

## APPLICABLE CODES AND REGULATIONS

- A. 2022 CALIFORNIA BUILDING CODE (CBC)
- B. 2022 CALIFORNIA ELECTRICAL CODE
- C. 2022 CALIFORNIA MECHANICAL CODE
- D. 2022 CALIFORNIA PLUMBING CODE
- E. 2022 CALIFORNIA ENERGY CODE
- F. 2022 CALIFORNIA FIRE CODE
- G. 2022 CALIFORNIA RESIDENTIAL CODE
- H. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
- I. ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS

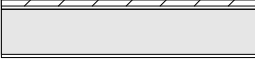
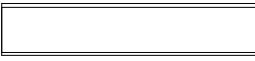


## SUMMARY OF CHANGES

1. DEMO EXISTING AREAS AND WALLS AS SHOWN
2. BUILD NEW WALLS, ADDITION, AND DECK
3. INSTALL NEW WINDOWS
4. INSTALL NEW CABINETS
5. INSTALL NEW APPLIANCES AND FIXTURES
6. INSTALL NEW FLOORING
7. INSTALL NEW LED LIGHTING

## INDEX

- A1-2 COVER SHEETS
- A 3 MATERIALS
- A4-6 SITE PLANS
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- A13-18 EXTERIOR VIEWS AND ELEVATIONS
- A19-22 ELECTRICAL
- A23 -31 INTERIOR ELEVATIONS
- A32 - FABRICATION DETAILS
- A33 - WINDOW AND DOOR SCHEDULES

## WALL LEGEND

EXISTING EXTERIOR	
EXISTING INTERIOR	
DEMO	
NEW	

## PROJECT DATA

STORIES: 2  
OCCUPANCY GROUP: R3  
One Family Residential District/Residential Density District 17/  
Design Review District/Coastal Development District  
CONSTRUCTION TYPE: 5B  
FIRE SPRINKLERS NOT INSTALLED  
PROJECT IS NOT NEAR A WUI  
SQ FEET LIVING AREA: SEE NEXT PAGE

## FIXTURES

ALL FIXTURES WILL COMPLY WITH THESE  
FLOW RATES

KITCHEN FAUCET - 1.8 GPM  
WATER CLOSET - 1.28 GAL/FLUSH  
SHOWER FAUCET - 1.8 GPM  
LAVATORY FAUCET - 1.2 GPM

## ENGINEER OF RECORD

KEVIN O'KEEFE  
UNIVERSAL STRUCTURAL ENGINEERS  
1660 S. Amphlett Blvd., Suite 335  
San Mateo, CA 94402  
Phone (650) 312-9233

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400 Vermont Ave  
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COVER  
SHEET

SCALE

DATE 2/26/25

KATE  
HANDEL  
DESIGN

A1

# PROJECT DATA

	LOT SIZE	PARCEL COVERAGE	FLOOR AREA RATIO
<b>CURRENT</b>	<b>7696 SQ FT</b>	<b>1439 SQ FT HOUSE + GARAGE + 365 SQ FT DECK + 75 SQ FT FRONT PORCH/STAIRS</b> ----- <b>1879 SQ FT TOTAL (24%)</b>	<b>1149 SQ FT 1ST FLOOR + GARAGE +1280 SQ FT 2ND FLOOR</b> ----- <b>2429 SQ FT (.31)</b>
<b>PROPOSED ADDITION</b>	<b>7696 SQ FT</b>	<b>1439 SQ FT HOUSE + GARAGE + 75 SQ FT FRONT PORCH/STAIRS +290 SQ FT ADDED TO 2ND FLOOR +400 SQ FT FOR NEW DECK</b> ----- <b>2204 SQ FT TOTAL (29%) LIMIT IS 35% FOR OVER 16' HIGH</b>	<b>1149 SQ FT 1ST FLOOR + GARAGE + 322 SQ FT ADDED TO 1ST FLOOR +1280 SQ FT 2ND FLOOR + 290 SQ FT ADDED TO 2ND FLOOR</b> ----- <b>3041 SQ FT TOTAL (.395) LIMIT IS .53</b>

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## PROJECT DATA

SCALE

DATE 2/26/25

**KATE  
HANDEL  
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**A2**

This single-family home addition will create more enjoyable living space for this young family, adding new office space for working from home, as well as a more functional kitchen and living room.

This addition simply extends the home a little farther on a large lot. From the front of the home, the addition will not be visible at all. The design respects the daylight planes to avoid impacting natural light of nearby homes. The design also preserves privacy of neighboring houses by (1) locating, orienting and designing windows to minimize and mitigate direct views into neighboring houses and outdoor decks/patios, and (2) locating, orienting and designing high activity areas (kitchen, family room, patio) so that they are not adjacent to low-activity areas (bedrooms) on adjacent properties.

The architecture style is coastal craftsman, which complements the coastal, semi-rural, diverse small town character of the area. Paint colors and materials will match the existing, and are harmonious with surrounding homes.

Exterior lighting will be architecturally integrated with the home's design, style, material and colors. All exterior, landscape and site lighting shall be designed and located so that light and glare are directed away from neighbors and confined to the site.

CONSTRUCTION AREA CALCULATIONS

CONSTRUCTION AREAS  
1244 SQ FT

TOTAL LIVING AREA (Not including garage which is 464 sq ft) 2577 SQ FT

CONSTRUCTION IS 48%

FIRE SPRINKLERS NOT REQUIRED



# MATERIALS

Proposed Addition  
400 Vermont Ave, Moss Beach



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## MATERIALS

SCALE

DATE 2/26/25

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**A3**



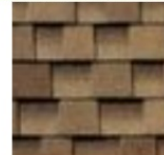
Exterior Lights  
Dark Sky Compliant



Siding: T-111 12"  
Paint: Benjamin Moore  
HC-159 Philipsburg Blue



Windows  
Milgard Tuscany White Vinyl

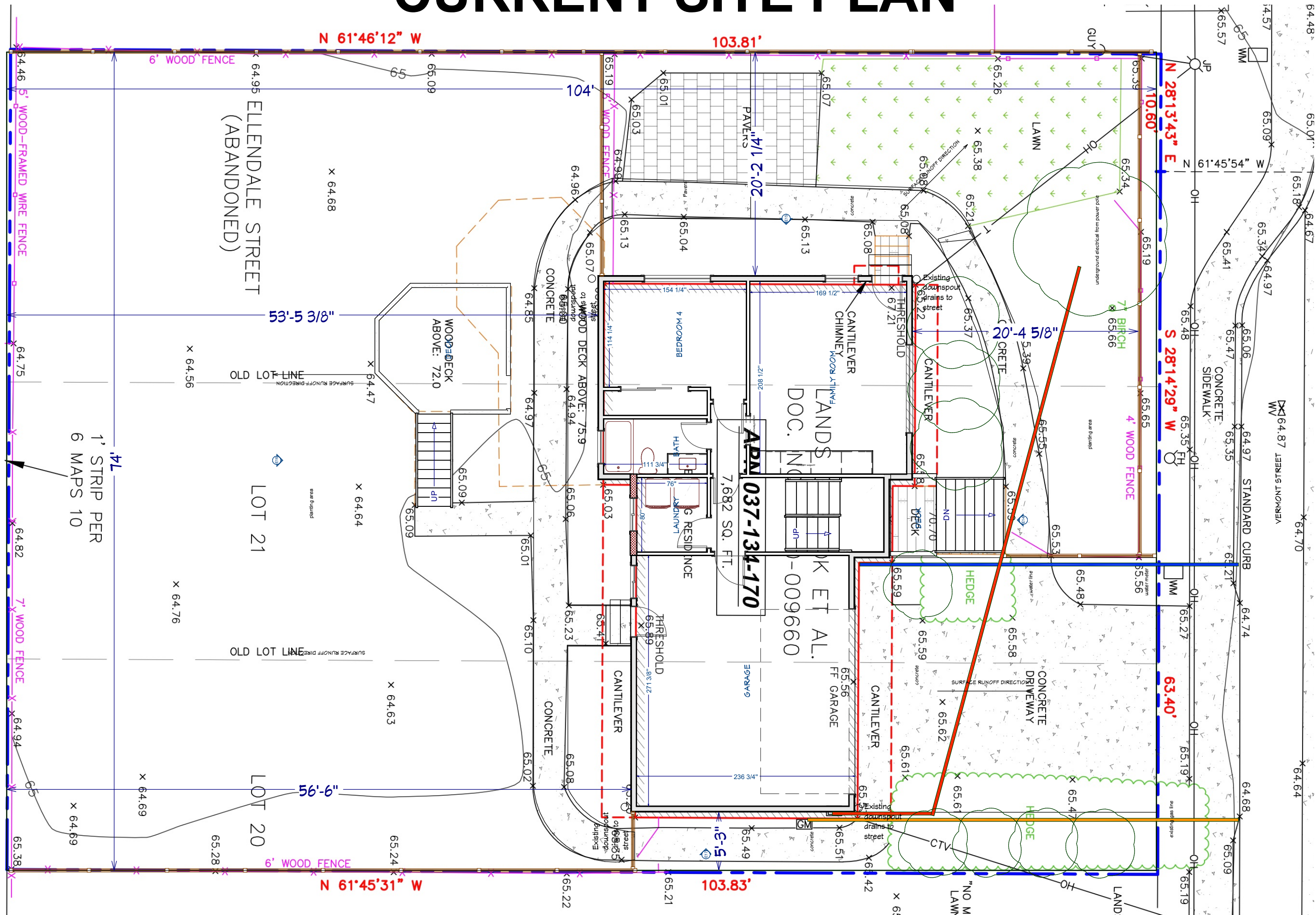


Roofing  
match existing  
GAF Timberline Shakewood



Decking  
Trex Transcend Biscayne

# CURRENT SITE PLAN



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**SITE  
 PLAN**

SCALE  
 1/8" = 1' 0"

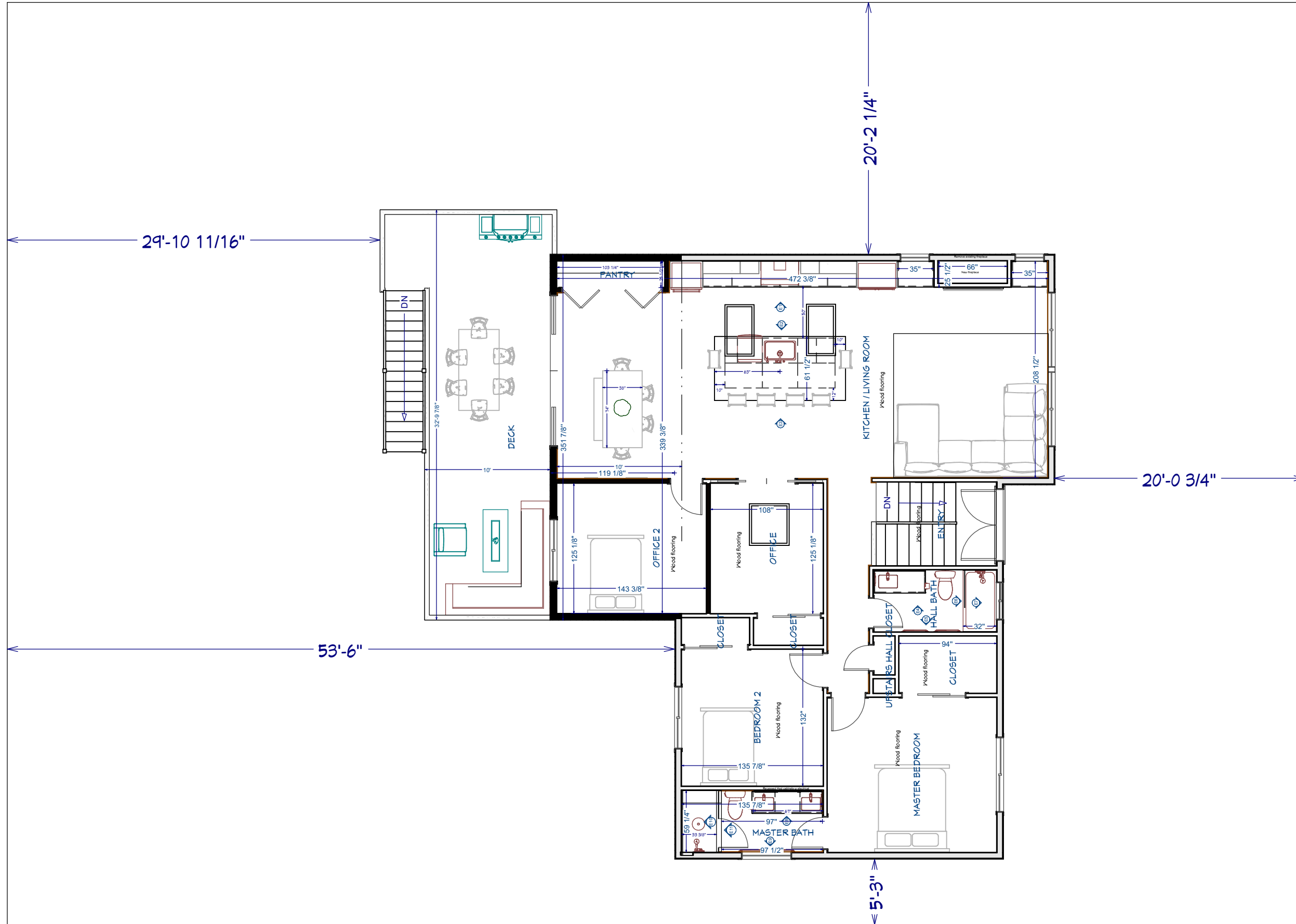
DATE 2/26/25

**KATE  
 HANDEL  
 DESIGN**

**A4**



# PROPOSED SITE PLAN



2nd Floor

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**SITE  
 PLAN  
 PROPOSED**

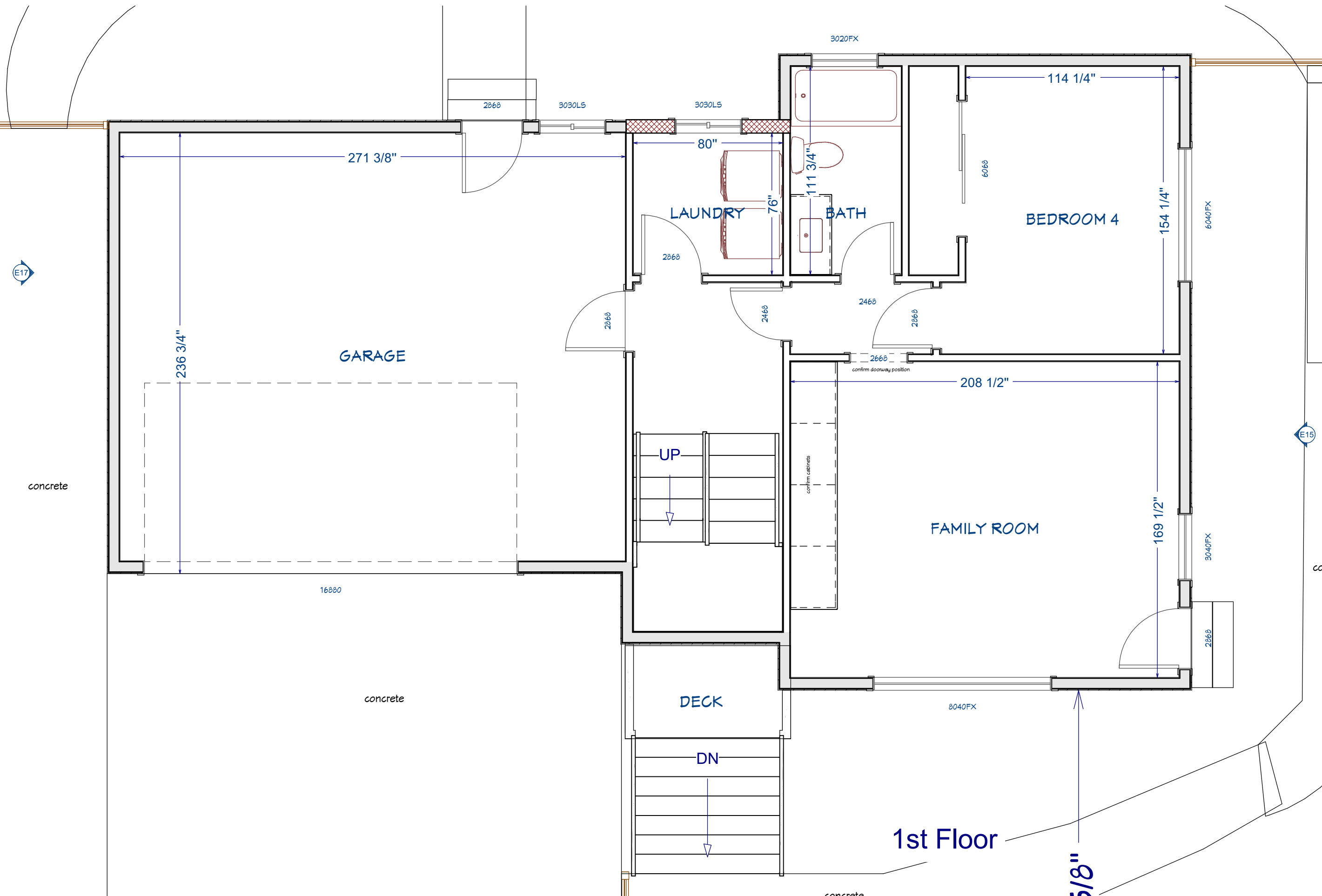
SCALE  
 1/8" = 1' 0"

