmer manufacturer's instructions for installation, or contact a WAC Lighting professional at 800-526-2586.



Headquarters/Eastern Distribution Center
1900 Arch Road
Lafayette, CA 94501

3 EXTERIOR STEP LIGHT SPECS.
NOT TO SCALE

BAGERMAN RESIDENCE
SAN CARLOS, CA 94070
NEW RESIDENCE - APN 049-020-070
OWNERS: TATYANA & ALEXANDER BAGERMAN

PATRICK J. FLANDERS
FLANDERS BAY COMPANY
&
BEKOM DESIGN, INC.
E-MAIL: INFO@BEKOMDESIGN.COM
PH: 408.203.4686 / 408.726.0017



ISSUANCES

No.	Description	Date
1	PLANNING SUBMITTAL	12.22.2020

Checked By: _____ Checker: _____

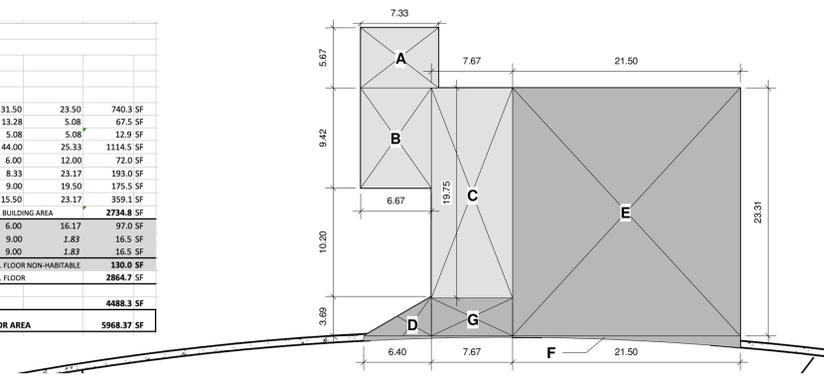
**3D VIEWS /
MATERIAL
BOARD /
LIGHTING
SPECS.**

Drawing Scale: As indicated

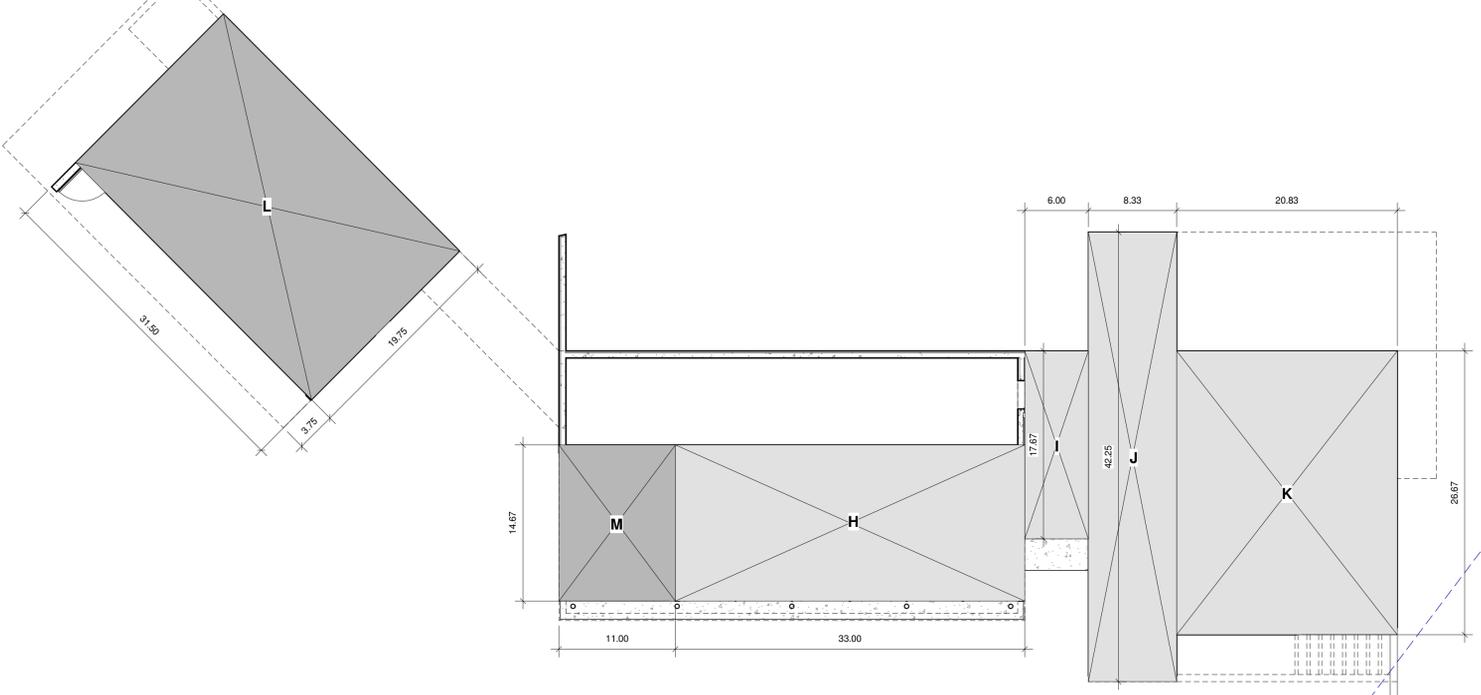
Job No. PROPOSED

A-0.1

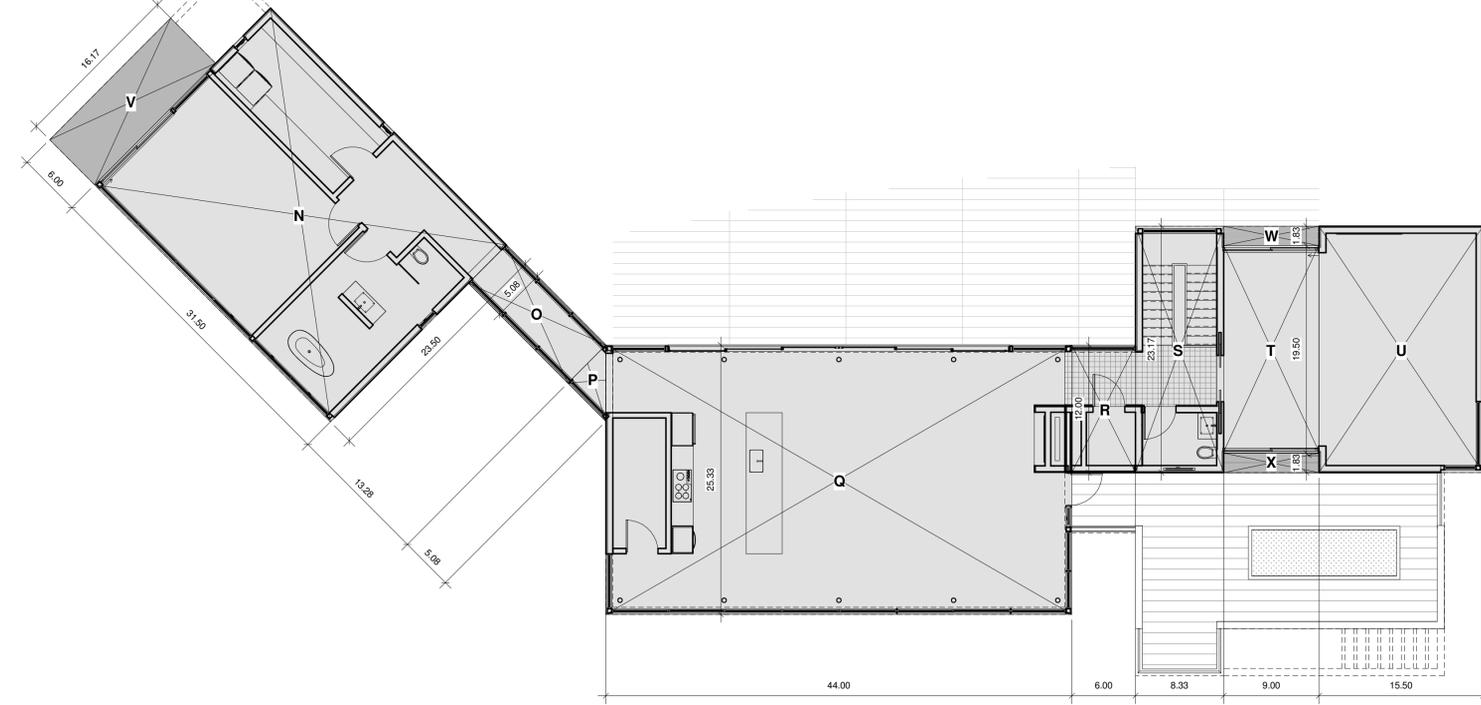
BUILDING AREA SQUARE FOOTAGE BREAKDOWN				NEW HOME							
SPACE	H	V	TOTAL								
FIRST FLOOR				SECOND FLOOR			THIRD FLOOR				
A	7.33	5.67	41.6 SF	H	33.00	14.67	484.1 SF	N	31.50	23.50	740.3 SF
B	6.67	9.42	62.8 SF	I	6.00	17.67	106.0 SF	O	13.28	5.08	67.5 SF
C	7.67	19.75	151.5 SF	J	8.33	42.25	351.9 SF	P	5.08	5.08	12.9 SF
TOTAL 1ST FLOOR BUILDING AREA			255.9 SF	K	20.83	26.67	555.5 SF	Q	44.00	25.33	1114.5 SF
D	6.40	3.69	23.6 SF	TOTAL 2ND FLOOR BUILDING AREA			1497.6 SF	R	6.00	12.00	72.0 SF
E	21.50	23.31	501.2 SF	L	31.50	19.75	622.1 SF	S	8.33	23.17	193.0 SF
G	7.67	3.69	28.3 SF	H	11.00	14.67	161.4 SF	T	9.00	19.50	175.5 SF
F			13.6 SF	TOTAL 2ND FLOOR NON-HABITABLE			783.5 SF	U	15.50	23.17	359.1 SF
TOTAL 1ST FLOOR NON-HABITABLE			566.7 SF	V	6.00	16.17	97.0 SF	3RD FLOOR BUILDING AREA			2734.8 SF
TOTAL 1ST FLOOR			822.5 SF	W	9.00	1.83	16.5 SF	TOTAL 3RD FLOOR NON-HABITABLE			130.0 SF
				X	9.00	1.83	16.5 SF	TOTAL 3RD FLOOR			2864.7 SF
				TOTAL HABITABLE:			4488.3 SF				
				TOTAL BUILDING FLOOR AREA			5968.37 SF				



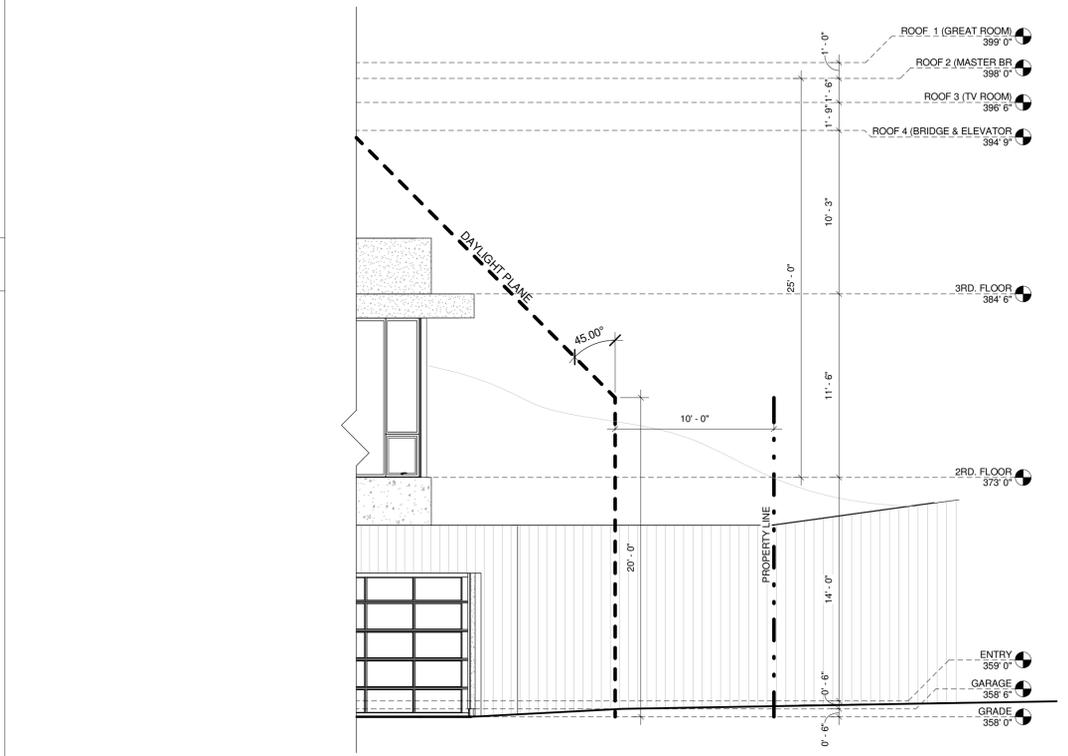
1 PROPOSED 1ST. FLOOR - FLOOR AREA DIAGRAM
1/8" = 1'-0"



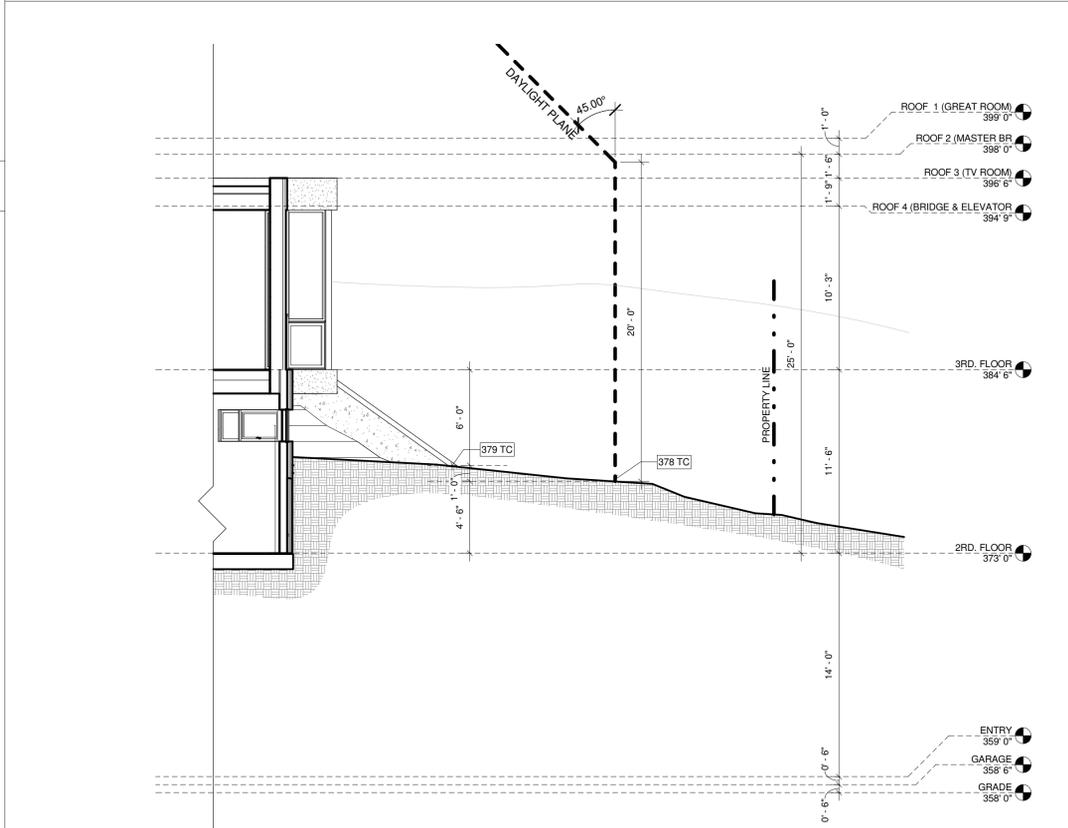
2 PROPOSED 2ND. FLOOR - FLOOR AREA DIAGRAM
1/8" = 1'-0"



3 PROPOSED 3RD FLOOR - FLOOR AREA DIAGRAM
1/8" = 1'-0"



4 DAYLIGHT PLANE 1
3/16" = 1'-0"



5 DAYLIGHT PLANE 2
3/16" = 1'-0"

BAGERMAN RESIDENCE
SAN CARLOS, CA 94070
 NEW RESIDENCE - APN 049-020-070
 OWNERS: TATYANA & ALEXANDER BAGERMAN

PATRICK J. FLANDERS
 FLANDERS BAY COMPANY
 &
 BEKOM DESIGN, INC
 E-MAIL: INFO@BEKOMDESIGN.COM
 PH: 408.203.4686 / 408.726.0017

ISSUANCES

No.	Description	Date
	PLANNING SUBMITTAL	12.22.2020

Checked By: _____ Checker

SQUARE FOOTAGE DIAGRAMS / DAYLIGHT PLANES

Drawing Scale: As indicated
 Job No. PROPOSED

A-0.2

Advanced Tree Care

965 East San Carlos Ave, San Carlos

Chesham Ave., San Carlos
December 17, 2020

Alex and Tatyana Bagerman
239 Manor Dr
San Carlos, CA 94070

Site: Chesham Ave., San Carlos

Dear Alex and Tatyana,

At your request I visited the above site for the purpose of inspecting and commenting on the regulated trees around the property. A new home is planned, prompting the need for this tree protection report.

Method:
San Mateo County regulates Significant Trees whereby a "SIGNIFICANT TREE" shall mean any live woody plant rising above the ground with a single stem or trunk of a circumference of 38" (Diameter 12.1") or more measured at 4 1/2" vertically above the ground or immediately below the lowest branch, whichever is lower, and having the inherent capacity of naturally producing one main axis continuing to grow more vigorously than the lateral axes.

The location of the Significant trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 34 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

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

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

If you have any questions, please don't hesitate to call.

