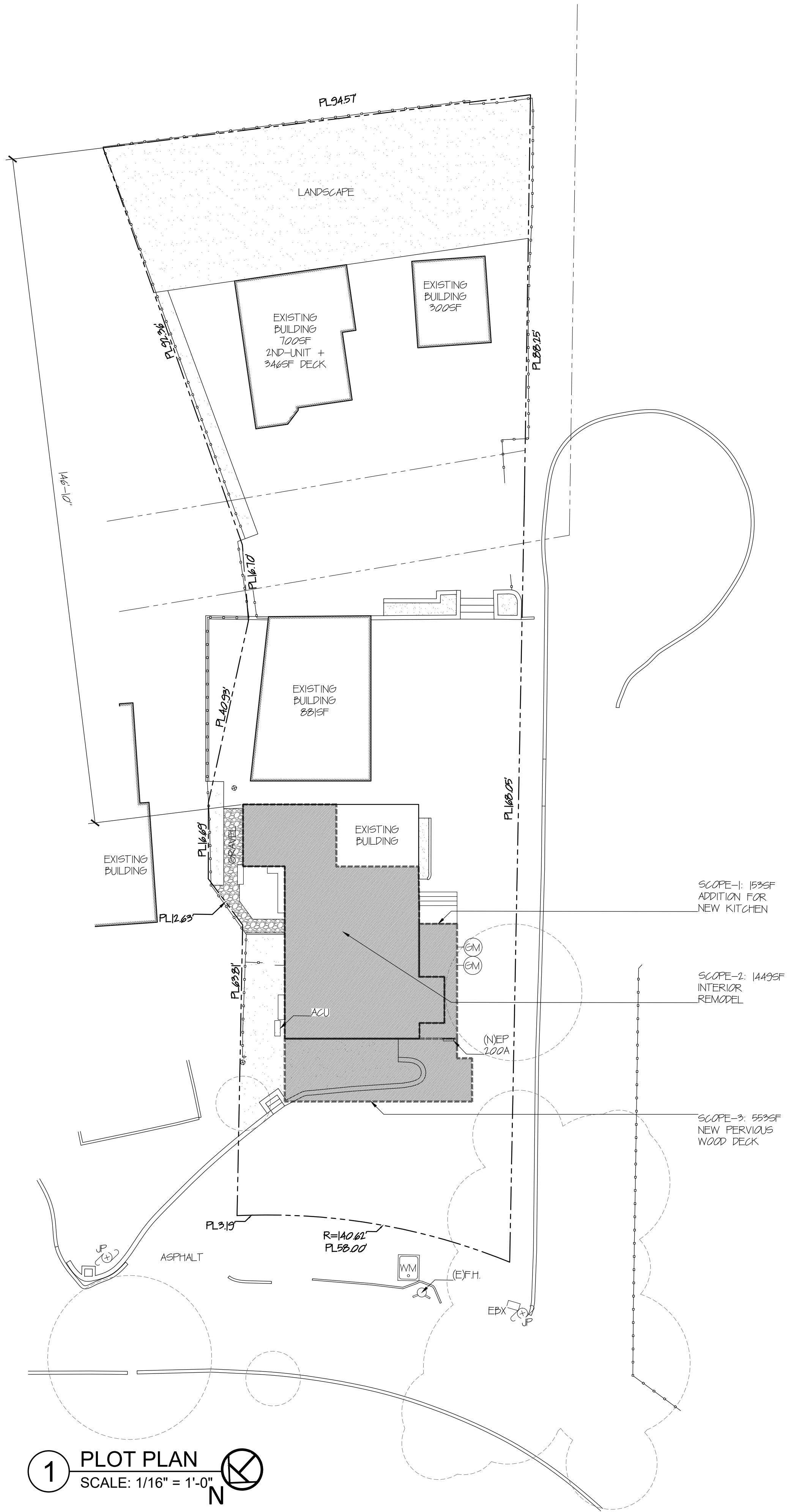




1 PLOT PLAN
SCALE: 1/16" = 1'-0"

ADDITION & REMODEL

215 SYLVAN WAY., REDWOOD CITY, CA.

PROJECT INFORMATION

APN: 051-082-550
ZONING: RH/DR
SPRINKLERS : NO
OCCUPANCY GROUP: R-3/U
CONSTRUCTION TYPE: V-B
STORIES: ONE
WATERSHED: -

OCCUPANCY & BUILDING SUMMARY (RH/DR)

MAJOR STANDARDS	EXISTING	PROPOSED	DIFFERENCE
LOT SIZE (SQ.FT.)	16,678SF		
MAIN HOUSE	1,849SF	1,849SF	+1535F
2ND-UNIT/ADU	700SF	700SF	-
2ND-UNIT/ADU COVERED DECK	346SF	346SF	-
STORAGE	300SF	300SF	-
GARAGE	881SF	881SF	-
CHIMNEY	20SF	20SF	-12SF
FRONT DECK & STAIRS	73SF	553SF	+480SF
SIDE ENTRY LANDING	34SF	55SF	-36SF
*2ND-UNIT/ADU PRECLUDE	-700SF		
FAR (%)	3,410SF(20.45%)	3,995SF(23.95%)	585SF(3.50%)
MAX FAR = 16,678 X 0.3 = 5,003.4SF			
COVERAGE (%)	3,410SF(20.45%)	3,995SF(23.95%)	585SF(3.50%)
MAX COVERAGE = 16,678 X 0.25 = 4,169.5SF			
HEIGHT	21'-0 3/4"	22'-7 1/2"	
FRONT SETBACK	38'-8 3/4"	24'-11 1/2"	
LEFT SIDE SETBACK	7'-7 1/4"	7'-7 1/4"	
RIGHT SIDE SETBACK	15'-4 1/4"	12'-6"	
REAR SETBACK	146'-10"	146'-10"	
PARKING	THREE	THREE	

SCOPE OF WORK:

- 1535F ADDITION FOR NEW KITCHEN
- 14495F INTERIOR REMODEL
- 5535F NEW PERVIOUS WOOD DECK

APPLICABLE CODES

PROJECT SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES AND REGULATIONS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- CBC 107.2 & CRC 106.11
- 2022 CALIFORNIA RESIDENTIAL CODES
- 2022 CALIFORNIA BUILDING, MECHANICAL, PLUMBING AND ELECTRICAL CODES
- 2022 CALIFORNIA ENERGY CODES
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODES
- 2022 CALIFORNIA FIRE CODES
- COUNTY OF SAN MATEO MUNICIPAL CODES

PROJECT TEAM:

OWNER:
VICTORIA LAU
LAUVICTORIAM@GMAIL.COM

ARCHITECT:
ALEX TZANG
ALEX@ALEXTZANG.COM
415-309-8082

SHEET INDEX:

A-0.0 COVER SHEET
TOP TOPOGRAPHY
A-1.0 SITE PLANS
C-1.0 SITE UTILITY PLAN
C-2.0 SITE DRAINAGE PLAN
C-3.0 EROSION CONTROL PLAN
A-1.1 ROOF PLANS
A-2.1 FLOOR PLANS
A-3.1 ELEVATIONS
A-3.2 ELEVATIONS
A-3.3 ELEVATIONS
A-3.4 ELEVATIONS
A-3.5 SECTIONS
A-3.6 MATERIAL BOARD

PMP PEST MANAGEMENT PRACTICE
CG1 CALGREEN
CG2 CALGREEN

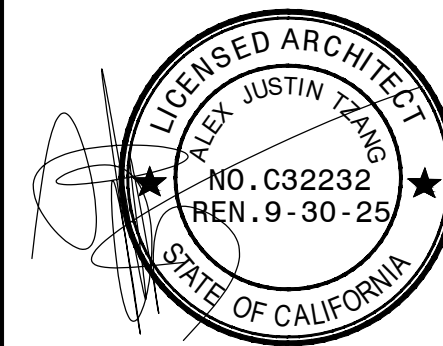


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STAMP



PROJECT

ADDITION & REMODEL
215 SYLVAN WAY
REDWOOD CITY, CA

APPROVAL STAMP

ISSUE HISTORY

NO.	DESCRIPTION	DATE

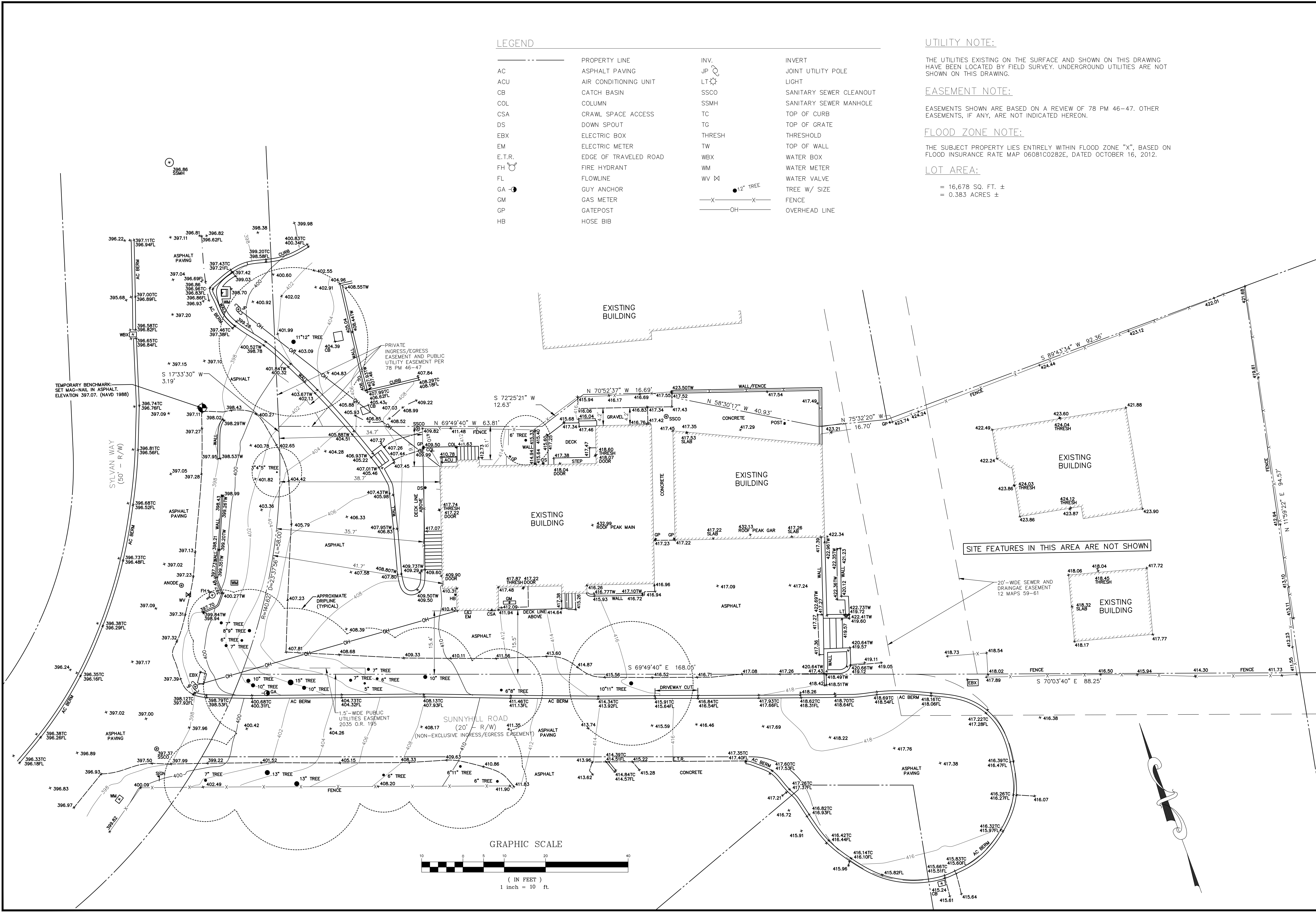
JOB NO.
DRAWN BY J.Z.
DATE

SHEET TITLE

COVER SHEET

SHEET NUMBER

A-0.0



LEGEND

AC	PROPERTY LINE	INV.	INVERT
ACU	ASPHALT PAVING	JP	JOINT UTILITY POLE
CB	AIR CONDITIONING UNIT	LT	LIGHT
COL	CATCH BASIN	SSCO	SANITARY SEWER CLEANOUT
CSA	COLUMN	SSMH	SANITARY SEWER MANHOLE
DS	CRAWL SPACE ACCESS	TC	TOP OF CURB
EBX	DOWN SPOUT	TG	TOP OF GRATE
EM	ELECTRIC BOX	THRESH	THRESHOLD
E.T.R.	ELECTRIC METER	TW	TOP OF WALL
FH	EDGE OF TRAVELED ROAD	WBX	WATER BOX
FL	FIRE HYDRANT	WM	WATER METER
GA	FLOWLINE	WV	WATER VALVE
GM	GUY ANCHOR		TREE W/ SIZE
GP	GAS METER		FENCE
HB	GATEPOST		OVERHEAD LINE
	HOSE BIB		

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS DRAWING.

