

TREE PRESERVATION NOTES:

The following precautions should be taken within the CRITICAL ROOT AREAS (CRA) of the 3 protected trees labeled as Tree #1, #2 and #3 on these plans. The CRA is one foot of radius per inch of trunk diameter (DBH) measured at 54" above the ground. For example, if a tree's DBH is 10", then its CRA is 10'.

- Any future digging shall be done by hand.
- Roots greater than 3" in diameter shall not be cut.
- Roots smaller than 3" in diameter may be removed, by cutting cleanly with appropriate equipment, such as a rock saw. Equipment that pulls or shatters roots, such as a backhoe or trencher, may not be used to cut tree roots, (Matheny, N.P. and J.R. Clark, 1998, p. 96).
- Soil and roots beneath the trees shall be protected from compaction due to trampling by construction workers and equipment. Protective temporary chain link fencing or 4"-6" of mulch covered with metal plates on top of the mulch shall be installed. This fencing or mulching/plating should be done prior to any grading or construction and are to remain until all grading and construction is complete. The fencing shall enclose low branches, and shall protect the trunks. The steel plates covering the mulch should be anchored into the ground where possible.
- Trenching for underground services, including utilities, sub-drains, water, or sewer lines, shall be beneath tree roots and shall be done by hand. Extreme care shall be taken beneath tree roots to avoid damage to the root structures. Use of backhoes or trencher shall not be permitted.
- Excess soil, chemicals, oil, gasoline, debris, equipment or other materials shall not be dumped or stored within the CRA or in drainage channels, swales, or in areas that may lead to the CRA. Any herbicides placed under paving materials, or used in drainage channels, swales, or areas that may lead to the CRA, must be labeled as safe for use around trees. Accidental spills shall be cleaned up immediately.
- Wires, signs and ropes shall not be attached to any protected tree.
- Fill soil shall not be added to the CRA.
- If injury should occur to any protected tree during construction, the consulting arborist shall evaluate the injury right away, so that appropriate treatments can be applied. Any tree wounds should be cleaned up as soon as possible.
- Root-injured trees have a limited capacity to absorb water. Therefore it is important to insure adequate soil moisture in the area of active roots. One to several irrigations may be needed for trees that are at risk. The consulting arborist should specify the irrigation schedule.
- Where surface grades are to be modified, water should always flow away from tree trunks, so that trunk bases are not at the lowest point. If the base of a tree's trunk is at a low point, a drain system should be designed with the least impact to the roots.
- Any tree pruning needed for thinning, heading or clearance during construction must be performed by a certified arborist and not by construction personnel.
- The consulting arborist should periodically monitor the project site, to assure that the health of trees to be preserved is maintained. The arborist should also be present whenever activities occur which pose a potential threat to the health of a tree to be preserved.

