



COMPOSITION SHINGLES
COLOR: CHARCOAL/DARK GRAY



FASCIA
BURGUNDY FROM.
BENJAMIN MOORE



WINDOWS
DARK BRONZE CLAD
BENJAMIN MOORE



ENTRY DOOR
STAINED WOOD



GARAGE DOOR
STAINED WOOD



NATURAL STONE VENEER
DESERT SUNRISE



WINDOW TRIM
BURGUNDY FROM.
BENJAMIN MOORE



EXTERIOR WALLS
SIDING:
SILVER SPRING FROM.
BENJAMIN MOORE

HOFFMAN RESIDENCE

120 ELLENDALE ST.

MOSS BEACH, CA.

FREE SHIPPING on Most Orders*

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LP LUXURY LIGHTING

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Bronze 7" High Outdoor Dark Sky Tube Light

5 Reviews | 6 Questions, 8 Answers

\$66.95

FREE SHIPPING & **FREE RETURNS*** | [Low Price Guarantee](#)

IN STOCK - [Ships in 3 to 5 Days](#)



1

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SAVE

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PRODUCT DETAILS

Adaptable for any decor, this Kichler outdoor light makes a wonderful home accent.

Additional Info:

Clean, modern design, yet adaptable for any decor, this outdoor wall light with a bronze finish makes a wonderful home accent.

KICHLER

[Shop all Kichler](#)

- 7" high x 4 1/2" wide. Extends 7" from the wall.
- Uses one maximum 60 watt standard-medium base bulb (not included).
- A Dark Sky compliant modern wall light design by Kichler lighting.
- Bronze finish. Metal construction.
- Wet location rated for outdoor use. Can also be used indoors.

MORE YOU MAY LIKE



\$77.95



\$49.60



\$66.95



\$66.95



\$79.99

RELATED ITEMS



Kichler Bronze 7 3/4" High Outdoor Dark Sky Tube Lite

\$77.95



Kichler Bronze Up/Down Wet Location 15" High...

\$151.90



Kichler Tube 15" High Bronze Up/Down Tube Light

\$124.95



John Timberland® Bronze Grid 10" High Outdoor Wall Light

\$49.99



Eco-Star 13"W Bronze Motion Sensor LED Securit...

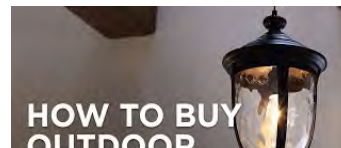
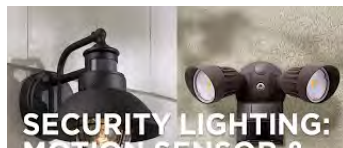
\$59.99



Urban Barn 11 1/4" High Bronze Indoor-Outdoor Wall Light

\$69.99

RELATED VIDEOS



HOFFMAN RESIDENCE

120 ELLENDALE ROAD

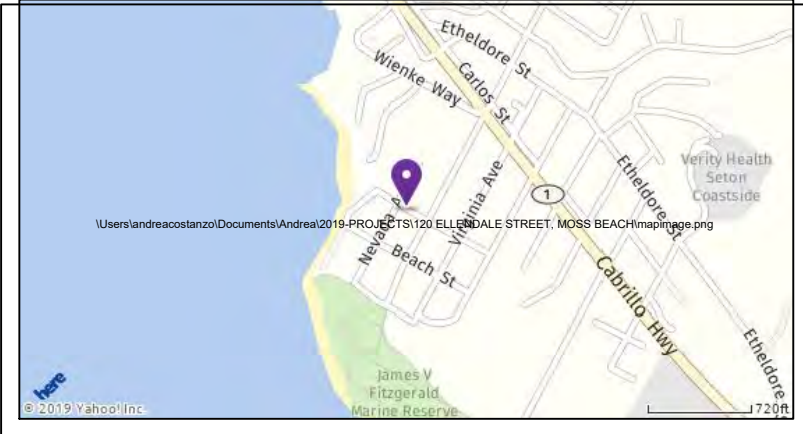
MOSS BEACH, CA

APN# 037-117-140



3D Rendering
NTS



INDEX OF DRAWINGS	PROJECT INFORMATION
A-1. COVER SHEET, PROJECT DATA, INDEX & (E)SITE PLAN TOPOGRAPHIC SURVEY C-1. GRADING & DRAINAGE PLAN C-2. EROSION & SEDIMENT CONTROL PLAN BMP. BEST MANAGEMENT PRACTICES A-2. (N) SITE PLAN & LOT AREA COVERAGE CALCULATION A-3. (E) FLOORS & ROOF PLANS A-4. (E) ELEVATIONS A-5. (N) FLOORS PLANS A-6. (N) ROOF PLAN & (N) ELEVATIONS A-7. (N) ELEVATIONS & SECTION A-8. AREA CALCULATION A-9. SECTION	OWNER: JANET CHOW & PAUL HOFFMAN ADDRESS: 120 ELLENDALE ROAD MOSS BEACH, CA APN#: 037-117-140 LOT AREA: 5,000 SQ.FT. (E) MAIN HOUSE: FIRST FLOOR: 590 SQ.FT. SECOND FLOOR: 515 SQ.FT. (E) GARAGE: 459 SQ.FT. TOTAL: 1,564 SQ.FT. (E) PORCH: 128 SQ.FT. (N) FIRST FLOOR: 590 + 439.2 = 1,029.2 SQ.FT. (N) SECOND FLOOR: 515 + 57.79 = 572.79 SQ.FT. (E) GARAGE: 459 SQ.FT. TOTAL: 2,060.99 SQ.FT. (N) A.D.U.: SECOND FLOOR: 568.85 SQ.FT. (N) DECK: 37 + 70 = 107 SQ.FT. (N) LANDING@STAIRS: 22.2 SQ.FT. ZONING: S-17 LOT COVERAGE ALLOWED: 35% (1,750 SQ.FT.) (E) LOT COVERAGE: 23.5% (1,049 SQ.FT.) (N) LOT COVERAGE: 31.3% (1,565 SQ.FT.) F.A.R. ALLOWED: 53% (2,650 SQ.FT.) (E) F.A.R.: 31.2% (1,573 SQ.FT.) (N) F.A.R.: 52.6% (2,629.8 SQ.FT.) OCCUPANCY GROUP: R-3/U CONSTRUCTION TYPE: V-B
SCOPE OF WORK	THIS PROJECT PROPOSES AN A.D.U. (573 SQ.FT.) THIS WILL INCLUDE A TOTAL OF 1 BEDROOM AND 1 BATHS + KITCHEN. PLUS AN ADDITION TO THE MAIN HOUSE ON THE FIRST FLOOR. (1,037 SQ.FT. + SECOND FLOOR 571 SQ.FT.) THE ROOF WILL BE COMPOSITION SHINGLES AND THE EXTERIOR WALLS WILL CHANGE INTO HORIZONTAL SIDING.
VICINITY MAP	
All work shall be in compliance with the County of San Mateo Municipal and the 2019 Editions of the California Building Code, 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Electrical Code, the 2019 California Energy Code, 2019 Green Building Standards Code, 2019 California Residential Code	



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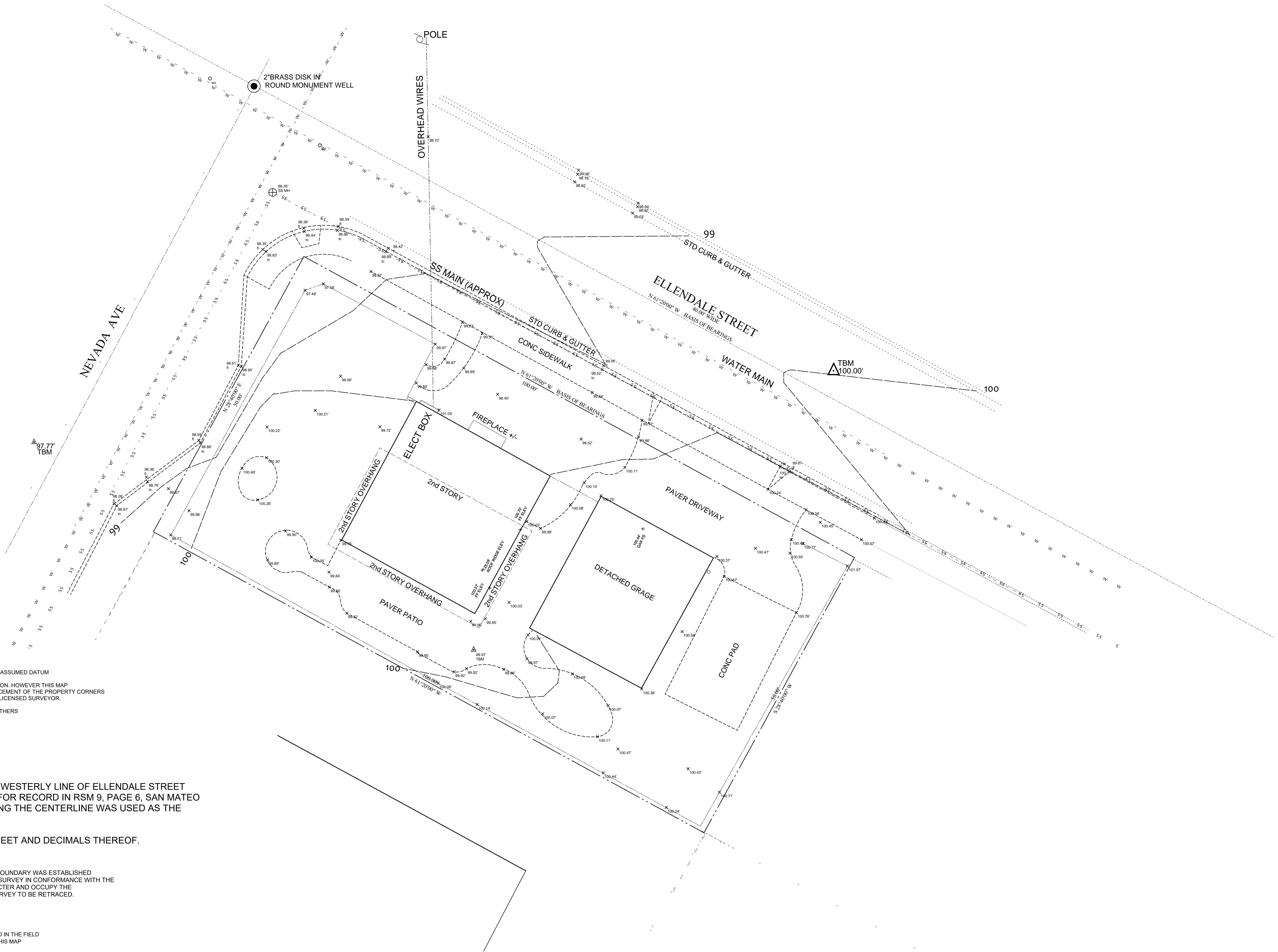
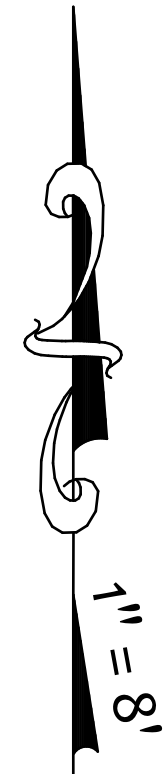
HOFFMAN RESIDENCE
120 ELLENDALE ST.
MOSS BEACH, CA.

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Design by: ANDREA COSTANZO	Drawn by: ANDREA COSTANZO
DATE 05/06/21	ISSUED FOR PERMIT

Sheet:
COVER SHEET, PROJECT DATA & SITE PLAN
Scale as shown

A-1
OF



NOTES:

1. CONTOURS & ELEVATIONS ARE FIELD LOCATED AND ARE BASED ON ASSUMED DATUM
2. BOUNDARY INFO TAKEN FROM RECORD MAPS AND TITLE INFORMATION. HOWEVER THIS MAP SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES. THE REPLACEMENT OF THE PROPERTY CORNERS WILL NECESSITATE THE FILING OF A RECORD OF SURVEY MAP BY A LICENSED SURVEYOR.
3. TREES TYPES ARE APPROXIMATED AND ARE TO BE IDENTIFIED BY OTHERS
4. X 100.56 INDICATES FIELD LOCATED ELEVATION SPOT SHOT.
5. APN# 037-117-140
6. CONTOUR INTERVAL = 1'

BASIS OF BEARING

THE BEARING N 61°20'00" W OF THE SOUTHWESTERLY LINE OF ELLENDALE STREET AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD IN RSM 9, PAGE 6, SAN MATEO COUNTY RECORDS AS MONUMENTED ALONG THE CENTERLINE WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

SURVEYOR'S STATEMENT

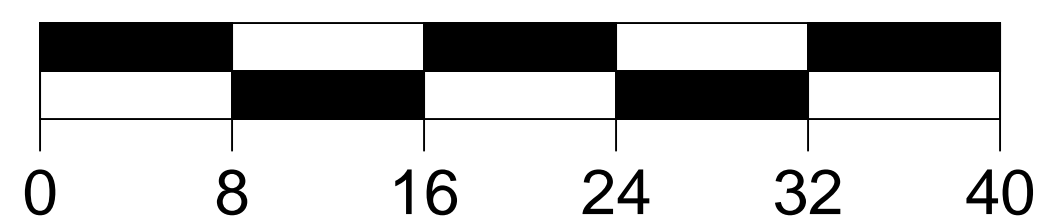
I, DAVID ALVAREZ, SR, LS 4050, CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYORS ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITION INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

TREE NOTES:

SPECIES OF TREES TO BE DETERMINED BY AN ARBORIST.
DRIP LINES ARE NOT SHOWN ON THIS MAP AND ARE TO BE MEASURED IN THE FIELD
ONLY TREES LARGER THAN 8 INCHES IN DIAMETER ARE SHOWN ON THIS MAP

DISCLAIMER:

JLK ASSOCIATES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

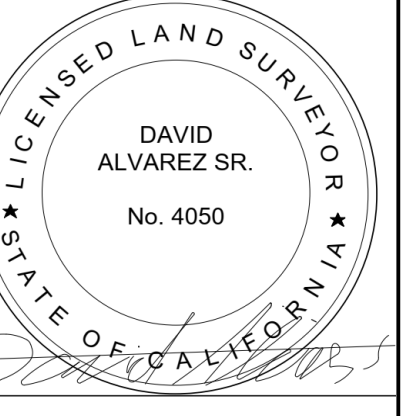


No.	Revision	Date	By	Chkd

Date: 06-13-20
Drawn By: JLK

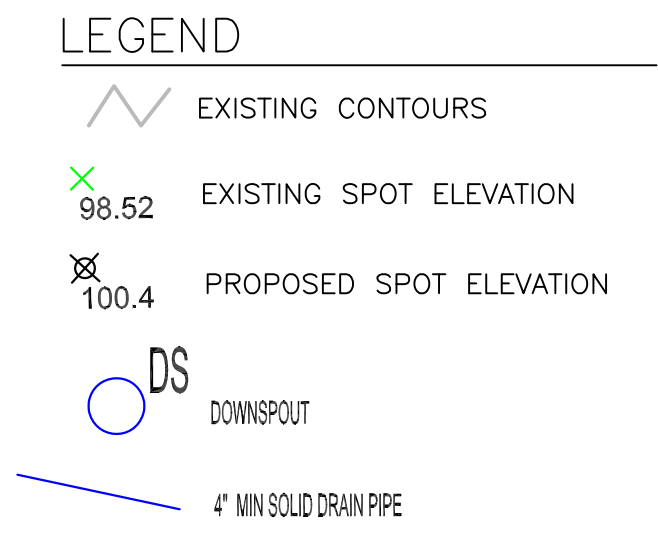
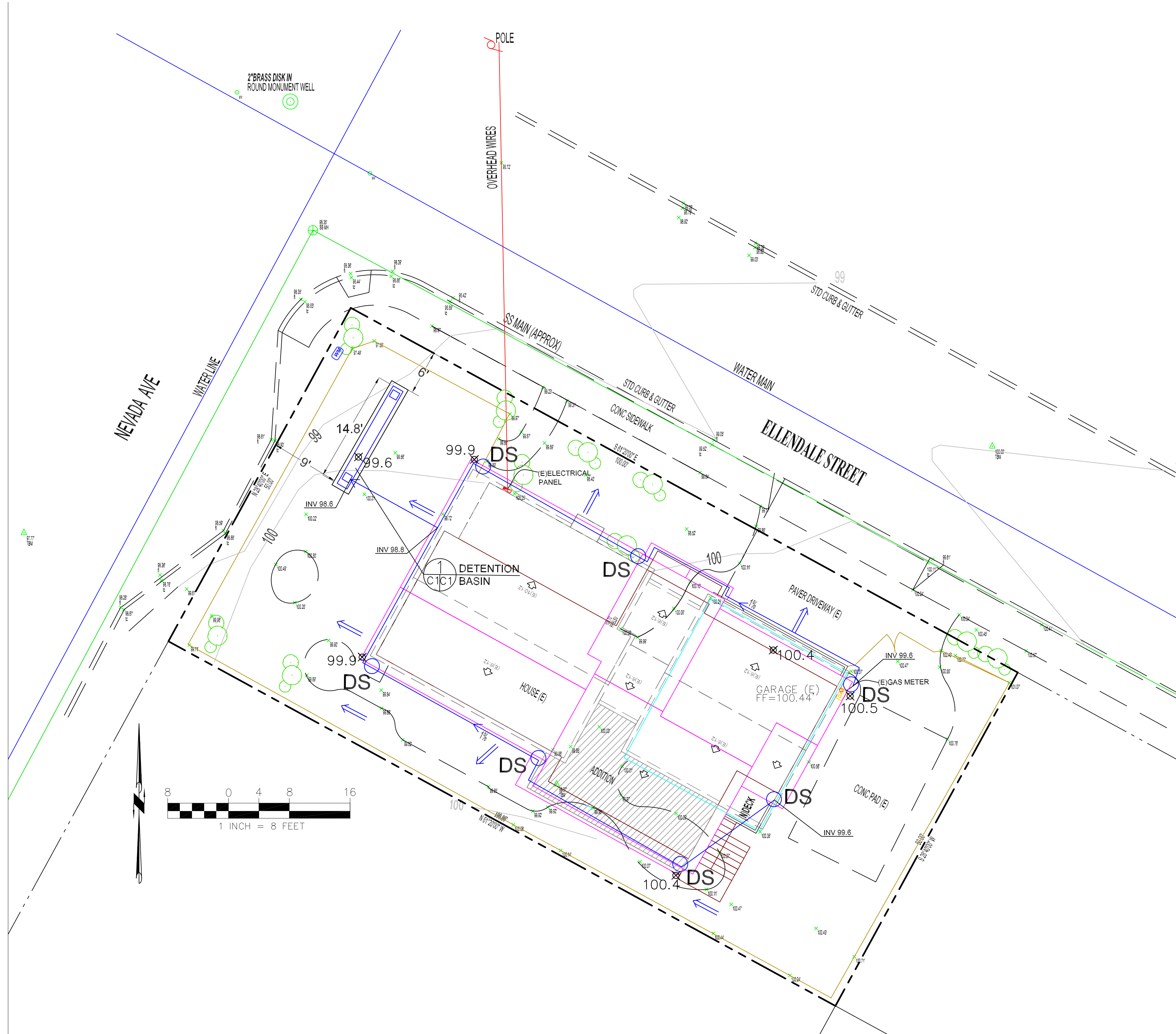
JLK ASSOCIATES
SURVEYORS / ENGINEERS
73 CEDAR LANE
SAN JOSE, CA. 95127
(408) 910-3230

SITE SURVEY PLAN
120 ELLENDALE ST, MOSS BEACH
LOTS 21&22 OF "MAP OF MOSS BEACH"
SAN MATEO COUNTY
CALIFORNIA



SCALE: AS NOTED

SHEET:
C - 1
1 OF 1



GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF:
PAUL HOFFMAN, OWNER
2. TOPOGRAPHY BY OTHERS.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM ASSUMED.
5. STORMWATER MANAGEMENT CONSTRUCTION INSPECTIONS SHALL BE SCHEDULED FOR APPLICABLE DRAINAGE INSPECTIONS, WHICH INCLUDE SITE CLEARANCE AND EROSION CONTROL MEASURES INSTALLATION AS WELL AS INSPECTION OF MAJOR DRAINAGE CONTAINMENT, TREATMENT, AND CONVEYANCE DEVICES BEFORE BEING BURIED (INCLUDING REQUIRED MATERIAL LABELS, E.G. PIPES, SUB-GRADE MATERIALS, ETC.). PLEASE FOLLOW THE INSPECTION CARD INSTRUCTIONS AND PHONE NUMBER (650-306-8405 EXT 181) TO SCHEDULE COUNTY DRAINAGE INSPECTIONS ACCORDINGLY. THERE SHALL BE THREE INSPECTIONS: ONE FOR EROSION CONTROL INSTALLATION, ONE BEFORE DRAINAGE FACILITIES ARE BURIED, AND ONE FOR FINAL WALK AROUND.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
2. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN.
3. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

GRADING NOTES

CUT VOLUME: 10 CY (FOR FOOTINGS)
 FILL VOLUME: 0 CY
 TOTAL: 10 CY

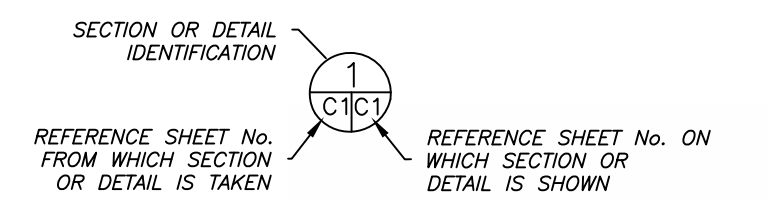
VOLUMES ABOVE ARE APPROXIMATE.

THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

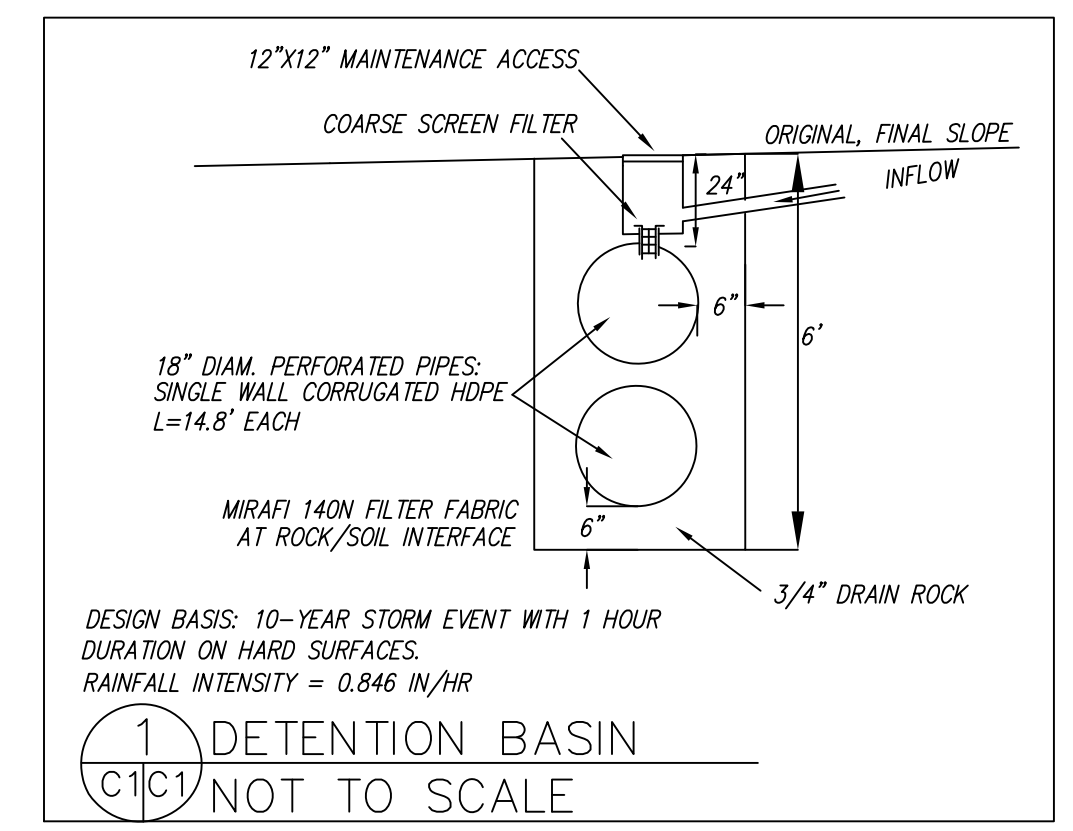
SECTION AND DETAIL CONVENTION



DATE: 11-12-20	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE:	REV. DATE:	REV. DATE:
SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-3590 FAX 728-3583					

GRADING AND DRAINAGE PLAN
 HOFFMAN PROPERTY
 120 ELLENDALE STREET
 MOSS BEACH
 APN 037-017-140

SHEET
 C-1



GENERAL EROSION AND SEDIMENT CONTROL NOTES

FIBER ROLL
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Erosion control materials to be on-site during off-season.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.

EROSION CONTROL POINT OF CONTACT

THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

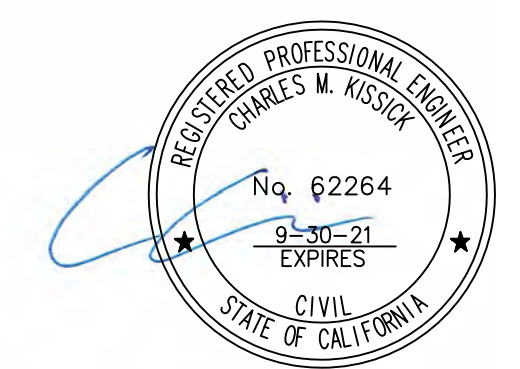
NAME: PAUL HOFFMAN

TITLE/QUALIFICATION: OWNER

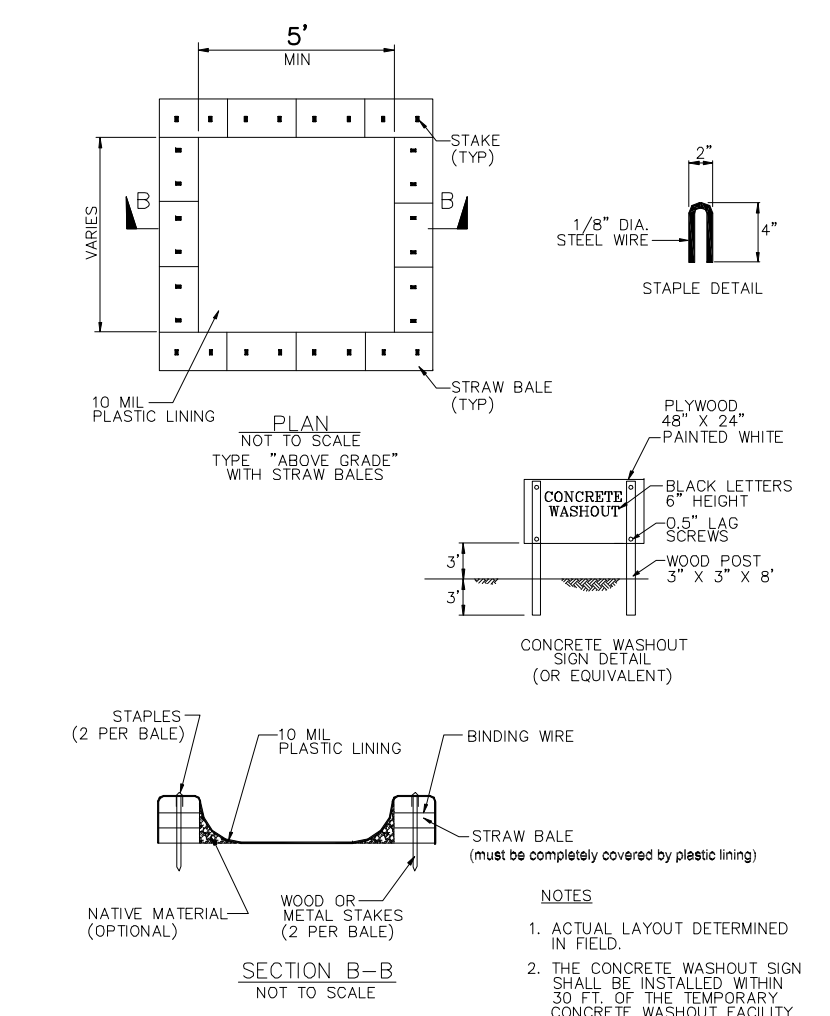
PHONE: 650-438-9482

PHONE:

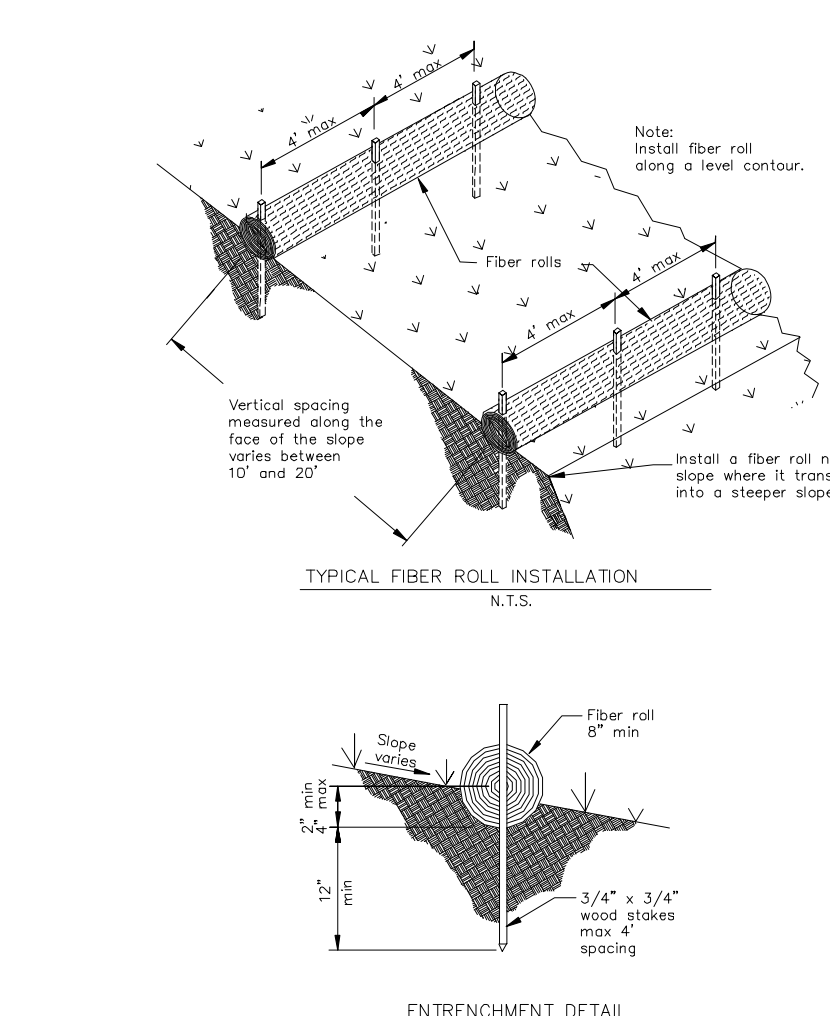
E-MAIL: PFHOFFMAN@COMCAST.NET



CONCRETE WASTE MANAGEMENT WM-8



FIBER ROLLS SE-5



Sigma Prime Geosciences, Inc. SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 726-3590 FAX 726-3593	
DATE: 11-12-20	REV. DATE:
DRAWN BY: CMK	REV. DATE:
CHECKED BY: AZG	REV. DATE:
EROSION AND SEDIMENT CONTROL PLAN	APN 037-017-140
HOFFMAN PROPERTY	
120 ELLENDALE STREET	
MOSS BEACH	
SHEET	
C-2	

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 650 619 9045
 AndreaCostanzo2011@gmail.com
 www.AndreaCostanzo.com

HOFFMAN RESIDENCE

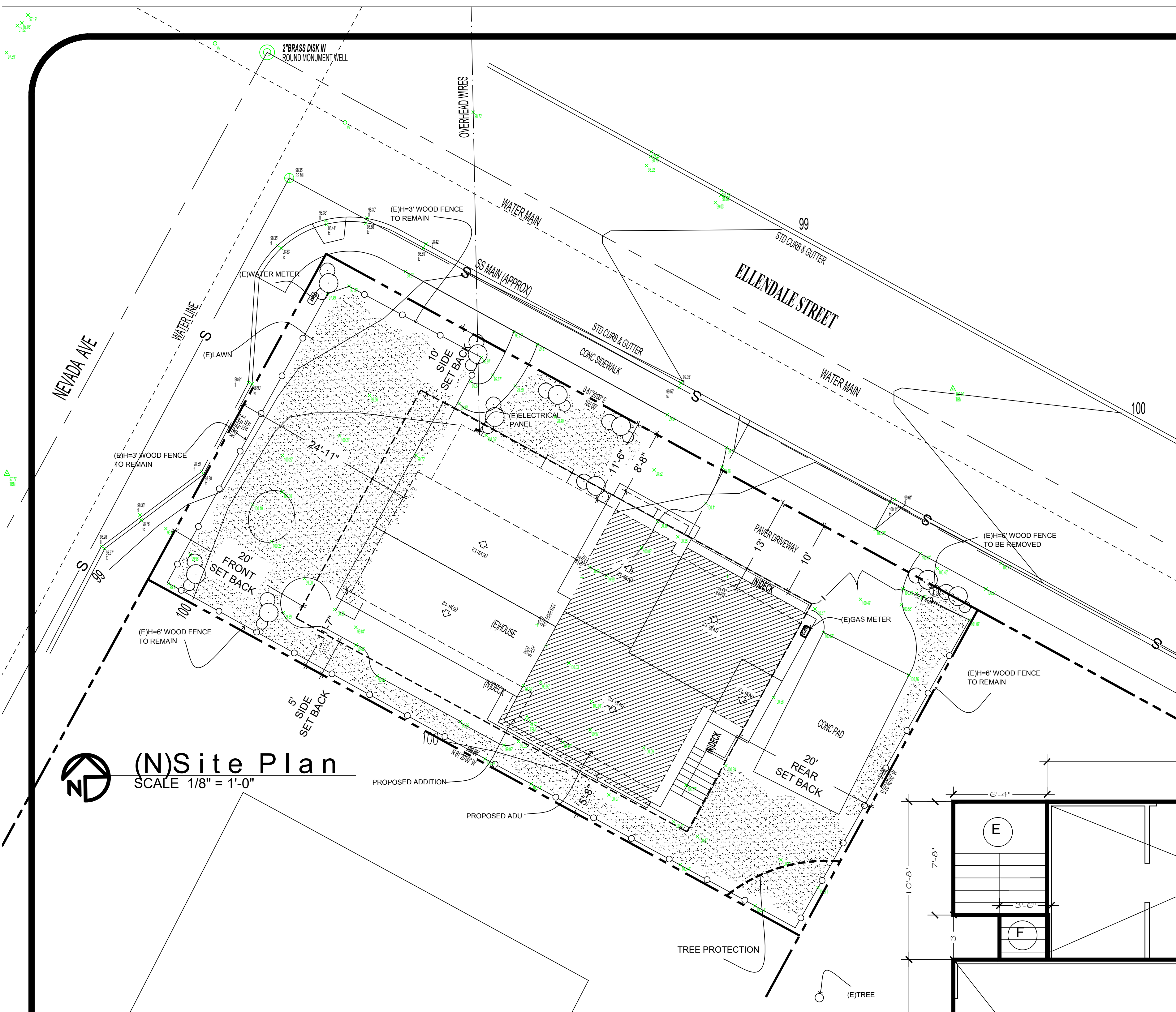
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 MOSS BEACH, CA.

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Design by: ANDREA COSTANZO	Drawn by: ANDREA COSTANZO
DATE 05/06/21	ISSUED FOR PERMIT

Sheet:
 (E)FIRST & SECOND FLOOR PLANS
 Scale as shown

A-2
 OF



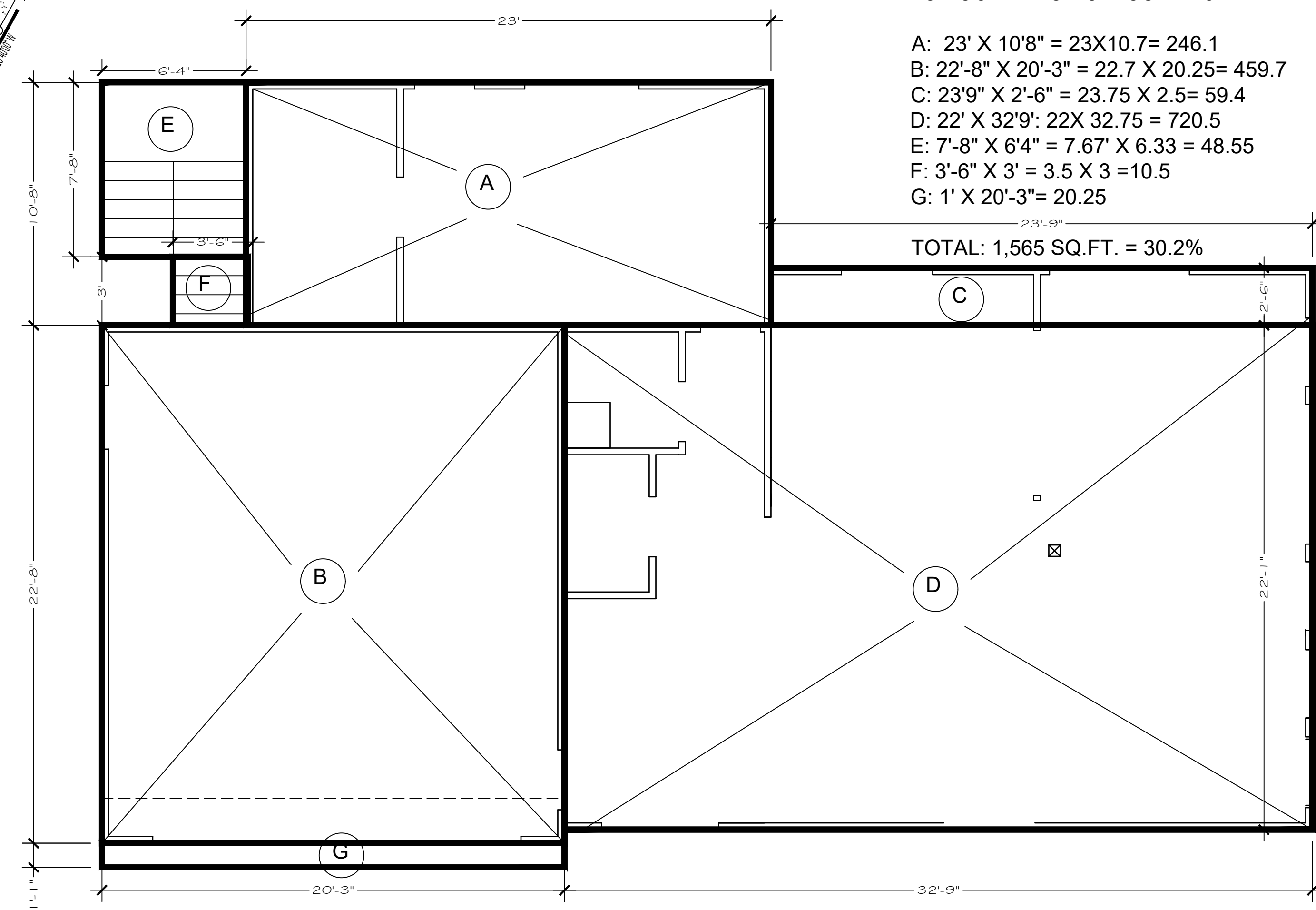
(N)Site Plan
 SCALE 1/8" = 1'-0"

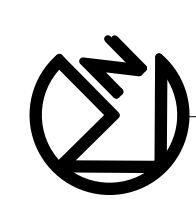
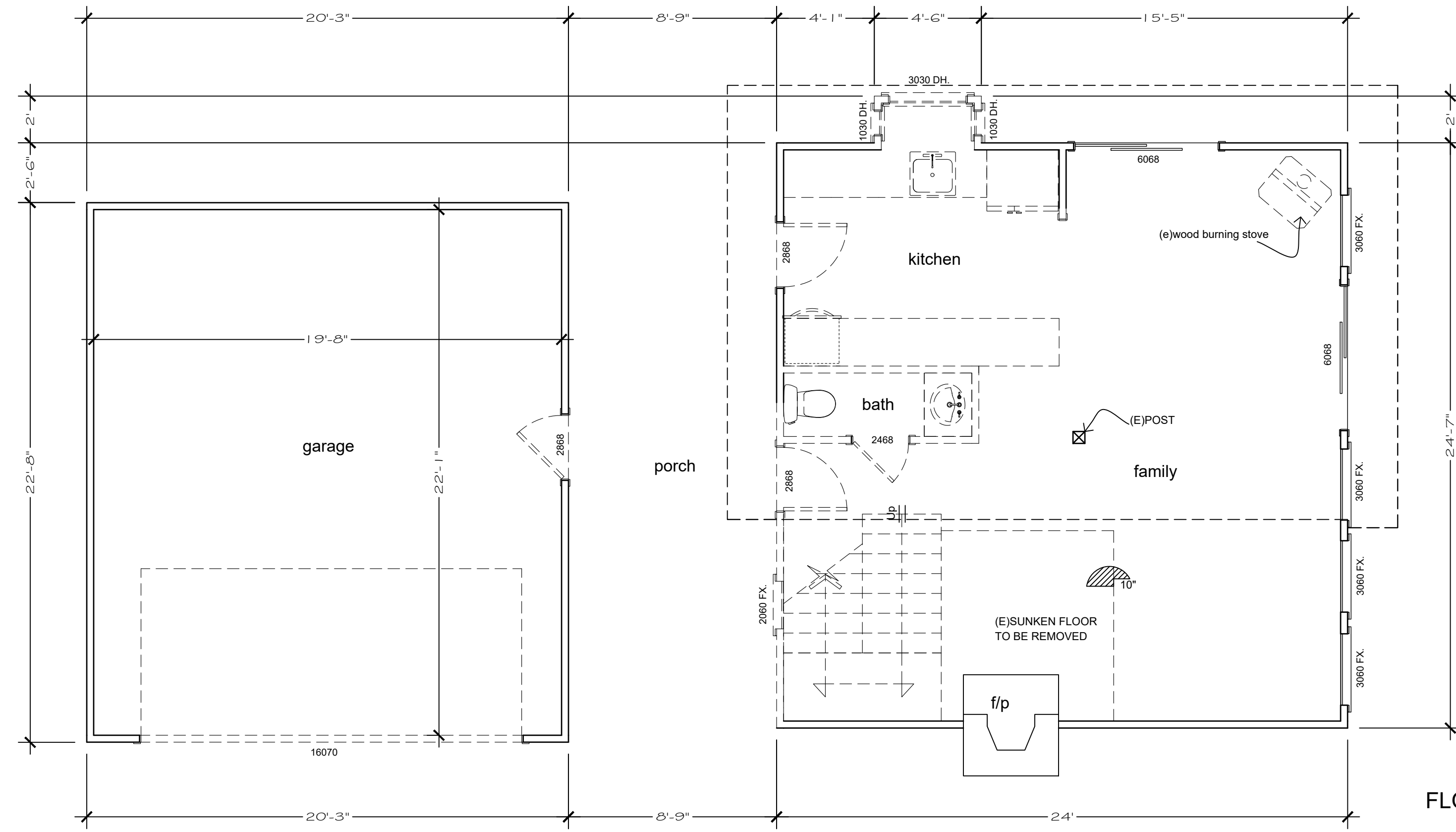
LOT COVERAGE CALCULATION:

- A: 23' X 10'8" = 23X10.7= 246.1
- B: 22'-8" X 20'-3" = 22.7 X 20.25= 459.7
- C: 23'9" X 2'-6" = 23.75 X 2.5= 59.4
- D: 22' X 32'9" = 22X 32.75 = 720.5
- E: 7'-8" X 6'4" = 7.67' X 6.33 = 48.55
- F: 3'-6" X 3' = 3.5 X 3 = 10.5
- G: 1' X 20'-3" = 20.25

TOTAL: 1,565 SQ.FT. = 30.2%

Lot Coverage Calculation
 SCALE 1/4" = 1'-0"



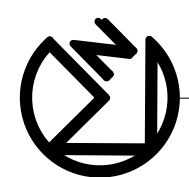
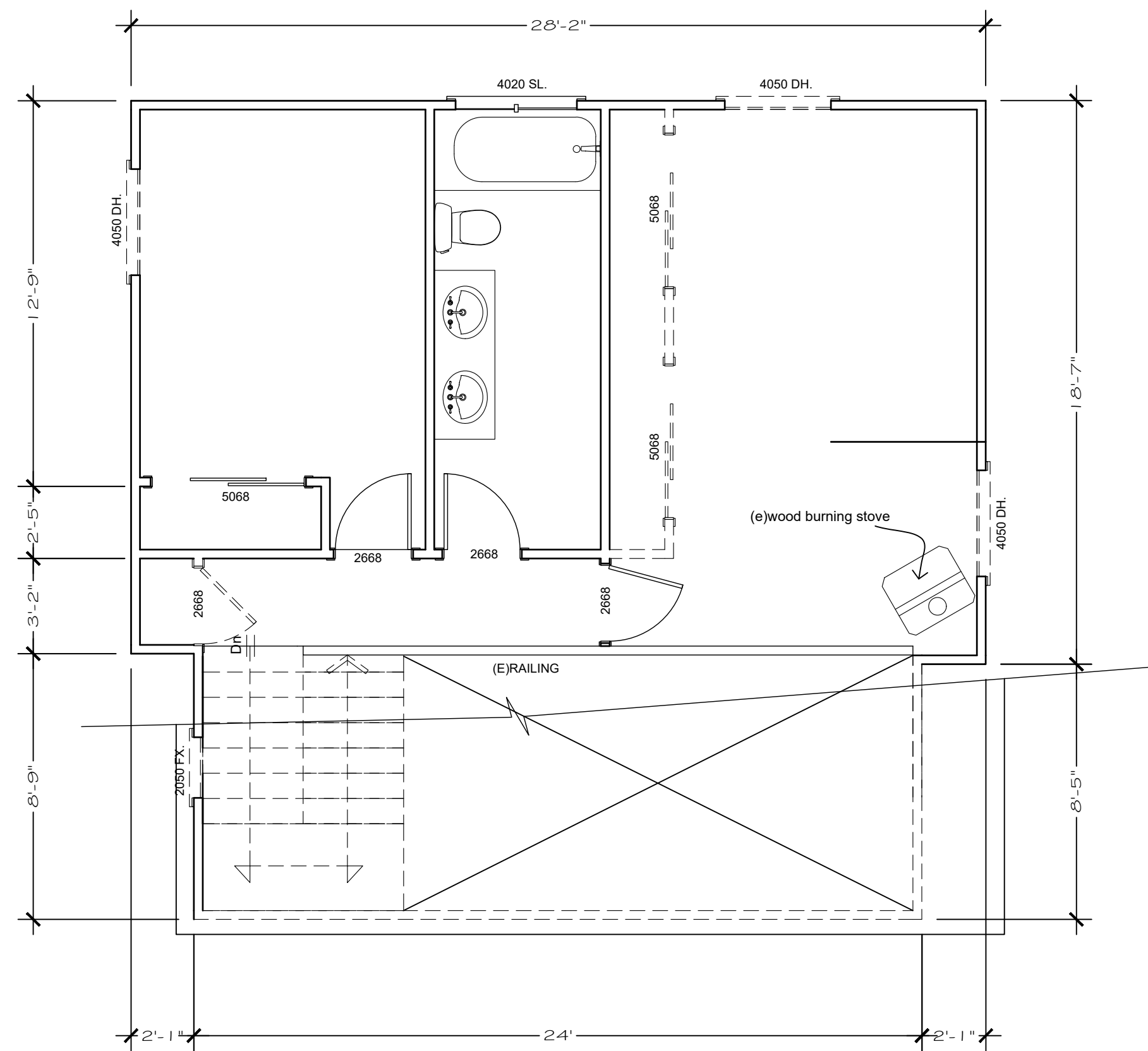


(E) First Floor Plan

SCALE 1/4" = 1'-0"

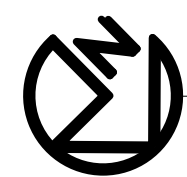
FLOOR PLANS NOTES

- NEW WALL
- EXISTING WALL
- EXISTING WALL



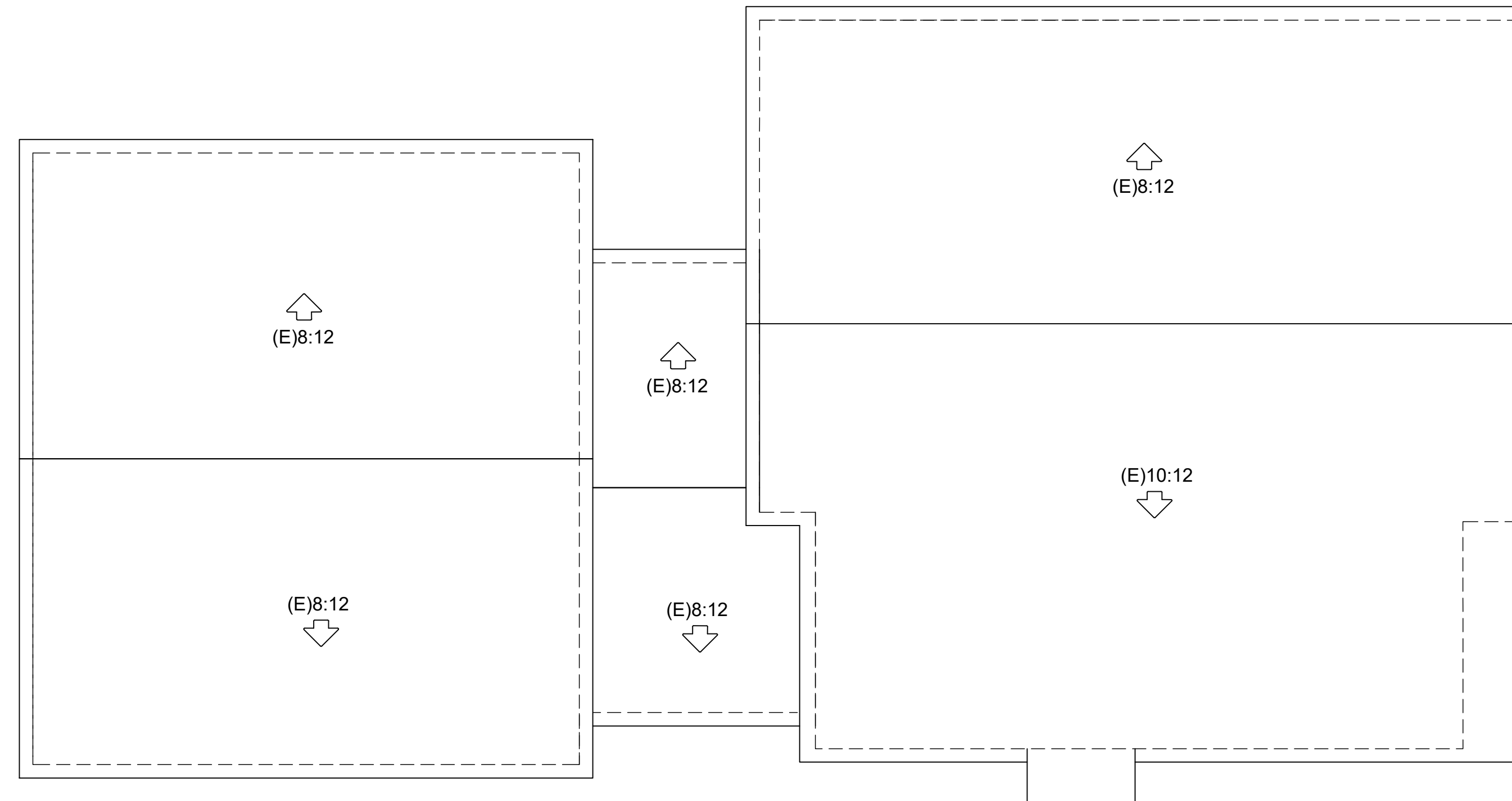
(E) Second Floor Plan

SCALE 1/4" = 1'-0"



(E) Roof Plan

SCALE 1/4" = 1'-0"



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HOFFMAN RESIDENCE

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MOSS BEACH, CA.

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DATE 05/06/21	ISSUED FOR PERMIT

Sheet:
**(E)FIRST & SECOND FLOOR PLANS
(E) ROOF PLAN**
Scale as shown

A-3
OF

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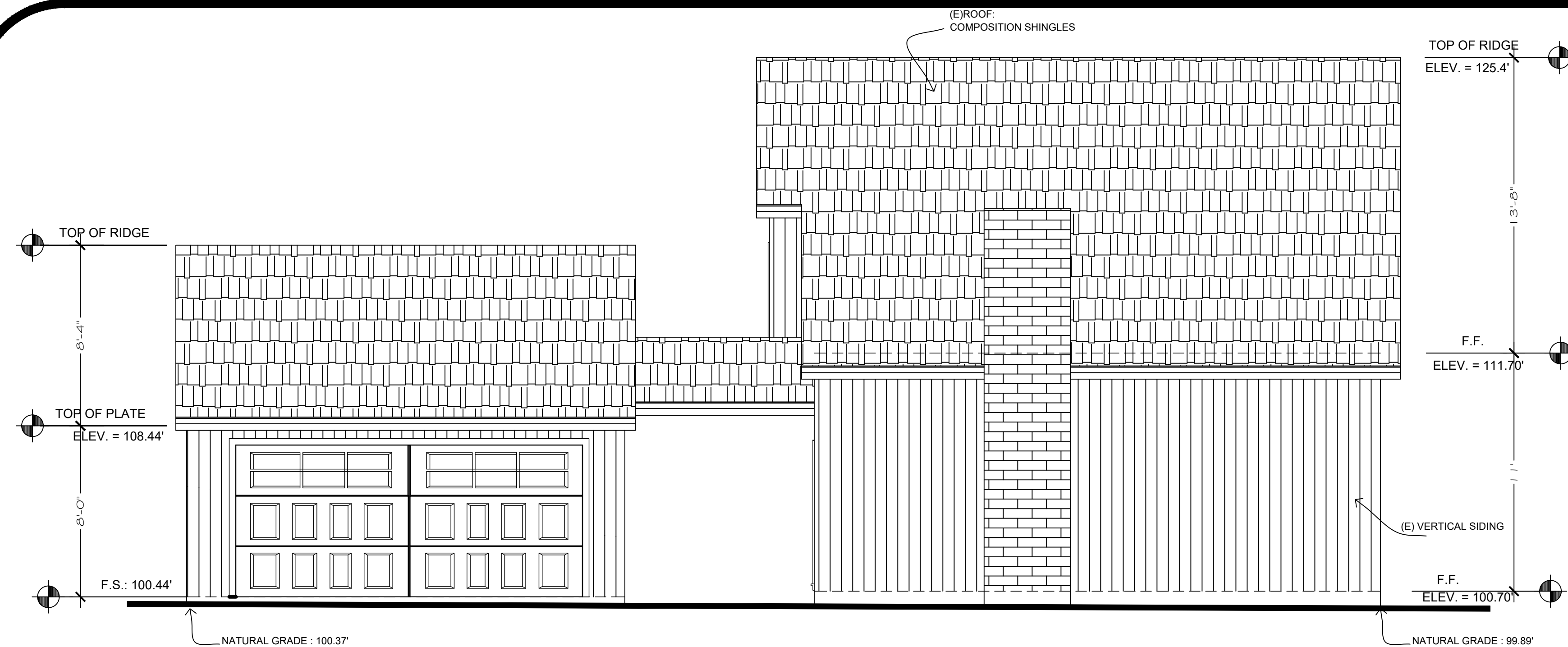
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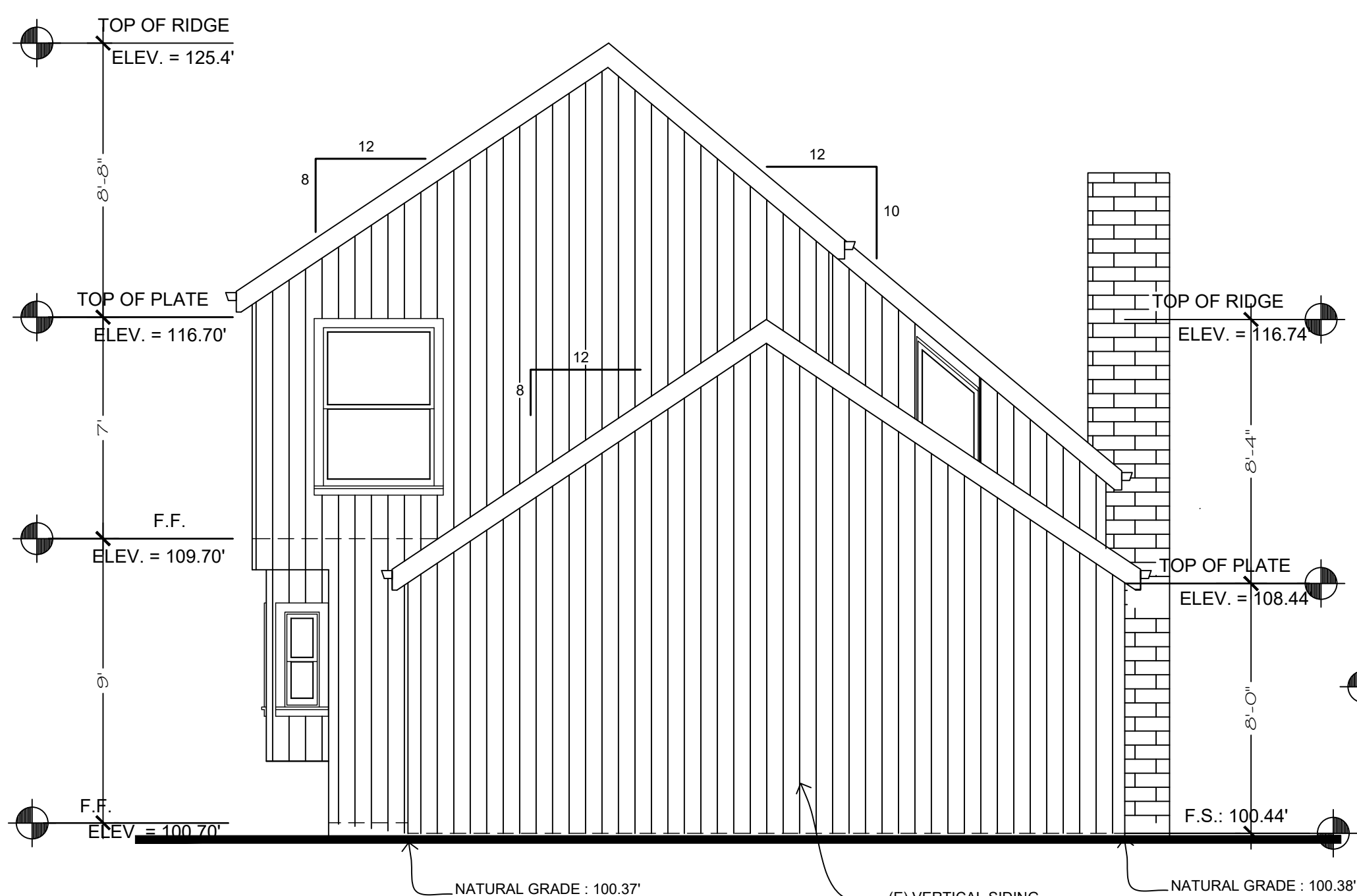
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Sheet:
 (E) ELEVATIONS
 Scale as shown