EASEMENT NOTE:

EASEMENTS SHOWN ARE BASED ON A REVIEW OF 78 PM 46-47. OTHER EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

FLOOD ZONE NOTE:

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE "X", BASED ON FLOOD INSURANCE RATE MAP 06081C0282E, DATED OCTOBER 16, 2012.

LOT AREA:

= 16,678 SQ. FT. ±
= 0.383 ACRES ±

TOPOGRAPHIC SURVEY PLAN	
215 SYLVAN WAY	
A.P.N. 057-082-550	
PARCEL "B", 78 PM 46-47	
EMERALD HILLS SAN MATEO COUNTY CALIFORNIA	
PREPARED FOR:	VICTORIA LAU
DAINS LAND SURVEYING	
rdains@dainslandsurveying.net	
(650) 743-0831	
LICENSED LAND SURVEYOR	
No. 8227	
STATE OF CALIFORNIA	
DATE:	
BY:	
DESCRIPTION	
REV.	
SHEET	
1 OF 1	

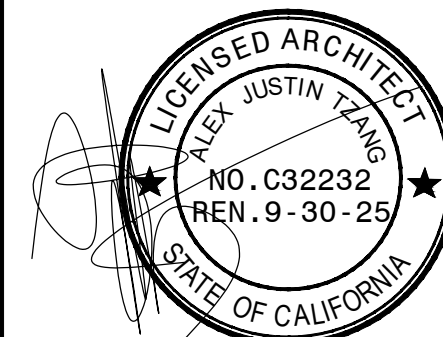


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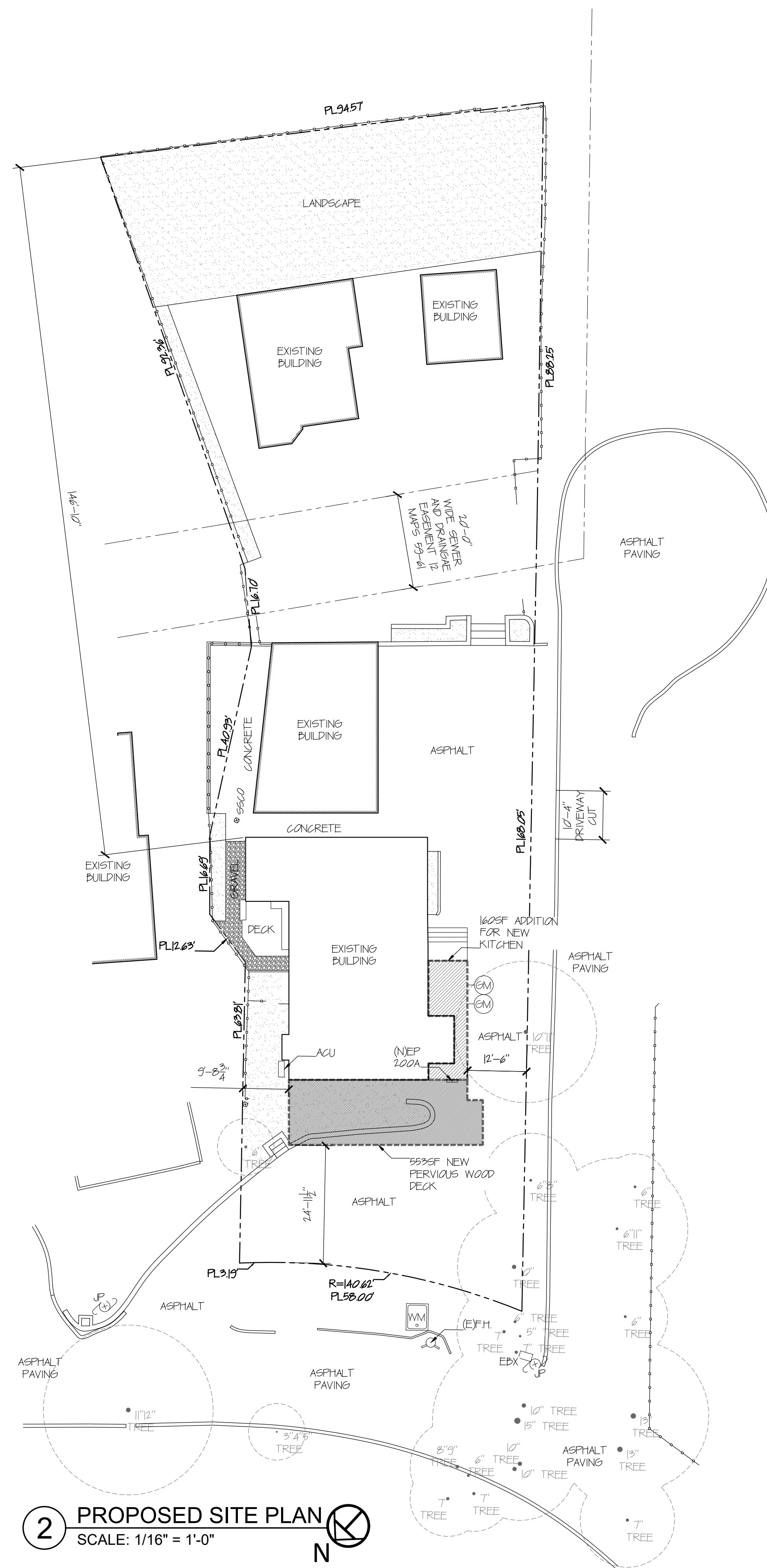
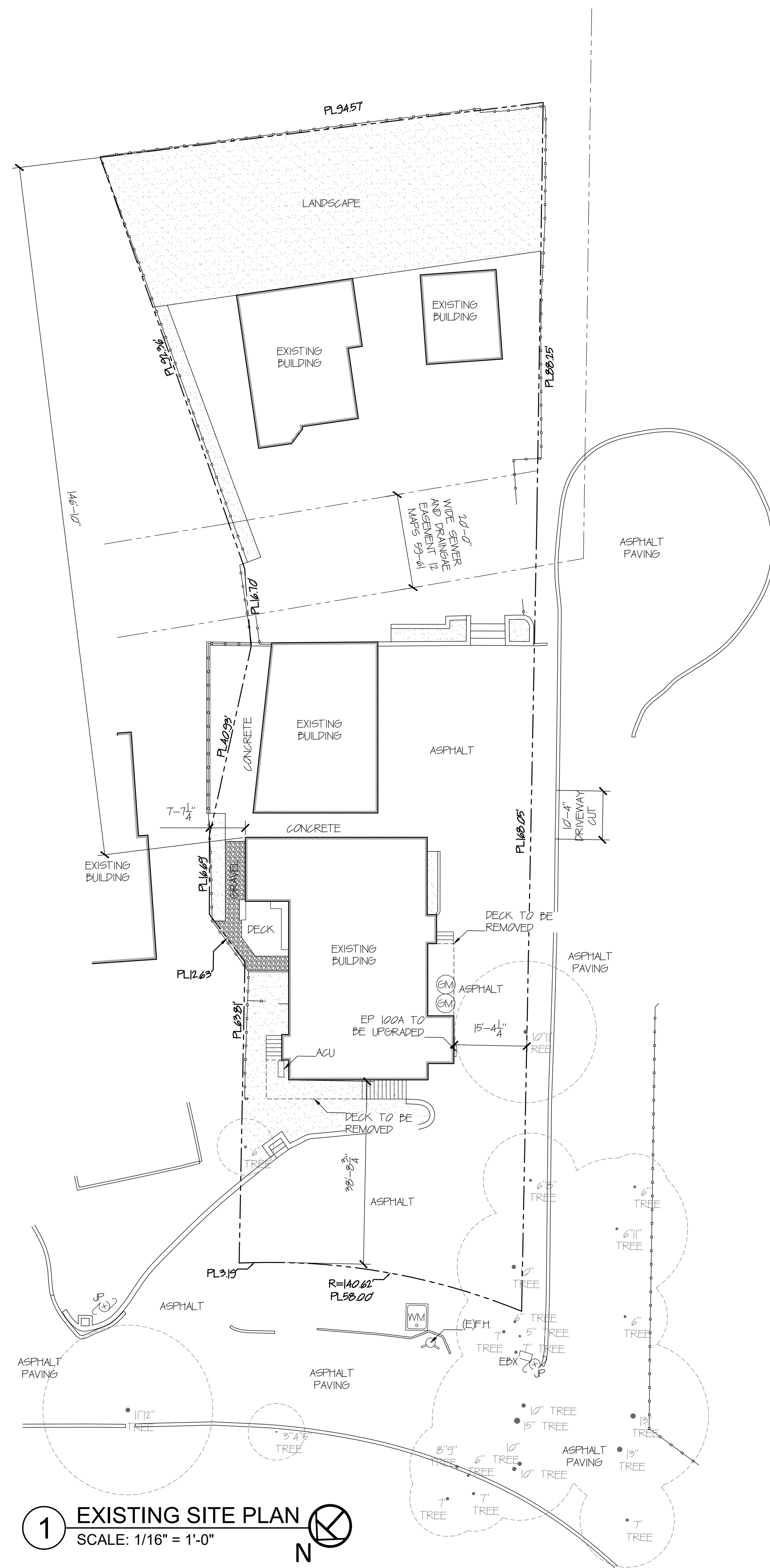
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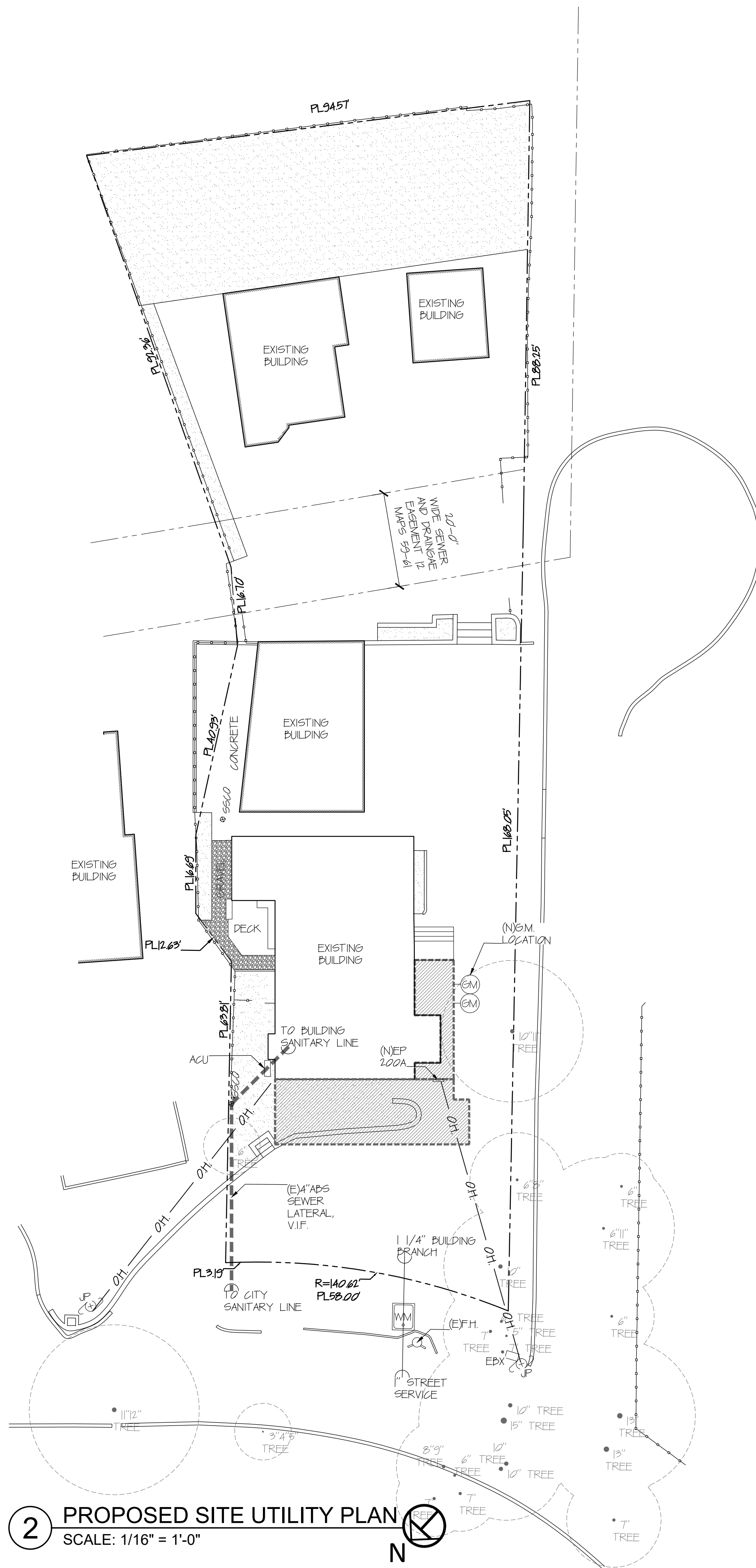
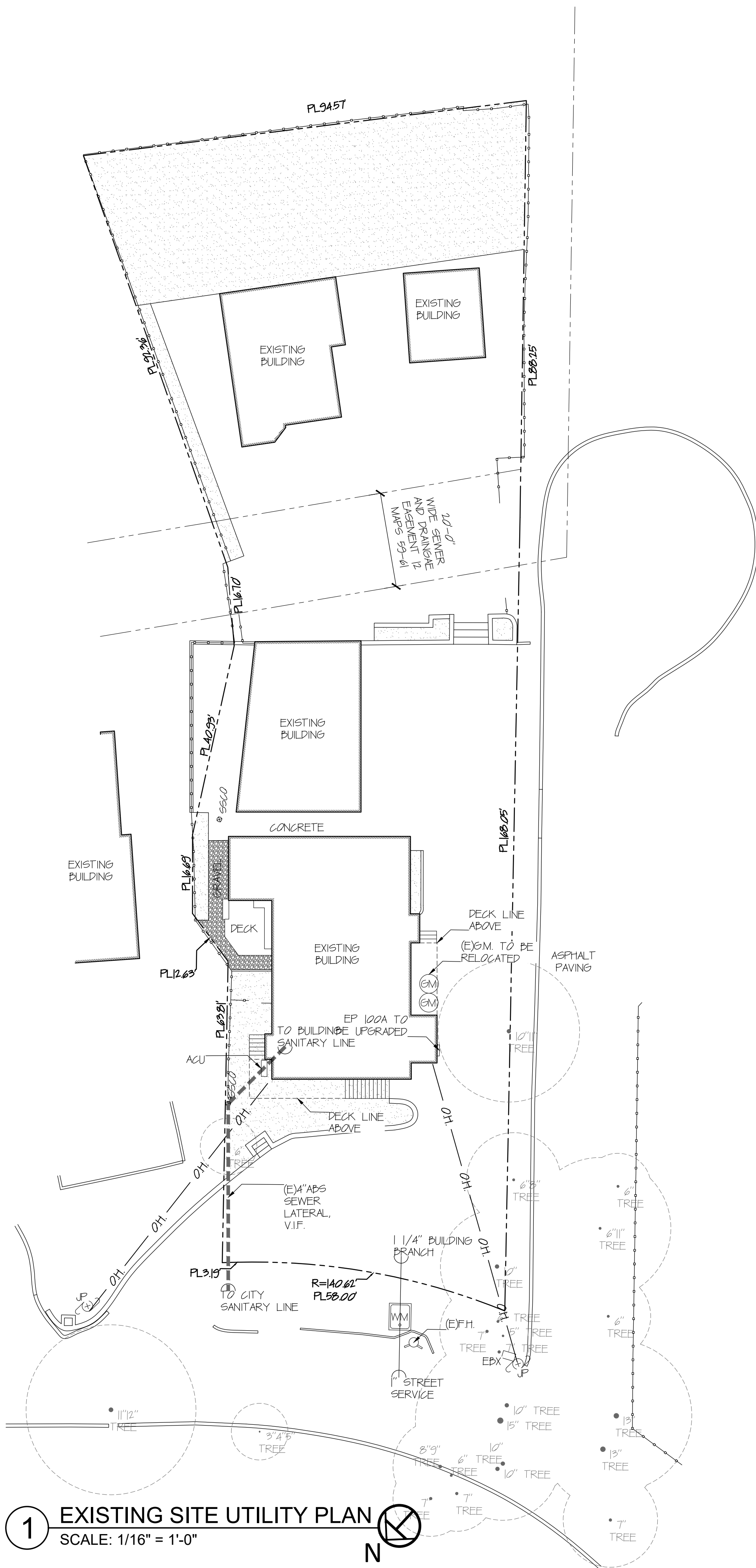
SHEET TITLE

