

**PROJECT INFORMATION: NEW HOME**

**PROJECT ADDRESS: APN: 049-020-070**

BUILDING OCCUPANCY GROUP: R-3LJ  
 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.) = 4,488.3 SF  
 NON-HABITABLE: GARAGE, STORAGE, COVERED PORCHES (1ST, 2ND & 3RD.) = 1,480.1 SF

**TOTAL PROPOSED FLOOR AREA = 5,968.40 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.

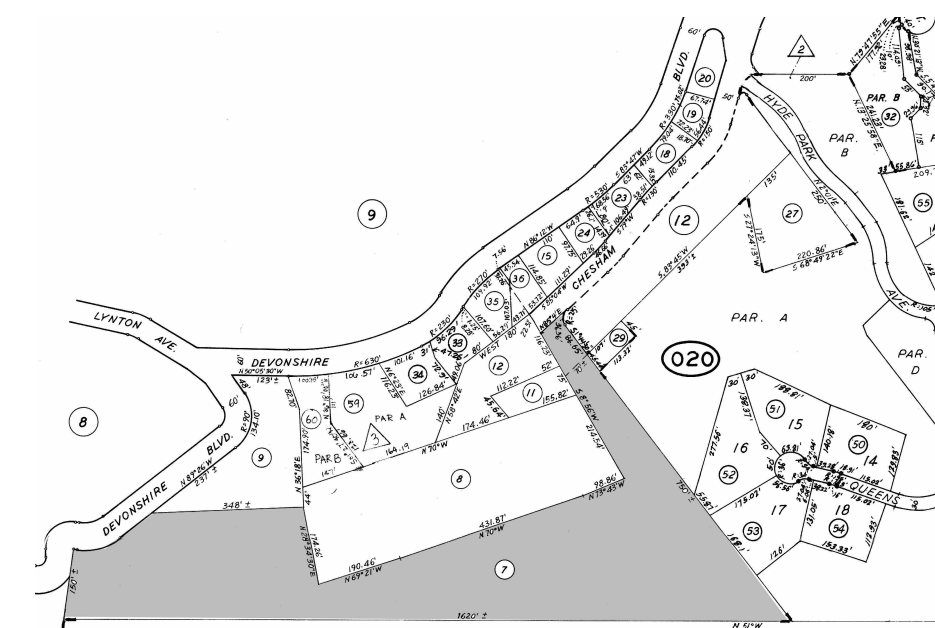
CALIFORNIA RESIDENTIAL CODE 2019  
 CALIFORNIA BUILDING CODE 2019  
 CALIFORNIA MECHANICAL CODE 2019  
 CALIFORNIA PLUMBING CODE 2019  
 CALIFORNIA ELECTRICAL CODE 2019  
 TITLE 24 ENERGY REGULATIONS 2019  
 CALIFORNIA FIRE CODE 2019  
 CALIFORNIA GREEN BUILDING CODE 2019

**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** Christopher R. Hundemer, Principal  
 C2Earth, Inc.  
 750 Camden Avenue, Suite A  
 Campbell, CA 95008  
 PH: 408.866.5436  
 C2@C2Earth.com

**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

**SEPTIC DESIGN:** Christopher Day  
 Environmental Health Consulting  
 P.O. Box 26, Redwood City, CA 94064  
 PH: (650)293-1045  
 christopherday@aol.com

**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 |
| 54 | OWTS 1  | SEPTIC DESIGN      |
| 55 | OWTS 2  | SEPTIC DETAILS     |

**4 SHEET INDEX**

TOTAL SHEETS: 29



**HARDSCAPE LEGEND**

|          |                                 |
|----------|---------------------------------|
| [Symbol] | NEW HOUSE FOOTPRINT             |
| [Symbol] | SETBACKS & EASEMENTS            |
| [Symbol] | PROPERTY LINES                  |
| [Symbol] | DRIVEWAY EASEMENT               |
| [Symbol] | FIRE TRUCK TURN-AROUND          |
| [Symbol] | CONCRETE ACCESS ROAD            |
| [Symbol] | TURF BLOCK PERMEABLE (40%)      |
| [Symbol] | GRAVEL / DECOMPOSITE GRANITE    |
| [Symbol] | RAISED WOOD DECK                |
| [Symbol] | PORCELAIN PAVERS ABOVE CONCRETE |

**UTILITY LEGEND**

|          |   |
|----------|---|
| [Symbol] | (N) WATER LINE  |
| [Symbol] | (N) JOINT TRENCH FOR UNDERGROUND ELECTRICAL, GAS, DSL |
| [Symbol] | (N) AC CONDENSER PADS                                 |
| [Symbol] | (N) MAIN ELECTRIC PANEL - 200A                        |
| [Symbol] | (N) SEPTIC TANK AND PUMP                              |
| [Symbol] | (N) LEACH FIELDS                                      |
| [Symbol] | ABOVE 50% AVERAGE SLOPES                              |

**6 PROPOSED SITE PLAN - LOCATION**  
 1" = 30'-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 |
| 1   | PLANNING REVISION - DRIVEWAY | 12.02.2022 |

Checked By: \_\_\_\_\_ Checker

**COVER SHEET**

Drawing Scale: As indicated  
 Job No. PROPOSED

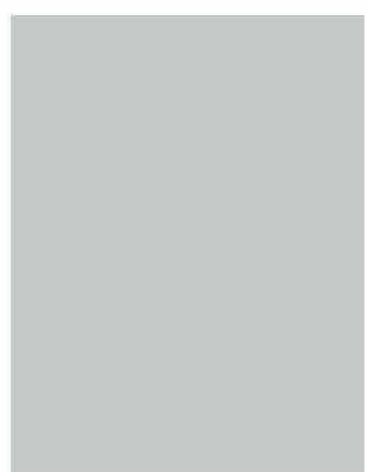
**A-0.0**



**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)



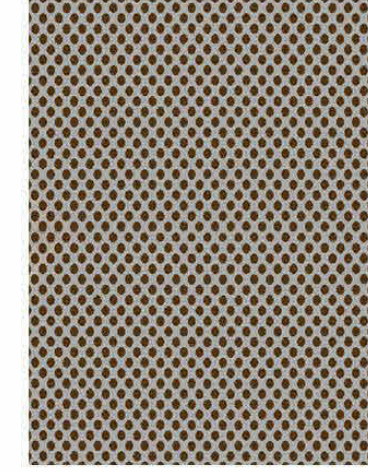
CONCRETE WALL FINISH:  
BASALT LINER STAINED



STUCCO-COLOR:  
NATURAL FINISH: SMOOTH - SMOOTH



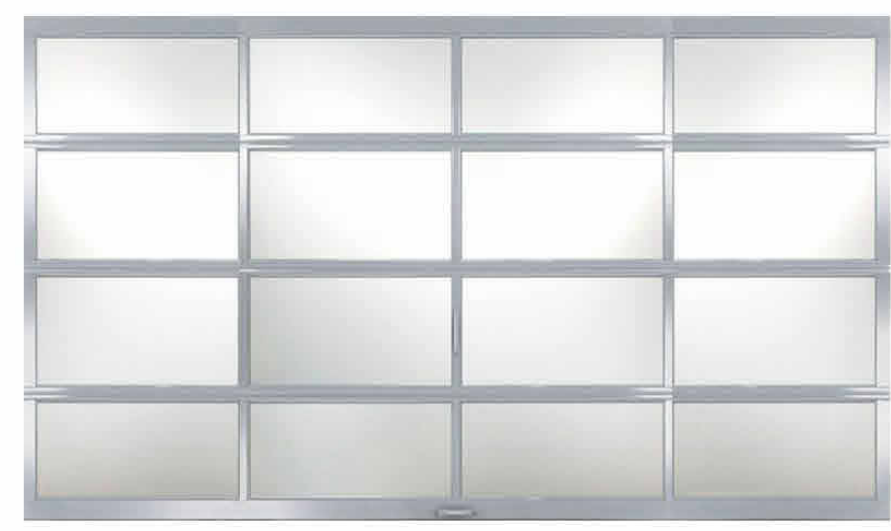
FASCIA:  
BRIDGE & ELEVATOR:  
BENJAMIN MOORE:  
2121-20 / LRV 19.37



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 / AM AMBER  
(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: 100-10%
- 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: \_\_\_\_\_  
Project: \_\_\_\_\_  
Room: \_\_\_\_\_  
Placement: \_\_\_\_\_  
Approval: \_\_\_\_\_



Notes:

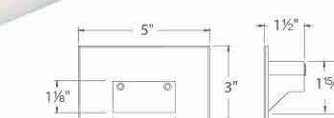


Created December 14th, 2020

**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, balcony areas, walkways and building perimeters.

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

- FEATURES**
- Solid die-cast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
  - IP66 rated, Protected against high pressure water jets
  - Conveniently adapts into existing 12V system
  - Available hardware
  - Maintains constant lumen output against voltage drop
  - UL 1838 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 1.75" x 2" x 2.75"

Rated Life: 60,000 hours

**ORDERING NUMBER**

| Color Temp | CR    | Finish | Material | Lumens               |    |
|------------|-------|--------|----------|----------------------|----|
| 27         | 2700K | 90     | BR       | Brushed on Brass     | 17 |
|            |       |        | BK       | Black on Aluminum    | 17 |
|            |       |        | BZ       | Bronze on Aluminum   | 17 |
|            |       |        | WT       | White on Aluminum    | 17 |
|            |       |        | BR       | Brushed on Brass     | 17 |
|            |       |        | BK       | Black on Aluminum    | 17 |
| 30         | 3000K | 90     | BR       | Brushed on Brass     | 17 |
|            |       |        | BK       | Black on Aluminum    | 17 |
|            |       |        | BZ       | Bronze on Aluminum   | 17 |
|            |       |        | WT       | White on Aluminum    | 17 |
|            |       |        | BR       | Brushed on Brass     | 17 |
|            |       |        | SS       | Cast Stainless Steel | 23 |
| AM         | Amber | -      | BR       | Brushed on Brass     | 11 |
|            |       |        | BK       | Black on Aluminum    | 11 |
|            |       |        | BZ       | Bronze on Aluminum   | 11 |
|            |       |        | WT       | White on Aluminum    | 11 |
|            |       |        | BR       | Brushed on Brass     | 11 |
|            |       |        | SS       | Cast Stainless Steel | 14 |

**RECTANGLE STEP LIGHTS 12V  
4011**

**WAC  
LANDSCAPE LIGHTING**

**Magnetic Transformers**

Stainless Steel, 12-15V output, IP66-rated, UL 1838 listed  
See transformer spec sheet for details and its accessories

| Model       | Max      |
|-------------|----------|
| 9025-TMN-SS | 250W Max |
| 9150-TMN-SS | 250W Max |
| 9300-TMN-SS | 300W Max |
| 9600-TMN-SS | 600W Max |



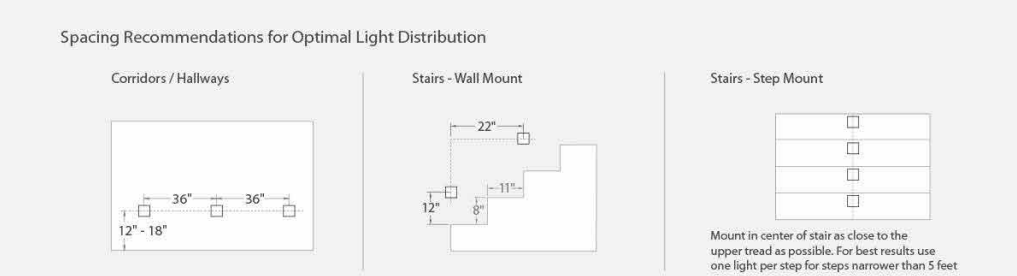
**TESTED MAGNETIC LOW VOLTAGE/MLV DIMMERS**

| Luminaire | Manufacturer | Family   | Model    | Power Rating | Dimmer Range* | Note             |
|-----------|--------------|----------|----------|--------------|---------------|------------------|
| 4011      | Lutron       | Styletek | DSF-600  | 600W         | 23% - 100%    | Best performance |
|           |              |          | SCF-600P | 600W         | 17% - 100%    | Best performance |
|           |              |          | S-10P    | 600W         | -             | Not recommended  |

\*Dimmer 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 list below is based upon testing conducted in a lab, and the results can vary in certain field applications due to the number of fixtures. Each fixture has the farthest dimmer compatibility, just in case the dimmer has not been tested by WAC Lighting. Please reference the dimmer manufacturer's instructions for installation, or contact a WAC Lighting professional at 800-526-2388.

**Spacing Recommendations for Optimal Light Distribution**



www.kuzko.com  
Phone: 800-526-2388  
Fax: 800-526-2388

Headquarters/Eastern Distribution Center  
445 Lake Park Drive  
Fort Washington, NY 11550

Central Distribution Center  
1600 Deer Harbor Ct  
Loma Springs, CA 91532

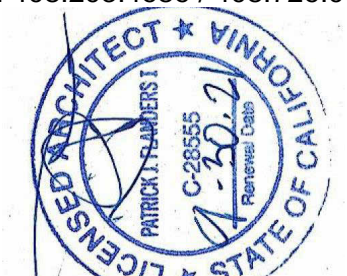
Western Distribution Center  
1750 Redwood Avenue  
Orland, CA 95963

WAC Lighting reserves the right to modify the design of our products at any time as part of the company's continuous improvement program. 2/21/2016

**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 |
| 2   | PLANNING COMMENTS 1          | 09.15.2021 |
| 2   | PLANNING REVISION - DRIVEWAY | 12.02.2022 |

Checked By: \_\_\_\_\_ Checker: \_\_\_\_\_

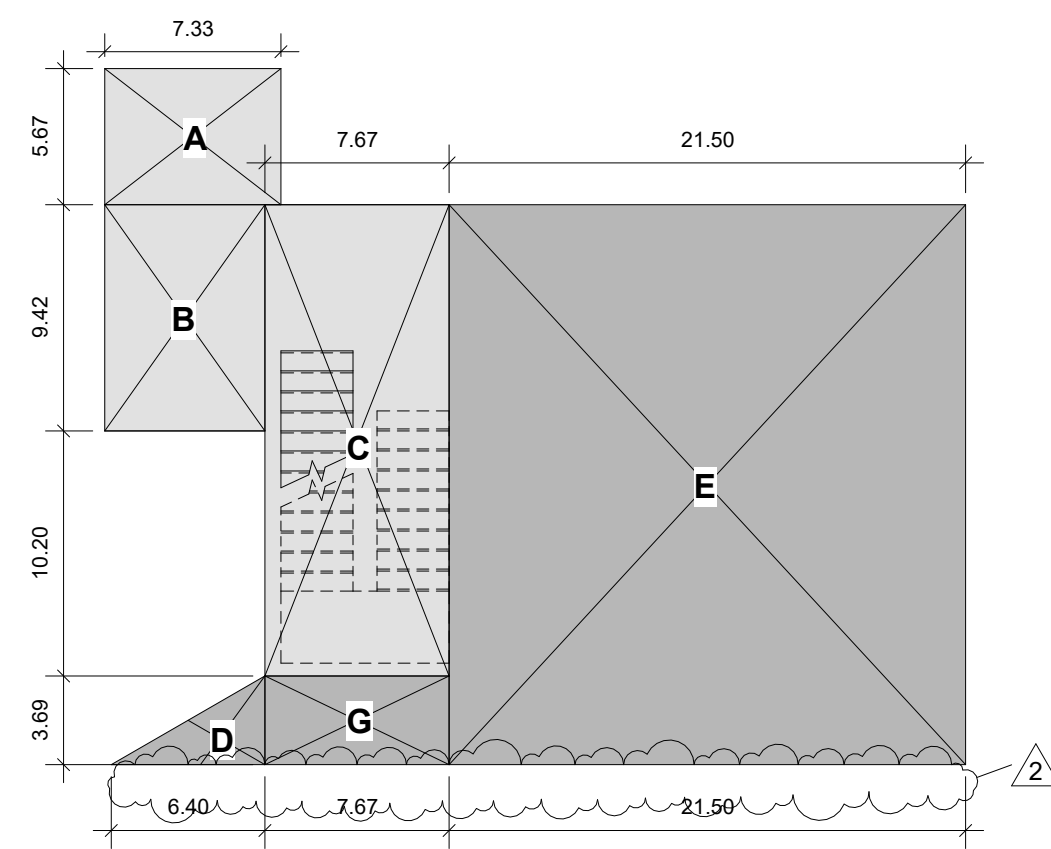
**3D VIEWS /  
MATERIAL  
BOARD /  
LIGHTING  
SPECS.**

Drawing Scale: As indicated

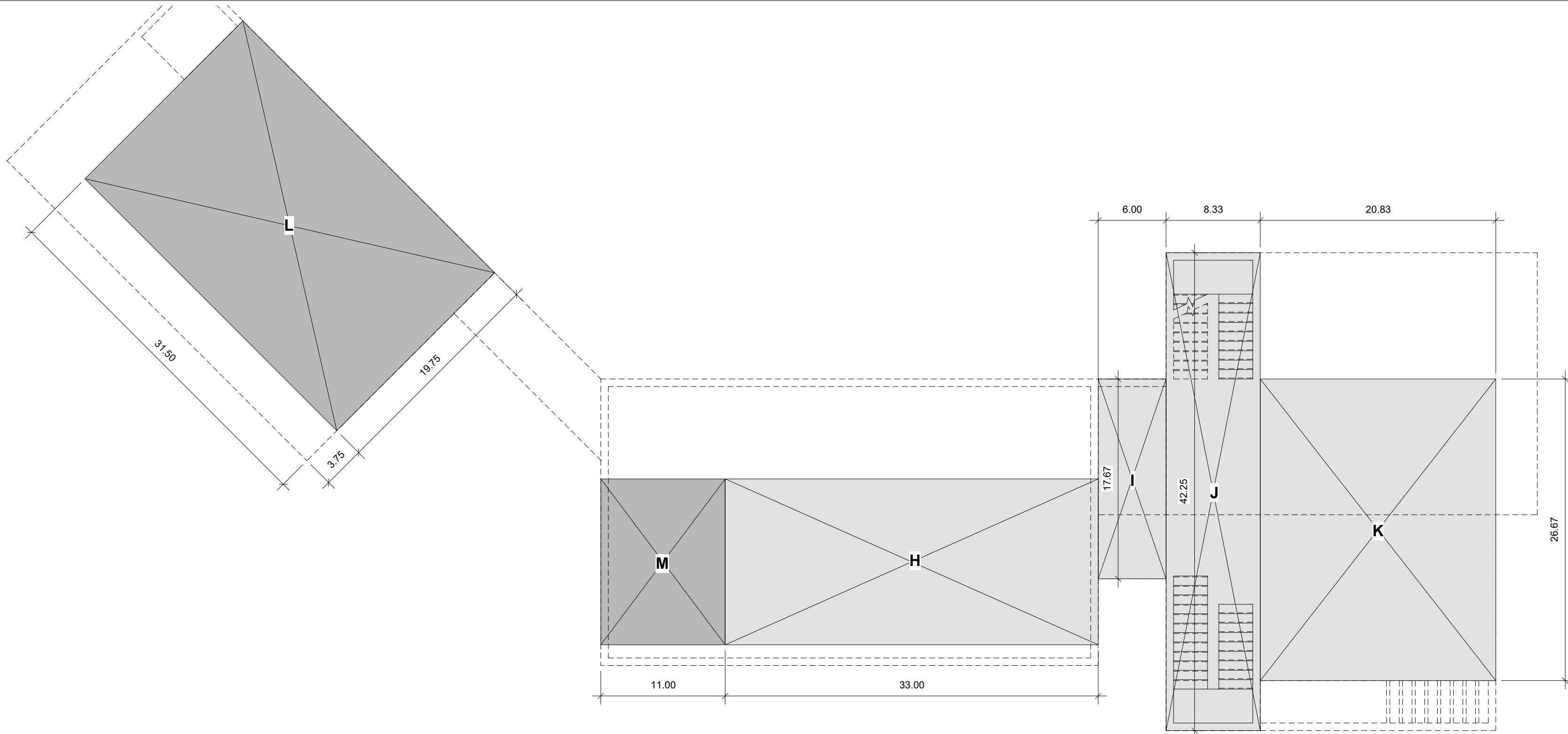
Job No. PROPOSED

**A-0.1**

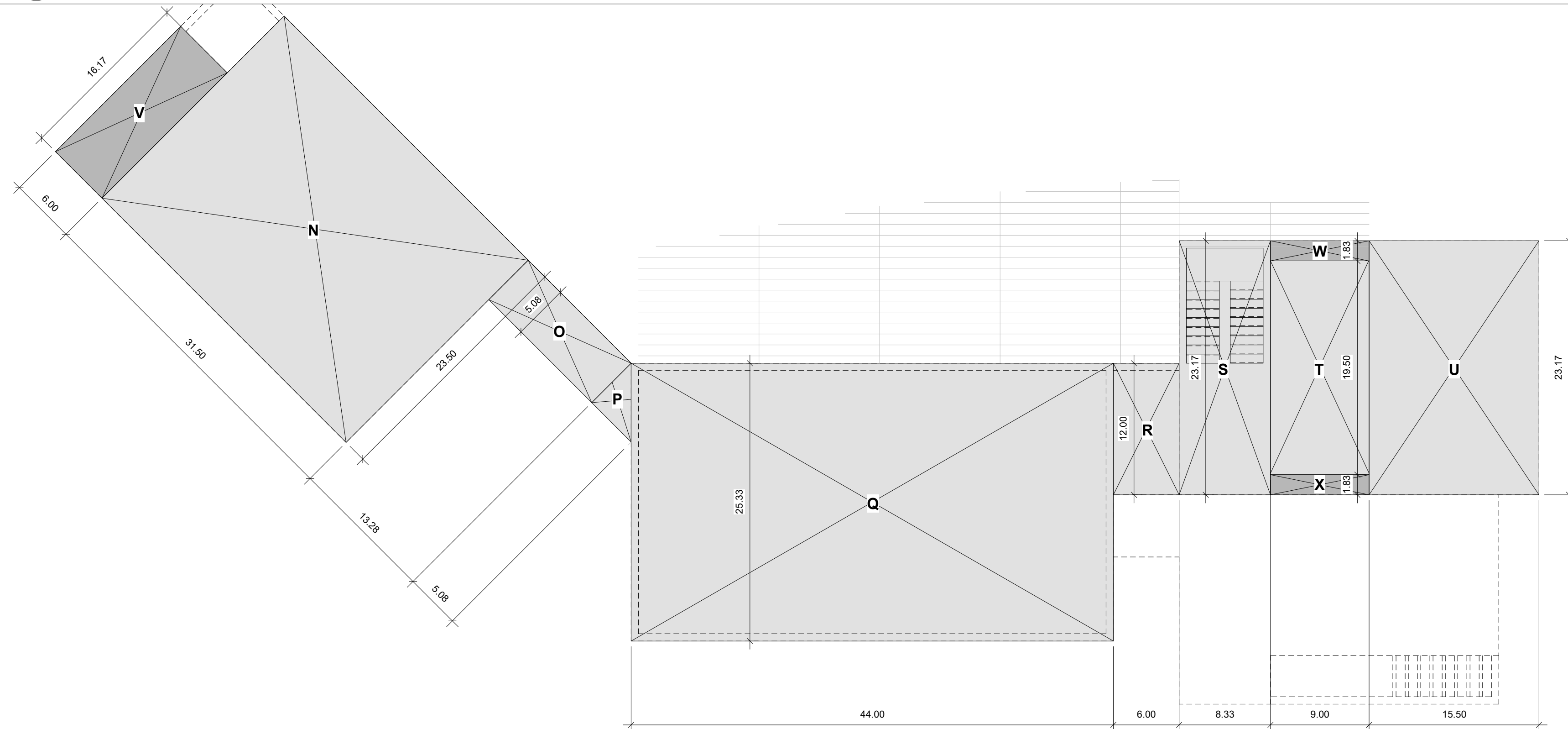
| BUILDING AREA SQUARE FOOTAGE BREAKDOWN |       |       |            |
|--|-------|-------|------------|
| NEW HOME                               |       |       |            |
| SPACE                                  | H     | V     | TOTAL      |
| <b>FIRST FLOOR</b>                     |       |       |            |
| A                                      | 7.33  | 5.67  | 41.6 SF    |
| B                                      | 6.67  | 9.42  | 62.8 SF    |
| C                                      | 7.67  | 19.75 | 151.5 SF   |
| TOTAL 1ST FLOOR BUILDING AREA          |       |       | 255.9 SF   |
| D                                      | 6.40  | 3.69  | 23.6 SF    |
| E                                      | 21.50 | 23.31 | 501.2 SF   |
| G                                      | 7.67  | 3.69  | 28.3 SF    |
| TOTAL 1ST FLOOR NON-HABITABLE          |       |       | 553.1 SF   |
| TOTAL 1ST FLOOR                        |       |       | 809.0 SF   |
| <b>SECOND FLOOR</b>                    |       |       |            |
| H                                      | 33.00 | 14.67 | 484.1 SF   |
| I                                      | 6.00  | 17.67 | 106.0 SF   |
| J                                      | 8.33  | 42.25 | 351.9 SF   |
| K                                      | 20.83 | 26.67 | 555.5 SF   |
| TOTAL 2ND FLOOR BUILDING AREA          |       |       | 1497.6 SF  |
| L                                      | 31.50 | 19.75 | 622.1 SF   |
| H                                      | 11.00 | 14.67 | 161.4 SF   |
| TOTAL 2ND FLOOR NON-HABITABLE          |       |       | 783.5 SF   |
| TOTAL 2ND FLOOR                        |       |       | 2281.1 SF  |
| <b>THIRD FLOOR</b>                     |       |       |            |
| N                                      | 31.50 | 23.50 | 740.3 SF   |
| O                                      | 13.28 | 5.08  | 67.5 SF    |
| P                                      | 5.08  | 5.08  | 25.9 SF    |
| Q                                      | 44.00 | 25.33 | 1114.5 SF  |
| R                                      | 6.00  | 12.00 | 72.0 SF    |
| S                                      | 8.33  | 23.17 | 193.0 SF   |
| T                                      | 9.00  | 19.50 | 175.5 SF   |
| U                                      | 15.50 | 23.17 | 359.1 SF   |
| 3RD FLOOR BUILDING AREA                |       |       | 2734.8 SF  |
| V                                      | 6.00  | 16.17 | 97.0 SF    |
| W                                      | 9.00  | 1.83  | 16.5 SF    |
| X                                      | 9.00  | 1.83  | 16.5 SF    |
| TOTAL 3RD FLOOR NON-HABITABLE          |       |       | 130.0 SF   |
| TOTAL 3RD FLOOR                        |       |       | 2864.8 SF  |
| TOTAL HABITABLE:                       |       |       | 4488.3 SF  |
| TOTAL BUILDING FLOOR AREA              |       |       | 5954.80 SF |