Sincerely

Robert Weatherill
Certified Arborist WE 1936A

Advanced Tree Care

965 East San Carlos Ave, San Carlos

Chesham Ave., San Carlos
December 17, 2020

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Coast live oak <i>Quercus agrifolia</i>	13.9/11.0/16.0"	30/20	60	Fair health and condition, codominant at grade, Significant
2	Buckeye <i>Aesculus californica</i>	6.5"	20/10	50	Fair health and condition Not Significant
3	Coast live oak <i>Quercus agrifolia</i>	11.2"	10/15	20	Poor health and condition, almost dead, suppressed and leaning, Not Significant
4	Coast live oak <i>Quercus agrifolia</i>	10.5"	20/15	30	Poor health and condition, suppressed, leaning, Not Significant
5	Coast live oak <i>Quercus agrifolia</i>	14.2"	30/20	55	Fair health and condition, thin canopy, decay at base, Significant
6	Coast live oak <i>Quercus agrifolia</i>	20.4"	40/30	55	Fair health and condition, suppressed by adjacent, Significant
7	California bay <i>Umbellularia californica</i>	7.2"	30/10	60	Good health and condition, Not Significant
8	Buckeye <i>Aesculus californica</i>	8.3"	15/20	40	Poor health and condition, leaning Not Significant
9	Coast live oak <i>Quercus agrifolia</i>	26.1"	40/40	60	Fair health and condition, codominant at 4', Significant
10	Buckeye <i>Aesculus californica</i>	6.4"	20/10	50	Fair health and condition Not Significant
11	Coast live oak <i>Quercus agrifolia</i>	21.0"	20/30	60	Fair health and condition, leaning Significant
12	Buckeye <i>Aesculus californica</i>	5.1/5.0"	15/10	40	Poor health and condition, decay at base, Not Significant
13	Coast live oak <i>Quercus agrifolia</i>	20.4"	40/25	60	Fair health and condition, slight lean Significant
14	California bay <i>Umbellularia californica</i>	9.5/16.0"	35/20	50	Fair health and condition, codominant at 3', Significant
15	California bay <i>Umbellularia californica</i>	10.0/6.7"	40/15	40	Poor health and condition, decay at base, codominant at grade Significant
16	California bay <i>Umbellularia californica</i>	9.3"	40/10	50	Fair health and condition, leaning Not Significant
17	California bay <i>Umbellularia californica</i>	12.6"	40/20	50	Fair health and condition, leaning Significant
18	Buckeye <i>Aesculus californica</i>	6.3"	15/10	40	Poor health and condition Not Significant

Advanced Tree Care

965 East San Carlos Ave, San Carlos

Chesham Ave., San Carlos
December 17, 2020

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
19	Buckeye <i>Aesculus californica</i>	7.8"	15/15	50	Fair health and condition, leaning Not Significant
20	Coast live oak <i>Quercus agrifolia</i>	24.2"	40/40	40	Poor health and condition, <i>phytophthora</i> on trunk, Significant
21	California bay <i>Umbellularia californica</i>	15.0/17.1/14.3/15.1/6.0"	60/30	70	Good health and condition Significant
22	Coast live oak <i>Quercus agrifolia</i>	12.9"	20/20	0	Dead Significant
23	Coast live oak <i>Quercus agrifolia</i>	24"est	25/20	0	Dead Significant
24	Coast live oak <i>Quercus agrifolia</i>	12.5/18.5"	25/20	50	Fair health and condition, thin canopy, Significant
25	Coast live oak <i>Quercus agrifolia</i>	15.4/14.0/11.6"	25/20	50	Fair health and condition, codominant at grade, Significant
26	Coast live oak <i>Quercus agrifolia</i>	13.0"	20/10	45	Poor health and condition, cavity at 3', Significant
27	Coast live oak <i>Quercus agrifolia</i>	18.7"	20/25	50	Fair health and condition, decay at base leaning, Significant
28	Coast live oak <i>Quercus agrifolia</i>	17.9"	25/15	40	Poor health and condition, decay at base, Significant
29	Coast live oak <i>Quercus agrifolia</i>	20.5/7.0"	20/20	50	Fair health and condition, decay at base codominant at grade, Significant
30	Coast live oak <i>Quercus agrifolia</i>	10.5"	15/15	40	Poor health and condition, decay throughout, Not Significant
31	Coast live oak <i>Quercus agrifolia</i>	13.9"	15/20	40	Poor health and condition Significant
32	Coast live oak <i>Quercus agrifolia</i>	17.3/18.5"	35/20	55	Fair health and condition, codominant at 2', Significant
33	Coast live oak <i>Quercus agrifolia</i>	15.7/18.3/18.5"	35/30	55	Fair health and condition, codominant at 3', Significant
34	Coast live oak <i>Quercus agrifolia</i>	10.2"	12/8	55	Fair health and condition, suppressed by #9, Not Significant
35	Coast live oak <i>Quercus agrifolia</i>	20.2"	20/15	60	Fair health and condition Significant
36	Coast live oak <i>Quercus agrifolia</i>	19.6/9.5/19.1"	30/35	60	Fair health and condition, codominant at grade, Significant

Advanced Tree Care

965 East San Carlos Ave, San Carlos

Chesham Ave., San Carlos
December 17, 2020

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
37	Coast live oak <i>Quercus agrifolia</i>	9.7"	20/8	30	Poor health and condition Not Significant
38	Coast live oak <i>Quercus agrifolia</i>	16.3"@2'	30/15	50	Fair health and condition Significant
39	Coast live oak <i>Quercus agrifolia</i>	14.1/8.6"	25/20	50	Fair health and condition, codominant at grade, Significant
40	Coast live oak <i>Quercus agrifolia</i>	12.1/11.5/11.1/6.0/8.1"	25/25	50	Fair health and condition, codominant at grade, Significant
41	Coast live oak <i>Quercus agrifolia</i>	18.1"	25/20	50	Fair health and condition, broken branch Significant
42	Buckeye <i>Aesculus californica</i>	7.8/7.8"	20/10	60	Fair health and condition, Significant
43	Buckeye <i>Aesculus californica</i>	4.1/2.0"	15/10	50	Fair health and condition, Not Significant
44	Coast live oak <i>Quercus agrifolia</i>	21.8"/11.8"	35/20	65	Good health and condition, included bark at 8 feet Significant

Summary:

The property is a previously undeveloped lot. Many of the trees are in only fair health and condition due to many years of neglect.

The trees on the site are a variety of natives in varying health and condition.

There are 30 Significant trees on the property. Tree #s 1, 5, 6, 9, 11, 13, 14, 15, 17, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31, 32, 33, 35, 36, 38, 39, 40, 41, 42 and 44.

Tree # 14 is in an area that will be graded and will have to be removed.

Tree #s 15, 20, 22, 23, 26, 28 and 31 are all in poor health and condition and should be removed.

Tree #s 5, 6 and 9 are in the proposed driveway and will have to be removed

Tree #s 24, 25, 27 and 29 will be removed as they stand within the foot print of the proposed new buildings. All these trees are only in fair condition (50%) and have issues with decay or and health that cannot be rectified.

Tree #s 1, 11, 13, 17, 21, 32, 33, 35, 36, 38, 39, 40, 41, 42 and 44 should be protected during construction.

The Not Significant trees on this property can be removed if desired.

Advanced Tree Care

965 East San Carlos Ave, San Carlos

Chesham Ave., San Carlos
December 17, 2020

Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1 1/2" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:-

Tree #s 1, 5, 6, 9, 11, 13, 14, 41, 42 and 44 are along the east side of the driveway up to the proposed house. The TPZ fencing should follow the edge of the driveway and extend out to 10 feet from the trunk of the tree where possible.

Tree #s 35, 36, 38, 39 and 40 are along the west side of the driveway up to the proposed house. The TPZ fencing should follow the edge of the driveway and extend out to 10 feet from the trunk of the tree where possible.

Tree # 17: TPZ should be at 8 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6).

Tree # 21: TPZ should be at 20 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6).

Tree # 32: TPZ should be at 20 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6).

Tree # 33: TPZ should be at 20 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6).



IMAGE 2.15-1
Tree Protection Fence at the Dripline



IMAGE 2.15-2
Tree Protection Fence at the Dripline

Type I Tree Protection
The fences shall enclose the entire area under the canopy dripline or TPZ of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (see Images 2.15-1 and 2.15-2). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

Advanced Tree Care

965 East San Carlos Ave, San Carlos

Chesham Ave., San Carlos
December 17, 2020

2. Any pruning and maintenance of the tree shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery particularly along the driveway. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** No limbs greater than 4" in diameter shall be removed.

3. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.⁽²⁾

4. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.⁽²⁾

5. Do Not:⁽⁴⁾

- Allow run off or spillage of damaging materials into the area below any tree canopy.
- Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
- Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
- Allow fires under any adjacent trees.
- Discharge exhaust into foliage.
- Secure cable, chain or rope to trees or shrubs.
- Apply soil sterilants under pavement near existing trees.

6. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.⁽⁶⁾

7. Route pipes into alternate locations to avoid conflict with roots.⁽⁶⁾

8. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.⁽⁶⁾

9. Compaction of the soil within the dripline shall be kept to a minimum.⁽²⁾ If access is required to go through the TPZ of a protected tree, the area within the TPZ should be protected from compaction either with steel plates or with 4" of wood chip overlaid with plywood.

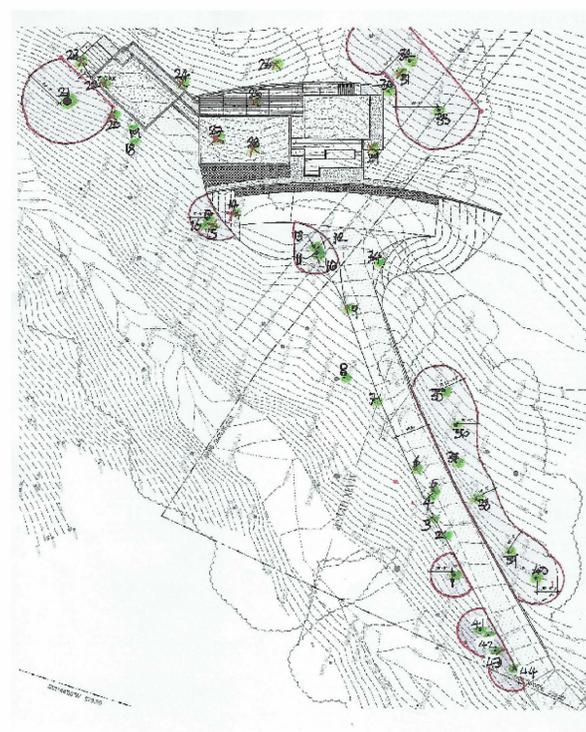
10. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.

11. Ensure upon completion of the project that the original ground level is restored

Advanced Tree Care

965 East San Carlos Ave, San Carlos

Chesham Ave., San Carlos
December 17, 2020



Location of proposed new house, protected trees and their Tree Protection Zones

Advanced Tree Care

965 East San Carlos Ave, San Carlos

Chesham Ave., San Carlos
December 17, 2020

Glossary

Canopy	The part of the crown composed of leaves and small twigs. ⁽²⁾
Cavities	An open wound, characterized by the presence of extensive decay and resulting in a hollow. ⁽¹⁾
Decay	Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin. ⁽¹⁾
Dripline	The width of the crown as measured by the lateral extent of the foliage. ⁽¹⁾
Genus	A classification of plants showing similar characteristics.
Root plate	The point at which the trunk flares out at the base of the tree to become the root system.
Species	A Classification that identifies a particular plant.
Standard height	Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level

References

- Matheny, N.P., and Clark, J.P. *Evaluation of Hazard Trees in Urban Areas*. International Society of Arboriculture, 1994.
- Harris, R.W., Matheny, N.P. and Clark, J.R. *Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines*. Prentice Hall, 1999.
- Carlson, Russell E. *Paulownia on The Green: An Assessment of Tree Health and Structural Condition*. Tree Tech Consulting, 1998.
- Extracted from a copy of Tree Protection guidelines. Anon
- T. D. Sydnor, *Arboricultural Glossary*. School of Natural Resources, 2000
- D Dockter, *Tree Technical Manual*. City of Palo Alto, June, 2001

BAGERMAN RESIDENCE
SAN CARLOS, CA 94070

NEW RESIDENCE - APN 049-020-070

OWNERS: TATYANA & ALEXANDER BAGERMAN

PATRICK J. FLANDERS
FLANDERS BAY COMPANY
&
BEKOM DESIGN, INC.
E-MAIL: INFO@BEKOMDESIGN.COM
PH: 408.203.4686 / 408.726.0017



ISSUANCES		
No.	Description	Date
	PLANNING SUBMITTAL	12.22.2020

Checked By: _____ Checker

ARBORIST REPORT

Drawing Scale: 1/32" = 1'-0"

Job No. PROPOSED

A-0.3

Certification of Performance⁽³⁾

I, Robert Weatherill certify:

- * That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;
- * That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- * That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- * That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- * That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;
- * That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 20 years.

Signed




Robert Weatherill
Certified Arborist WE 1936A
Date: 12/17/20

Terms and Conditions⁽³⁾

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care:

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and its named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warranty or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Advanced Tree Care has no warranty, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.



TREE PROTECTION LEGEND

- ✗ SIGNIFICANT TREES TO BE REMOVED
- ✗ NOT SIGNIFICANT TREES TO BE REMOVED (POOR CONDITION)
- SIGNIFICANT TREES TO BE PROTECTED
- ▨ TREE PROTECTION ZONE (TPZ)

BAGERMAN RESIDENCE
SAN CARLOS, CA 94070
NEW RESIDENCE - APN 049-020-070
OWNERS: TATYANA & ALEXANDER BAGERMAN



PATRICK J. FLANDERS
FLANDERS BAY COMPANY
&
BEKOM DESIGN, INC
E-MAIL: INFO@BEKOMDESIGN.COM
PH: 408.203.4686 / 408.726.0017



