

ABBREVIATIONS

A.B.	ANCHOR BOLT	MIN.	MINIMUM
A.U.	ACCESSORY DWELLING UNIT	M.O.	MASONRY OPENING
ALUM.	ALUMINUM	MTL.	METAL
APPROX.	APPROXIMATE	(N)	NEW
BO.	BOARD	N.C.	NOT IN CONTRACT
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE
BR.	BEAM	O.V.	OVER
BTM.	BOTTOM	O.C.	ON CENTER
CAB.	CABINET	O.D.	OUTSIDE DIAMETER
C.J.	CONTROL JOINT	OPNG.	OPENING
C.L.G.	CILING	OSB	ORIENTED STRAND BOARD
C.L.R.	CLEAR	P.A.F.	PARTICLE BOARD
C.M.U.	CONCRETE MASONRY UNIT	PL.	PLATE
COL.	COLUMN	P.L.V.D.	PLYWOOD
CONC.	CONCRETE	P.P.	PRESSURE TREATED
CONT.	CONTINUOUS	P.V.C.	POLY VINYL CHLORIDE
DBL.	DOUBLE	QTR.	QUARTER
DM.	DIMENSION	R.	RADIUS
DN.	DOWN	REF.	REFRIGERATOR
D.F.	DUGLAS FIR	REIN.	REINFORCING
D.S.	DOWN SPOUT	REQD.	REQUIRED
D.W.	DISHWASHER	RM.	ROOM
E.A.	EACH	RND.	ROUND
E.L.	ELEVATION	R.O.	ROUGH OPENING
EQ.	EQUAL	REWOOD	REWOOD
EQUIP.	EQUIPMENT	S.A.F.	SELF-ADHERING FLASHING
EXIST.	EXISTING	S.C.	SOLID CORE
(E)	EXISTING	SM.	SIMILAR
EXT.	EXTERIOR	SPEC.	SPECIFICATION
FN.	FOUNDATION	SQ.	SQUARE
F.M.	FLOOR MATERIAL	STD.	STANDARD
F.O.B.	FACE OF BLOCK	STL.	STEEL
F.O.C.	FACE OF CONCRETE	STRUC.	STRUCTURAL
F.O.F.	FACE OF FINISH	S.W.	SYNTHETIC WOOD
F.O.S.	FACE OF STUD	T&G	TONGUE & GROOVE
FT.	FOOT OR FEET	T.O.P.	TOP OF PLATE
FTG.	FOOTING	T.O.W.	TOP OF WALL
GA.	GALVANIZED	TYP.	TYPICAL
GA.V.	GALVANIZED IRON	U.O.N.	UNLESS OTHERWISE NOTED
G.L.B.	GALVANIZED SHEET METAL	VERT.	VERTICAL
G.S.M.	GALVANIZED SHEET METAL	W.	WOOD
H.C.	HOLLOW CORE	W.C.	WATER CLOSET
HDR.	HEADER	W.H.	WATER HEATER
H.M.	HOLLOW METAL	W.O.	WINDOW
HORIZ.	HORIZONTAL	W.R.B.	WEATHER RESISTIVE BARRIER
H.T.	HEIGHT	WT.	WEIGHT
H.D.	INSIDE DIAMETER	W.W.M.	WELDED WIRE MESH
INSUL.	INSULATION		
INT.	INTERIOR		
JT.	JOINT		
K.D.	KILN DRIED		
LAM.	LAMINATE		
LAV.	LAVATORY		
MAX.	MAXIMUM		
M.B.	MACHINE BOLT		
MFR.	MANUFACTURER		

PROJECT DATA

DESCRIPTION: INTERIOR REMODEL - KITCHEN & 3 BATHROOMS. ADDITION BATHROOM AREAS - 1st & 2nd FLOORS. ADDITION 2nd FLOOR DECKS & NEW EXTERIOR SIDING. NEW FRONT FENCING. NEW FURNACE.

OWNER: BOGUSLAW (GEORGE) MARCINKOWSKI  
21143 CHADWICK CT  
SARATOGA, CA 95070  
408-210-1774

PROJECT ADDRESS: 519 MONTEREY AVE  
CAPITOLA, CA 95010

ASSESSORS PARCEL #: 036-211-03

ZONE DISTRICT: RI-5

BUILDING HEIGHT: EXISTING

OFF-STREET PARKING: HOUSE - 4 BEDROOMS  
EXISTING - 1 GARAGE + 2 UNCOVERED (3 TOTAL)  
PROPOSED - NO CHANGE (3 TOTAL)

CONSTRUCTION TYPES: TYPE V B

NUMBER OF STORIES: TWO STORY

OCCUPANCY GROUPS: DWELLING UNIT: 'R-3' ( & 'U' GARAGE)

(E) LOT SIZE: 7,780 SF +/-

(E) HOUSE SIZE: 1798 SF +/- (978 SF 1st FLR. + 820 SF 2nd FLR)

(E) GARAGE: 412 SF +/-

(E) PORCH: 115 SF +/-

PROPOSED (EXTRA SF) 140 SF (68 SF 1st FLR. + 82 SF 2nd FLR)

PROPOSED HOUSE SIZE: 1938 SF (1798 SF (E) + 140 SF NEW)

PROPOSED GARAGE: 412 SF +/- (NO CHANGE)

REMODEL INTERIOR AREA: 399 SF  
(116 SF 1st/2nd FLR BATHS + 283 SF LIVING RM)

PROJECT TEAM

PLANNING & GREEN: JOHN HOFACRE  
1836 41st AVE  
CAPITOLA, CA 95010  
(831) 464-2394 home  
(831) 295-2488 cell  
jhofacre@boguslaw.com

ENERGY TITLE 24: APP-TECH INC  
235 BLACKBURN STREET  
SANTA CRUZ, CA 95060  
831-458-0485

STRUCTURAL ENGINEER: CHARLES PROGRACE  
348 PENNSYLVANIA AVE  
SANTA CRUZ, CA 95060  
(831) 588 7628

SURVEY: MICHAEL BEUTZ  
565 RISSO COURT  
SANTA CRUZ, CA 95062  
831-476-3745

REFERENCE CODE

2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA RESIDENTIAL CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA ENERGY CODE  
2019 CA GREEN BUILDING STANDARDS CODE  
2019 CALIFORNIA HISTORIC BUILDING CODE  
2019 EXISTING BUILDING CODE  
2019 CALIFORNIA FIRE CODE

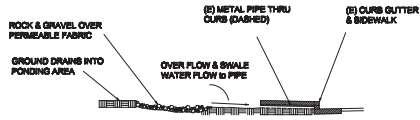
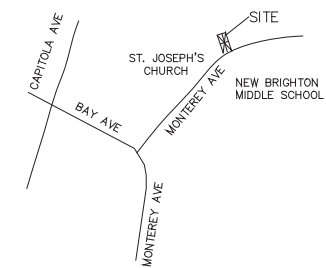
SHEET INDEX

ARCHITECTURAL  
A1.1 PROJECT DATA - SITE - DRAINAGE  
A1.2 LOT COVERAGE  
A2.1 EXISTING PLANS  
A3 FLOOR PLANS  
A4 SECTIONS  
A5 ELEVATIONS  
BMP BEST MANAGEMENT PRACTICES

SHEET 1 of 1 SURVEY

DRAWING SYMBOLS

(1)	DETAIL REFERENCE / SHEET NUMBER
(2)	BUILDING SECTION REFERENCE / SHEET NUMBER
(3)	WINDOW TYPE
(4)	DOOR TYPE
(5)	KEYNOTE NUMBER
(6)	INTERIOR ELEVATION REFERENCE / SHEET NUMBER



ROCK GRAVEL DRAINAGE/POND AREA  
SCALE: 1/8"=1'-0"

WATER FLOW AND INFILTRATION SYSTEM

- PAVING DIRECT WATER FLOW TO LANDSCAPE.
- DOWN SPOUT DISCHARGE TO PAVING... DIRECTING WATER TO LANDSCAPING
- DOWN SPOUT DISCHARGE TO SPLASH BLOCK... DIRECTING WATER TO LANDSCAPING
- WATER FLOW THROUGH LANDSCAPE SWALES TO PROMOTE INFILTRATION INTO GROUND.
- ROCK PONDING AREA AT LOW POINT TO PROMOTE INFILTRATION INTO GROUND.
- OVER FLOW TO SWALE TO PIPE THROUGH CURB BY HEAVY RAIN CONDITIONS.