SITE PLANS

SHEET NUMBER

A-1.0





LEGEND:

TO BUILDING
SANITARY LINE

BUILDING BOUNDARY LINE

NEW BUILDING CLEANOUT
18"-24" FROM BUILDING
FOOTING

BUILDING SEWER LATERAL

BACK FLOW PREVENTION
DEVICE

PROPERTY CLEANOUT

PROPERTY LINE

CITY
SANITARY LINE

**WATER
METER**

BUILDING
BRANCH

STREET
SERVICE

GAS METER

LOCATION

**ELECTRICAL
PANEL**

TEP
###RAMP

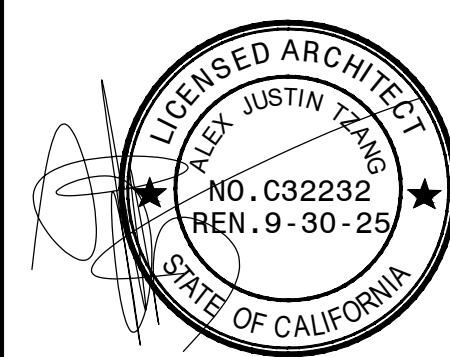


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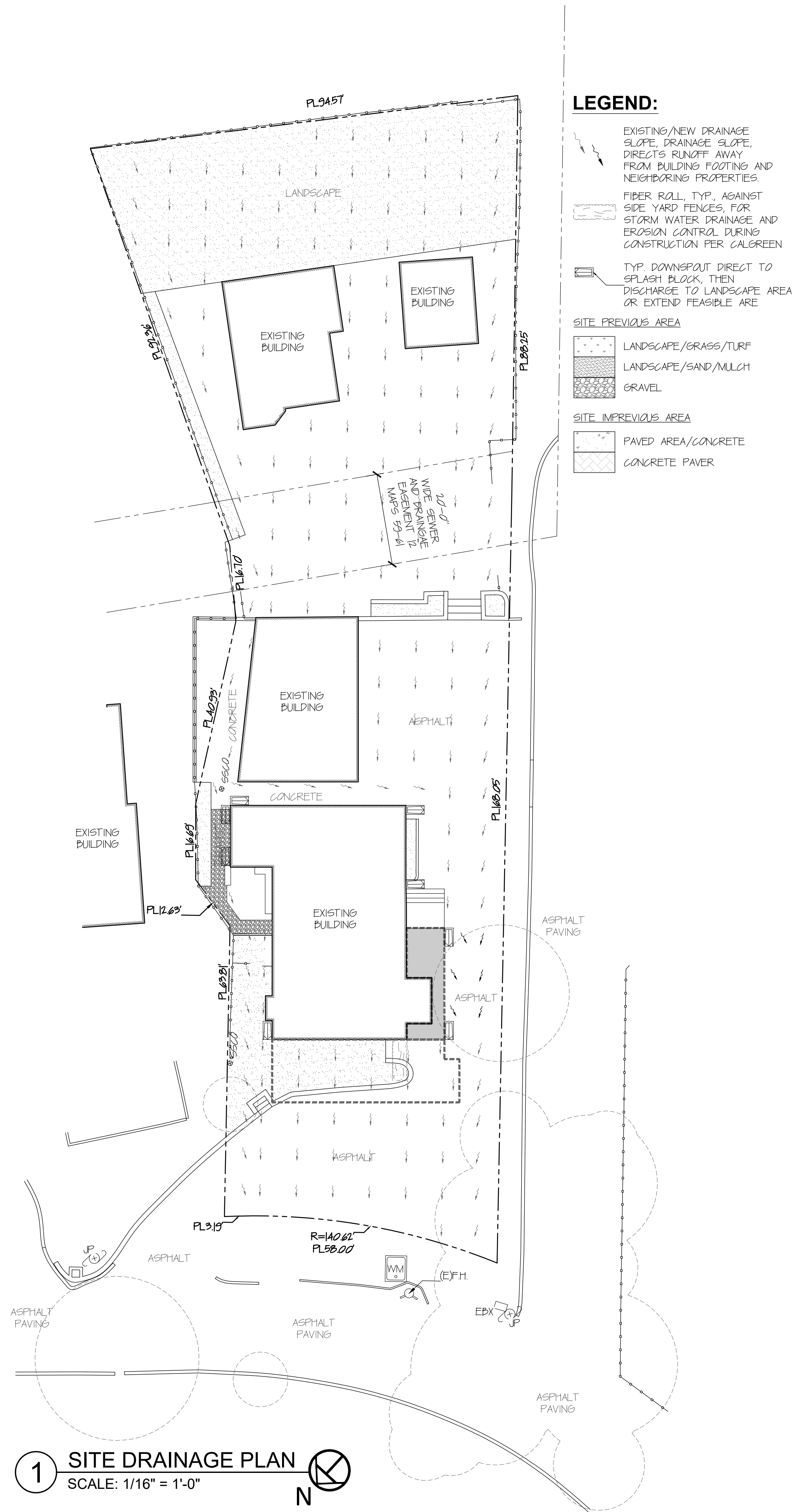
DATE

SHEET TITLE

**SITE UTILITY
PLAN**

SHEET NUMBER

C-1.0



1 SITE DRAINAGE PLAN
SCALE: 1/16" = 1'-0"

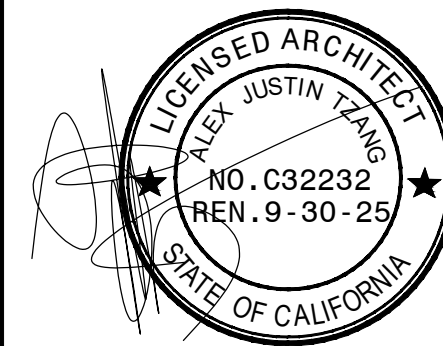


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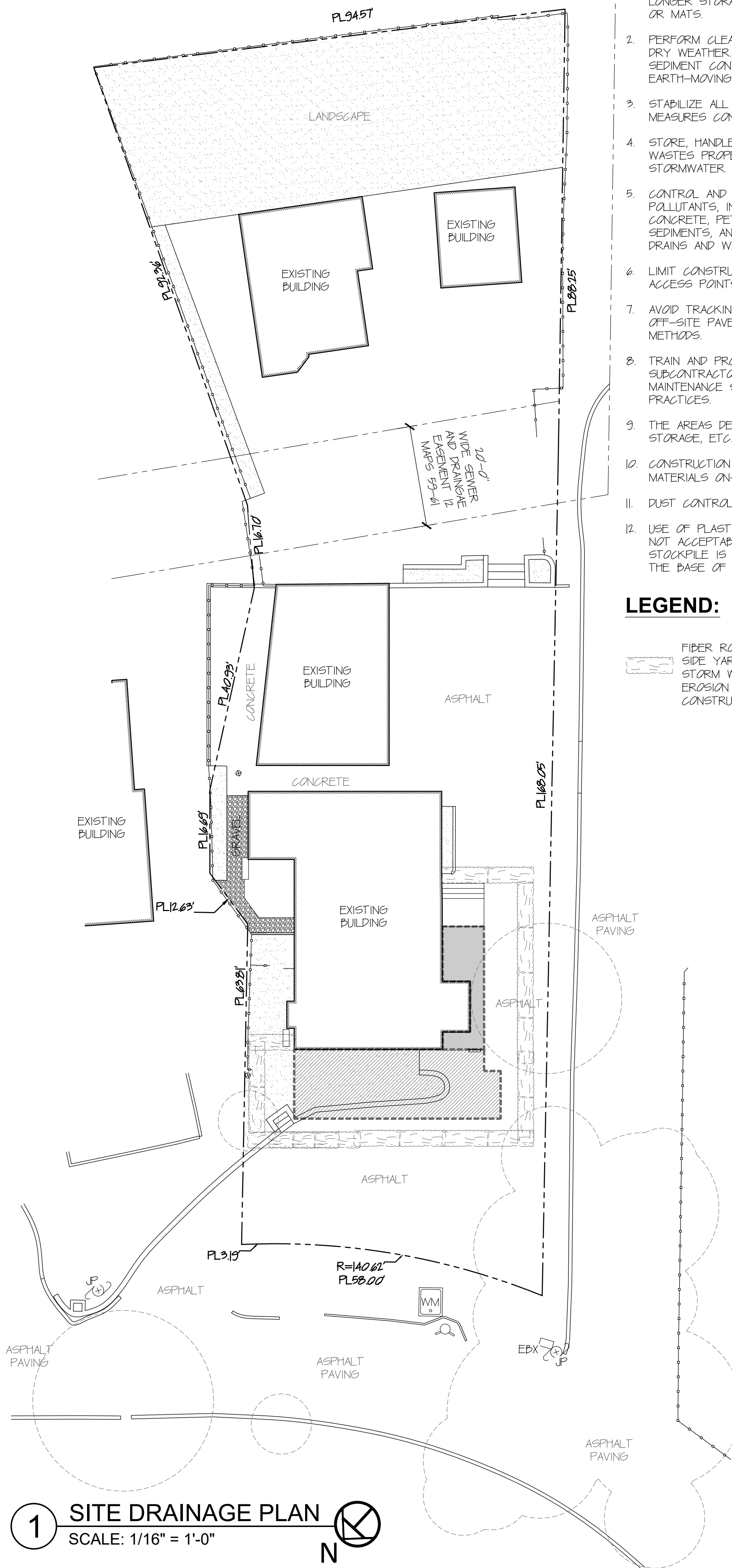
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DRAWN BY	J.Z.
DATE	