ISSUANCES

No.	Description	Date
1	PLANNING SUBMITTAL	12.22.2020

Checked By: _____ Checker

**ARBORIST
REPORT / TREE
PROTECTION
PLAN**

Drawing Scale: As indicated

Job No. PROPOSED

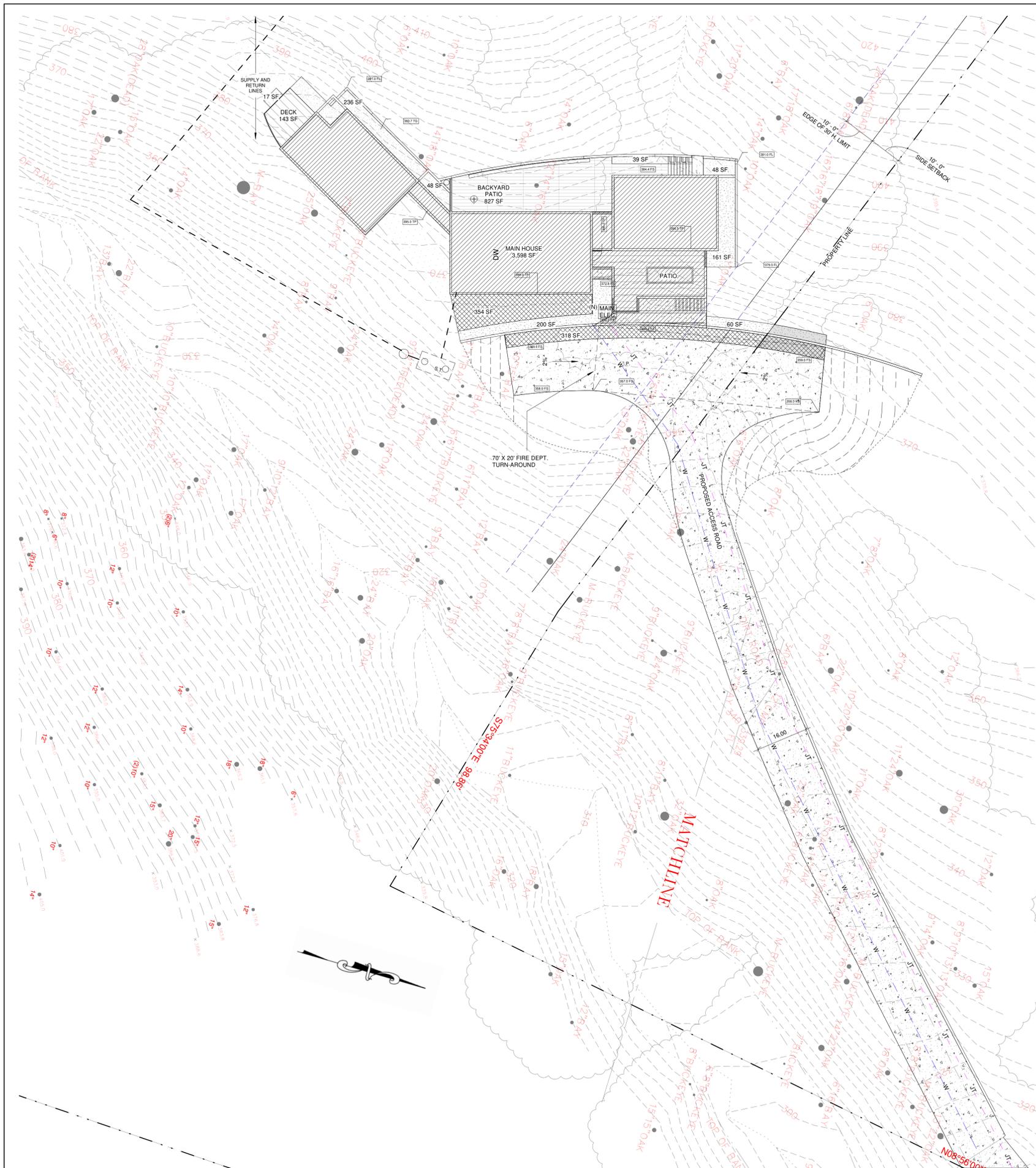
A-0.4

GENERAL NOTES:	EXCAVATION AND SHORING NOTES (SEE ENGINEER DRAWINGS)	PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING:	Midland-Urban Interface Fire Area compliance - construction notes (2019): Section R337 Materials and Construction Methods for Exterior Wildfire Exposure	R337.7.3 Exterior Walls - The exterior wall covering or wall assembly shall comply with one of the following requirements:	Section R337.8 Exterior Windows, Skylights and Doors - R337.8.2 Exterior Glazing - The following exterior glazing materials and/or assemblies shall comply with this section:
<ol style="list-style-type: none"> ALL WORK DESCRIBED HEREIN SHALL COMPLY WITH THE LATEST BUILDING CONSTRUCTION CODES AS ADOPTED OR AMENDED BY THE STATE OF CALIFORNIA AND THE TOWN OF WOODSIDE - 2019 CRC, CBC, CMC, CPC, CEC AND 2019 ENERGY REGULATIONS. EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR FOR COMPATIBILITY WITH THE NEW CONSTRUCTION SHOWN HEREIN. ALL NOTES AND DIMENSIONS SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS. WRITTEN DIMENSIONS SHALL BE PREFERRED. IN CASE OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS, THE DESIGNER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH CONSTRUCTION. THE GENERAL CONTRACTOR OWNER SHALL BE RESPONSIBLE FOR ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION OF THE PROJECT. WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE CURRENT UNIFORM BUILDING CODE. 	<p>AT TIME OF BUILDING PERMIT APPLICATION, PLANS AND ENGINEERING WILL BE SUBMITTED FOR SHORING, AS REQUIRED BY 2019 CBC, CHAPTER 31, REGARDING THE PROTECTION OF ADJACENT PROPERTIES AND AS REQUIRED BY OSHA.</p> <ol style="list-style-type: none"> THE WALLS OF THE PROPOSED BASEMENT SHALL BE PROPERLY SHORED, PRIOR TO CONSTRUCTION ACTIVITY. THIS EXCAVATION MAY REQUIRE TEMPORARY SHORING. A COMPETENT CONTRACTOR SHALL BE CONSULTED FOR RECOMMENDATIONS AND DESIGN SHORING SCHEME FOR EXCAVATION. THE RECOMMENDED DESIGN TYPE OF SHORING SHALL BE APPROVED BY THE ENGINEER OF RECORD AND BY THE SOILS ENGINEER, PRIOR TO IMPLEMENTATION. ALL APPROPRIATE GUIDELINES OF OSHA SHALL BE INCORPORATED INTO THE SHORING DESIGN BY CONTRACTOR AND/OR ENGINEER. WHERE SPACING PERMIT, TEMPORARY CONSTRUCTION SLOPES MAY BE UTILIZED IN LIEU OF SHORING PER SOILS ENGINEER RECOMMENDATION. IF SHORING IS REQUIRED, BEGINNER SHALL SPECIFY ON PLANS WHOSE SOLE RESPONSIBILITY IT IS TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORMWORK, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION OF THE BUILDING. SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL FLOORS, ROOF AND WALL SHEATHING HAVE BEEN ENTIRELY CONSTRUCTED. SHORING PLANS SHALL BE WET STAMPED AND SIGNED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE CITY FOR REVIEW PRIOR TO CONSTRUCTION. IF APPLICABLE, INCLUDE SURCHARGE LOADS FROM ADJACENT STRUCTURES THAT ARE WITHIN THE ZONE OF INFLUENCE (45 DEGREE WEDGE UP THE SLOPE FROM THE BASE OF THE RETAINING WALL) AND /OR DRIVEWAY SURCHARGE LOADS. 	<ol style="list-style-type: none"> 4.303.1.1 All toilets are 1.28 gpm or dual-flush. 4.303.1.3.1 Showerheads have max flow rate of 1.8 gpm at 80 psi. Showerheads shall be certified to the performance criteria of the U.S.EPA WaterSense specs. 4.303.1.2.3 When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or shower outlets controlled by a single valve shall not exceed 1.8 gpm at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. 4.303.1.4.2 Max flow rate for all lavatory faucets is 1.2 gpm at 80 psi. Minimum flow rate shall not be less than 0.8 gpm at 20 psi. 4.303.1.4.4 Kitchen Faucets: max. 1.8 gpm at 60 psi; may temporarily increase to 2.2 gpm but shall default to max 1.8 gpm. 4.303.2 Plumbing fixtures shall comply with CA Plumbing Code. 	<ol style="list-style-type: none"> R337.4.1 Inspection and Certification - Building permit applications and final completion approvals for buildings within the scope and application of this chapter shall comply with the following: <ol style="list-style-type: none"> Building permit issuance. The local building official shall, prior to construction, provide the owner or applicant a certification that the building as proposed to be built complies with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this chapter. Issuance of a building permit by the local building official for the proposed building shall be considered as complying with this section. Building permit final. The local building official shall, upon completion of construction, provide the owner or applicant with a copy of the final inspection report that demonstrates the building was constructed in compliance with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this chapter. Issuance of a certificate of occupancy by the local building official for the proposed building shall be considered as complying with this section. 	<ol style="list-style-type: none"> Noncombustible material. Ignition-resistant material. Heavy timber exterior wall assembly. Log wall construction assembly. Wall assemblies that have been tested in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in ASTM E2707 with the conditions of acceptance shown in Section R337.7.3.1. Wall assemblies that meet the performance criteria in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in SFM Standard 12-7A-1. Exterior underfloor areas. Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2 inch nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure per CRC R327.7.3.1. Exception: Any of the following shall be deemed to meet the assembly performance criteria and intent of this section: <ol style="list-style-type: none"> One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing. The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistant Design Manual. 	<ol style="list-style-type: none"> Exterior windows. Exterior glazed doors. Glazed openings within exterior doors. Glazed openings within exterior garage doors. Exterior structural glass veneer. <ol style="list-style-type: none"> R337.8.2.1 Exterior Windows, Skylights and Exterior Glazed Door Assembly Requirements - Exterior windows, skylights and exterior glazed door assemblies shall comply with one of the following requirements: <ol style="list-style-type: none"> Be constructed of multiple glazing with a minimum of one tempered pane meeting the requirements of Section R308 Safety Glazing, or Be constructed of glass block units, or Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or Be tested to meet the performance requirements of SFM Standard 12-7A-2. R337.8.2.2 Structural Glass Veneer - The wall assembly behind structural glass veneer shall comply with Section R337.7.3. R337.8.3 Exterior Doors - Exterior doors shall comply with one of the following: <ol style="list-style-type: none"> The exterior surface or cladding shall be of noncombustible or ignition-resistant material. The exterior surface or cladding shall be of ignition-resistant material, or Shall be constructed of solid core wood that comply with the following requirements: <ol style="list-style-type: none"> Slits and rails shall not be less than 1 3/8 inches thick. Raised panels shall not be less than 1 1/4 inches thick, except for exterior perimeter of the raised panel that may taper to a tongue no less than 3/8 inch thick. The exterior door assembly shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252. The exterior surface or cladding shall be tested to meet the performance requirements of Section R337.7.3.1 when tested in accordance with ASTM E2207. The exterior surface or cladding shall be tested to meet the performance requirements of SFM Standard 12-7A-1.
<p>SITE NOTES:</p> <ol style="list-style-type: none"> EXISTING GRADE ELEVATION SHALL BE MAINTAINED. PROVIDE A 2% MIN SLOPE AWAY FROM BUILDING AT ALL LANDINGS. ALL NEW SEWER LINES TO HAVE ATMOSPHERIC AND LISTED ACCESSORIES. BACKFLOW PREVENTION VALVES INSTALLED, AND SHALL HAVE AN ATMOSPHERIC RELEASE VALVE INSTALLED UPSTREAM OF THE BACKFLOW VALVE AND A CLEANOUT DOWNSTREAM OF THE BACKFLOW VALVE OUTSIDE THE BUILDING IN CLOSE PROXIMITY TO THE FOUNDATION. STATE ARCHITECT CERTIFIED EARTHQUAKE - ACTUATED GAS SHUT OFF VALVES AT ALL NEW GAS UTILITY METERS 	<ol style="list-style-type: none"> THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.12.A SEWER LATERAL ENCRAGEMENT PERMIT IS REQUIRED. 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 WILL BE INSTALLED BY BUILDER. 	<ol style="list-style-type: none"> Environmental Comfort (CalGreen Section 4.507): <ol style="list-style-type: none"> Contractor shall provide insulated louvers/cover (min R-4.2) which close when the fan is off for the whole house exhaust fan (ANSI/ACCA 2 Manual J 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods; select heating and cooling equipment according to ANSI/ACCA 3 Manual S 2014 (Residential Equipment Selection) or other equivalent design software or methods. If air conditioning is installed, Manual S calculations must be provided showing the selected equipment total cooling capacity is not more than 115% of total calculated cooling load (or net available size above 100%, or the smallest available size - 1.5 tons). If no AC is installed, Manual S calculations must be provided showing the selected equipment total heating capacity is not more than 140% of total calculated heating load (or smallest available size - 40 kbtuh). 	<ol style="list-style-type: none"> R337.5.1 Vegetation Management Compliance - Prior to building permit final approval, the property shall be in a compliance with the vegetation management requirements prescribed in California Fire Code section 4806, including California Public Resources Code 4291 or California Government Code Section 5182. Acceptable methods of compliance inspection and documentation shall be determined by the enforcing agency and shall be permitted to include any of the following: <ol style="list-style-type: none"> Local, state, or federal fire authority or designee authorized to enforce vegetation management requirements. Enforcing agency. Third party inspection and certification authorized to enforce vegetation management requirements. Property owner certification authorized by the enforcing agency. 	<ol style="list-style-type: none"> Noncombustible material. Ignition-resistant material. One layer of 5/8" Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the roof deck designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistant Design Manual. R337.7.3.2 Extent of Exterior Wall Covering - Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2 inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure per CRC R327.7.3.1. R337.7.4 Open Roof Eaves - The exposed roof deck on the underside of enclosed roof eaves shall consist of one of the following: <ol style="list-style-type: none"> Noncombustible material. Ignition-resistant material. One layer of 5/8" Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the roof deck designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistant Design Manual. Exceptions: The following materials do not require protection: <ol style="list-style-type: none"> Solid wood rafter tails on the exposed underside of open roof eaves having a minimum nominal dimension of 2 inch (50.8 mm). Solid wood blocking installed between rafter tails on the exposed underside of open roof eaves having a minimum nominal dimension of 2 inch (50.8 mm). Gable end overhangs and roof assembly projections beyond an exterior wall other than at the lower end of the rafter tails. Fascia and other architectural trim boards. 	<ol style="list-style-type: none"> Section R337.8.2.1 - R337.8.4 Weather Stripping - Exterior garage doors shall be provided with weather stripping to resist the intrusion of embers from entering through gaps between doors and door openings when visible gaps exceed 1/8-inch (3.2 mm). Exterior garage door perimeter gaps shall be limited to 1/8" by one of the methods listed below: <ol style="list-style-type: none"> Provide weather-stripping product meeting specific ASTM standards in accordance with CBC 708A.4.1) Door overlaps onto jambs and headers Garage door jambs and headers covered with metal flashing.
<p>CONSTRUCTION NOTES</p> <ol style="list-style-type: none"> ALL DIMENSIONS ARE TO FINISHED FACE OF WALLS, FLOORS AND CEILINGS UNLESS OTHERWISE NOTED. BEDROOMS THAT DO NOT HAVE EGRESS DOORS, SHALL HAVE ONE WINDOW THAT MEETS EGRESS REQUIREMENTS: <ol style="list-style-type: none"> MIN. 20" CLEAR WIDTH, MIN. 24" CLEAR HEIGHT WHEN OPEN; MIN. 5.7 SQ. FT. OF CLEAR OPEN AREA / 5 SQ. FT. FOR GRADE LEVEL ROOMS MAX. HEIGHT OF 44" FROM FINISHED FLOOR TO BOTTOM OF CLEAR OPENING GLAZING INSTALLED SHALL BE TEMPERED WHEN INSTALLED IN THE FOLLOWING LOCATIONS: <ol style="list-style-type: none"> ADJACENT TO WITHIN 24" OF A DOOR SHOWERTUB ENCLOSURES WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS < 60" ABOVE THE FINISHED FLOOR GLAZING IN A WALL ENCLOSING A STAIRWAY LANDING OR WITHIN 5' OF THE BOTTOM AND TOP OF THE STAIRWAY, WHERE THE BOTTOM EDGE OF THE GLAZING IS < 60" ABOVE THE FINISHED FLOOR ANY GLAZING MEETING ALL THE FOLLOWING CONDITIONS: <ol style="list-style-type: none"> EXPOSED AREA OF AN INDIVIDUAL PANE IS - 9 SQ. FT. EXPOSED BOTTOM EDGE IS - 18" ABOVE FINISHED FLOOR EXPOSED TOP EDGE IS - 36" ABOVE FINISHED FLOOR WITH IN A 36" HORIZONTAL DISTANCE OF A WALKING SURFACE NEW 110V SMOKE DETECTORS WITH BATTERY BACKUP, WHICH ARE ADJUDIC IN ALL SLEEPING AREAS, SHALL BE INSTALLED IN THE FOLLOWING LOCATION- BEDROOMS, HALLWAYS LEADING TO BEDROOMS, ABOVE TOPS OF STAIRS, ANY AREA WHERE CEILING HEIGHT IS OVER 24" ABOVE A HALLWAY CEILING LEADING TO BEDROOMS AND MIN. ONE ON EVERY LEVEL. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED AS PER CODE REQUIREMENTS. NEW TOILETS SHALL BE 1.28 GALLON PER FLUSH NEW TOILETS SHALL KEEP THE FOLLOWING CLEARANCE: MIN 15" CLEAR FROM CENTER OF TOILET TO ADJACENT WALL OR ANY OTHER BUILT OBSTACLE. 24" CLEARANCE SHALL BE KEPT IN FRONT OF THE TOILET PROVIDE MIN. 22"X30" ATTIC ACCESS. SEE PLAN FOR LOCATION. ATTIC ACCESS TO HAVE A PULL DOWN CEILING PANEL WITH FOLDING LADDER. UNIT SHALL BE SELF CONTAINED WITH ITS OWN FRAME AND REQUIRE NO HEADROOM OR ATTIC CLEARANCE, WHICH OCCURS PROVIDE 18"X24" CRAWL SPACE ACCESS. CRC SEC. R408.4 , WHERE OCCURS PROVIDE AND INSTALL 1/2" GYPSUM BOARD AT COMMON WALLS AND 5/8" TYPE X GYPSUM BOARD AT CEILING SEPARATING THE GARAGE AND THE LIVING SPACE. AT WALLS THE INSTALLATION SHALL BE FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF. SEAL JOINTS WITH FIRE TAPE. 2016 CRC SEC. R302.2 DOOR SEPARATING THE GARAGE AND THE LIVING SPACE SHALL HAVE A 20 MINUTE FIRE PROTECTION RATING BE SELF CLOSING AND LATCHING TIGHT FITTING SOLID, WOOD DOOR 1-3/8" THICKNESS (FIRE DOOR) EXCEED CRC SEC. R302.5.5 PROVIDE A MINIMUM 3/8" DEEP LANDING OUTSIDE ALL EXTERIOR DOORS. THE TOP OF THE EXTERIOR LANDING SHALL NOT BE MORE THAN 7 3/4" LOWER THAN THE EXTERIOR LANDING FOR IN-SWINGING DOORS, AND NOT MORE THAN 1 1/2" LOWER FOR OUT SWINGING DOORS CRC SEC. 31.2.1 GUARDRAILS SHALL BE 42" HIGH ABOVE FINISHED FLOOR. GUARDRAIL CONNECTION SHALL BE CAPABLE OF RESISTING A CONCENTRATED LOAD OF 200 POUNDS APPLIED AT ANY POINT ALONG THE TOP RAILING AND 25 PSF HORIZONTAL LOAD PERPENDICULAR TO THE BALUSTERS. WATER LEAKS SHALL BE MOUNTED ON A PLATFORM OR WALL MINIMUM 18" ABOVE FINISHED FLOOR, MEASURED TO THE FLAME TYPICAL INSULATION:(A) R-30 FOR ATTIC / CEILING / ROOF; (B)R-19 FOR EXTERIOR WALLS;(C) R-21 FOR FLOORS OVER UNHEATED SPACES; (D) R-8 FOR HEATING AND COOLING DUCTS. STRUCTURAL WELDING, STRUCTURAL WELDING WILL BE COMPLETED PRIOR TO FRAME INSPECTION UNDER FLOOR DUCTS, IF ANY, SHALL HAVE CLEARANCES TO EARTH AND NOT PASS THROUGH MINIMUM REQUIRED CRAWL SPACE ACCESS POINTS FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION Fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) in the following locations as per 2019 CRC R302.11: <ol style="list-style-type: none"> In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows: <ol style="list-style-type: none"> Vertically at the ceiling and floor levels. Horizontally at intervals not exceeding 10 feet (3048 mm). At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings. At openings around vents, pipes, ducts, cables and wires at ceiling and floor levels with an approved method to prevent the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements. The geotechnical aspects of the construction, including the basement excavation, pier drilling, grade beam void form installation, retaining wall backfill, preparation of subgrade and basercon connection, basement backfill, and installation of aerosol paints and coatings shall be performed with the geotechnical report prepared by Wayne Ting & Associates, Inc. Wayne Ting & Associates, Inc. should be provided at least 48 hours advance notification of any geotechnical aspects of the construction and should be present to observe the grading, foundation, and drainage installation phases of the project. 	<p>PUBLIC WORKS ENGINEERING NOTES</p> <ol style="list-style-type: none"> SEWER BACKWATER PROTECTION CERTIFICATION SHALL BE REQUIRED FOR THE INSTALLATION OF ANY NEW SEWER FIXTURE PER ORDINANCE NO. 1710. THE SEWER BACKWATER PROTECTION CERTIFICATE IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT IF PRESENT, THE SANITARY SEWER LATERAL (BUILDING SEWER) SHALL BE TESTED PER ORDINANCE CODE CHAPTER 15.12.A SEWER LATERAL ENCRAGEMENT PERMIT IS REQUIRED 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 WILL BE INSTALLED BY BUILDER. 	<p>WASTE MANAGEMENT:</p> <ol style="list-style-type: none"> 16.144.408.1 Nonhazardous construction and demolition debris generated at the site is diverted to recycle or salvage facilities. Eighty percent (80%) construction waste reduction is required for all residential projects. 4.408.03 Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1 4.410.1 Operation and Maintenance Manual shall be prepared. 	<p>Section R337.5 Roofing</p> <ol style="list-style-type: none"> R337.5.1 General - Roofs shall comply with the requirements of Sections R337 And R902. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions. R337.5.2 Roof Coverings - Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to resist the intrusion of flames and embers, be firestopped with materials or have one layer of minimum 72 pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D3909 installed over the combustible decking. R337.5.3 Roof Valleys - Where valley flashing is installed, the flashing shall not be less than 0.019-inch (0.48 mm) No. 26 gage galvanized sheet corrosion-resistant metal installed over or not less than one layer of minimum 72-pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D3909, at least 36-inch-wide (914 mm) running the full length of the valley. R337.5.4 Roof Gutters - Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. Section R337.6 Vents - Where provided, ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation openings shall be in accordance with Section 1203 of the California Building Code and Sections R337.6.1 through R337.6.3 of this section to resist building ignition from the intrusion of burning embers and flame through the ventilation opening. R337.6.2 Requirements - Ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and under floor ventilation openings shall be fully covered with metal wire mesh, vents, other materials or other devices that meet the following requirements: <ol style="list-style-type: none"> Vents shall be listed to ASTM E2886 and comply with all of the following: <ol style="list-style-type: none"> There shall be no flaming ignition of the cotton material during the Ember Intrusion Test. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test. The maximum temperature of the unexposed side of the vent shall not exceed 662F (350C). The dimensions of the openings shall be a minimum of 1/16th inch and shall not exceed 18th inch. Vents shall comply with all the following: <ol style="list-style-type: none"> The dimensions of the openings therein shall be a minimum of 1/16 inch (1.6 mm) and shall not exceed 1/8 inch (3.2 mm). The materials used shall be noncombustible. Exception: Vents located under the roof covering, along the ridge of roofs, with the exposed surface of the vent covered by noncombustible wire mesh, may be of combustible materials. The materials used shall be noncombustible. The materials used shall be noncombustible. 	<ol style="list-style-type: none"> Noncombustible material. Ignition-resistant material. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails or soffit including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistant Design Manual. Boxed-in roof eave soffit assemblies with a horizontal underside that meet the performance criteria in Section R337.7.10 when tested in accordance with the test procedures set forth in ASTM E2957. The underside of a floor projection where a floor assembly extends over an exterior wall shall be protected by one of the following per CRC R327.7.7: <ol style="list-style-type: none"> Boxed-in roof eave soffit assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3. Exceptions: The following materials do not require protection: <ol style="list-style-type: none"> Gable end overhangs and roof assembly projections beyond an exterior wall other than at the lower end of the rafter tails. Fascia and other architectural trim boards. The exposed underside of exterior porch ceilings shall be protected by one of the following: <ol style="list-style-type: none"> Noncombustible material. Ignition-resistant material. One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior covering on the underside of the ceiling. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the ceiling assembly including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual. Porch ceiling assemblies with a horizontal underside that meet the performance criteria in Section R337.7.10 when tested in accordance with the test procedures set forth in ASTM E2957. Porch ceiling assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3. Exception: Architectural trim boards. R337.7.7 Floor Projections - The exposed underside of a cantilevered floor projection where a floor assembly extends over an exterior wall shall be protected by one of the following: <ol style="list-style-type: none"> Noncombustible material. Ignition-resistant material. One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior covering on the underside of the floor projection. The underside of a floor projection assembly that meet the performance criteria in Section R337.7.10 when tested in accordance with the test procedures set forth in ASTM E2957. The underside of a floor projection assembly that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3. Exception: Architectural trim boards. R337.7.8 Underfloor Protection - The underfloor area of elevated or overhanging buildings shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall consist of one of the following: <ol style="list-style-type: none"> Noncombustible material. Ignition-resistant material. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual. The underside of a floor assembly that meets the performance criteria in Section R337.7.10 when tested in accordance with the test procedures set forth in ASTM E2957. The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3. Exception: Heavy-timber structural columns and beams do not require protection. R337.7.9 Underside of Appendages - When required by the enforcing agency the underside of overhanging appendages shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall consist of one of the following: <ol style="list-style-type: none"> Noncombustible material. Ignition-resistant material. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual. The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in either of the following: <ol style="list-style-type: none"> SFM Standard 12-7A-3; or ASTM E2957 Exception: Heavy-timber structural columns and beams do not require protection. 	<p>Section R337.9 Decking</p> <ol style="list-style-type: none"> R337.9.2 Where Required - The walking surface material of decks, porches, balconies and stairs shall comply with the requirements of this section when any portion of such surface is within 10 feet (3048 mm) of the building. R337.9.3 Decking Surfaces - The walking surface material of decks, porches, balconies and stairs shall be constructed with one of the following materials: <ol style="list-style-type: none"> Material that complies with the performance requirements of Section R337.9.4 when tested in accordance with both ASTM E2632 and ASTM E2726. Ignition-resistant material that complies with the performance requirements of Section R337.4.3 when tested in accordance with ASTM E84 or UL 723. Material that complies with the performance requirements of both SFM Standard 12-7A-4 and SFM Standard 12-7A-5. Exterior fire retardant treated wood. Noncombustible material. Any material that complies with the performance requirements of SFM Standard 12-7A-4A when attached exterior wall covering is also composed of noncombustible or ignition-resistant material. <ol style="list-style-type: none"> Exception: Wall material may be of any material that otherwise complies with this chapter when the decking surface material complies with the performance requirements of Section R337.9.5 when tested in accordance with ASTM E2632 and when attached exterior wall covering is also composed of only noncombustible or ignition-resistant materials. Exception: Wall material shall be permitted to be of any material that otherwise complies with the performance requirements of Section R337.9.5 when tested in accordance with ASTM E2632 and when attached exterior wall covering is also composed of only noncombustible or ignition-resistant materials. R337.9.4 Requirements for Type of Ignition-Resistant Material in Section R337.9.3, Item 1 - The material shall be tested in accordance with both ASTM E2632 and ASTM E2726 and shall comply with the conditions of acceptance in Sections R337.9.4.1 and R337.9.4.2. The material shall also be tested in accordance with ASTM E84 or UL 723 and comply with the performance requirements of Section R337.4.3.
<p>FIRE DEPARTMENT NOTES:</p> <ol style="list-style-type: none"> SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INNER CONNECTED SMOKE DETECTORS SHALL BE DUAL SENSORS - IONAZATION/PHOTO ELECTRIC. IF SMOKE DETECTOR IS LOCATED WITHIN 20 FEET OF KITCHEN OR FIREPLACE, PHOTO ELECTRIC SMOKE DETECTOR SHALL BE INSTALLED A DUAL SENSOR SMOKE ALARM SHALL BE INSTALLED IN EVERY ROOM. A DUAL SENSOR SMOKE ALARM SHALL BE INSTALLED OUTSIDE SLEEPING AREAS. A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE SLEEPING AREAS. REMISE IDENTIFICATION: BUILDING ADDRESS NUMBERS SHALL BE LOCATED ON FRONT / STREET FACING EXTERIOR WALL. NUMBERS SHALL BE METAL, CONTRASTING AGAINST HOUSE COLOR AND SHALL BE MINIMUM 4" HIGH WITH A MIN. STROKE WIDTH OF .5" CFC SECTION 505.1 	<p>2019 CAL GREEN NOTES:</p> <p>SITE AND CONSTRUCTION MANAGEMEN REQUIREMENTS:</p> <ol style="list-style-type: none"> 4.106.1 In order to manage storm water drainage during construction, one or more of the following shall be implemented: <ol style="list-style-type: none"> Retention basins of sufficient size shall be utilized to retain storm water on the site. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. Compliance with a lawfully enacted storm water management ordinance. IRRIGATION: All irrigation system controllers for landscaping shall comply with the following (CalGreen Section 4.304.1): <ol style="list-style-type: none"> Controllers shall be weather or soils moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall, shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input. All annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency per CalGreen Section 4.406.1. Information about a copy of the operation and maintenance manual to the building occupant or owner addressing the following items (1 through 10 in CalGreen Section 4.410.1), also, a copy of the Operation and maintenance manual shall be placed at the building at final inspection: <ol style="list-style-type: none"> Directions to the owner or occupant that the manual shall remain in the building throughout the life cycle of the structure. Operation and maintenance instructions for the following: <ol style="list-style-type: none"> Equipment and appliances, including water-saving devices and systems, HVAC systems, water-heating systems and other major appliances and equipment. Roof and yard drainage, including gutters and downspouts. Space conditioning systems, including condensers and air filters. Landscape irrigation systems. Water reuse systems. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. Public transportation and/or carpool options available in the area. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. Information about water-conserving landscape and irrigation design and controllers which conserve water. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. Information about state solar energy and incentive programs available. A copy of all special inspection verifications required by the enforcing agency or this code. Provide a schedule of all JAB-2016 lamps. (Energy Code 10-103(b)) Contractor shall install Pollutant Control as followed (CalGreen Section 4.504): <ol style="list-style-type: none"> Cover duct openings and other related air distribution component openings during construction (Cal Green 4.504.1) Aerosol paints and coatings shall be compliant with product weighted MIR limits for PFC and other toxic compounds (Cal Green 4.504.2.3) Verification of compliance shall be provided by contractor. Carpet and carpet systems shall be compliant with VOC limits (Cal Green 4.504.3) Minimum 80 % of floor area receiving resilient flooring shall comply with (Cal Green4.504.4) Contractor shall install Interior Moisture Control as followed (Cal Green Section 4.505): <ol style="list-style-type: none"> Install capillary break and vapor retarder at slab on grade foundations (2016 Cal Green 4.505.2); see structural drawings and details. contractor shall check moisture content of building materials used in wall and floor framing before enclosure and dand have results verified by inspector. (Cal Green sec. 4.505.3) Contractor to verify each bathroom shall be mechanically vented, and controlled by humidity control, except for fans functioning as a component of a whole house ventilation system (CalGreen Section 4.506). Composite Wood: Non-structural hardwood plywood, particle board, and medium density fiberboard composite wood products used in the interior or exterior of the building shall meet California Air Resources Board formaldehyde limits ("CARB Phase 2"). See Table A4.504.1. (CalGreen 4.504.5) 	<p>ENVIRONMENTAL QUALITY:</p> <ol style="list-style-type: none"> 4.503.1 Fireplaces must be direct-vent, sealed-combustion. 4.504.1 At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling, and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal, etc. to reduce the amount of water, dust and debris, which may enter the system. 4.504.2 Finish materials shall comply with this section. 4.505.3 Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture readings shall be taken 2-4 feet from the grade stamped end of each piece to be verified. At least 3 random moisture readings shall be performed on wall and floor framing. 4.507.2 Heating and air-conditioning systems shall be sized, designed, and have their equipment selected using the following ACCA Manuals J, D, and S. 	<p>Section R337.7 Exterior Covering</p> <ol style="list-style-type: none"> R337.7.2 General - The following exterior covering materials and/or assemblies shall comply with this section: <ol style="list-style-type: none"> Exterior wall covering material. Exterior wall assembly. Exterior exposed underside of roof eave overhangs. Exterior exposed underside of roof eave soffits. Exposed underside of exterior porch ceilings. Exterior exposed underside of floor projections. Exceptions: <ol style="list-style-type: none"> Exterior wall architectural trim, embellishments, fascias and gutters. Roof or wall top cornice projections and similar assemblies. Roof assembly projections over gable end walls. Solid wood rafter tails and solid wood blocking installed between rafters having minimum dimension 2 inch (50.8 mm) nominal. Deck walking surfaces shall comply with Section R337.9 only. 	<ol style="list-style-type: none"> Noncombustible material. Ignition-resistant material. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual. The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in either of the following: <ol style="list-style-type: none"> SFM Standard 12-7A-3; or ASTM E2957 Exception: Heavy-timber structural columns and beams do not require protection. 	<p>Section R338 Electrical Interface - The electrical supply circuit to electrically powered mechanical ventilation equipment shall be interlocked with the recharging equipment used to supply the vehicle(s) being charged, and shall remain energized during the entire charging cycle. Electric vehicle recharging equipment shall be marked or labeled in accordance with the California Electrical Code.</p> <p>1. Exceptions:</p> <ol style="list-style-type: none"> Exhaust ventilation shall not be required in areas with an approved engineered ventilation system, which maintains a hydrogen gas concentration at less than 25 percent of the lower flammability limit. Mechanical exhaust ventilation for hydrogen gas shall not be required where the charging equipment utilized is installed and listed for indoor charging of electric vehicles without ventilation. <p>Section R340 Pollutant Control</p> <ol style="list-style-type: none"> R340.1 Finish Material Pollutant Control - Finish materials including adhesives, sealants, caulks, paints and coatings, aerosol paints and coatings, carpet systems, carpet cushion, carpet adhesive, resilient flooring systems and composite wood products shall meet the volatile organic compound (VOC) emission limits in accordance with the California Green Building Standards Code, Chapter 4, Division 4.5.
<p>1 CONSTRUCTION NOTES NOT TO SCALE</p>			<p>2 WUI NOTES 1/4" = 1'-0"</p>		