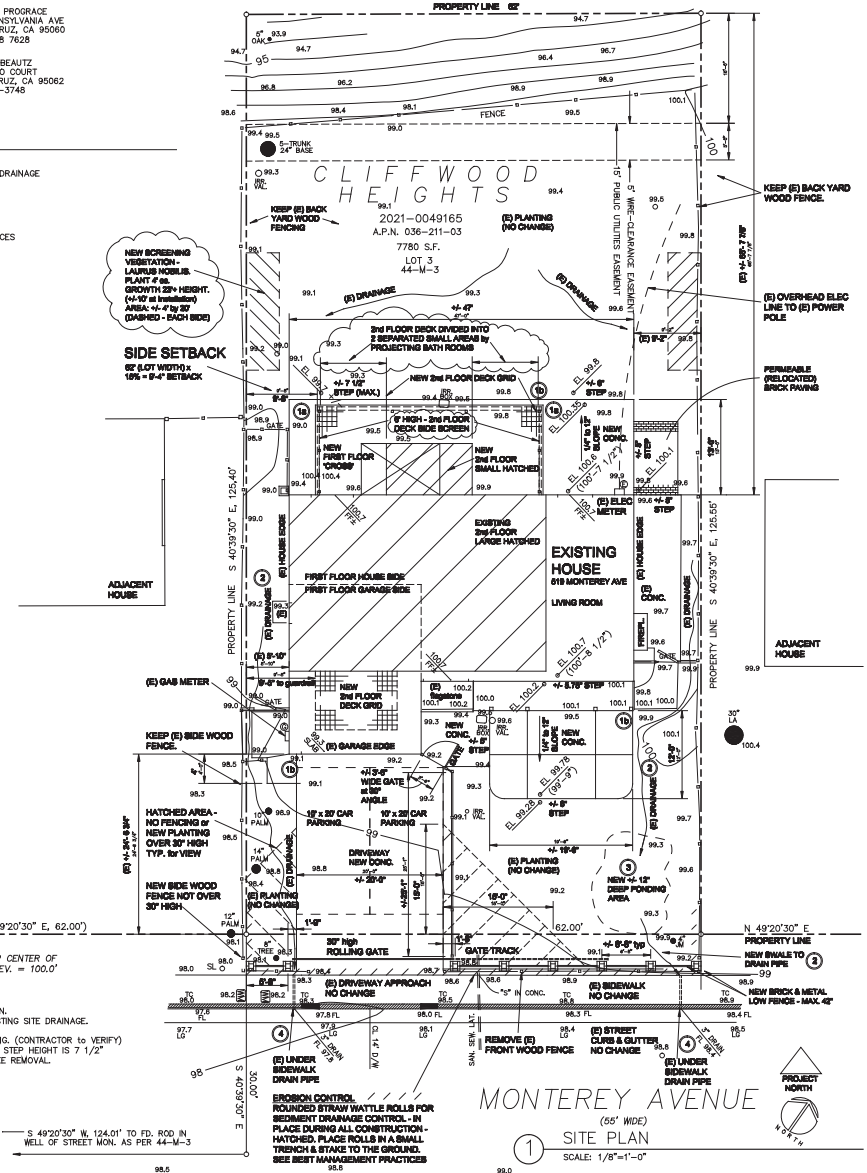
ELEVATION REFERENCE IS THE TOP CENTER OF THIS FIRE HYDRANT FOR ASSUMED ELEV. = 100.0'

SITE PLAN NOTES

- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS.
- NEW ADDITION & PAVING DOESN'T CHANGE EXISTING SITE DRAINAGE.
- SEE SHEET A1.2 FOR PERVIOUS LOT COVERAGE
- SEE SHEET A1.2 FOR CONTROL JOINTS IN PAVING. (CONTRACTOR TO VERIFY)
- STEP HEIGHTS NOTED +/- ON PLAN. MAXIMUM STEP HEIGHT IS 7 1/2"
- KEEP (E) DRAINAGE & LANDSCAPING - NO TREE REMOVAL.
- REMOVE (E) LOW WOOD FENCE ON SOUTH SIDE

PUBLIC WORKS - DESIGN REVIEW COMMENTS

- SUBMIT A TEMPORARY CONSTRUCTION SEDIMENT & CONTROL PLAN (CONSTRUCTION BMP'S). THE PLANS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS SPECIFIED IN CAPITOLA MUNICIPAL CODE 13.16 STORM WATER POLLUTION PREVENTION & PROTECTION.
- PUBLIC WORKS STANDARD DETAIL STORM WATER BEST MANAGEMENT PRACTICES (STRM-BMP) SHALL BE PRINTED IN FULL & INCORPORATED AS A SHEET INTO THE CONSTRUCTION PLANS.
- PRIOR TO ISSUANCE OF BUILDING PERMITS, THE APPLICANT SHALL SUBMIT A STORMWATER APPLICATION POST CONSTRUCTION REQUIREMENTS (PCRS) & PUBLIC WORKS STANDARD DETAILS, INCLUDING ALL STANDARDS RELATING TO LOW IMPACT DEVELOPMENT (LID)
- PRIOR TO ANY LAND DISTURBANCE, A PRE-SITE INSPECTION MUST BE CONDUCTED BY THE GRADING OFFICIAL TO VERIFY COMPLIANCE WITH THE APPROVED EROSION & SEDIMENT CONTROL PLAN.
- PRIOR TO ANY WORK IN THE CITY ROAD RIGHT-OF-WAY, AN ENCROACHMENT PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR PERFORMING THE WORK. NO MATERIAL OR EQUIPMENT STORAGE MAY BE PLACED IN THE ROAD RIGHT-OF-WAY.