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

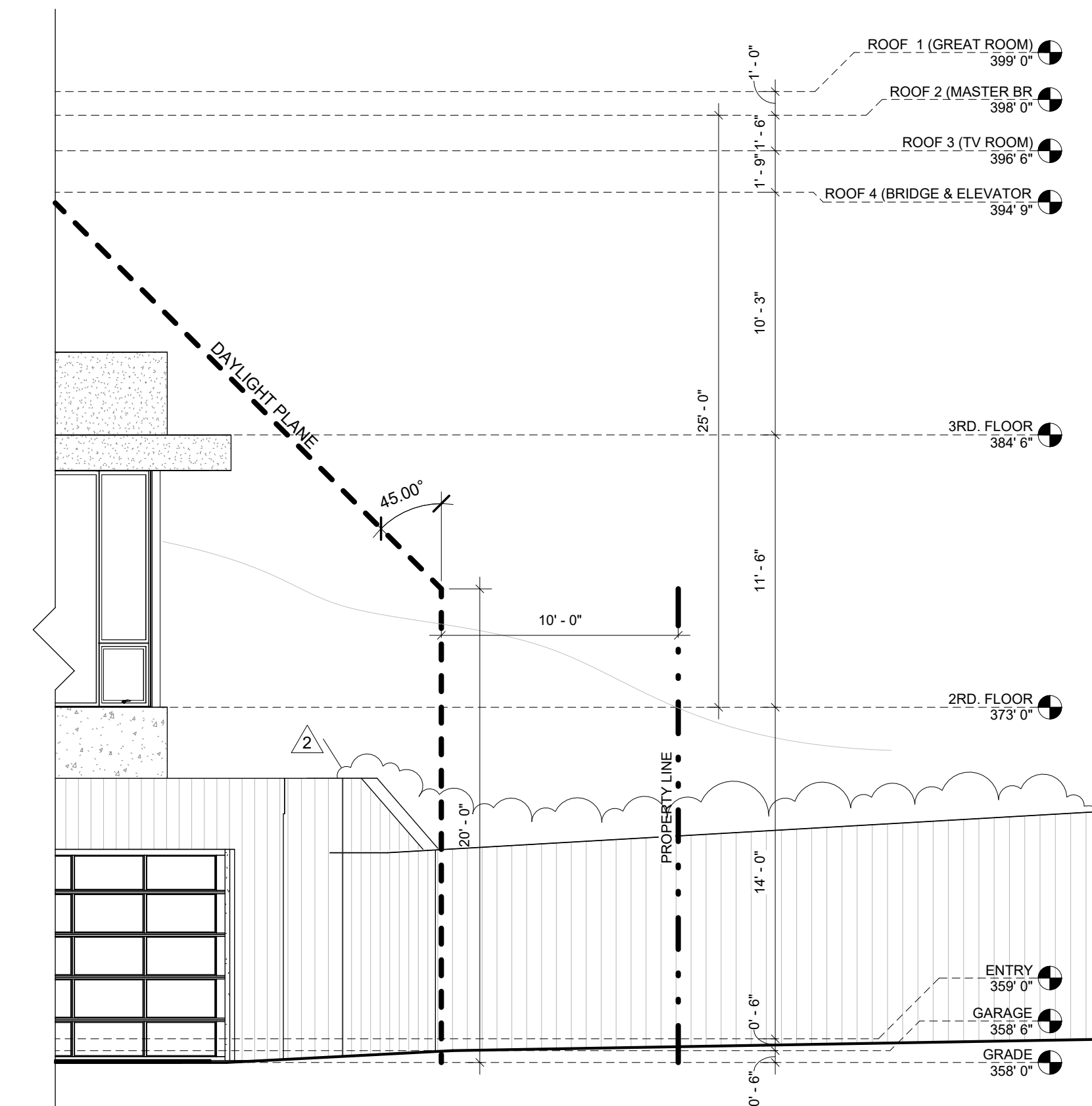


2 PROPOSED 2ND. FLOOR - FLOOR AREA DIAGRAM  
1/8" = 1'-0"

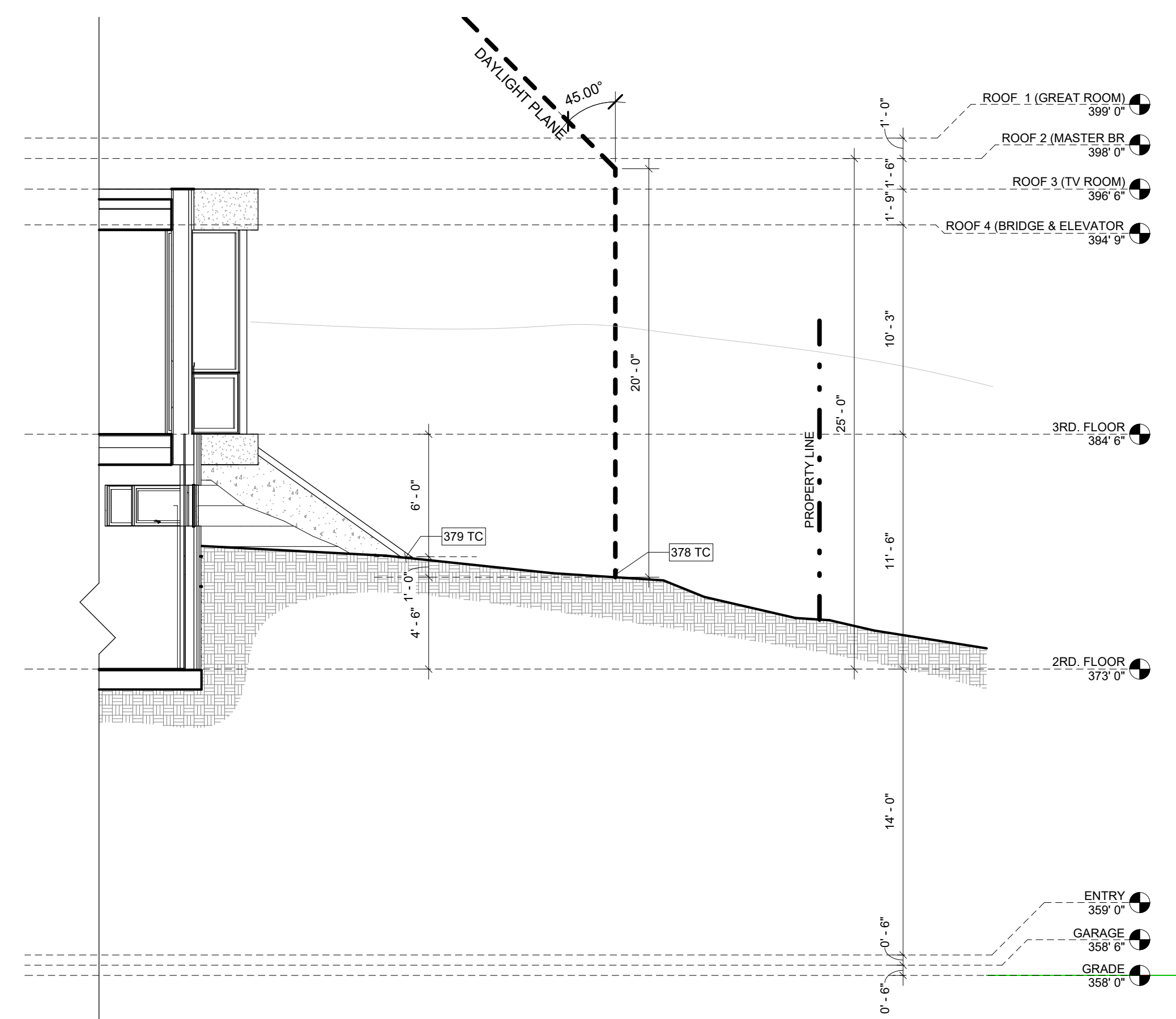


3 PROPOSED 3RD FLOOR - FLOOR AREA DIAGRAM  
1/8" = 1'-0"

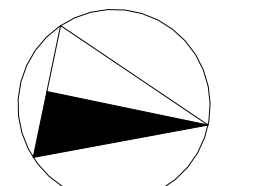
4 DAYLIGHT PLANE 1  
3/16" = 1'-0"



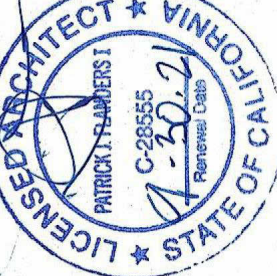
5 DAYLIGHT PLANE 2  
3/16" = 1'-0"



**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       |
| 1         | PLANNING SUBMITTAL           | 12.22.2020 |
| 1         | PLANNING COMMENTS 1          | 09.15.2021 |
| 1         | PLANNING REVISION - DRIVEWAY | 12.02.2022 |

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 54 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:

Table with 2 columns: DBH ranges (1 to 29, 30 to 49, 50 to 69, 70 to 89, 90 to 100) and Condition ratings (Very Poor, Poor, Fair, Good, 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

Signature of Robert Weatherill and Professional Seal.

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

Table with 6 columns: Tree#, Species, DBH, Ht/Sp, Con Rating, Comments. Lists 36 trees with various species like Buckeye, Coast live oak, California bay, etc.

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

Tree Survey

Table with 6 columns: Tree#, Species, DBH, Ht/Sp, Con Rating, Comments. Lists 14 trees with various species like Coast live oak, Buckeye, etc.

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

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. 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.

5. Do Not: a. Allow run off or spillage of damaging materials into the area below any tree canopy. b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree. c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist. d. Allow fires under any adjacent trees. e. Discharge exhaust into foliage. f. Secure cable, chain or rope to trees or shrubs. g. 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.

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

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.

9. Compaction of the soil within the dripline shall be kept to a minimum. 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.

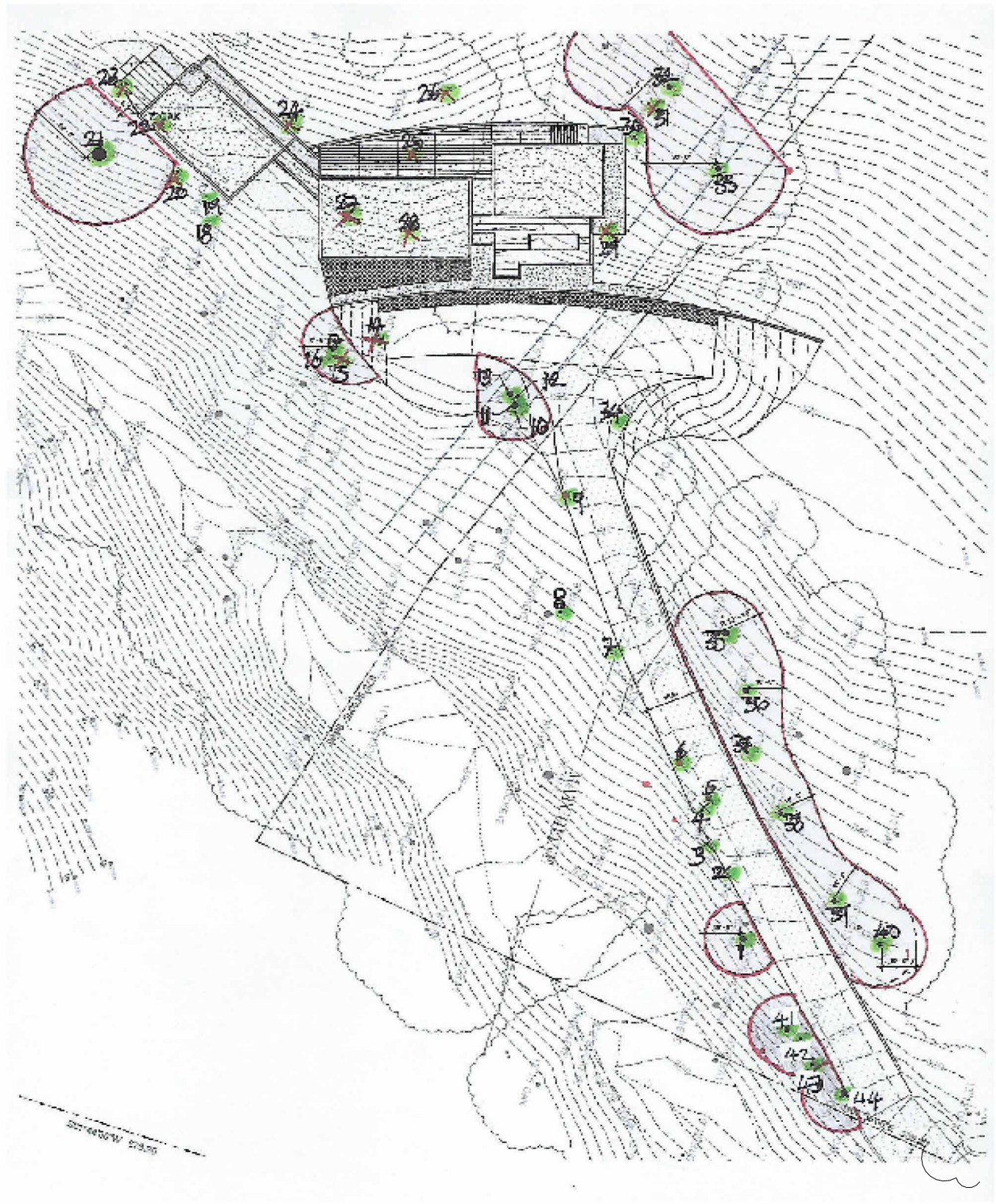
10. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.

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

Tree Survey

Table with 6 columns: Tree#, Species, DBH, Ht/Sp, Con Rating, Comments. Lists 18 trees with various species like Coast live oak, Buckeye, California bay, etc.

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. Cavities: An open wound, characterized by the presence of extensive decay and resulting in a hollow. Decay: Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin. Dripline: The width of the crown as measured by the lateral extent of the foliage. 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

- (1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas, International Society of Arboriculture, 1994. (2) Harris, R.W., Matheny, N.P. and Clark, J.R. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines, Prentice Hall, 1999. (3) Carlson, Russell E. Paulownia on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998. (4) Extracted from a copy of Tree Protection guidelines. Anon (5) T. D. Sydnor, Arboreal Glossary, School of Natural Resources, 2000 (6) 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

Table with 3 columns: No., Description, Date. Lists 3 planning submissions and their dates.

Checked By: Checker

ARBORIST REPORT

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

Job No. PROPOSED

A-0.3

**Certification of Performance<sup>(3)</sup>**

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.

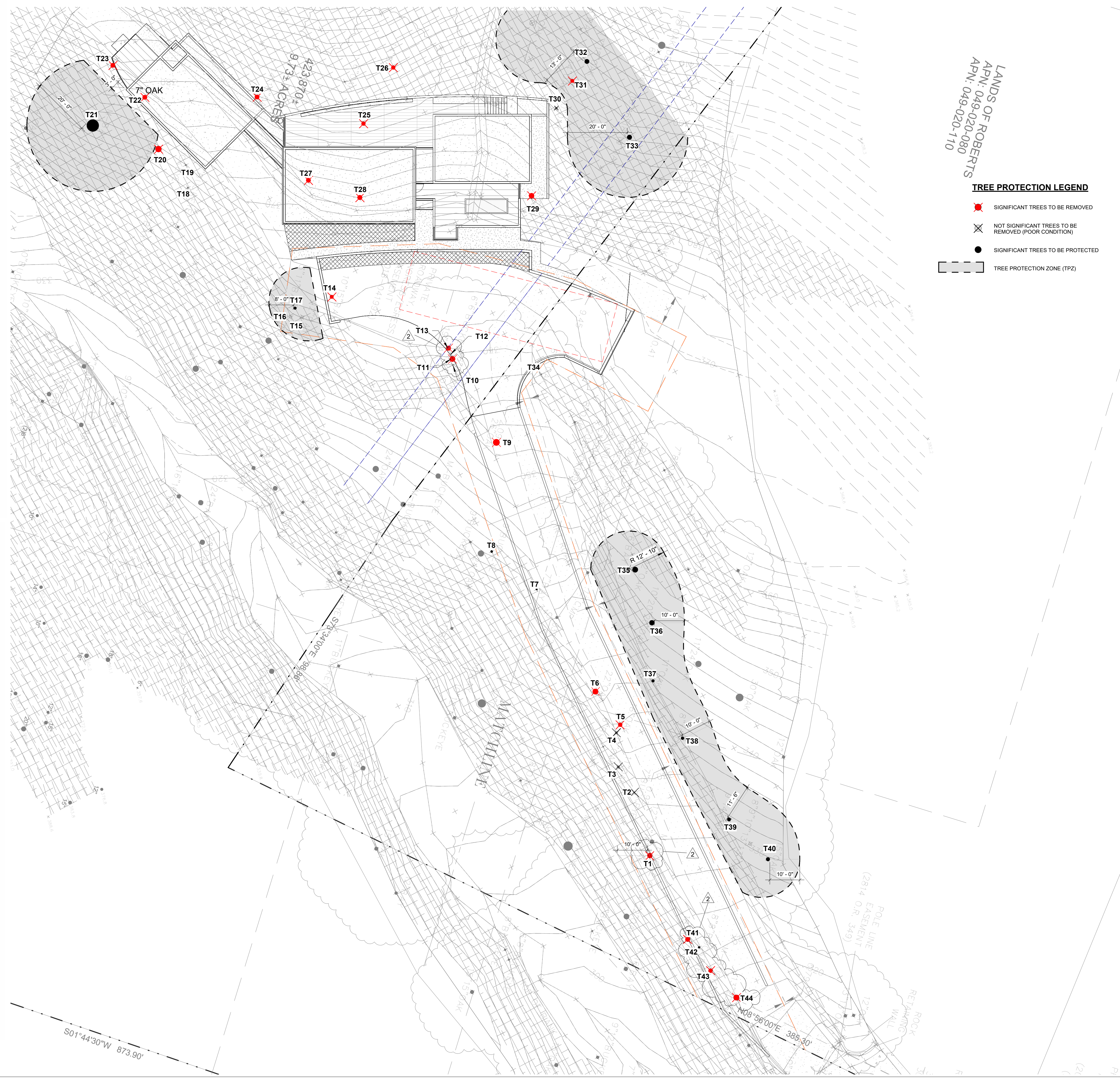
Signed

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

**Terms and Conditions<sup>(3)</sup>**

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 it's 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.



LANDS OF ROBERTS  
APN: 049-020-080  
APN: 049-020-110

**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 |
| 1   | PLANNING COMMENTS 1          | 09.15.2021 |
| 1   | PLANNING REVISION - DRIVEWAY | 12.02.2022 |

Checked By: \_\_\_\_\_ Checker: \_\_\_\_\_

**ARBORIST  
REPORT / TREE  
PROTECTION  
PLAN**

Drawing Scale: As indicated  
Job No. PROPOSED

**A-0.4**





--- SETBACKS & EASEMENTS  
 - - - - - PROPERTY LINES

**SITE COVERAE**

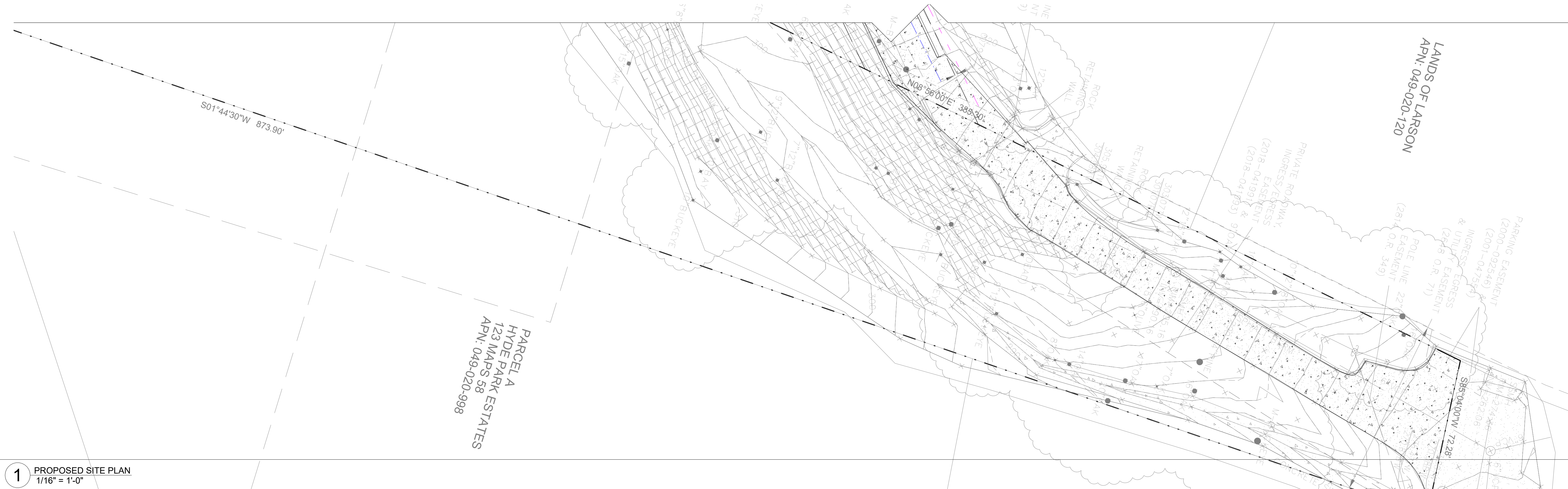
|  |  |
|--|--|
|  | NEW HOUSE FOOTPRINT<br>3,590 SF  |
|  | CONCRETE ACCESS ROAD<br>6,415 SF   |
|  | TURF BLOCK PERMEABLE<br>(40%) 302+294= 596 SF                              |
|  | GRAVEL / DECOMPOSITE GRANITE: 48 + 161 + 195 + 77 + 48 + 236 + 38 = 804 SF |
|  | RAISED WOOD DECK:<br>143 SF.   |
|  | CONCRETE / PORCELAIN PAVERS ABOVE CONCRETE<br>827 + 17 = 844 SF.           |

**TOTAL SITE COVERAGE: 15,820 SF. < 105,967.5 SF**

**UTILITY LEGEND**

**UTILITIES**

- W - ETC - W - ETC - W - ETC - W - WATER LINE
- JT - JT - JT - (N) JOINT TRENCH FOR UNDERGROUND ELECTRICAL, GAS, DSL
- G - G - G - G
- WM (N) AC CONDENSER PADS
- AC (N) AC CONDENSER PADS
- (N) MAIN ELEC (N) MAIN ELECTRIC PANEL - 200A
- (N) MAIN GAS (N) MAIN GAS
- SP (N) SEPTIC TANK AND PUMP
- s.t. (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 |
| 1   | PLANNING COMMENTS 1          | 09.15.2021 |
| 2   | PLANNING REVISION - DRIVEWAY | 12.02.2022 |

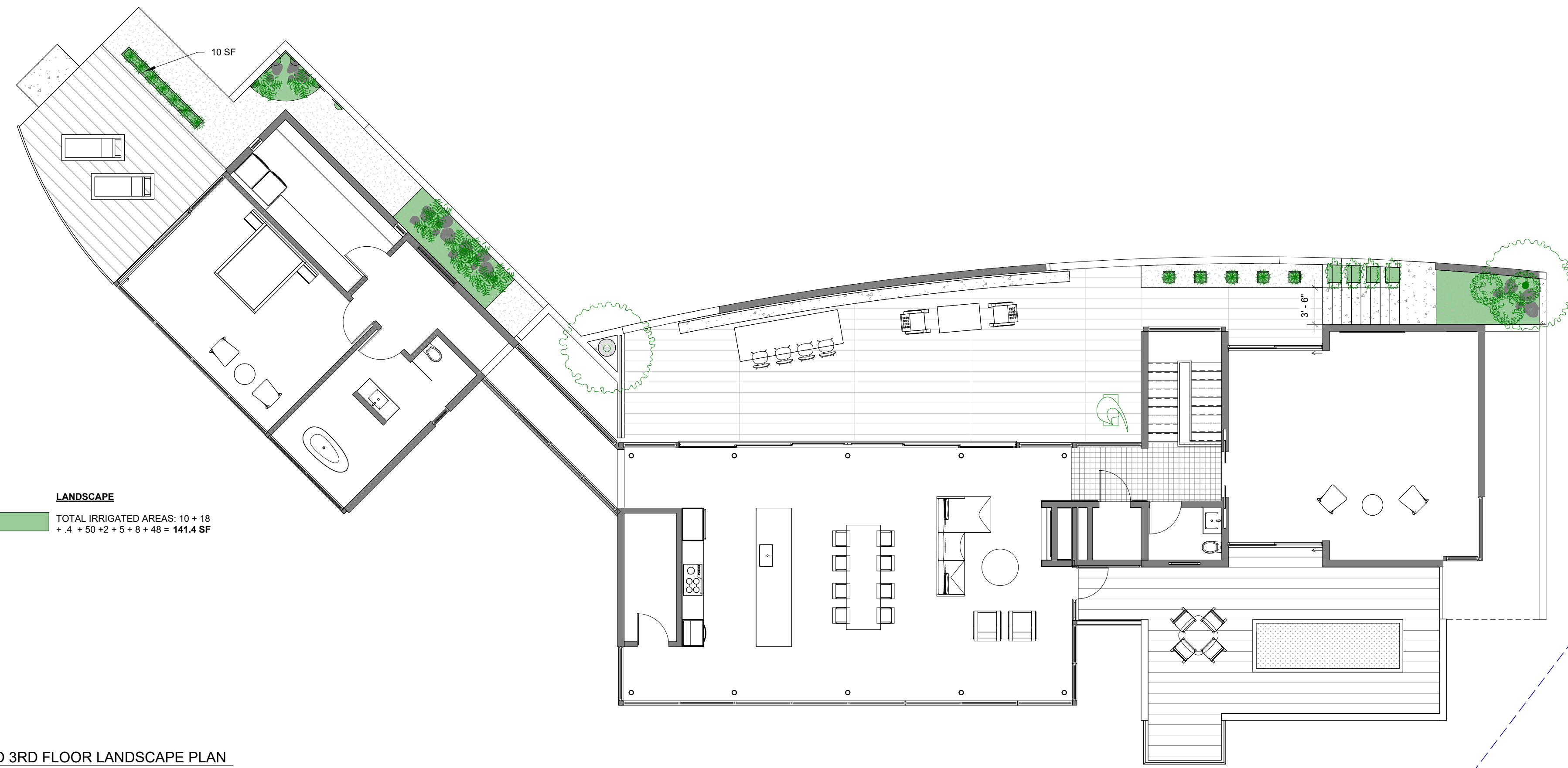
Checked By: \_\_\_\_\_ Checker: \_\_\_\_\_