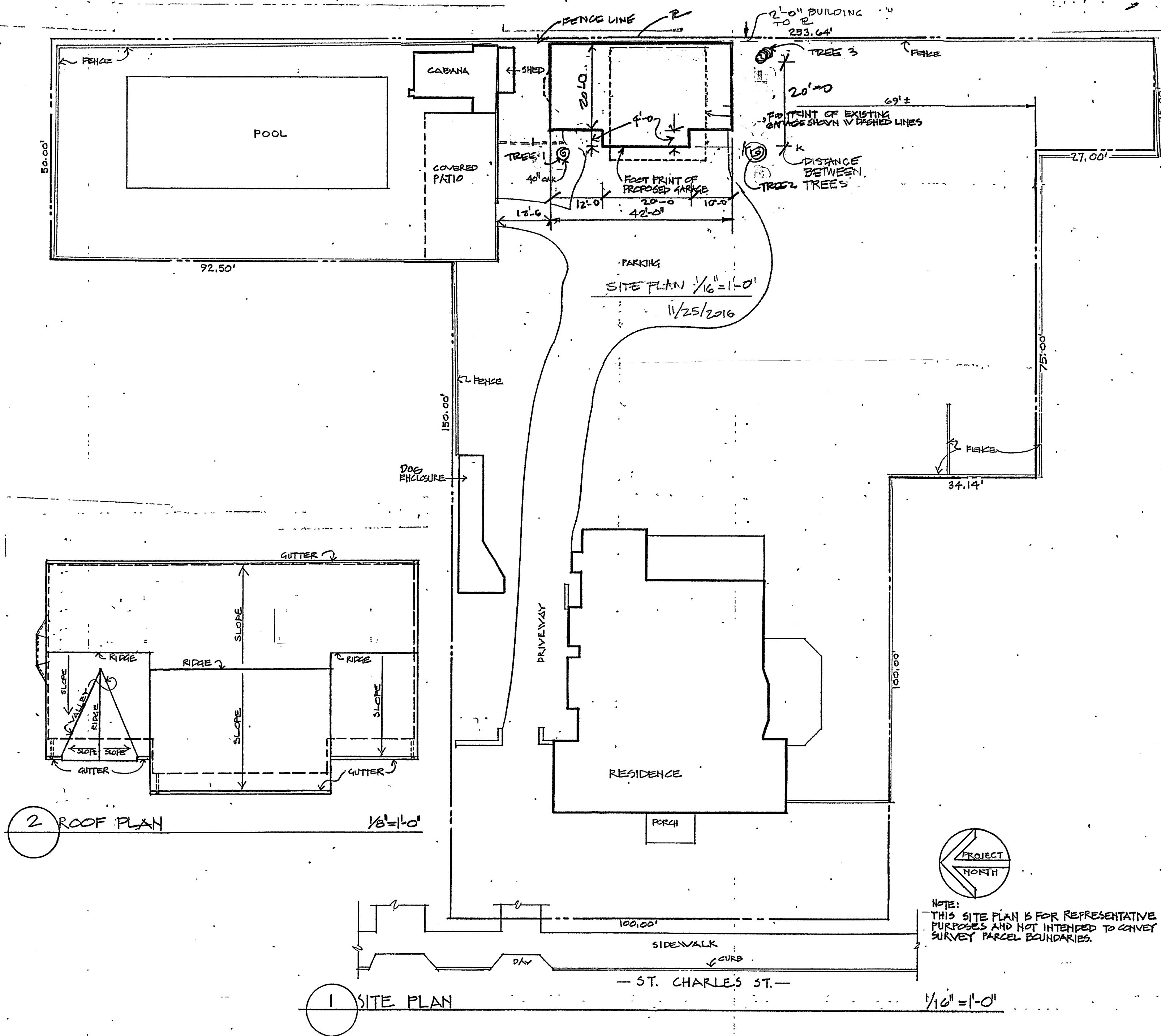
LOT SUMMARY TABLE

Project Address: 1208 ST. CHARLES ALAMEDA CA

To be submitted with all Residential Planning Applications

ZONING COMPLIANCE FOR RESIDENTIAL DISTRICT				
Categories	Standard	Existing	Proposed	✓
Total lot area	5,000	28,714 [±]	NO CHANGE	
Lot depth	100'	VARIES SEE SITE PLAN	NO CHANGE	
Lot width	50'	"	"	
Building floor area	—	2,760 [±]	"	
Main building lot coverage including attached garage (%)		9.6%	"	
Front yard setback		24'		
Rear yard setback		112'		
Left side yard setback	5'	24'		
Right side yard setback	5'	24'		
Street side yard setback	10'			
Maximum building height		30'		
Separation between main buildings	20'			
Accessory building size	—	530 [±]	920 [±]	
Separation between main/accessory building	Min. 6'	84'±	87'±	
Height of accessory building		13'-8"		
Number of off-street parking spaces	Min. 2	3+	3+	
Driveway width		11'	NO CHANGE	
Total usable open Space*				
Common open space				
Private open space (ground floor)	Min. 60 sf			
Private open space (upper floor)	Min 120 sf			

*Detached single-family dwellings are exempt.



GENERAL NOTES

- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE, LOCAL, REGIONAL AND FEDERAL CODES, ORDINANCES, AND REGULATIONS AS PRESCRIBED BY THIS CITY.
- IT IS THE INTENT OF THESE DRAWINGS TO SHOW THE GENERAL ARRANGEMENT OF THE EXISTING BUILDING. ASSUMPTIONS HAVE BEEN MADE REGARDING THE EXISTING STRUCTURE AND CONDITIONS OF WALLS, FLOORS, CEILING AND BUILDING COMPONENTS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AS BUILDING STRUCTURE IS UNCOVERED. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY OF CONDITIONS DIFFERENT FROM DRAWINGS. ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR EXISTING STRUCTURE.
- VERIFY LOCATION AND CONDITION OF ALL PLUMBING, MECHANICAL, ELECTRICAL AND STRUCTURAL ELEMENTS AND OTHER APPLICABLE ITEMS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL REMOVE, RELOCATE, OR MODIFY EXISTING NON-STRUCTURAL COMPONENTS AS REQUIRED TO ACCOMMODATE NEW WORK. NOTIFY THE OWNER AND/OR ARCHITECT IF MODIFICATIONS TO STRUCTURAL COMPONENTS ARE REQUIRED TO COMPLETE THE WORK AND ARE NOT DESCRIBED IN THE CONTRACT DOCUMENTS.
- WHERE NEW WORK JOINS EXISTING WORK, CONTRACTOR SHALL PROVIDE AND INSTALL MATERIAL TO MATCH EXISTING PATTERN, COLOR, FINISH, TEXTURE AND DESIGN. PATCH AND REPAIR ALL MATERIALS AND SURFACES THAT ARE AFFECTED BY THE NEW WORK. THERE SHALL BE NO VISUAL DISCREPANCIES BETWEEN NEW AND EXISTING WORK. NOTIFY OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION IF MATCHING MATERIALS, DETAILS OR COLORS ARE NOT AVAILABLE.
- FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL.
- WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.

2013 CALGREEN COMPLIANT NOTES:

- ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
- PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
- AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS. VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.
- CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
- PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
- INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS.
- CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE.