MONTEREY AVENUE

1 SITE PLAN  
SCALE: 1/8"=1'-0"

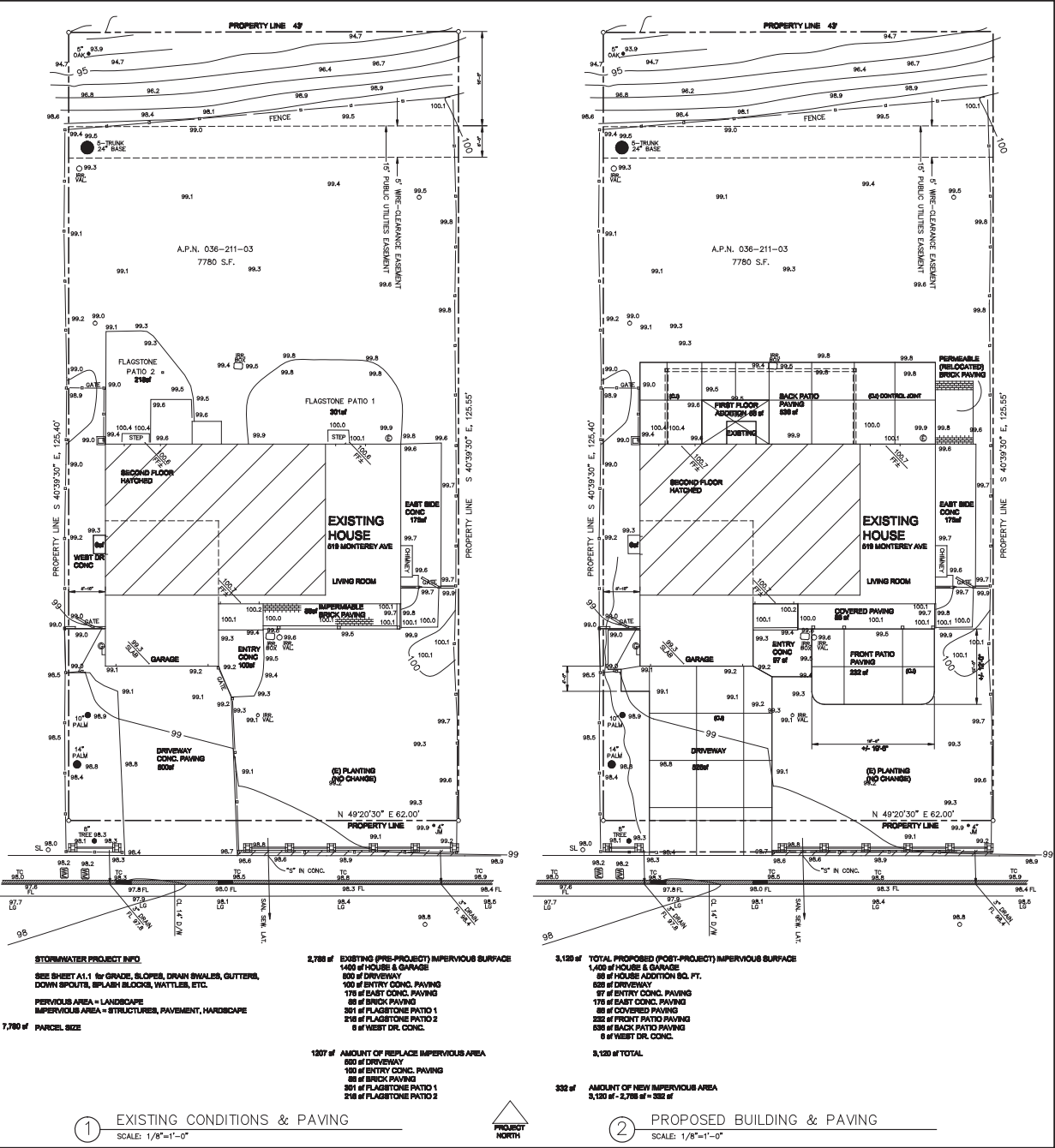
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Boguslaw Marcinkowski  
31143 CHADWICK CT.  
SARATOGA, CA 95070  
(408) 210-1774

DRAWING DATE with screen & PARKING 4/23/2022

REVISIONS	DESCRIPTION	DATE

**MARCINKOWSKI HOUSE ADDITION & REMODEL**  
519 MONTEREY AVE., CAPITOLA, CA 95010

A1.1



**STORMWATER PROJECT INFO**  
SEE SHEET A1.1 FOR GRADE, SLOPES, DRAIN SWALES, GUTTERS,  
DOWN SPOUTS, SPLASH BLOCKS, WATTLES, ETC.  
PERVIOUS AREA = LANDSCAPE  
IMPERVIOUS AREA = STRUCTURES, PAVEMENT, HARDSCAPE  
7,780 sf PARCEL SIZE

2,788 sf EXISTING (PRE-PROJECT) IMPERVIOUS SURFACE  
1489 sf HOUSE & GARAGE  
800 sf DRIVEWAY  
100 sf ENTRY CONC. PAVING  
176 sf EAST CONC. PAVING  
88 sf BRICK PAVING  
381 sf FLAGSTONE PATIO 1  
218 sf FLAGSTONE PATIO 2  
8 sf WEST DR. CONC.

1207 sf AMOUNT OF REPLACE IMPERVIOUS AREA  
800 sf DRIVEWAY  
100 sf ENTRY CONC. PAVING  
88 sf BRICK PAVING  
381 sf FLAGSTONE PATIO 1  
218 sf FLAGSTONE PATIO 2

**1 EXISTING CONDITIONS & PAVING**  
SCALE: 1/8"=1'-0"

3,128 sf TOTAL PROPOSED (POST-PROJECT) IMPERVIOUS SURFACE  
1,408 sf HOUSE & GARAGE  
88 sf HOUSE ADDITION SQ. FT.  
888 sf DRIVEWAY  
87 sf ENTRY CONC. PAVING  
176 sf EAST CONC. PAVING  
88 sf COVERED PAVING  
332 sf FRONT PATIO PAVING  
838 sf BACK PATIO PAVING  
8 sf WEST DR. CONC.

3,120 sf TOTAL  
338 sf AMOUNT OF NEW IMPERVIOUS AREA  
3,120 sf - 2,788 sf = 332 sf

**2 PROPOSED BUILDING & PAVING**  
SCALE: 1/8"=1'-0"

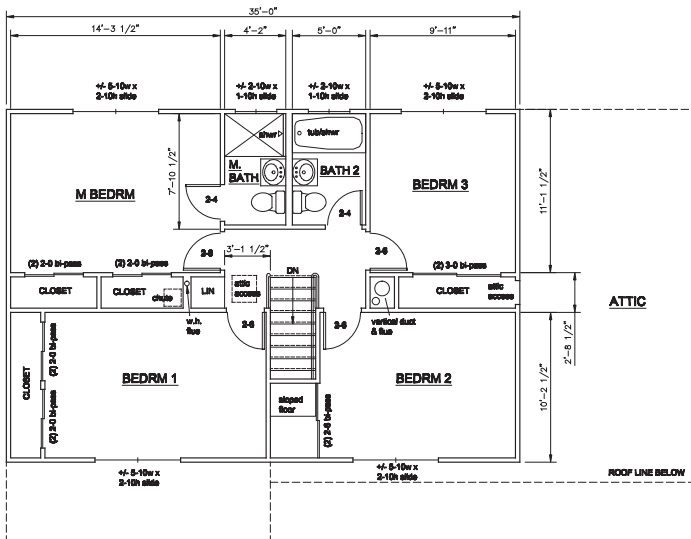
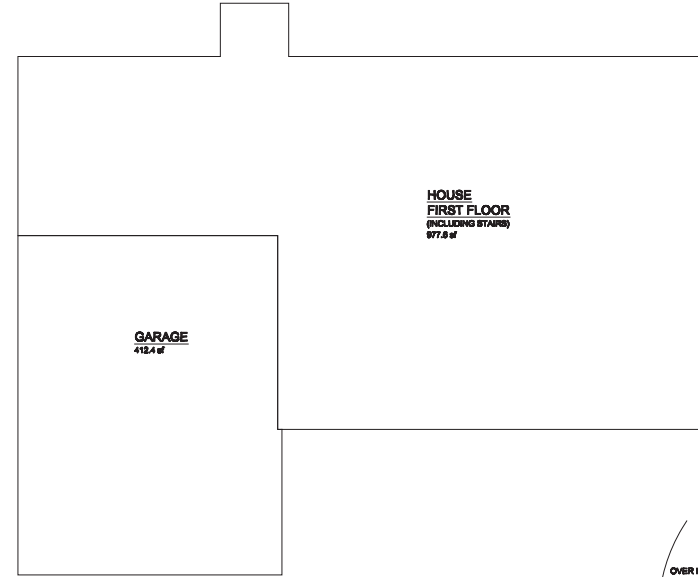
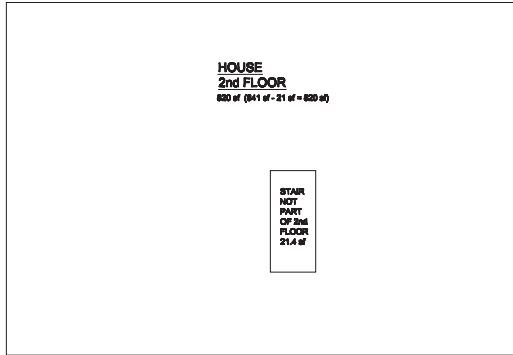
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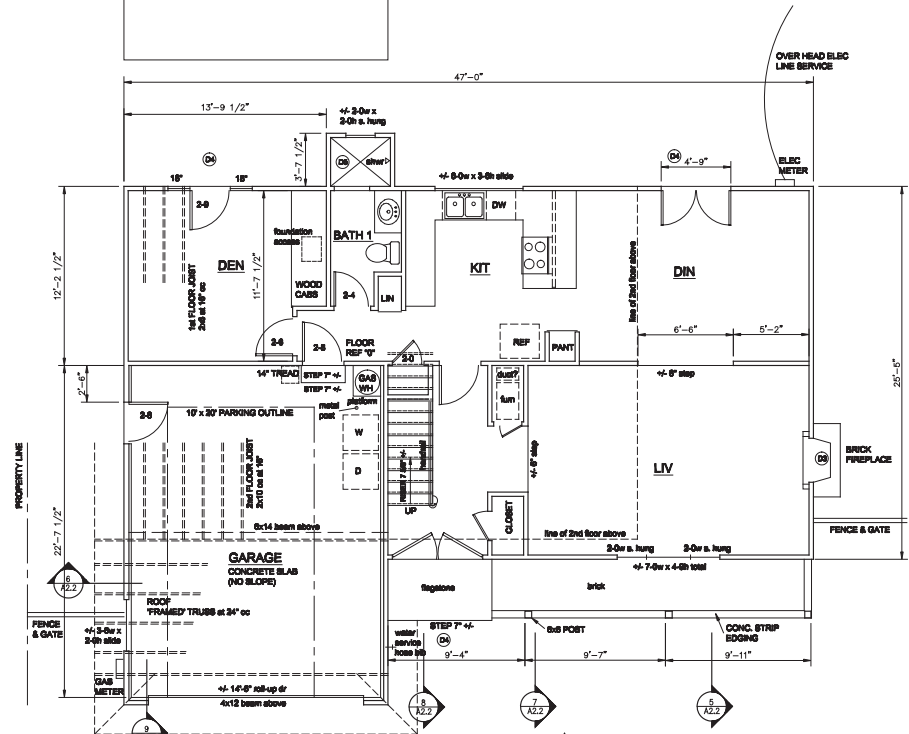
**DRAWING DATE**  
3/22/2022