**PROPOSED SITE PLAN / SITE COVERAGE**

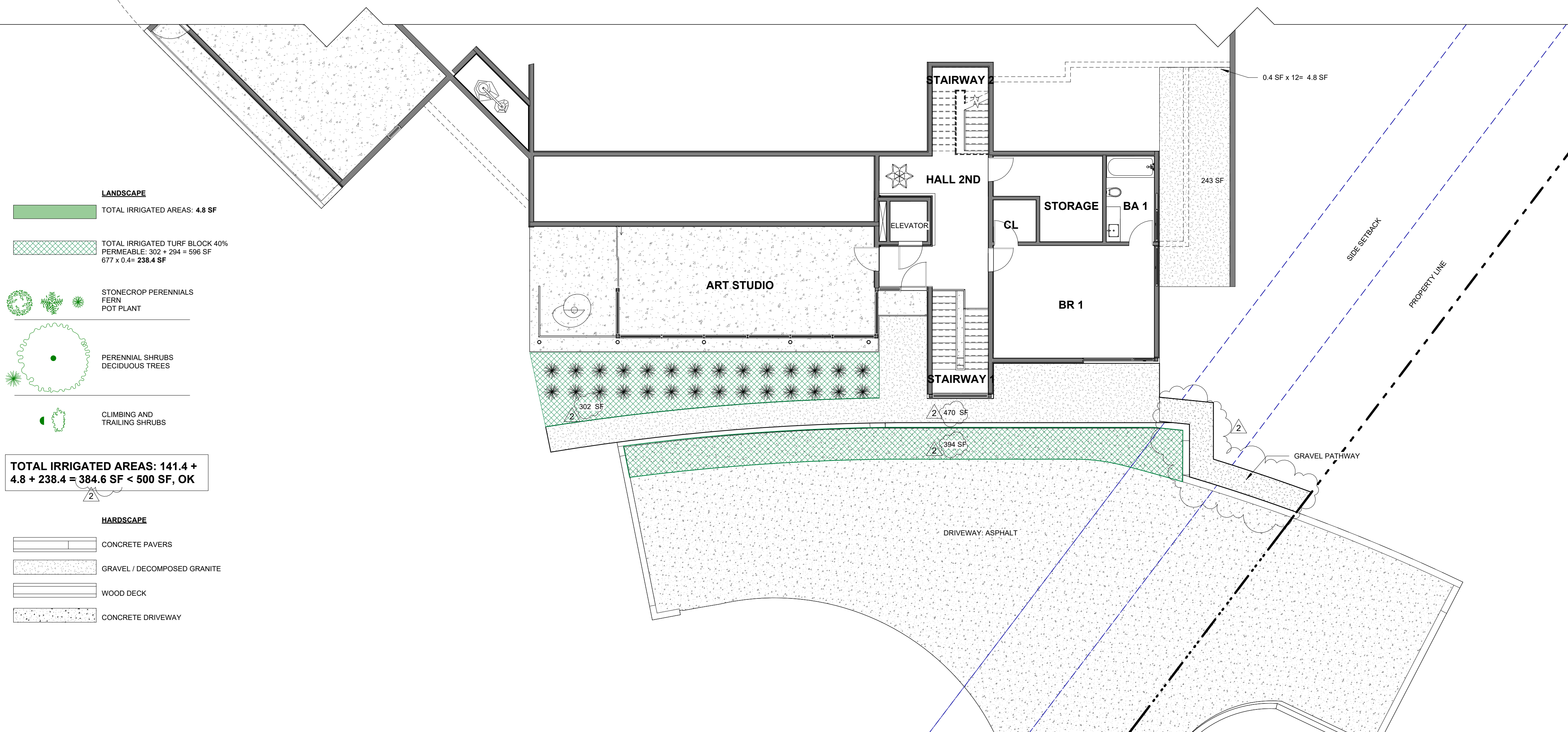
Drawing Scale: 1/16" = 1'-0"

Job No. PROPOSED

**A-1.0**

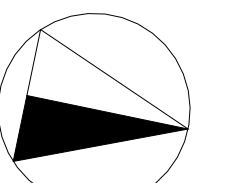


**1** PROPOSED 3RD FLOOR LANDSCAPE PLAN  
 1/8" = 1'-0"

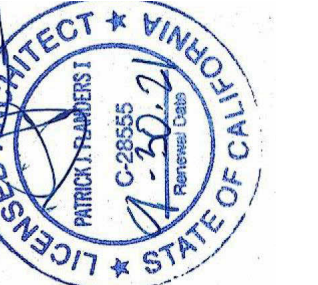


**2** PROPOSED 2ND. FLOOR LANDSCAPE PLAN  
 1/8" = 1'-0"

**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       |
|-----|------------------------------|------------|
|     | PLANNING SUBMITTAL           | 12.22.2020 |
| 1   | PLANNING COMMENTS 1          | 09.15.2021 |
| 2   | PLANNING REVISION - DRIVEWAY | 12.02.2022 |

Checked By: \_\_\_\_\_ Checker

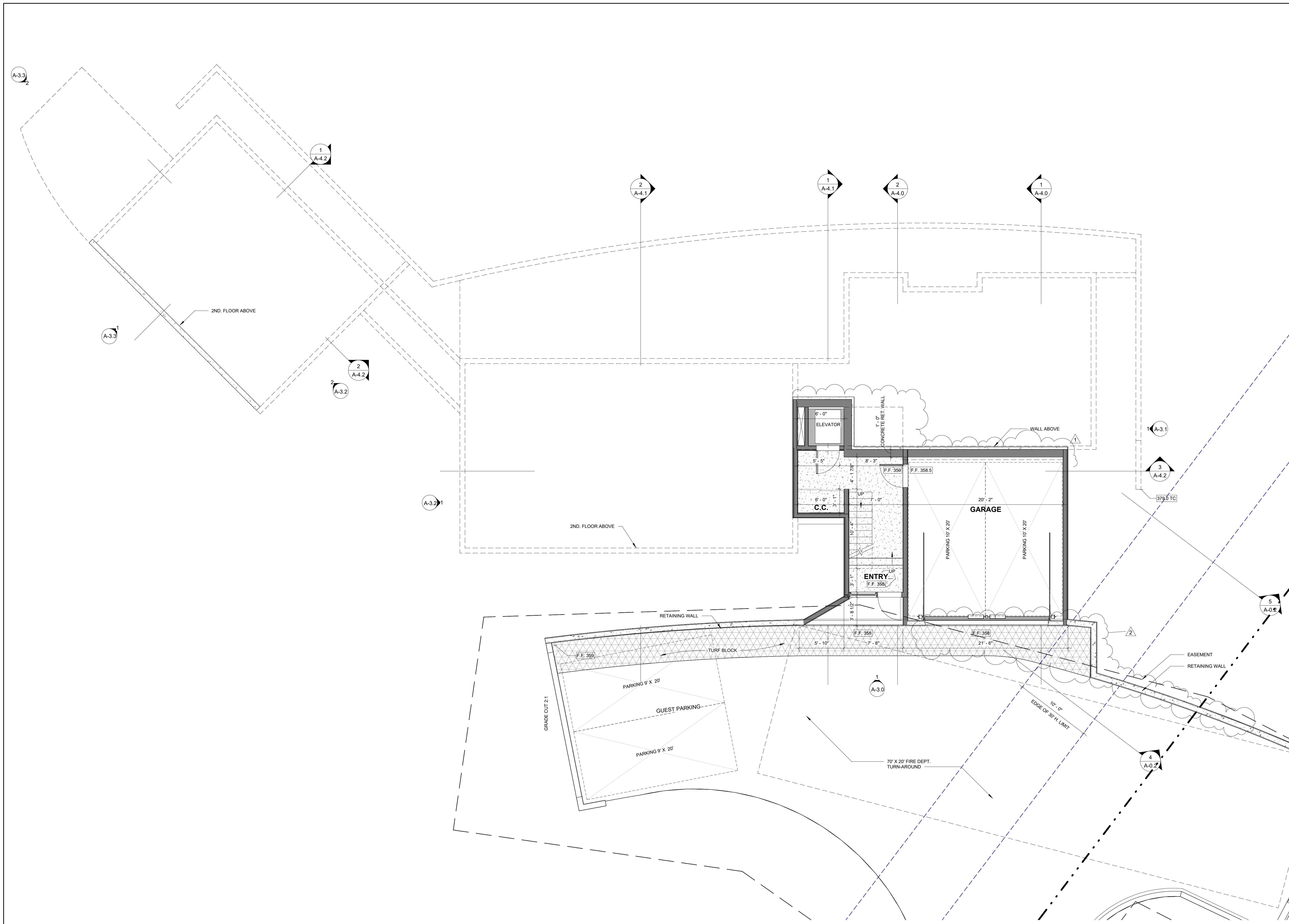
**LANDSCAPE PLANS**

Drawing Scale: 1/8" = 1'-0"

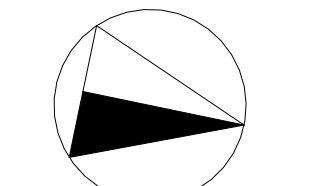
Job No. PROPOSED

**A-1.01**

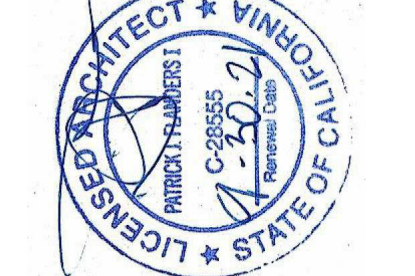




**BAGERMAN RESIDENCE**  
**SAN CARLOS, CA 94070**  
 NEW RESIDENCE - APN 049-020-070  
 OWNERS: TATYANA & ALEXANDER BAGERMAN



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



ISSUANCES

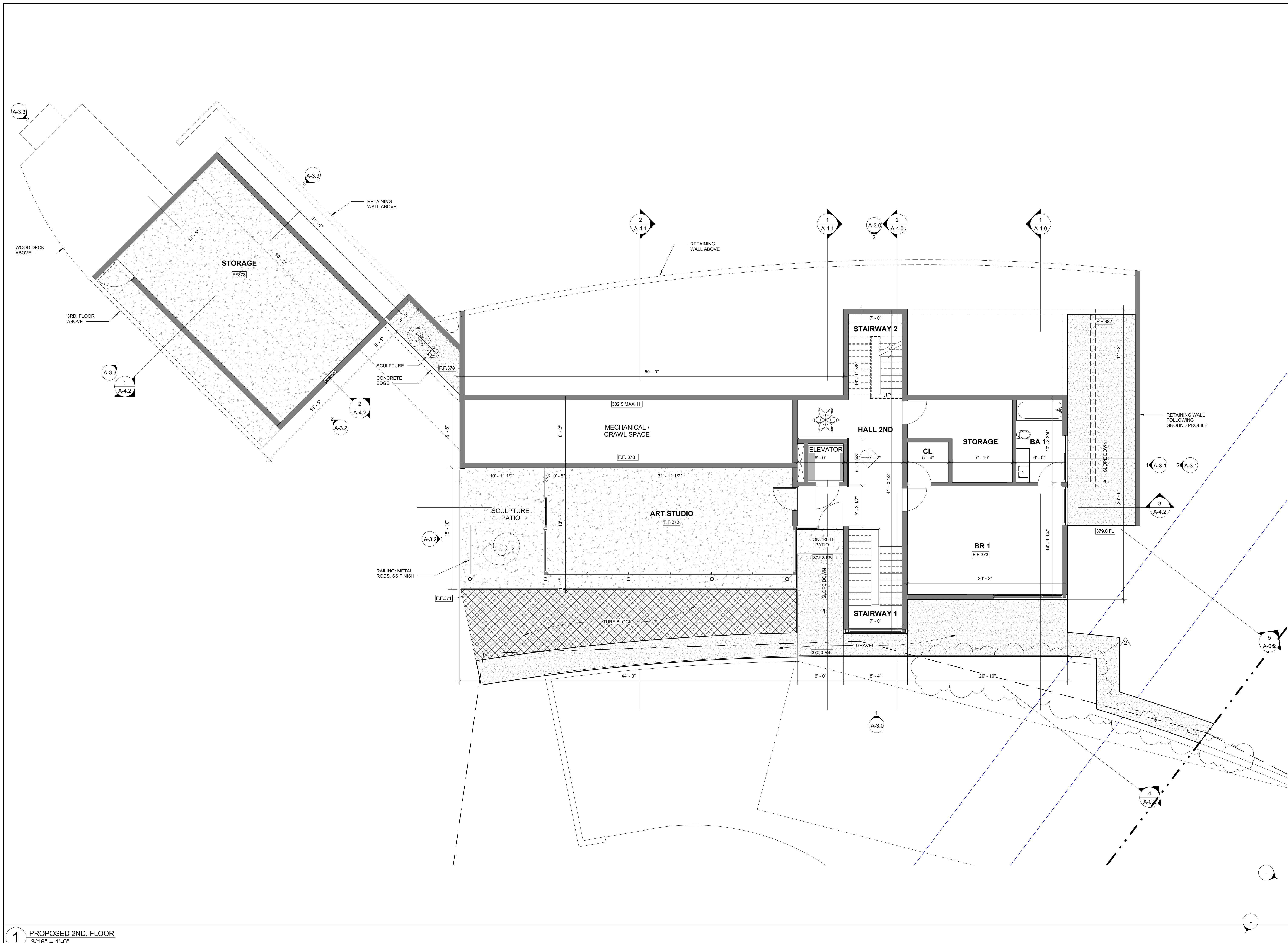
| No. | Description                  | Date       |
|-----|------------------------------|------------|
| 1   | PLANNING SUBMITTAL           | 12.22.2020 |
| 2   | PLANNING COMMENTS 1          | 09.15.2021 |
| 3   | PLANNING REVISION - DRIVEWAY | 12.02.2022 |

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

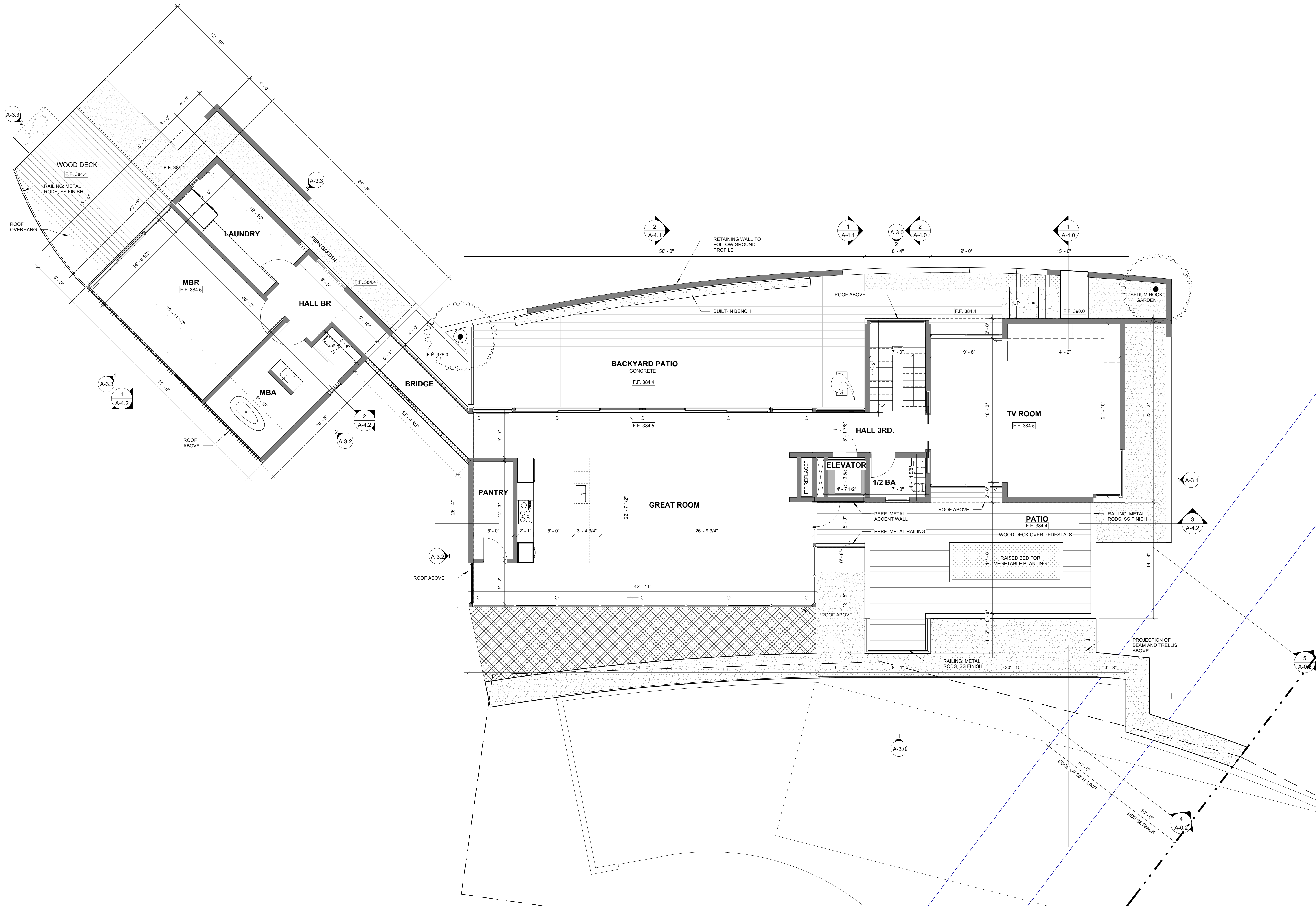
| No. | Description                  | Date       |
|-----|------------------------------|------------|
| 1   | PLANNING SUBMITTAL           | 12.22.2020 |
| 1   | PLANNING COMMENTS 1          | 09.15.2021 |
| 2   | PLANNING REVISION - DRIVEWAY | 12.02.2022 |

Checked By: \_\_\_\_\_ Checker

**PROPOSED 2ND FLOOR PLAN**

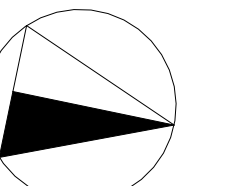
Drawing Scale: 3/16" = 1'-0"  
 Job No. PROPOSED

**A-1.2**

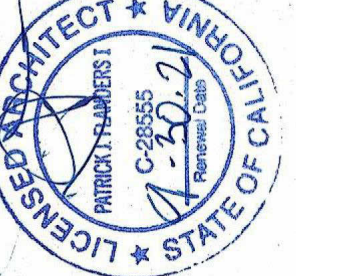


**BAGERMAN RESIDENCE**  
**SAN CARLOS, CA 94070**

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

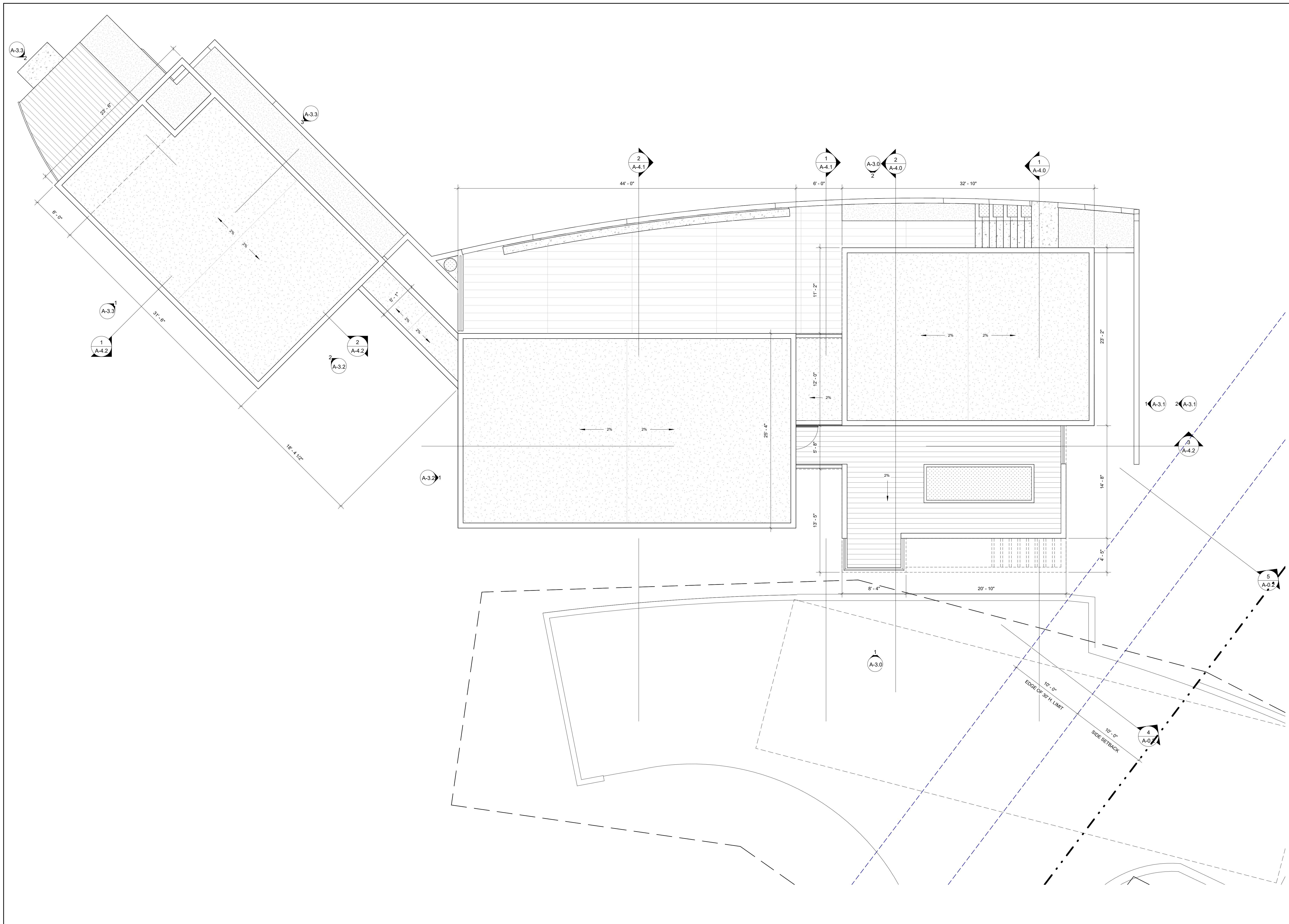
| No. | Description                  | Date       |
|-----|------------------------------|------------|
|     | PLANNING SUBMITTAL           | 12.22.2020 |
| 1   | PLANNING COMMENTS 1          | 09.15.2021 |
| 2   | PLANNING REVISION - DRIVEWAY | 12.02.2022 |

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       |
|-----|------------------------------|------------|
|     | PLANNING SUBMITTAL           | 12.22.2020 |
| 1   | PLANNING COMMENTS 1          | 09.15.2021 |
| 2   | PLANNING REVISION - DRIVEWAY | 12.02.2022 |