SHEET TITLE

**SITE DRAINAGE
PLAN**

SHEET NUMBER

C-2.0



EROSION CONTROL NOTE

1. THE USE OF PLASTIC SHEETING DURING THE WET SEASON, OCT 1 THROUGH APRIL 30, IS NOT ALLOWED, UNLESS THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE. ALTERNATIVELY, IN WET WEATHER, OR FOR LONGER STORAGE, USE SEEDING AND MULCHING, SOIL BLANKETS OR MATS.
2. 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.
3. STABILIZE ALL DENUDE AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
4. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
5. 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.
6. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
7. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE. CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
8. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
9. THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC., SHALL NOT BE ENLARGED OR "RUN OVER."
10. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
11. DUST CONTROL IS REQUIRED YEAR-ROUND.
12. USE OF PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30 IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

LEGEND:

FIBER ROLL, TYP., AGAINST SIDE YARD FENCES, FOR STORM WATER DRAINAGE AND EROSION CONTROL DURING CONSTRUCTION PER CALGREEN

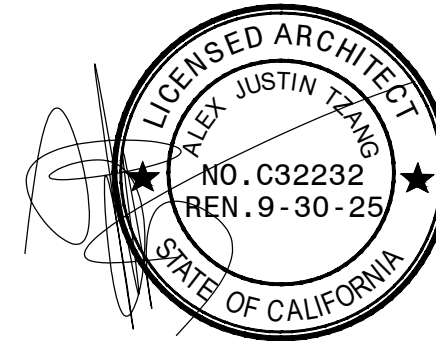


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APPROVAL STAMP

ISSUE HISTORY

NO.	DESCRIPTION	DATE

JOB NO.

DRAWN BY J.Z.

DATE

SHEET TITLE

EROSION
CONTROL
PLAN

SHEET NUMBER

C-3.0

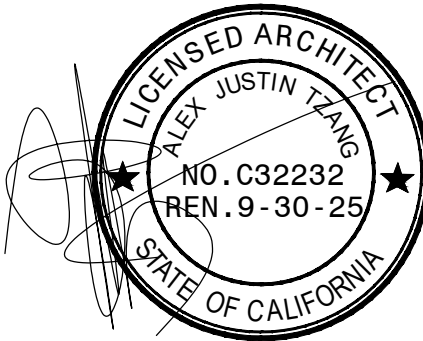


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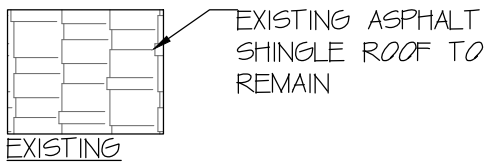
ROOF PLANS

SHEET NUMBER

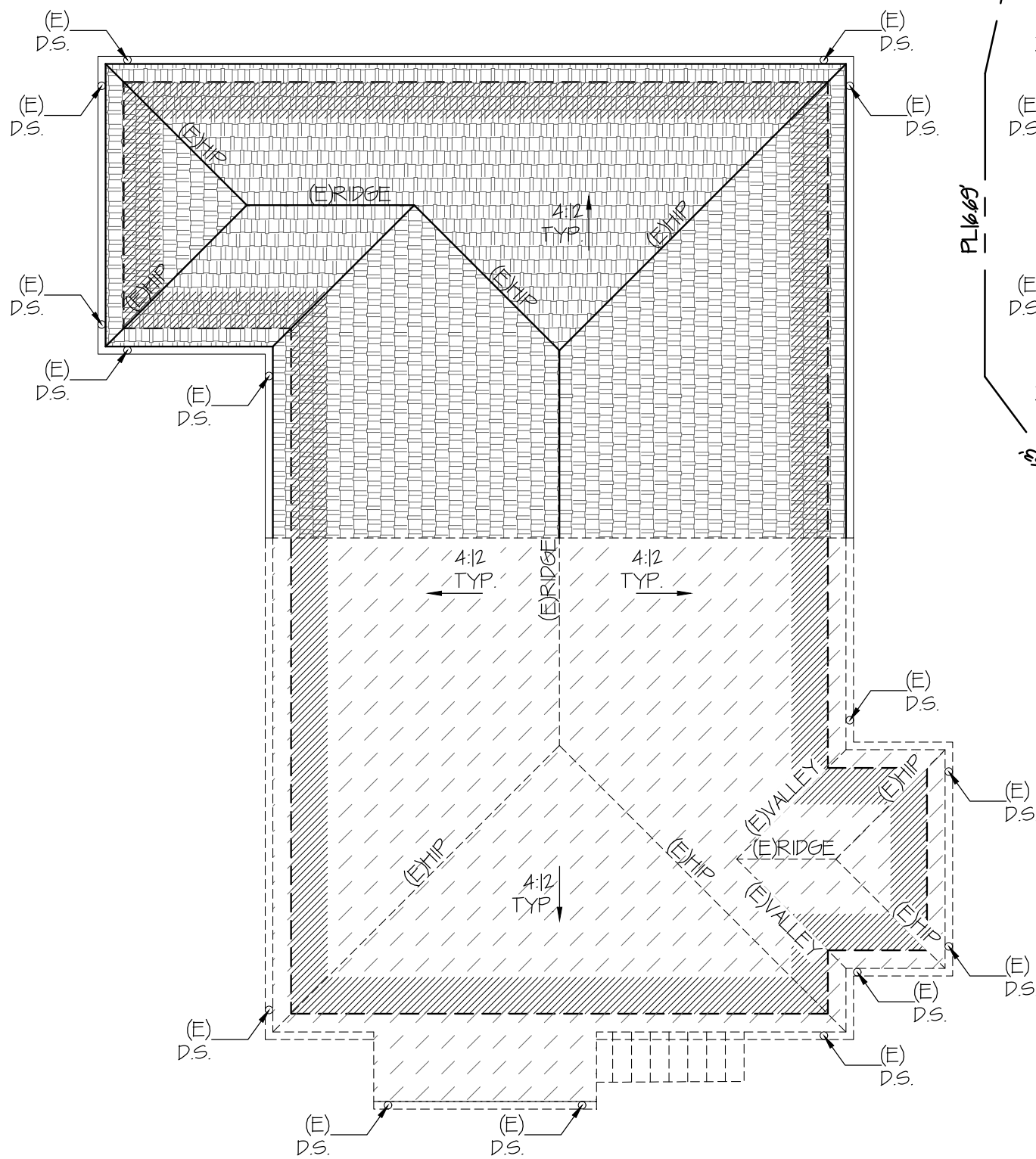
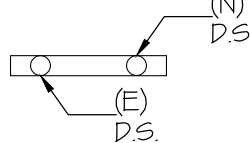
A-1.1

ROOF PLAN LEGEND:

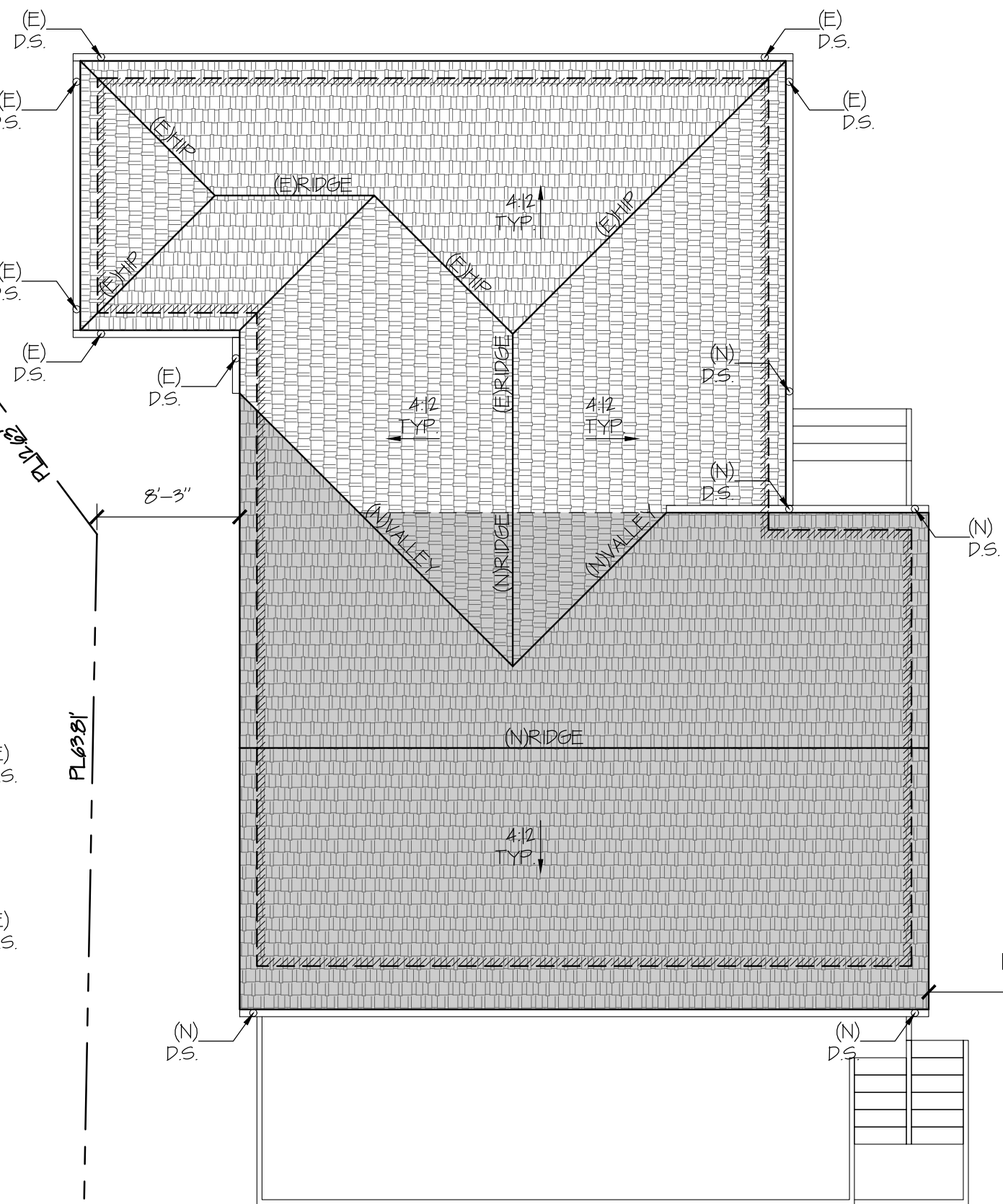
ASPHALT SHINGLE



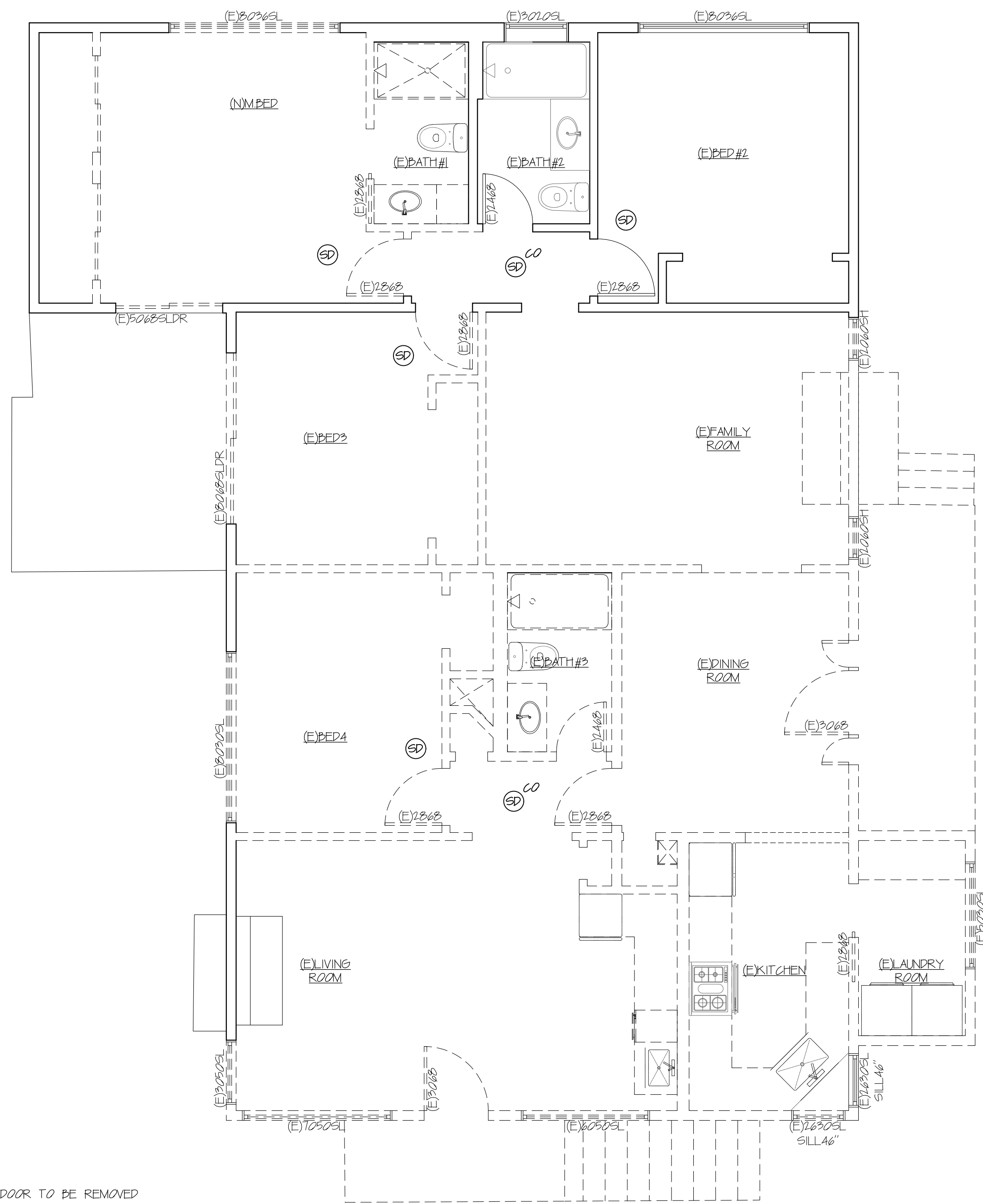
GUTTER AND DOWNSPOUT



2 EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"



3 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"



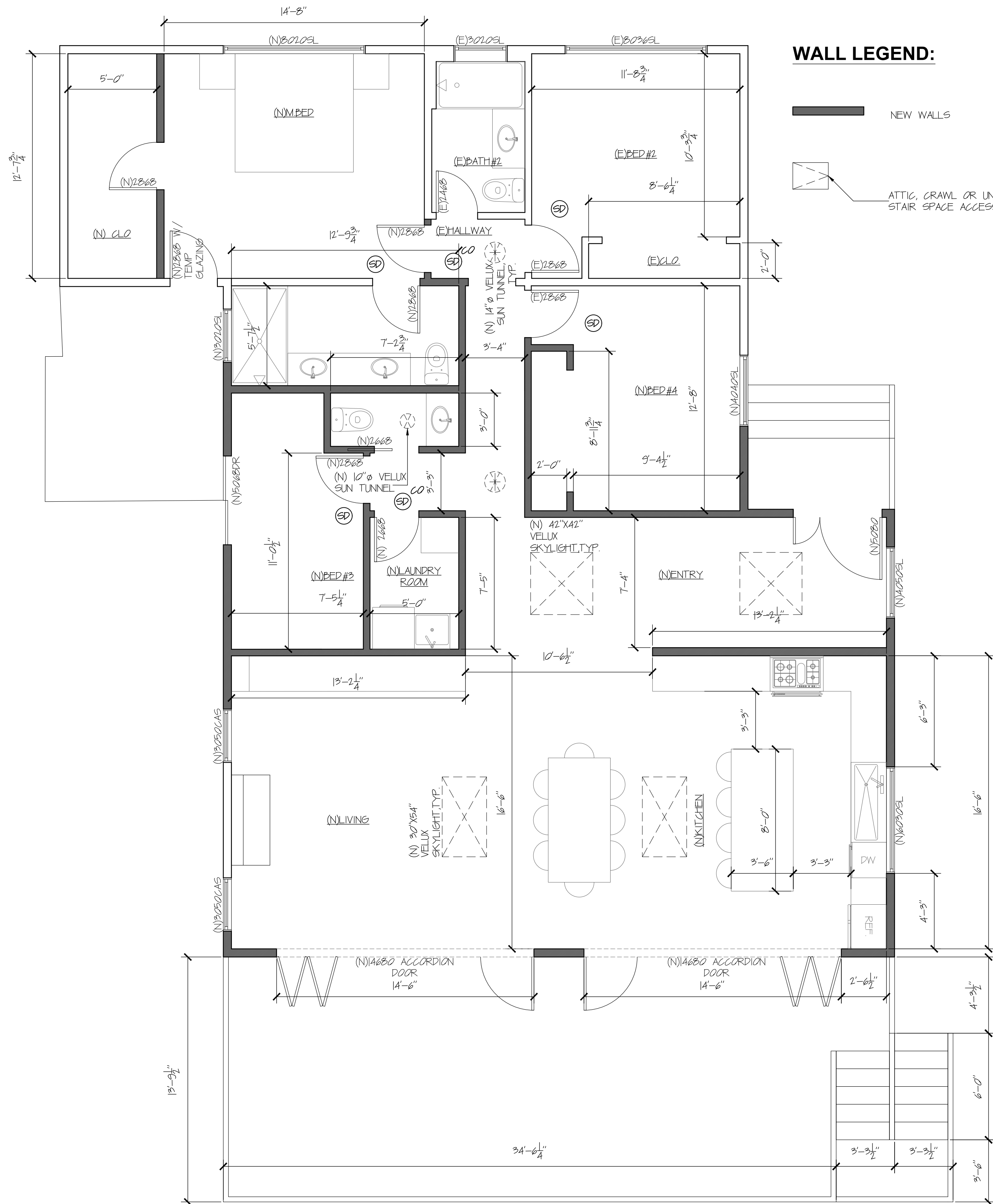
DEMO LEGEND:

- (E) DOOR TO BE REMOVED
- (E) WINDOW TO BE REMOVED
- DASHED ELEMENTS TO BE REMOVED
- NON-LOAD BEARING WALL TO BE REMOVED
- LOAD BEARING WALL TO BE REMOVED

ELECTRICAL LEGEND:

- 120VAC HARDWIRED SMOKE DETECTOR WITH BATTERY BACKUP
- CARBON MONOXIDE ALARM AND SMOKE DETECTOR COMBO

1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



WALL LEGEND:

- NEW WALLS
- ATTIC, CRAWL OR UNDER STAIR SPACE ACCESS

2 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

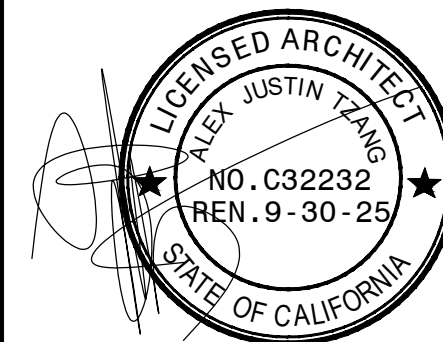


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ADDITION & REMODEL
215 SYLVAN WAY
REDWOOD CITY, CA

APPROVAL STAMP

ISSUE HISTORY

NO.	DESCRIPTION	DATE

JOB NO.
DRAWN BY J.Z.
DATE

SHEET TITLE

FLOOR PLANS

SHEET NUMBER

A-2.1

NEW DOORS AND WINDOWS ELEVATION NOTES:

NEW EXTERIOR DOORS AND WINDOWS COLOR AND STYLE TO MATCH WITH EXISTING

ELEVATION LEGEND:

ASPHALT SHINGLE

EXISTING ASPHALT SHINGLE ROOF TO REMAIN

EXISTING

EXTERIOR SIDING

EXISTING SIDING TO REMAIN

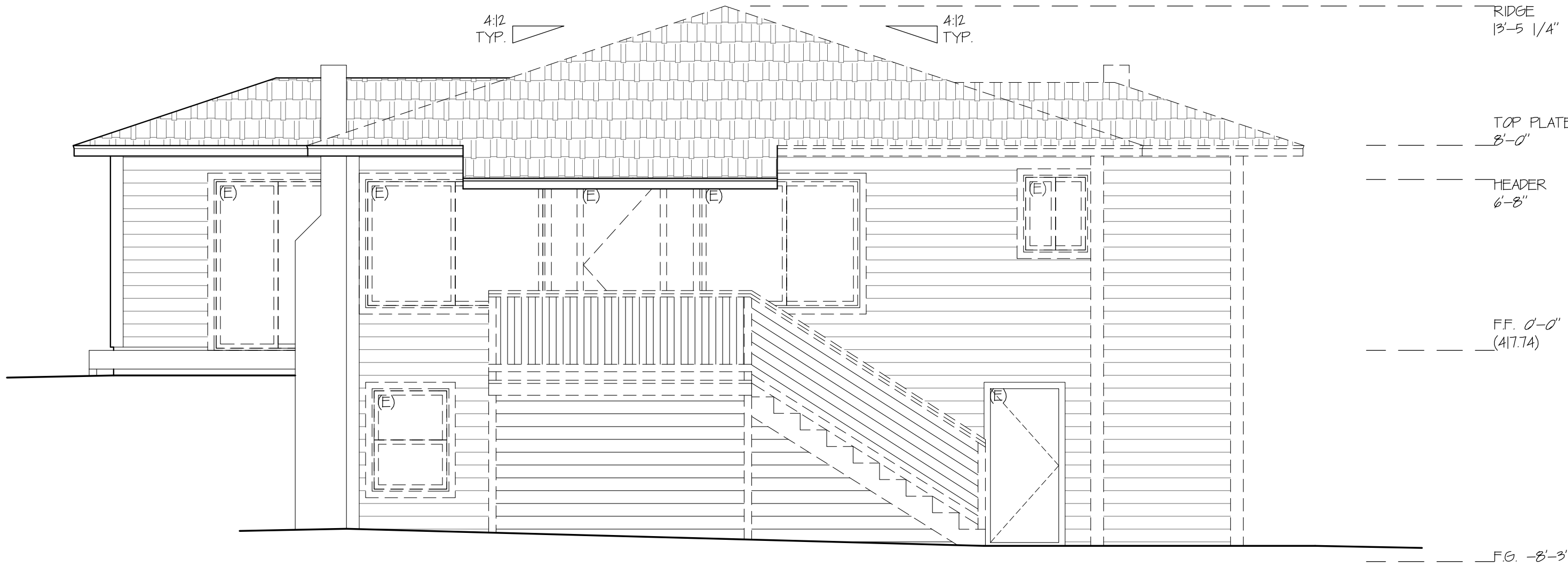
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MIN. CLASS "B" ASPHALT SHINGLE ROOFING, COLOR AND STYLE TO MATCH WITH EXISTING.