BAGERMAN RESIDENCE
SAN CARLOS, CA 94070

NEW RESIDENCE - APN 049-020-070
OWNERS: TATYANA & ALEXANDER BAGERMAN

PATRICK J. FLANDERS
FLANDERS DESIGN COMPANY
BEKOM DESIGN, INC.
E-MAIL: INFO@BEKOMDESIGN.COM
PH: 408.203.4686 / 408.726.0017



SETBACKS & EASEMENTS

--- PROPERTY LINES

SITE COVERAGE

	NEW HOUSE FOOTPRINT 3,598 SF
	CONCRETE ACCESS ROAD 9,207 SF
	TURF BLOCK PERMEABLE (40%) 318+354= 672 SF
	GRAVEL / DECOMPOSITE GRANITE: 48 + 161 + 200 + 60 + 48 + 236 + 39 = 792 SF.
	RAISED WOOD DECK: 143 SF.
	CONCRETE / PORCELAIN PAVERS ABOVE CONCRETE 827 + 17 = 844 SF.

TOTAL SITE COVERAGE: 15,160 SF. < 105, 967.5 SF

UTILITY LEGEND

UTILITIES

--- W --- W --- W --- W --- WATER LINE

--- JT --- JT --- JT --- (N) JOINT TRENCH FOR UNDERGROUND ELECTRICAL, GAS, DSL

AC (N) AC CONDENSER PADS

(N) MAIN ELEC. (N) MAIN ELECTRIC PANEL - 200A

SP (N) SEPTIC TANK AND PUMP

--- (N) LEACH FIELDS

BAGERMAN RESIDENCE
SAN CARLOS, CA 94070
 NEW RESIDENCE - APN 049-020-070
 OWNERS: TATYANA & ALEXANDER BAGERMAN

**PATRICK J. FLANDERS
 FLANDERS BAY COMPANY**
 &
 BEKOM DESIGN, INC.
 E-MAIL: INFO@BEKOMDESIGN.COM
 PH: 408.203.4686 / 408.726.0017

ISSUANCES

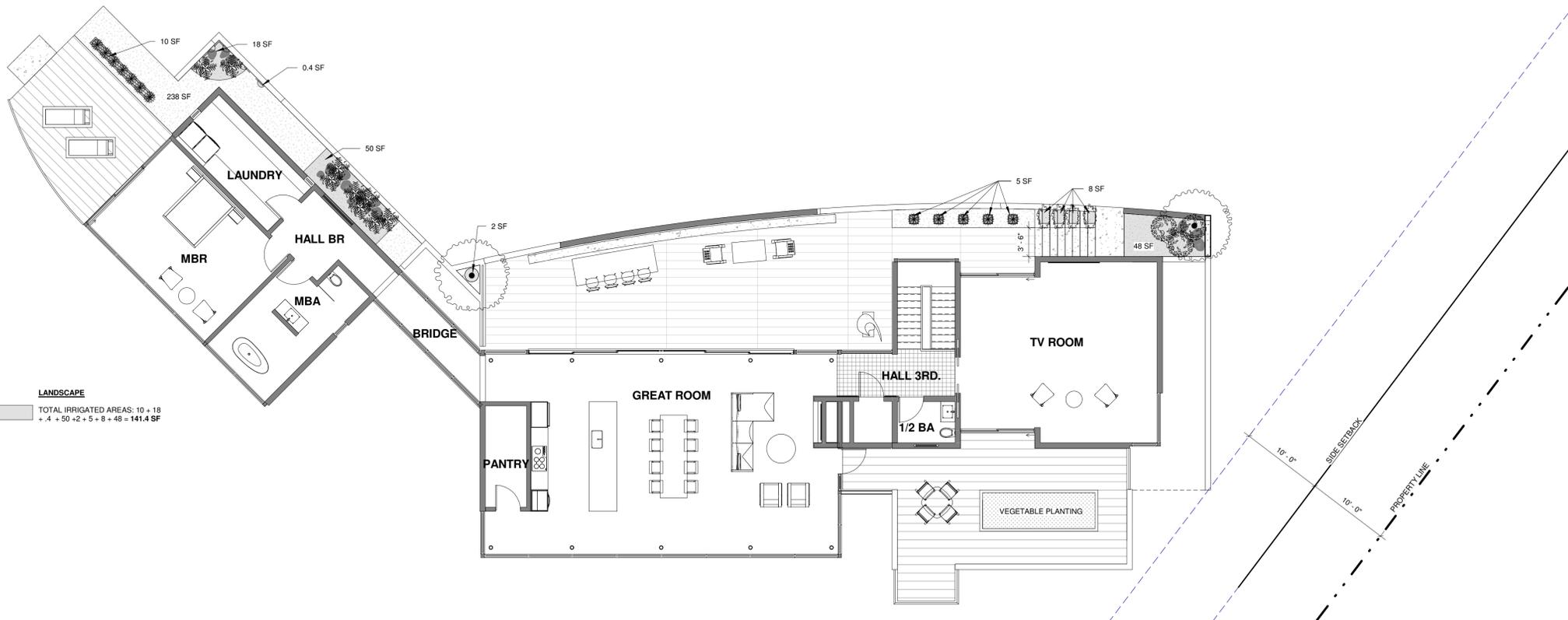
No.	Description	Date
	PLANNING SUBMITTAL	12.22.2020

Checked By: _____ Checker: _____

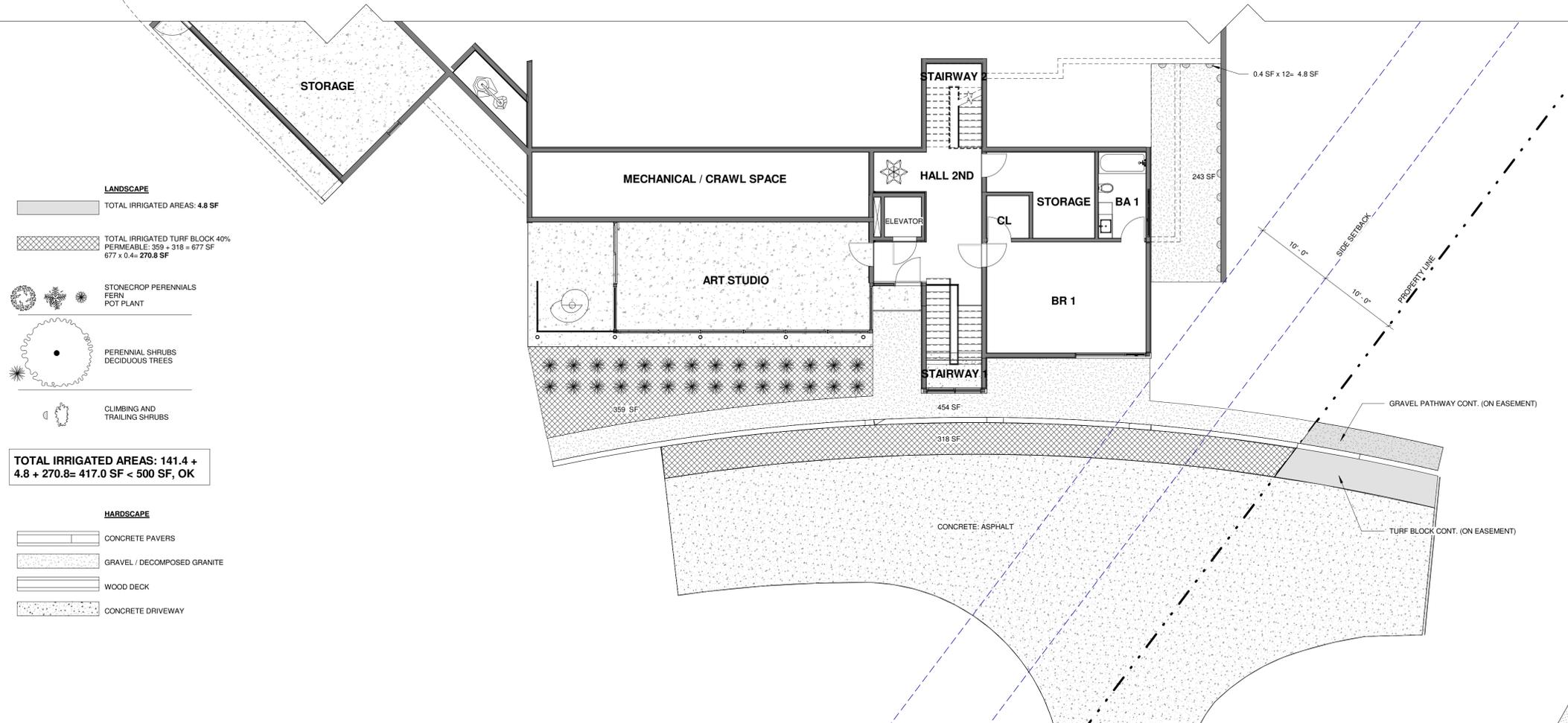
**PROPOSED SITE
 PLAN / SITE
 COVERAGE**