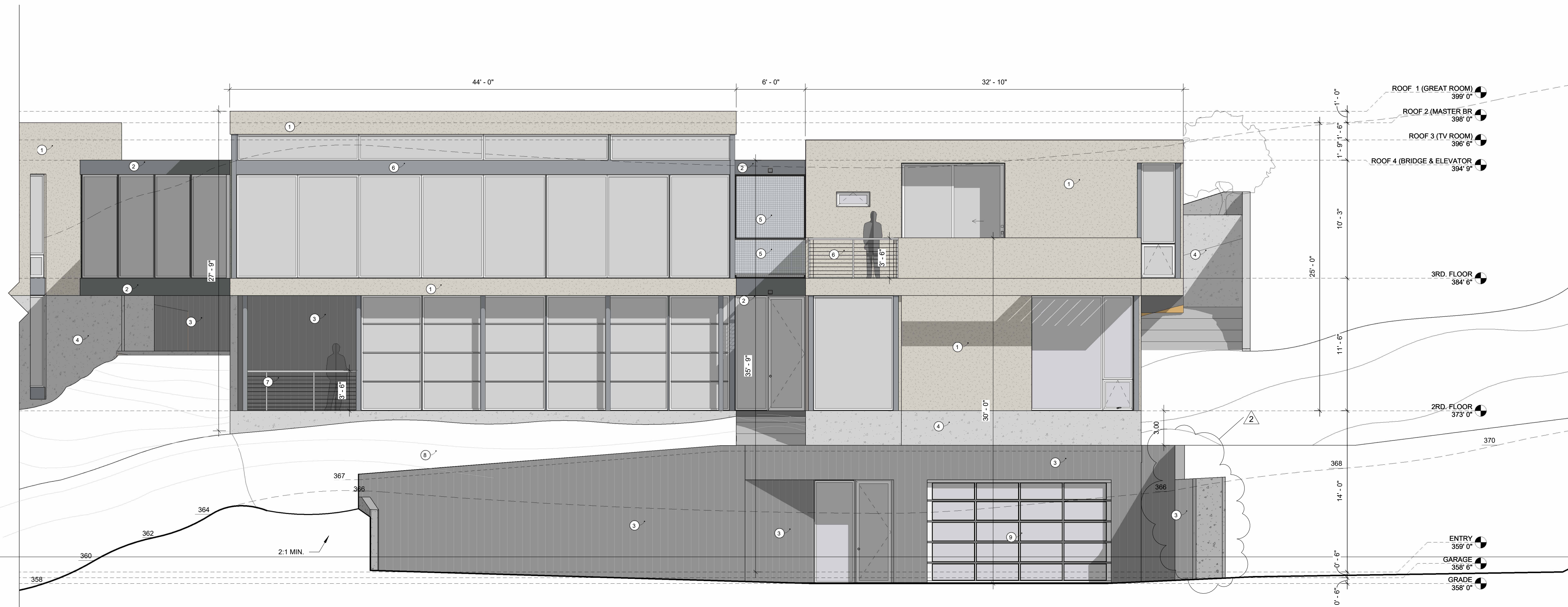
Checked By: \_\_\_\_\_ Checker

**PROPOSED ROOF PLAN**

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

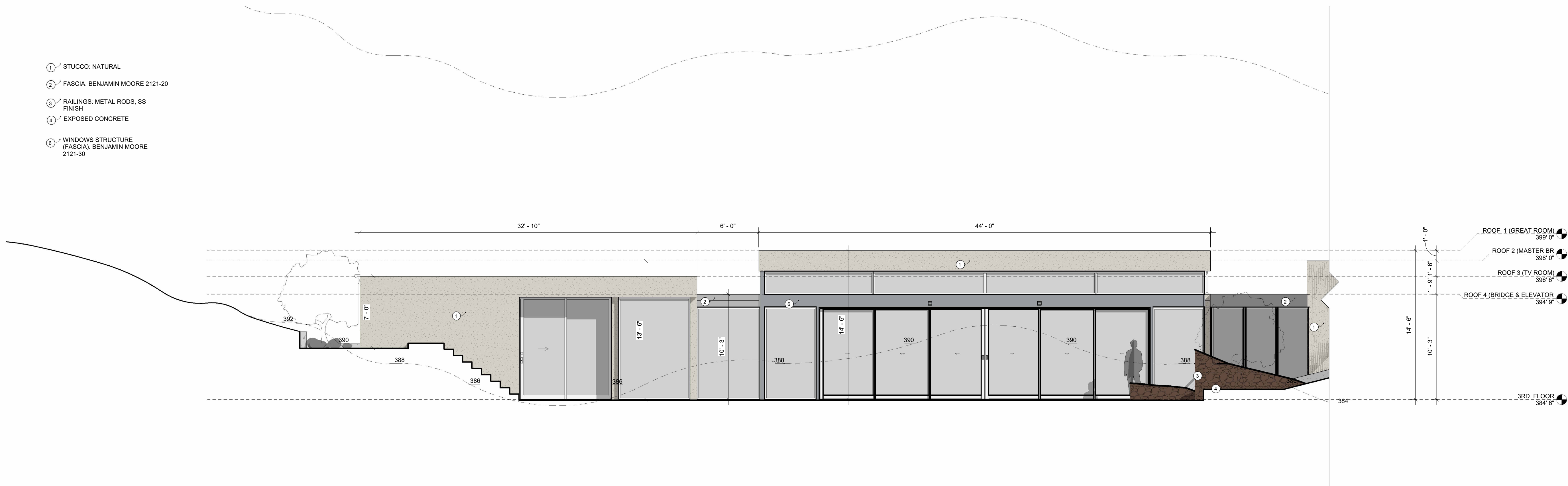
**A-2.0**

- 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
- ⑥ - 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 |
| 1   | PLANNING COMMENTS 1          | 09.15.2021 |
| 2   | PLANNING REVISION - DRIVEWAY | 12.02.2022 |

Checked By: \_\_\_\_\_ Checker

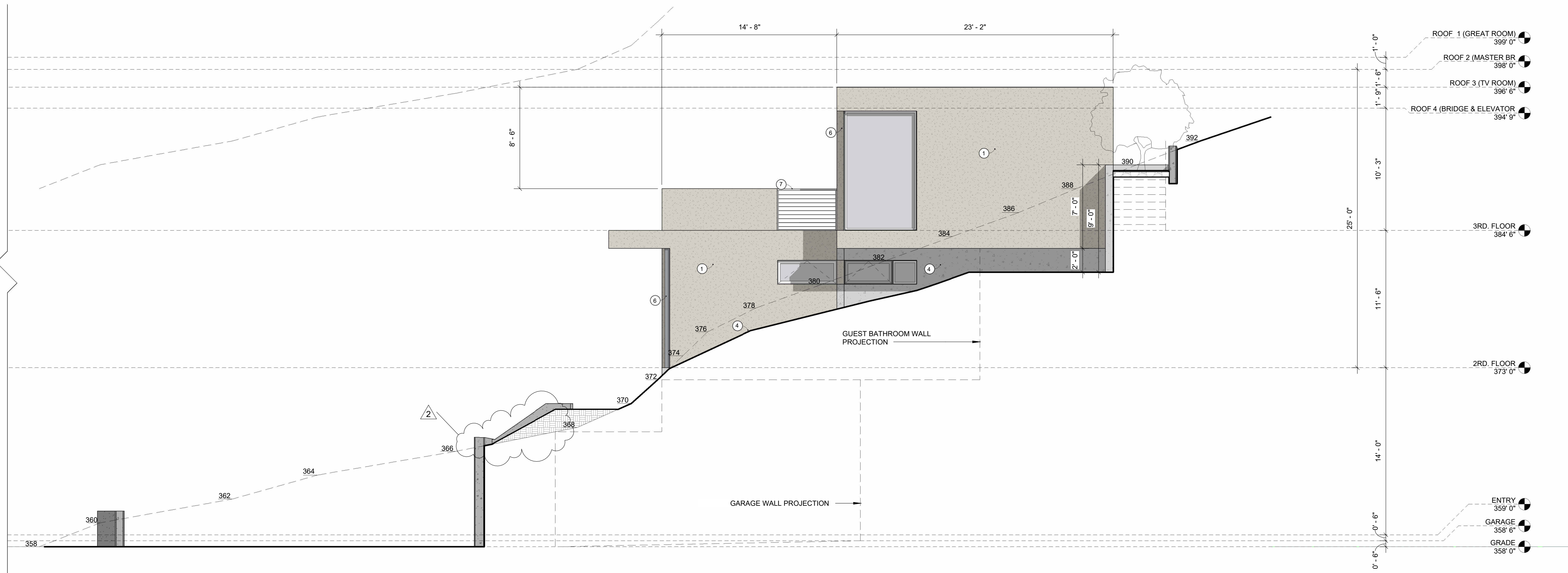
**ELEVATIONS '1' (EAST) & '8' (WEST)**

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

Job No. PROPOSED

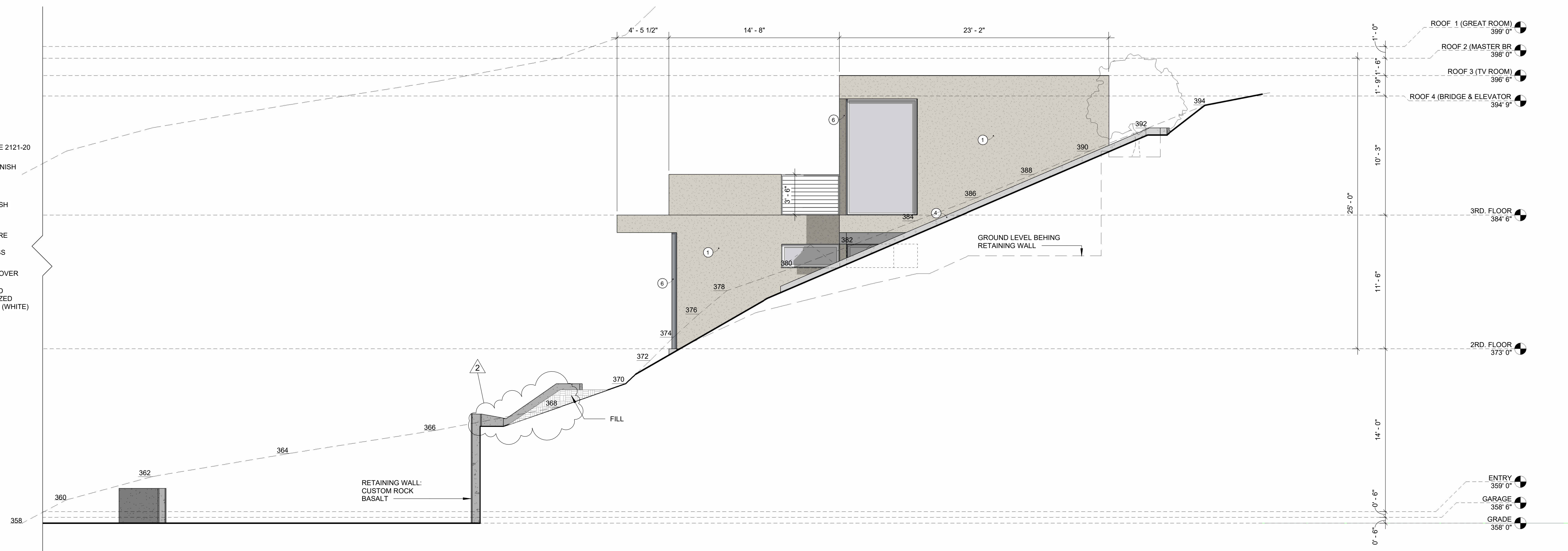
**A-3.0**

- 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)



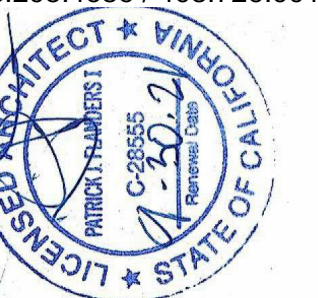
2 ELEVATION '2A' (NORTH)  
3/16" = 1'-0"

**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 |
| 2   | PLANNING COMMENTS 1          | 09.15.2021 |
| 3   | PLANNING REVISION - DRIVEWAY | 12.02.2022 |

Checked By: \_\_\_\_\_ Checker

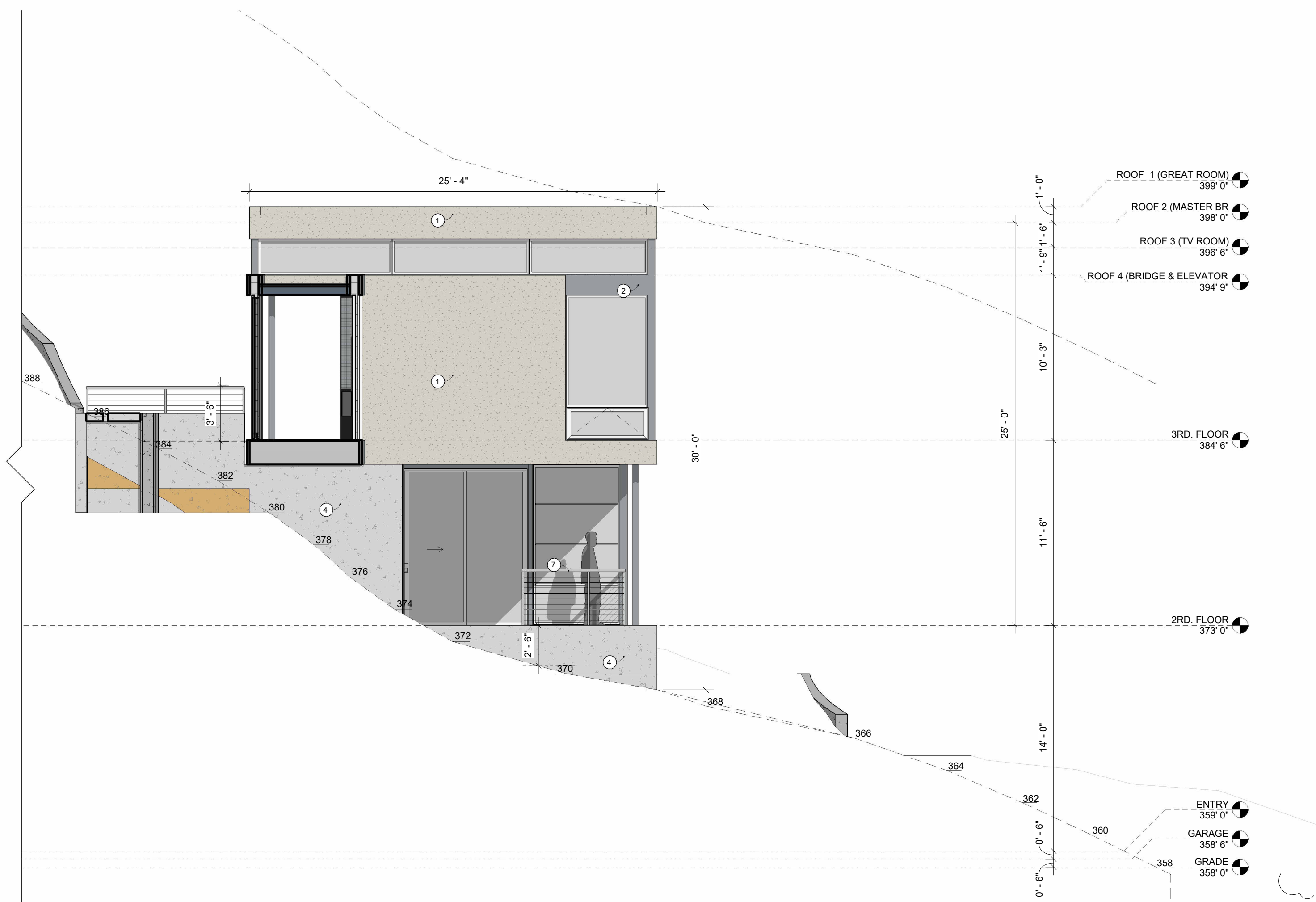
ELEVATIONS '2' & '2A' (NORTH)

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

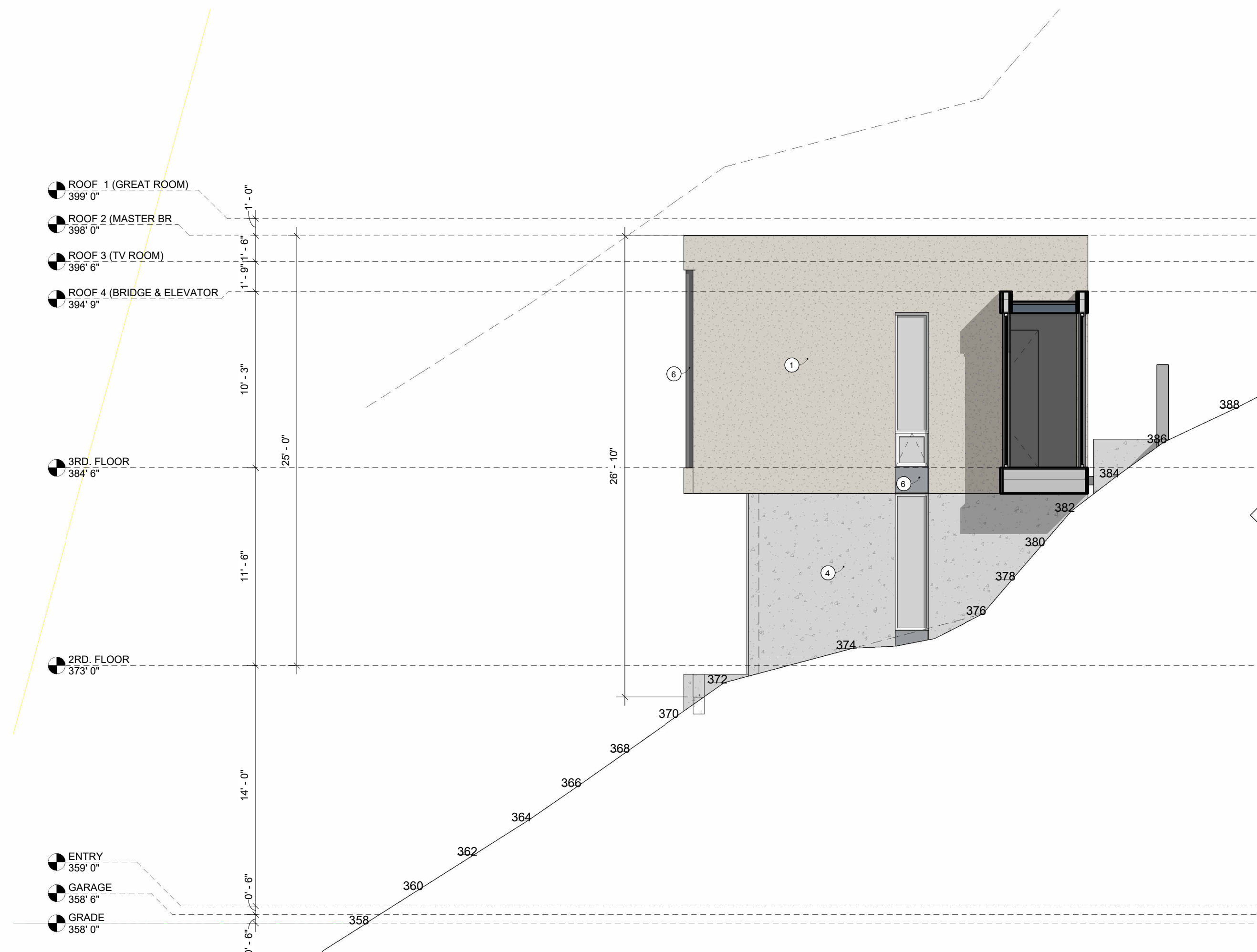
Job No. PROPOSED

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"



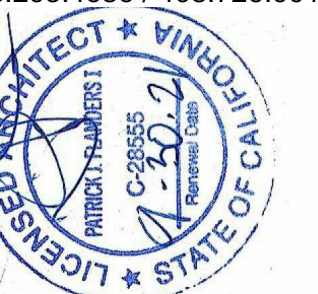
2 ELEVATION '7' (NORTH-EAST)  
3/16" = 1'-0"

**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 |
| 1   | PLANNING COMMENTS 1          | 09.15.2021 |
| 2   | PLANNING REVISION - DRIVEWAY | 12.02.2022 |

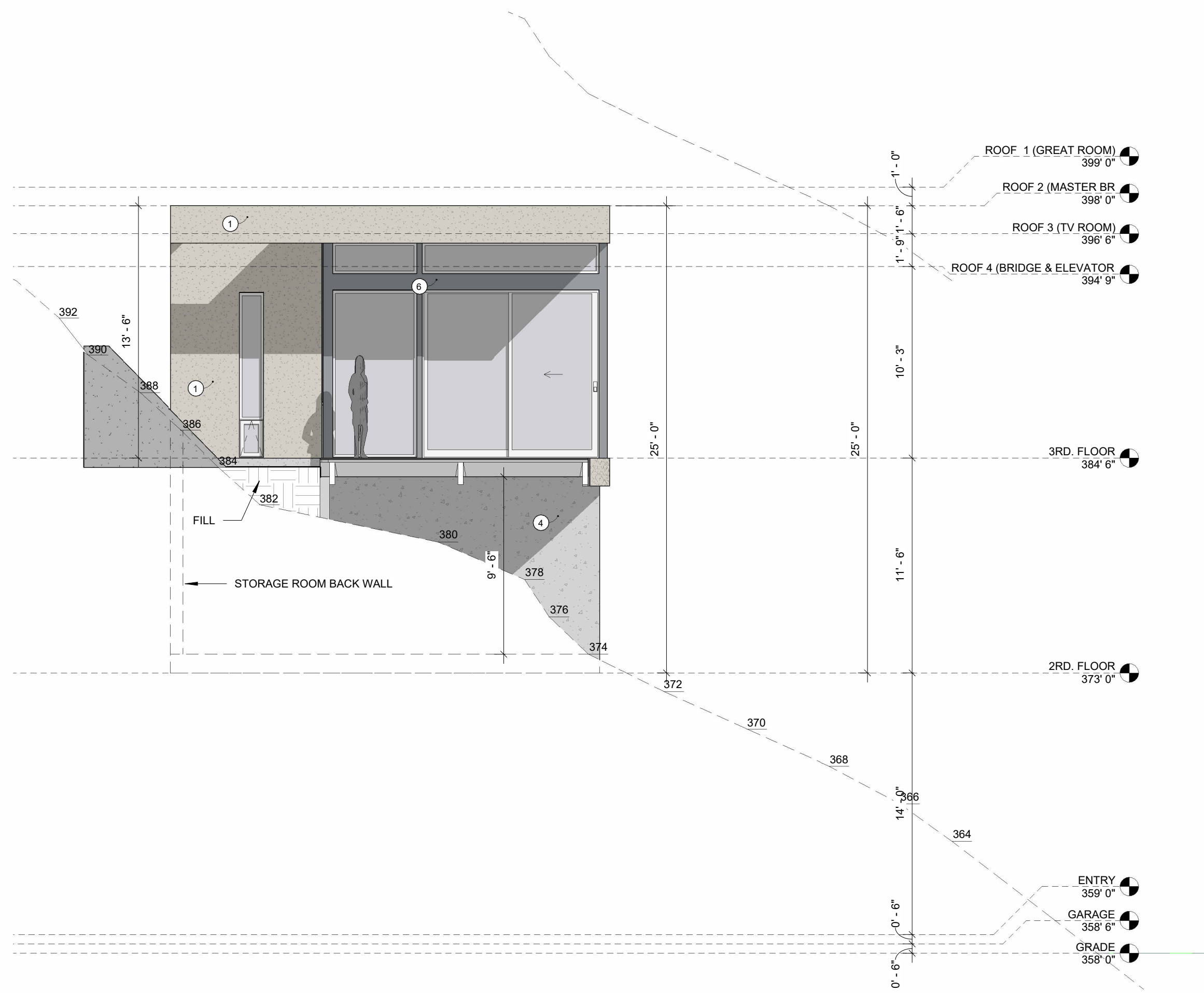
Checked By: \_\_\_\_\_ Checker

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

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

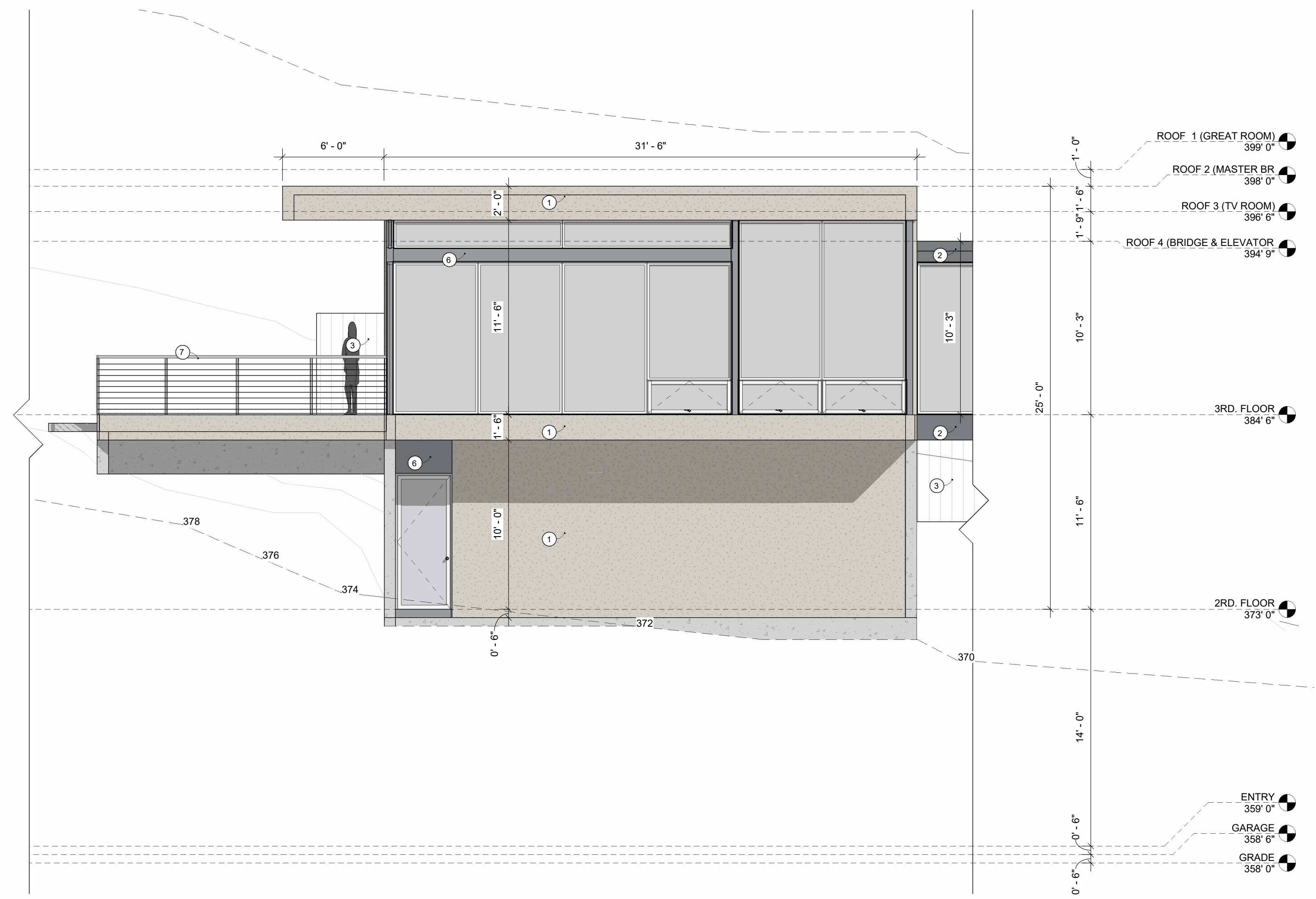
Job No. PROPOSED

**A-3.2**



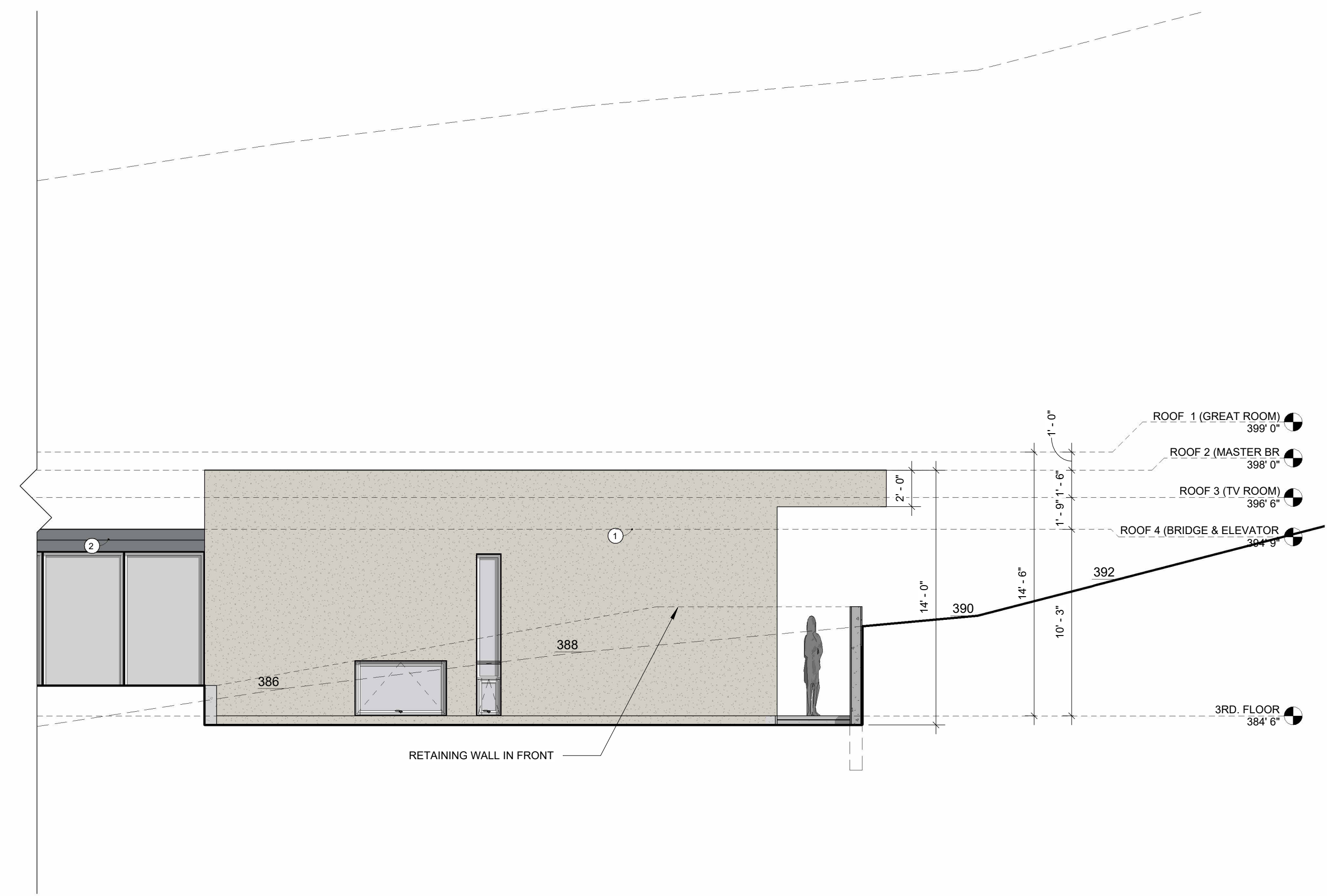
2 ELEVATION '4' (NORTH-WEST)  
3/16" = 1'-0"