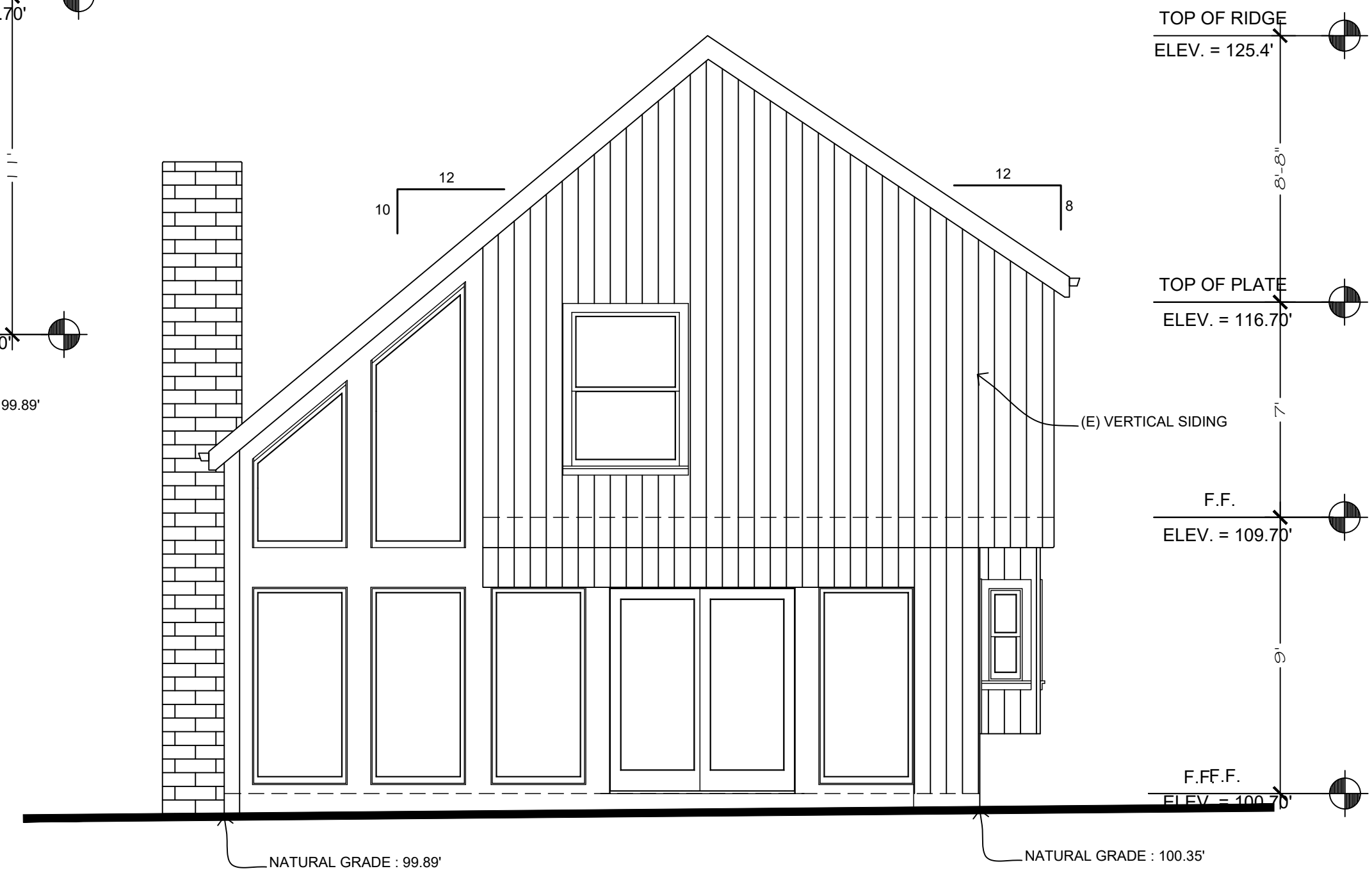
A-4
 OF



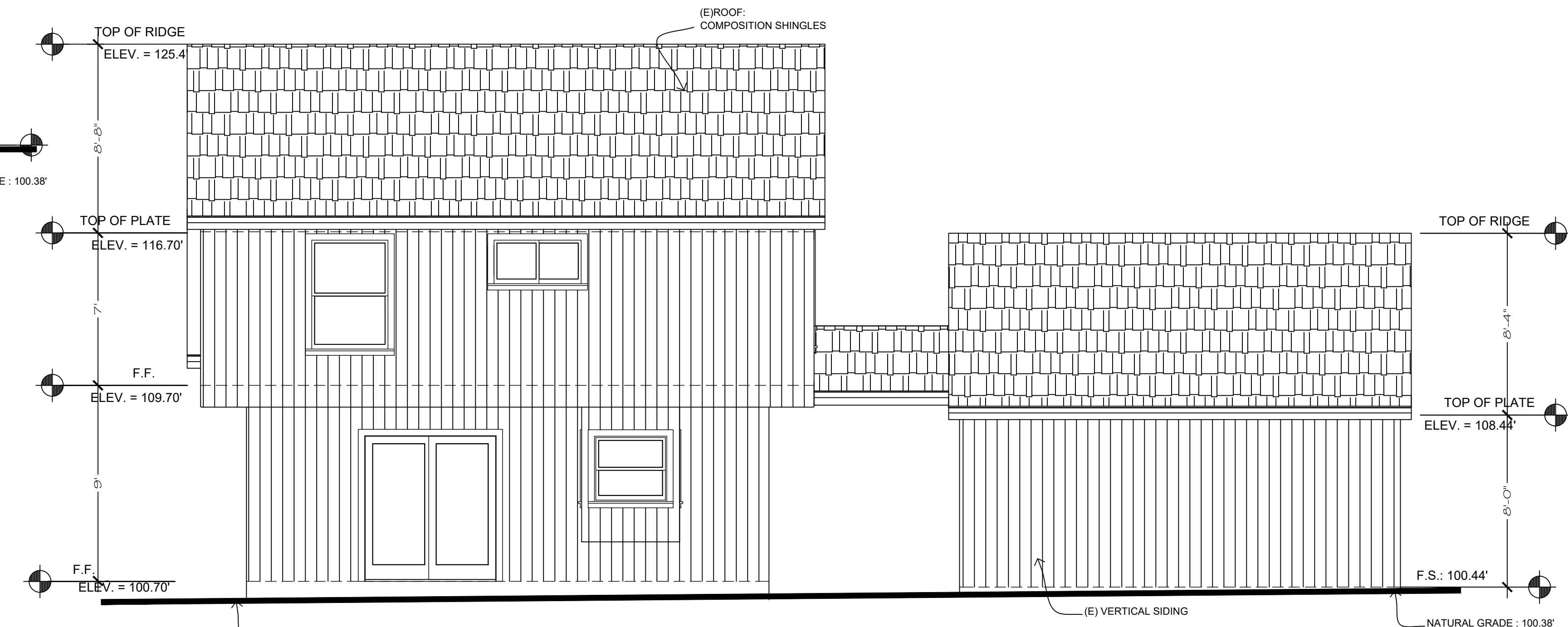
(E)Front Elevation
 SCALE 1/4" = 1'-0"



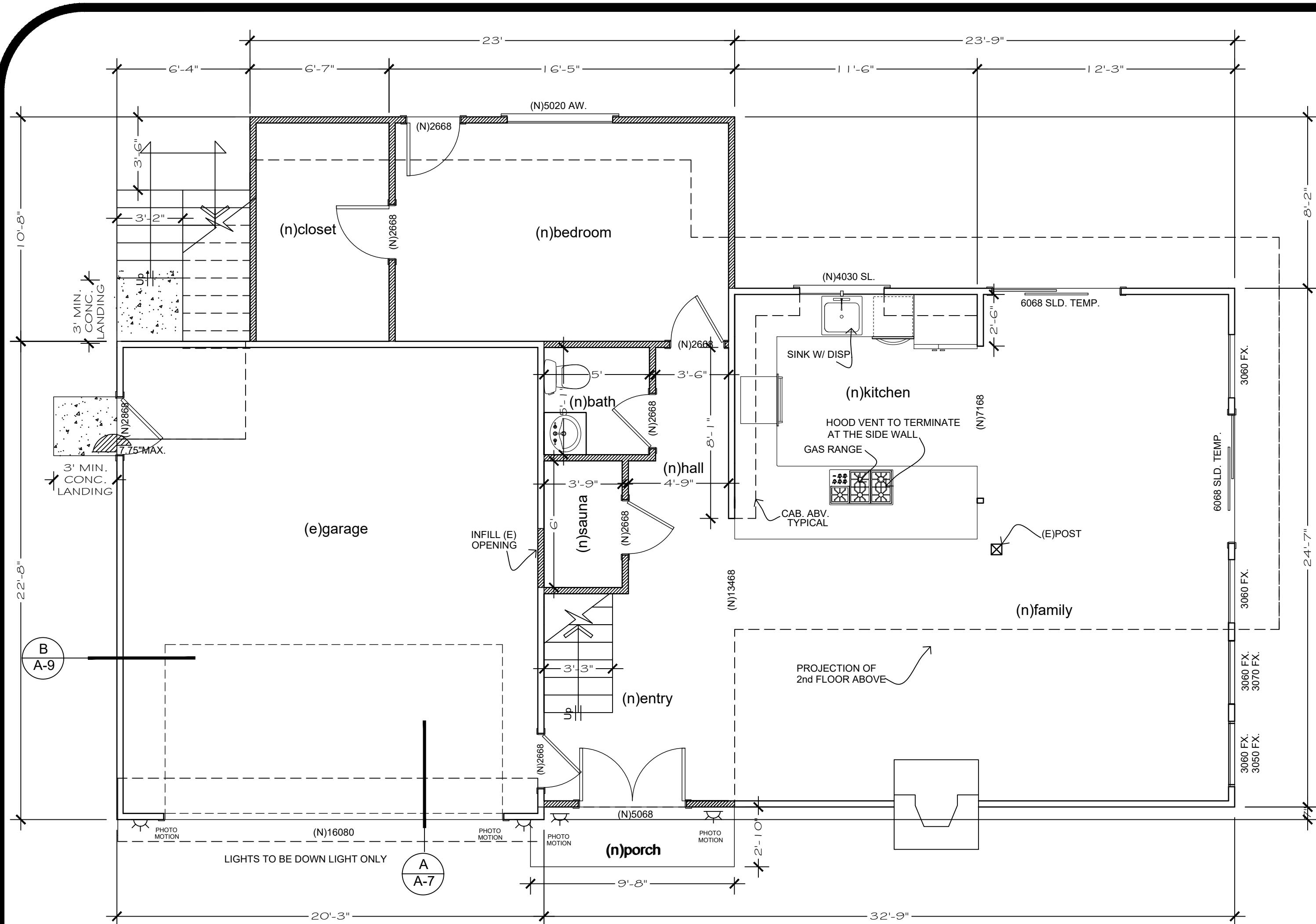
(E)Left Elevation
 SCALE 1/4" = 1'-0"



(E)Right Elevation
 SCALE 1/4" = 1'-0"



(E)Rear Elevation
 SCALE 1/4" = 1'-0"