Drawing Scale: 1/16" = 1'-0"
 Job No. PROPOSED

A-1.0



1 PROPOSED 3RD FLOOR LANDSCAPE PLAN
 1/8" = 1'-0"



2 PROPOSED 2ND FLOOR LANDSCAPE PLAN
 1/8" = 1'-0"

BAGERMAN RESIDENCE
SAN CARLOS, CA 94070
 NEW RESIDENCE - APN 049-020-070
 OWNERS: TATYANA & ALEXANDER BAGERMAN



PATRICK J. FLANDERS
 FLANDERS BAY COMPANY
 &
 BEKOM DESIGN, INC.
 E-MAIL: INFO@BEKOMDESIGN.COM
 PH: 408.203.4686 / 408.726.0017



ISSUANCES

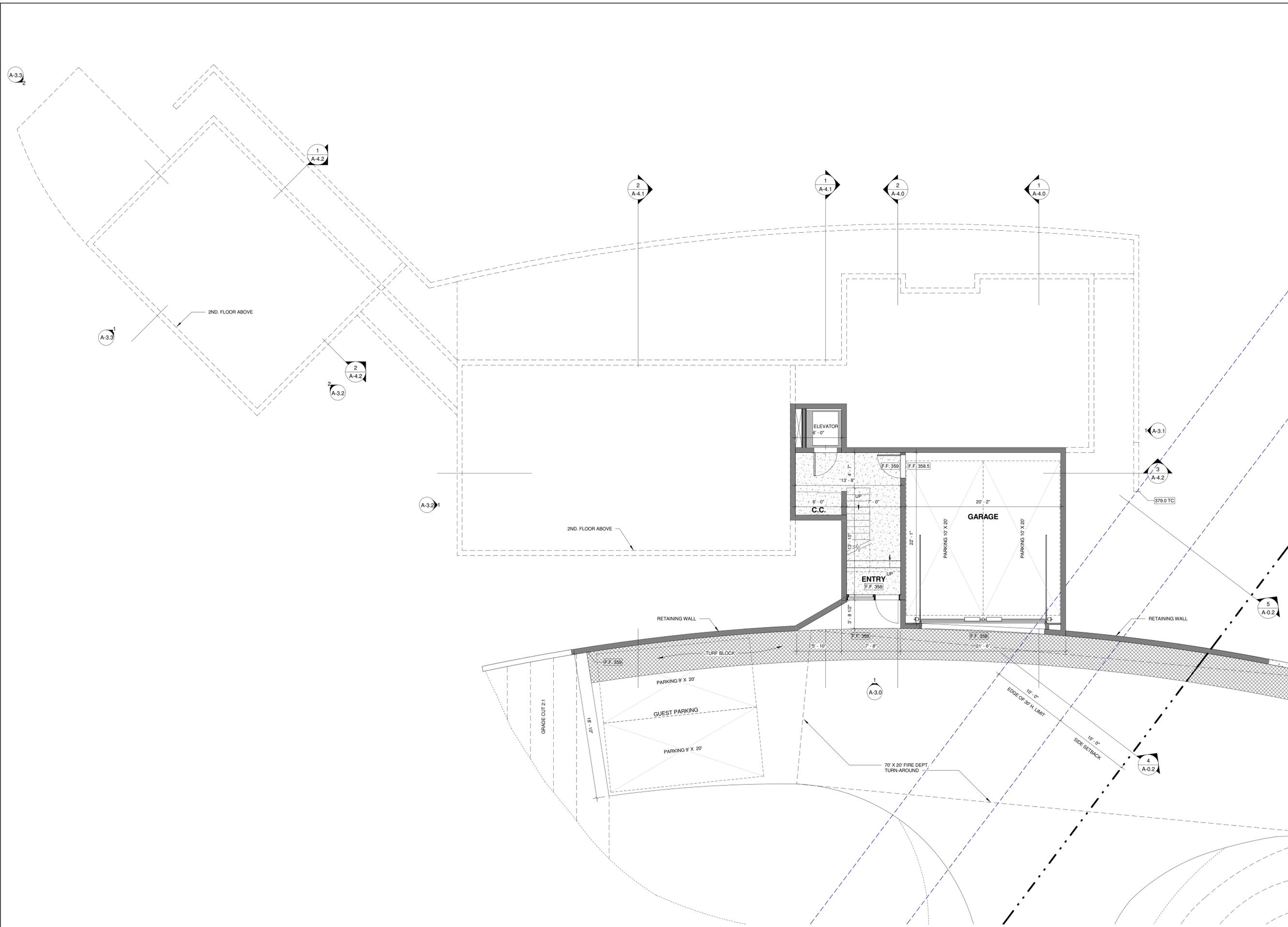
No.	Description	Date
1	PLANNING SUBMITTAL	12.22.2020

Checked By: _____ Checker

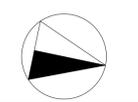
LANDSCAPE PLANS

Drawing Scale: 1/8" = 1'-0"
 Job No. PROPOSED

A-1.01



BAGERMAN RESIDENCE
SAN CARLOS, CA 94070
 NEW RESIDENCE - APN 049-020-070
 OWNERS: TATYANA & ALEXANDER BAGERMAN



PATRICK J. FLANDERS
 FLANDERS BAY COMPANY
 &
 BEKOM DESIGN, INC.
 E-MAIL: INFO@BEKOMDESIGN.COM
 PH: 408.203.4686 / 408.726.0017



ISSUANCES

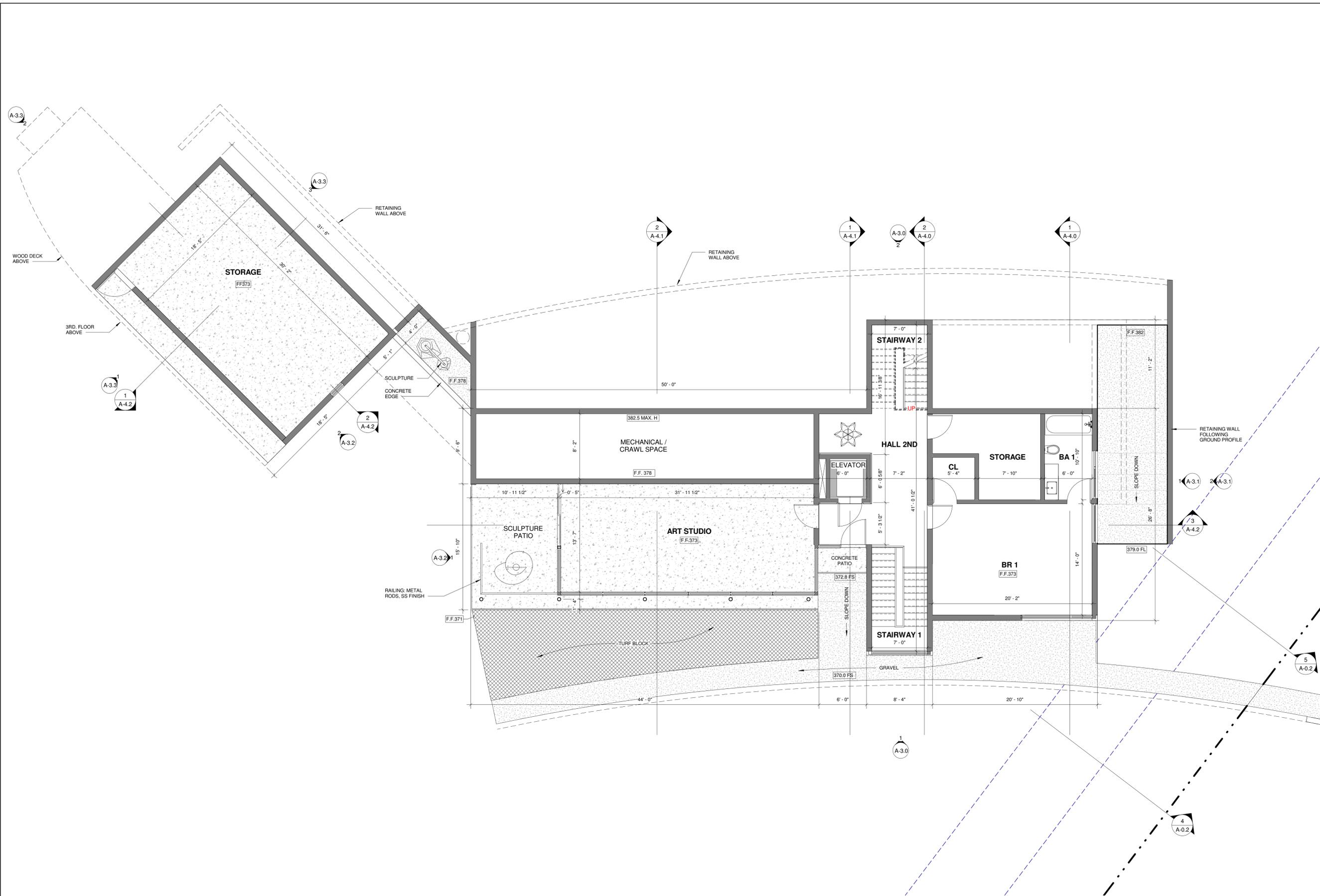
No.	Description	Date
1	PLANNING SUBMITTAL	12.22.2020

Checked By: _____ Checker

PROPOSED 1ST FLOOR PLAN

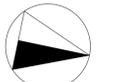
Drawing Scale: 3/16" = 1'-0"
 Job No. PROPOSED

A-1.1



BAGERMAN RESIDENCE
SAN CARLOS, CA 94070

NEW RESIDENCE - APN 049-020-070
 OWNERS: TATYANA & ALEXANDER BAGERMAN



PATRICK J. FLANDERS
 FLANDERS BAY COMPANY
 &
 BEKOM DESIGN, INC.
 E-MAIL: INFO@BEKOMDESIGN.COM
 PH: 408.203.4686 / 408.726.0017



ISSUANCES

No.	Description	Date
1	PLANNING SUBMITTAL	12.22.2020

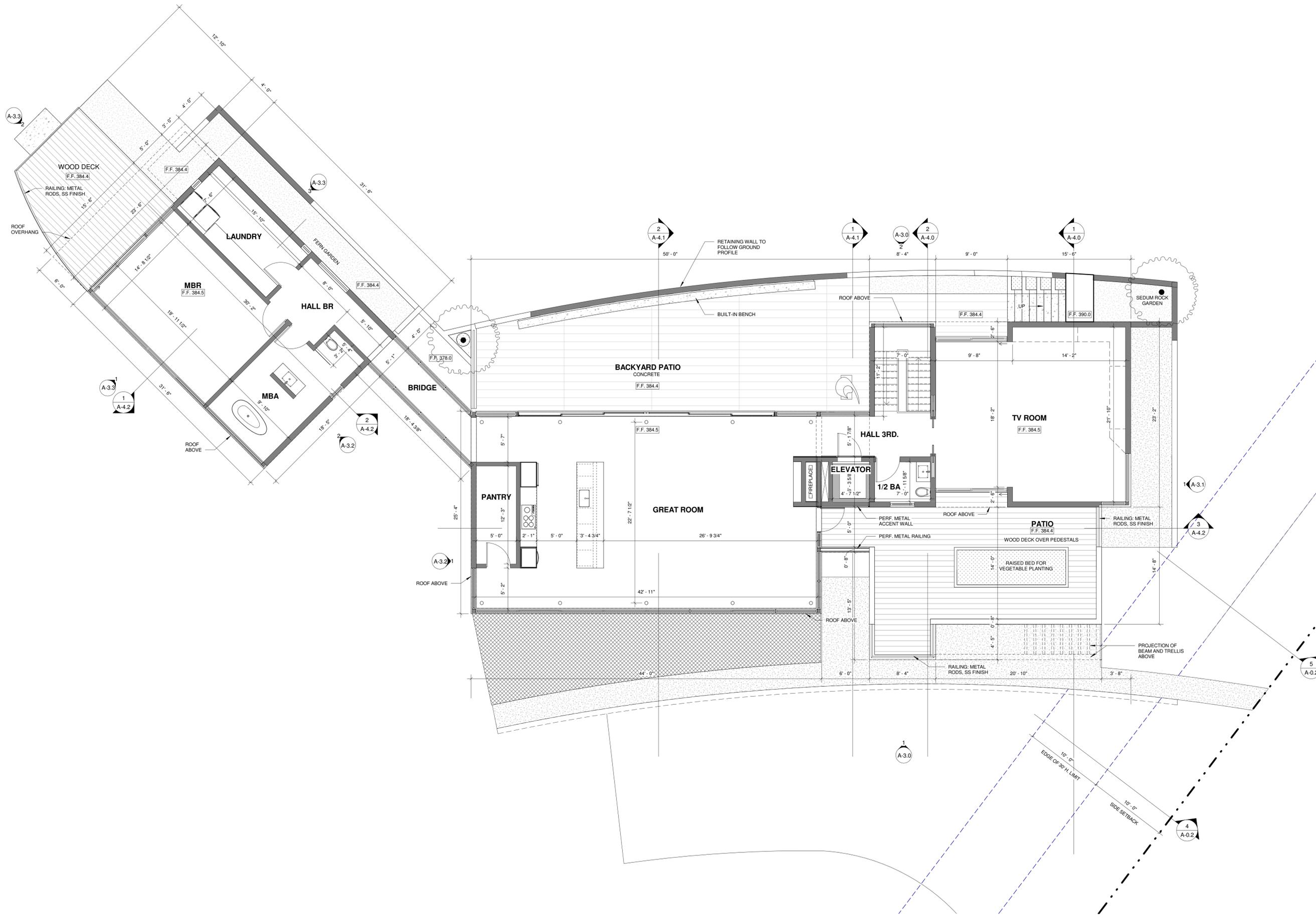
Checked By: _____ Checker

PROPOSED 2ND FLOOR PLAN

Drawing Scale: 3/16" = 1'-0"

Job No. PROPOSED

A-1.2



BAGERMAN RESIDENCE
SAN CARLOS, CA 94070
 NEW RESIDENCE - APN 049-020-070
 OWNERS: TATYANA & ALEXANDER BAGERMAN



PATRICK J. FLANDERS
 FLANDERS BAY COMPANY
 &
 BEKOM DESIGN, INC.
 E-MAIL: INFO@BEKOMDESIGN.COM
 PH: 408.203.4686 / 408.726.0017



ISSUANCES

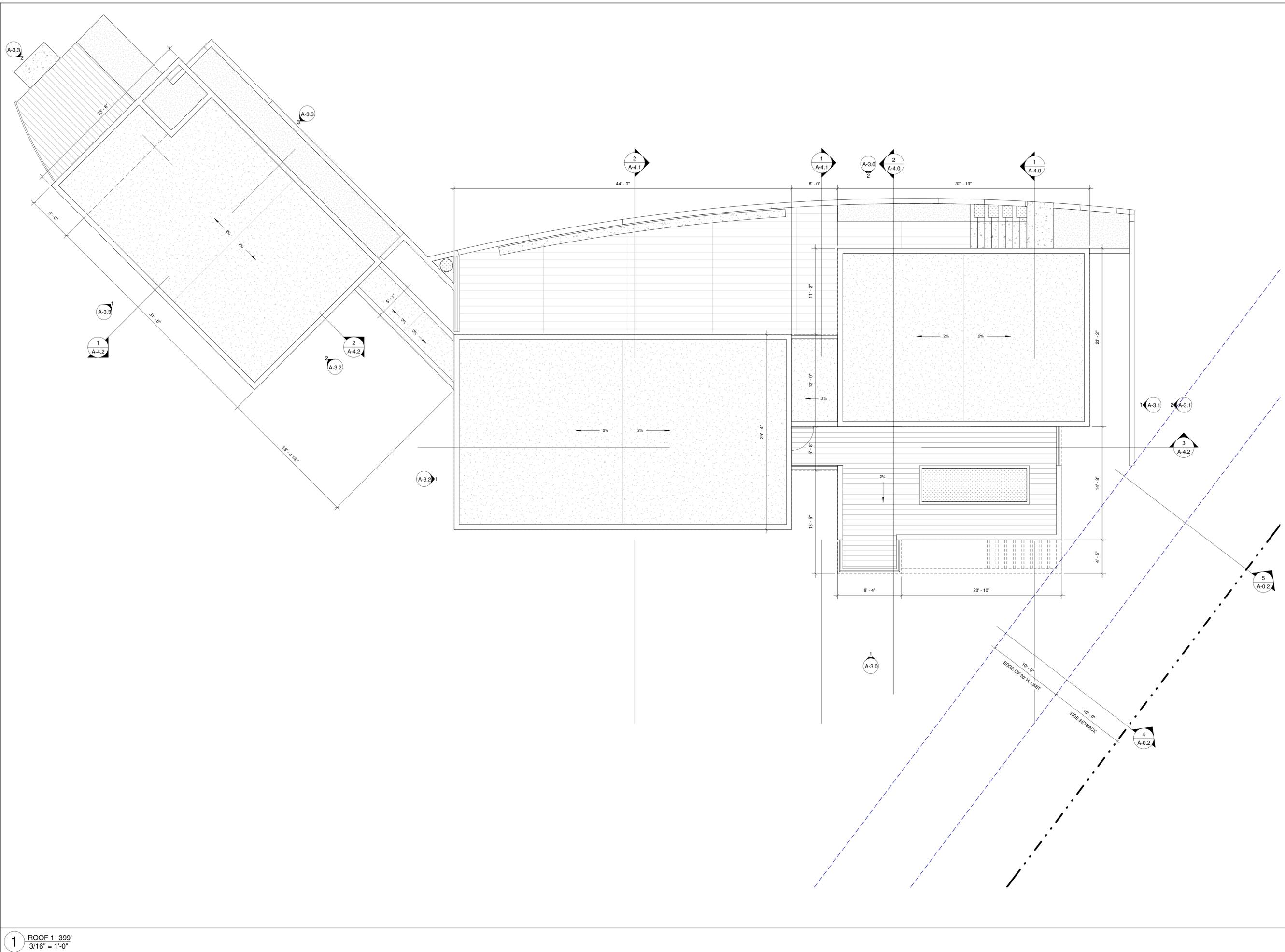
No.	Description	Date
1	PLANNING SUBMITTAL	12.22.2020

Checked By: _____ Checker

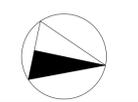
PROPOSED 3RD FLOOR PLAN

Drawing Scale: 3/16" = 1'-0"
 Job No. PROPOSED

A-1.3



BAGERMAN RESIDENCE
SAN CARLOS, CA 94070
 NEW RESIDENCE - APN 049-020-070
 OWNERS: TATYANA & ALEXANDER BAGERMAN



PATRICK J. FLANDERS
 FLANDERS BAY COMPANY
 &
 BEKOM DESIGN, INC.
 E-MAIL: INFO@BEKOMDESIGN.COM
 PH: 408.203.4686 / 408.726.0017