- 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

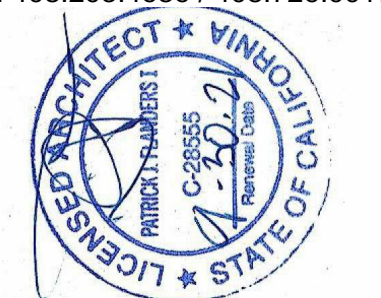


3 ELEVATION '5' (SOUTH-WEST)  
3/16" = 1'-0"

**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

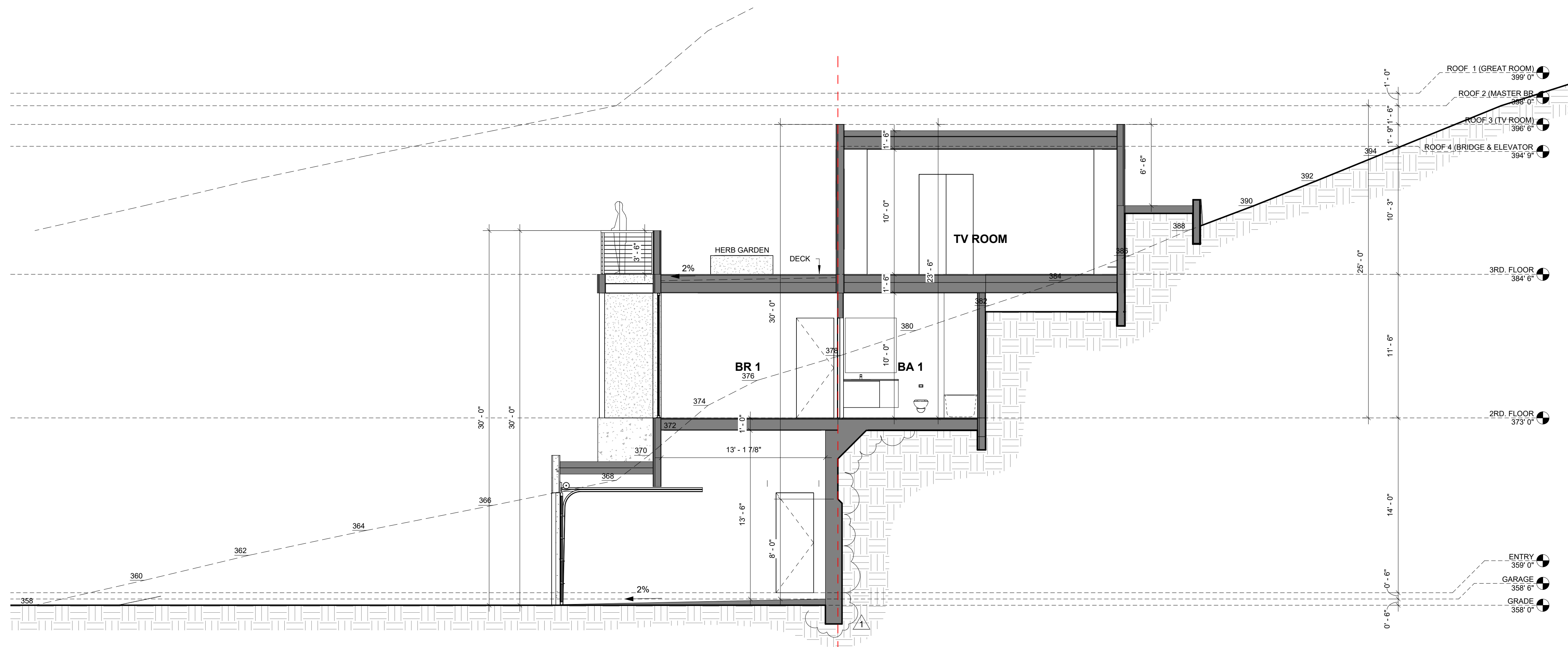
| No. | Description                  | Date       |
|-----|------------------------------|------------|
|     | PLANNING SUBMITTAL           | 12.22.2020 |
| 1   | PLANNING COMMENTS 1          | 09.15.2021 |
| 2   | PLANNING REVISION - DRIVEWAY | 12.02.2022 |

Checked By: \_\_\_\_\_ Checker: \_\_\_\_\_

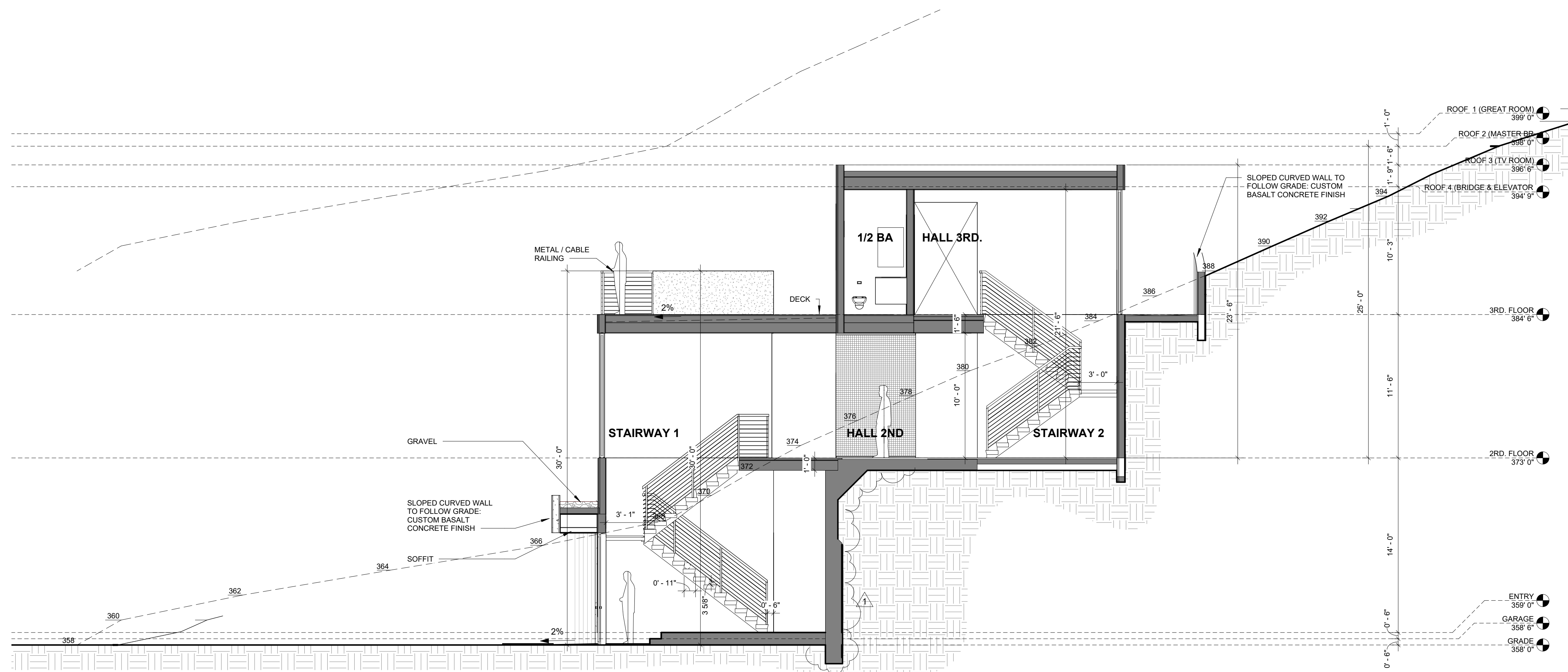
ELEVATIONS '4',  
'5' & '6'

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





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



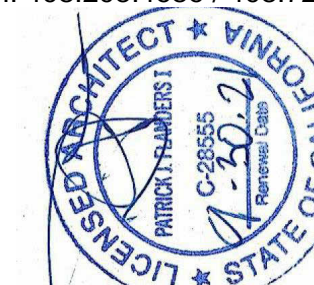
2 SECTION B  
3/16" = 1'-0"

**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



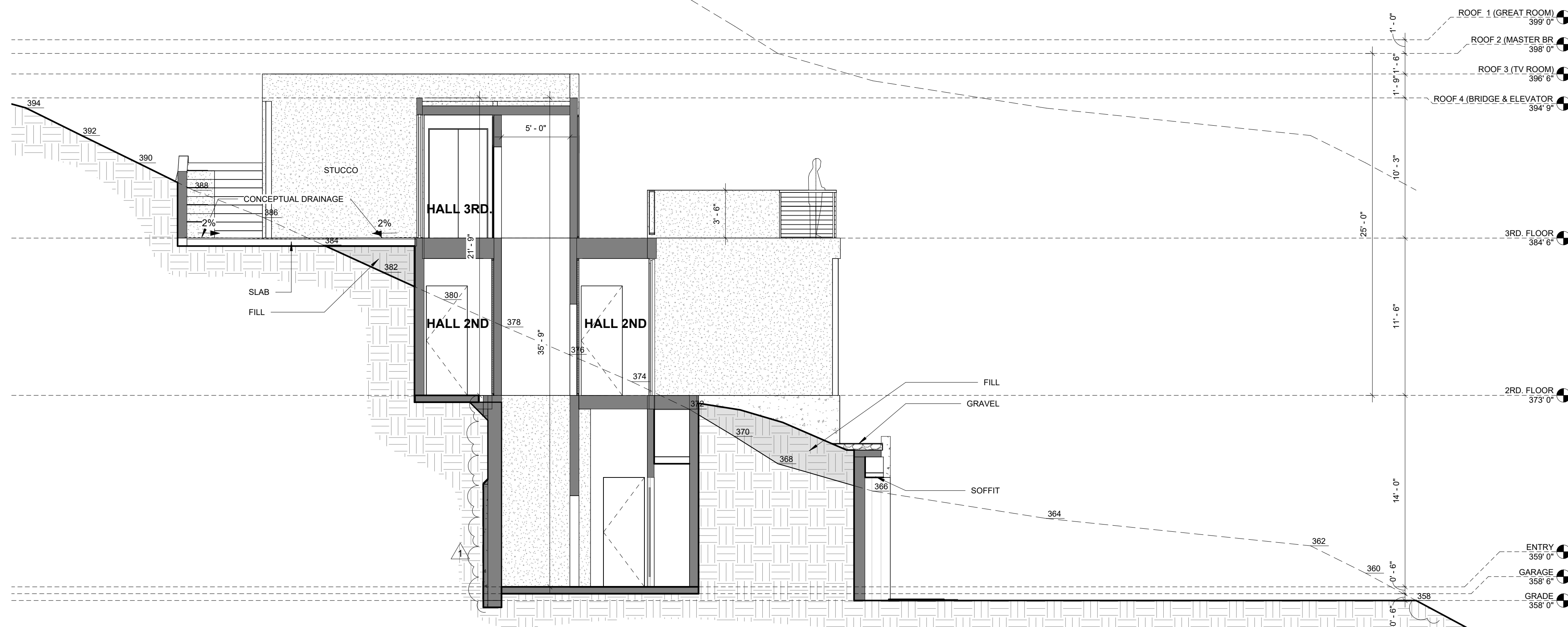
| ISSUANCES |                              |            |
|-----------|------------------------------|------------|
| No.       | Description                  | Date       |
| 1         | PLANNING SUBMITTAL           | 12.22.2020 |
| 1         | PLANNING COMMENTS 1          | 09.15.2021 |
| 2         | PLANNING REVISION - DRIVEWAY | 12.02.2022 |

Checked By: \_\_\_\_\_ Checker

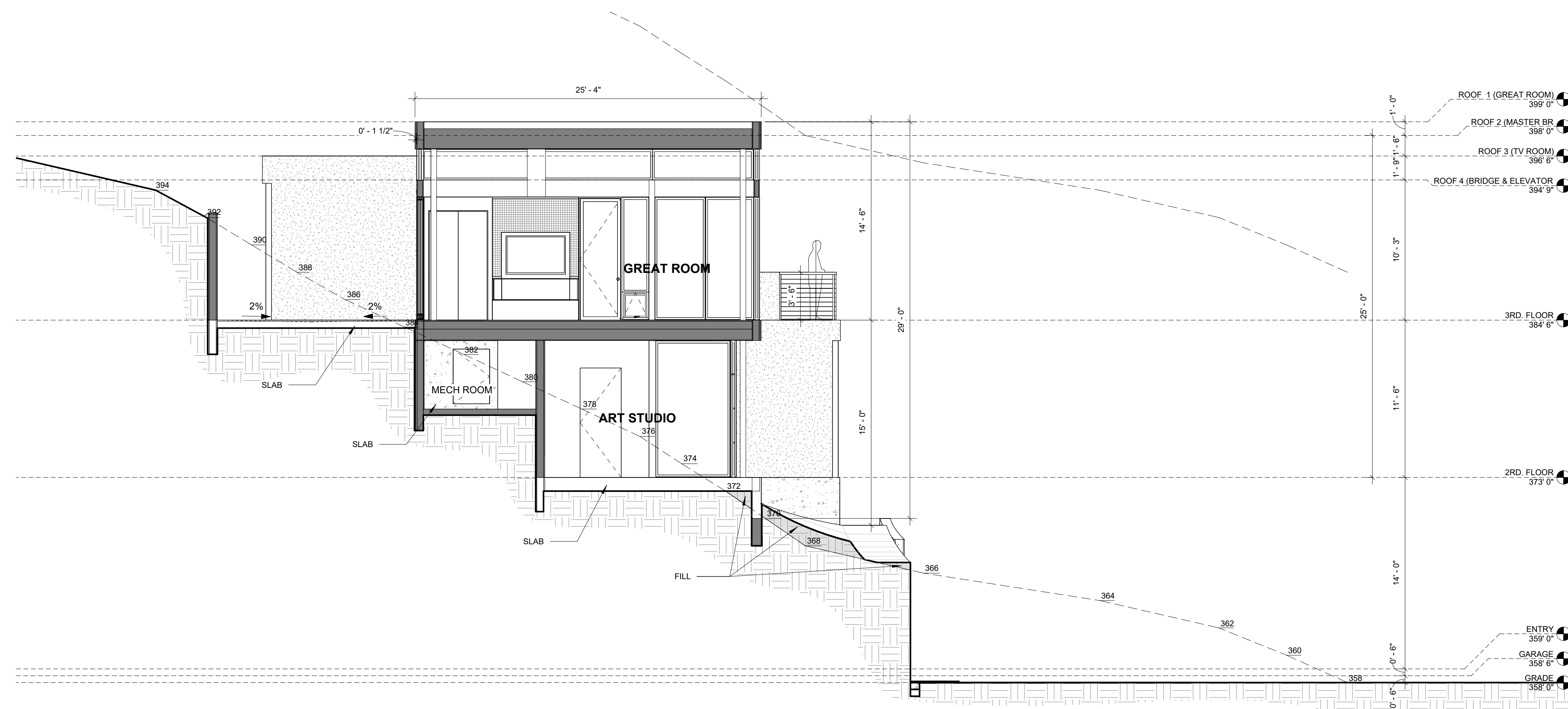
SECTIONS 'A' & 'B'

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

Job No. PROPOSED



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



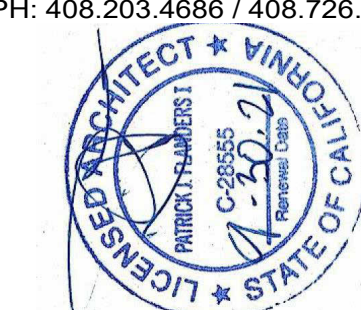
2 SECTION D  
3/16" = 1'-0"

**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       |
|           | PLANNING SUBMITTAL           | 12.22.2020 |
| 1         | PLANNING COMMENTS 1          | 09.15.2021 |
| 2         | PLANNING REVISION - DRIVEWAY | 12.02.2022 |

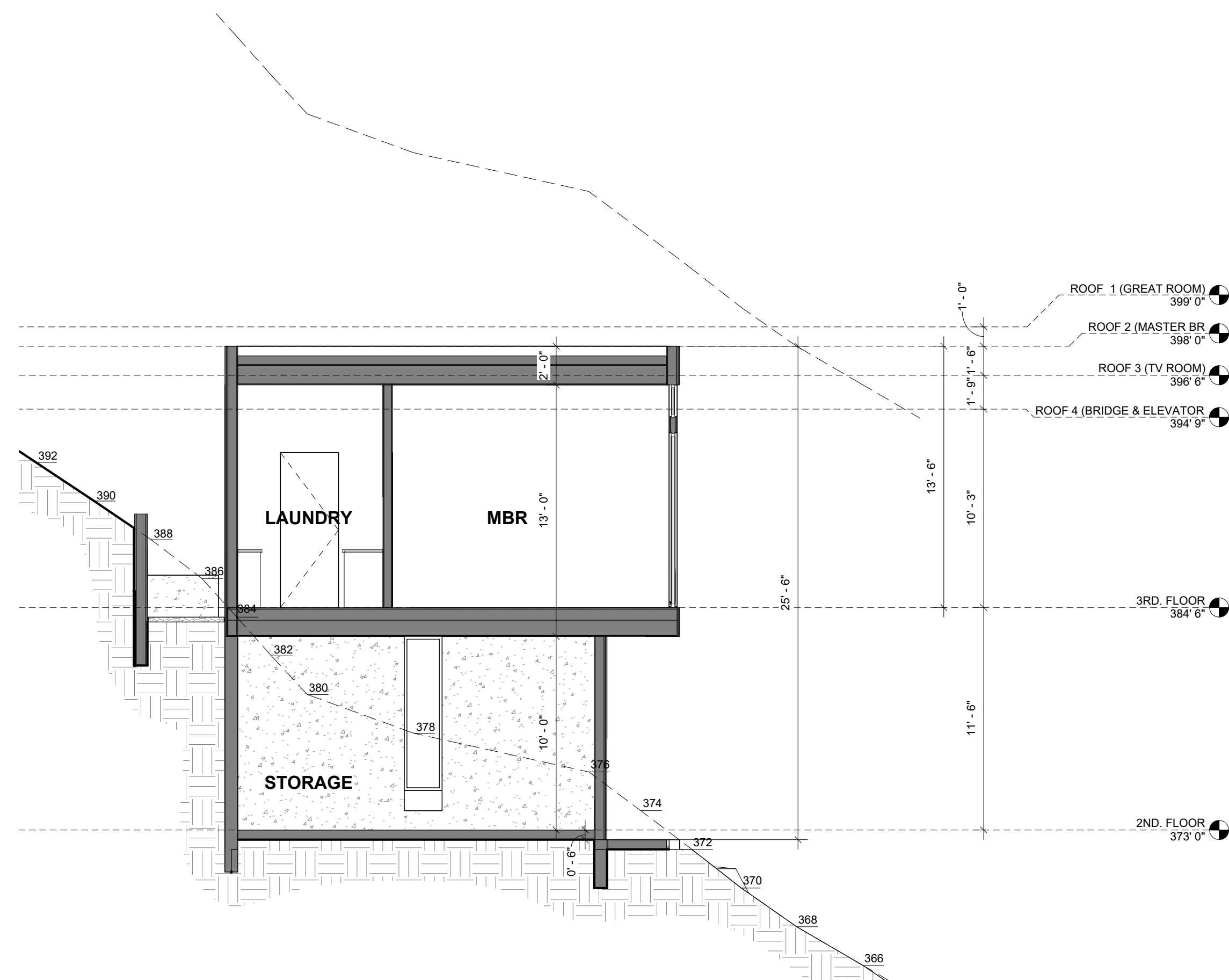
Checked By: \_\_\_\_\_ Checker

**SECTIONS 'C' & 'D'**

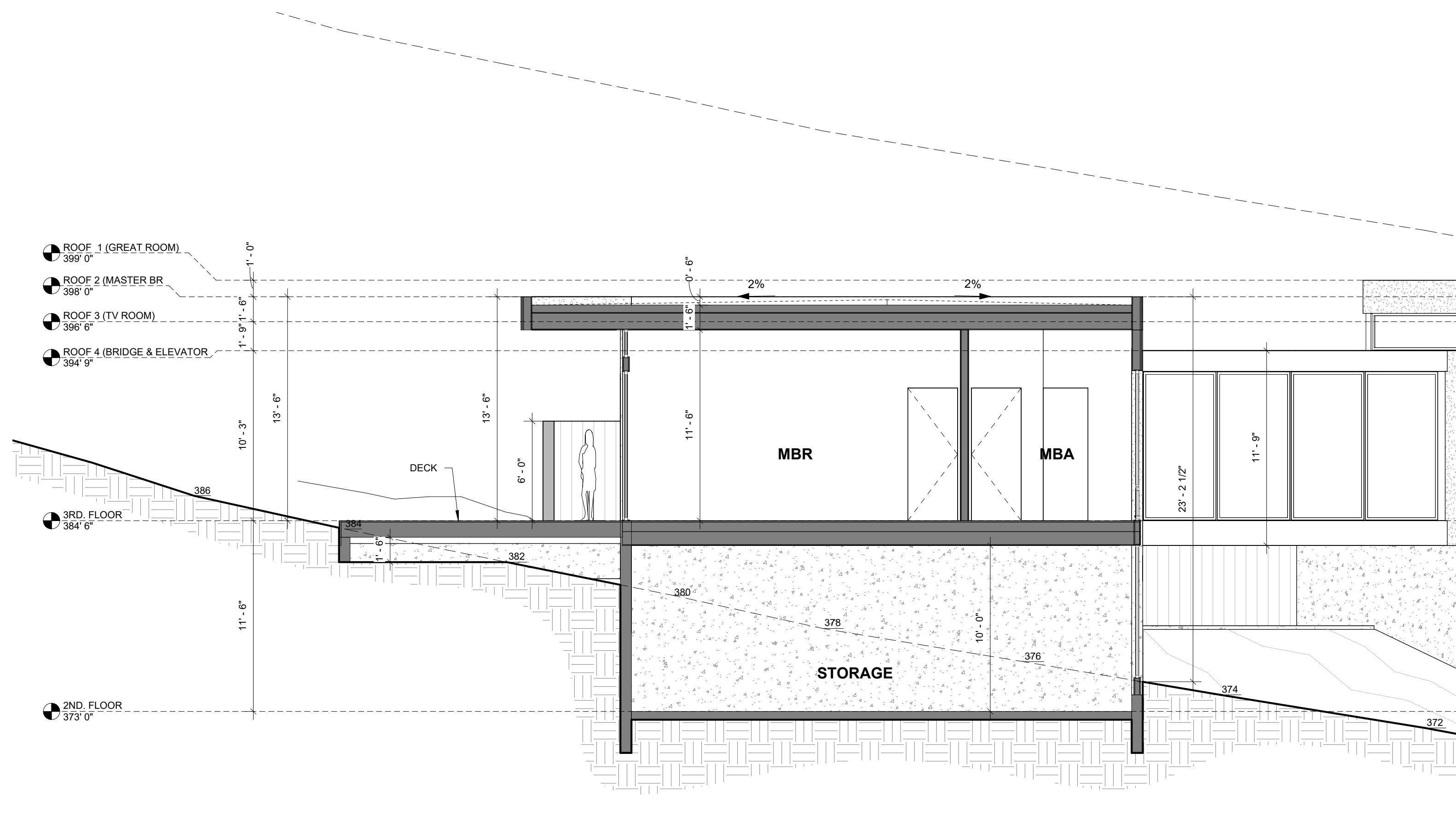
Drawing Scale: 3/16" = 1'-0"