**REVISIONS**  
No. DESCRIPTION DATE



- EXISTING FLOOR PLAN NOTES:**
1. ALL DIMENSIONS & LOCATIONS ARE APPROX. - CONTRACTOR TO VERIFY ALL CONDITIONS
  2. REMOVE ALL (C) MATERIALS AS NEEDED TO FIT NEW CONSTRUCTION. SPECIFIC REMOVAL ITEMS DO NOT REPRESENT A COMPLETE LIST.
  3. REMOVE ALL BRICK FIREPLACE - KEEP ANY CONG. FOUNDATION
  4. REMOVE FLAGSTONE BACK PATIO, DRIVEWAY & WEST PAVING & PAVING TO FRONT STOOP.
  5. REMOVE (E) SHOWER - VERIFY FOOTING UNDER.

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



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



**MARCINKOWSKI HOUSE  
ADDITION & REMODEL**  
518 MONTEREY AVE., CARMOTA, CA 95010

A2.1

WINDOW SCHEDULE

KEY	ROUGH OPENING SIZE	FUNCTION	NOTES	MAX U VALUE
	WIDTH HEIGHT			
1	NEW 9'-0" 3'-0"	SLIDE		0.30
2	NEW 2'-0" 6'-0"	SINGLE HUNG	SAFETY GLASS	0.30
3	(E) 4'-8" 2'-0"	CASEMENT	GARAGE - SINGLE PANE (E)	0.30
4	NEW 2'-0" 2'-0"	CASEMENT	BILL at 9'-0" above subfl.	0.30
5	NEW 6'-0" 1'-0"	SLIDE	OBSCURE - SAFETY GLASS	0.30
6	NEW 2'-0" 6'-0"	SINGLE HUNG	OBSCURE - SAFETY GLASS	0.30
7	NEW 2'-0" 2'-0"	CASEMENT	BILL at 9'-0" above subfl.	(E)
8	(E) 4'-8" 2'-0"	SLIDE		0.30
9	NEW 2'-0" 3'-0"	SLIDE	SAFETY GLASS	0.30
10	NEW 2'-0" 2'-0"	CASEMENT	BILL at 9'-0" above subfl.	0.30

WINDOW NOTES

1. NEW WINDOWS TO BE STYLELINE MILDARD w/ HAL FINISH. WHITE to MATCH (E). NO EXTRA EXTERIOR or INTERIOR EXTENSIONS.
2. GLAZING SHALL BE CLEAR, DUAL GLAZED, w/ LOW 'E' PER TITLE 24 COMPLIANCE.
3. GLAZING IN HAZARDOUS LOCATIONS AS DEFINED PER 2019 CALIF. RESIDENTIAL CODE SHALL BE TEMPERED.
4. VERIFY ACTUAL ROUGH OPENING DIMENSIONS IN FIELD PRIOR TO ORDERING.
5. REFER TO PLANS & ELEVATIONS TO VERIFY ORIENTATION OF HANDING OR SLIDING DIRECTION.
6. ALL OPERABLE EXTERIOR WINDOWS SHALL HAVE REMOVABLE SCREENS BY WINDOW MANUFACTURER. PREFER GLASS - STANDARD HIGH INSECT SCREEN (per spec) CHARCOAL. VERIFY w/ OWNER.
7. EGRESS REQUIREMENTS SHALL COMPLY w/ 2019 RESIDENTIAL BUILDING CODE.
8. NEW WINDOW GLASS U-VALUE = 0.30.
9. DO NOT REMOVE NFRC LABELS FROM WINDOWS & DOORS UNTIL FIELD VERIFICATION IS COMPLETE.