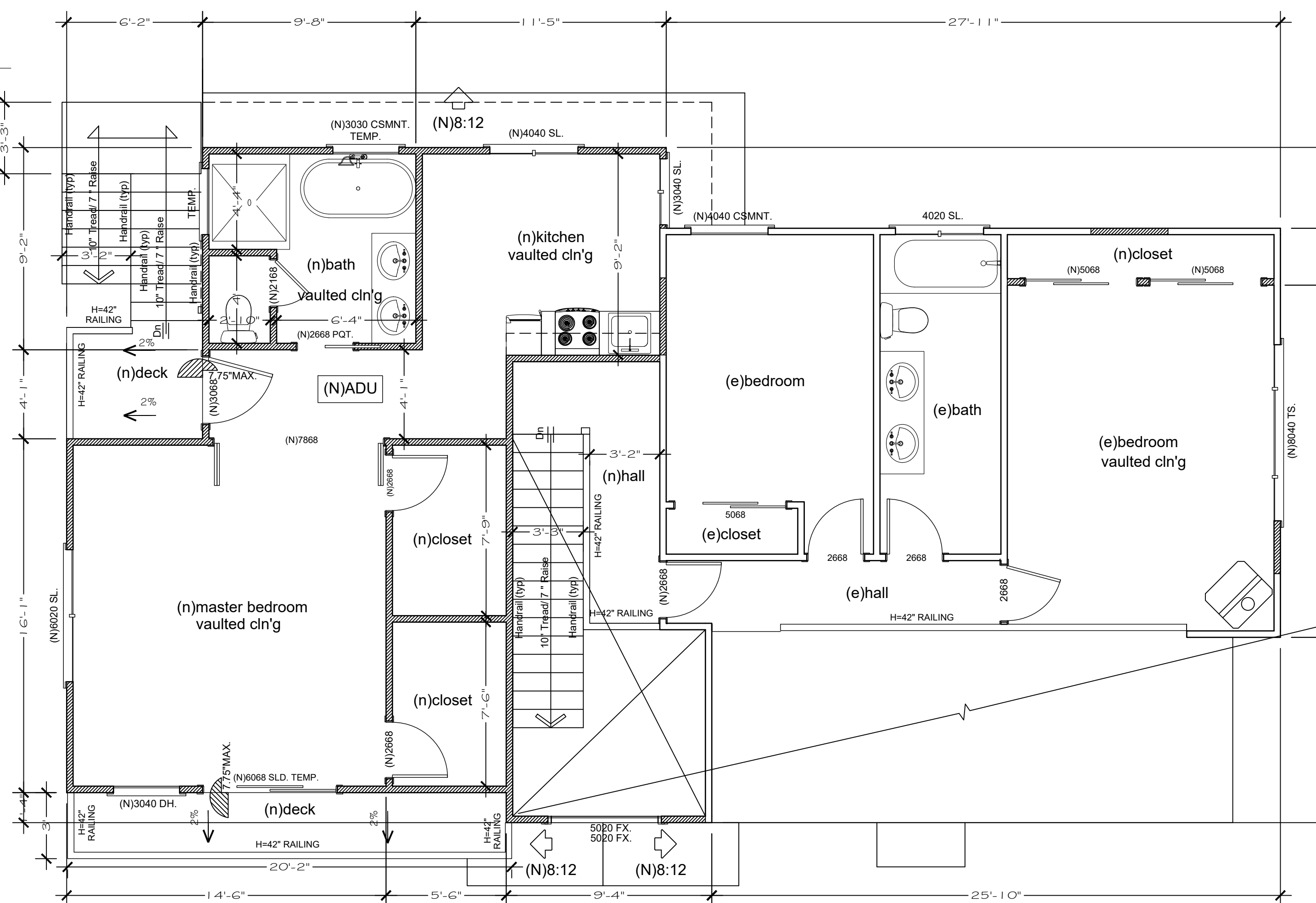
(N) First Floor Plan
SCALE 1/4" = 1'-0"

INDICATES A 3'-0" X 3'-6" CLEAR WINDOW OPENING SIMILARITY FOR DOORS

SL. = SLIDING WINDOW
CSMNT. = CASEMENT WINDOW
FX. = FIXED WINDOW
D.H. = DOUBLE HUNG WINDOW
AW. = AWNING WINDOW

FLOOR PLANS NOTES

- NEW WALL
- WALL TO BE REMOVED
- EXISTING WALL



(N) Second Floor Plan
SCALE 1/4" = 1'-0"

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HOFFMAN RESIDENCE

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DATE 05/06/21	ISSUED FOR PERMIT

Sheet:
(N)FIRST & SECOND FLOOR PLANS
Scale as shown

A-5
OF

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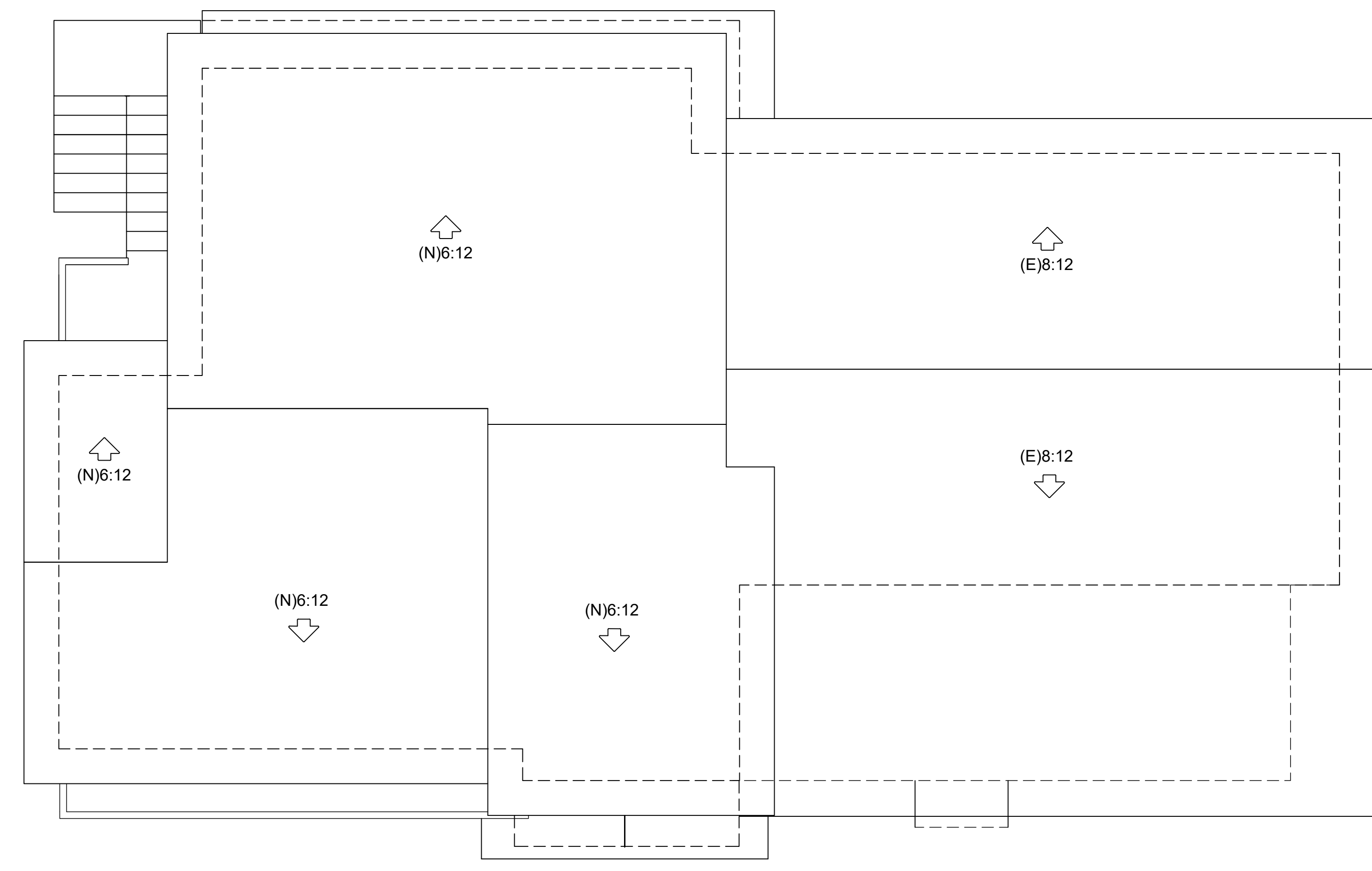
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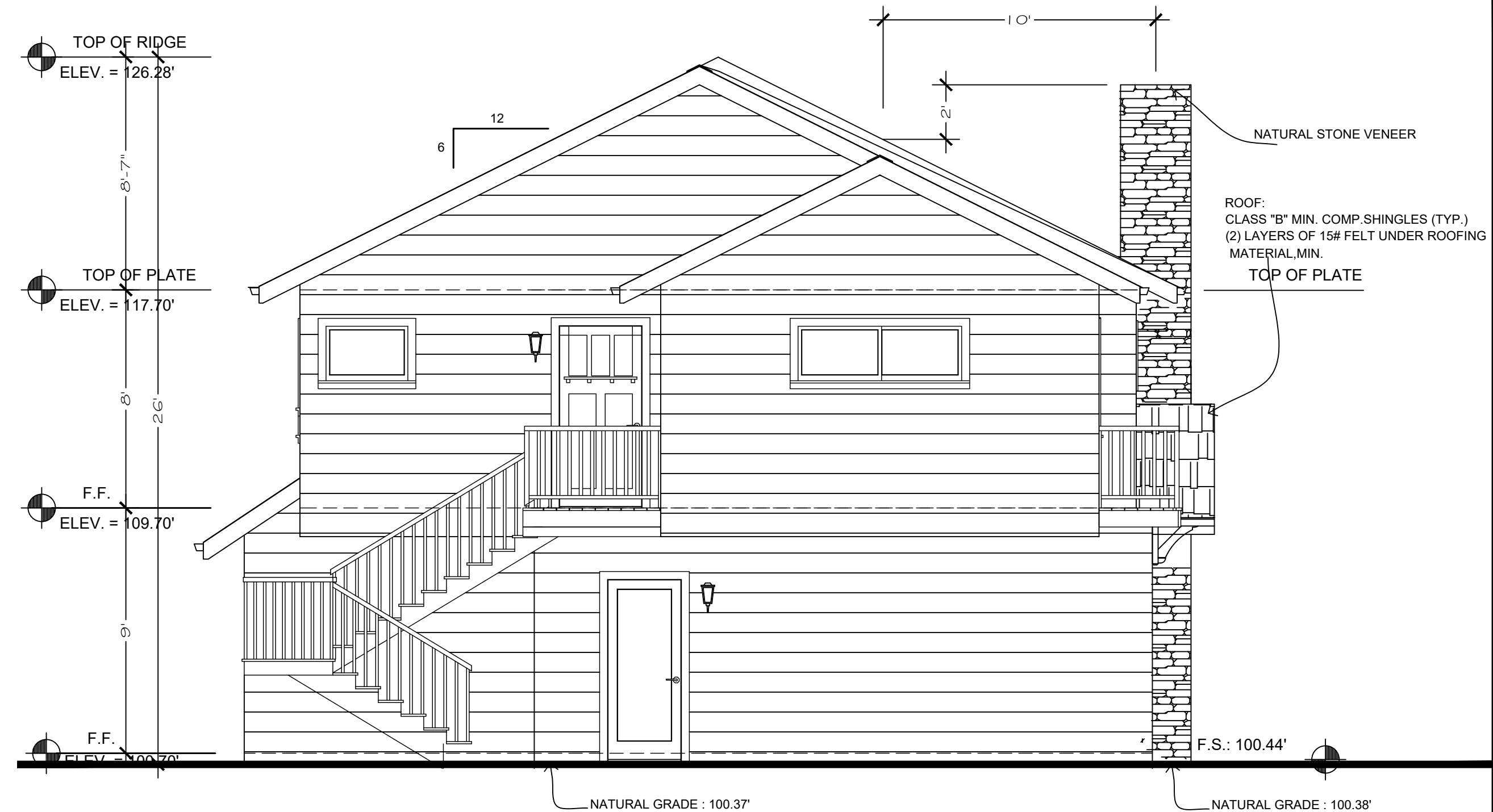
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DATE 05/06/21	ISSUED FOR PERMIT

Sheet:
 (N) ROOF PLAN
 (N) LEFT & FRONT ELEVATIONS
 Scale as shown

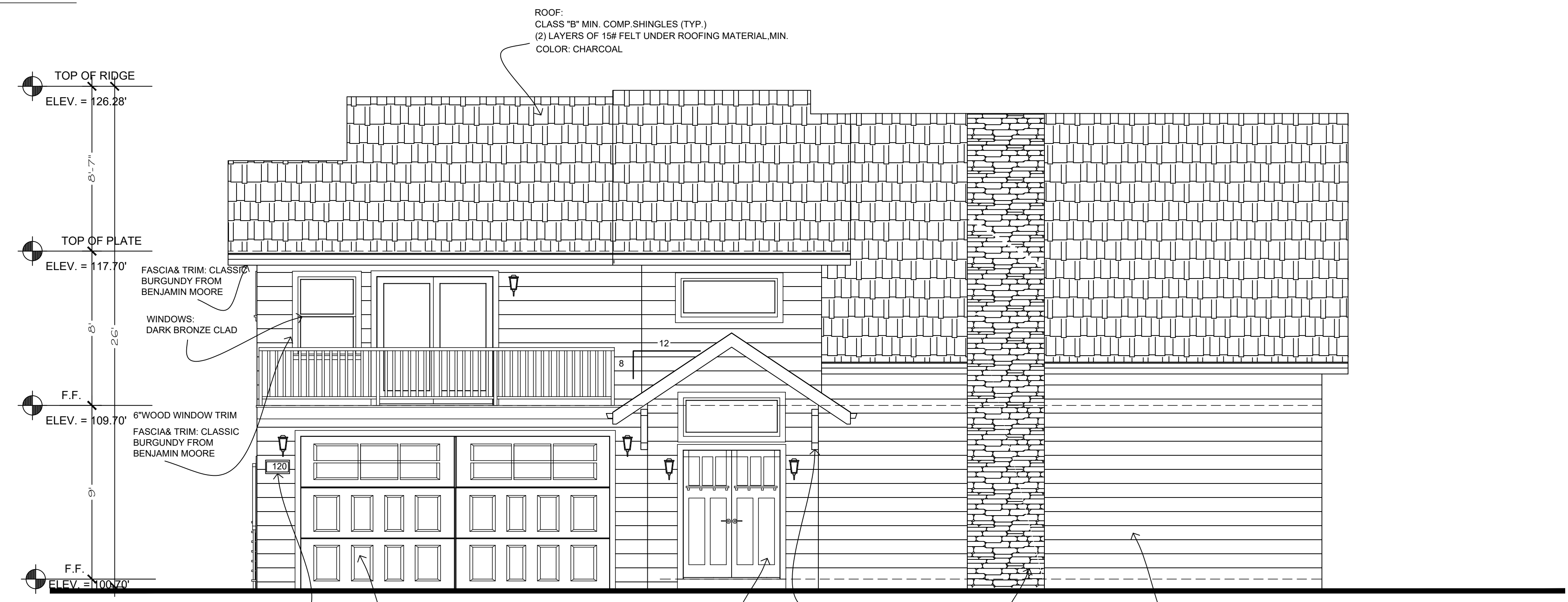
A-6
 OF



(N) Roof Plan
 SCALE 1/4" = 1'-0"



(N) Left Elevation
 SCALE 1/4" = 1'-0"



(N) Front Elevation
 SCALE 1/4" = 1'-0"