PROJECT DATA

PROJECT ADDRESS: 1208 ST. CHARLES ALAMEDA, CA 94501

ZONING: R-1
CONSTRUCTION TYPE: V-B - SPRINKLERED
OCCUPANCY GROUP: U - GARAGE
NUMBER OF STORIES: 1

PROJECT SCOPE

NEW GARAGE: REPLACE EXISTING GARAGE

CODES

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA ADMINISTRATIVE CODE (T-24)
2013 CALIFORNIA ENERGY CODE
2013 CALGREEN MANDATORY REQUIREMENTS
2013 CALIFORNIA RESIDENTIAL BUILDING CODE

DRAWINGS

A1 PROJECT DATA, SCOPE, CODES, GENERAL NOTES, SITE PLAN, ROOF PLAN, ARBORIST NOTES
A2 FOUNDATION PLAN, ROOF FRAMING PLAN, BUILDING SECTION, DETAILS, ELEVATIONS

ITALO CALPESTRI III, AIA
ARCHITECT & ASSOCIATES

220 COLUMBIA AVENUE
KENSINGTON, CA 94708
CELL: (510) 851-2387
FAX: (510) 525-3140

NOTE:
PLANS AND SPECIFICATIONS ARE PREPARED AS INSTRUMENTS OF SERVICE FOR THE CLIENT SHOWN HEREON AND ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR OTHER WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

PROJECT
GARAGE REPLACEMENT

1208 ST. CHARLES ST.
ALAMEDA CA 94501

FOR:

REVISIONS:
11/18/2016 DIM ADDED
11/28/2016 TREE NOTES ADDED, TREE # ADDED

Sheet Title: PROPOSED
SITE PLAN
ROOF PLAN
PROJECT DATA
NOTES

DATE: 4-22-16

DRAWN BY: V.L.L.