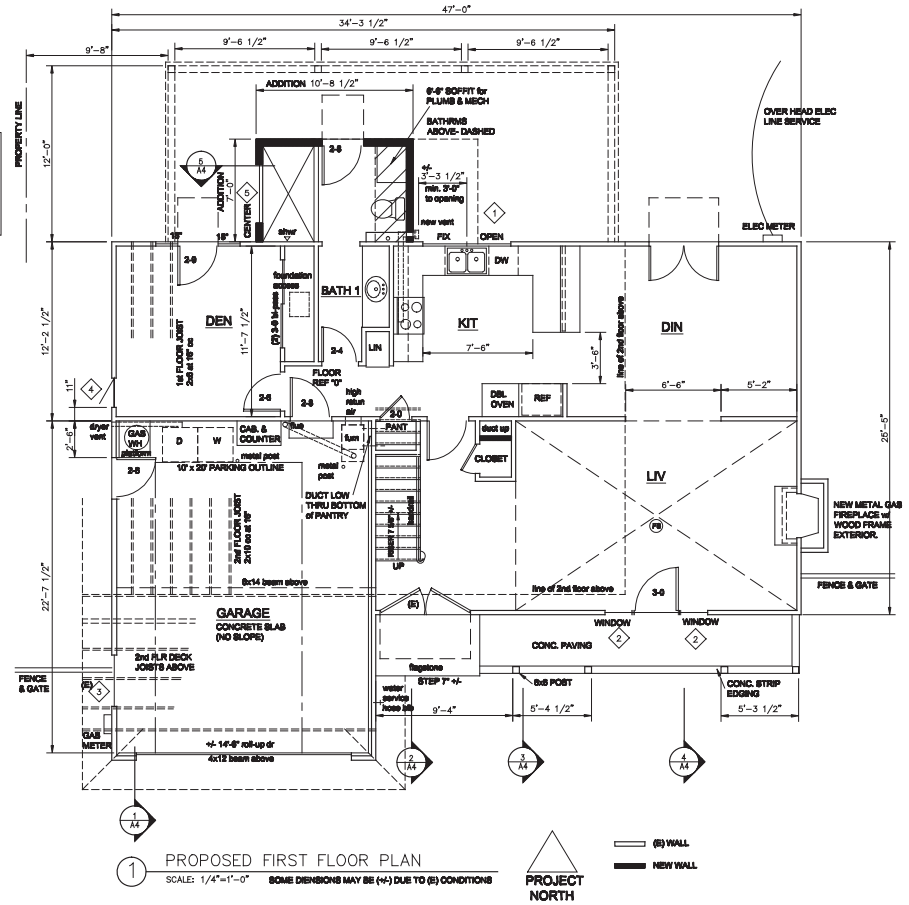
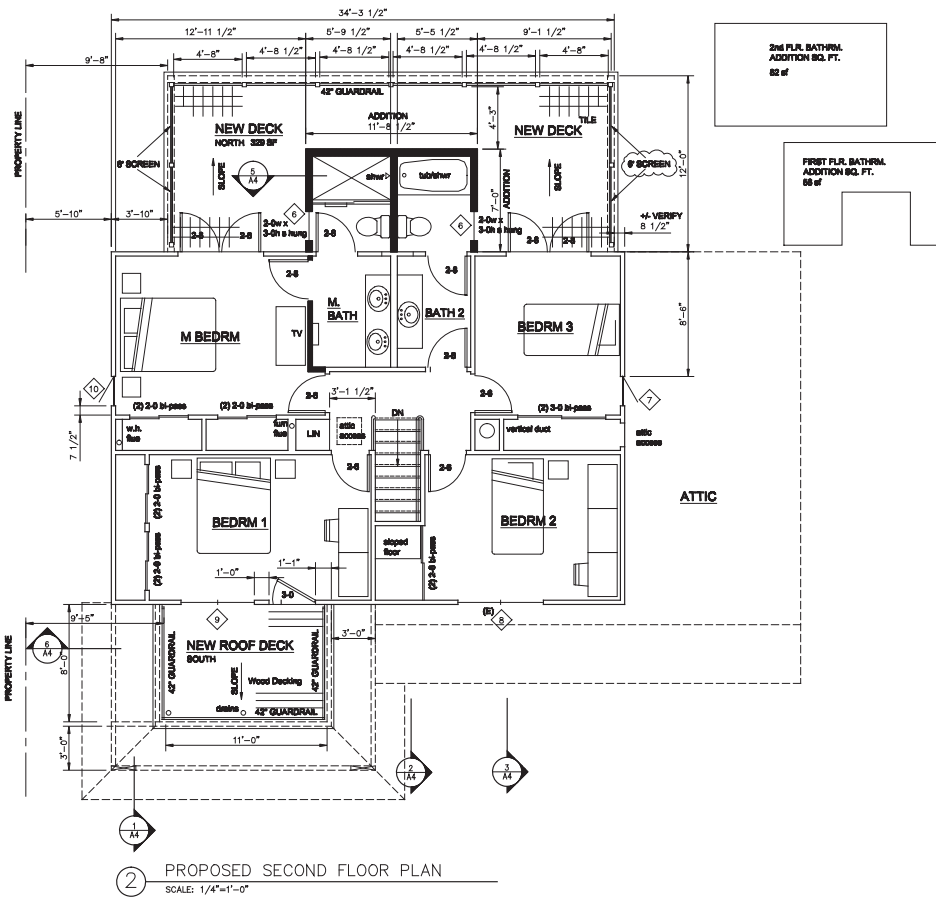
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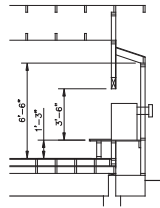
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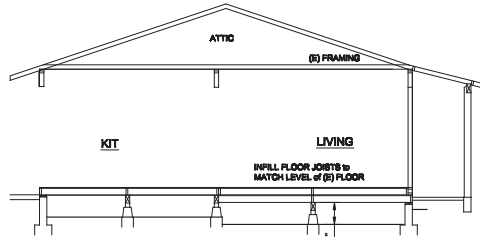
MARCINKOWSKI HOUSE  
ADDITION & REMODEL  
518 MONTEREY AVE., CARPENTRIA, CA 95010

A3

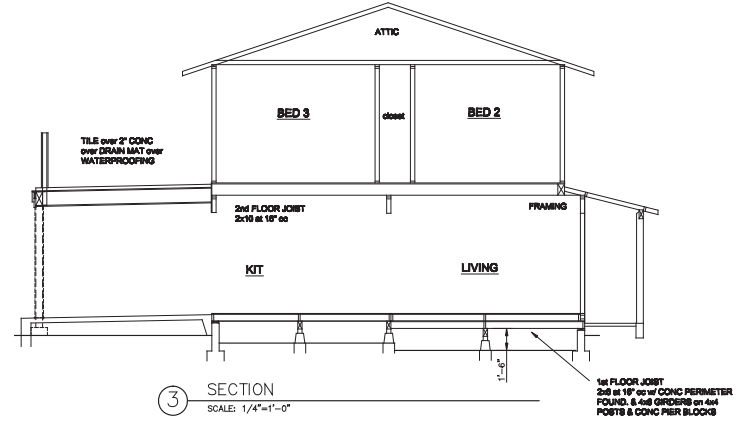




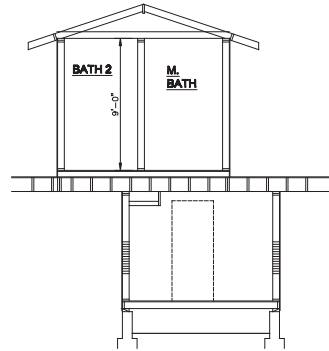
7 FIREPLACE SECTION  
SCALE 1/4" = 12"



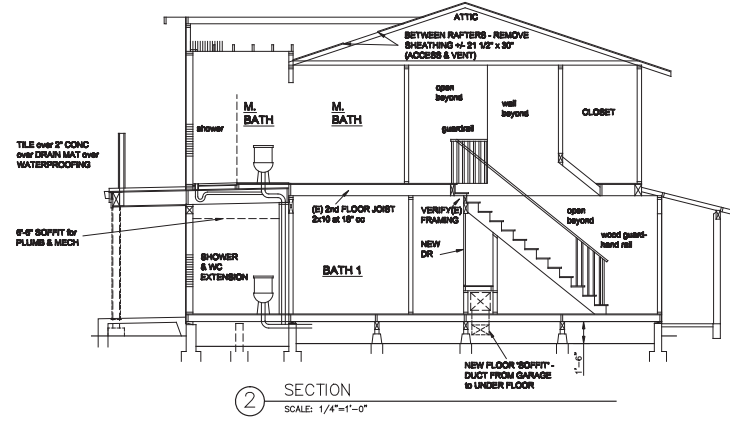
4 SECTION 2'  
SCALE: 1/4"=1'-0"



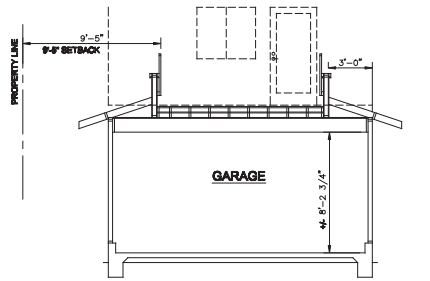
3 SECTION  
SCALE: 1/4"=1'-0"