DATE 2/26/25

**KATE  
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 DESIGN**

**A6**

# CURRENT PLAN



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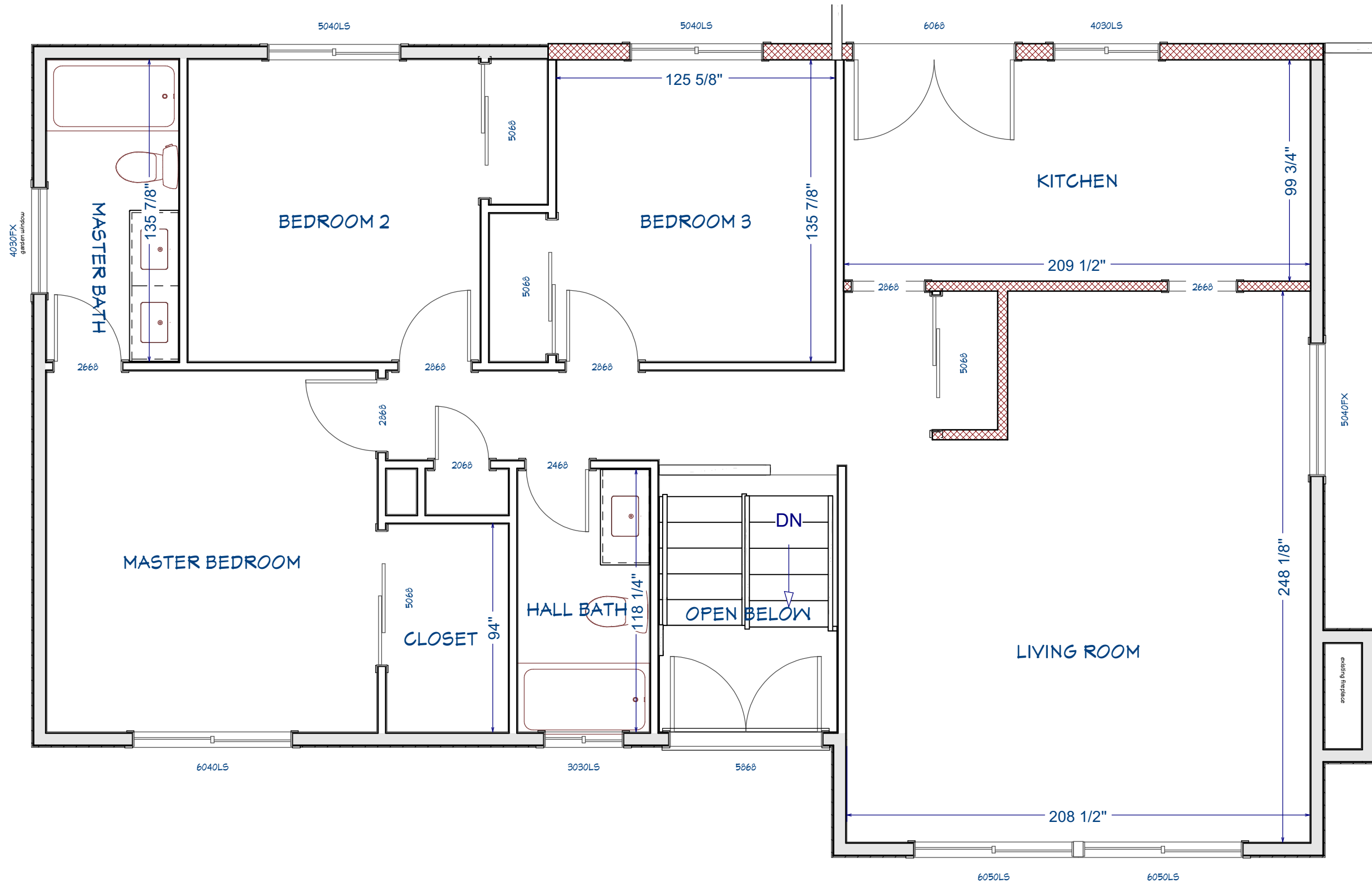
**FLOOR  
PLAN**

SCALE  
1/4" = 1' 0"  
DATE 2/26/25

**KATE  
HANDEL  
DESIGN**

**A7**

# CURRENT PLAN



2nd Floor

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**FLOOR  
 PLAN**

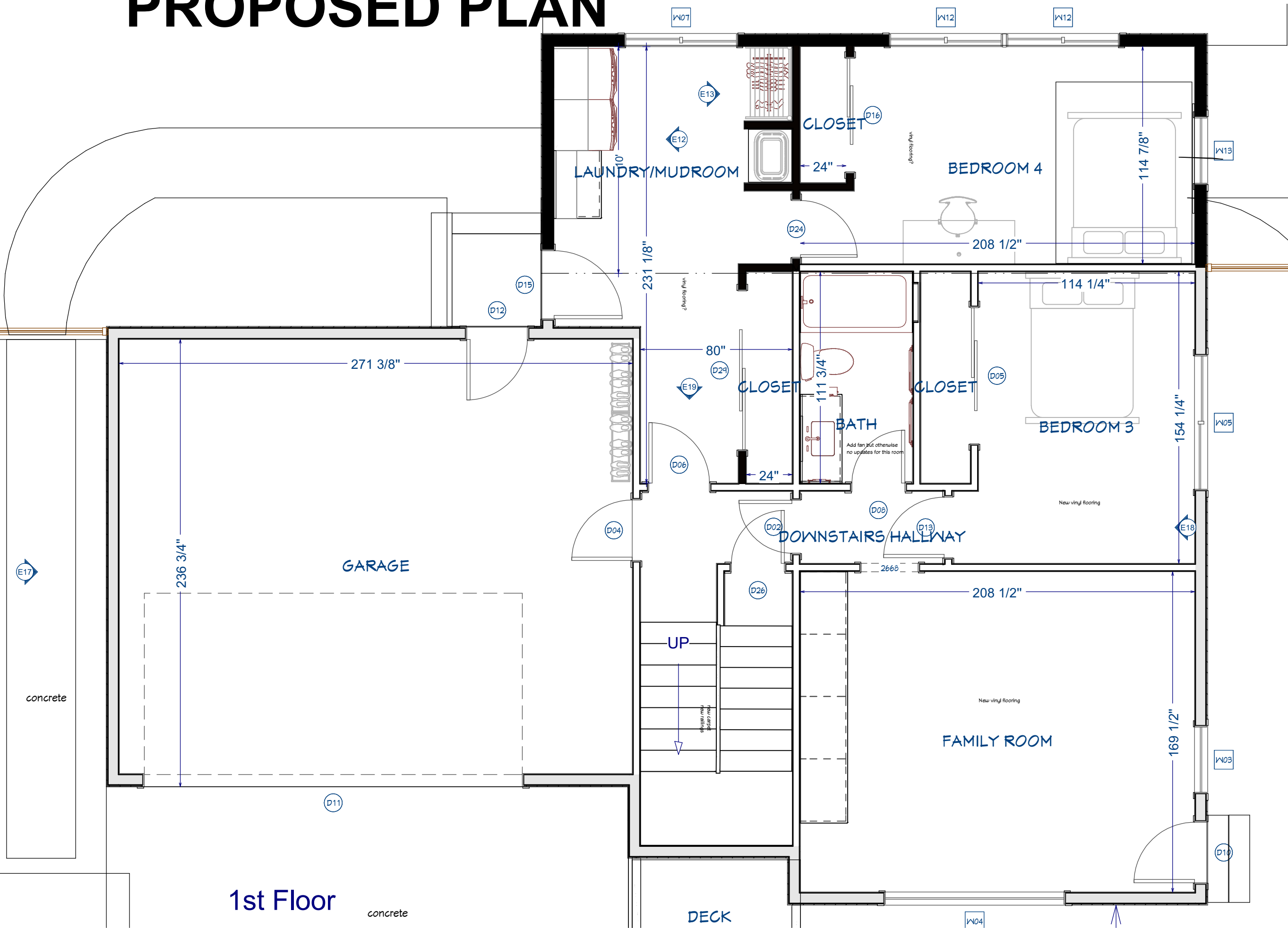
SCALE  
 1/4" = 1' 0"

DATE 2/26/25

**KATE  
 HANDEL  
 DESIGN**

**A8**

# PROPOSED PLAN



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**FLOOR  
 PLAN**

SCALE  
 1/4" = 1' 0"  
 DATE 2/26/25

**KATE  
 HANDEL  
 DESIGN**

**A9**

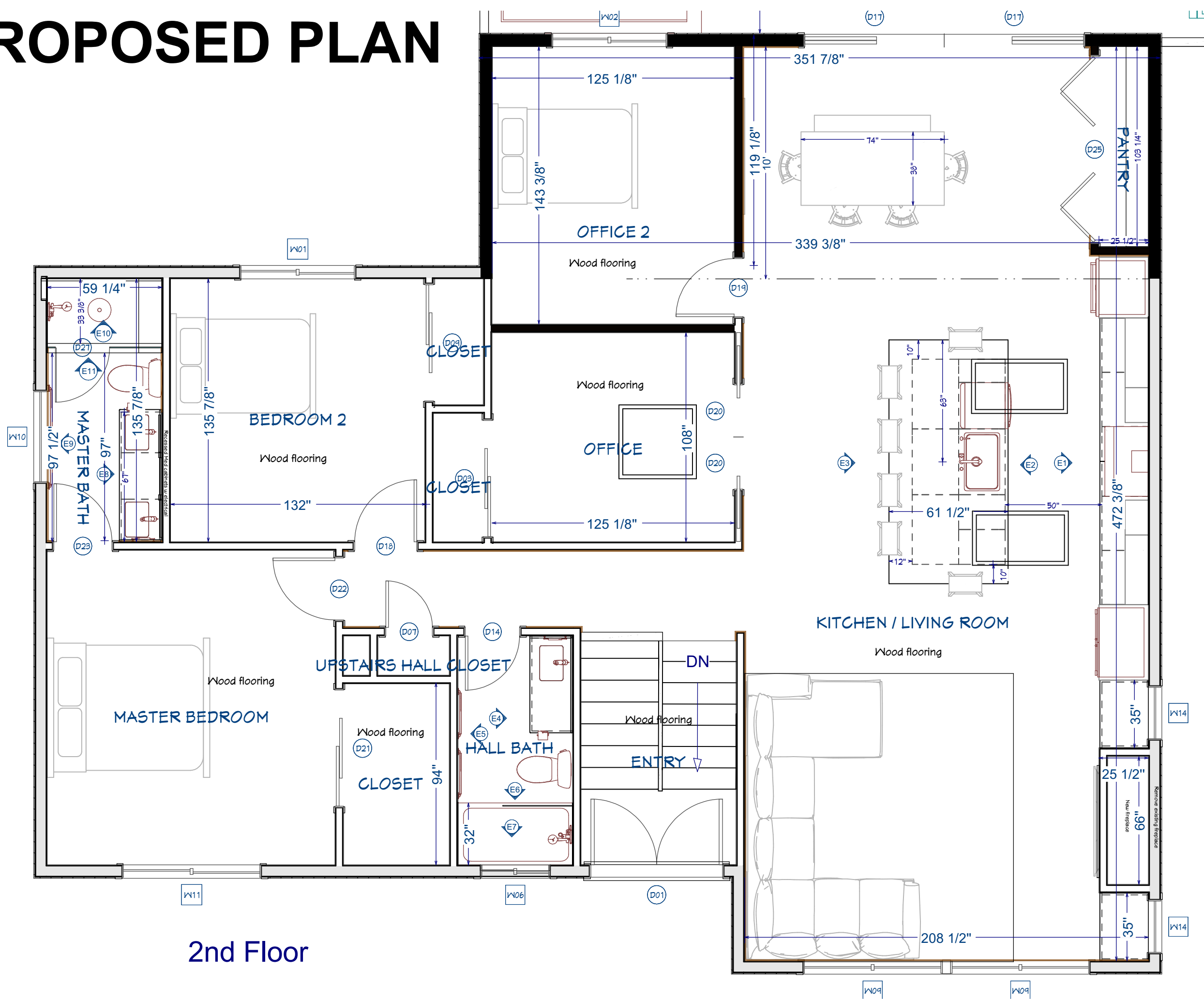
1st Floor

concrete

DECK

concrete

# PROPOSED PLAN



2nd Floor

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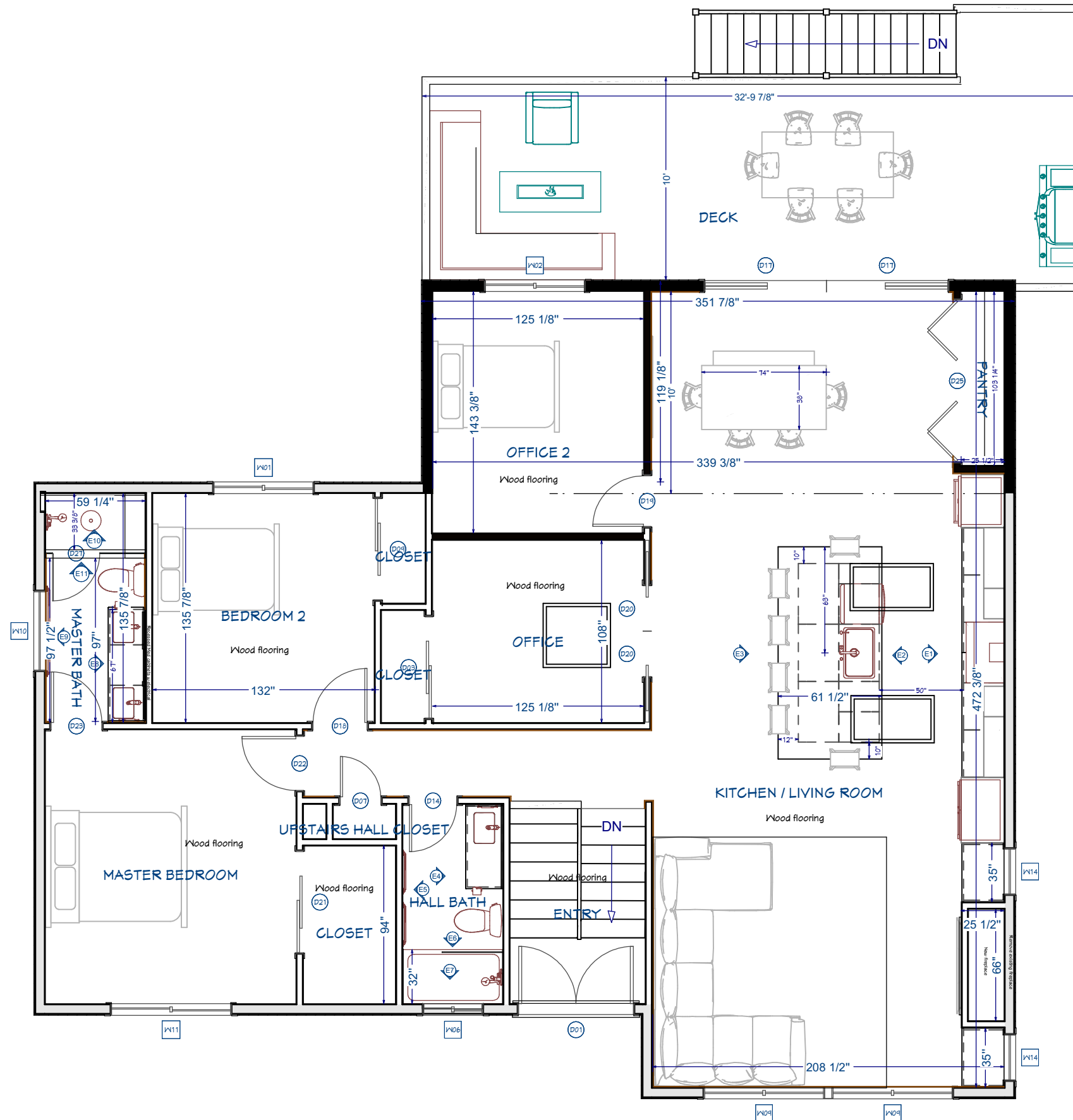
**FLOOR PLAN**