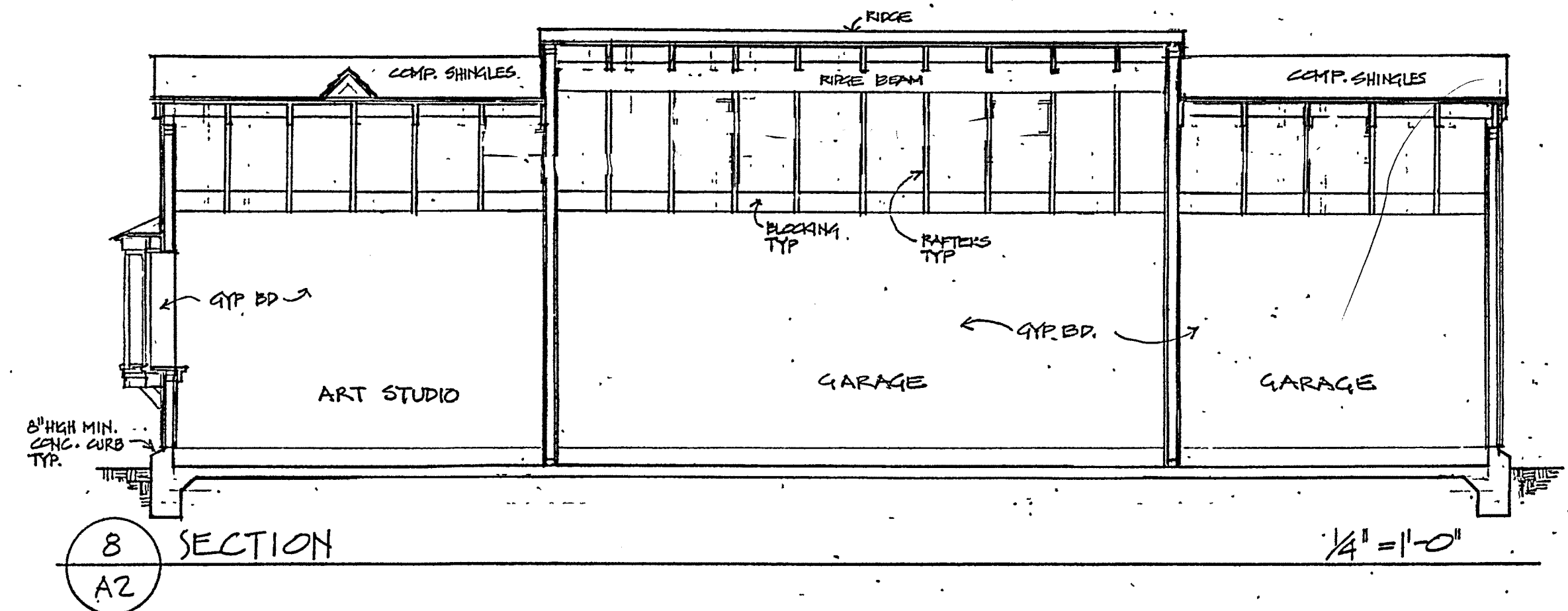
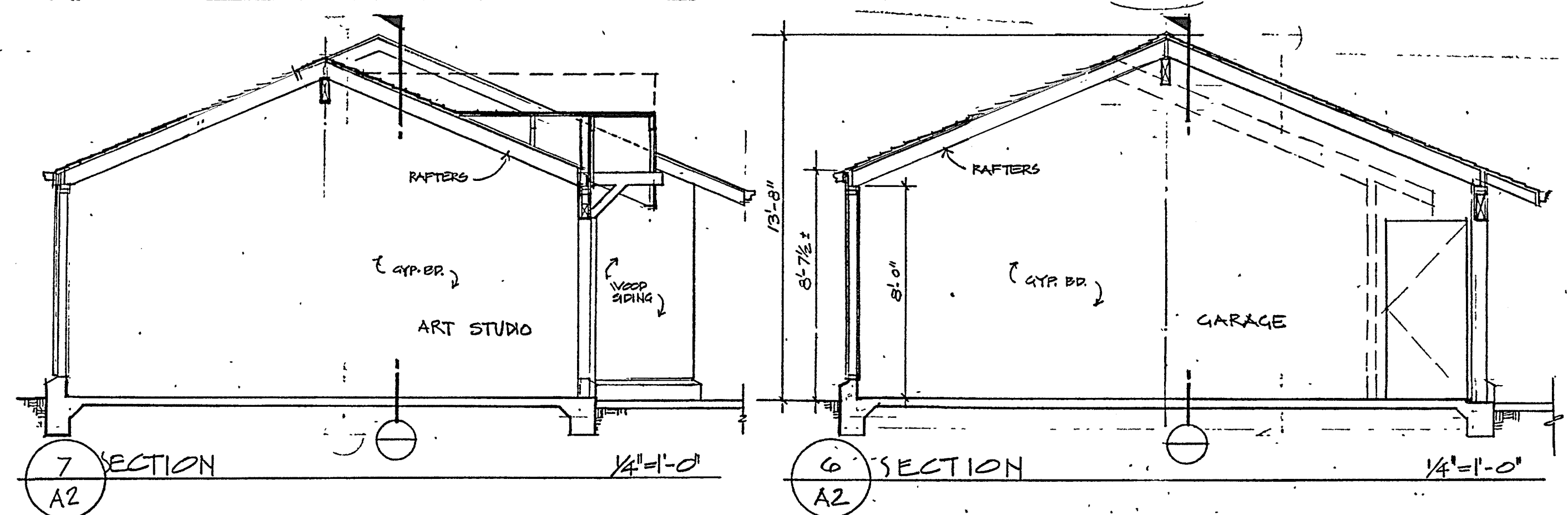