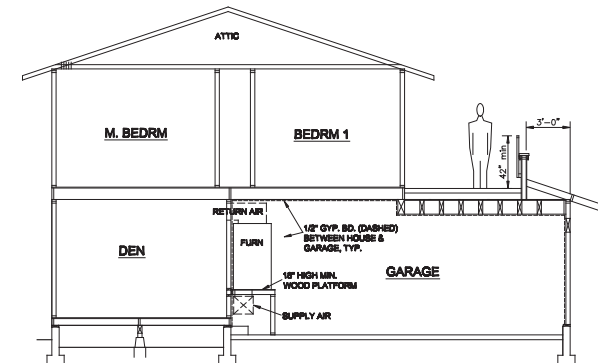
5 SECTION  
SCALE: 1/4"=1'-0"



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



6 SECTION  
SCALE: 1/4"=1'-0"



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

BOGUSLAW  
MARCINKOWSKI

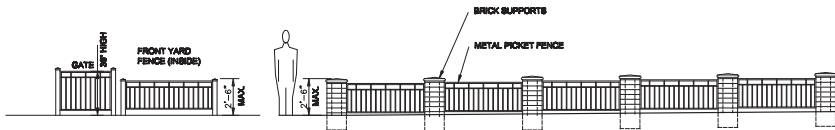
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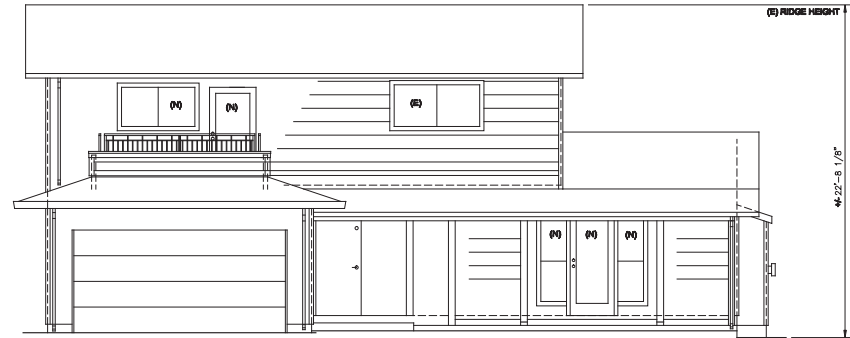
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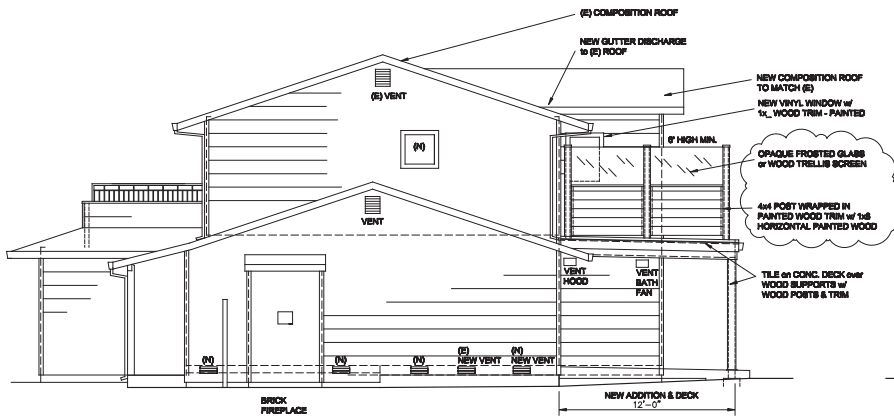
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ADDITION & REMODEL  
518 MONTEREY AVE., CARMONA, CA 95010



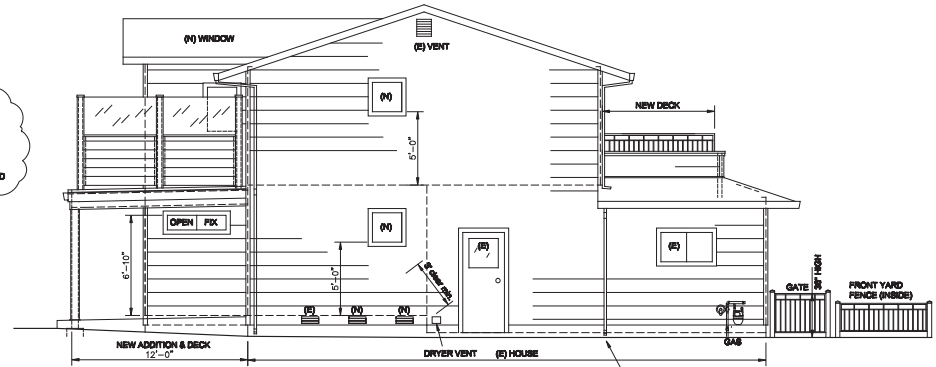
5 FRONT (SOUTH) FENCE ELEVATION  
SCALE: 1/4"=1'-0"



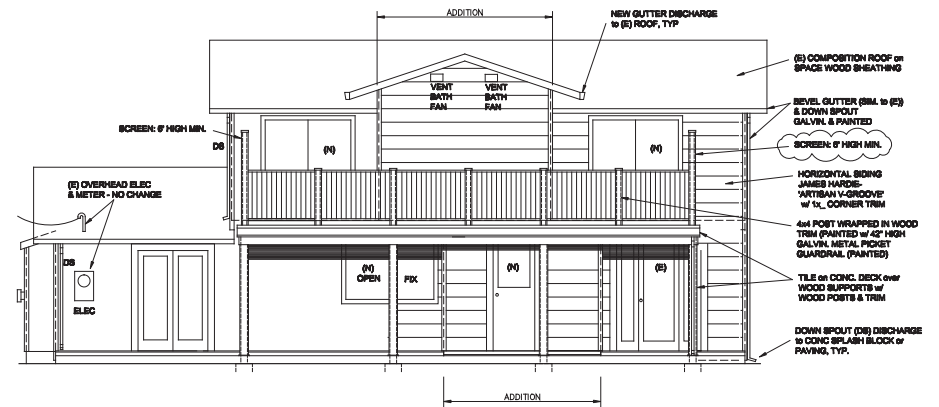
1 SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



3 EAST ELEVATION  
SCALE: 1/4"=1'-0"



2 WEST ELEVATION  
SCALE: 1/4"=1'-0"



4 NORTH ELEVATION  
SCALE: 1/4"=1'-0"

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ADDITION & REMODEL**  
518 MONTEREY AVE., - CARPOTA, CA 95010

A5

### Stormwater Pollution Prevention and Protection for Construction Projects

In the City of Carpinteria, water in streets, gutters, and storm drains flows directly to local creeks and Monterey Bay without any treatment. When debris, paint, concrete and other harmful pollutants from construction sites and home construction projects get splashed, spilled or washed into the street or storm drain they can damage sensitive creek habitats and end up polluting our bay and ocean.

In order to reduce the amount of pollutants reaching local storm drains and waterways, the City has developed "Best Management Practices" (BMPs) for construction work. All types of construction projects are required to abide by the following mandatory BMPs under the State Water Resources Control Board (State Water Board) requires coverage under and adherence to the Construction Activities Storm Water General Permit, or CGP, to regulate storm water runoff from construction sites. In general, any construction or demolition activity, including, but not limited to, clearing, grading, grubbing, or excavation, or any other activities associated with Linear Underground Process (LUPs) also require coverage under the CGP. Construction BMPs must be done by a qualified SWPPP developer (QSD), respectively. More information on the CGP and QSD/QSPs may be found at [www.waterboards.ca.gov/swppp/html/swpppconform.htm](http://www.waterboards.ca.gov/swppp/html/swpppconform.htm)

#### General Construction & Site Supervision


All construction BMPs, sediment and erosion control must be installed prior to beginning construction and maintained throughout the project duration. Compliance with the CGP and below BMPs is required year-round.