ISSUANCES

No.	Description	Date
1	PLANNING SUBMITTAL	12.22.2020

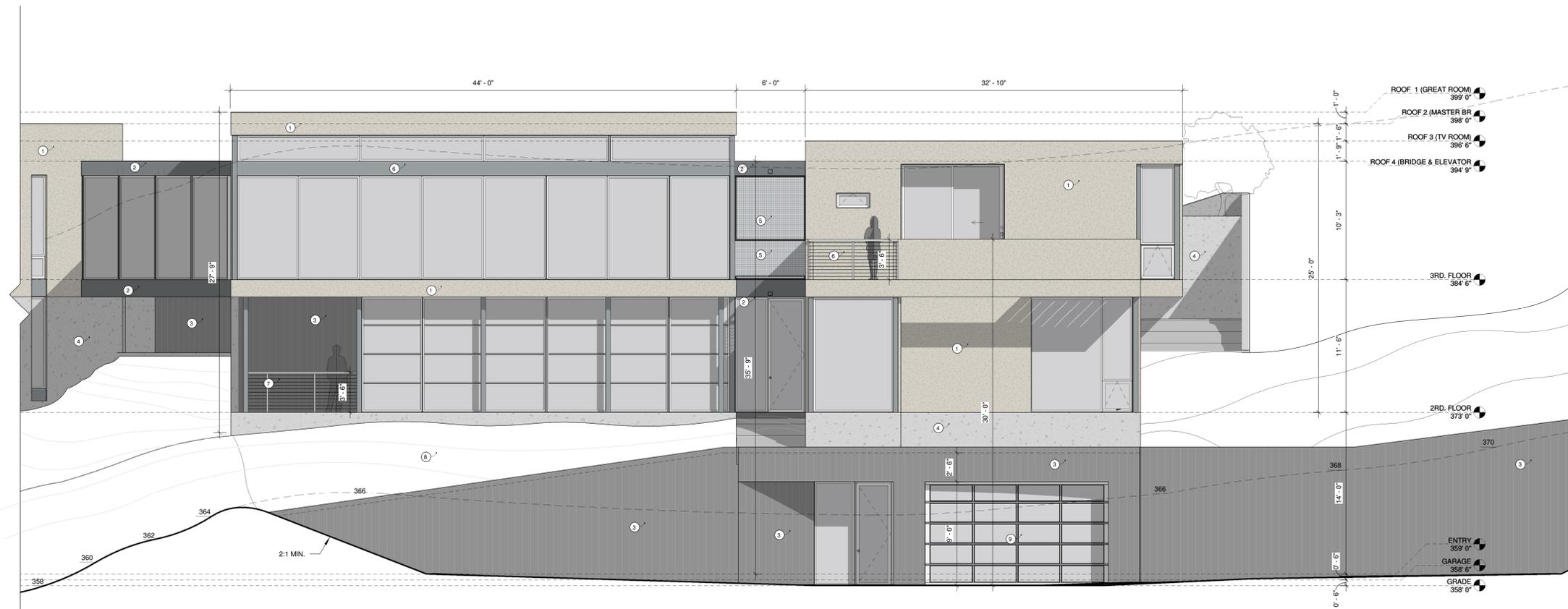
Checked By: _____ Checker

**PROPOSED
 ROOF PLAN**

Drawing Scale: 3/16" = 1'-0"
 Job No. PROPOSED

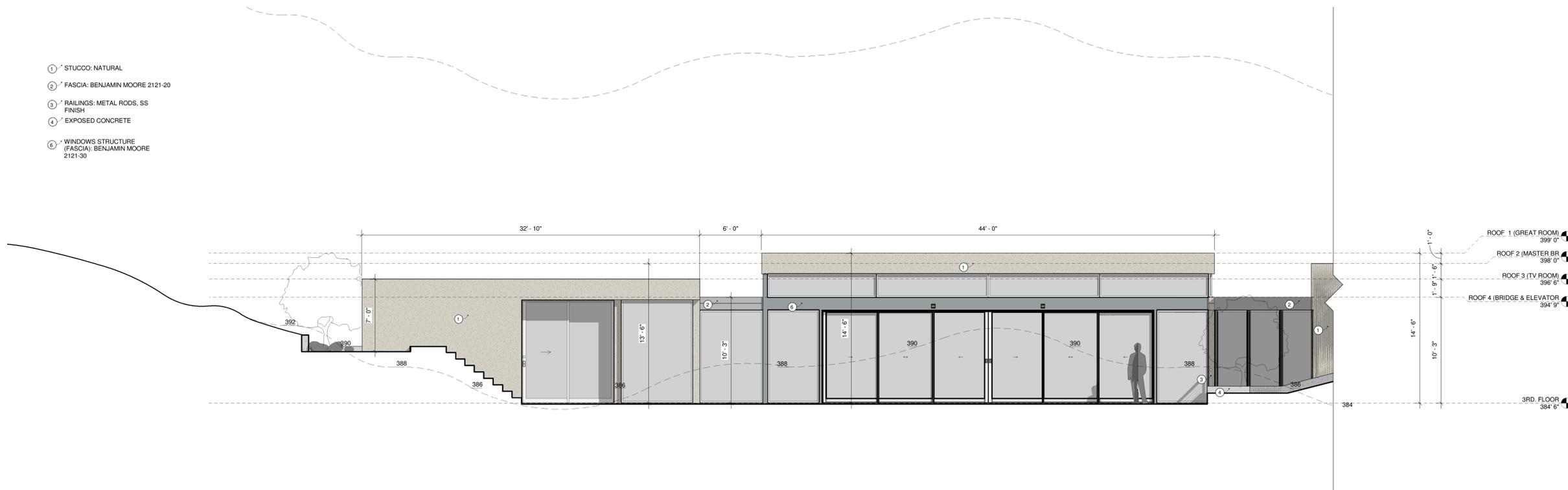
A-2.0

- ① STUCCO: NATURAL
- ② FASCIA: BENJAMIN MOORE 2121-20
- ③ CUSTOM ROCK BASALT FINISH
- ④ EXPOSED CONCRETE
- ⑤ PERFORATED METAL FINISH (GALVALUME)
- ⑥ WINDOWS STRUCTURE (FASCIA): BENJAMIN MOORE 2121-30
- ⑦ RAILINGS: METAL RODS, SS FINISH
- ⑧ TURF BLOCK+ GROUND COVER
- ⑨ GARAGE DOOR: ANODIZED ALUMINUM - SATIN ANODIZED FINISH + FROSTED GLASS (WHITE)



1 ELEVATION '1' (EAST)
3/16" = 1'-0"

- ① STUCCO: NATURAL
- ② FASCIA: BENJAMIN MOORE 2121-20
- ③ RAILINGS: METAL RODS, SS FINISH
- ④ EXPOSED CONCRETE
- ⑤ WINDOWS STRUCTURE (FASCIA): BENJAMIN MOORE 2121-30



2 ELEVATION '8' (WEST)
3/16" = 1'-0"

BAGERMAN RESIDENCE

SAN CARLOS, CA 94070

NEW RESIDENCE - APN 049-020-070

OWNERS: TATYANA & ALEXANDER BAGERMAN

PATRICK J. FLANDERS
FLANDERS BAY COMPANY
&
BEKOM DESIGN, INC.
E-MAIL: INFO@BEKOMDESIGN.COM
PH: 408.203.4686 / 408.726.0017



ISSUANCES

No.	Description	Date
1	PLANNING SUBMITTAL	12.22.2020

Checked By: _____ Checker: _____

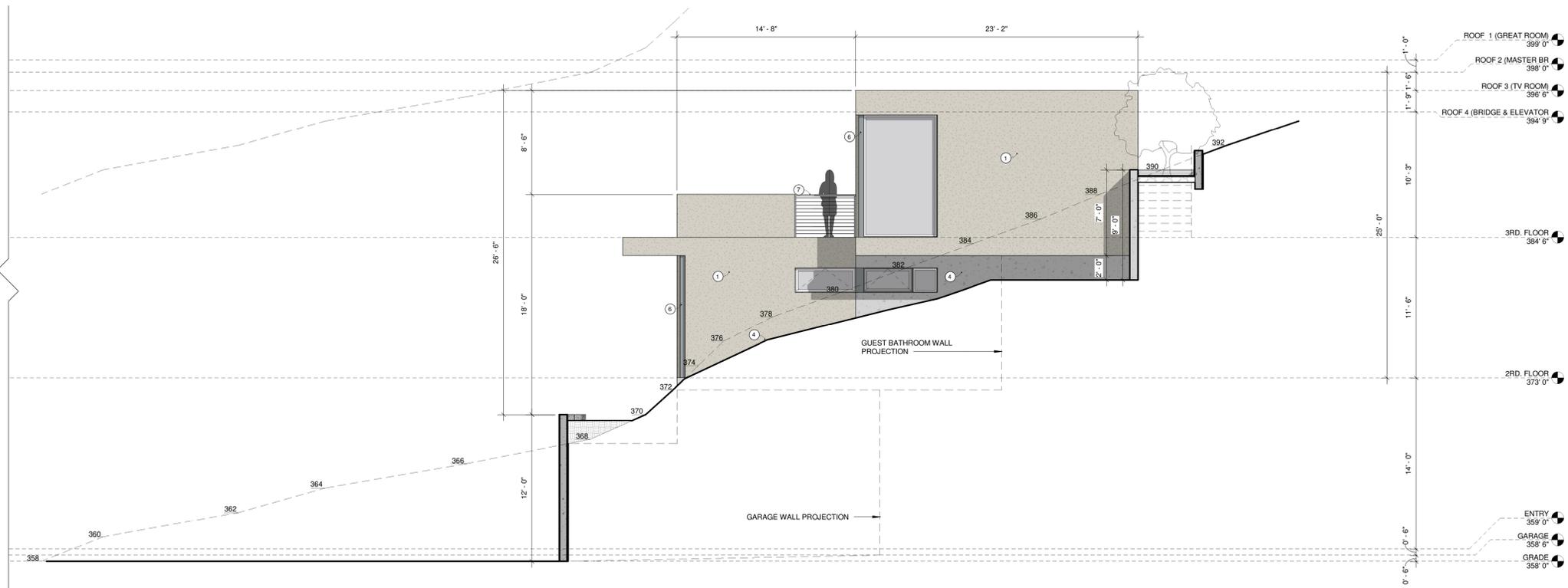
ELEVATIONS '1' (EAST) & '8' (WEST)

Drawing Scale: 3/16" = 1'-0"

Job No. PROPOSED

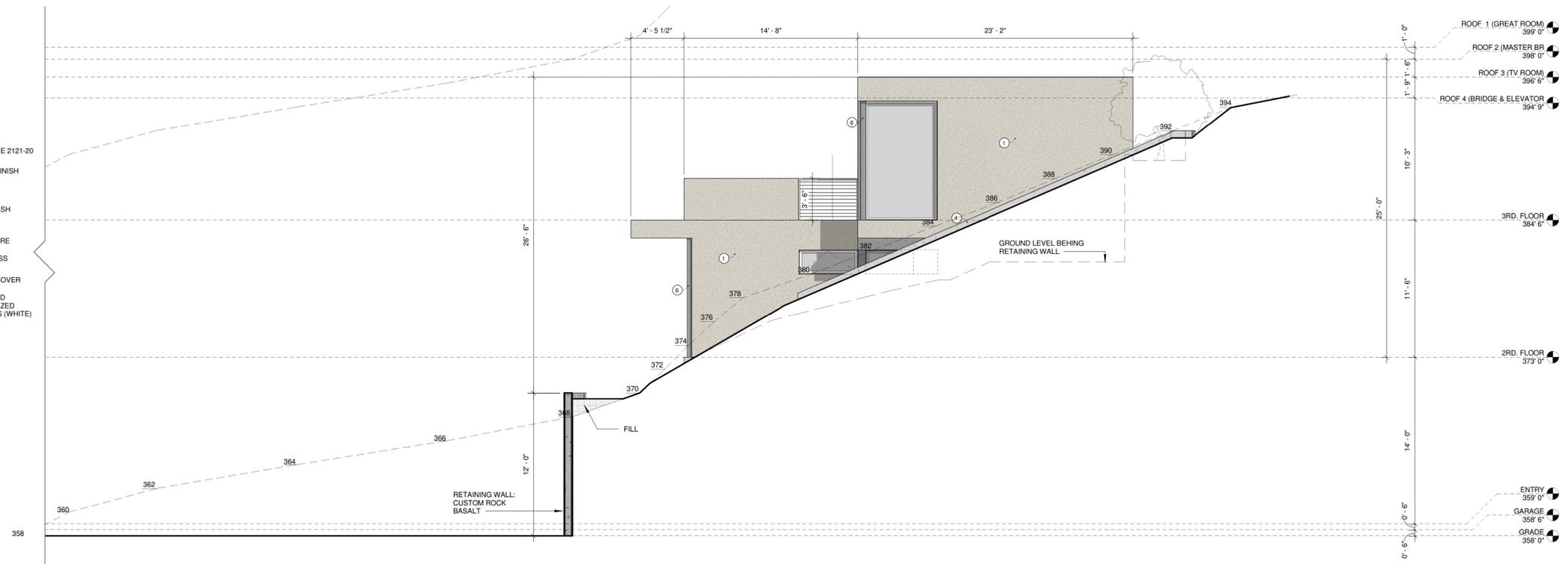
A-3.0

- ① STUCCO: NATURAL
- ② FASCIA: BENJAMIN MOORE 2121-20
- ③ CUSTOM ROCK BASALT FINISH
- ④ EXPOSED CONCRETE
- ⑤ PERFORATED METAL FINISH (GALVALUME)
- ⑥ WINDOWS STRUCTURE (FASCIA): BENJAMIN MOORE 2121-30
- ⑦ RAILINGS: METAL RODS, SS FINISH
- ⑧ TURF BLOCK+ GROUND COVER
- ⑨ GARAGE DOOR: ANODIZED ALUMINUM - SATIN ANODIZED FINISH + FROSTED GLASS (WHITE)



1 ELEVATION '2' (NORTH)
3/16" = 1'-0"

- ① STUCCO: NATURAL
- ② FASCIA: BENJAMIN MOORE 2121-20
- ③ CUSTOM ROCK BASALT FINISH
- ④ EXPOSED CONCRETE
- ⑤ PERFORATED METAL FINISH (GALVALUME)
- ⑥ WINDOWS STRUCTURE (FASCIA): BENJAMIN MOORE 2121-30
- ⑦ RAILINGS: METAL RODS, SS FINISH
- ⑧ TURF BLOCK+ GROUND COVER
- ⑨ GARAGE DOOR: ANODIZED ALUMINUM - SATIN ANODIZED FINISH + FROSTED GLASS (WHITE)



2 ELEVATION '2A' (NORTH)
3/16" = 1'-0"

BAGERMAN RESIDENCE SAN CARLOS, CA 94070

NEW RESIDENCE - APN 049-020-070

OWNERS: TATYANA & ALEXANDER BAGERMAN

PATRICK J. FLANDERS
FLANDERS BAY COMPANY
&
BEKOM DESIGN, INC.
E-MAIL: INFO@BEKOMDESIGN.COM
PH: 408.203.4686 / 408.726.0017



ISSUANCES

No.	Description	Date
1	PLANNING SUBMITTAL	12.22.2020

Checked By: _____ Checker

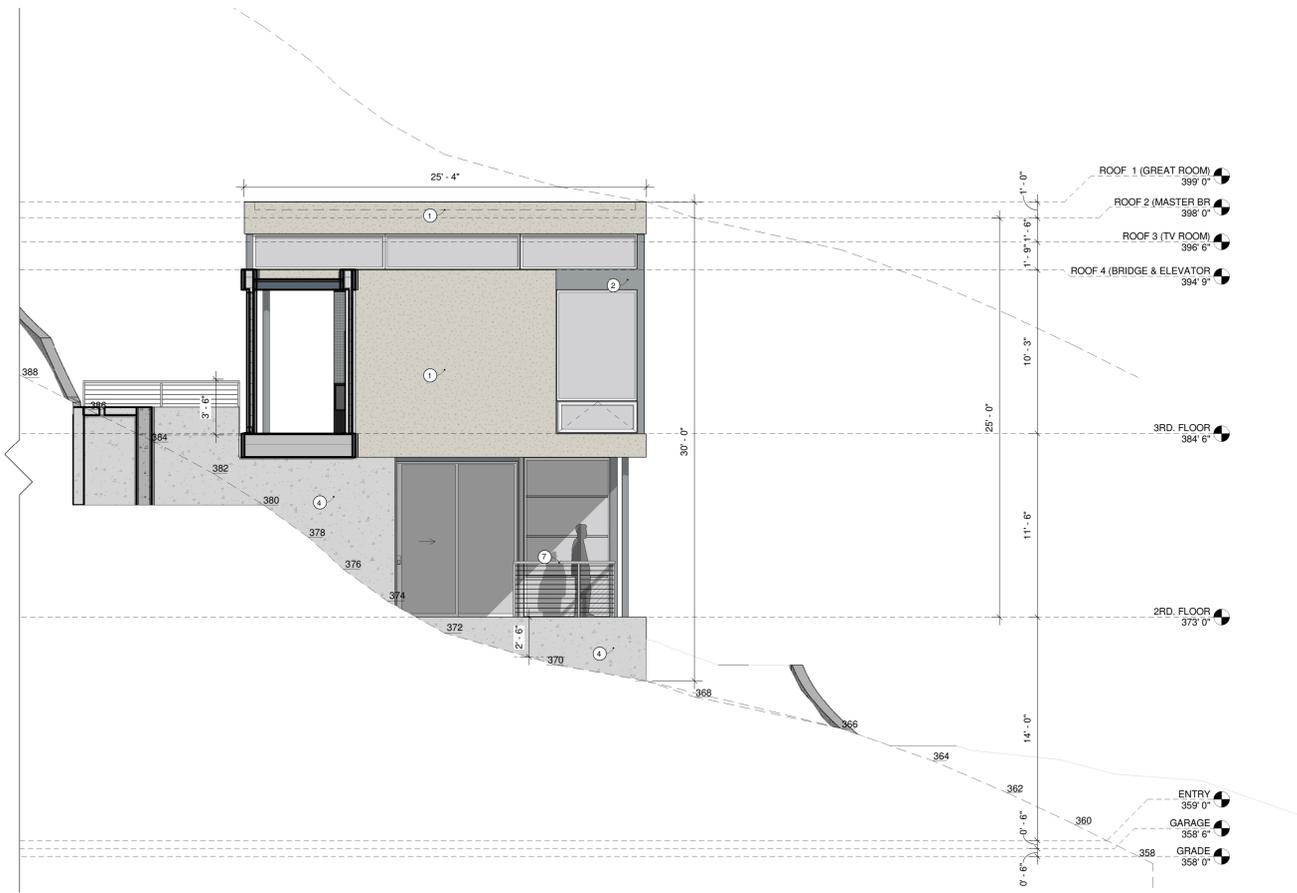
ELEVATIONS '2' & '2A' (NORTH)

Drawing Scale: 3/16" = 1'-0"