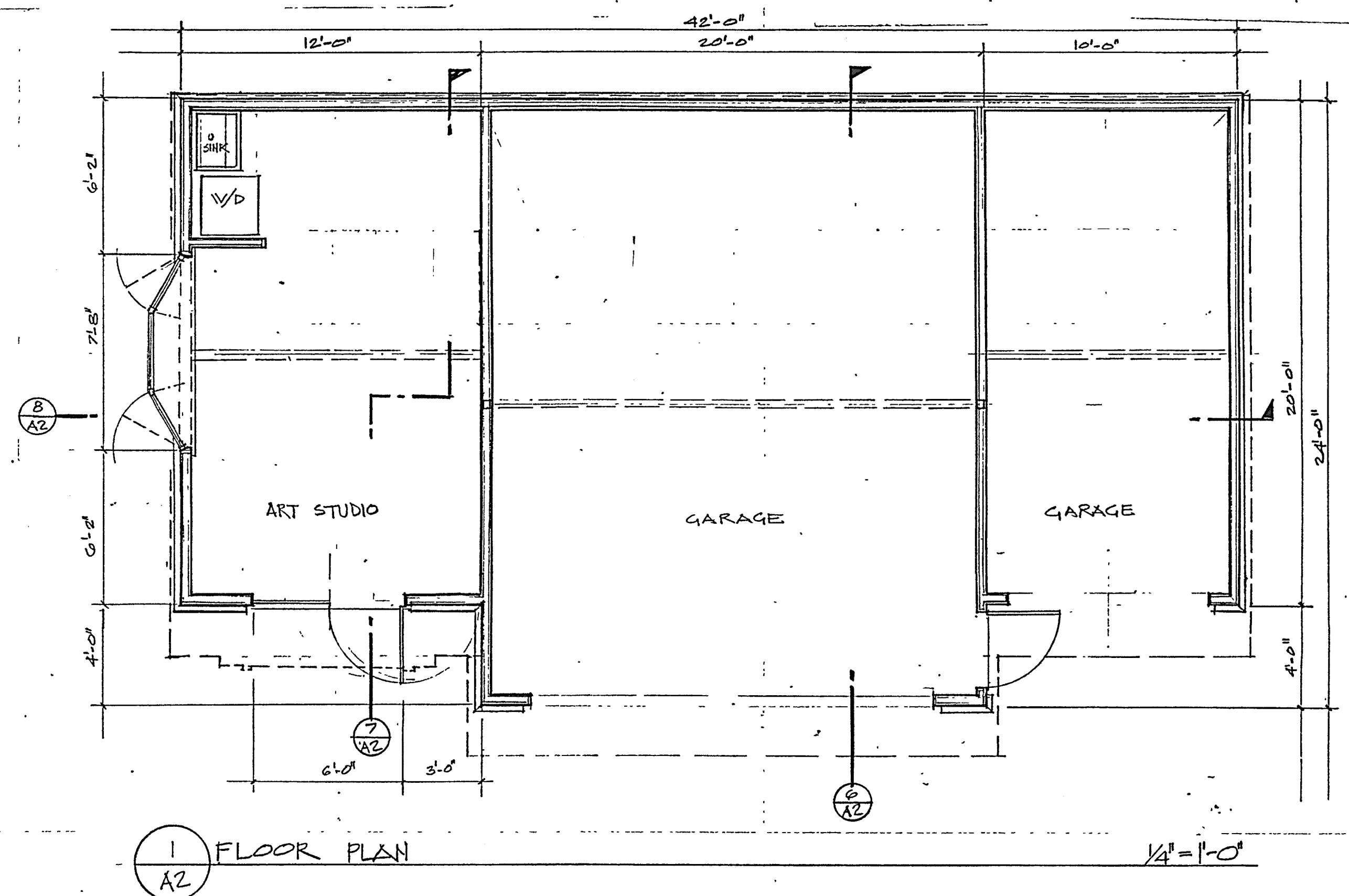
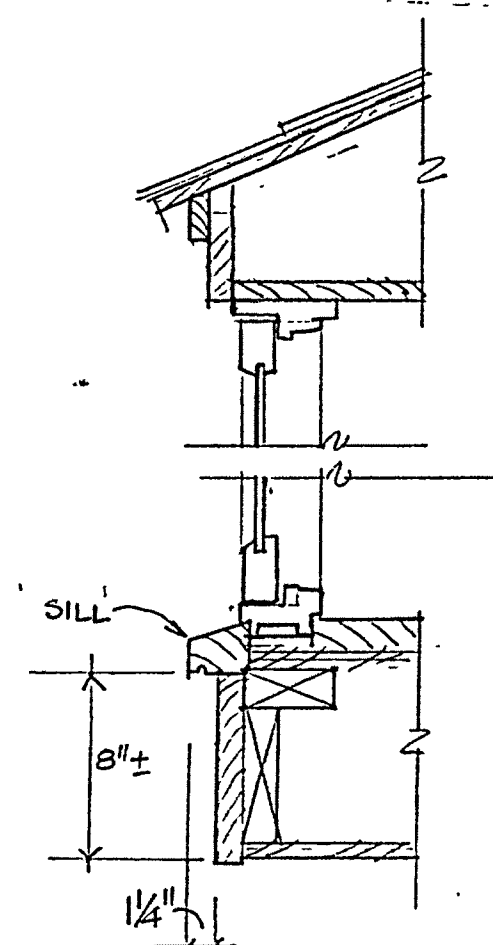
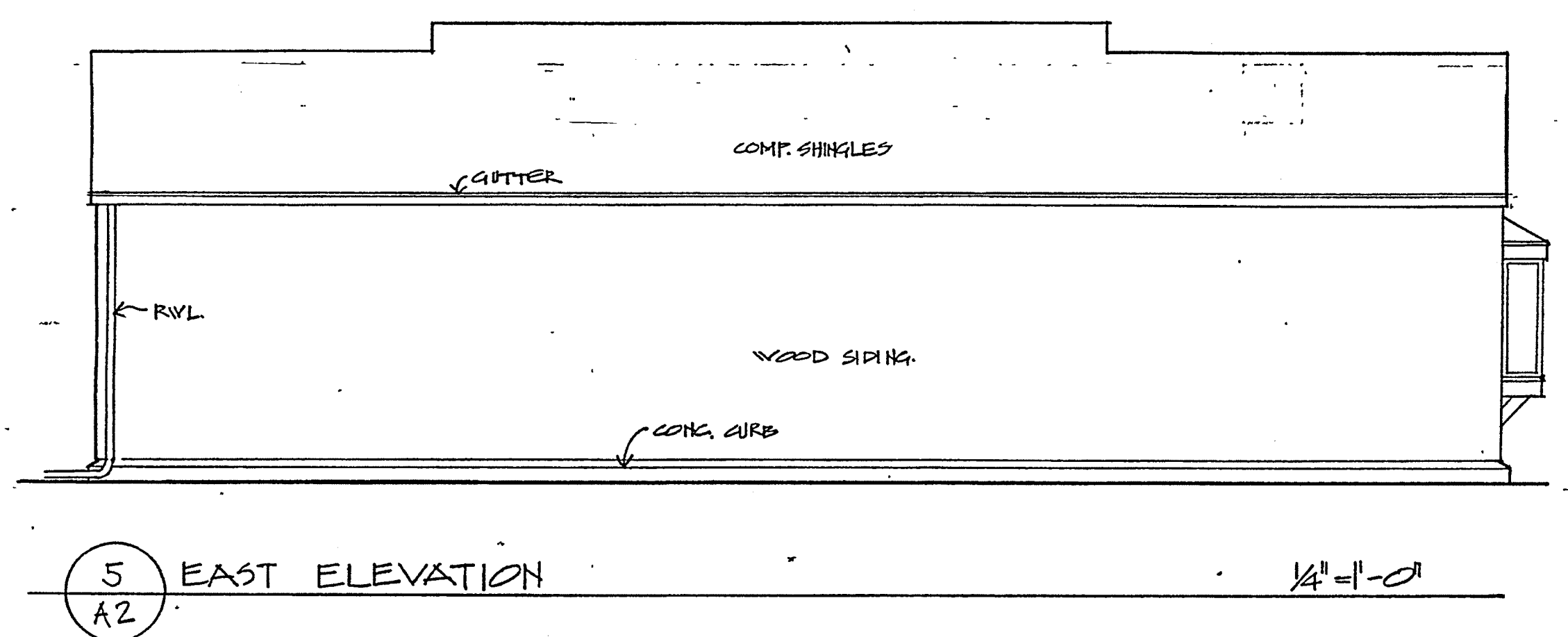