SCALE  
 1/4" = 1' 0"  
 DATE 2/26/25

**KATE HANDEL DESIGN**

**A10**

# PROPOSED PLAN (FULL)



2nd Floor

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## FLOOR PLAN

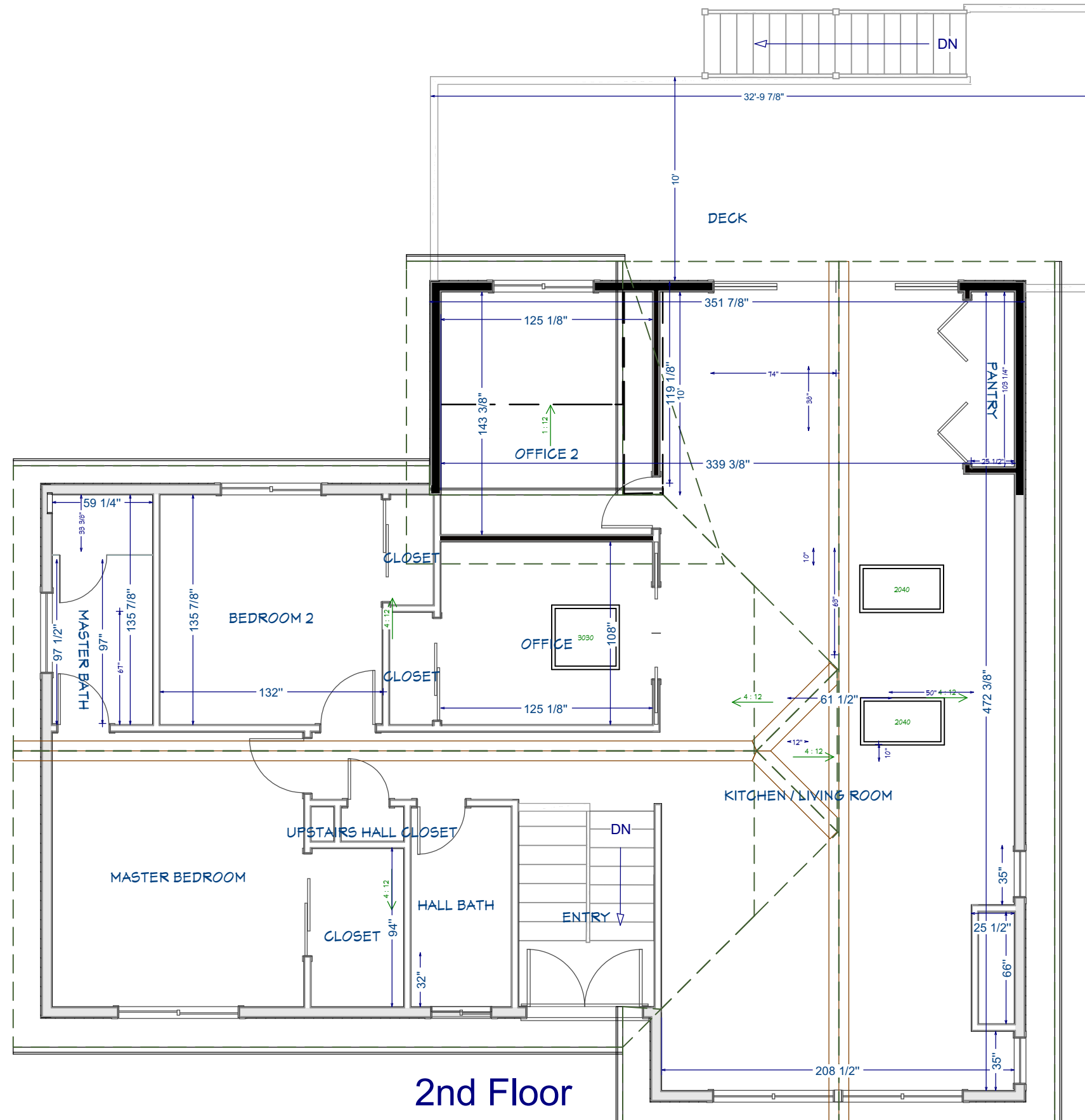
SCALE  
 1/6" = 1' 0"

DATE 2/26/25

**KATE  
 HANDEL  
 DESIGN**

**A11**

# ROOF PLAN



2nd Floor

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## ROOF PLAN

SCALE  
 1/6" = 1' 0"

DATE 2/26/25

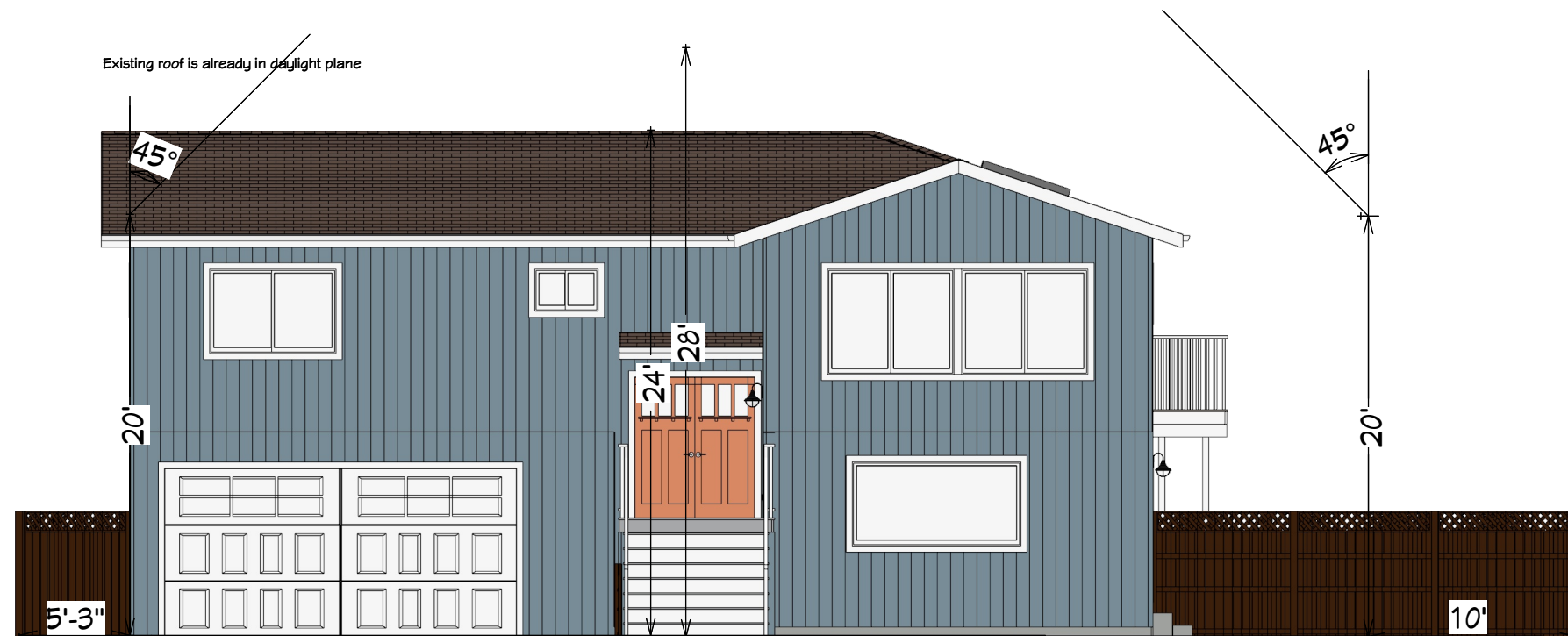
**KATE  
 HANDEL  
 DESIGN**

**A12**

# EXTERIOR ELEVATIONS



Elevation 14 - Current



Elevation 14 - Proposed

Siding to match existing  
Exterior paint to match existing color -  
Benjamin Moore HC-159  
(Philipsburg Blue)

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EXTERIOR  
ELEVATIONS

SCALE  
1/8" = 1' 0"

DATE 2/26/25

KATE  
HANDEL  
DESIGN

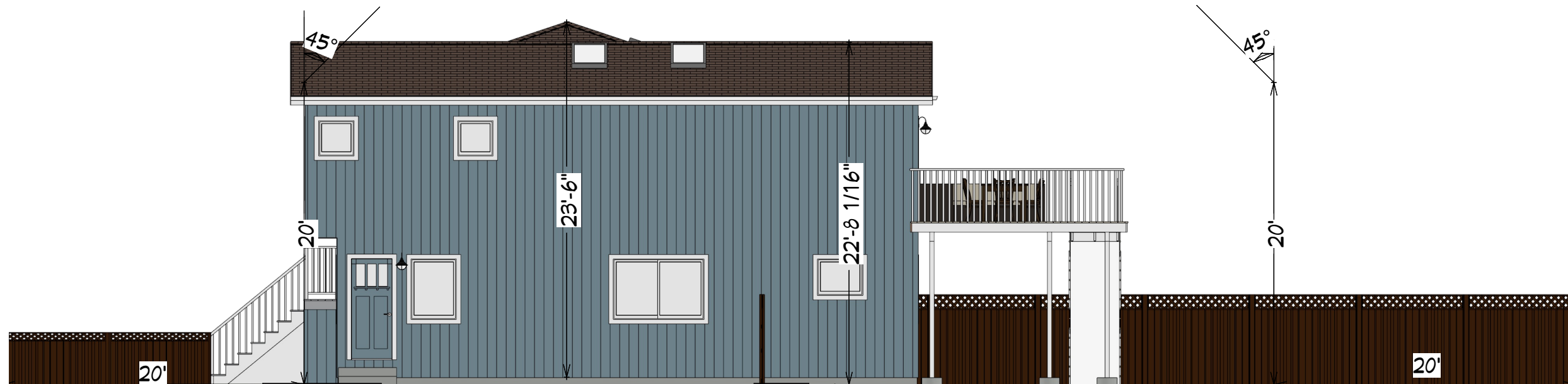
A13

# EXTERIOR ELEVATIONS



Elevation 15 - Current

Siding to match existing  
 Exterior paint to match existing color -  
 Benjamin Moore HC-159  
 (Philipsburg Blue)



Elevation 15 - Proposed

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**EXTERIOR  
 ELEVATIONS**

SCALE  
 1/8" = 1' 0"  
 DATE 2/26/25

**KATE  
 HANDEL  
 DESIGN**

**A14**

# EXTERIOR ELEVATIONS



Elevation 16 - Current

Siding to match existing  
 Exterior paint to match existing color -  
 Benjamin Moore HC-159  
 (Philipsburg Blue)



Elevation 16 - Proposed

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EXTERIOR  
 ELEVATIONS

SCALE  
 1/8" = 1' 0"

DATE 2/26/25

KATE  
 HANDEL  
 DESIGN

A15

# EXTERIOR ELEVATIONS



Elevation 17 - Current



Elevation 17 - Proposed

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EXTERIOR  
 ELEVATIONS

SCALE  
 1/8" = 1' 0"  
 DATE 2/26/25

KATE  
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A16

# CROSS SECTION



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CROSS  
SECTION

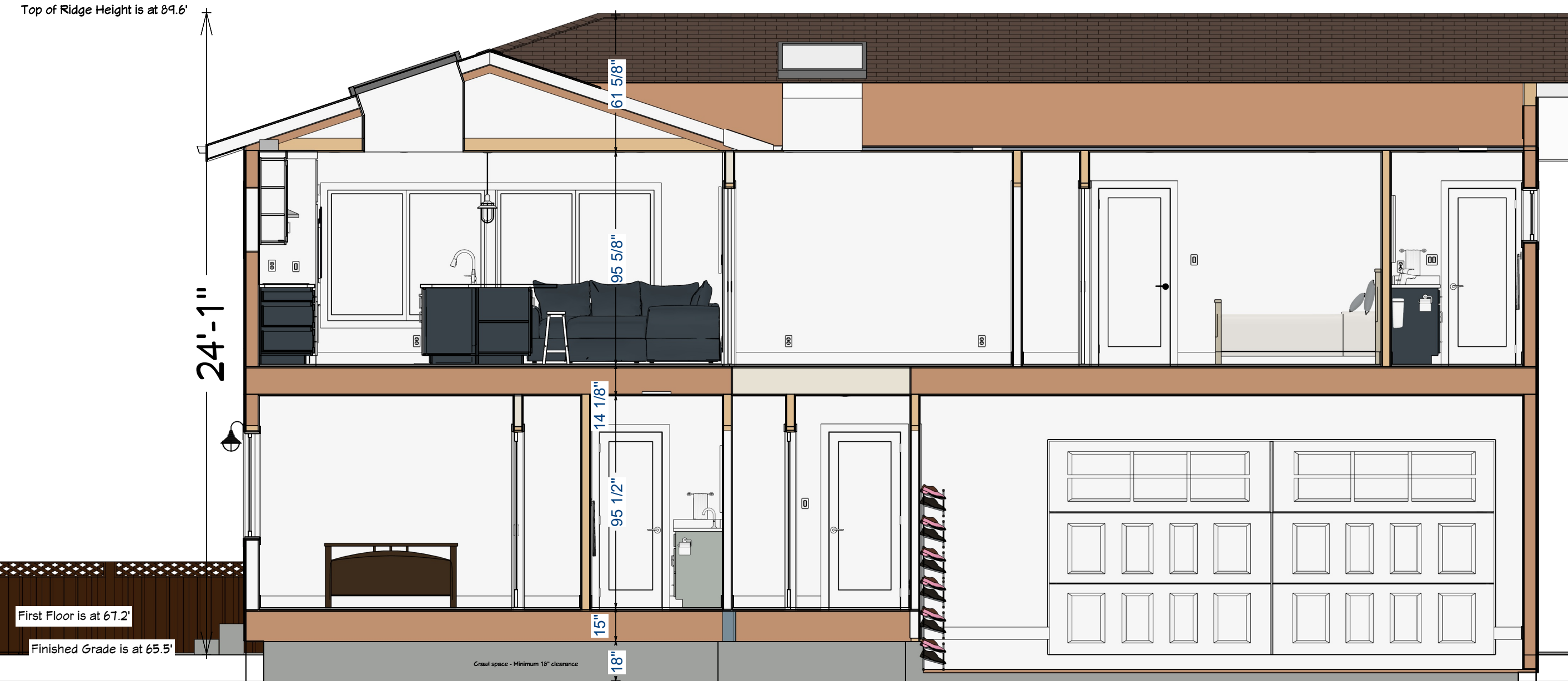
SCALE  
1/4" = 1' 0"  
DATE 2/26/25

KATE  
HANDEL  
DESIGN

A17

Elevation 18

# CROSS SECTION



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**CROSS  
SECTION**

SCALE  
1/4" = 1' 0"  
DATE 2/26/25

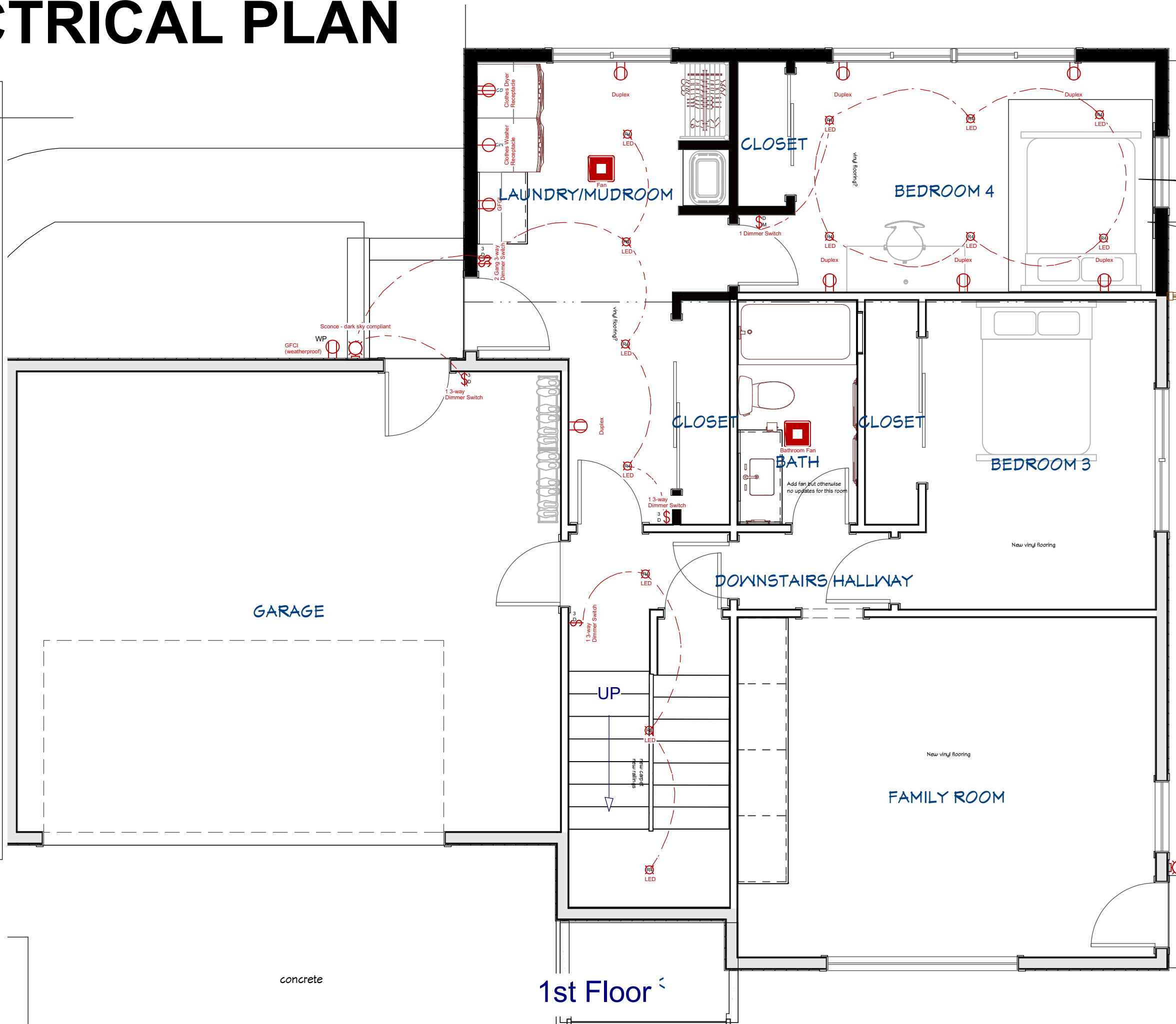
**KATE  
HANDEL  
DESIGN**

**A18**

Elevation 19

# ELECTRICAL PLAN

ELECTRICAL LEGEND	
	GROUND FAULT CIRCUIT INTERRUPTER
	DUPLEX OUTLET
	FOURPLEX OUTLET
	REFRIGERATOR
	MICROWAVE
	TRASH COMPACTOR
	DISHWASHER
	WATER STUB
	GAS STUB
	ELECTRIC OVEN
	RANGE OUTLET
	LED STRIP LIGHT
	SINGLE POLE SWITCH
	DIMMER SWITCH
	THREE WAY DIMMER SWITCH
	VACANCY SENSOR
	EXHAUST
	4" RECESSED LED 3000K
	4" RECESSED LED WATER PROOF 3000K
	EXHAUST FAN
	SCONCE
	CARBON MONOXIDE / SMOKE DETECTOR
	SMOKE DETECTOR