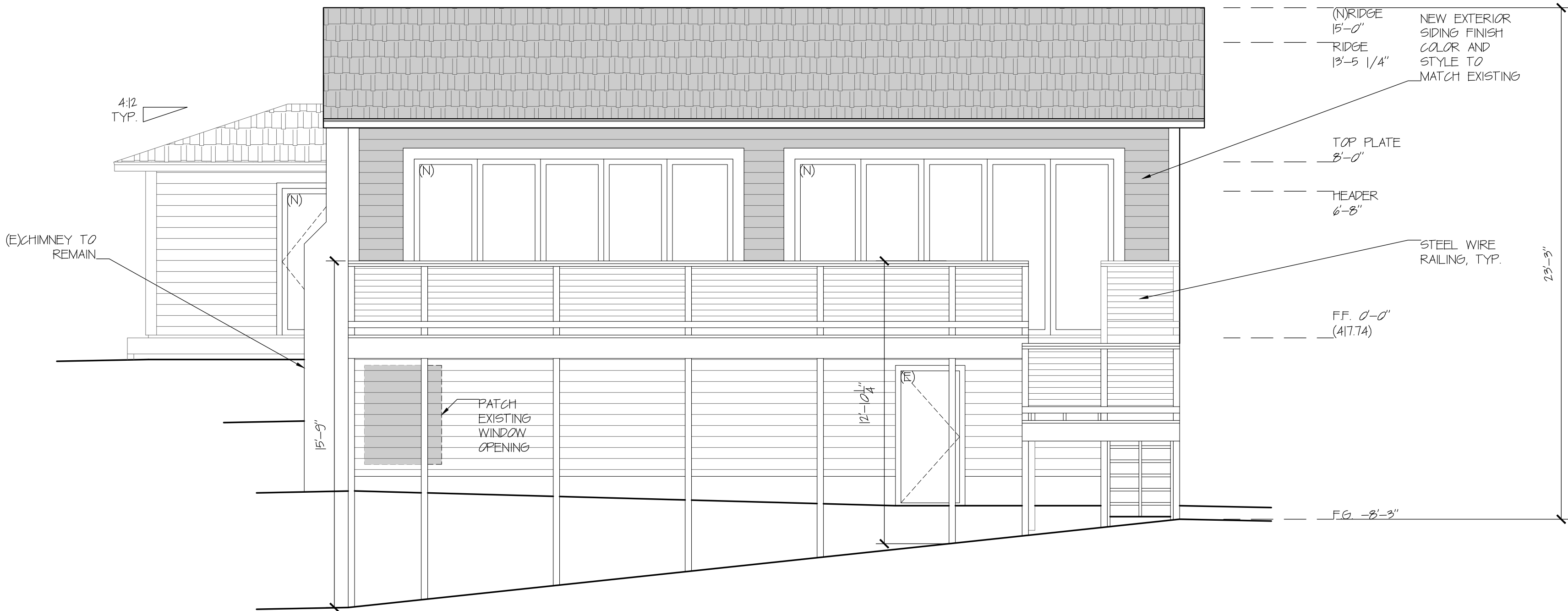
NEW

NEW EXTERIOR SIDING FINISH COLOR AND STYLE TO MATCH EXISTING

NEW



1 EXISTING FRONT(NW) ELEVATION
SCALE = 1/4" = 1'-0"



2 PROPOSED FRONT(NW) ELEVATION
SCALE = 1/4" = 1'-0"

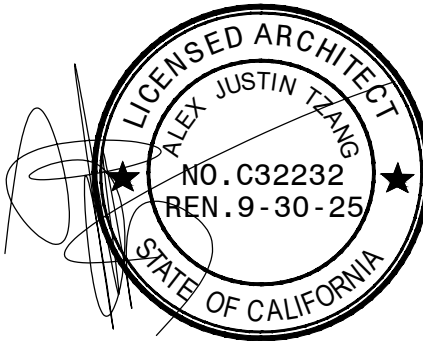


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SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-3.1

NEW DOORS AND WINDOWS ELEVATION NOTES:

NEW EXTERIOR DOORS AND WINDOWS COLOR AND STYLE TO MATCH WITH EXISTING

ELEVATION LEGEND:

ASPHALT SHINGLE

EXISTING ASPHALT SHINGLE ROOF TO REMAIN

EXISTING

EXTERIOR SIDING

EXISTING SIDING TO REMAIN

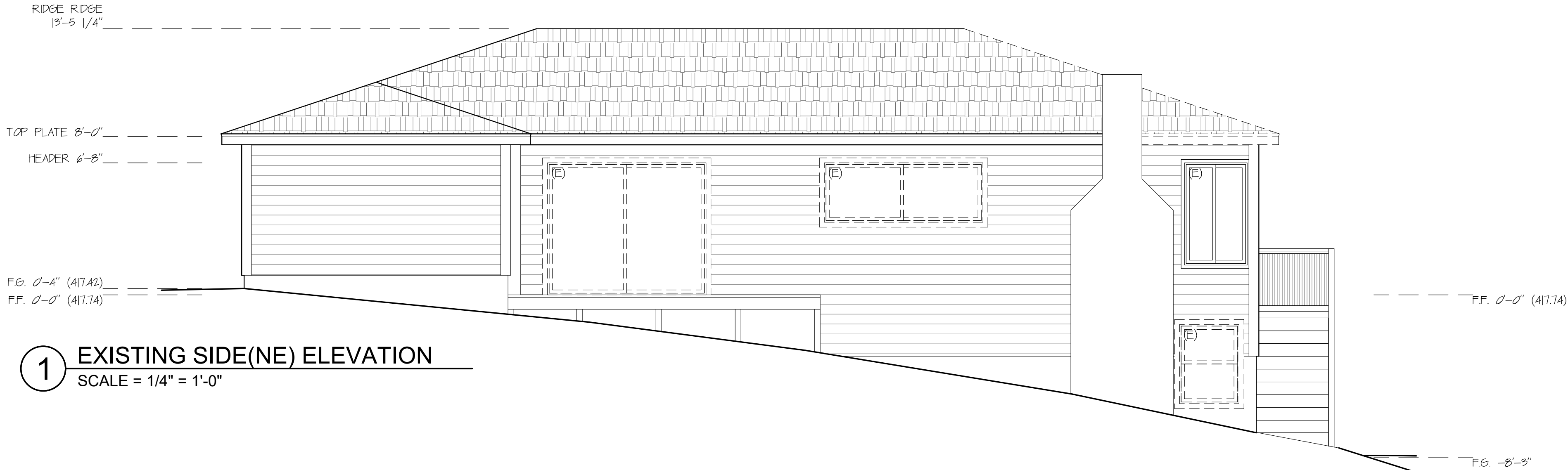
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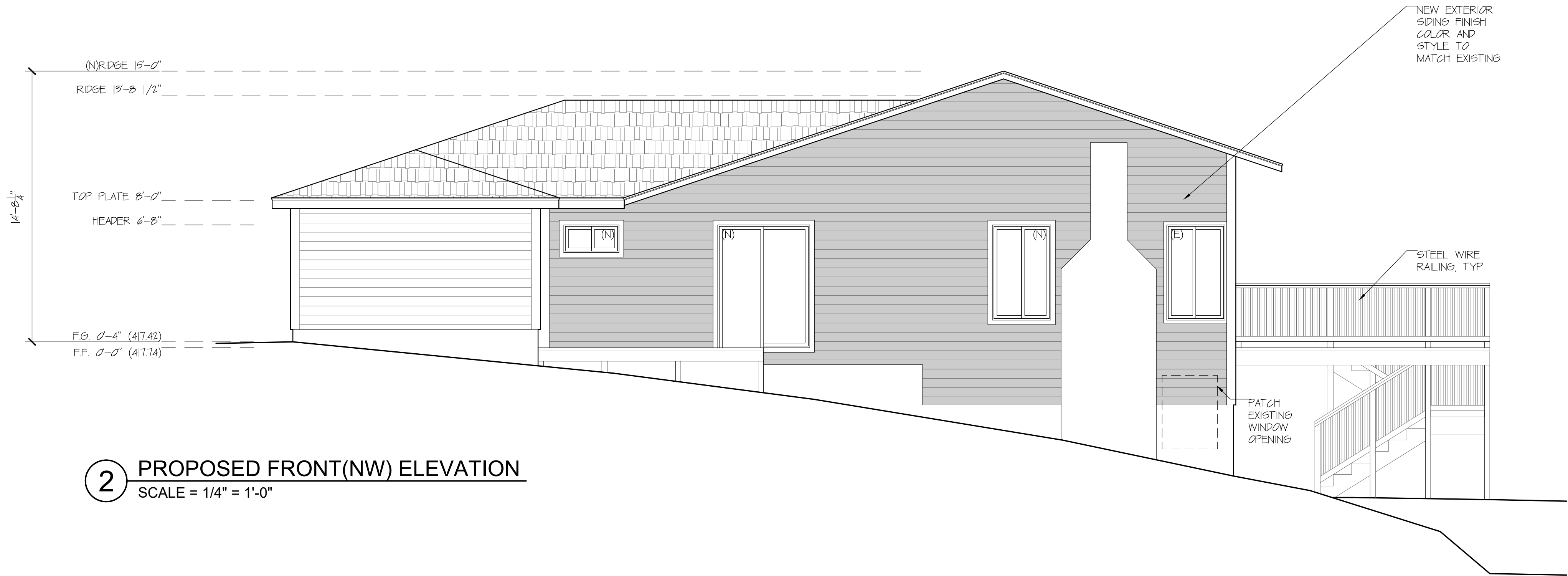
NEW

NEW EXTERIOR SIDING FINISH COLOR AND STYLE TO MATCH EXISTING

NEW



1 EXISTING SIDE(NE) ELEVATION
SCALE = 1/4" = 1'-0"



2 PROPOSED FRONT(NW) ELEVATION
SCALE = 1/4" = 1'-0"

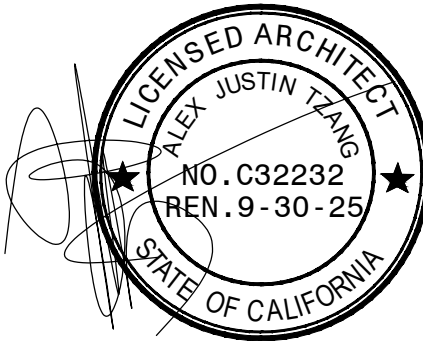


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SHEET TITLE

ELEVATIONS

SHEET NUMBER

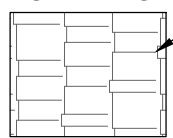
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NEW DOORS AND WINDOWS ELEVATION NOTES:

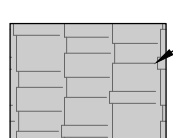
NEW EXTERIOR DOORS AND WINDOWS COLOR AND STYLE TO MATCH WITH EXISTING

ELEVATION LEGEND:

ASPHALT SHINGLE



EXISTING

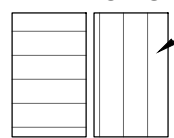


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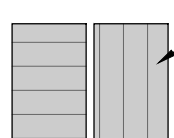
EXISTING ASPHALT SHINGLE ROOF TO REMAIN

MIN. CLASS "B" ASPHALT SHINGLE ROOFING, COLOR AND STYLE TO MATCH WITH EXISTING.

EXTERIOR SIDING



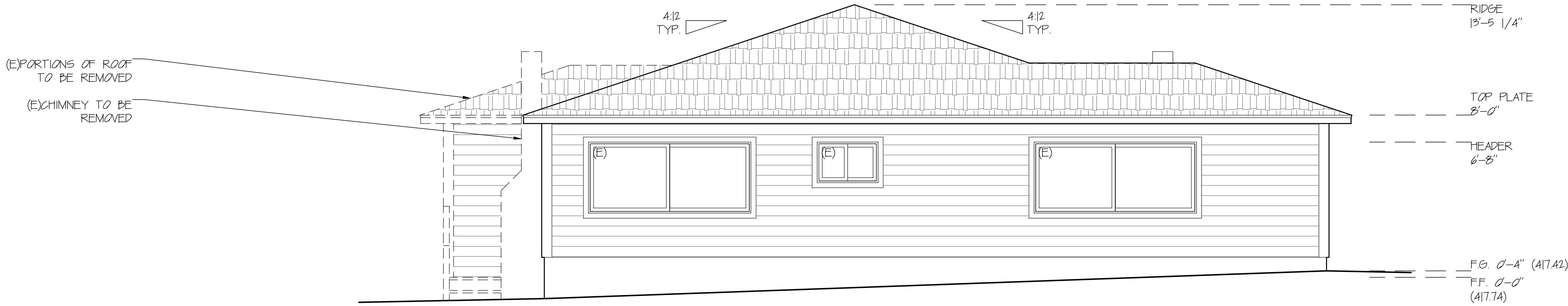
EXISTING



NEW

EXISTING SIDING TO REMAIN

NEW EXTERIOR SIDING FINISH COLOR AND STYLE TO MATCH EXISTING



1 EXISTING REAR(SE) ELEVATION
SCALE = 1/4" = 1'-0"



2 PROPOSED REAR(SE) ELEVATION
SCALE = 1/4" = 1'-0"

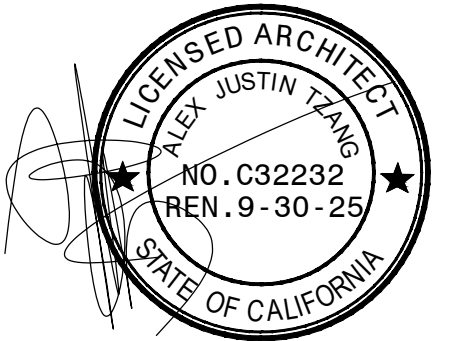


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REDWOOD CITY, CA

APPROVAL STAMP

ISSUE HISTORY

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JOB NO.

DRAWN BY J.Z.