Job No. PROPOSED

A-3.1

- ① STUCCO: NATURAL
- ② FASCIA: BENJAMIN MOORE 2121-20
- ③ CUSTOM ROCK BASALT FINISH
- ④ EXPOSED CONCRETE
- ⑤ PERFORATED METAL FINISH (GALVALUME)
- ⑥ WINDOWS STRUCTURE (FASCIA): BENJAMIN MOORE 2121-30
- ⑦ RAILINGS: METAL RODS, SS FINISH
- ⑧ TURF BLOCK+ GROUND COVER
- ⑨ GARAGE DOOR: ANODIZED ALUMINUM - SATIN ANODIZED FINISH + FROSTED GLASS (WHITE)



1 ELEVATION '3' (SOUTH)
3/16" = 1'-0"



- ① STUCCO: NATURAL
- ② FASCIA: BENJAMIN MOORE 2121-20
- ③ CUSTOM ROCK BASALT FINISH
- ④ EXPOSED CONCRETE
- ⑤ PERFORATED METAL FINISH (GALVALUME)
- ⑥ WINDOWS STRUCTURE (FASCIA): BENJAMIN MOORE 2121-30
- ⑦ RAILINGS: METAL RODS, SS FINISH
- ⑧ TURF BLOCK+ GROUND COVER
- ⑨ GARAGE DOOR: ANODIZED ALUMINUM - SATIN ANODIZED FINISH + FROSTED GLASS (WHITE)

2 ELEVATION '7' (NORTH-EAST)
3/16" = 1'-0"

BAGERMAN RESIDENCE
SAN CARLOS, CA 94070
 NEW RESIDENCE - APN 049-020-070
 OWNERS: TATYANA & ALEXANDER BAGERMAN

PATRICK J. FLANDERS
 FLANDERS BAY COMPANY
 &
 BEKOM DESIGN, INC.
 E-MAIL: INFO@BEKOMDESIGN.COM
 PH: 408.203.4686 / 408.726.0017



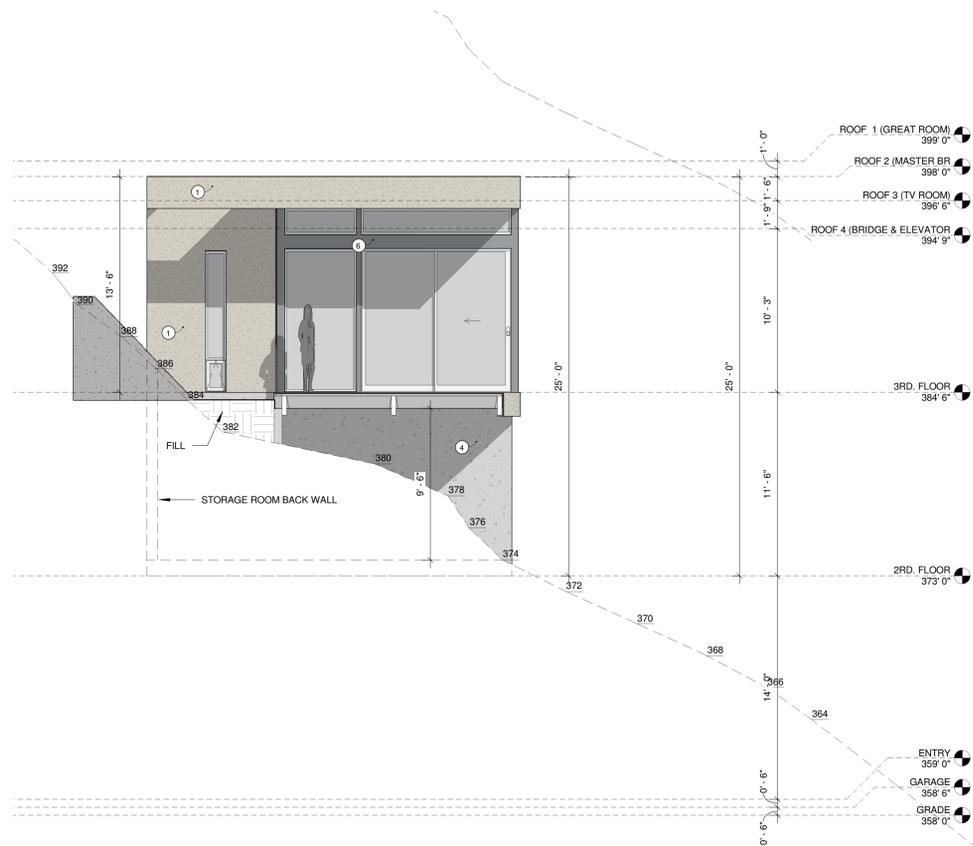
ISSUANCES		
No.	Description	Date
1	PLANNING SUBMITTAL	12.22.2020

Checked By: _____ Checker

ELEVATIONS '3'
(SOUTH) & '7'
(NORTH-EAST)

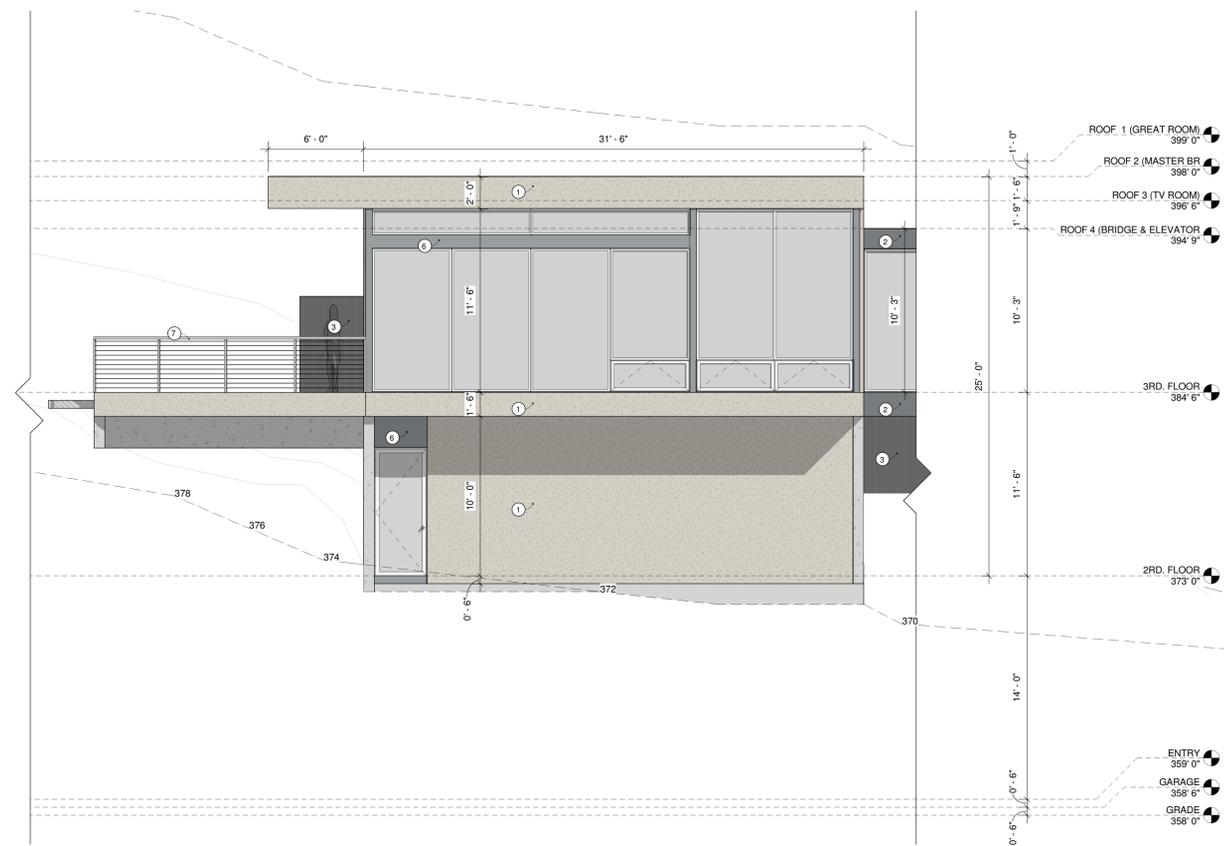
Drawing Scale: 3/16" = 1'-0"
 Job No. PROPOSED

A-3.2



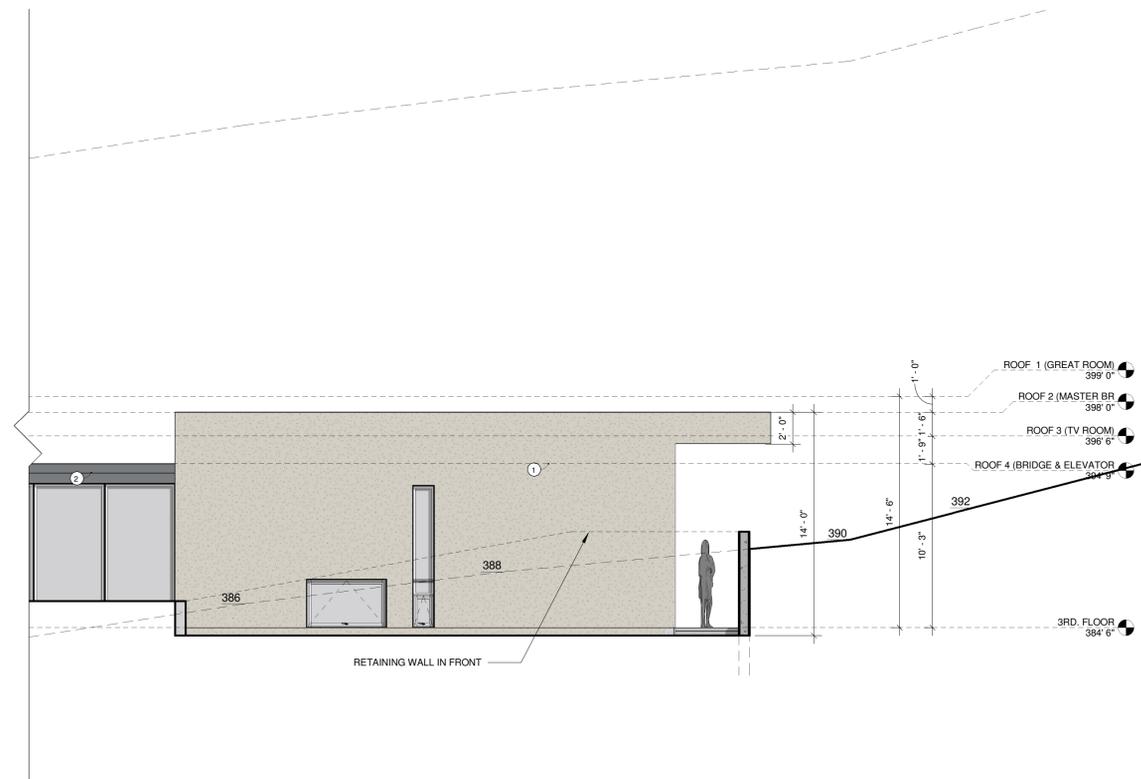
2 ELEVATION '4' (NORTH-WEST)
3/16" = 1'-0"

- ① STUCCO: NATURAL
- ② FASCIA: BENJAMIN MOORE 2121-20
- ③ CUSTOM ROCK: BASALT FINISH
- ④ EXPOSED CONCRETE
- ⑤ PERFORATED METAL FINISH (GALVALUME)
- ⑥ WINDOWS STRUCTURE (FASCIA): BENJAMIN MOORE 2121-30
- ⑦ RAILINGS: METAL RODS, SS FINISH



1 ELEVATION '6' (SOUTH-EAST)
3/16" = 1'-0"

- ① STUCCO: NATURAL
- ② FASCIA: BENJAMIN MOORE 2121-20



3 ELEVATION '5' (SOUTH-WEST)
3/16" = 1'-0"

BAGERMAN RESIDENCE
SAN CARLOS, CA 94070

NEW RESIDENCE - APN 049-020-070

OWNERS: TATYANA & ALEXANDER BAGERMAN

PATRICK J. FLANDERS
FLANDERS BAY COMPANY
&
BEKOM DESIGN, INC.
E-MAIL: INFO@BEKOMDESIGN.COM
PH: 408.203.4686 / 408.726.0017



ISSUANCES

No.	Description	Date
1	PLANNING SUBMITTAL	12.22.2020

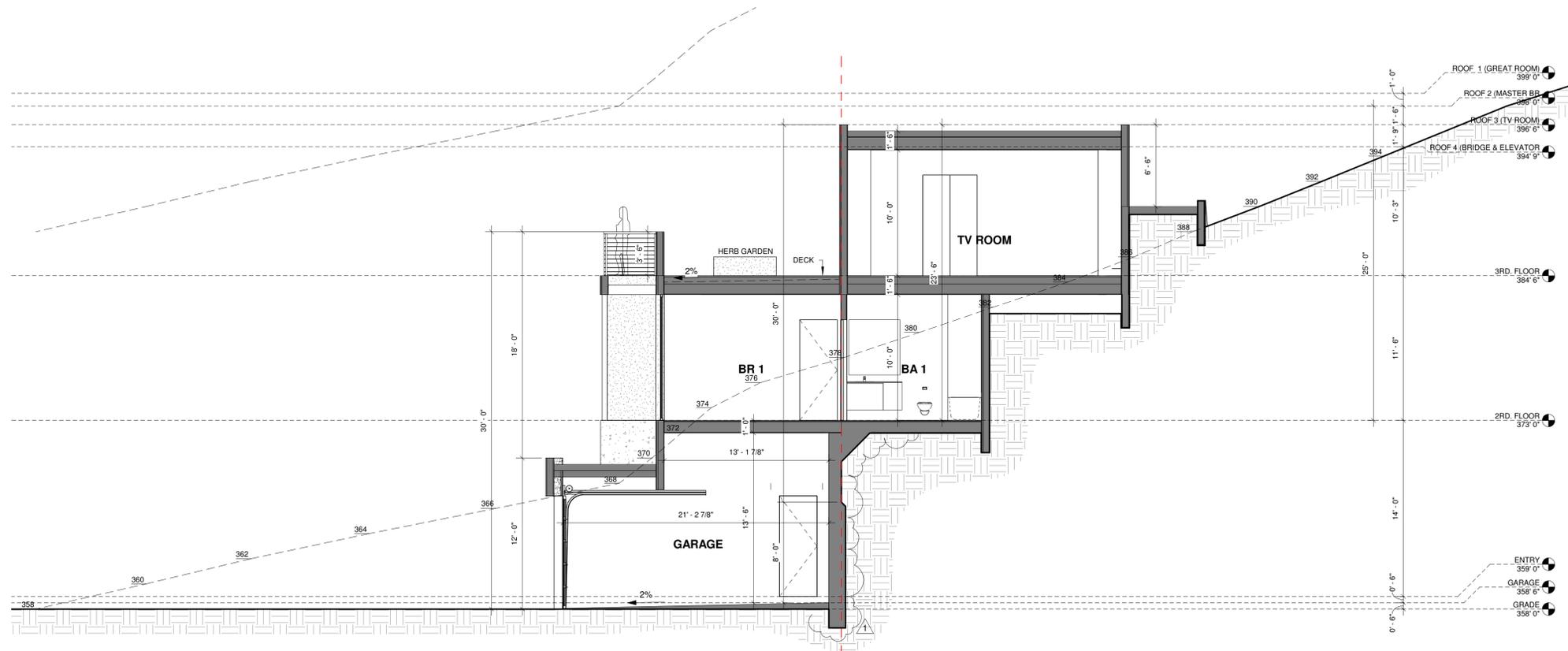
Checked By: _____ Checker

ELEVATIONS '4',
'5' & '6'

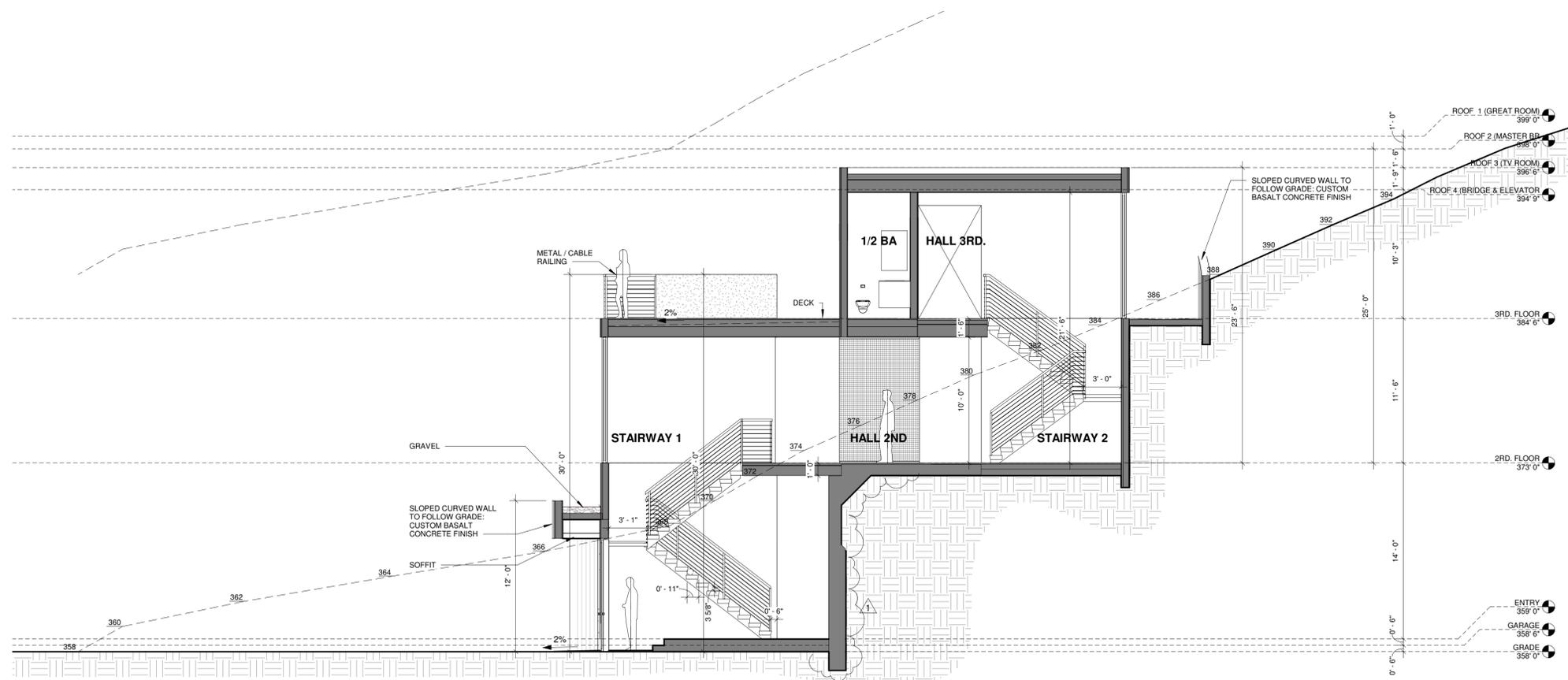
Drawing Scale: 3/16" = 1'-0"