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**ELECTRICAL PLAN**

SCALE  
 1/4" = 1' 0"

DATE 2/26/25

**KATE HANDEL DESIGN**

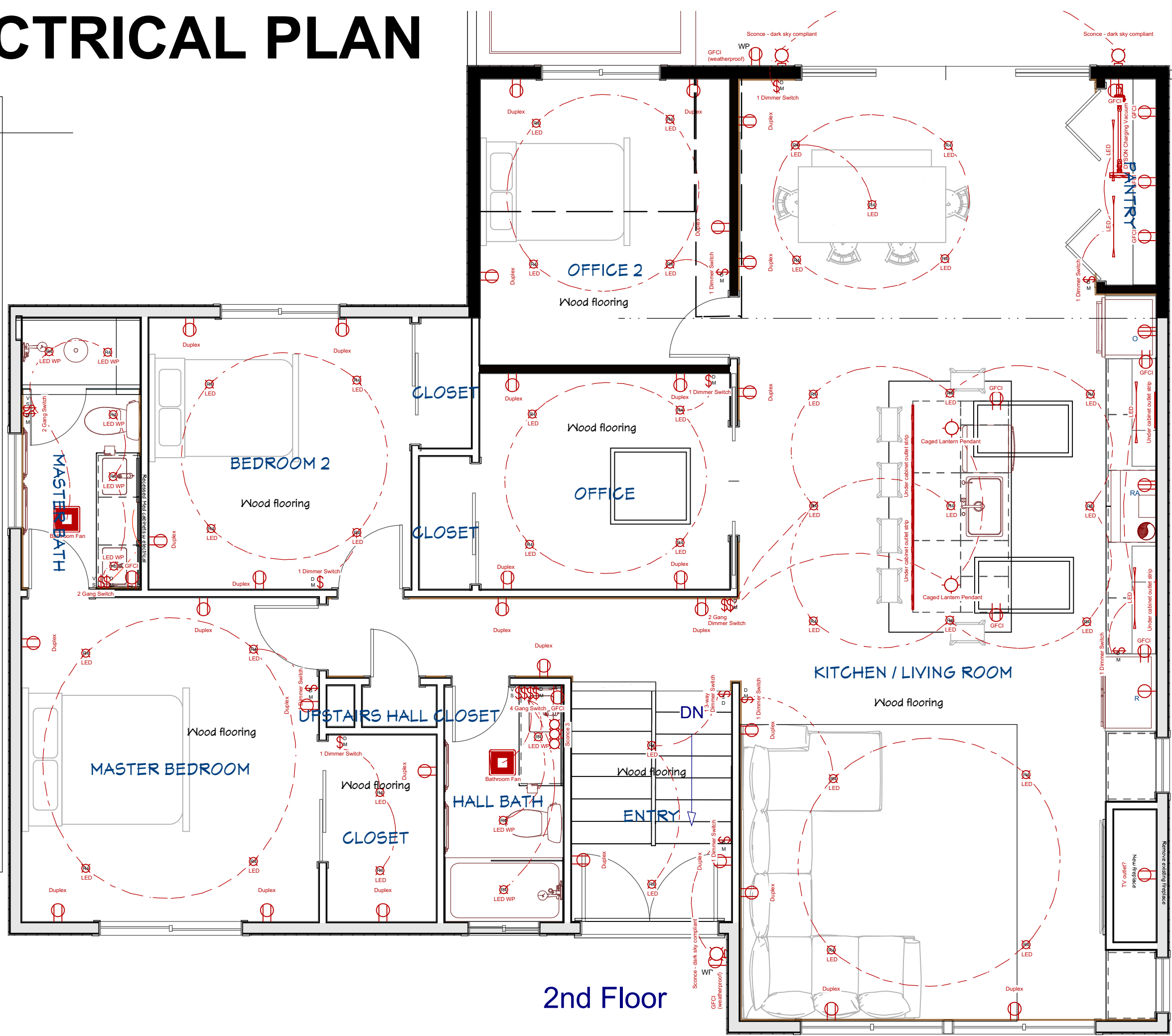
**A19**

1st Floor

# ELECTRICAL PLAN

## ELECTRICAL LEGEND

	GROUND FAULT CIRCUIT INTERRUPTER
	DUPLEX OUTLET
	FOURPLEX OUTLET
	REFRIGERATOR
	MICROWAVE
	TRASH COMPACTOR
	DISHWASHER
	WATER STUB
	GAS STUB
	ELECTRIC OVEN
	RANGE OUTLET
	LED STRIP LIGHT
	SINGLE POLE SWITCH
	DIMMER SWITCH
	THREE WAY DIMMER SWITCH
	VACANCY SENSOR
	EXHAUST
	4" RECESSED LED 3000K
	4" RECESSED LED WATER PROOF 3000K
	EXHAUST FAN
	SCONCE
	CARBON MONOXIDE / SMOKE DETECTOR
	SMOKE DETECTOR



2nd Floor

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## ELECTRICAL PLAN

SCALE  
 1/4" = 1' 0"  
 DATE 2/26/25

**KATE HANDEL DESIGN**

**A20**

# EXTERIOR LIGHTS

PROGRESS LIGHTING



## Progress Lighting Englewood Single Light 10" Tall Outdoor Wall Sconce

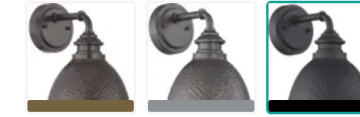
Model: P560097-031 | Item: bci3652697

from the [Englewood Collection](#)

★★★★★ 2 Reviews

**\$125.00**

Finish: Black - 255 In Stock



Width

8" \$125.00	12" \$165.00
----------------	-----------------

**Free Shipping!**

Leaves the Warehouse in 1 to 2 business days - [Shipping to 94019](#)

Compare

[Return & Shipping Details](#)



### Customers Also Viewed

<b>The Great Outdoors 71241</b> \$114.95 ★★★★★	<b>Progress Lighting P5623</b> \$84.40 ★★★★★	<b>The Great Outdoors 71242</b> \$154.95	<b>Bellevue VXWS49795</b> \$86.49 ★★★★★	<b>Bellevue VXWS26009</b> \$44.98	<b>Capital Lighting 946431...</b> \$218.00 ★★★★★

### Details

Inspired by the warmth and beauty of hammered copper home accents, Englewood's design displays elements of rustic craftsmanship. A one-light small wall lantern in Antique Bronze with the inside of the shade that features a metallic copper coating of paint, offering higher illumination reflection. Ideal for Farmhouse architecture design styles. Perfect for interior or exterior applications.

**Features**

- Constructed from steel
- Includes a steel dome shade
- (1) 100 watt maximum medium (E26) bulb required
- Designed for commercial or residential use
- Intended for outdoor use
- Capable of being dimmed with compatible dimmable bulbs (not included)
- CSA rated for wet locations
- Dark sky compliant
- Covered under a 1 year limited manufacturer warranty

**Dimensions**

- Height: 9-3/4"
- Width: 8"
- Extension: 10"
- Product Weight: 0.6 lbs
- Wire Length: 6"
- Backplate Height: 4-5/8"

**Manufacturer Resources**

- [Specification Sheet](#)
- [Installation Sheet](#)
- [Warranty](#)

**Dimensions and Measurements**

Backplate Depth	1.25 in.
Backplate Height	4.63 in.
Backplate Width	4.63 in.
Extension	10 in.
Height	9.75 in.
Nominal Height	10 in.
Nominal Width	8 in.
Product Weight	0.6 lbs.

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**EXTERIOR LIGHTS**

SCALE

DATE 2/26/25

**KATE HANDEL DESIGN**

**A21**

# ELECTRICAL NOTES

## PLUMBING NOTES

1. FLOW RATES  
Maximum flow rate for all new plumbing fixtures shall be as required by CGBSC 4.303:  
- shower heads - 1.8 gpm at 80 psi  
- faucets - 1.2 gpm  
- water closets - 1.28 gal/flush  
- kitchen faucets - 1.8 gpm

The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. **[CPC 407.2.2]** The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons (6.8/ L) per minute at 60 psi. **[CPC 420.2.1]**

2. TOILET CLEARANCE  
Toilet shall be located in a space not less than 30" in width (15' on each side) and 24" minimum clearance in front. (CPC 402.5)

3. MULTIPLE SHOWER HEADS  
Multiple shower heads serving a single shower shall have a combined flow rate of 1.8 gpm or the shower shall be designed to allow only one shower head or handshower to be in operation at a time (CGBSC 4.303.1.3.2)

4. GARDEN HOSE  
Provide hose connection with backflow preventer device. CPC 603.5.7.

5. SHOWER DOOR CLEARANCE  
Shower doors to open at least a minimum of 22" for an unobstructed egress opening. CPC Section 408.5.

6. TUB/SHOWER COMBINATIONS  
Shower and tub-shower combinations shall be provided with individual control valves of the pressure balance or the thermostatic mixing valve type. CPC Section 408.3.

7. WATER HEATER ANCHORAGE  
Seismic anchorage of water heater to include anchors or straps at points within the upper and lower one-third of its vertical dimension, the lower anchor/strap located to maintain a minimum distance of 4 inches above the controls. CPC Section 507.2.

8. WATER HEATER PRESSURE AND TEMP RELIEF  
Provide pressure and temperature relief valve at water heater. Relief valve located inside the building, shall be provided with a drain to outside of the building. Sheet/Detail. CPC Section 608.4.

9. WATER HAMMER ARRESTER  
Provide a note specifying water hammer arrester on water lines to absorb high pressures resulting from the quick closing of quick-acting valves. Water hammer arresters shall be approved mechanical devices in accordance with ASSE 1010 or PDIWH 201 and shall be located as close as possible to quick acting valves (i.e. clothes and dishwasher). CPC Section 609.10. Sheet.

10. NON COMPLIANT PLUMBING FIXTURES  
ALL NON -COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH APPROPRIATE WATER CONSERVING FIXTURES.  
Any toilet manufactured to use more than 1.6 gallons of water per flush. Any urinal manufactured to use more than one gallon of water per flush. Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute. Any interior faucet that emits more than 2.2 gallons of water per minute.

11. WALL SURFACES  
Tub and shower nonabsorbent wall surfaces shall extend to a height of not less than 6 feet above the floor. [R307.2] Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be glass mat gypsum panel, fiber-reinforced gypsum panels, non-asbestos fiber-cement backer board, or non-asbestos fiber-cement reinforced cementitious backer unites installed in accordance with manufacturer's recommendations. [R702.4.2]

12. SHOWER DOORS  
Shower doors shall open so as to maintain not less than a 22-inch unobstructed opening for egress. [CPC 408.5]

13. SHOWER SIZE  
Shower compartments, regardless of shape, shall have a minimum finished interior of 1024 square inches and shall also be capable of encompassing a 30-inch circle. The minimum required area and dimensions shall be measured at a height equal to the top of the threshold and at a point tangent to its centerline. The area and dimensions shall be maintained to a point of not less than 70- inches above the shower drain outlet. [CPC 408.6]

## MECHANICAL NOTES

1. GARAGE DOOR OPENERS  
Automatic garage door openers if provided shall be listed and labeled in accordance with UL 325. R309.4

2. VENTILATION - TERMINATION  
termination of all environmental air ducts exhaust shall be a minimum of 3 feet from property line and any openings into the building (i.e., dryers, bath and utility fans, etc., must be 3 feet away from doors, windows, opening skylights or attic vents). Sheet. CMC Section 502.2.1.

Over an electric range, provide a 65% CE or 160 cfm exhaust hood. Dwellings over 750 square feet must exceed 55% CE or 130 cfm. Dwellings over 1000 square feet need only meet a 50% CE or 110 cfm rate. **[CEnC Table 150.0-G]** Over a gas range, provide an 85% CE or 280 cfm exhaust hood. Dwellings over 1000 square feet may instead provide an 80% CE or 250 cfm exhaust hood. Dwellings over 1500 square feet need only provide a 70% CE or 180 cfm exhaust hood. **[CEnC Table 150.0-G]**

3. DRYER EXHAUST DUCTS  
Domestic dryer moisture exhaust ducts shall not exceed a total combined horizontal and vertical length 14 feet, including two 90-degree elbows and must be 4 inches in diameter. A length of 2 feet shall be deducted for each 90-degree elbow in excess of two. Sheet. CMC Section 504.4.2.1.

4. MAKEUP AIR FOR CLOTHES DRYER  
Makeup air shall be provided in accordance with the following:

Makeup air shall be provided for Type 1 clothes dryers in accordance with the manufacturer's instructions. [NFPA 54:10.4.3.1]. Where a closet is designed for the installation of a clothes dryer, an opening of not less than 100 square inches for makeup air shall be provided in the door or by other approved means.

Provisions for makeup air shall be provided for Type 2 clothes dryers, with a free area of not less than 1 square for each 1000 British thermal units per hour (Btu/h) total input rating of the dryer(s) installed. [NFPA 54:10.4.3.2]. CMC Section 504.4.1.

5. BATHROOM VENTILATION  
Bathroom exhaust fans shall be ENERGY STAR compliant. Bathrooms without operable glazing to have mechanical ventilation of 50 cfm intermittent per CEC R303.3. All bath fans shall have backdraft dampers per CGBSC 4.506.1. Bathroom exhaust fans must be controlled by a humidistat control capable of adjustment between a relative humidity range of 50% to 80% per CGBSC 4.506.

6. FIREPLACE  
INSTALLED GAS FIREPLACE SHALL BE A DIRECT VENTED SEALED-COMBUSTION TYPE [CALGREEN 4.503.1]

14. CONTROL VALVES  
Control valves and showerheads shall be located on the sidewall of shower compartments or otherwise arranged so that the showerheads do not discharge directly at the entrance to the compartment so that the bather can adjust the valves prior to stepping into the spray. 408.9 (2019 CPC)

## ELECTRICAL NOTES - LIGHTING

All work shall comply with the 2022 California Electrical Code (CEC), National Electric Code (NEC), California Building Energy Efficiency Standards, and all applicable federal, state and local codes and ordinances.

1. HIGH EFFICACY:  
All lights throughout the residence, including the garage and exterior, shall be high efficacy. **[CEnC 150.0(k)1A]** All lighting must be either controlled by a dimmer or a manual on, auto off vacancy sensor, except for closets < 70 sf. At bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire shall be controlled by an occupancy or vacancy sensor providing automatic-off functionality. **[CEnC 150.0(k)2E]**

2. Under cabinet lighting:  
Shall be switched separately. Lighting internal to drawers and cabinetry with opaque fronts or doors require vacancy sensors. **[CEnC 150.0(k)2E]**

3. Exterior Lighting:  
Outdoor lights must be high efficacy and controlled by an astronomical time clock or by both a motion sensor and photocell. **[CEnC 150.0(k)(3)]**

4. RECESSED LIGHTING:  
Luminaries recessed in insulated ceilings must meet three requirements (California Energy Code 150.0(k)1C): a) They must be rated for direct insulation contact (IC). b) They must be certified as airtight (AT) construction. c) They must have a sealed gasket or caulking between the housing and ceiling to prevent flow of heated or cooled air out of living areas and into the ceiling cavity. Luminaires recessed into ceilings shall not contain screw base lamp sockets, must be labeled as airtight and meet the clearance and installation requirements of **California Electrical Code 410.116** for recessed luminaires. **[CEnC 150.0(k)1C]**

5. STAIRWAY LIGHTING:  
Interior stairway shall be provided with an artificial light source to illuminate the landings and treads. The light source shall be capable of illuminating treads and landings to levels of not less than 1 foot-candle (11 lux) as measured at the center of treads and landings. There shall be a wall switch at each floor level to control the light source where the stairway has six or more risers. Sheet CRC R303.7.

6. SHOWER LIGHTING  
Light fixtures located in the shower enclosure area are to be labeled "suitable for wet locations." [CEC 410.10(A)]

## ELECTRICAL NOTES - SMOKE & CARBON MONOXIDE ALARMS

1. SMOKE ALARMS  
Smoke alarms are required in all sleeping rooms, and outside each sleeping area in the immediate vicinity of the bedrooms, on each additional story of the building including basements and habitable attics and not including crawl spaces and uninhabitable attics. Smoke alarms shall be placed at least 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower.

2. CARBON MONOXIDE ALARMS  
For existing buildings and new construction, carbon monoxide alarms shall be provided in dwelling units containing a fuel-fired appliance, fireplace or has an attached garage with an opening that communicates with the dwelling unit. Carbon monoxide alarms shall be installed outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every occupiable level of a dwelling unit including basement. Carbon monoxide alarms in existing buildings are permitted to be solely battery operated or plug-in type with battery back-up in areas where no construction is taking place. CRC, R315. Smoke and carbon monoxide alarms as building powered with battery backup. **[R314.6] [R315.6]**

When alterations, repairs or additions requiring a permit occur, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings. [R314.2.2] Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. [R314.4] Carbon monoxide alarms must also be interconnected. [R315.5] Carbon Monoxide alarms in dwelling units shall be installed and maintained in accordance with the manufacturer's published instructions on every occupiable level of a dwelling unit, including basements. **[R315.3]**

## ELECTRICAL NOTES - RECEPTACLES

There must be GFCI protection at all 125 Volt, single phase, 15 and 20-ampere receptacles installed in: (1) bathrooms; (2) garages and accessory buildings; (3) all outdoor receptacles; (4) crawl spaces; (5) unfinished basement; (6) all receptacles serving kitchen counter tops; (7) laundry, utilities and wet bar sink within 6 feet of edge of the sink; (8) boathouses; (9) bathtubs or shower stalls; (10) Laundry areas. CEC Article 210.8.