Job No. PROPOSED

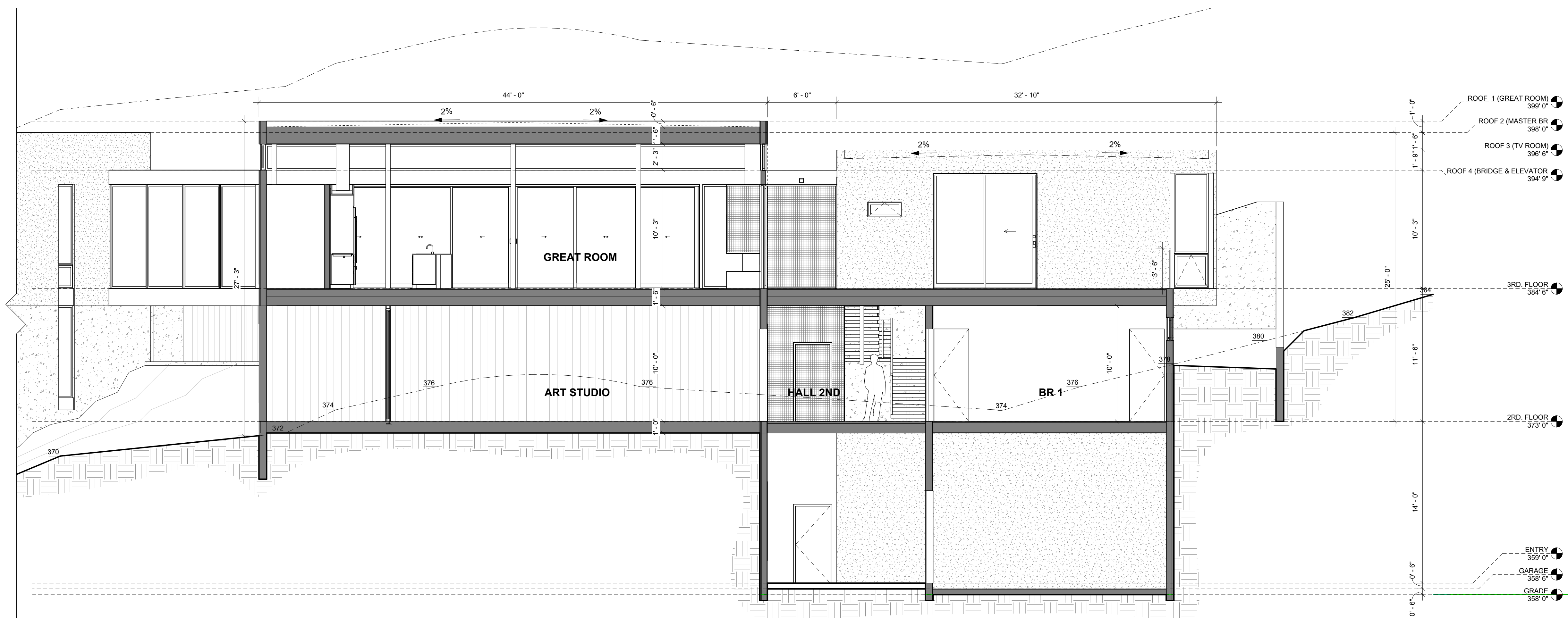
**A-4.1**



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



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



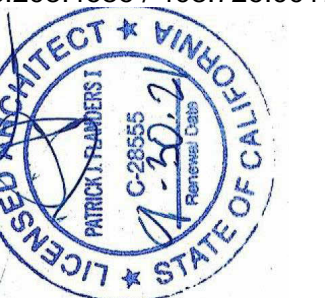
3 SECTION G  
3/16" = 1'-0"

**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 |
| 2   | PLANNING COMMENTS 1          | 09.15.2021 |
| 2   | PLANNING REVISION - DRIVEWAY | 12.02.2022 |

Checked By: \_\_\_\_\_ Checker

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

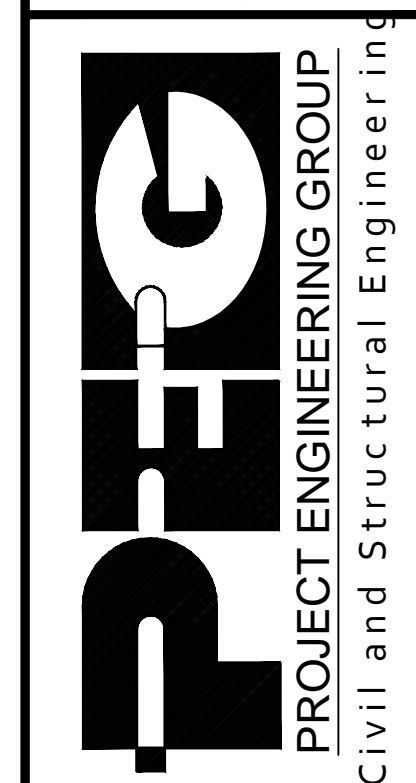
Drawing Scale: 3/16" = 1'-0"

Job No. PROPOSED

**A-4.2**

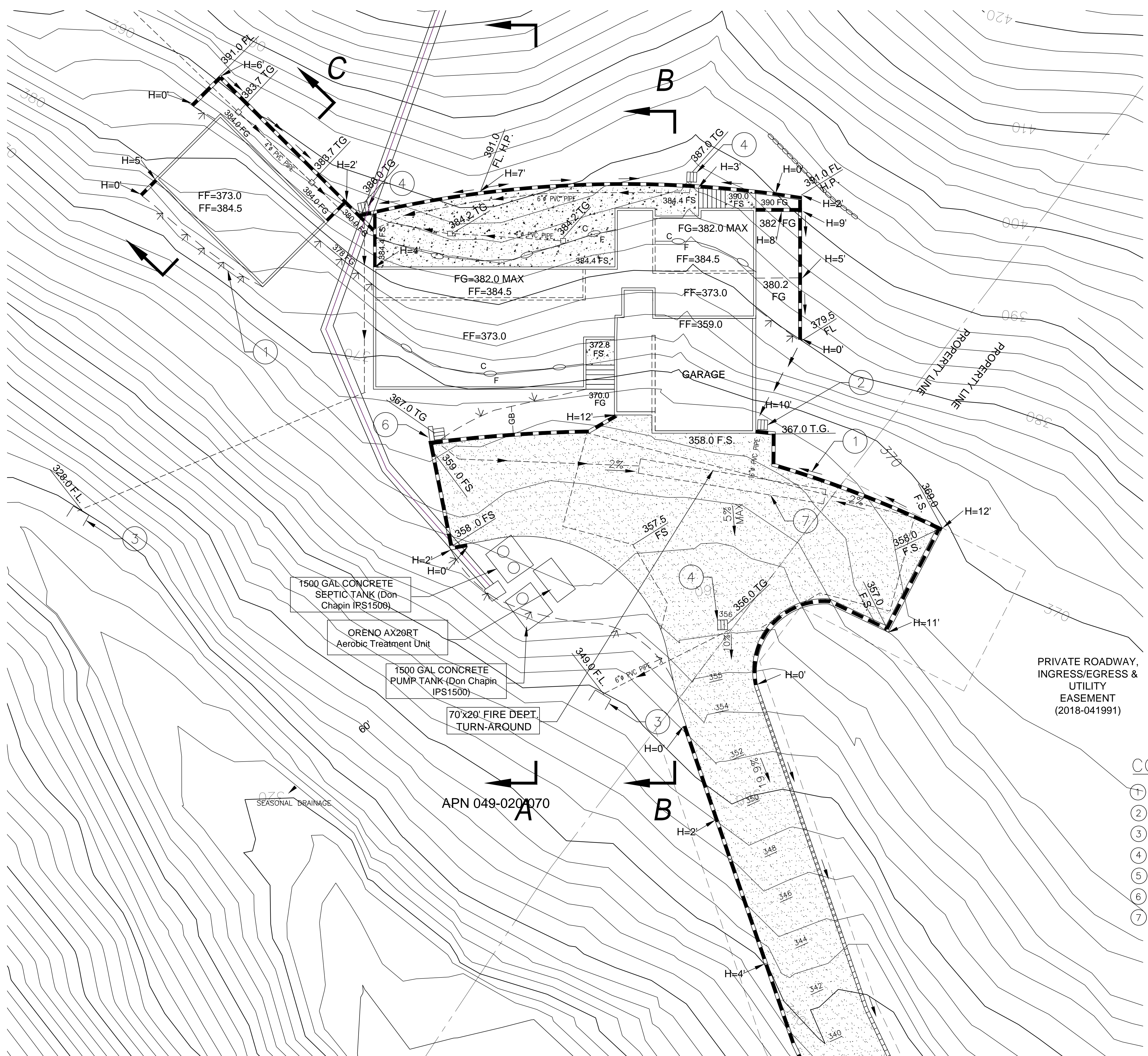
| REVISIONS  | BY |
|------------|----|
| 06-20-2021 | VZ |
| 12-17-2021 | VZ |
| 09-29-2022 | VZ |
|            |    |
|            |    |

**GRADING AND DRAINAGE PLAN**  
 ADDRESS: PORTION OF A.P.N. 049-020-070  
 CHESHAM AVENUE, SAN CARLOS  
 OWNER: ALEXANDER & TATYANA BAGERMAN



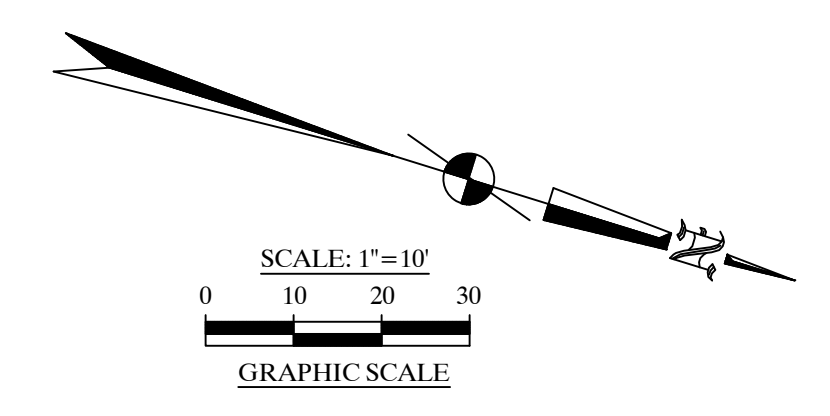
DRAWN  
O.F.  
 CHECKED  
V.G.  
 DATE  
09/14/22  
 SCALE  
AS SHOWN  
 JOB NO.

SHEET  
**C1**  
 OF SHEETS



**CONSTRUCTION NOTES:**

- ① CONSTRUCT SWALE PER DETAIL 1 ON SHEET C3
- ② CONSTRUCT INLET PER DETAIL 2 ON SHEET C3
- ③ CONSTRUCT OUTLET PER DETAIL 3 ON SHEET C3
- ④ CONSTRUCT CATCH BASIN PER DETAIL 4 ON SHEET C3
- ⑤ CONSTRUCT SLOUGH WALL PER DETAIL 5 ON SHEET C3
- ⑥ CONSTRUCT SPLASH WALL PER DETAIL 6 ON SHEET C3
- ⑦ UNDERGROUND DETENTION SYST. PER DETAIL ON SHT. C3

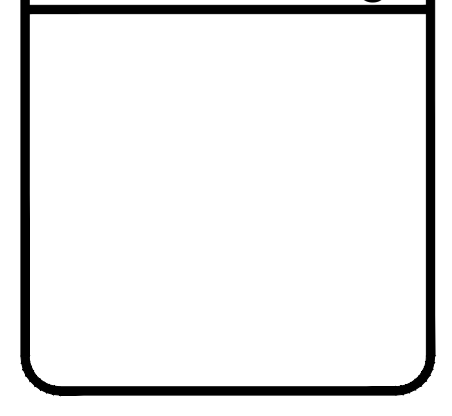
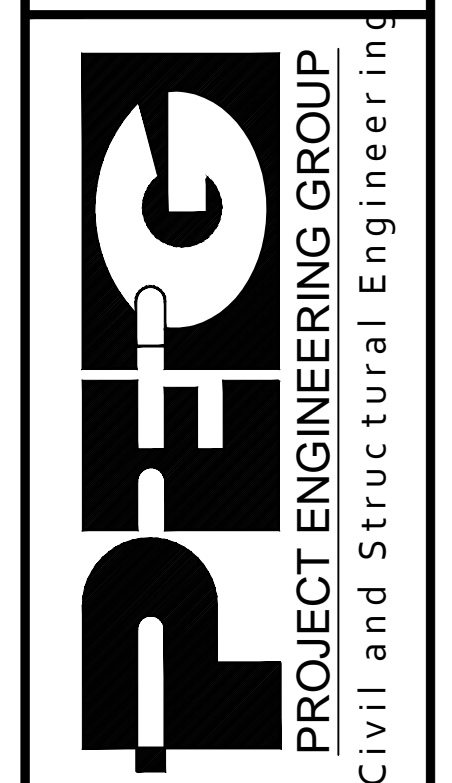
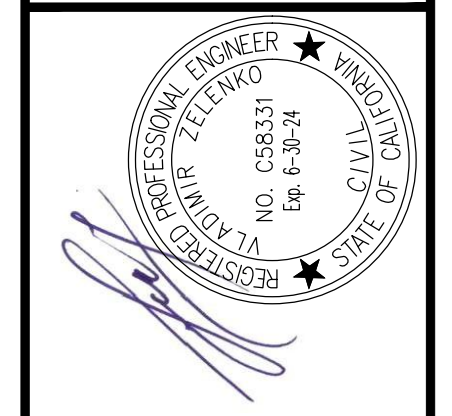


APN 049-020-070

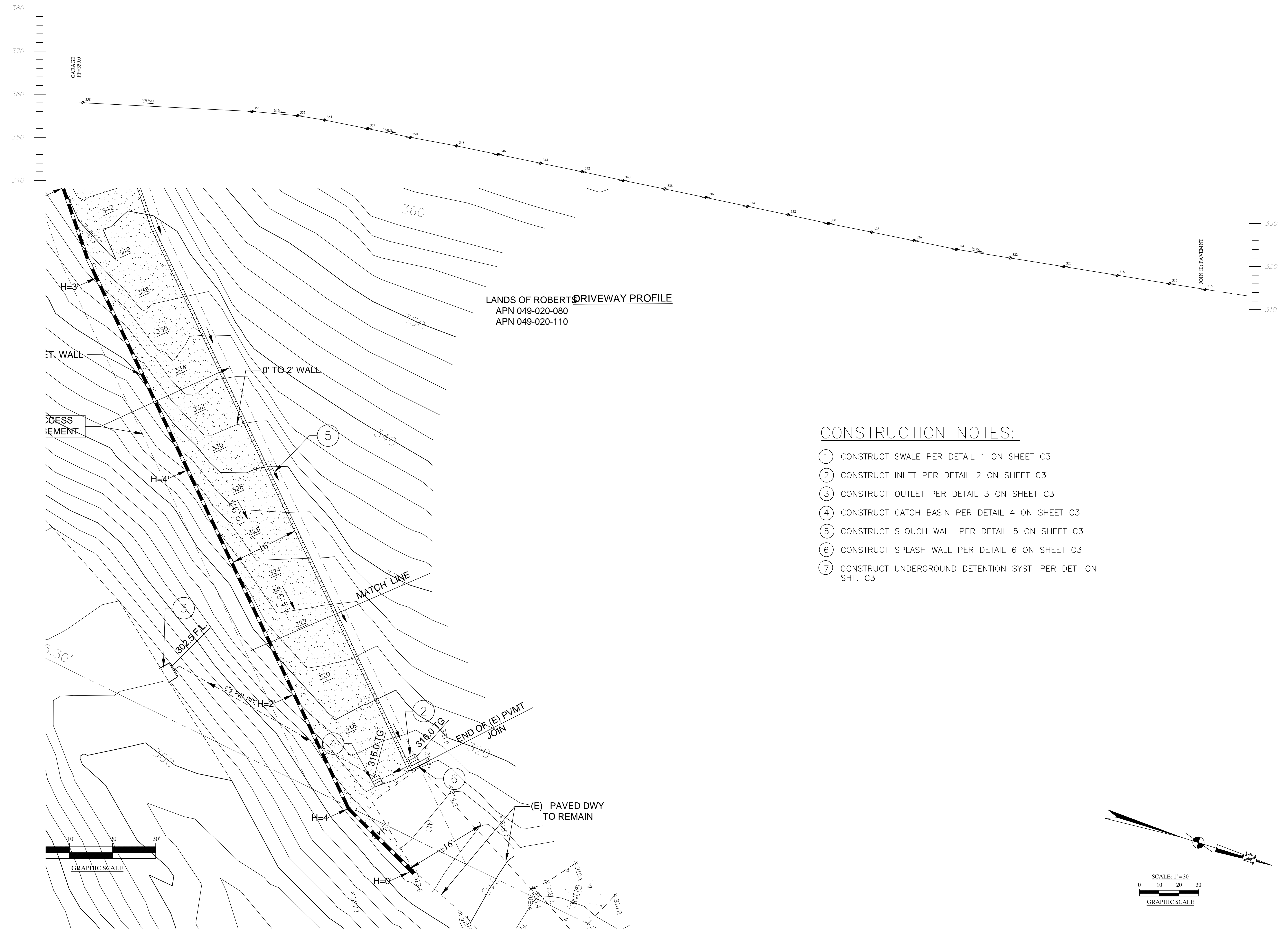
PRIVATE ROADWAY,  
INGRESS/EGRESS &  
UTILITY  
EASEMENT  
(2018-041991)

| REVISIONS  | BY |
|------------|----|
| 06-20-2021 | VZ |
| 09-29-2022 | VZ |
|            |    |
|            |    |

**GRADING AND DRAINAGE PLAN**  
 ADDRESS: PORTION OF A.P.N. 049-020-070  
 CHESHAM AVENUE, SAN CARLOS  
 OWNER: ALEXANDER & TATYANA BAGERMAN



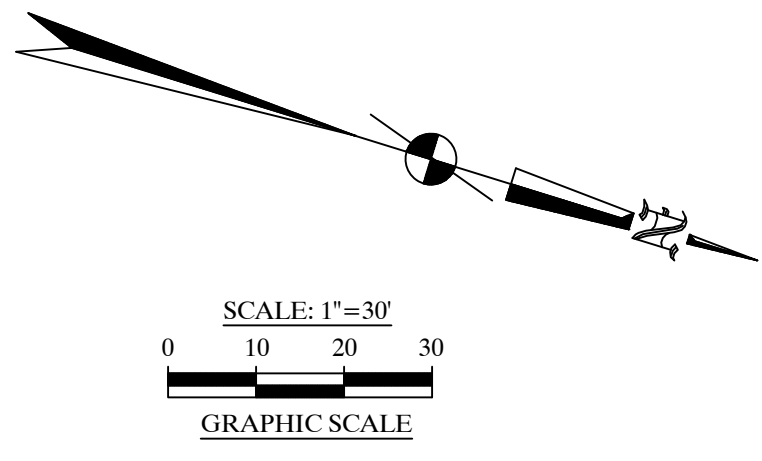
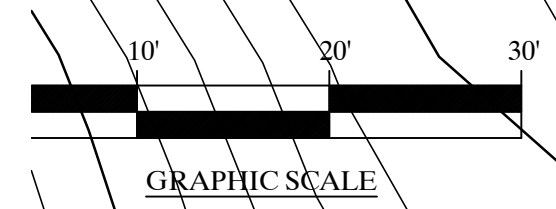
|                    |
|--------------------|
| DRAWN<br>O.F.      |
| CHECKED<br>V.G.    |
| DATE<br>06/21/21   |
| SCALE<br>AS SHOWN  |
| JOB NO.            |
| SHEET<br><b>C2</b> |
| OF<br>SHEETS       |



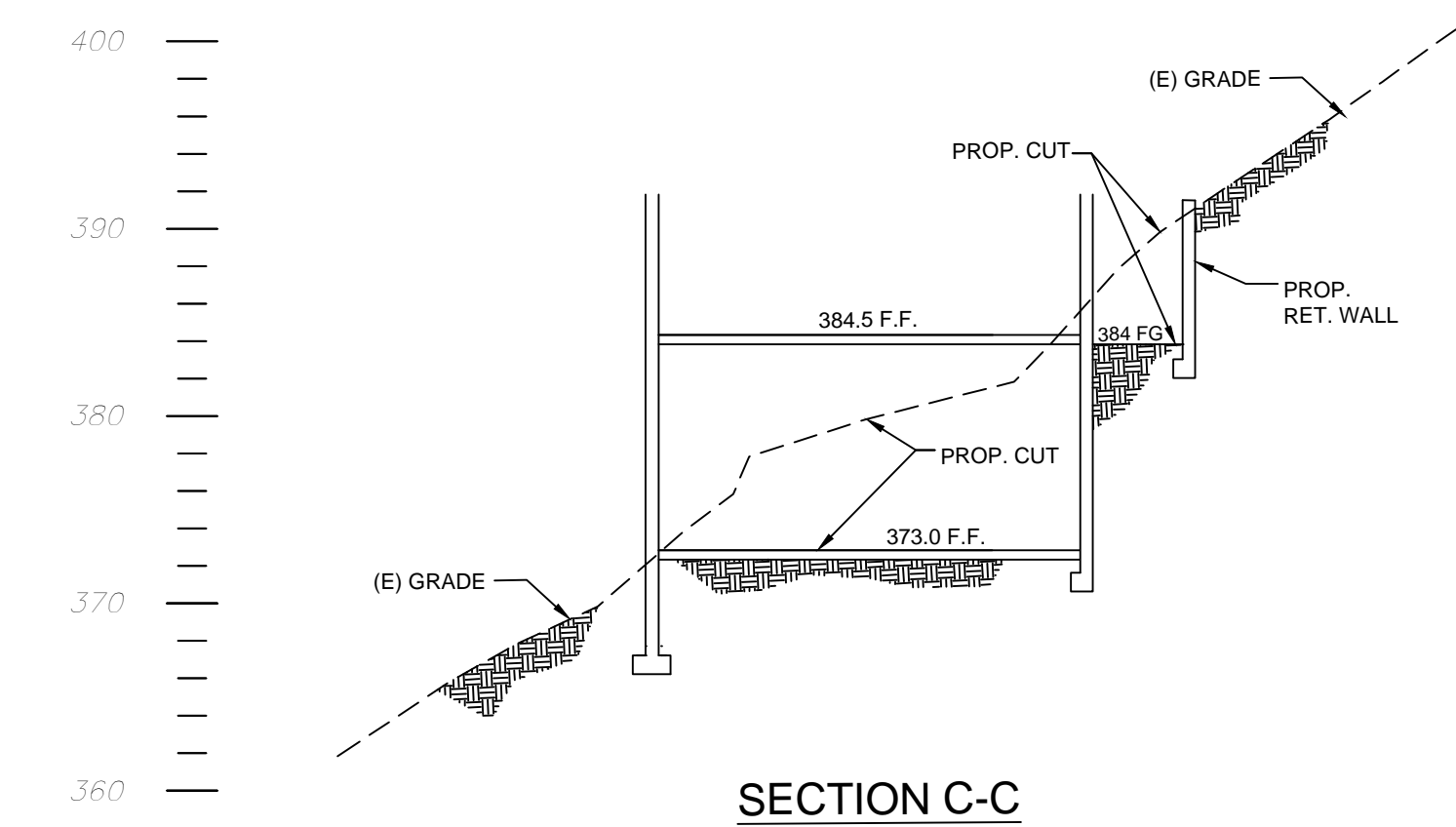
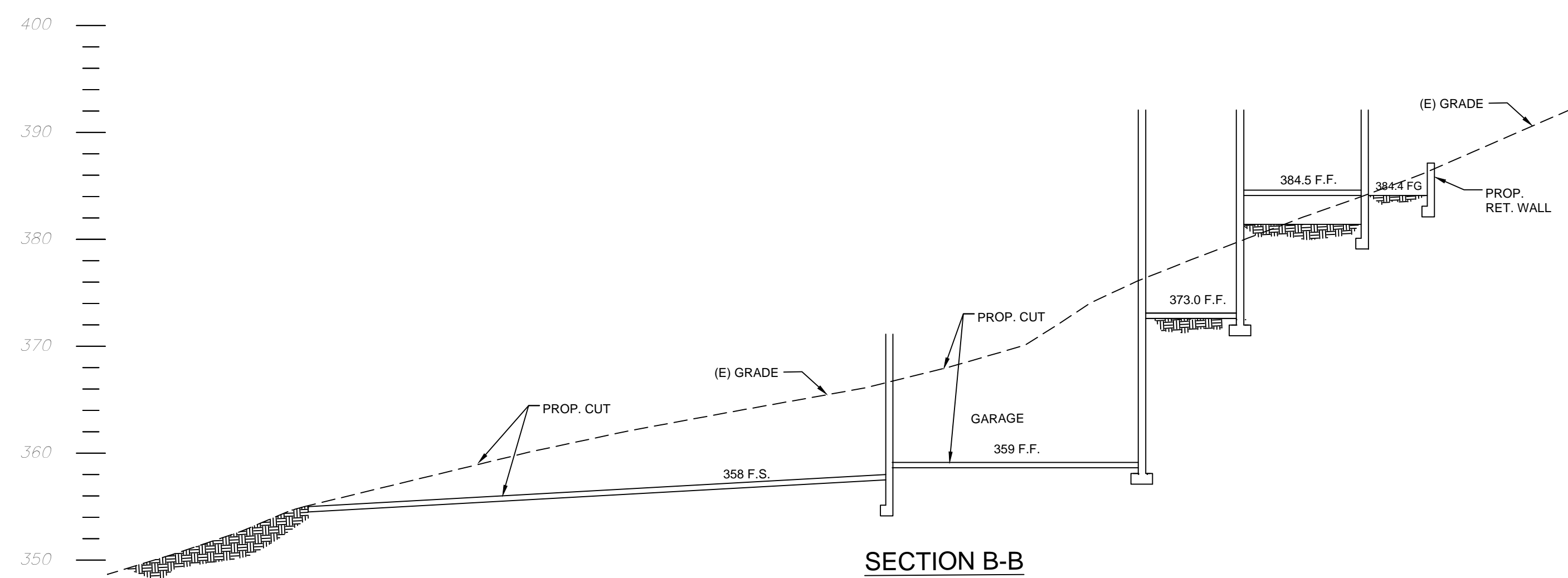
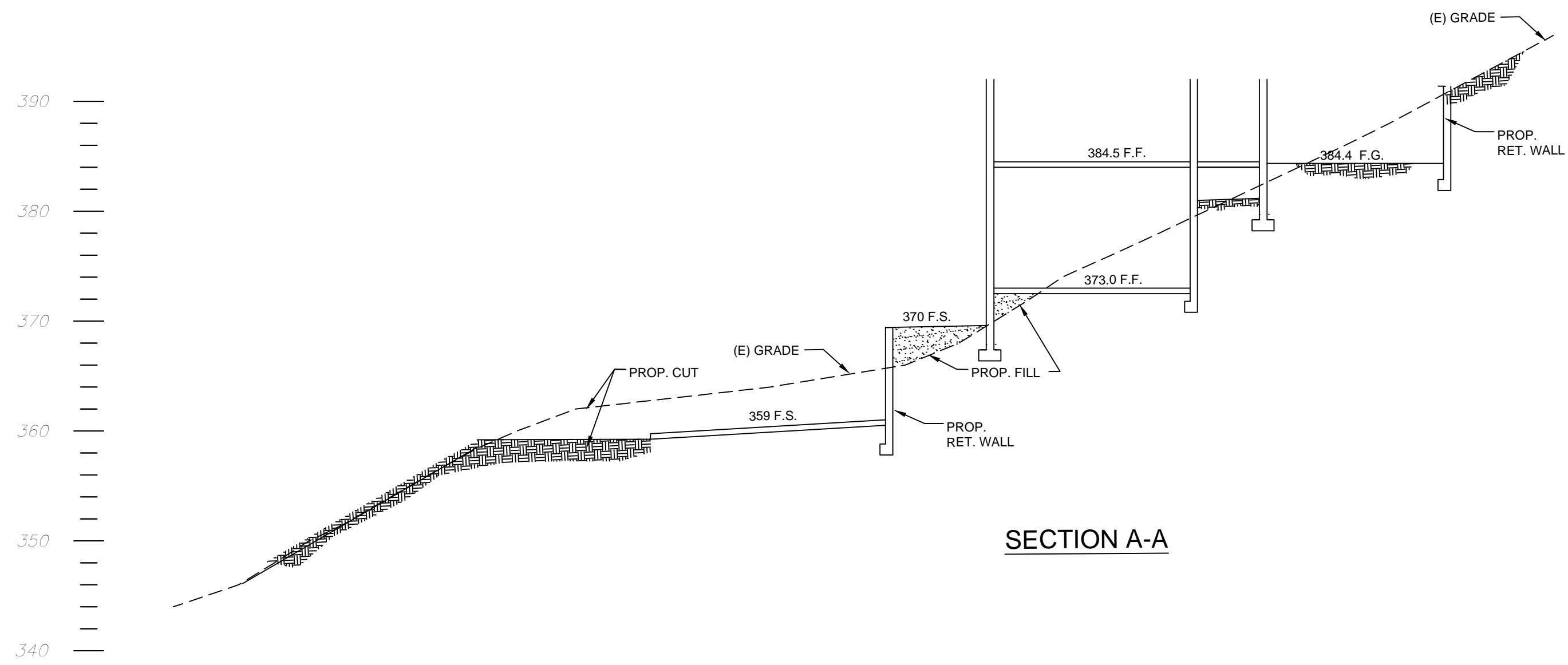
LANDS OF ROBERT DRIVEWAY PROFILE  
 APN 049-020-080  
 APN 049-020-110