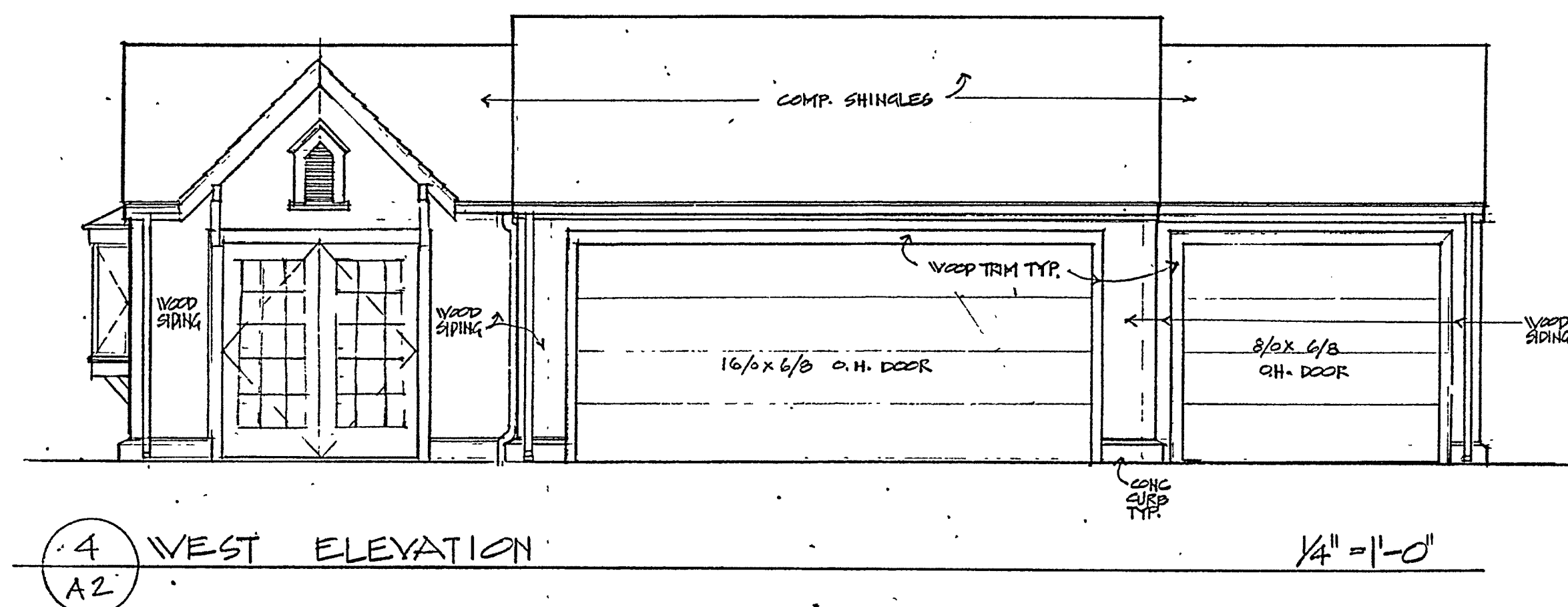
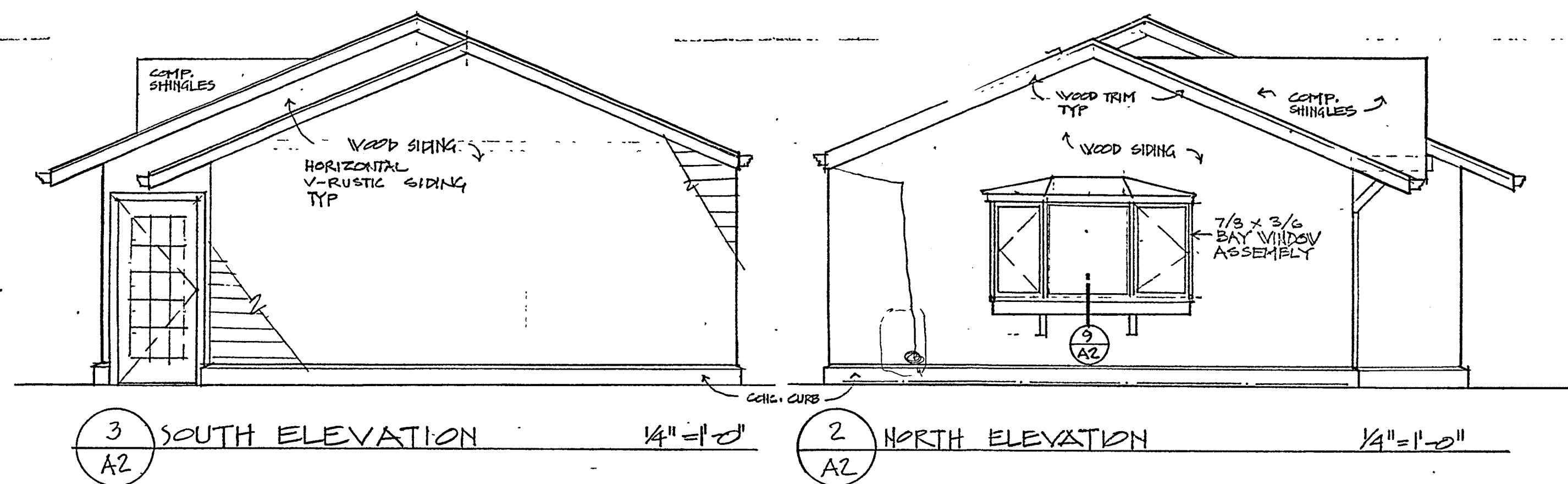
CHECKED BY:

DATE: 4

PROJECT NO:

Sheet:

A1



ITALO CALPESTRI III, AIA
ARCHITECT & ASSOCIATES

220 COLUMBIA AVENUE
KENSINGTON, CA 94708
CELL: (510) 851-2387
FAX: (510) 525-3140

NOTE:
PLANS AND SPECIFICATIONS ARE PREPARED
AS INSTRUMENTS OF SERVICE FOR THE
CLIENT SHOWN HEREON AND ARE THE
PROPERTY OF THE ARCHITECT AND SHALL
NOT BE USED FOR OTHER WORK WITHOUT THE
WRITTEN CONSENT OF THE ARCHITECT.

PROJECT
GARAGE REPLACEMENT

1208. ST. CHARLES ST
ALAMEDA, CA

FOR:

REVISIONS:
11/28/16 SKYLIGHTS
REMOVED

Sheet Title:
FLOOR PLAN

ELEVATIONS
SECTIONS
DETAILS

DATE:
4-28-16

DRAWN BY:

V.L.C.

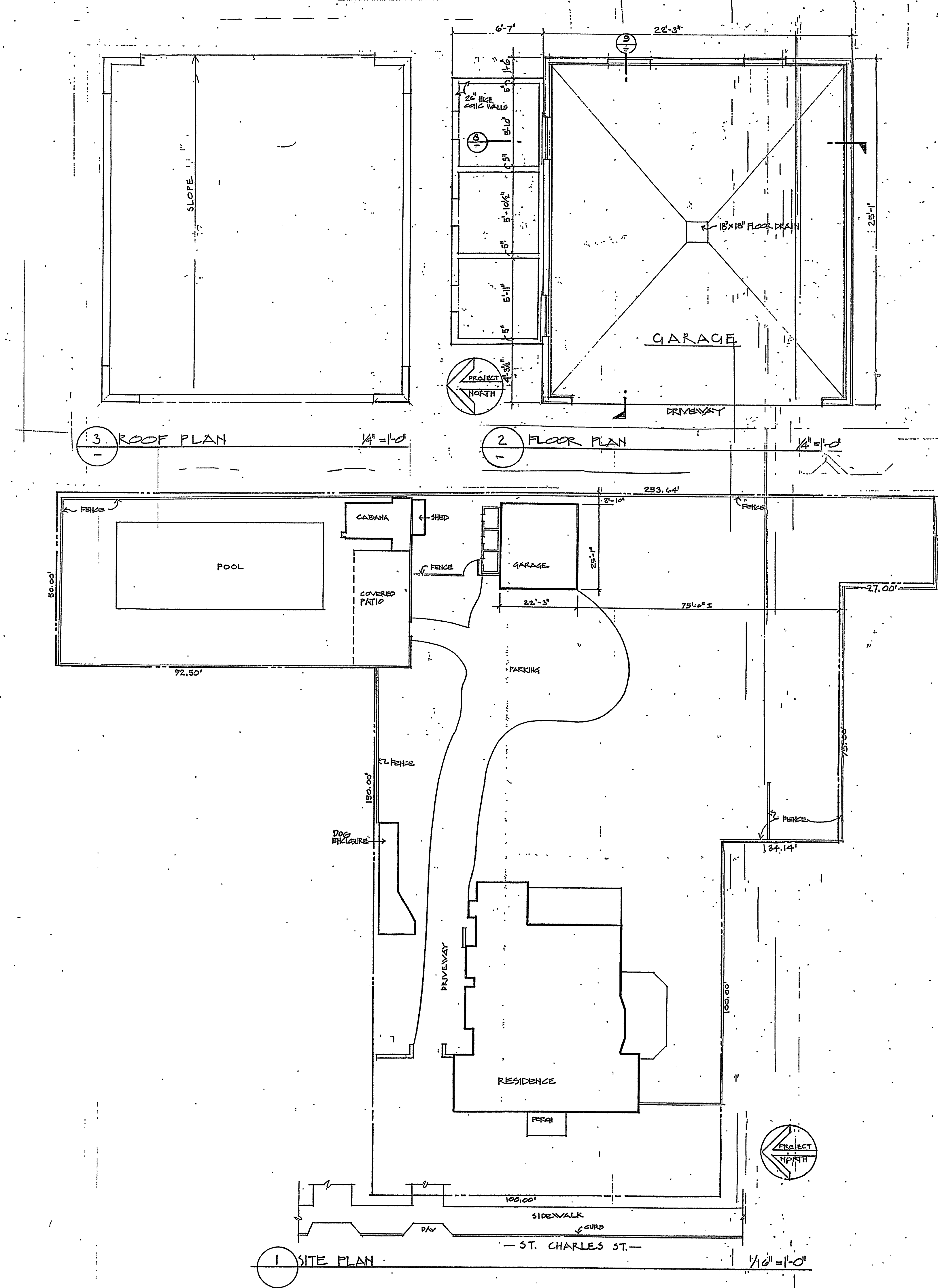