There must be a dedicated 20-amp branch circuit shall be provided to supply the laundry receptacle outlet. CEC Articles 210.11(C)(2).

There must be a dedicated 120-volt, 20-amp circuit are required to serve bathroom receptacle outlet(s). It shall be installed on a wall/partition within 3 feet of the outside edge of each basin or installed on the side/face 12 in max below the countertop. This circuit cannot supply any other receptacles, lights, fans, etc. (Exception-where the circuit supplies a single bathroom, outlets for other equipment within the same bathroom shall be permitted to be supplied.) CEC Articles 210.11(C)(3).

all 120-volt, single phase, 15 and 20 ampere branch circuits that supply outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar room/areas shall be protected by a listed arc-fault circuit interrupter. CEC Article 210.12(A).

Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C) Light pendants, ceiling fans, lighting tracks, etc shall not be located within 3ft horizontally and 8ft vertically above a shower and/or bathtub threshold. (CEC 410.10(0))

the minimum disconnecting means for a single-family dwelling is 100 amperes, 3 wire. Sheet. CEC Article 230.79(C).

all 15- and 20- ampere receptacles shall be listed tamper-resistant receptacles. CEC 406.12.

The GFI requirement within 6' of sinks now includes the kitchen sink, so adjacent garbage disposals also require GFI protection. **[CEC 210.8(A)(7)]**

For the kitchen island, a receptacle outlet shall be provided for every 18 square feet, or fraction thereof, of the countertop or work surface. **[CEC 210.52(C)(2)(a)] [CEC 210.8(A)]**

## OTHER NOTES

Safety glazing to be applied to all fixed and operable glass panels of swinging, sliding and bifold doors in all hazardous locations.

There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel. [R311.3]

Landings or finished floors at the required egress door shall not be more than 1½" lower than the top of the threshold. (The landing or floor on the exterior side shall not be more than 7¾" below the top of the threshold provided the door does not swing over the landing or floor.) [R311.3.1]

Doors other than the required egress door shall be provided with landings or floors not more than 7¾" below the top of the threshold. [R311.3.2]

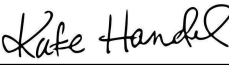
Any installed gas fireplace shall be a direct vented sealed combustion type. [CALGreen 4.503.1]

Please provide combustion air and ventilation for gas supplied appliances installed in buildings. The minimum required volume shall be 50 cfm per BTU/h. **[CMC 701.4.1]** Provide outside air with ducts at the top and bottom of the enclosure. When horizontal ducts are used, each opening shall have a minimum free area note less than 1 square inch per 2000 BTH/h of the total input rating of all appliances in the enclosure. When directly communicating with the outdoors (no ducts), openings may be reduced to 1 square inch per 4000 BTU/h. **[CMC 701.6.1]**

Factory-built or masonry fireplaces covered in this chapter shall be equipped with an exterior air supply to assure proper fuel combustion unless the room is mechanically ventilated and controlled so that the indoor pressure is neutral or positive. **[R1006.1]** The exterior air intake shall be capable of supplying all combustion air from the exterior of the dwelling or from spaces within the dwelling ventilated with outside air such as nonmechanically ventilated crawl or attic spaces. **[R1006.2]** The combustion air passageway shall be a minimum of 6 square inches. **[R1006.4]** Unlisted combustion air ducts shall be installed with a minimum 1-inch clearance to combustibles for all parts of the duct within 5 feet of the duct outlet. **[R1006.3]**

Where factory-built chimneys pass through insulated assemblies, an insulation shield constructed of 26 gauge steel minimum shall be installed to provide clearance between the chimney and insulation material. **[R1005.8]**

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ELECTRICAL  
NOTES

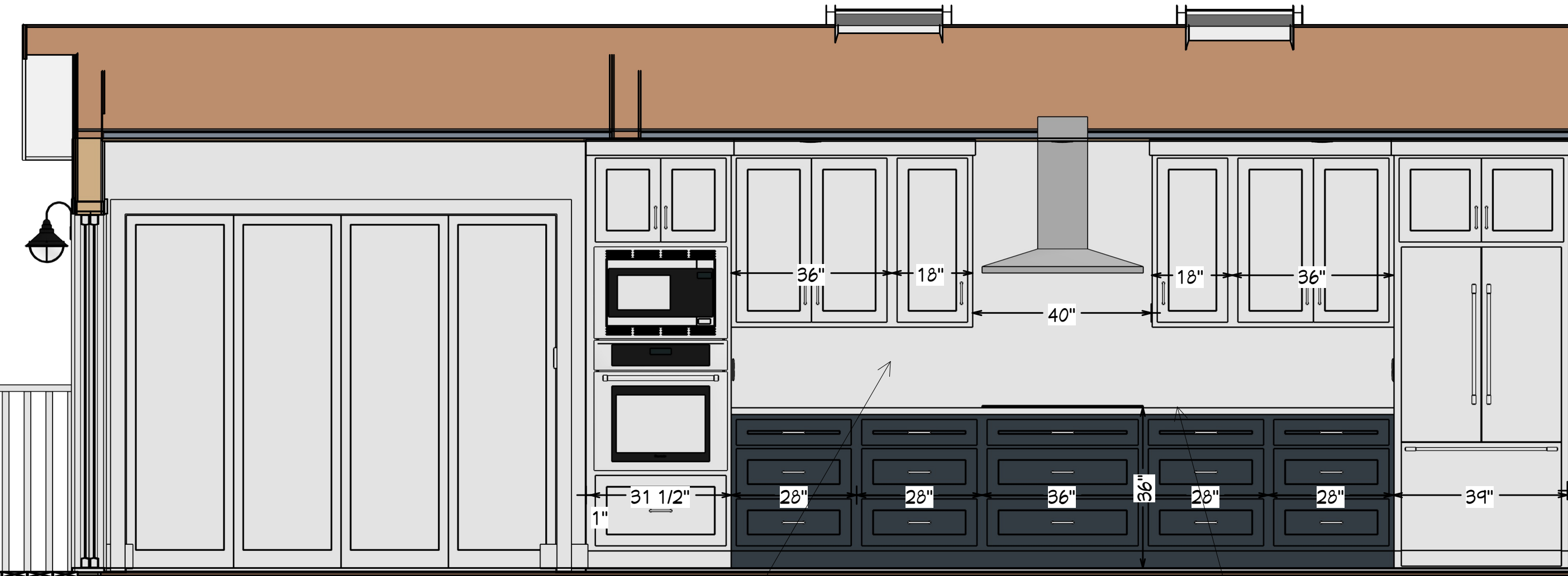
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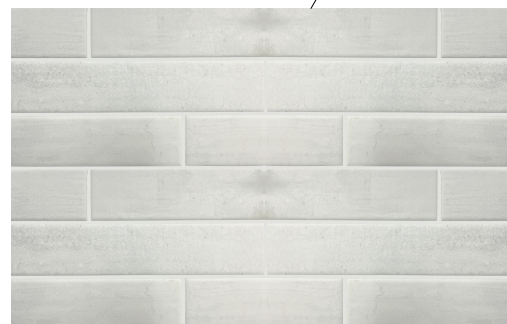
A22

# ELEVATIONS



Elevation 1

HANSSTONE METROPOLITAN  
LEATHER QUARTZ



PAC Creta White Matte 2 x 10  
Brick 50% offset pattern  
1/16" grout joints  
Arctic White Grout

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## ELEVATIONS

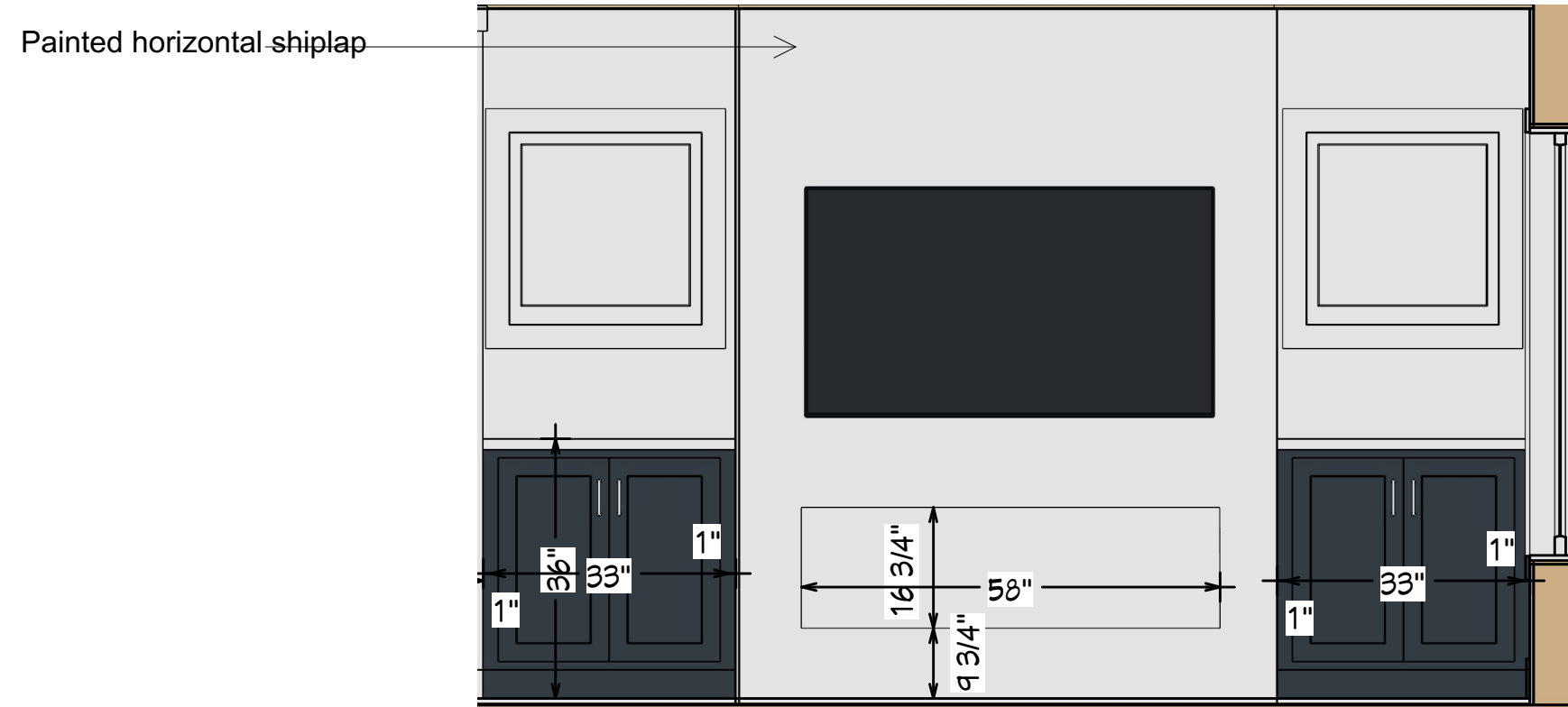
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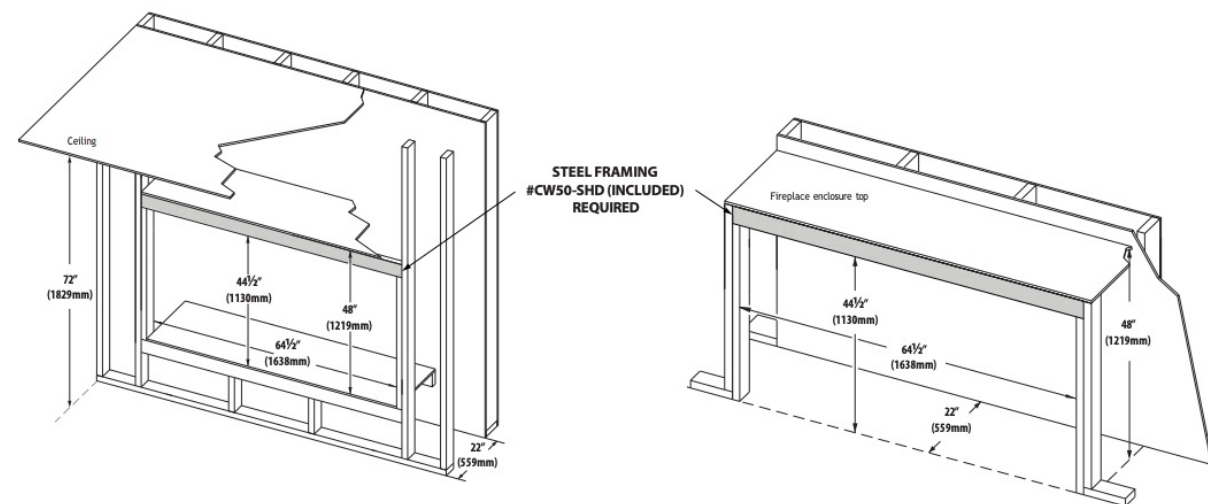
**A23**