**CONSTRUCTION NOTES:**

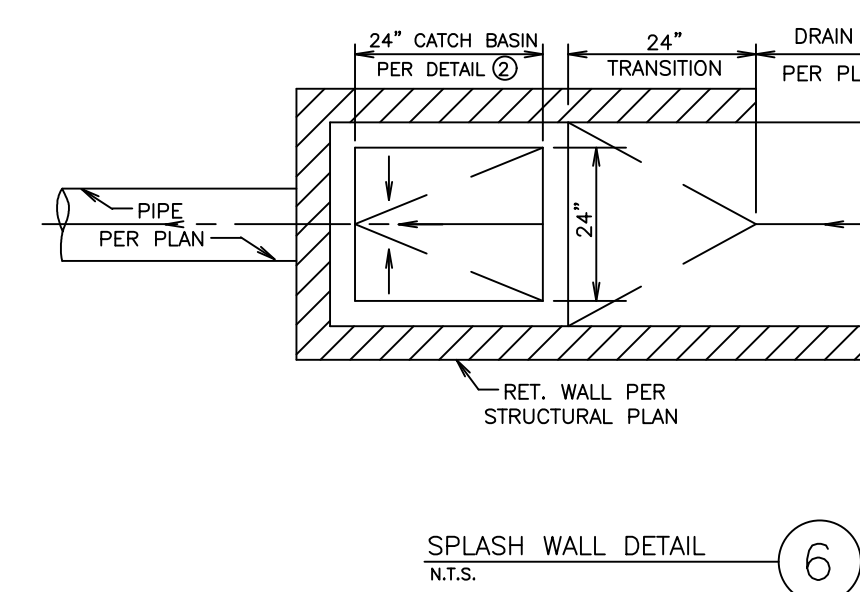
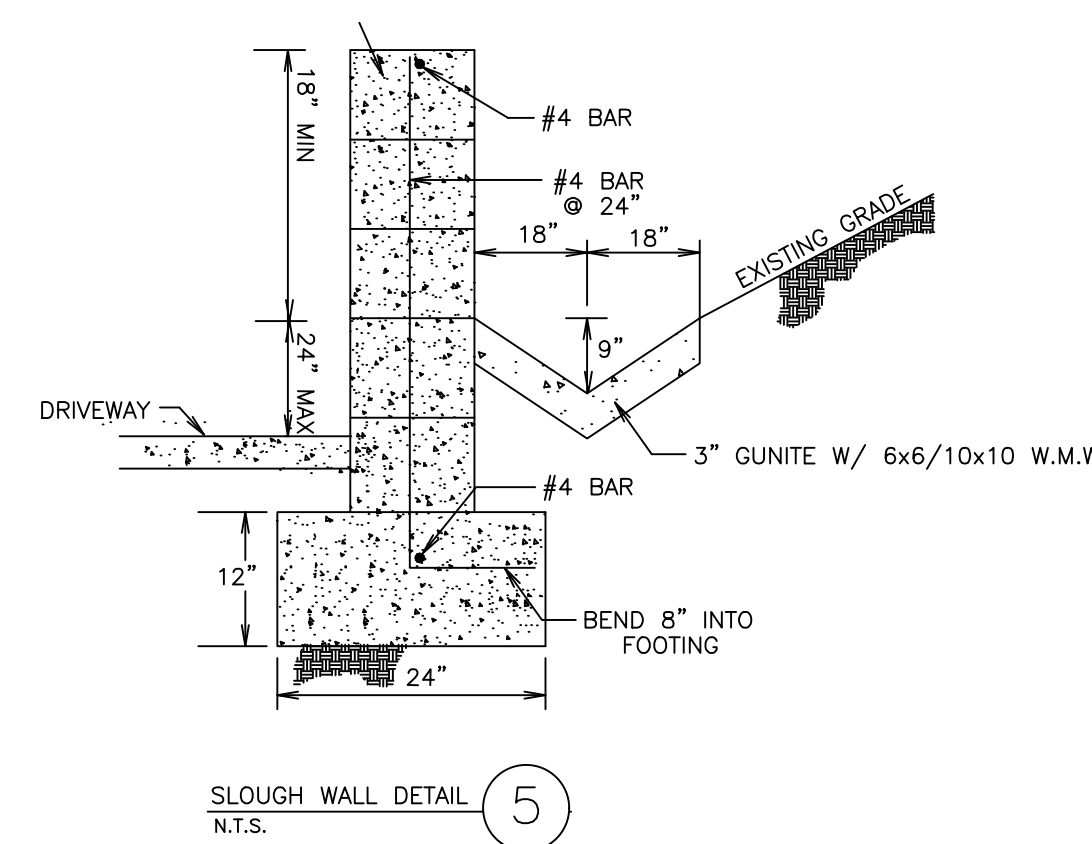
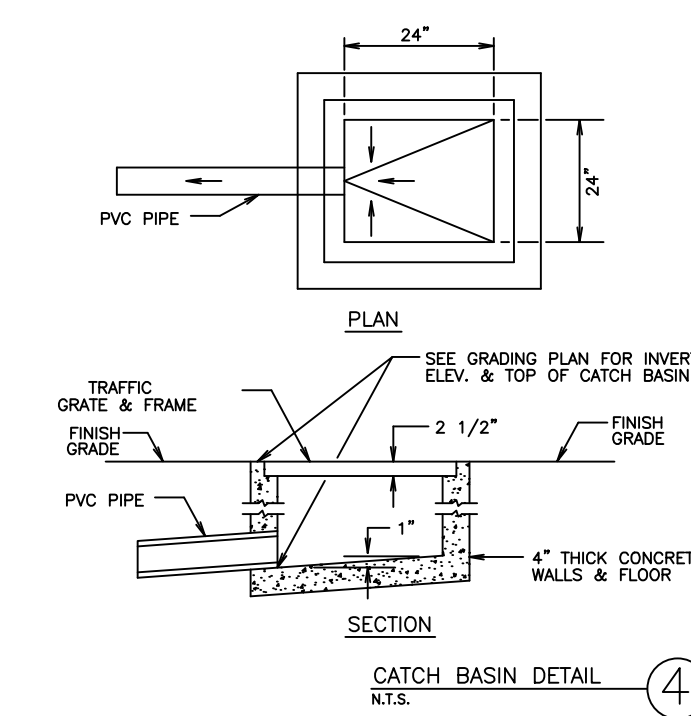
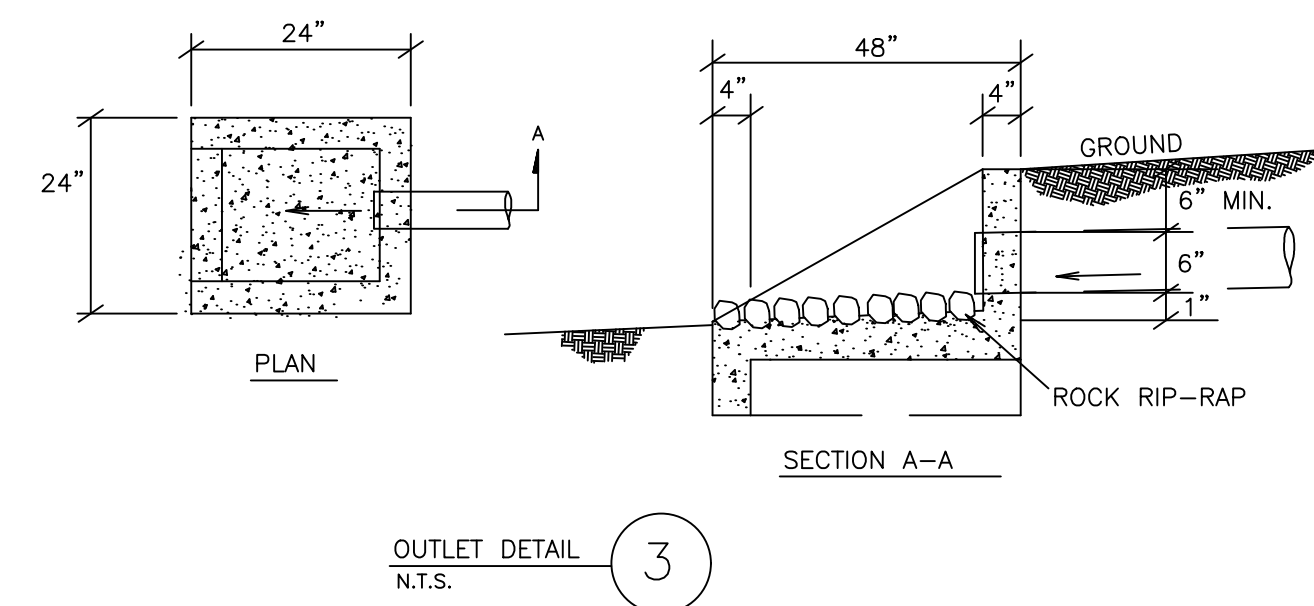
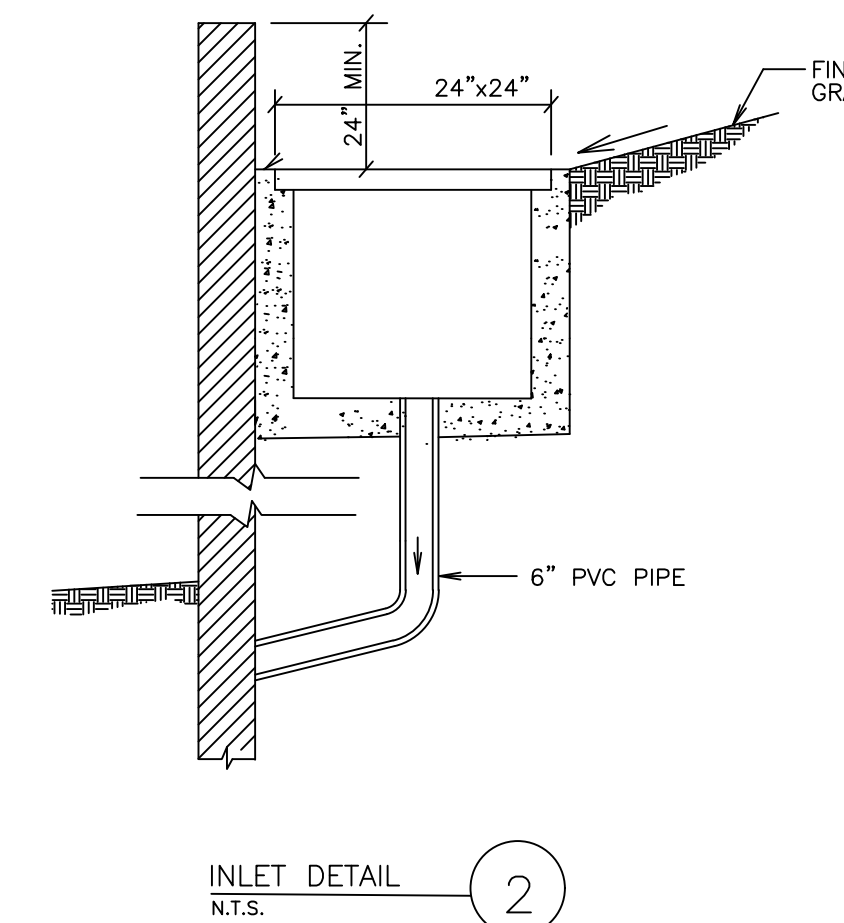
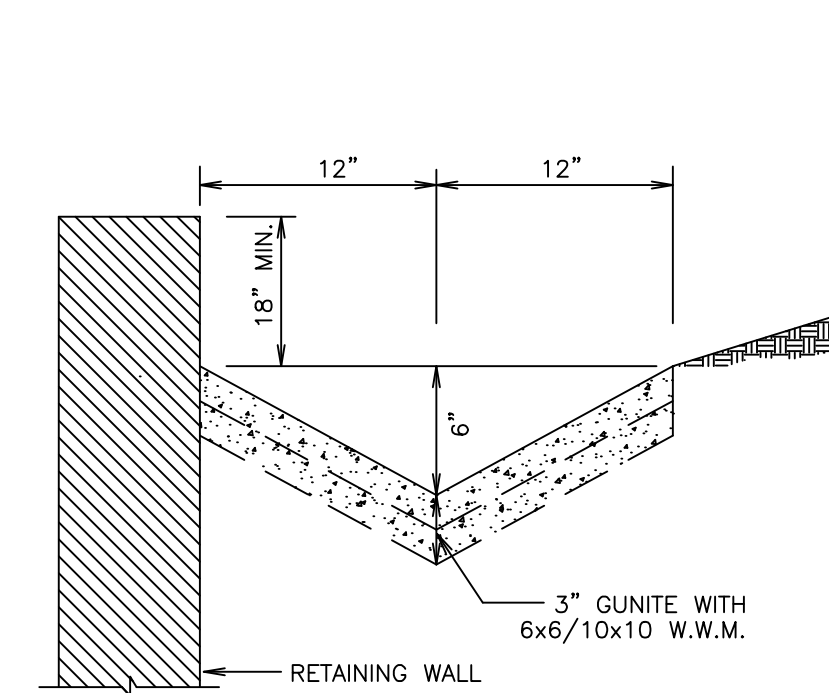
- ① CONSTRUCT SWALE PER DETAIL 1 ON SHEET C3
- ② CONSTRUCT INLET PER DETAIL 2 ON SHEET C3
- ③ CONSTRUCT OUTLET PER DETAIL 3 ON SHEET C3
- ④ CONSTRUCT CATCH BASIN PER DETAIL 4 ON SHEET C3
- ⑤ CONSTRUCT SLOUGH WALL PER DETAIL 5 ON SHEET C3
- ⑥ CONSTRUCT SPLASH WALL PER DETAIL 6 ON SHEET C3
- ⑦ CONSTRUCT UNDERGROUND DETENTION SYST. PER DET. ON SHT. C3



# DETAILS



**DETENTION SYSTEM** ⑦



**NOTES:**

1. All catch basins shall be constructed in accordance with the details shown on this drawing and shall be constructed in accordance with the details shown on this drawing.
2. Flow arrest shall be installed in "flow" direction and shall be installed in accordance with the details shown on this drawing.
3. Flow arrest shall be constructed from stainless steel pipe.
4. All catch basins shall be constructed in accordance with the details shown on this drawing.
5. Flow arrest shall be installed in "flow" direction and shall be installed in accordance with the details shown on this drawing.
6. Storage capacity shall be 80% of maximum catchment area for existing flow capacity.
7. Flood flow rates include a safety factor of 1.5.

**FLOGARD-PLUS® FILTER**  
RECYCLED PVC CATCH BASIN

**Krisar Enterprises, Inc.**  
CATCH-BASIN FILTER INSERT  
FLY-GRATED RELET

| MODEL NO. | DEPTH | WIDTH | LENGTH | WEIGHT  | INSTALLATION | REMARKS |
|-----------|-------|-------|--------|---------|--------------|---------|
| FB-1      | 18"   | 24"   | 24"    | 150 LBS | 1.5"         | 1.5"    |
| FB-2      | 24"   | 24"   | 24"    | 200 LBS | 1.5"         | 1.5"    |
| FB-3      | 30"   | 24"   | 24"    | 250 LBS | 1.5"         | 1.5"    |
| FB-4      | 36"   | 24"   | 24"    | 300 LBS | 1.5"         | 1.5"    |
| FB-5      | 42"   | 24"   | 24"    | 350 LBS | 1.5"         | 1.5"    |
| FB-6      | 48"   | 24"   | 24"    | 400 LBS | 1.5"         | 1.5"    |

**SPECIFIER CHART**

| MODEL NO. | DEPTH | WIDTH | LENGTH | WEIGHT  | INSTALLATION | REMARKS |
|-----------|-------|-------|--------|---------|--------------|---------|
| FB-1      | 18"   | 24"   | 24"    | 150 LBS | 1.5"         | 1.5"    |
| FB-2      | 24"   | 24"   | 24"    | 200 LBS | 1.5"         | 1.5"    |
| FB-3      | 30"   | 24"   | 24"    | 250 LBS | 1.5"         | 1.5"    |
| FB-4      | 36"   | 24"   | 24"    | 300 LBS | 1.5"         | 1.5"    |
| FB-5      | 42"   | 24"   | 24"    | 350 LBS | 1.5"         | 1.5"    |
| FB-6      | 48"   | 24"   | 24"    | 400 LBS | 1.5"         | 1.5"    |

| REVISIONS  | BY  |
|------------|-----|
| 06-20-2021 | VZ. |
| 09-29-2022 | VZ. |
|            |     |
|            |     |

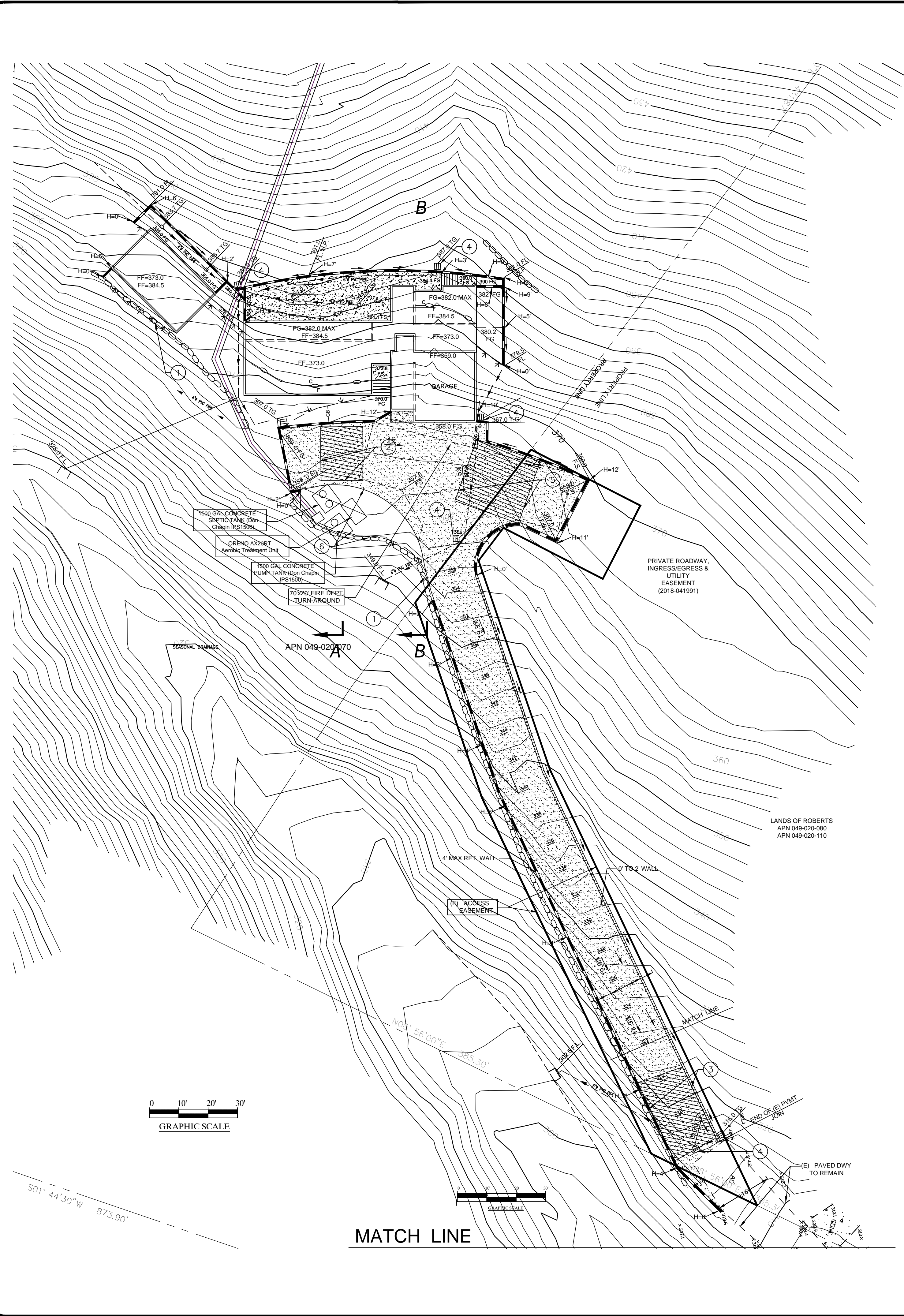
**SECTIONS AND DETAILS**

ADDRESS: PORTION OF A.P.N. 049-020-070  
CHESHAM AVENUE, SAN CARLOS

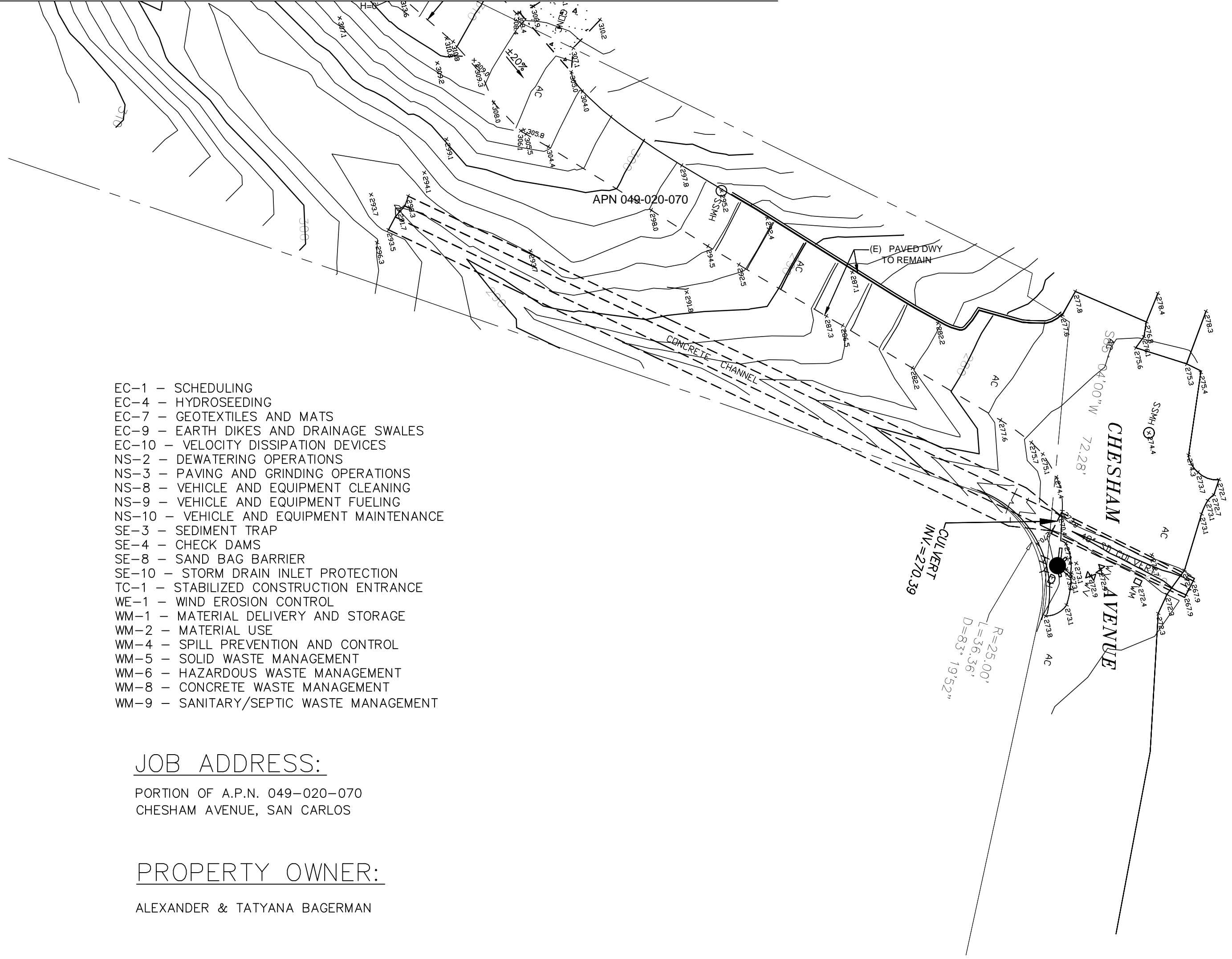
OWNER: ALEXANDER & TATYANA BAGERMAN



|                          |
|--------------------------|
| DRAWN<br>O.F.            |
| CHECKED<br>V.G.          |
| DATE<br>09/14/22         |
| SCALE<br>AS SHOWN        |
| JOB NO.                  |
| SHEET<br>C3<br>OF SHEETS |