NOTE:
 THE FACADE ARTICULATION APPROACHING IS BEEN UTILIZED THE FRONT ELEVATION

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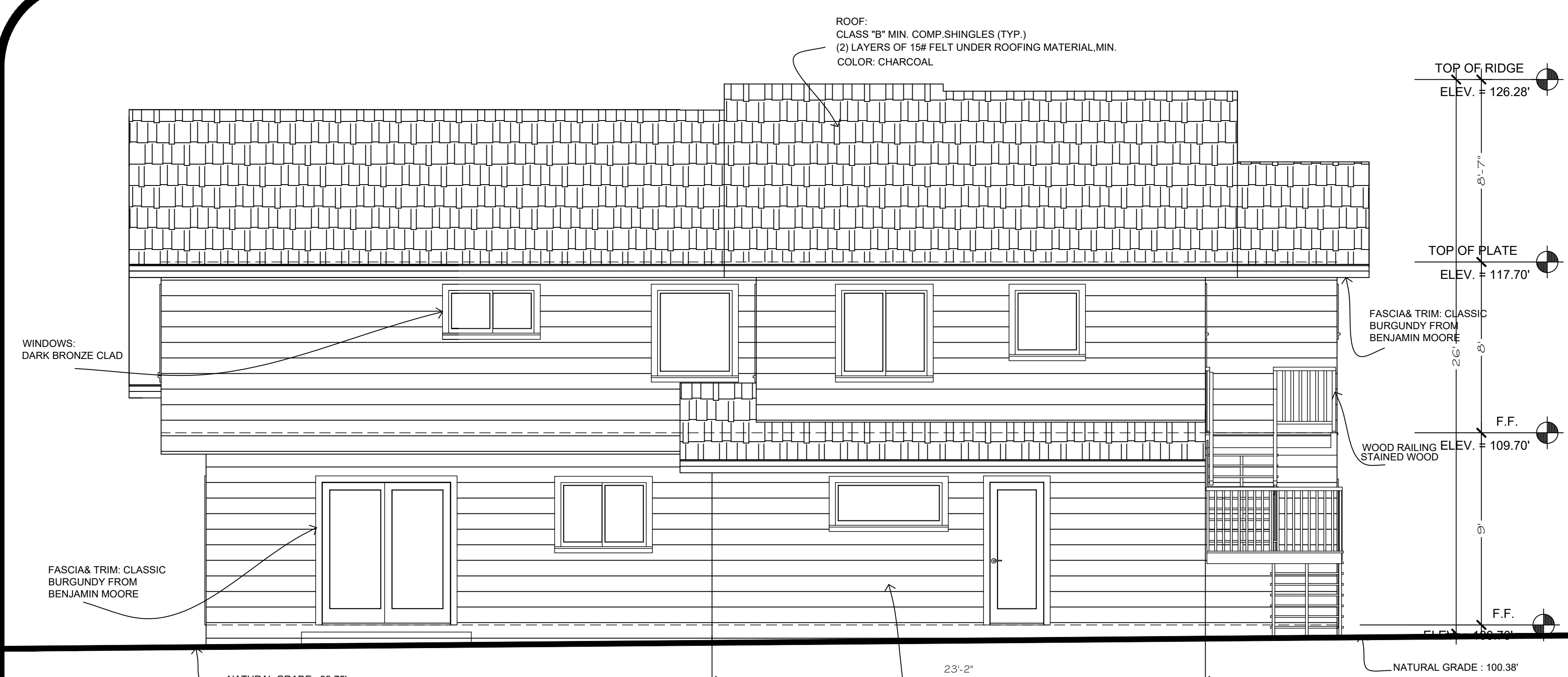
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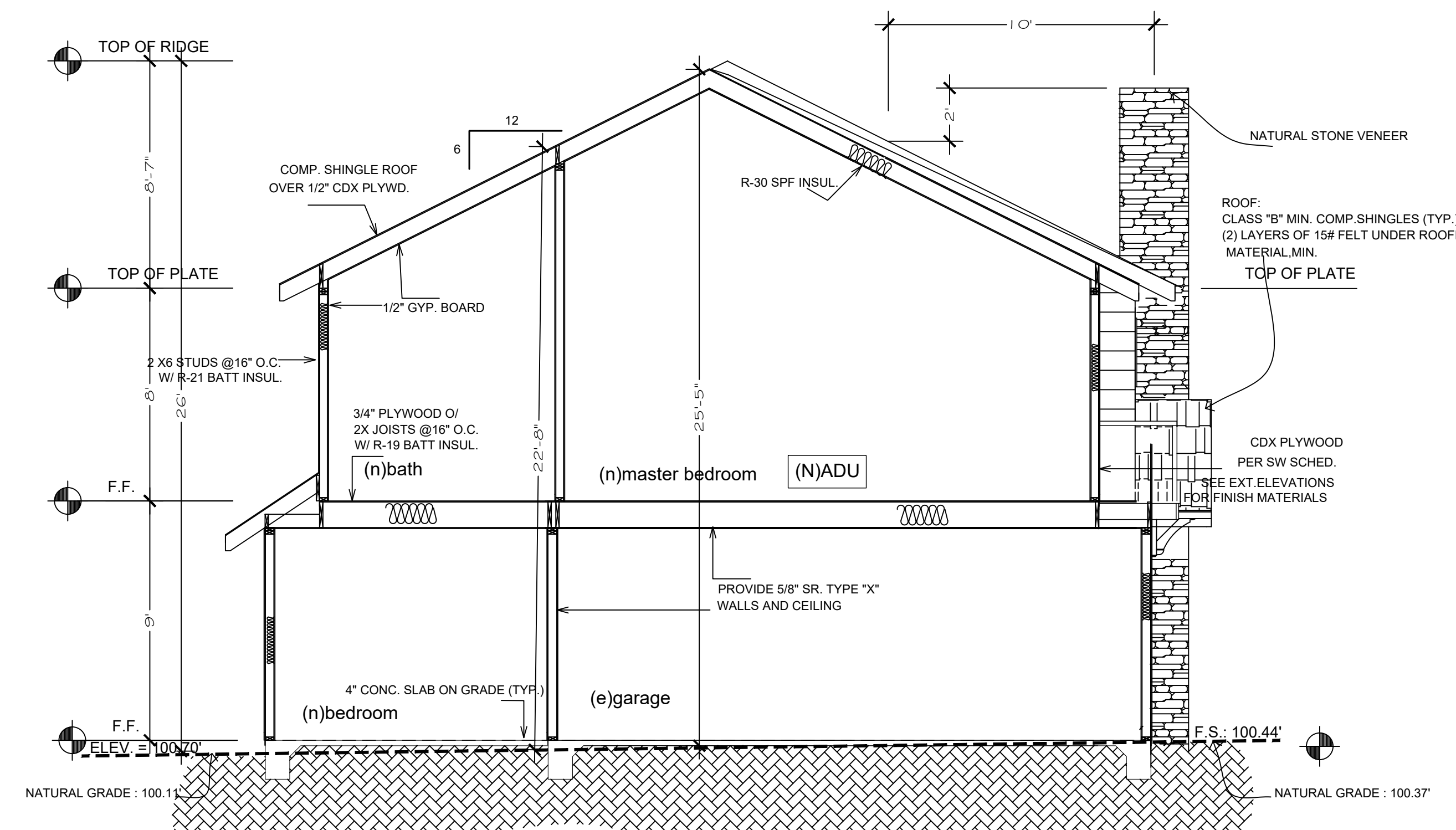
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Sheet:
 (N)REAR & RIGHT ELEVATIONS
 Scale as shown

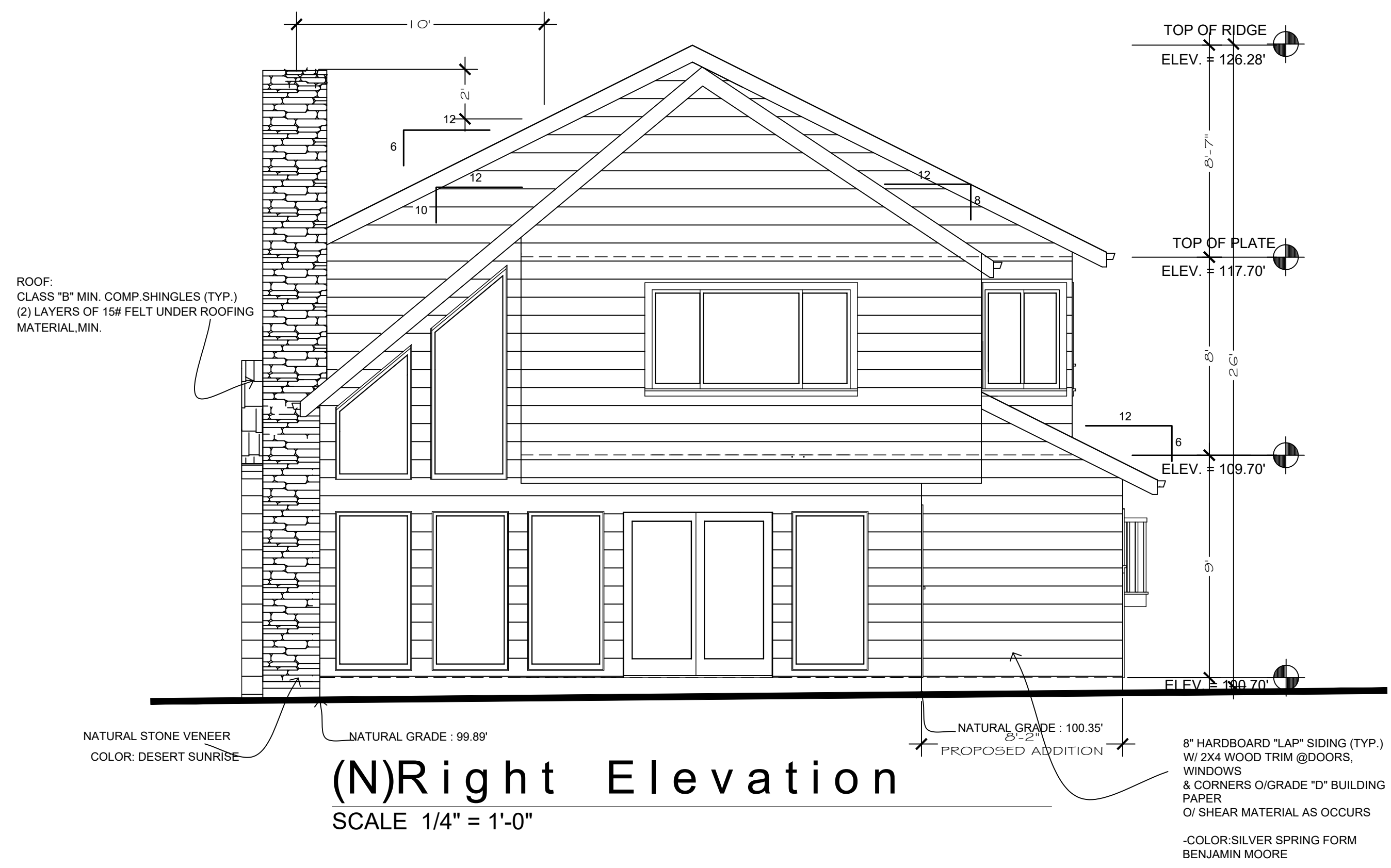
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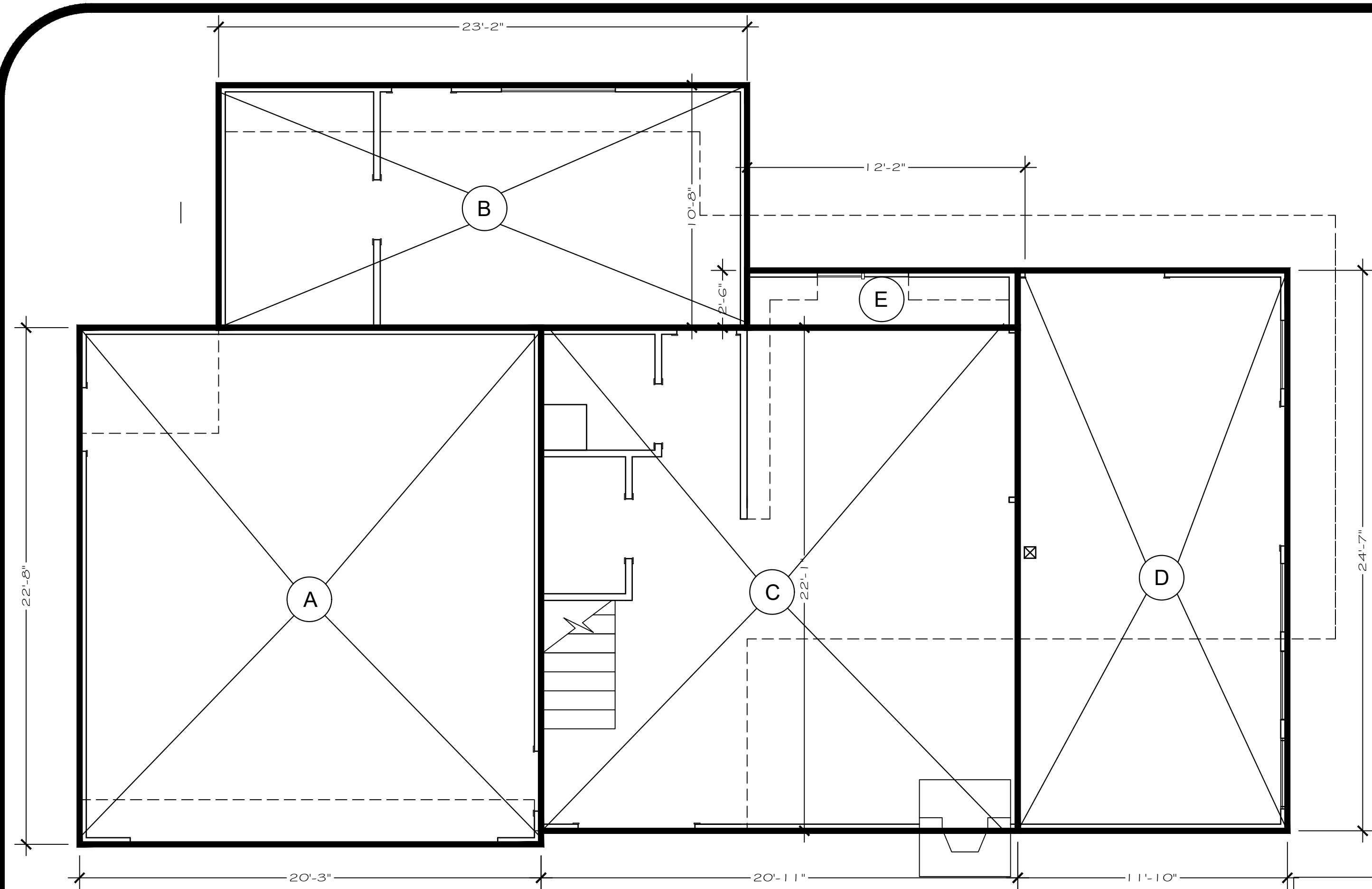
(N)Rear Elevation
 SCALE 1/4" = 1'-0"



Section A-A
 SCALE 1/4" = 1'-0"
 NOTE: SECTION DRAWINGS TO BE USED FOR REFERENCE ONLY - FOR ACTUAL MEMBER SIZES AND SPACING, PLEASE SEE STRUCTURAL SHEETS