# ELEVATIONS



Elevation 1

Plans shown for KozyHeat Calloway 50" Fireplace with 2" trim kit, NO COOL WALL



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ELEVATIONS

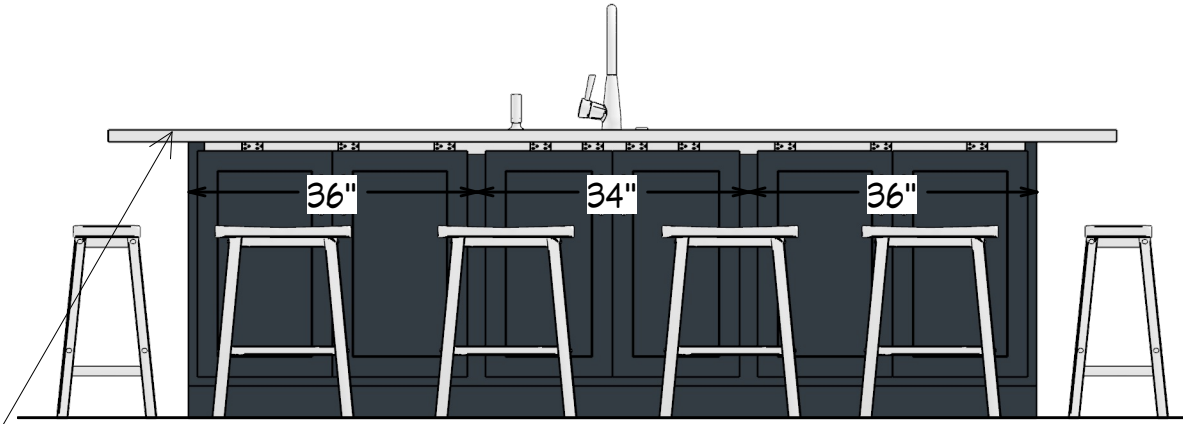
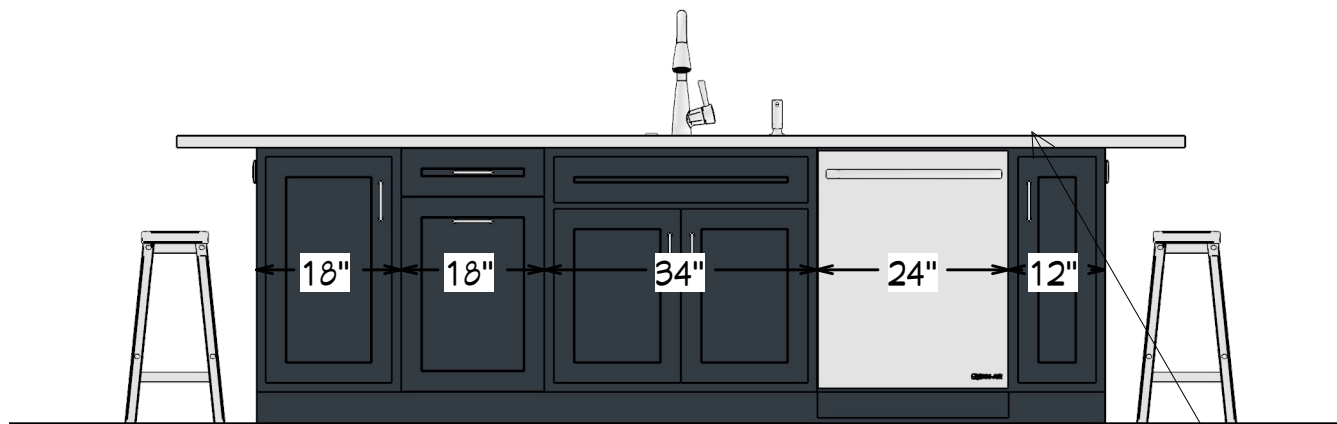
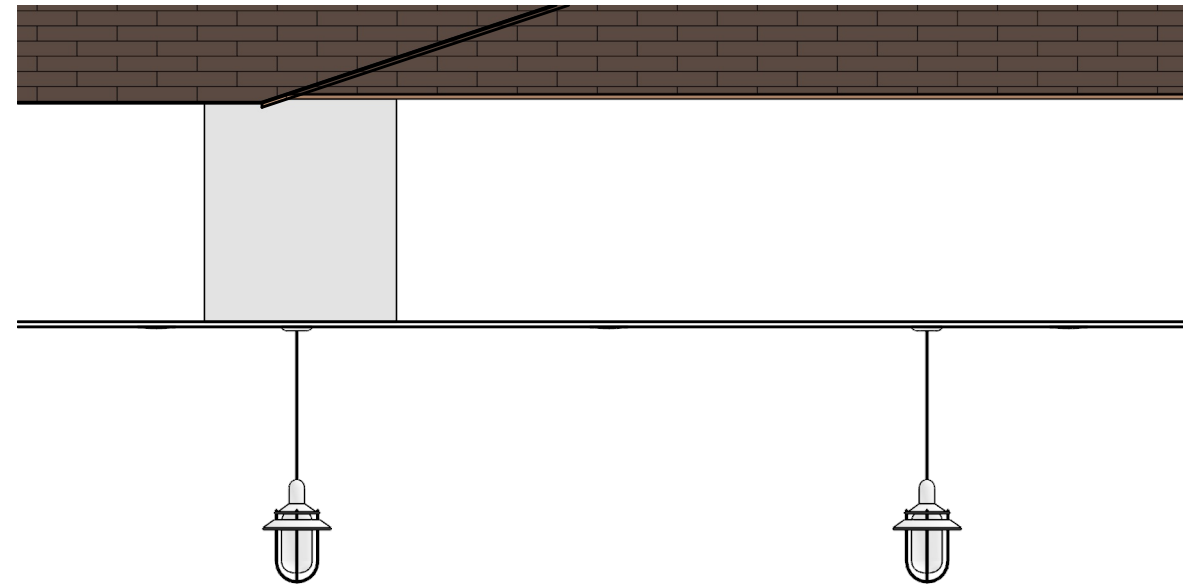
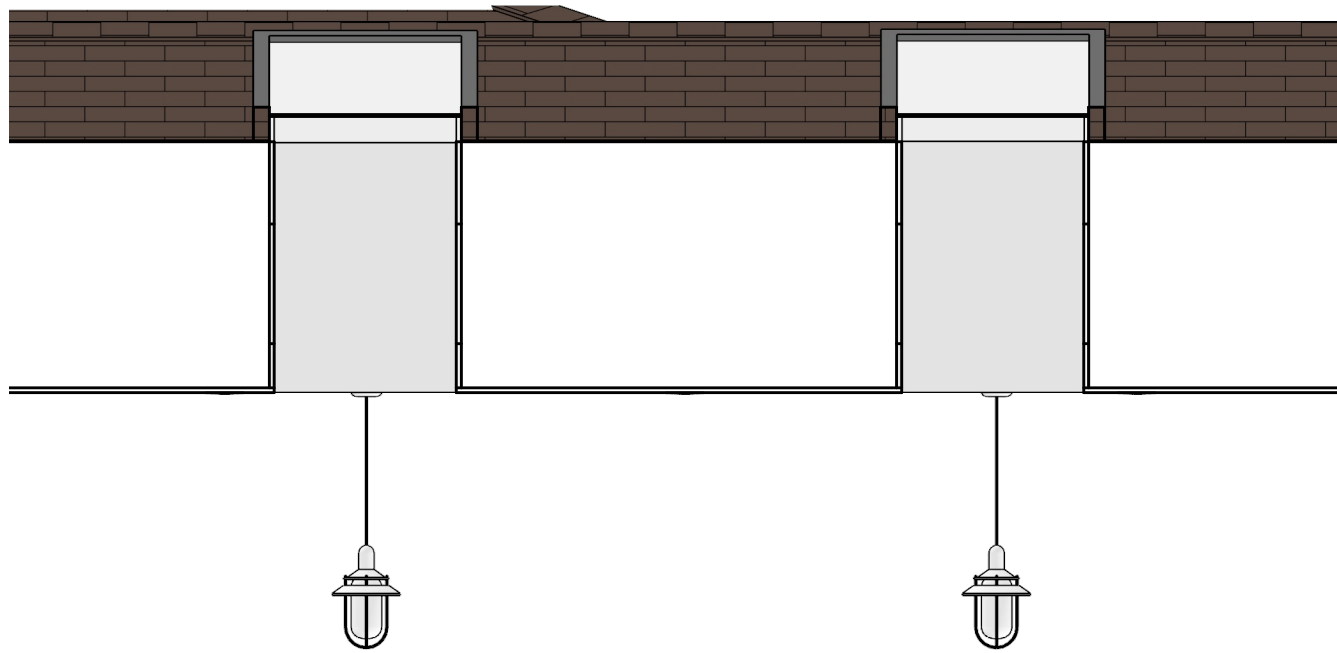
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# ELEVATIONS



Elevation 2

Elevation 3

Brilliant Gray Quartzite  
Seal with Tenax ProSeal

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ELEVATIONS

SCALE  
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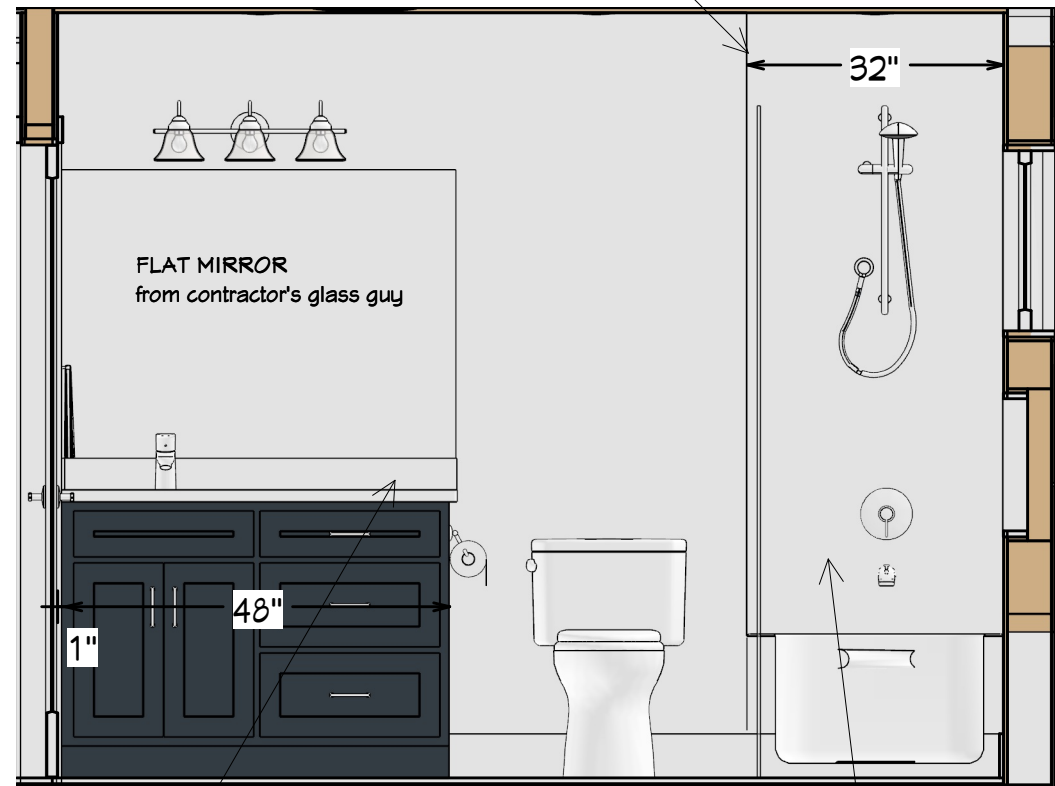
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A25

# ELEVATIONS - UPSTAIRS

## HALL BATH

White jolly Schluter for edges

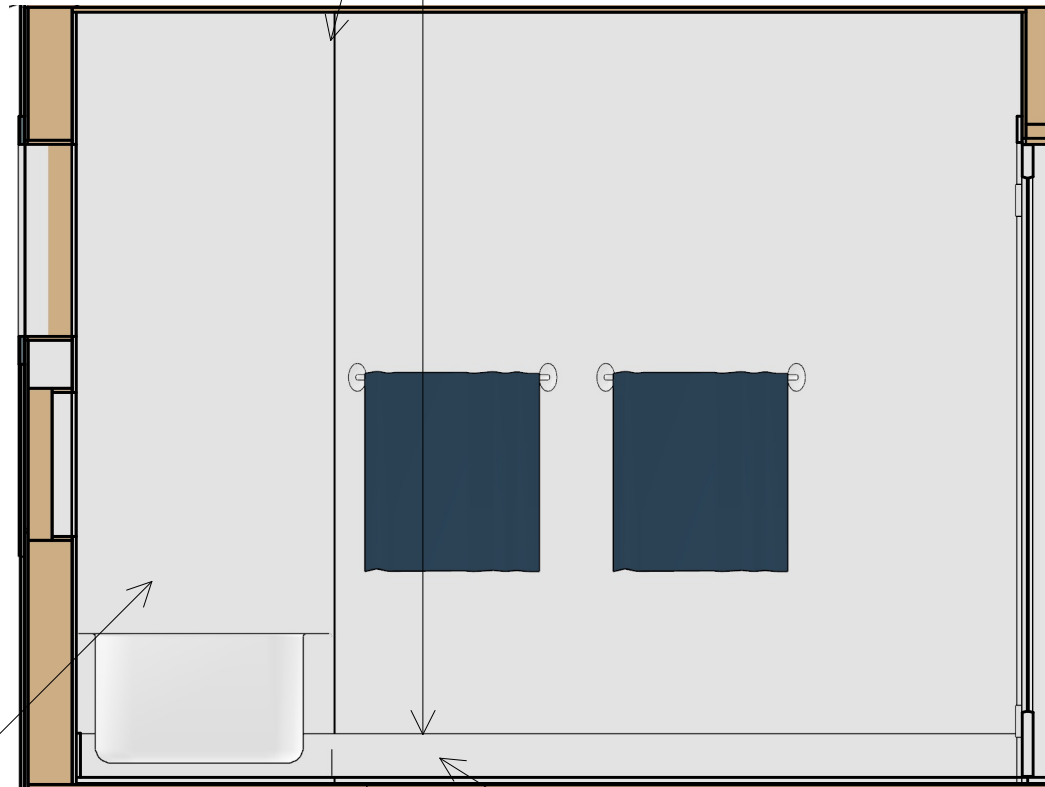


Elevation 4

SHOWER WALLS  
Arizona Tile Smooth Gloss 8x24  
Even pattern  
1/16" grout joints  
Arctic white grout

HANSSTONE METROPOLITAN  
LEATHER QUARTZ

White jolly Schluter for edges



Elevation 5

BASE  
Arizona Tile Smooth Gloss 4x24  
Even pattern  
1/16" grout joints  
Arctic white grout  
top with white jolly Schluter

SHOWER FLOOR  
WOW SUKABUMI WELLNESS 4x4  
Even pattern  
1/16" grout joints  
Platinum grout



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ELEVATIONS

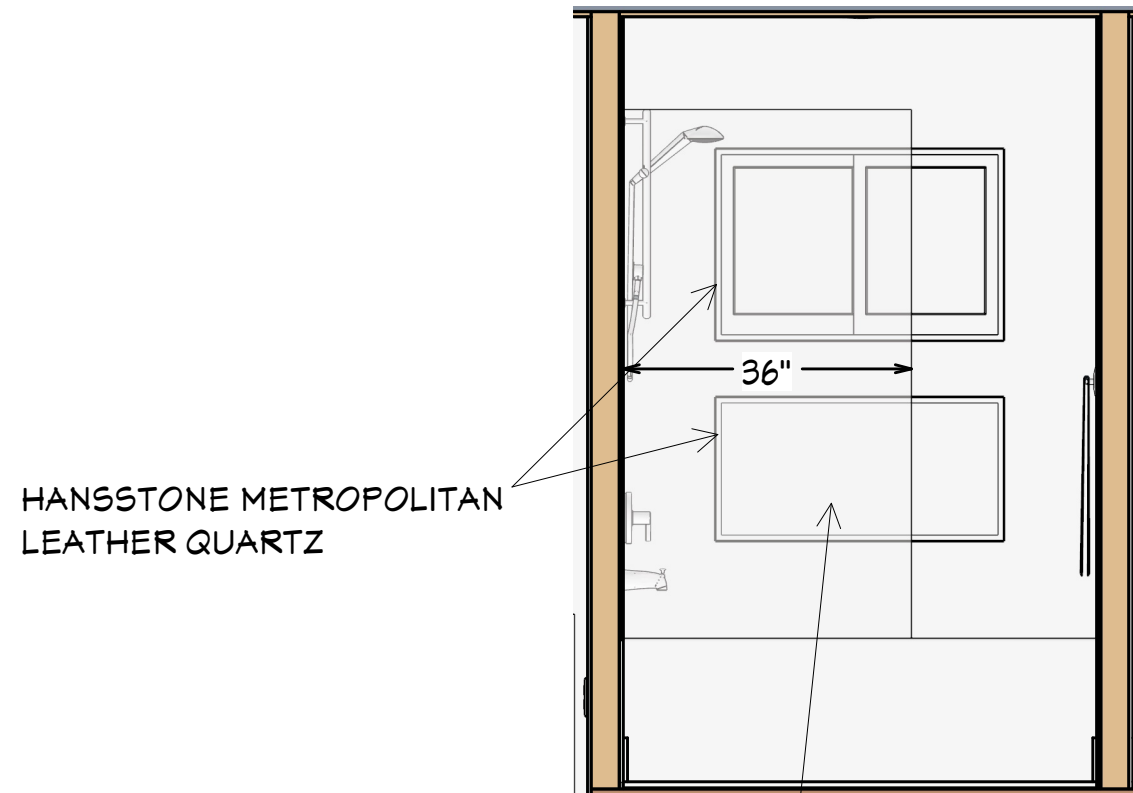
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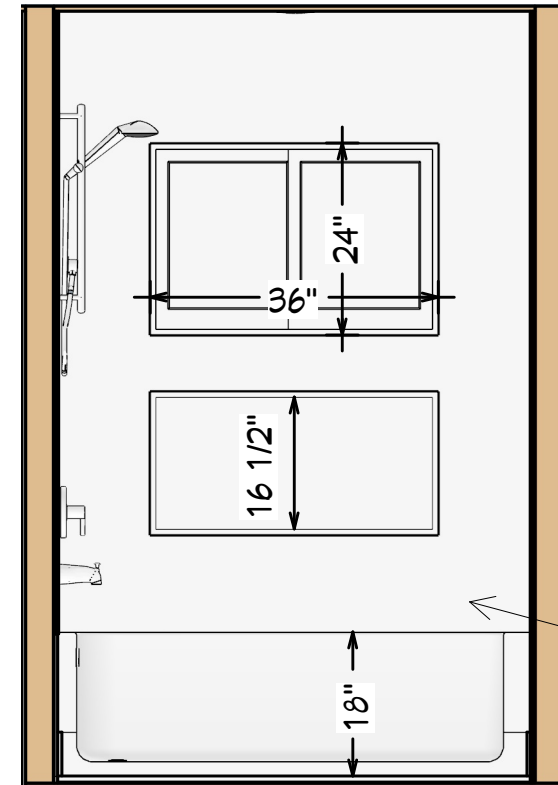
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A26

# ELEVATIONS - UPSTAIRS HALL BATH

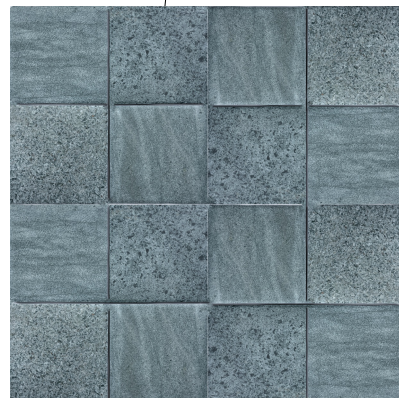


Elevation 6



Elevation 7

BACK OF SHOWER NICHE  
WOW SUKABUMI WELLNESS 4x4  
Even pattern  
1/16" grout joints  
Platinum grout



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ELEVATIONS

SCALE  
1/2" = 1' 0"