Job No. PROPOSED

A-3.3



1 SECTION A
3/16" = 1'-0"



2 SECTION B
3/16" = 1'-0"

BAGERMAN RESIDENCE
SAN CARLOS, CA 94070

NEW RESIDENCE - APN 049-020-070

OWNERS: TATYANA & ALEXANDER BAGERMAN

PATRICK J. FLANDERS
FLANDERS BAY COMPANY
&
BEKOM DESIGN, INC.
E-MAIL: INFO@BEKOMDESIGN.COM
PH: 408.203.4686 / 408.726.0017



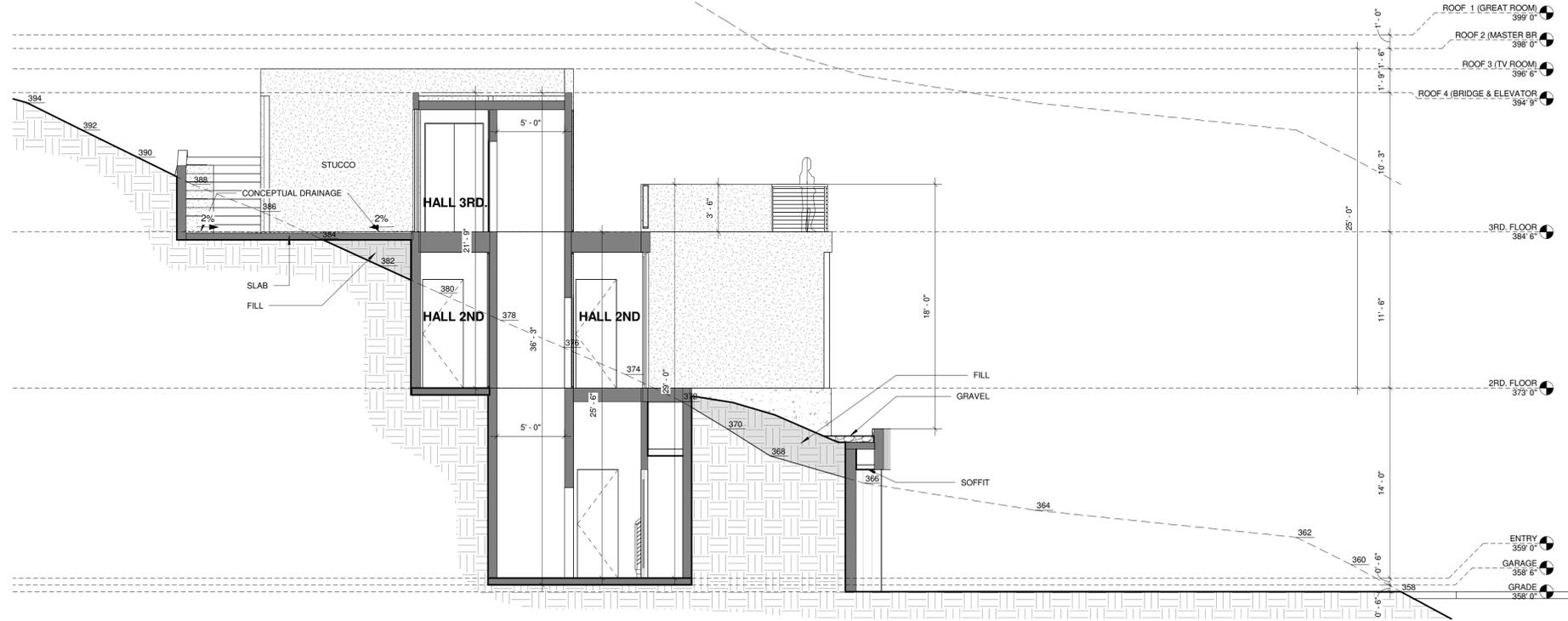
ISSUANCES

No.	Description	Date
1	PLANNING SUBMITTAL	12.22.2020
1	PLANNING COMMENTS 1	09.15.2021

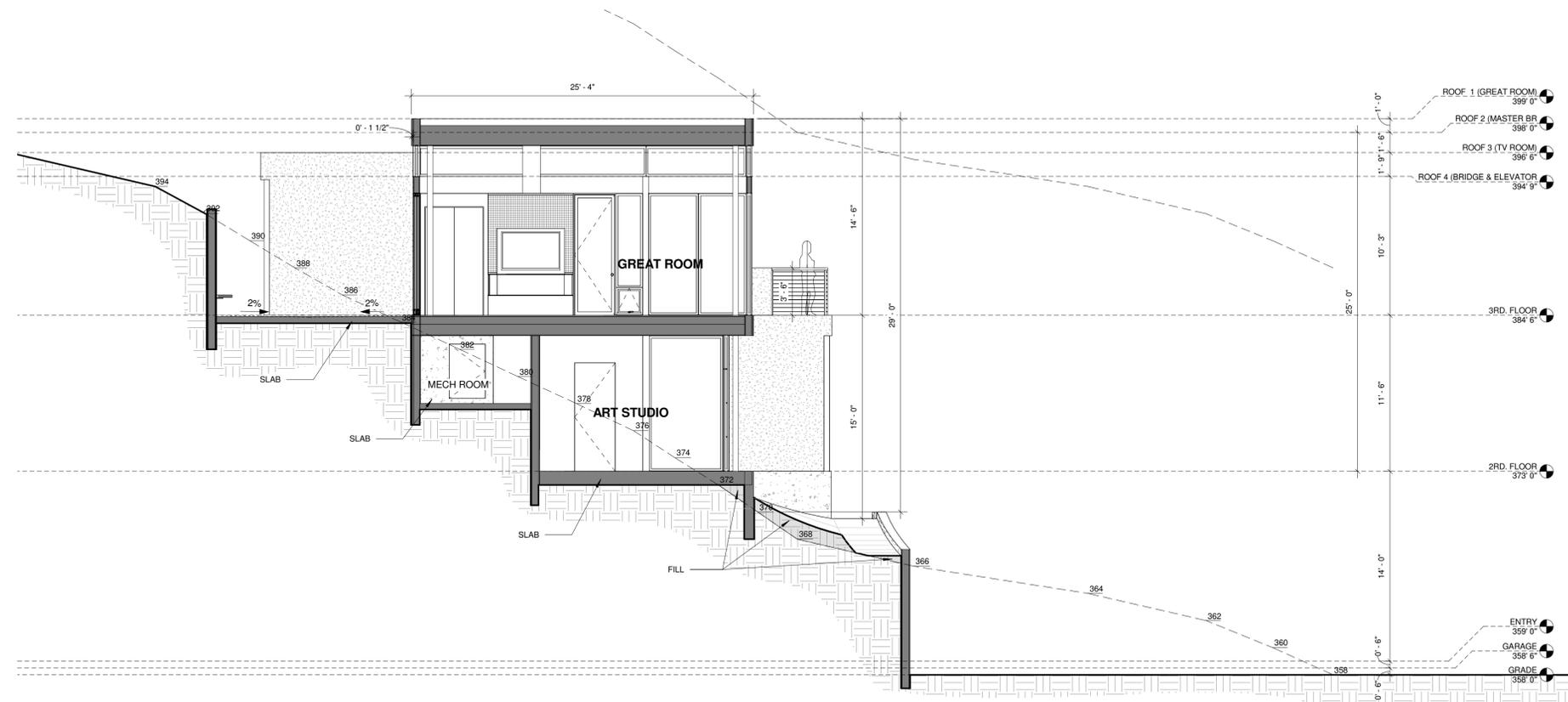
Checked By: _____ Checker

SECTIONS 'A' & 'B'

Drawing Scale: 3/16" = 1'-0"
Job No. PROPOSED



1 SECTION C
3/16" = 1'-0"



2 SECTION D
3/16" = 1'-0"

BAGERMAN RESIDENCE
SAN CARLOS, CA 94070

NEW RESIDENCE - APN 049-020-070

OWNERS: TATYANA & ALEXANDER BAGERMAN

PATRICK J. FLANDERS
FLANDERS BAY COMPANY
&
BEKOM DESIGN, INC.
E-MAIL: INFO@BEKOMDESIGN.COM
PH: 408.203.4686 / 408.726.0017



ISSUANCES

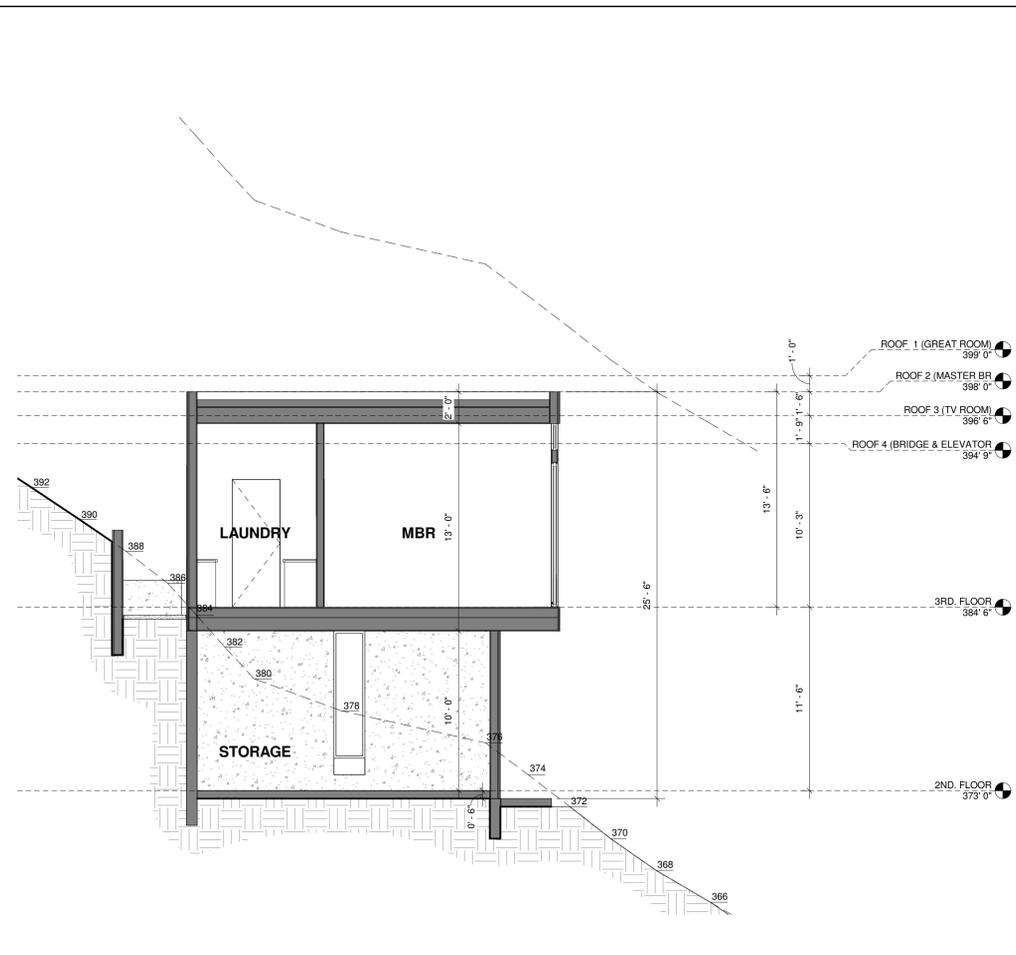
No.	Description	Date
1	PLANNING SUBMITTAL	12.22.2020

Checked By: _____ Checker

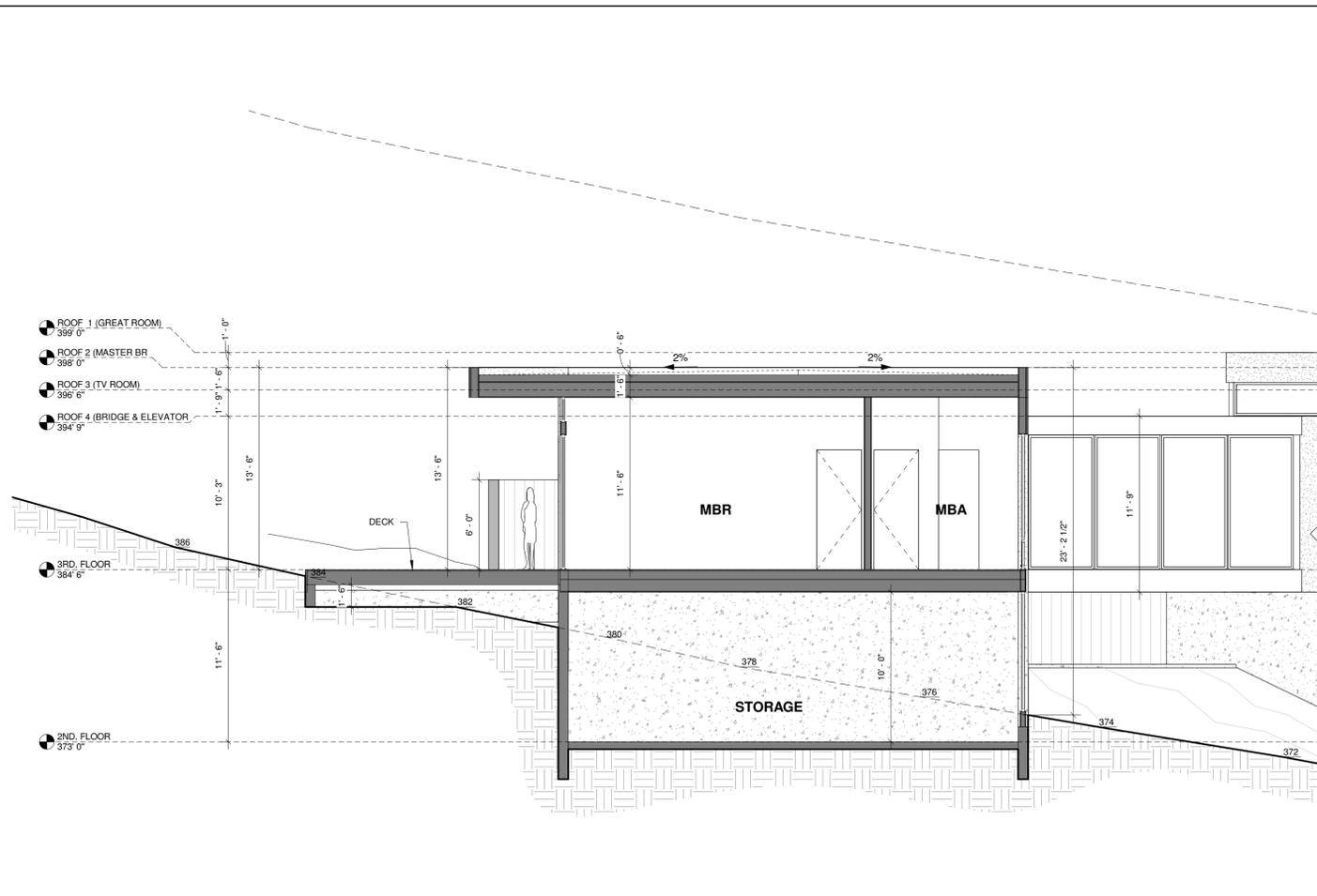
SECTIONS 'C' & 'D'

Drawing Scale: 3/16" = 1'-0"

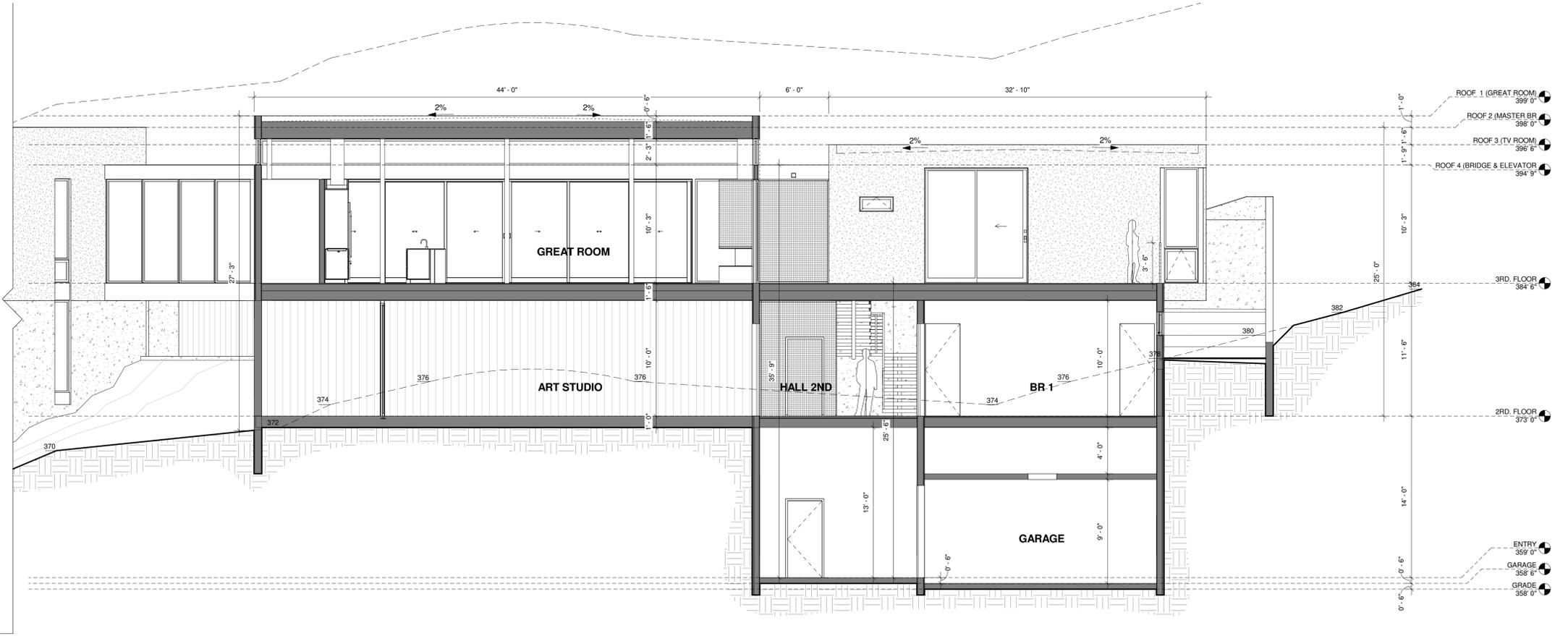
Job No. PROPOSED



1 SECTION F
3/16" = 1'-0"



2 SECTION E
3/16" = 1'-0"



3 SECTION G
3/16" = 1'-0"

BAGERMAN RESIDENCE
SAN CARLOS, CA 94070

NEW RESIDENCE - APN 049-020-070

OWNERS: TATYANA & ALEXANDER BAGERMAN

PATRICK J. FLANDERS
FLANDERS BAY COMPANY
&
BEKOM DESIGN, INC.
E-MAIL: INFO@BEKOMDESIGN.COM
PH: 408.203.4686 / 408.726.0017



ISSUANCES

No.	Description	Date
1	PLANNING SUBMITTAL	12.22.2020

Checked By: _____ Checker

SECTIONS 'E', 'F'
& 'G'

Drawing Scale: 3/16" = 1'-0"
Job No. PROPOSED