DATE

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-3.3

NEW DOORS AND WINDOWS ELEVATION NOTES:

NEW EXTERIOR DOORS AND WINDOWS COLOR AND STYLE TO MATCH WITH EXISTING

ELEVATION LEGEND:

ASPHALT SHINGLE

EXISTING ASPHALT SHINGLE ROOF TO REMAIN

EXISTING

EXTERIOR SIDING

EXISTING SIDING TO REMAIN

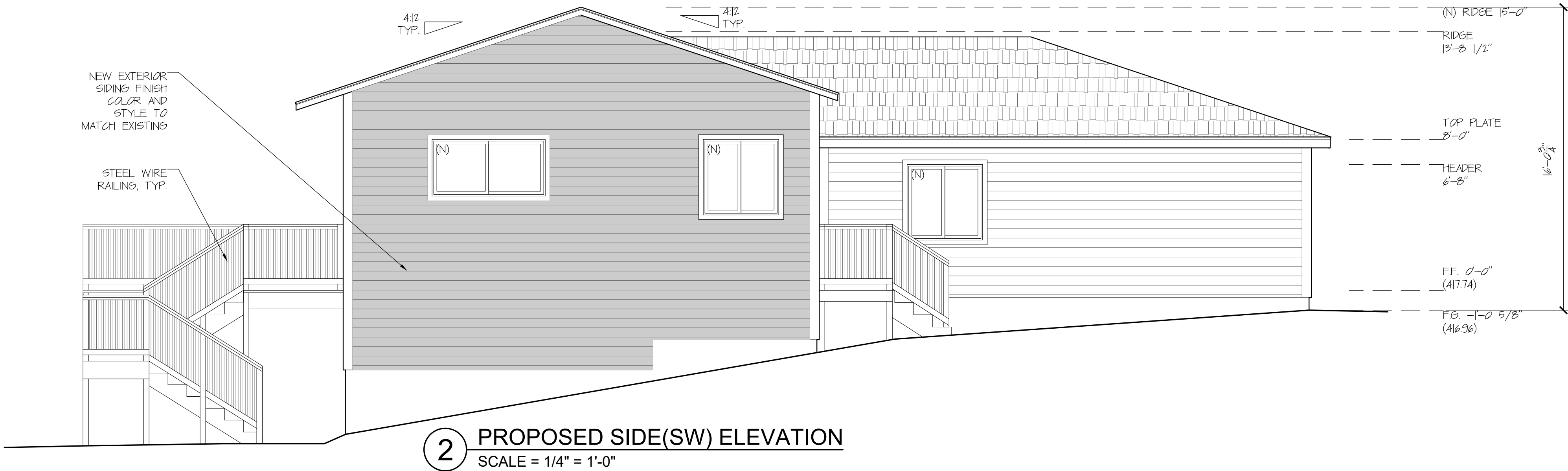
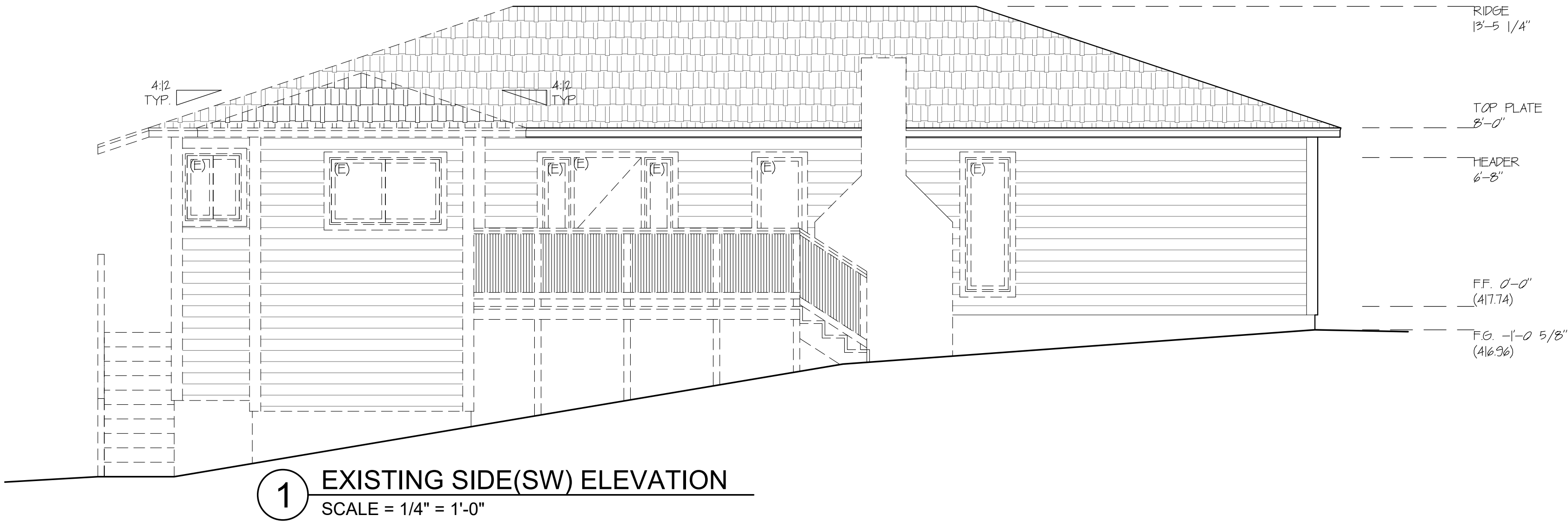
EXISTING

MIN. CLASS "B" ASPHALT SHINGLE ROOFING, COLOR AND STYLE TO MATCH WITH EXISTING.

NEW

NEW EXTERIOR SIDING FINISH COLOR AND STYLE TO MATCH EXISTING

NEW

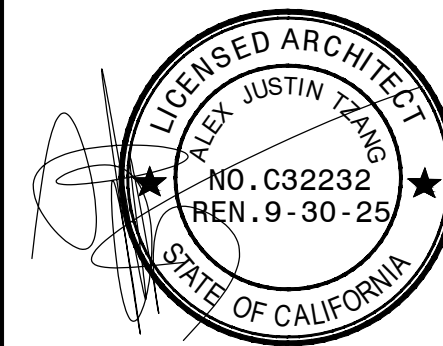


ALEX TZANG ARCHITECTS

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SAN BRUNO CA 94066

ALEX@ALEXTZANG.COM
(415) 309-8082

STAMP



PROJECT

ADDITION & REMODEL
215 SYLVAN WAY
REDWOOD CITY, CA

APPROVAL STAMP

ISSUE HISTORY

NO.	DESCRIPTION	DATE

JOB NO.

DRAWN BY J.Z.

DATE

SHEET TITLE

ELEVATIONS AND SECTION

SHEET NUMBER

A-3.4

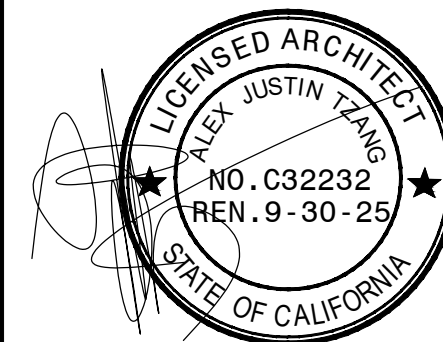


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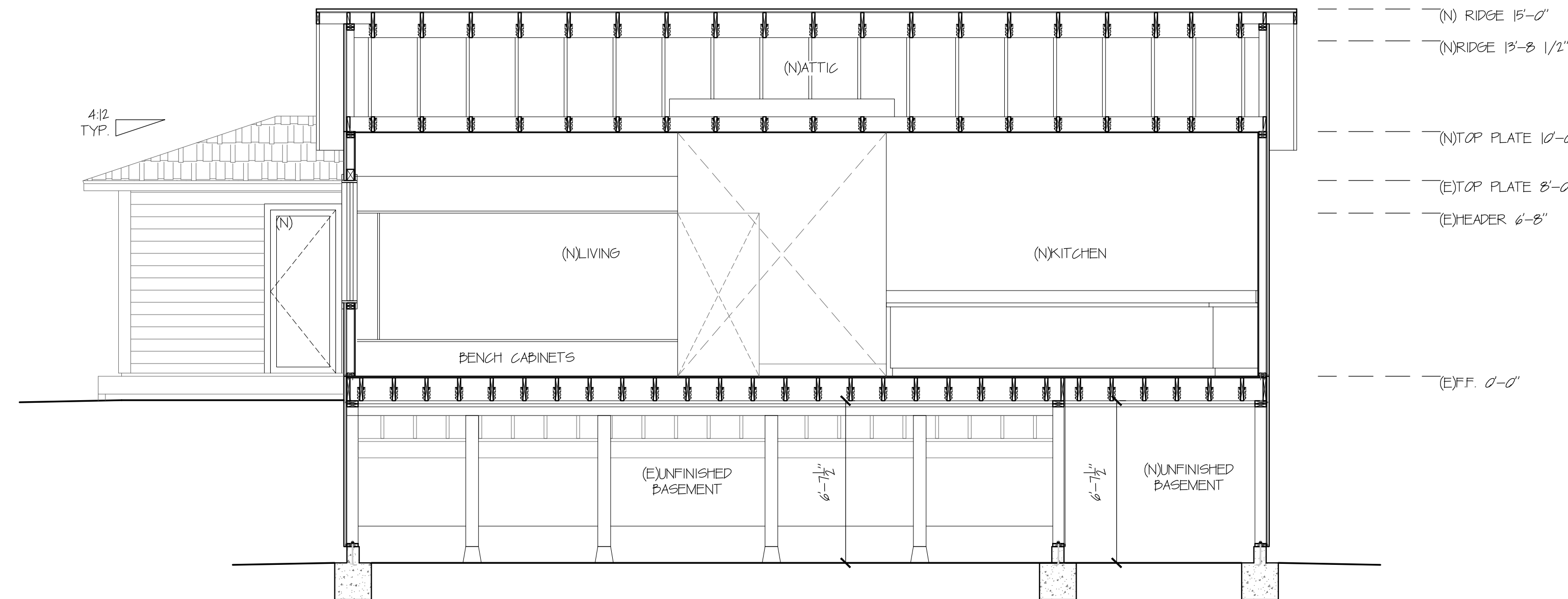
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SHEET TITLE

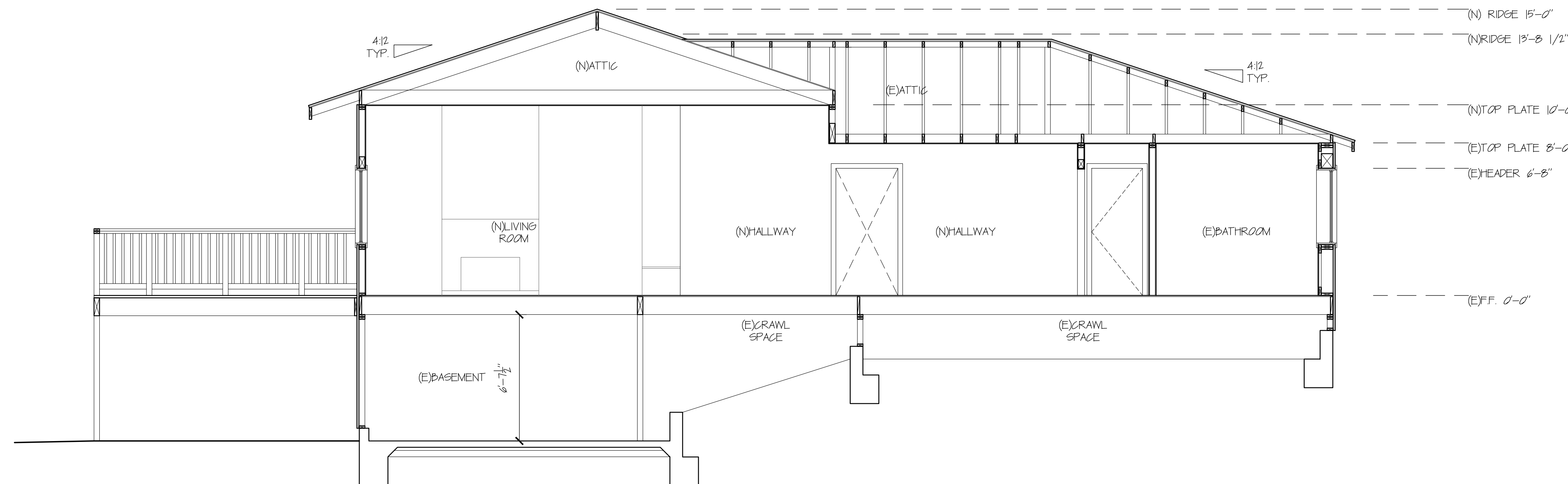
SECTION

SHEET NUMBER

A-3.5



1 CROSS SECTION
SCALE = 1/4" = 1'-0"



2 LONGITUDINAL SECTION
SCALE = 1/4" = 1'-0"

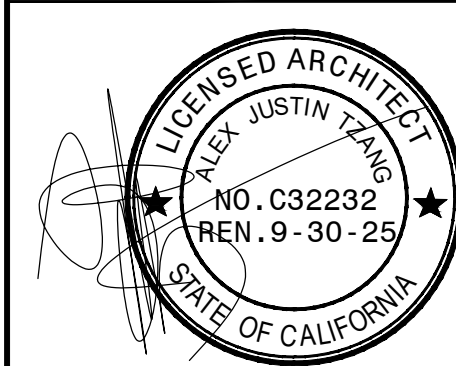


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NO.	DESCRIPTION	DATE

JOB NO.