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# ELEVATIONS - MASTER BATH

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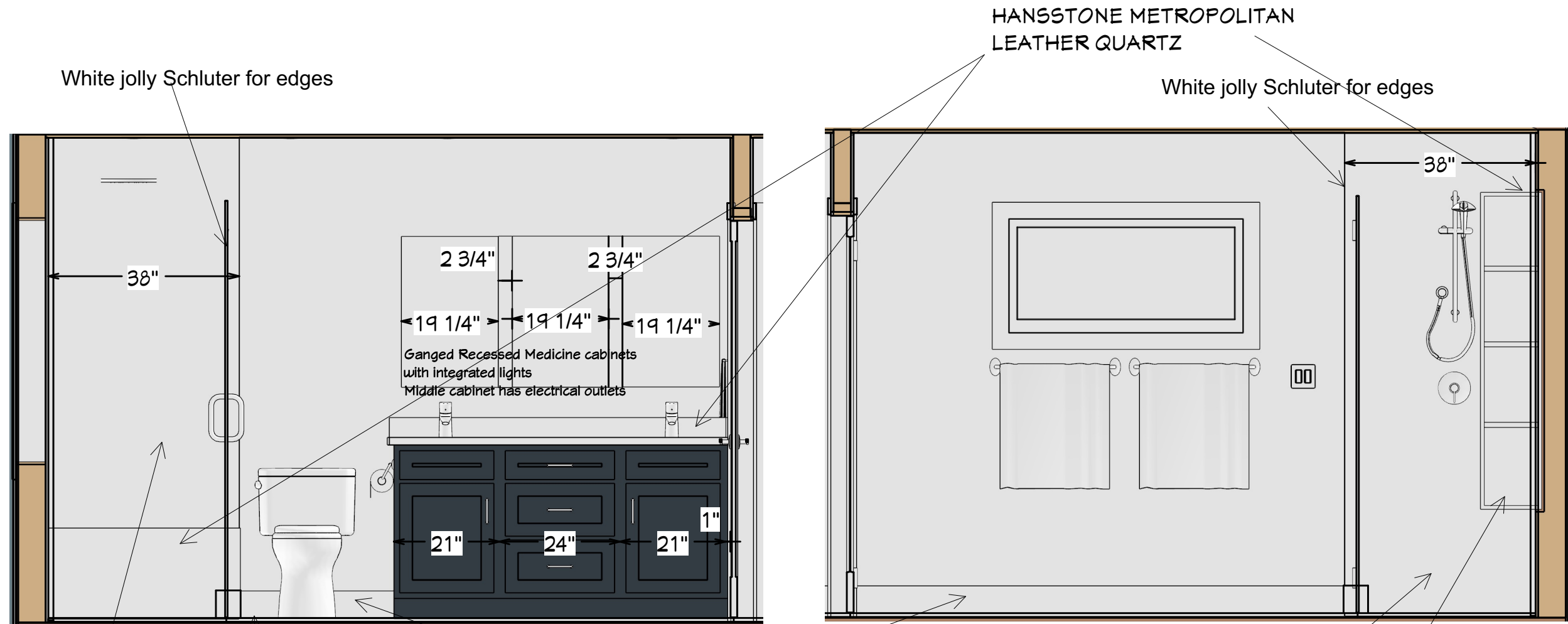
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ELEVATIONS

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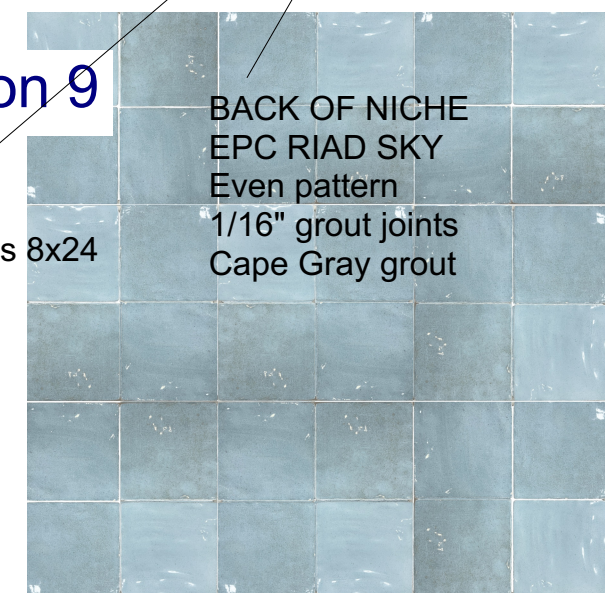
Elevation 8

Elevation 9

BASE  
 Arizona Tile Smooth Gloss 4x24  
 Even pattern  
 1/16" grout joints  
 Arctic white grout  
 top with white jolly Schluter

SHOWER WALLS  
 Arizona Tile Smooth Gloss 8x24  
 Even pattern  
 1/16" grout joints  
 Arctic white grout

BACK OF NICHE  
 EPC RIAD SKY  
 Even pattern  
 1/16" grout joints  
 Cape Gray grout

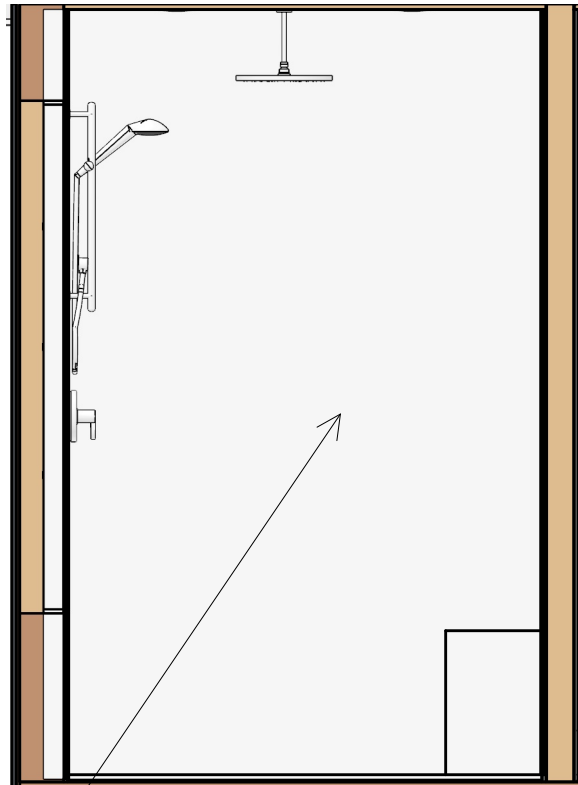


SHOWER WALLS  
 Arizona Tile Smooth Gloss 8x24  
 Even pattern  
 1/16" grout joints  
 Arctic white grout



FLOOR  
 PAC CRETA WHITE 12X24 - main floor  
 PAC CRETA WHITE 2X2 - shower pan  
 Even pattern  
 1/8" grout joints  
 ASH grout

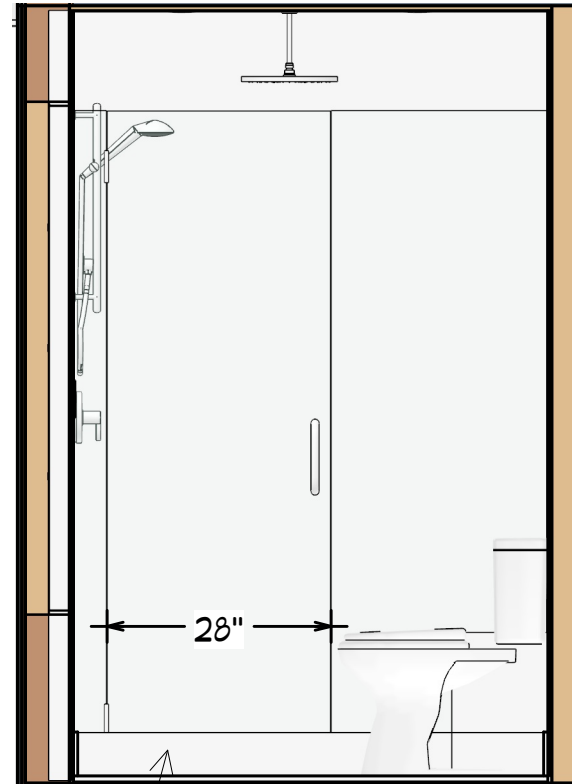
# ELEVATIONS - MASTER BATH



Elevation 10



BACK SHOWER WALL  
EPC RIAD SKY  
Even pattern  
1/16" grout joints  
Cape Gray grout



Elevation 11

HANSSTONE METROPOLITAN  
LEATHER QUARTZ

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ELEVATIONS

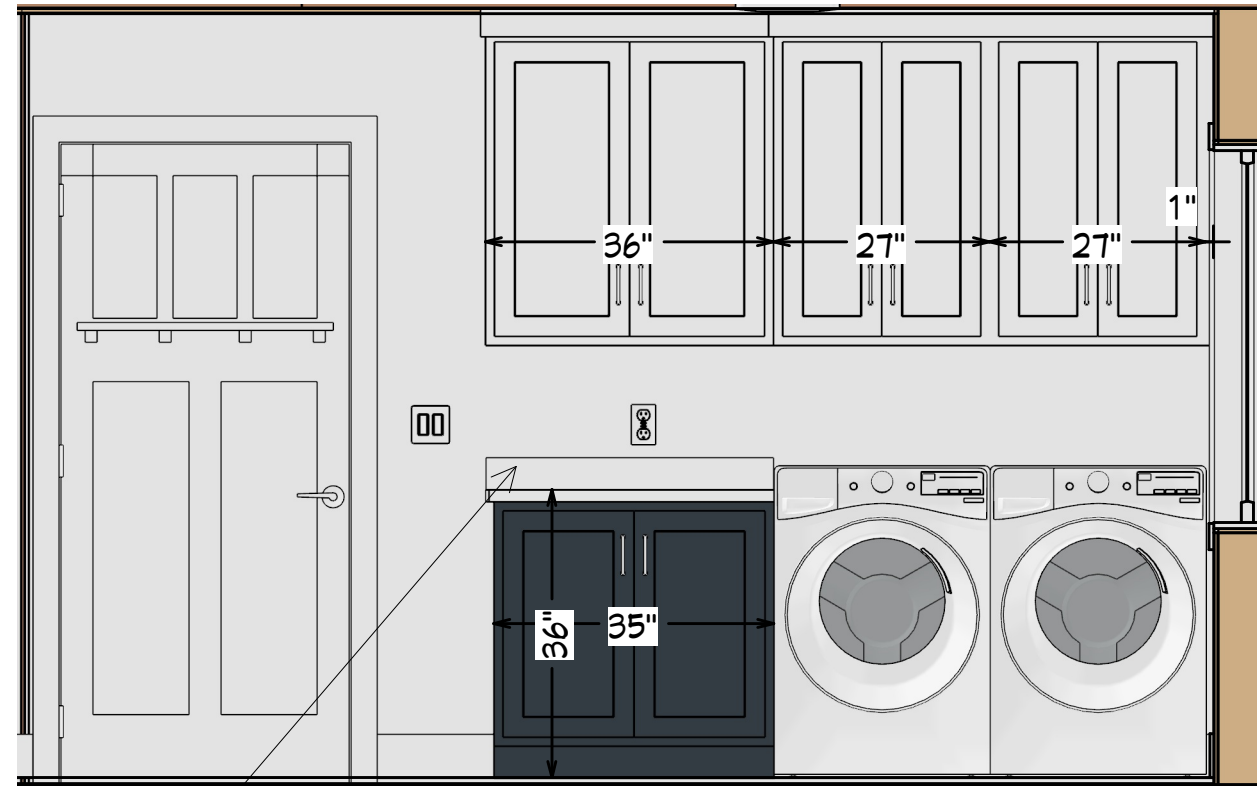
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A29

# ELEVATIONS - LAUNDRY ROOM



Elevation 12

HANSTONE METROPOLITAN  
LEATHER QUARTZ

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ELEVATIONS

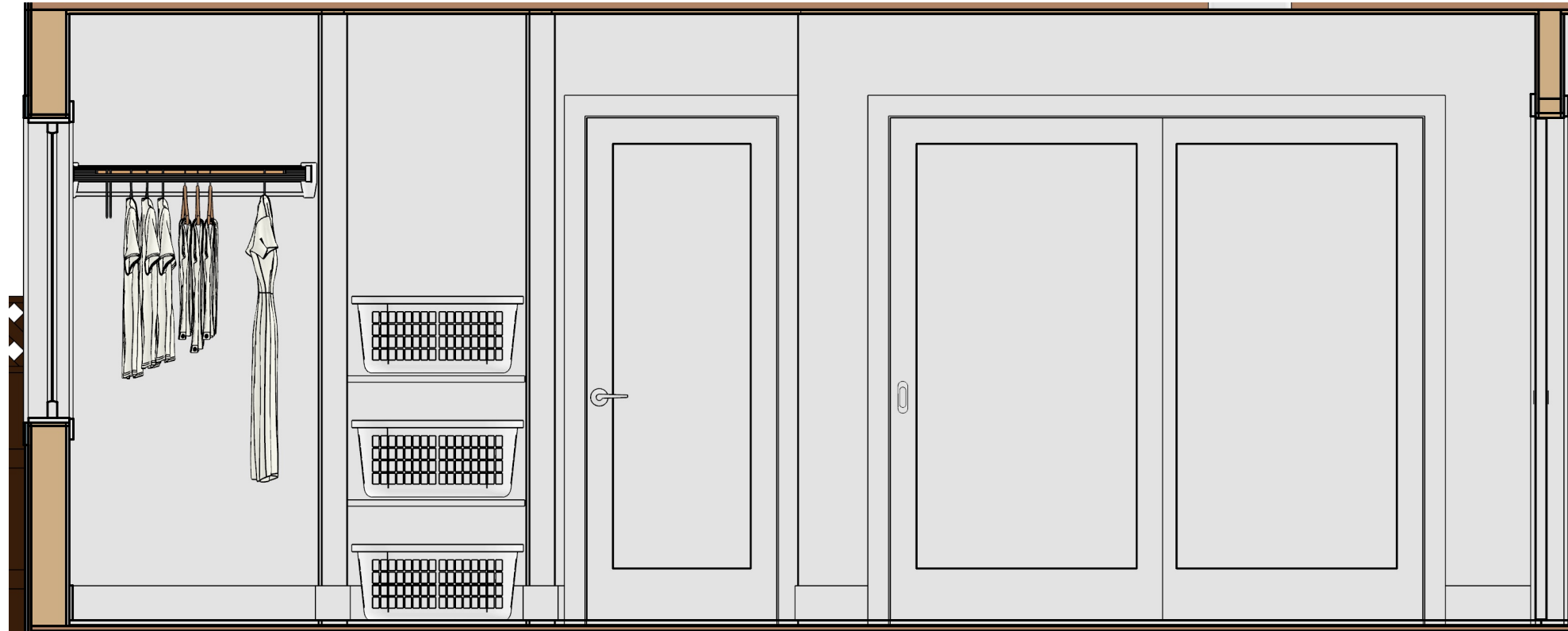
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# ELEVATIONS - LAUNDRY ROOM



Elevation 13

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SCALE  
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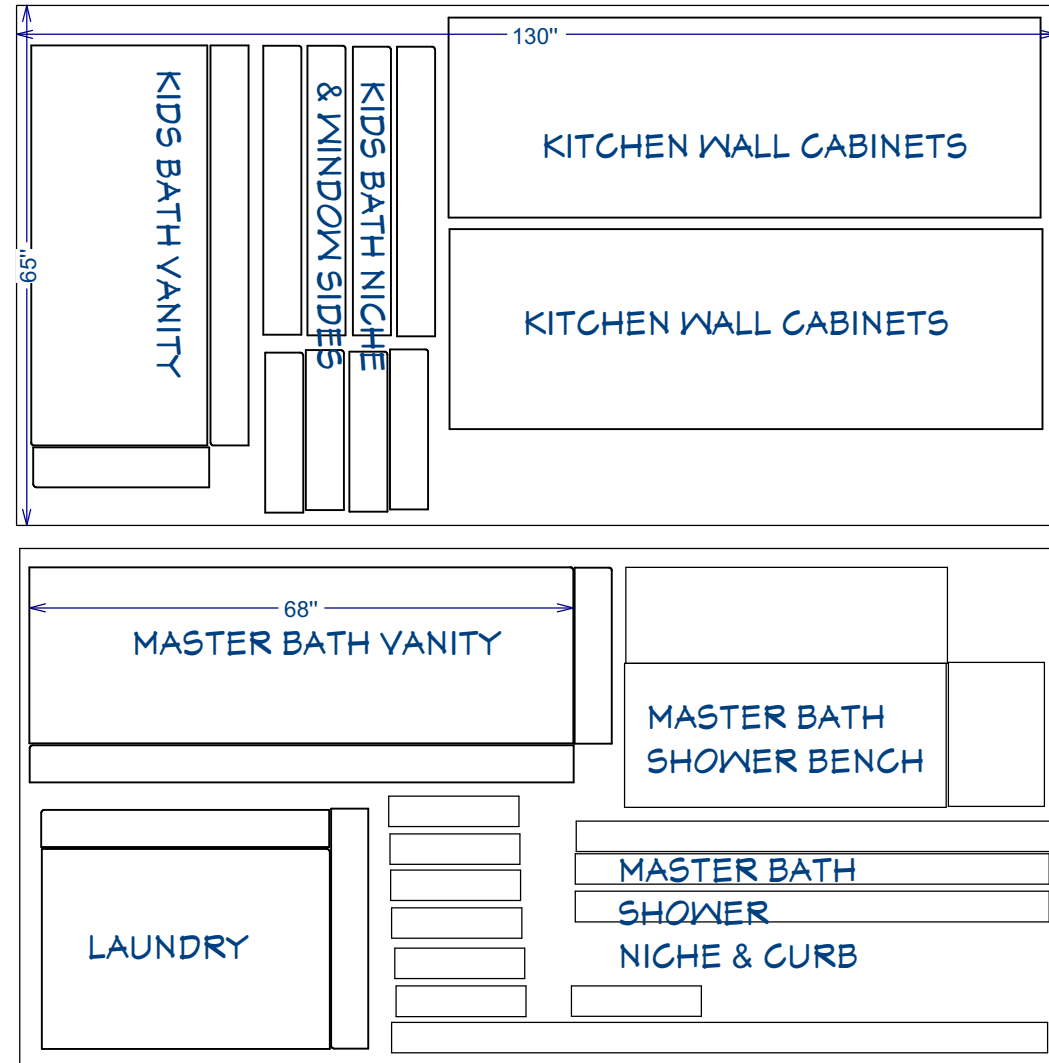
A31

# FABRICATION

BRILLIANT GRAY QUARTZITE POLISHED  
 Counter Overhang = 1.5"  
 Edge Profile = Eased



HANSSTONE METROPOLITAN LEATHER QUART.  
 Counter Overhang = 1.5"  
 Edge Profile = Eased