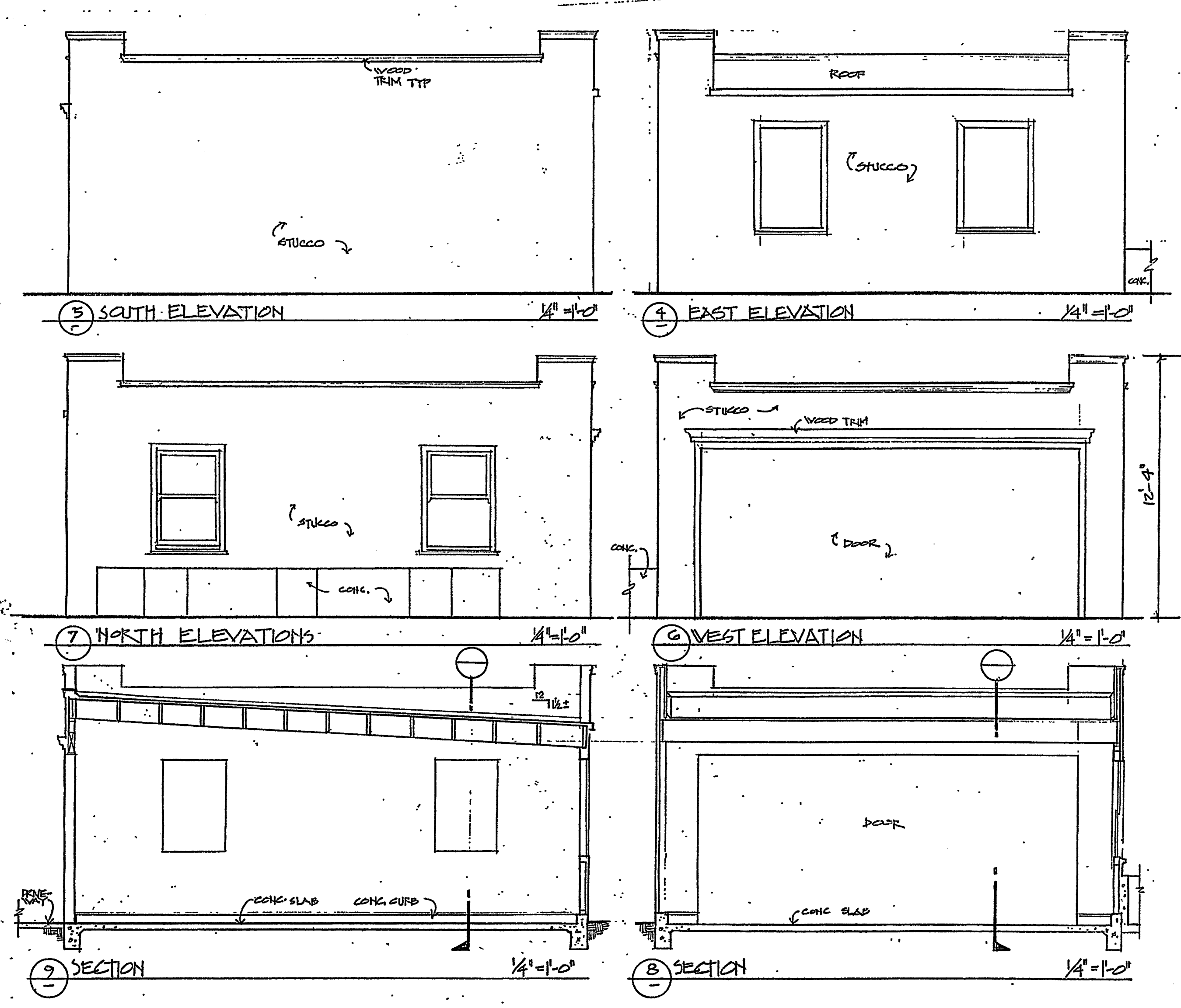
CHECKED BY:

DATE:

PROJECT NO.:

Sheet:

A2



ITALO CALPESTRI III, AIA
ARCHITECT & ASSOCIATES

220 COLUMBIA AVENUE
KENSINGTON, CA 94708
CELL: (510) 851-2387
FAX: (510) 525-3140

NOTE:
PLANS AND SPECIFICATIONS ARE PREPARED
AS INSTRUMENTS OF SERVICE FOR THE
CLIENT SHOWN HEREON AND ARE THE
PROPERTY OF THE ARCHITECT AND SHALL
NOT BE USED FOR OTHER WORK WITHOUT THE
WRITTEN CONSENT OF THE ARCHITECT.

PROJECT

1208 ST. CHARLES ST.
ALAMEDA CA

FOR:

REVISIONS:

Sheet Title: EXISTING
GARAGE PLANS
ELEVATIONS & SECTIONS
SITE PLAN

DATE: 2-23-14
DRAWN BY: N.V.C.
CHECKED BY:
DATE:
PROJECT NO.:

Sheet:
RECORD
DRAWING

CLIENT