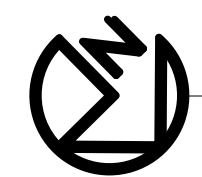
(N)Right Elevation
 SCALE 1/4" = 1'-0"



FLOOR AREA CALCULATION:

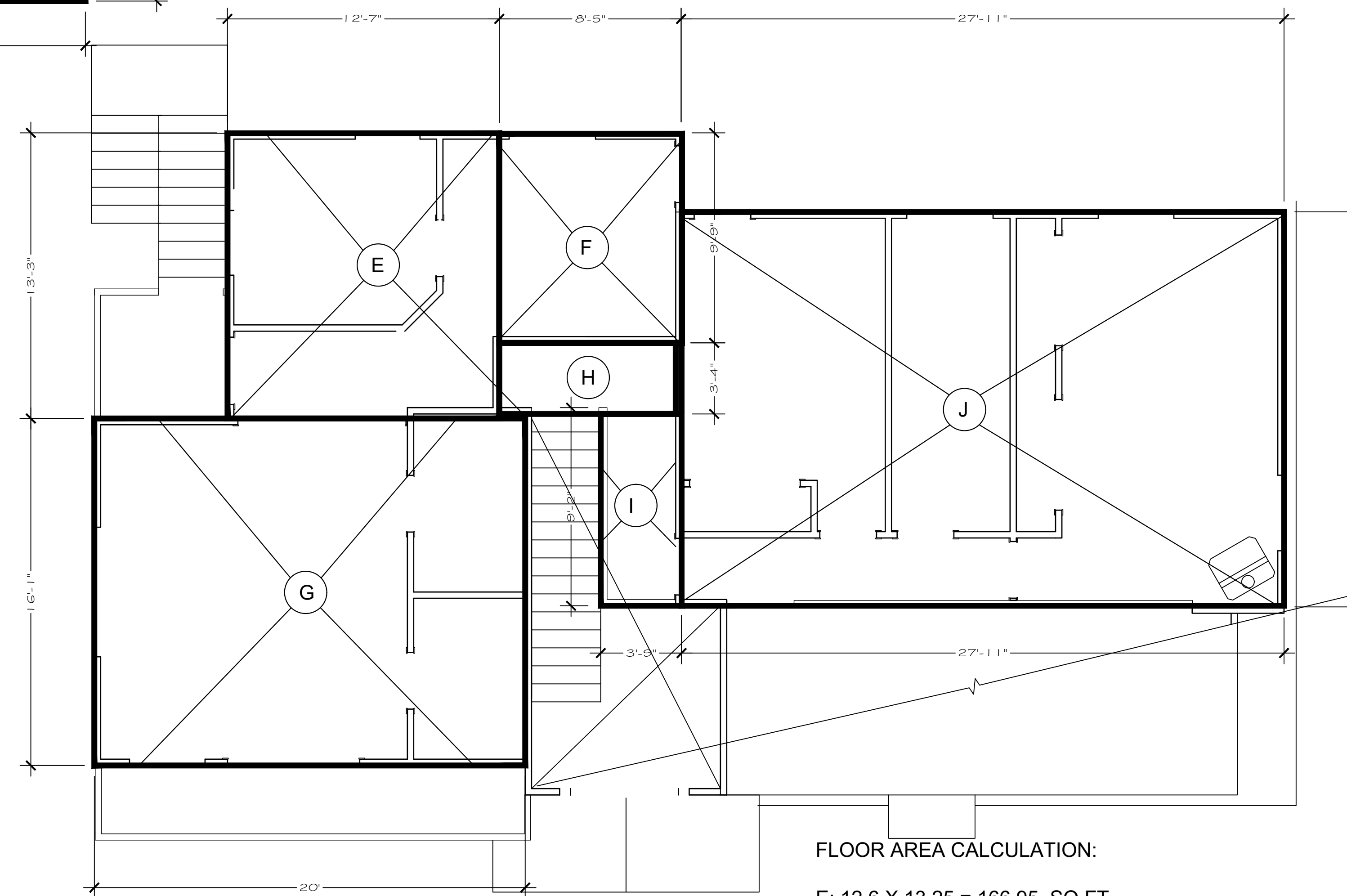
- A: 22.7 x 20.25 = 459.7 SQ.FT. (GARAGE)
- B: 23.2 X 10.7 = 248.2 SQ.FT.
- C: 20.9 X 22 = 459.8 SQ.FT.
- D: 11.8 X 24.58 = 290 SQ.FT.
- E: 12.2 X 2.5 = 30.5 SQ.FT.

TOTAL: 1,488.2 SQ.FT.



First Floor Plan

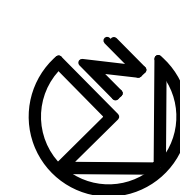
SCALE 1/4" = 1'-0"



FLOOR AREA CALCULATION:

- E: 12.6 X 13.25 = 166.95 SQ.FT.
- F: 8.4 X 9.75 = 81.9 SQ.FT.
- G: 16 X 20 = 320 SQ.FT.
- TOTAL ADU : 568.85
- H: 3.3 X 8.4 = 27.72 SQ.FT.
- I: 3.75 X 9.2 = 34.5 SQ.FT.
- J: 27.9 X 18.3 = 510.57 SQ.FT.

TOTAL: 568.85 + 572.79 = 1,141.64 SQ.FT.



(N) Second Floor Plan

SCALE 1/4" = 1'-0"

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Sheet:
AREA CALCULATIONS
Scale as shown

A-8

OF

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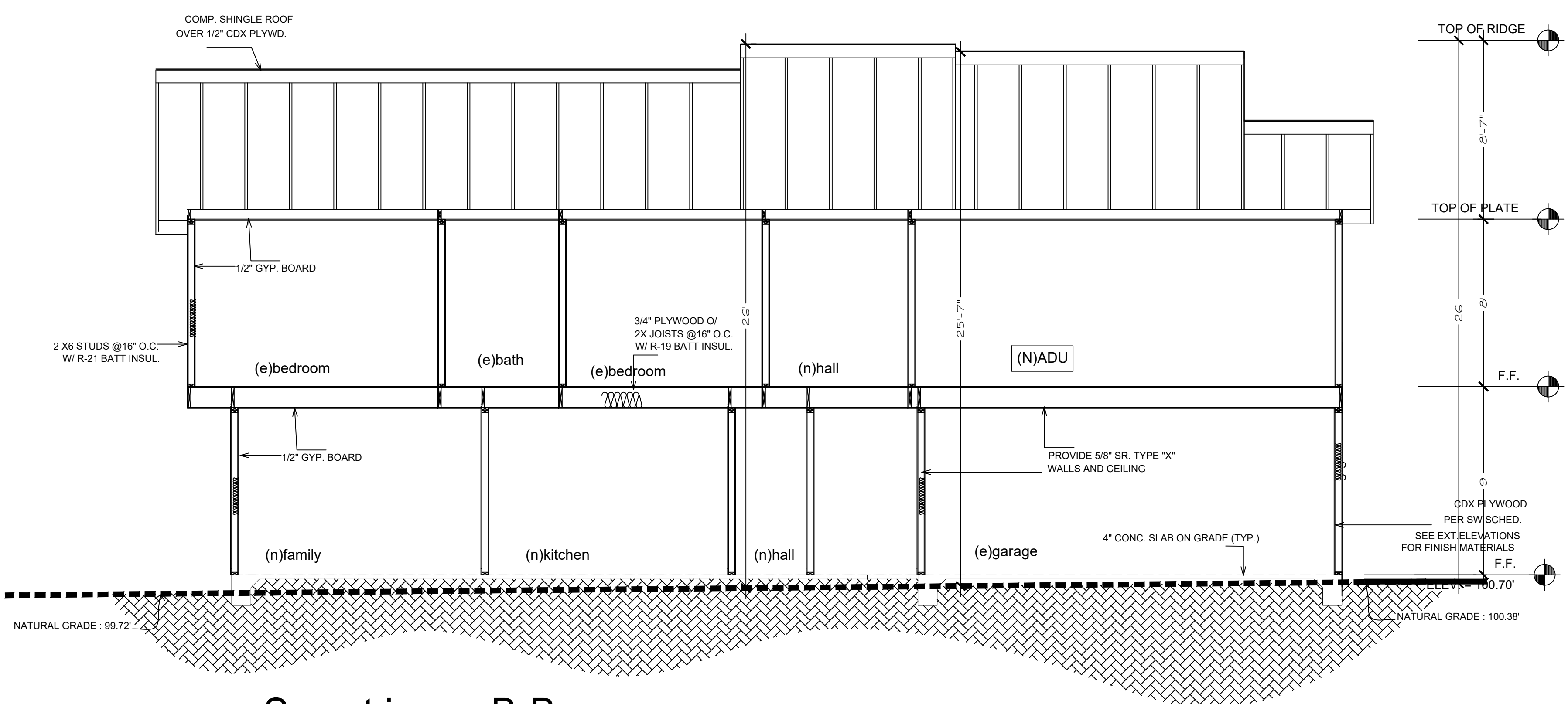
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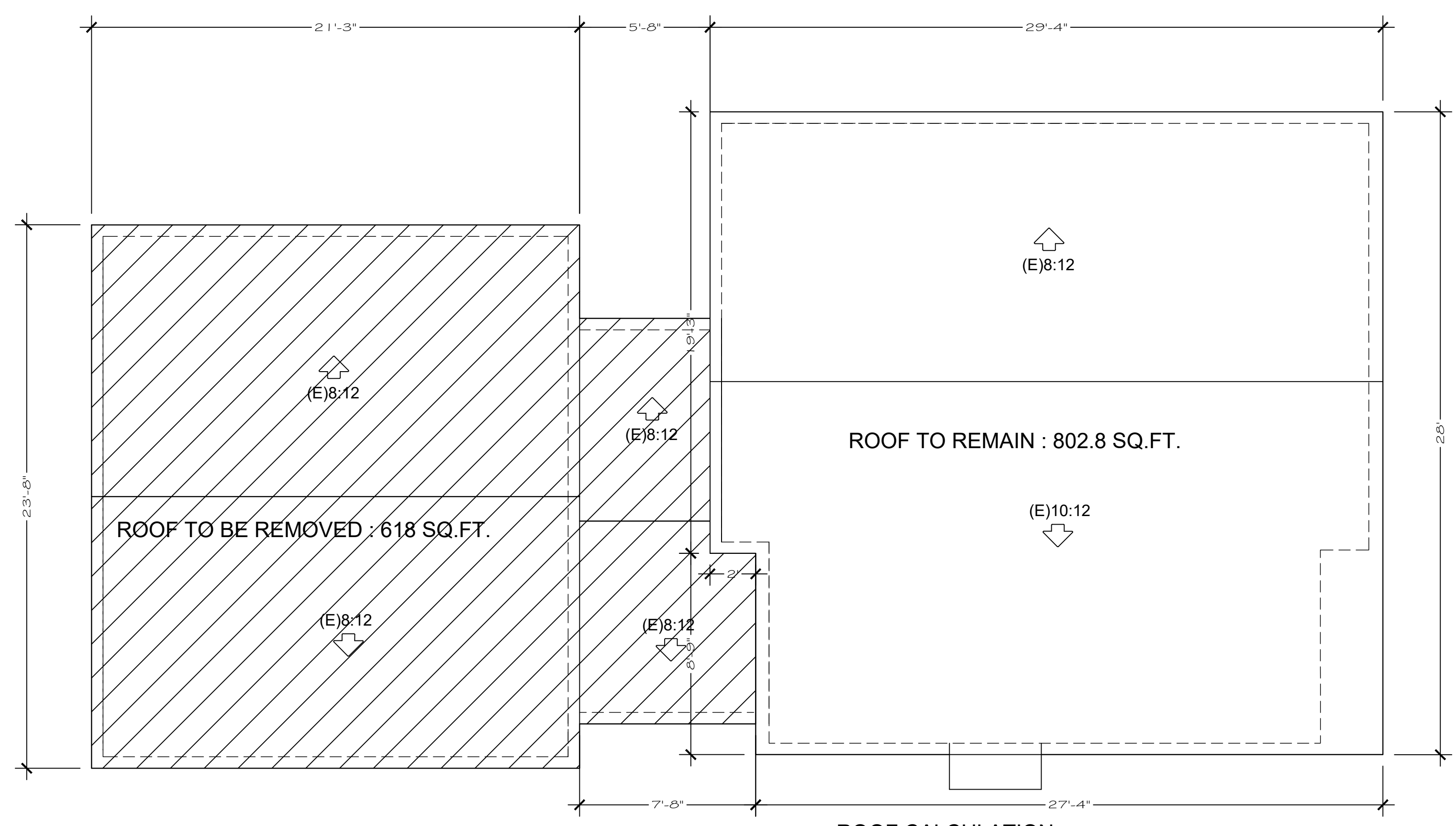
Sheet:
SECTION
Scale as shown

A-9
OF



Section B-B

SCALE 1/4" = 1'-0"
 NOTE: SECTION DRAWINGS TO BE USED FOR REFERENCE ONLY -
 FOR ACTUAL MEMBER SIZES AND SPACING, PLEASE SEE
 STRUCTURAL SHEETS



Roof Calculation
 SCALE 1/4" = 1'-0"

ROOF CALCULATION:
 TOTAL ROOF: 1,420.8 SQ.FT.
 ROOF TO BE REMOVED : 618 SQ.FT.
 REMAINING (E)ROOF = 802.8 SQ.FT. = 56.5%



SAN MATEO COUNTYWIDE

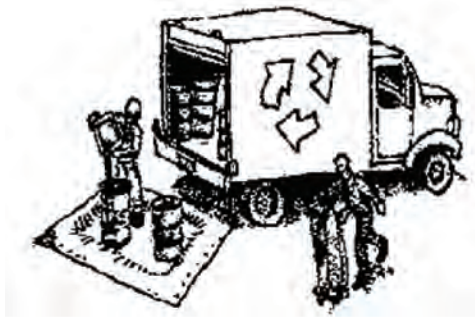
Water Pollution Prevention Program

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



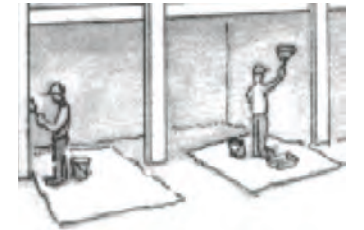
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

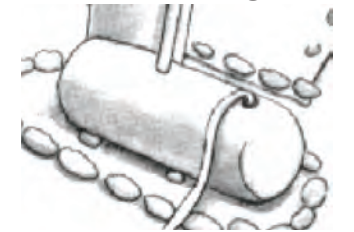
Painting & Paint Removal



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!