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DATE

SHEET TITLE

MATERIAL
BOARD

SHEET NUMBER

A-3.6



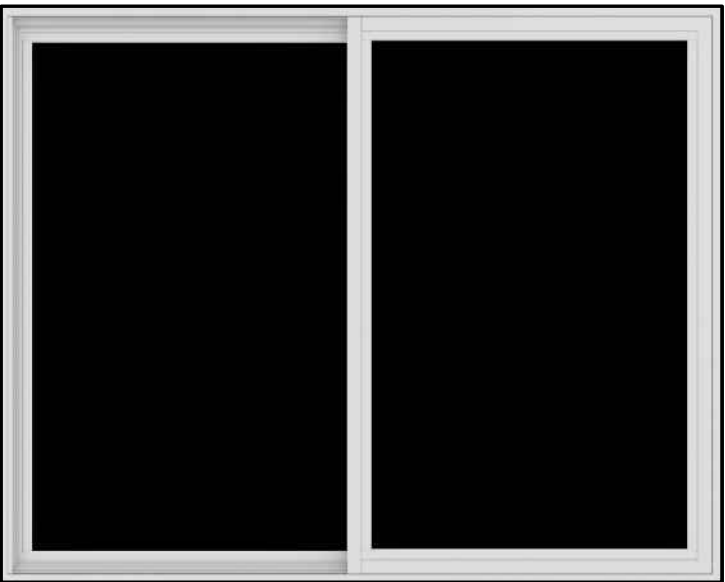
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MIN. CLASS "B" ASPHALT
SHINGLE ROOFING,
COLOR AND STYLE TO
MATCH WITH EXISTING.



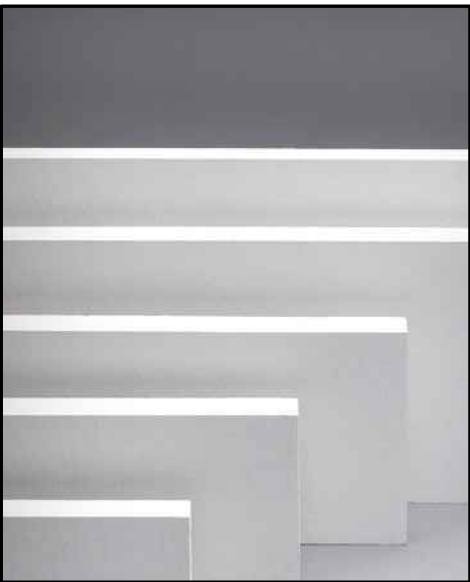
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JAMES HARDIE
STATEMENT COLLECTION H210
ARCTIC WHITE FIBER CEMENT LAP
SIDING



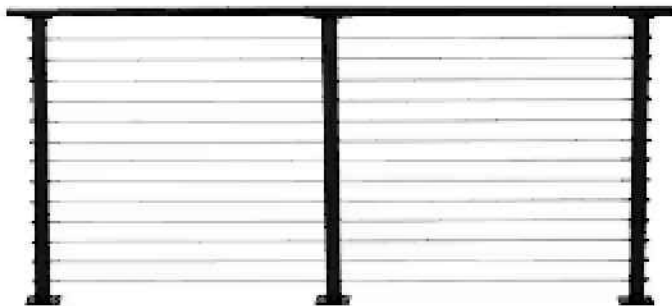
#5

ANDERSEN 100 SERIES
- WHITE



#6

HARDIE TRIM BOARDS
44 SMOOTH



#2

CITYPOST
DECK CABLE RAILING,
42 IN. BASE MOUNT,
BLACK



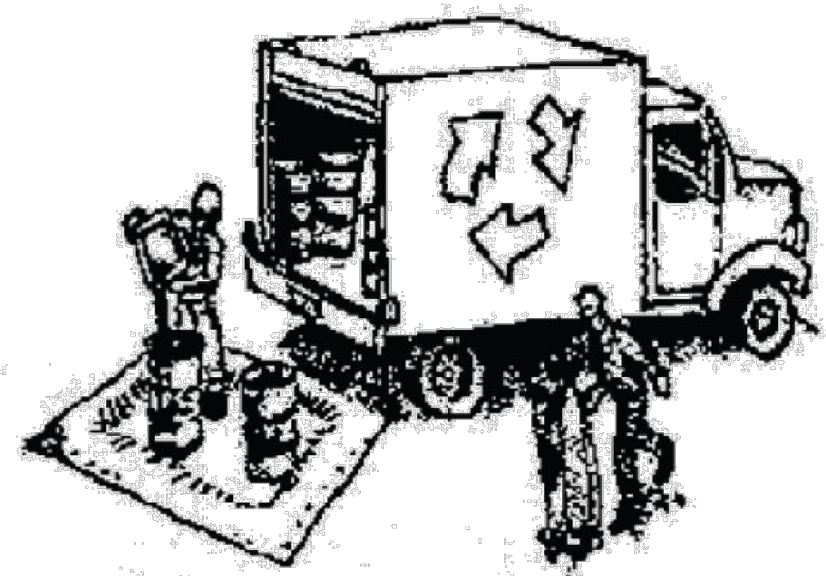
#3

TREX
ENHANCE NATURALS
1 IN. X 6 IN X 12 FT.
ROCKY HARBOR
GROOVED EDGE GREY
COMPOSITE DECK BOARD

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



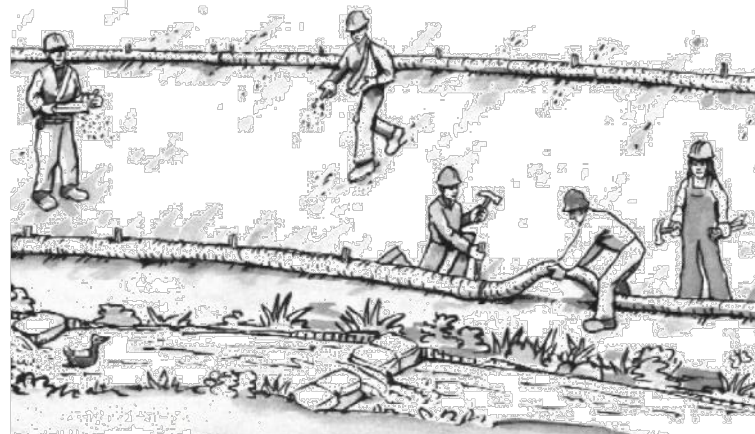
Maintenance and Parking

- ❑ 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

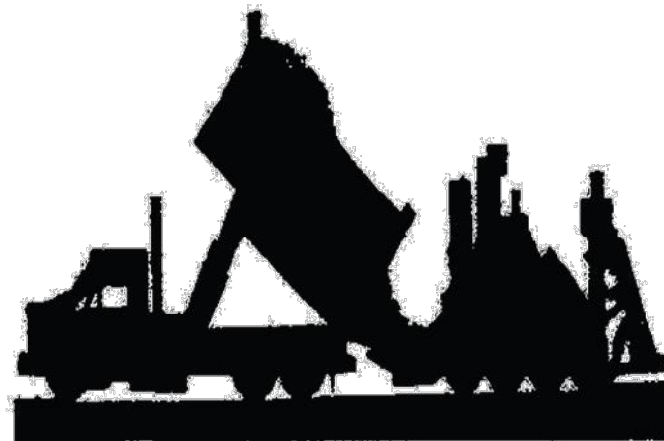


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed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

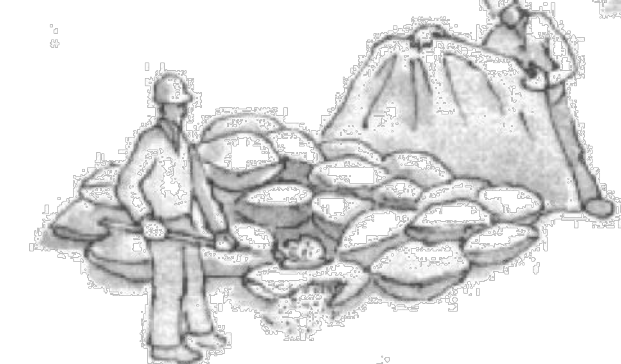
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



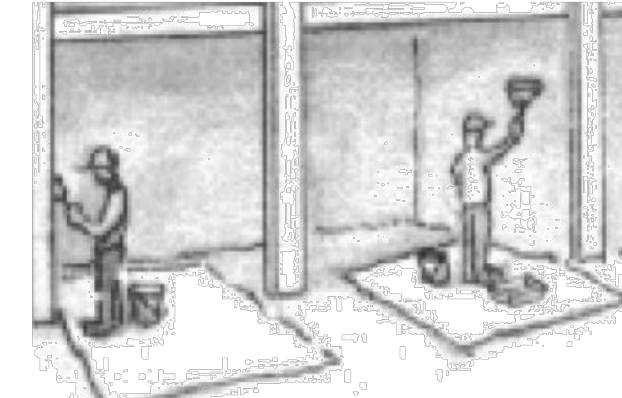
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

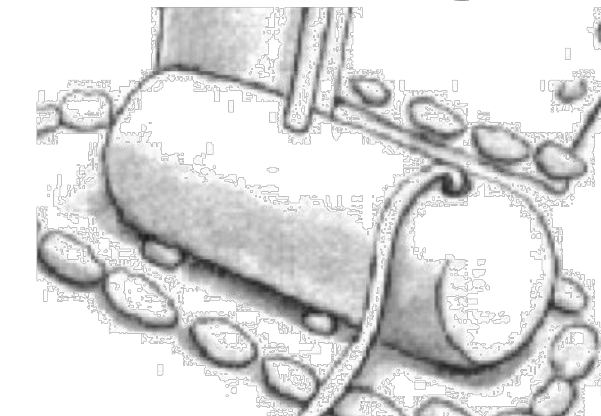
Painting & Paint Removal



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.

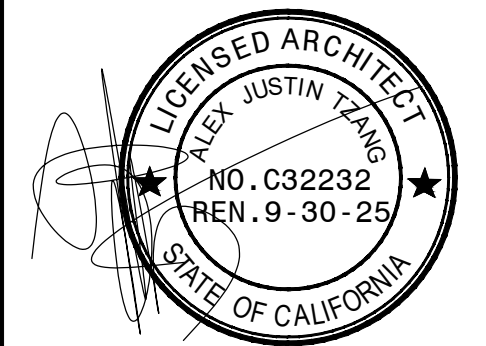


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STAMP



PROJECT

ADDITION & REMODEL
215 SYLVAN WAY
REDWOOD CITY, CA

APPROVAL STAMP

ISSUE HISTORY

NO.	DESCRIPTION	DATE

JOB NO.

DRAWN BY J.Z.

DATE

SHEET TITLE

**BEST
MANAGEMENT
PRACTICE**

SHEET NUMBER

BMP

Storm drain polluters may be liable for fines of up to \$10,000 per day!

GC GENERAL CONTRACTOR
T24 TITLE 24 ENERGY CONSULTANT



Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

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ADDITION & REMODEL
215 SYLVAN WAY
REDWOOD CITY, CA

APPROVAL STAMP

NO.	DESCRIPTION	DATE

JOB NO.

DRAWN

DATE _____

SHEET TITLE

CAL GREEN

SHEET NUMBER

CG1

GC GENERAL CONTRACTOR
T24 TITLE 24 ENERGY CONSULTANT



V

N/A

RESPOND

PARTY

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{2,3}

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ¹	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLAC	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

Y	NA	RESPON PARTY
☐	☐	☐
CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS 702 QUALIFICATIONS 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following: 1. State certified apprenticeship programs. 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency. ☐ ☐ ☐ ☐ 702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector: 1. Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. 3. Successful completion of a third party apprentice training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency. Notes: 1. Special Inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS). [BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency. Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 703 VERIFICATIONS 703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist. ☐ ☐ ☐ ☐ ☐ ☐		



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