#### General Principles

1. Keep an orderly site and ensure good housekeeping practices are used.
1. Maintain equipment properly.
1. Cover materials when they are not in use.
1. Keep materials away from streets, gutters, storm drains and drainage channels.
1. Ensure dust control water does not leave the site or discharge to storm drains.
1. Train your employees on these BMPs and familiarize them with storm water issues prior to beginning work. Inform your subcontractors about storm water requirements and be sure that they are also abiding by these BMPs.
1. Refer to the following approved references for BMP selection, implementation, and on-site management (most recent versions unless otherwise noted):
  - Erosion & Sediment Control Field Manual, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002.
  - Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG)
  - Construction Best Management Practices (BMPs) Handbook, California Stormwater Quality Association (CASQA)
  - Construction Site Best Management Practices (BMPs) Manual, Storm Water Quality Handbooks, Caltrans

#### Housekeeping Practices

1. Designate work areas to be well located away from storm drains, drainage swales, and creeks for auto parking and heavy equipment storage, vehicle refueling and routine equipment maintenance.
1. To prevent off-site tracking of dirt, provide site entrances with established aggregate surfaces or provide a tire wash area on the site, but away from storm drains or drainage channels. Mud, dirt, gravel, sand and other materials tracked or dropped off by streets must be cleaned up to prevent washing into the storm drains.
1. Keep materials and soil stockpiles out of the rain and prevent runoff contamination from the site. Store materials, stockpiles and equipment both under cover and protected from rain, and runoff. Cover exposed piles of construction materials or soil with plastic sheeting or temporary roofs. Before rainfall events, sweep and remove material from surfaces that drain to storm inlets and/or single channels.
1. Place trash cans around the site to reduce litter. Dispose of non-hazardous construction wastes in covered dumpsters or recycling receptacles.
1. Keep dumpster lids closed and secured. For dumpsters or bins that don't have a lid, cover them with tarp or plastic sheeting, secured around the perimeter of the dumpster or place them under temporary roofs. Never clean out a dumpster by hosing it down on the construction site.

NOT TO SCALE		STANDARD DRAWINGS FOR <b>STORMWATER POLLUTION PREVENTION AND PROTECTION FOR CONSTRUCTION PROJECTS</b>	DRAWING No. 214	REV.
DRAWN BY: M.P.		DRAWING No.		
CHECKED BY: S.E.J.		STRM-BMP-1		
		STEVEN J. ABERNETHY, PUBLIC WORKS DIRECTOR		

#### Painting, Varnish & Application of Solvents & Adhesives

Paints, varnishes, solvents and adhesives contain chemicals that are harmful to wildlife and aquatic life in our community. Toxic chemicals may come from liquid or solid products or from painting residues or rags. Paint materials and wastes, adhesives and cleaning fluid should be recycled when possible or properly disposed to prevent these substances from entering the storm drains and watercourses.

#### Handling of Surface Coatings

1. Keep paint, varnish, solvents and adhesive products and wastes away from the gutter, street and storm drains. Wastewater or runoff containing paint or paint thinner must never be discharged into the storm drain system.
1. When there is a risk of a spill reaching the storm drain, nearby storm drain inlets must be protected prior to starting painting.

#### Removal of Surface Coatings

1. Non-hazardous paint chips and dust from dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
1. Chemical paint or varnish stripping residues, chips and dust from marine paints or varnishes, or paints containing lead, mercury or tributyltin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor. Paint may be tested for lead by taking paint scrapings to a local, state-certified laboratory.
1. When stripping or cleaning building exteriors with high-pressure water, block storm drains to prevent flow to creeks and the Monterey Bay.
1. Wash water from painted buildings constructed pre-1978 can contain high amounts of lead even if paint chips are not present. Before stripping paint or cleaning a pre-1978 building's exterior with water under high pressure, test paint for lead by taking paint scrapings to a local, state-certified laboratory.

#### Clean-Up of Surface Coatings


1. Never clean brushes or rinse paint or varnish containers into a gutter, street, storm drain, French drain or creek.
1. For water based paints, paint out brushes to the extent possible and rinse into an interior sink drain that goes to the sanitary sewer.
1. For oil based paints, paint out brushes to the extent possible and clean with thinner or solvent. Filter and reuse thinners and solvents where possible. Dispose of excess liquids and residues as hazardous waste.
1. When thoroughly dry, empty paint cans, used brushes, rags and drop cloths may be disposed of as garbage.

#### Disposal of Surface Coatings

1. Recycle, return to supplier, or donate unwanted water-based (latex) paint. Oil-based paint may be recycled or disposed of as hazardous waste. Varnish, thinners, solvents, glues and cleaning fluids must be disposed of as hazardous waste.
1. When the job is completed, collect all unused or waste materials and dispose of properly. Never leave or abandon materials onsite, and ensure that nothing has drifted toward the street, gutter, or catch basin.

#### Resurfacing & Paving

1. Protect nearby storm drain inlets and adjacent water bodies prior to breaking up asphalt or concrete.
1. The discharge of saw cut slurry to the storm drain system is prohibited. Take measures to contain the slurry and protect nearby catch basins or gutters. If slurry enters the storm drain system, remove material immediately.
1. Dried, saw cut slurry must be cleaned up and properly disposed so that it will not be carried into the storm drain system by wind, traffic, or rainfall.
1. After breaking up old pavement, sweep up materials and recycle as much as possible. Properly dispose of non-recyclable materials.
1. Cover and seal nearby storm drain inlets and manholes before applying seal coat, slurry seal, etc. Leave covers in place until the oil sealant is dry.
1. In the event of rain during construction, divert runoff around work areas and cover materials.
1. Paving machines over drip pans or absorbent materials.
1. Never wash sweepings from exposed aggregate concrete into a street or a storm drain inlet. Collect and return to aggregate base stockpile or dispose of in the trash.
1. Remove and clean up material stockpiles (i.e. asphalt and sand) by the end of each week or during the rainy season, by the end of each day. Stockpiles must be removed by the end of each day if they are located in a public right-of-way.

NOT TO SCALE		STANDARD DRAWINGS FOR <b>STORMWATER POLLUTION PREVENTION AND PROTECTION</b>	DRAWING No. 214	REV.
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CHECKED BY: S.E.J.		STRM-BMP-4		
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1. Clean up leaks, drips and other spills immediately so that they do not contaminate the soil or runoff nor leave residue on pavement surfaces. Use dry cleanup methods whenever possible. Water may only be used in minimum quantities to prevent dust.
1. If portable toilets are used, ensure that the leasing company properly maintains the toilets and promptly makes repairs. Conduct visual inspections for leaks.
1. Protect vegetation and trees from accidental damages from construction activities by surrounding them with fencing or tree armoring.

#### Advanced Planning

1. Site development shall be fitted to the topography and soils in order to minimize the potential for erosion.
1. Soil grading/grading levels, easements, setbacks, sensitive or critical areas, trees, drainage courses, and buffer zones must be delineated on site to prevent excessive or unnecessary disturbances and exposure prior to construction.
1. Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins.
1. Conduct grading operations in phases in order to reduce the amount of disturbed areas and exposed soil at any one time. Unless specifically approved on the project's drainage plan, grading, sediment and erosion control plan, clearing, excavation and grading shall not be conducted during rainy weather. All rainy season grading shall be in accordance with Chapter Municipal Code Chapter 15.28.
1. Control the amount of runoff crossing your site especially during excavation by using berms and temporary drainage ditches or bio-swales to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.