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FABRICATION

SCALE  
 1/2" = 1' 0"

DATE 2/26/25

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 HANDEL  
 DESIGN

A32

# SCHEDULES

WINDOW SCHEDULE								
ROOM NAME	FLOOR	NUMBER	LABEL	QTY	WIDTH	HEIGHT	DESCRIPTION	TEMPERED
BEDROOM 2	2	W01	5040LS	1	60"	48"	LEFT SLIDING	
OFFICE 2/DECK	2	W02	5040LS	1	60"	48"	LEFT SLIDING	
FAMILY ROOM	1	W03	3040FX	1	36"	48"	FIXED GLASS	
FAMILY ROOM	1	W04	8040FX	1	96"	48"	FIXED GLASS	
BEDROOM 3	1	W05	6040LS	1	72"	48"	LEFT SLIDING	
HALL BATH	2	W06	3020LS	1	36"	24"	LEFT SLIDING	YES
LAUNDRY/MUDROOM	1	W07	5040LS	1	60"	48"	LEFT SLIDING	
KITCHEN / LIVING ROOM	2	W09	6050DC	2	72"	60"	DOUBLE CASEMENT-LHL/RHL	
MASTER BATH	2	W10	4020FX	1	48"	24"	FIXED GLASS	YES
MASTER BEDROOM	2	W11	6040LS	1	72"	48"	LEFT SLIDING	
BEDROOM 4	1	W12	5040LS	2	60"	48"	LEFT SLIDING	
BEDROOM 4	1	W13	3025FX	1	36"	29"	FIXED GLASS	
KITCHEN / LIVING ROOM	2	W14	2424FX	2	28"	28"	FIXED GLASS	

DOOR SCHEDULE									
ROOM NAME	FLOOR	NUMBER	LABEL	QTY	WIDTH	HEIGHT	R/O	THICKNESS	DESCRIPTION
ENTRY	2	D01	5868	1	68"	80"	70"X83"	1 3/4"	EXT. DOUBLE HINGED-DOOR E21
DOWNSTAIRS HALLWAY/DOWNTSTAIRS HALLWAY	1	D02	2468	1	28"	80"	30"X83"	1 3/4"	EXT. HINGED-PANEL
OFFICE/CLOSET	2	D03	5068	1	60"	80"	62"X82 1/2"	1 3/8"	SLIDER-PANEL
DOWNTSTAIRS HALLWAY/GARAGE	1	D04	2868	1	32"	80"	34"X83"	1 3/4"	EXT. HINGED-PANEL
CLOSET/BEDROOM 3	1	D05	6068	1	72"	80"	74"X82 1/2"	1 3/8"	SLIDER-PANEL
DOWNTSTAIRS HALLWAY/LAUNDRY/MUDROOM	1	D06	2868	1	32"	80"	34"X83"	1 3/4"	EXT. HINGED-PANEL
UPSTAIRS HALL CLOSET/KITCHEN / LIVING ROOM	2	D07	2068	1	24"	80"	26"X82 1/2"	1 3/8"	HINGED-PANEL
BATH/DOWNTSTAIRS HALLWAY	1	D08	2468	1	28"	80"	30"X83"	1 3/4"	EXT. HINGED-PANEL
BEDROOM 2/CLOSET	2	D09	5068	1	60"	80"	62"X82 1/2"	1 3/8"	SLIDER-PANEL
FAMILY ROOM	1	D10	2868	1	32"	80"	34"X83"	1 3/4"	EXT. HINGED-DOOR E21
GARAGE	1	D11	16880	1	200"	96"	202"X99"	1 3/4"	GARAGE-GARAGE DOOR CHD05
GARAGE	1	D12	2868	1	32"	80"	34"X83"	1 3/4"	EXT. HINGED-DOOR E21
BEDROOM 3/DOWNTSTAIRS HALLWAY	1	D13	2868	1	32"	80"	34"X83"	1 3/4"	EXT. HINGED-DOOR E21
HALL BATH/KITCHEN / LIVING ROOM	2	D14	2468	1	28"	80"	30"X82 1/2"	1 3/8"	HINGED-PANEL
LAUNDRY/MUDROOM	1	D15	3068	1	36"	80"	38"X83"	1 3/4"	EXT. HINGED-DOOR E21
CLOSET/BEDROOM 4	1	D16	5068	1	60"	80"	62"X82 1/2"	1 3/8"	SLIDER-PANEL
KITCHEN / LIVING ROOM/DECK	2	D17	6068	2	72"	80"	74"X83"	1 3/4"	EXT. SLIDER-GLASS PANEL
KITCHEN / LIVING ROOM/BEDROOM 2	2	D18	2868	1	32"	80"	34"X82 1/2"	1 3/8"	HINGED-PANEL
KITCHEN / LIVING ROOM/OFFICE 2	2	D19	2668	1	30"	80"	32"X82 1/2"	1 3/8"	HINGED-PANEL
KITCHEN / LIVING ROOM/OFFICE	2	D20	2368	2	27"	80"	56"X82 1/2"	1 3/8"	POCKET-GLASS PANEL
MASTER BEDROOM/CLOSET	2	D21	5068	1	60"	80"	62"X82 1/2"	1 3/8"	SLIDER-PANEL
MASTER BEDROOM/KITCHEN / LIVING ROOM	2	D22	2868	1	32"	80"	34"X82 1/2"	1 3/8"	HINGED-PANEL
MASTER BEDROOM/MASTER BATH	2	D23	2668	1	30"	80"	32"X82 1/2"	1 3/8"	HINGED-PANEL
BEDROOM 4/LAUNDRY/MUDROOM	1	D24	2668	1	30"	80"	32"X82 1/2"	1 3/8"	HINGED-PANEL
PANTRY/KITCHEN / LIVING ROOM	2	D25	8068	1	96"	80"	98"X82 1/2"	1 3/8"	4 DR. BIFOLD-PANEL
DOWNTSTAIRS HALLWAY/DOWNTSTAIRS HALL CLOSET	1	D26	2468	1	28"	80"	30"X83"	1 3/4"	EXT. HINGED-PANEL
MASTER BATH/MASTER BATH	2	D27	2470	1	28"	84"	30"X86 1/2"	1/2"	HINGED-SLAB
CLOSET/LAUNDRY/MUDROOM	1	D29	7068	1	84"	80"	86"X82 1/2"	1 3/8"	SLIDER-PANEL

KATE HANDEL DESIGN  
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 Half Moon Bay CA 94019  
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 kate@katehandel.com

*Kate Handel*

Bethan Nichols  
 and Dane Rook  
 400 Vermont Ave  
 Moss Beach, CA 94038

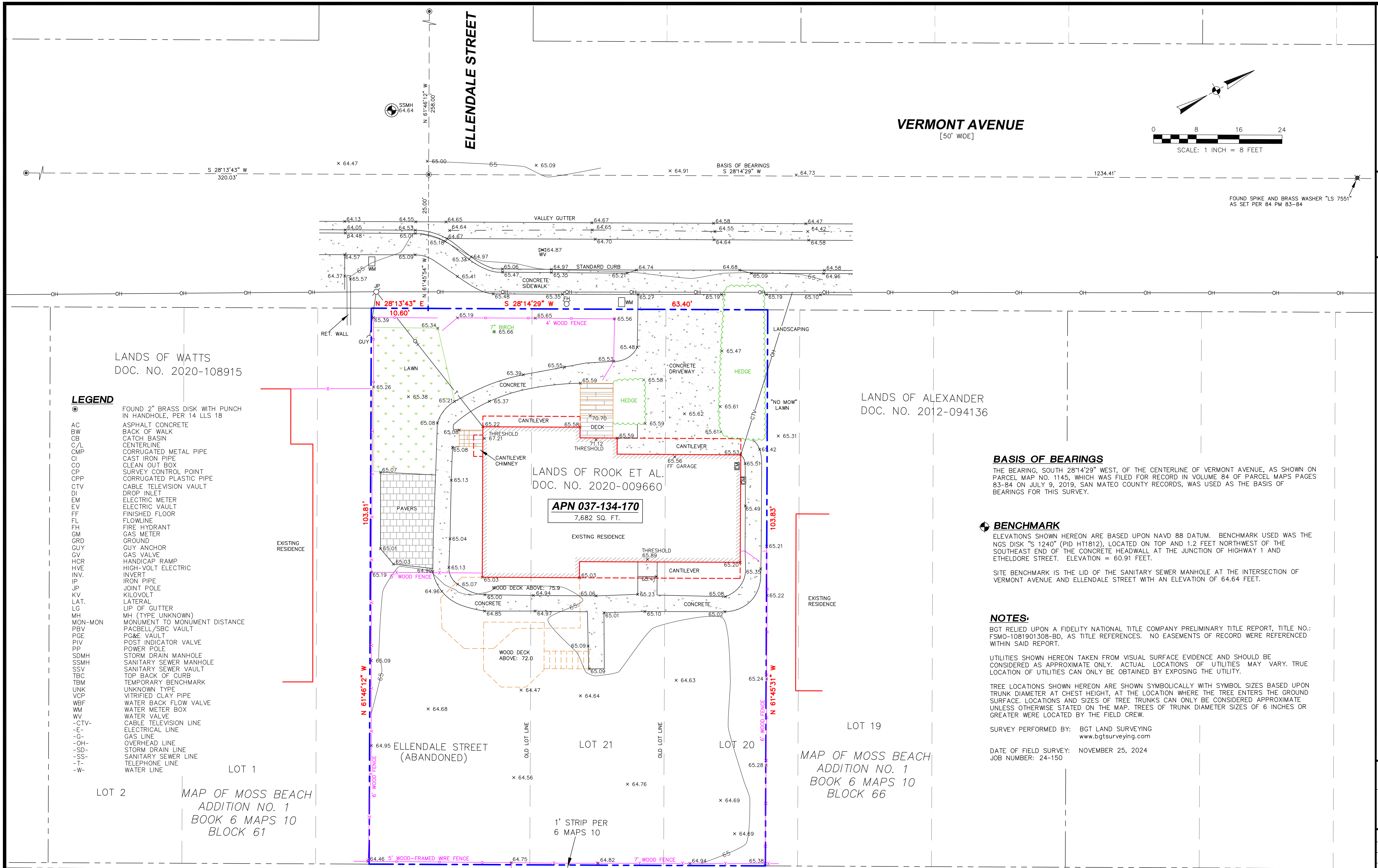
## SCHEDULES

SCALE

DATE 2/26/25

**KATE  
 HANDEL  
 DESIGN**

**A33**



**LEGEND**

- FOUND 2" BRASS DISK WITH PUNCH IN HANDHOLE, PER 14 LLS 18
- AC ASPHALT CONCRETE
- BW BACK OF WALK
- CB CATCH BASIN
- C/L CENTERLINE
- CMP CORRUGATED METAL PIPE
- CI CAST IRON PIPE
- CO CLEAN OUT BOX
- CP SURVEY CONTROL POINT
- CPP CORRUGATED PLASTIC PIPE
- CTV CABLE TELEVISION VAULT
- DI DROP INLET
- EM ELECTRIC METER
- EV ELECTRIC VAULT
- FF FINISHED FLOOR
- FL FLOWLINE
- FH FIRE HYDRANT
- GM GAS METER
- GRD GROUND
- GUY GUY ANCHOR
- GV GAS VALVE
- HCR HANDICAP RAMP
- HVE HIGH-VOLT ELECTRIC
- INV. INVERT
- IP IRON PIPE
- JP JOINT POLE
- KV KILOVOLT
- LAT. LATERAL
- LG LIP OF GUTTER
- MH (TYPE UNKNOWN) MH (TYPE UNKNOWN)
- MON-MON MONUMENT TO MONUMENT DISTANCE
- PBV PACBELL/SBC VAULT
- PGE PG&E VAULT
- PIV POST INDICATOR VALVE
- PP POWER POLE
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- SSV SANITARY SEWER VAULT
- TBC TOP BACK OF CURB
- TBM TEMPORARY BENCHMARK
- UNK UNKNOWN TYPE
- VCP VITRIFIED CLAY PIPE
- WBF WATER BACK FLOW VALVE
- WM WATER METER BOX
- WV WATER VALVE
- CTV- CABLE TELEVISION LINE
- E- ELECTRICAL LINE
- G- GAS LINE
- OH- OVERHEAD LINE
- SD- STORM DRAIN LINE
- SS- SANITARY SEWER LINE
- T- TELEPHONE LINE
- W- WATER LINE

**BASIS OF BEARINGS**

THE BEARING, SOUTH 28°14'29" WEST, OF THE CENTERLINE OF VERMONT AVENUE, AS SHOWN ON PARCEL MAP NO. 1145, WHICH WAS FILED FOR RECORD IN VOLUME 84 OF PARCEL MAPS PAGES 83-84 ON JULY 9, 2019, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

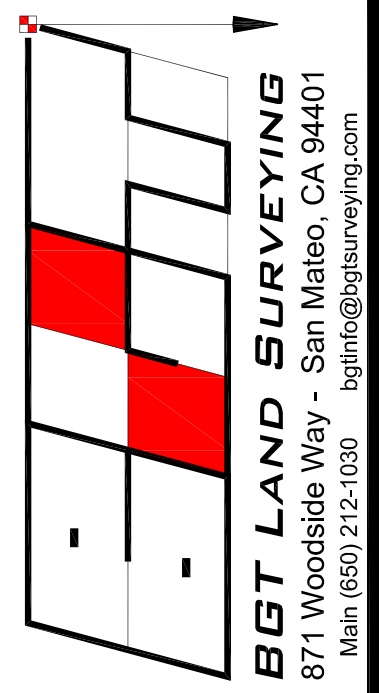
**BENCHMARK**

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE NGS DISK "S 1240" (PID HT1812), LOCATED ON TOP AND 1.2 FEET NORTHWEST OF THE SOUTHEAST END OF THE CONCRETE HEADWALL AT THE JUNCTION OF HIGHWAY 1 AND ETHELDORE STREET. ELEVATION = 60.91 FEET.

SITE BENCHMARK IS THE LID OF THE SANITARY SEWER MANHOLE AT THE INTERSECTION OF VERMONT AVENUE AND ELLENDALE STREET WITH AN ELEVATION OF 64.64 FEET.

**NOTES:**

- BGT RELIED UPON A FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT, TITLE NO.: FSMO-1081901308-BD, AS TITLE REFERENCES. NO EASEMENTS OF RECORD WERE REFERENCED WITHIN SAID REPORT.
- UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.
- TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.
- SURVEY PERFORMED BY: BGT LAND SURVEYING  
www.bgtlandsurveying.com
- DATE OF FIELD SURVEY: NOVEMBER 25, 2024
- JOB NUMBER: 24-150



BOUNDARY AND TOPOGRAPHIC SURVEY  
 LOT 21, A PORTION OF LOT 20, BLOCK 66; AND A PORTION OF ELLENDALE STREET, "MOSS BEACH ADDITION NO. 1", 6 MAPS 10  
 400 VERMONT AVENUE  
 MOSS BEACH, COUNTY OF SAN MATEO, CALIFORNIA

Assessor Parcel Number:	037-134-170
Prepared For:	BRYAN BODAS 119 STANFORD AVENUE HALF MOON BAY, CA 94019
Date:	DEC. 2024
Scale:	1" = 8'
Contour Interval:	1'
Drawn by:	N.W.
Revisions:	

SU-1

Job No. 24-150







SAN MATEO COUNTYWIDE

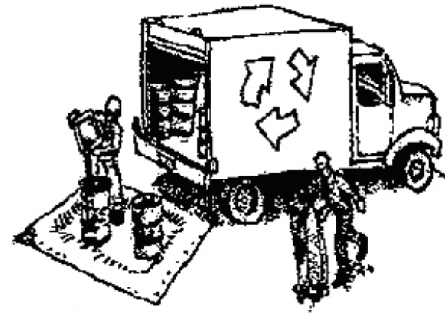
# Water Pollution Prevention Program

Clean Water. Healthy Community.

# 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



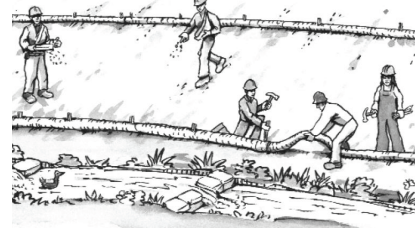
### Maintenance and Parking

- ❑ 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

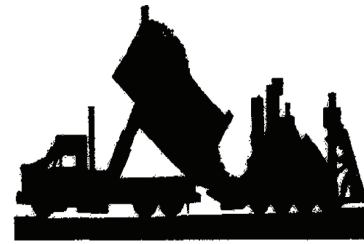


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed 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

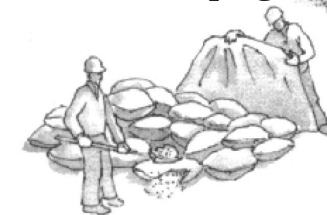
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

## Concrete, Grout & Mortar Application



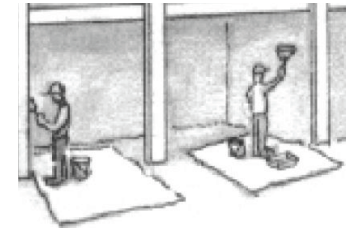
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

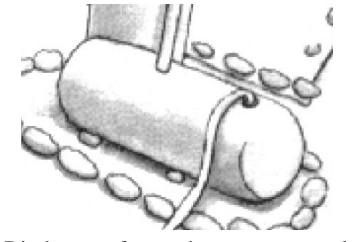
## Painting & Paint Removal



### 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!**