MATCH LINE



- EC-1 - SCHEDULING
- EC-4 - HYDROSEEDING
- EC-7 - GEOTEXTILES AND MATS
- EC-9 - EARTH DIKES AND DRAINAGE SWALES
- EC-10 - VELOCITY DISSIPATION DEVICES
- NS-2 - DEWATERING OPERATIONS
- NS-3 - PAVING AND GRINDING OPERATIONS
- NS-8 - VEHICLE AND EQUIPMENT CLEANING
- NS-9 - VEHICLE AND EQUIPMENT FUELING
- NS-10 - VEHICLE AND EQUIPMENT MAINTENANCE
- SE-3 - SEDIMENT TRAP
- SE-4 - CHECK DAMS
- SE-8 - SAND BAG BARRIER
- SE-10 - STORM DRAIN INLET PROTECTION
- TC-1 - STABILIZED CONSTRUCTION ENTRANCE
- WE-1 - WIND EROSION CONTROL
- WM-1 - MATERIAL DELIVERY AND STORAGE
- WM-2 - MATERIAL USE
- WM-4 - SPILL PREVENTION AND CONTROL
- WM-5 - SOLID WASTE MANAGEMENT
- WM-6 - HAZARDOUS WASTE MANAGEMENT
- WM-8 - CONCRETE WASTE MANAGEMENT
- WM-9 - SANITARY/SEPTIC WASTE MANAGEMENT

JOB ADDRESS:

PORTION OF A.P.N. 049-020-070  
CHESHAM AVENUE, SAN CARLOS

PROPERTY OWNER:

ALEXANDER & TATYANA BAGERMAN

CIVIL ENGINEER:

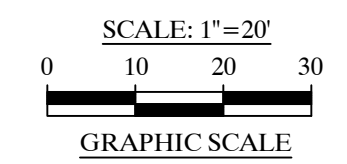
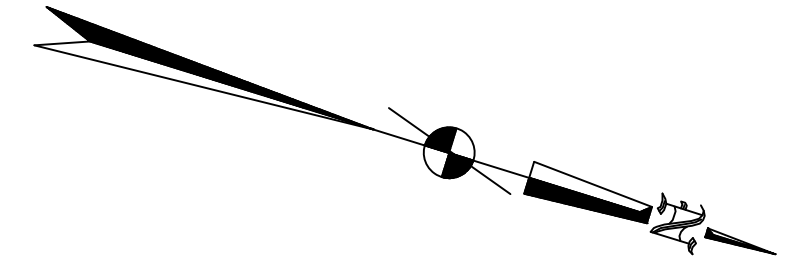
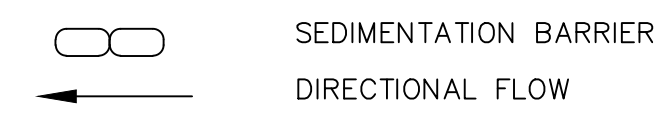
XXX

CONSTRUCTION NOTES:

- 1 INSTALL SEDIMENTATION BARRIER PER SE-8 OR EQUIVALENT BMP MEASURE PER SE-1, SE-6 OR SE-9. PRIOR TO CLEAR AND GRAB.
- 2 CONCRETE WASTE MANAGEMENT PER WM-8 TO BE LOCATED BY THE CONTRACTOR.
- 3 INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT PER TC-1 TO BE INSTALLED WHERE EROSION CONTROL PROTECTION HAS NOT BEEN APPLIED. AFTER CLEAR AND GRUB.
- 4 INSTALL CATCH BASIN PROTECTION PER SE-10, AFTER CATCH BASIN INSTALLATION.
- 5 IMPLEMENT STAGING AREA PER NS-8 VEHICLE AND EQUIPMENT CLEANING, NS-9 VEHICLE AND EQUIPMENT FUELING, NS-10 VEHICLE AND EQUIPMENT MAINTENANCE, WM-1 MATERIAL DELIVERY AND STORAGE. PRIOR TO MATERIAL DELIVERY AND VEHICLE STORAGE. LOCATION CAN BE REVISED BY THE CONTRACTOR.
- 6 INSTALL MATS ON SLOPES PER EC-7.

NOTE:

INSTALL CATCH BASIN PROTECTION PER CONSTRUCTION NOTE 4 AT ALL CATCH BASINS AFTER INSTALLATION.

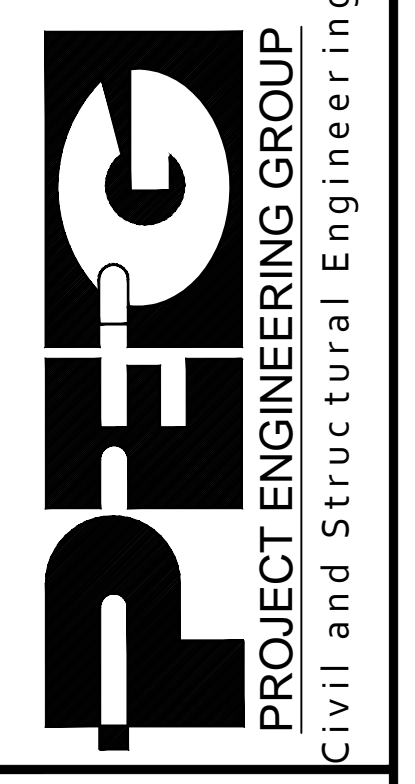
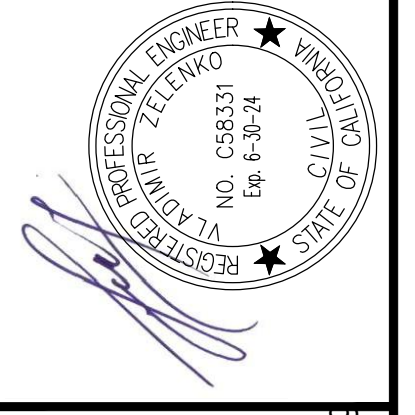


| REVISIONS  | BY |
|------------|----|
| 06-20-2021 | VZ |
| 12-17-2021 | VZ |
| 09-29-2022 | VZ |
|            |    |
|            |    |

**EROSION CONTROL PLAN**

ADDRESS: PORTION OF A.P.N. 049-020-070  
CHESHAM AVENUE, SAN CARLOS

OWNER: ALEXANDER & TATYANA BAGERMAN

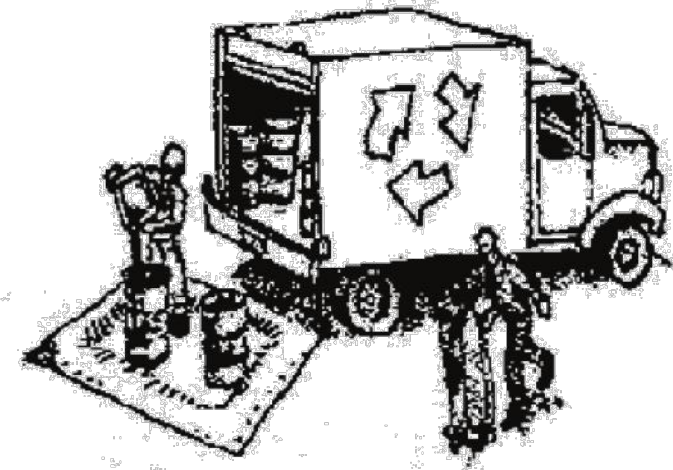


|                    |
|--------------------|
| DRAWN<br>O.F.      |
| CHECKED<br>V.G.    |
| DATE<br>09/14/22   |
| SCALE<br>1"=20'    |
| JOB NO.            |
| SHEET<br><b>C4</b> |
| OF SHEETS          |

# 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



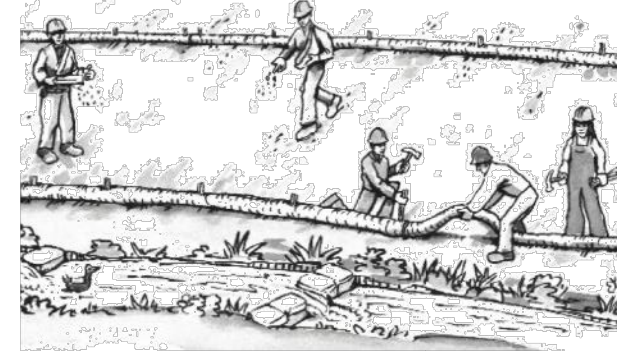
### Maintenance and Parking

- 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

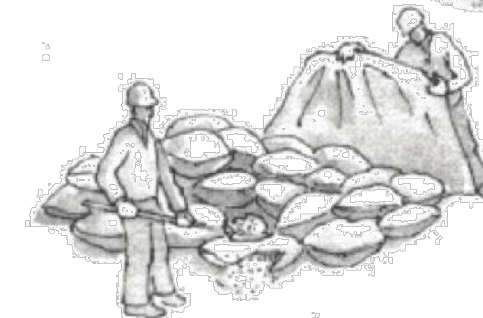
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day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

## Concrete, Grout & Mortar Application



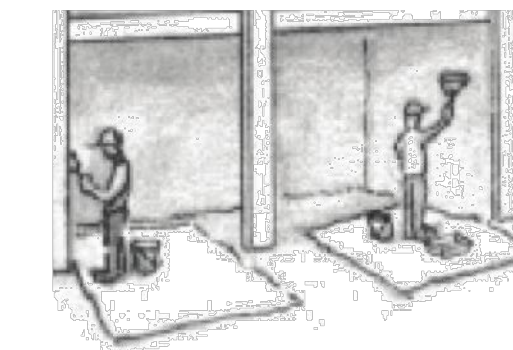
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

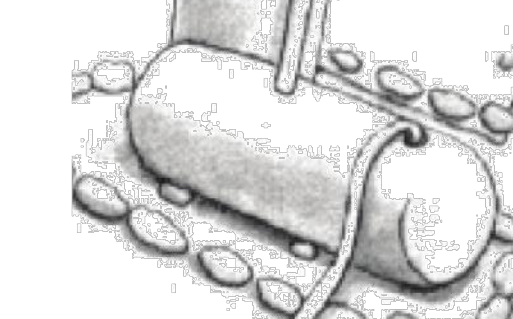
## Painting & Paint Removal



### 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.

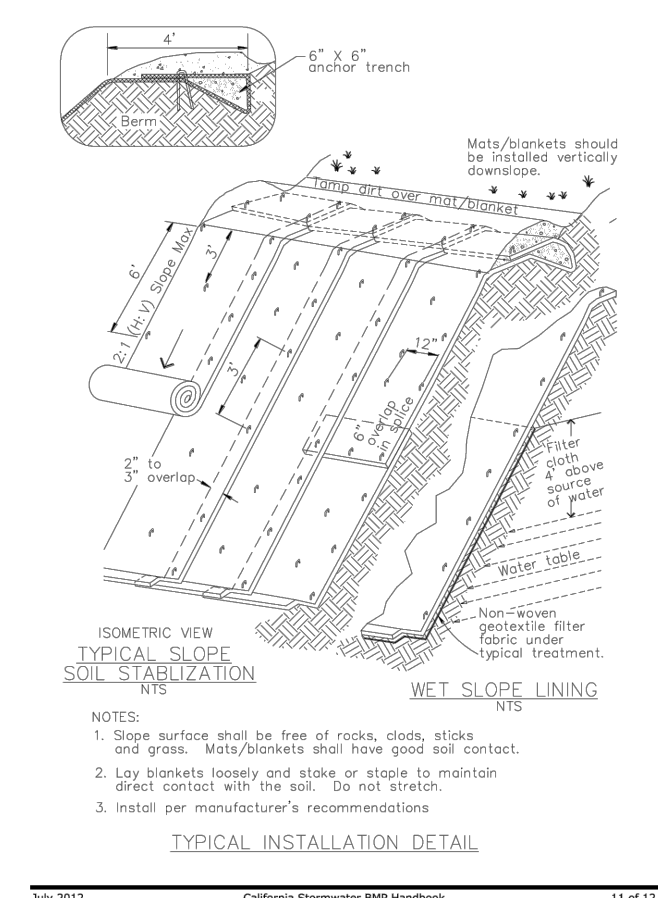
## Dewatering



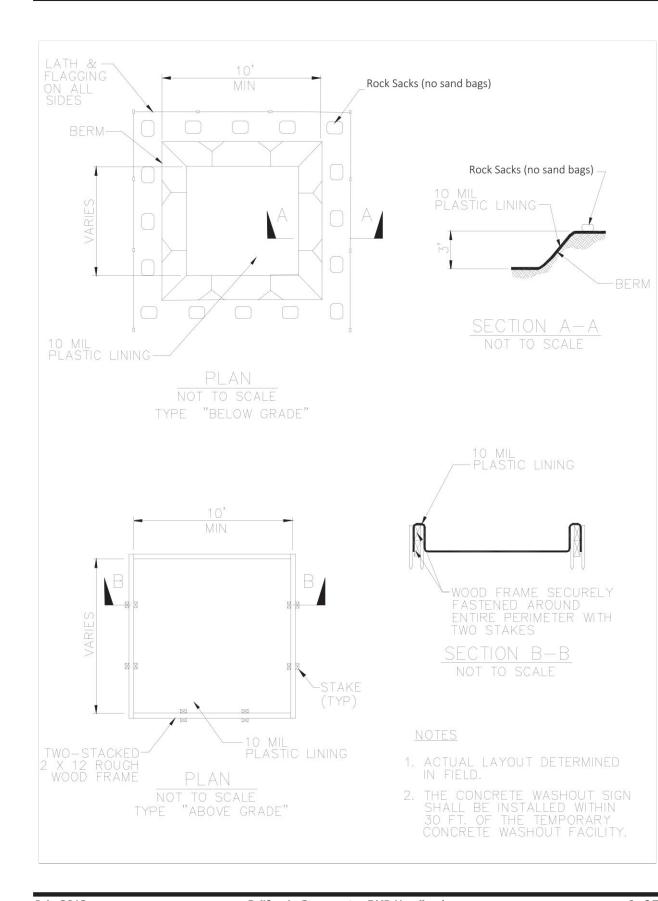
- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite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

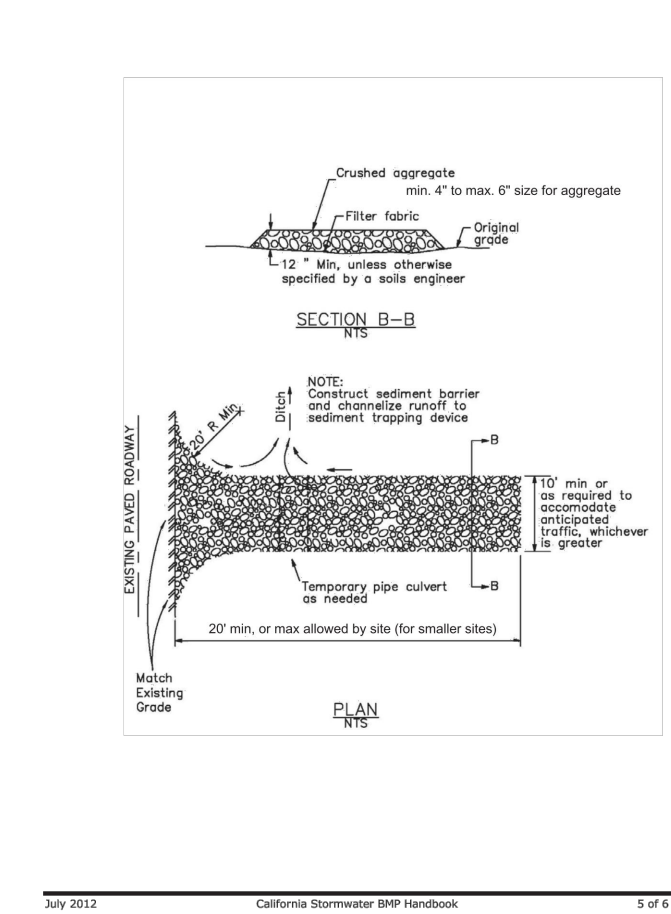
Geotextiles and Mats EC-7



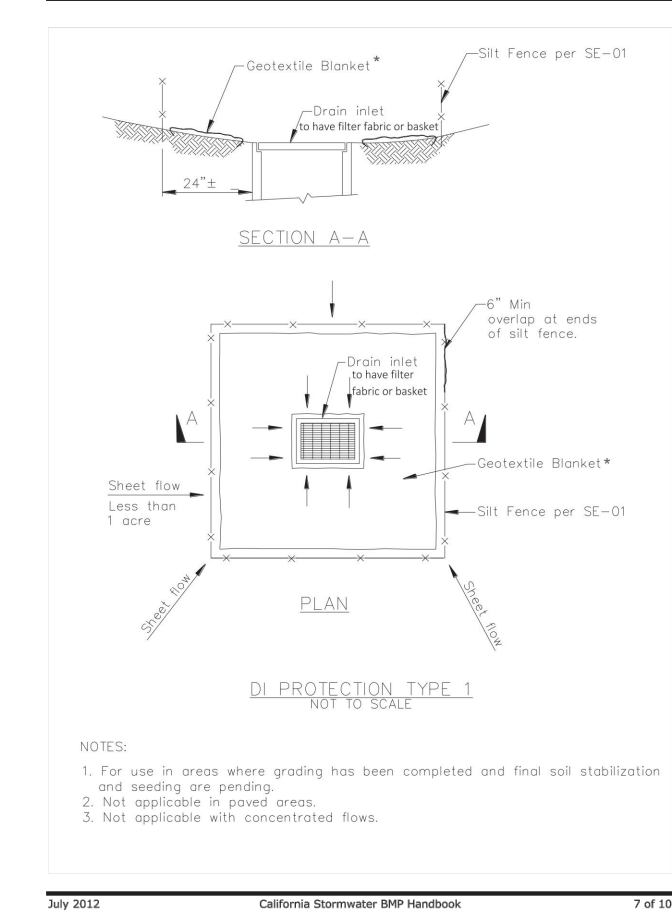
Concrete Waste Management WM-8



Stabilized Construction Entrance/Exit TC-1

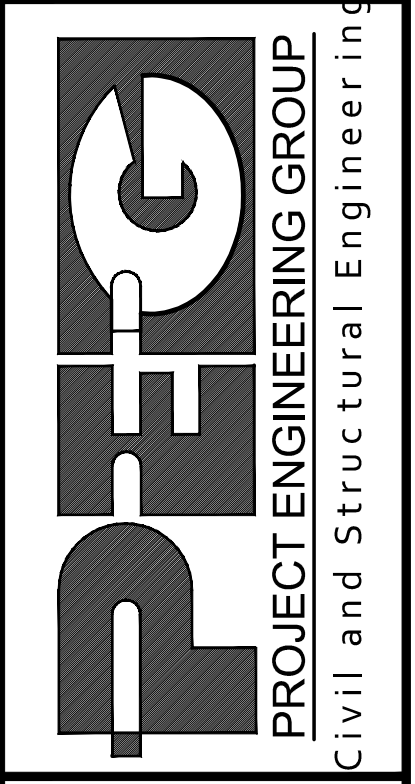


Storm Drain Inlet Protection SE-10



| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

**EROSION CONTROL PLAN**  
ADDRESS: PORTION OF A.P.N. 049-020-070  
CHESHAM AVENUE, SAN CARLOS  
OWNER: ALEXANDER & TATYANA BAGERMAN

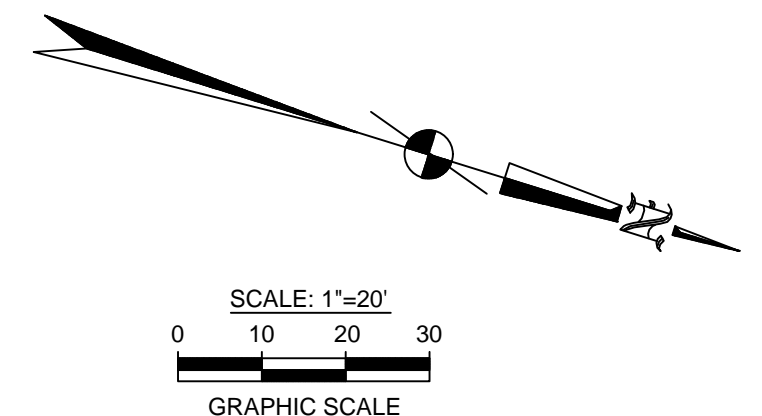


|                   |
|-------------------|
| DRAWN<br>O.F.     |
| CHECKED<br>V.G.   |
| DATE<br>09/14/22  |
| SCALE<br>AS SHOWN |
| JOB NO.           |
| SHEET<br>C5       |
| OF SHEETS         |





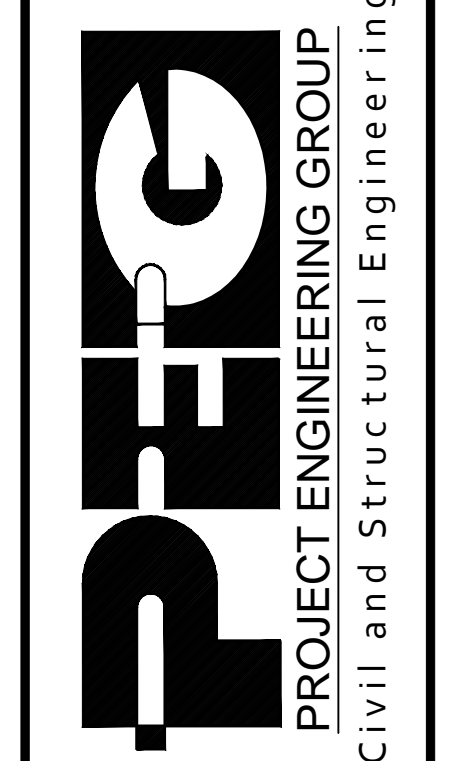
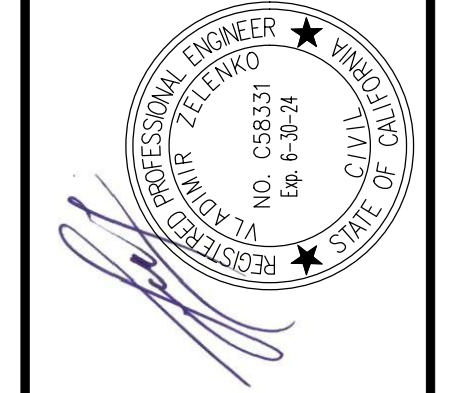
SEDIMENTATION BARRIER  
 DIRECTIONAL FLOW



| REVISIONS  | BY |
|------------|----|
| 12-17-2021 | VZ |
| 09-29-2022 | VZ |
|            |    |
|            |    |

**EROSION CONTROL PLAN**

ADDRESS: PORTION OF A.P.N. 049-020-070  
 CHESHAM AVENUE, SAN CARLOS  
 OWNER: ALEXANDER & TATYANA BAGERMAN



|                    |
|--------------------|
| DRAWN<br>O.F.      |
| CHECKED<br>V.G.    |
| DATE<br>09/14/22   |
| SCALE<br>1"=20"    |
| JOB NO.            |
| SHEET<br><b>C6</b> |
| OF SHEETS          |