#### Materials & Waste Handling

1. Practice container "Source Reduction" by estimating carefully and minimizing waste when ordering materials.
1. Recycle excess materials such as concrete, asphalt, acrylic mastic, solvents, degreasers, paper, and waste maintenance materials whenever possible.
1. Dispose of all wastes properly by ensuring that materials that cannot be recycled are taken to an appropriate land fill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or drainage channel.

#### Landscaping, Gardening & Ponds/Fountains/Pool/Spa Maintenance

Mary landscaping activities and practices expose soils and increase the likelihood of water runoff that will transport earth, sediments and garden chemicals to the storm drain during rain or rain events. Other exterior amenities such as ponds, pools and spas require regular maintenance using chlorine and/or copper based algaecides. Water treated with these chemicals is toxic to aquatic life and should never be discharged to the storm drain.

#### Landscaping & Garden Maintenance


1. Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
1. Schedule grading and excavation during dry weather periods.
1. Use temporary check dams or ditches to direct runoff away from storm drains or drainage channels.
1. Protect storm drain inlets with sandbags, gravel filter beds, straw wattles, filter fabric or other sediment controls.
1. Re-vegetation is an excellent form of erosion control for any site.
1. Never dump or leave soil, mulch, or other landscape products in the street, gutter, or storm drain.

#### Ponds/Fountains/Pool/Spa Maintenance

1. When draining a pond, fountain, pool, or spa, any volumes in excess of 500 gallons must be reported in advance to the City of Carpinteria Public Works Department. The City will provide guidance on handling special cleaning waste, flow rate restrictions and backflow prevention.

#### Preventing Water & Sediment Runoff

Effective erosion and sediment control measures must be implemented and maintained on all disturbed areas in order to prevent or reduce sediment in the site's storm water discharge relative to pre-construction levels. During the rainy season, erosion control measures must also be treated at all appropriate locations along the site's perimeter and at all inlets to the storm drain system. Effective methods to protect storm drain inlets include sand bag barriers, heavy rubber mats to cover and seal the inlet, and sediment nets or booms. Refer to the Erosion & Sediment Control Field Manual, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002, and the most recent versions of the Manual of Standards for Erosion & Sediment Control Measures, Association of Bay Area Governments (ABAG), and Construction Best Management Practices (BMPs) Handbook, California Stormwater Quality Association (CASQA).


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#### Concrete, Cement, & Masonry Products

1. Concrete, cement, masonry products, sediment or pollutant laden water shall never be discharged into or allowed to reach the storm drain system.
1. Avoid mixing excess amount of fresh concrete or cement mortar on-site.
1. During the cutting, ensure that the slurry water does not run off into the street or storm drain system. The discharge of slurry to the storm drain system is prohibited. Dried slurry must be cleaned up and disposed of properly.
1. Concrete, cement, and masonry mixing containers may not be washed or rinsed into the street or storm drain system. If a concrete transit mixer is used, a suitable washout bin, excavation or self-washing mixer able to contain waste material shall be provided on-site.
1. Never wash or rinse mixing containers and tools into the gutter, street, storm drain inlet, drainage ditches or water body.
1. If conducting sidewalk work, material stockpiles must be removed and cleaned up by the end of each work day. Sweep or collect unused materials and debris that remain on pavement and disposed of properly. Never leave or abandon materials onsite. Ensure that nothing has drifted towards the street, gutter or catch basin.

#### Site Clean Up

1. Clean up by sweeping instead of hosing down whenever possible. Dispose of litter and debris in the garbage.
1. The street, sidewalk and other paved areas may not be cleaned by washing or by directing sediment, concrete, asphalt, or other particles into the storm drain system. If water is used to wash sediment or particles from pavement, the water must be directed to a landscaped or grassy area large enough to absorb all the water.
1. If conducting road or driveway work, material stockpiles must be removed and cleaned up by the end of each work day.
1. Discarded building materials and demolition wastes must never be left in a street, gully, or waterway. Dispose of all wastes properly including leftover paint and chemicals. Materials that cannot be reused or recycled must be taken to the landfill or disposed of as hazardous waste.

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1. Effective filtration devices, barriers, and settling devices shall be selected, installed and maintained properly.
1. Silt fences must be installed so that the drainage around each fence does not create additional erosion and fills down slope of the fence.
1. If straw wattles are used for filter sediment runoff, ensure that the bales are actually filtering the water (and not just passing the water to travel around the bale) and that the straw pieces are not carried into the storm drain system.
1. Whenever possible, use terracing, surface roughening (e.g. with a bulldozer), and erosion dissipaters (such as stone, sand bags and rocks) on slopes to reduce runoff velocity and trap sediments. Do not use asphalt curbs or other demolition debris for this purpose.
1. A qualified person should conduct inspections of all on-site BMPs during each rainstorm and after a storm is over to ensure that the BMPs are functioning properly. For sites greater than one-acre, onsite inspections are required in accordance with the CGP.

#### Earth Moving Activities & Heavy Equipment

Soil excavation and grading operations loosen large amounts of soil that can be transported into storm drains when handled improperly. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces. Often, earth moving activities require use and storage of heavy equipment. Floor maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids onto the construction site are common sources of storm drain pollution.

#### Site Planning


1. Maintain all heavy equipment, inspect frequently for leaks, and repair leaks immediately upon discovery.
1. Perform major auto or heavy equipment maintenance, repair jobs and vehicle or equipment washing off-site.
1. If you must drain and replace motor oil, radiator coolant or other fluids on site, use drip pans, plastic sheeting or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste. Recycle whenever possible.
1. Do not use diesel oil to lubricate equipment parts or clean equipment. Only use water for onsite cleaning.
1. Cover exposed fifth wheel hitches and other off or greasy equipment during all rain events.

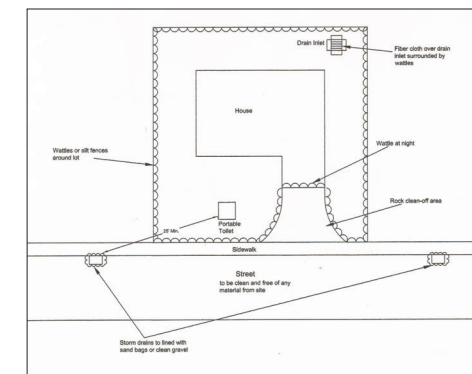
#### Practices During Construction

1. Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
1. Protect down slope drainage courses, creeks and storm drains with wattles or temporary drainage swales.
1. Use check dams or ditches to divert runoff around excavations. Refer to the Erosion & Sediment Control Field Manual, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002, and the most recent versions of the Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG), and Construction Best Management Practices (BMPs) Handbook, California Stormwater Quality Association (CASQA).
1. Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

#### Spill Clean Up

1. Maintain a spill clean-up kit on site.
1. Clean up spills immediately. Use dry cleanup methods if possible.
1. Never hose down dirty pavement or impervious surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter and rags) whenever possible and properly dispose of absorbent materials.
1. Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them.
1. Use site waste as possible for dust control. If water is used, ensure it does not leave silt or discharge to storm drains.
1. Call 911 for significant spills. If the spill poses a significant hazard to human health and safety, you must also report to the State Office of Emergency Services.

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**DRAWING DATE**  
 3/22/2022

**REVISIONS**

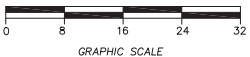
No.	DESCRIPTION	DATE
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**MARCINKOWSKI HOUSE  
 ADDITION & REMODEL**  
 518 MONTEREY AVE., CARPINTERIA, CA 95010

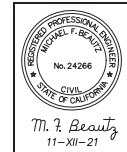
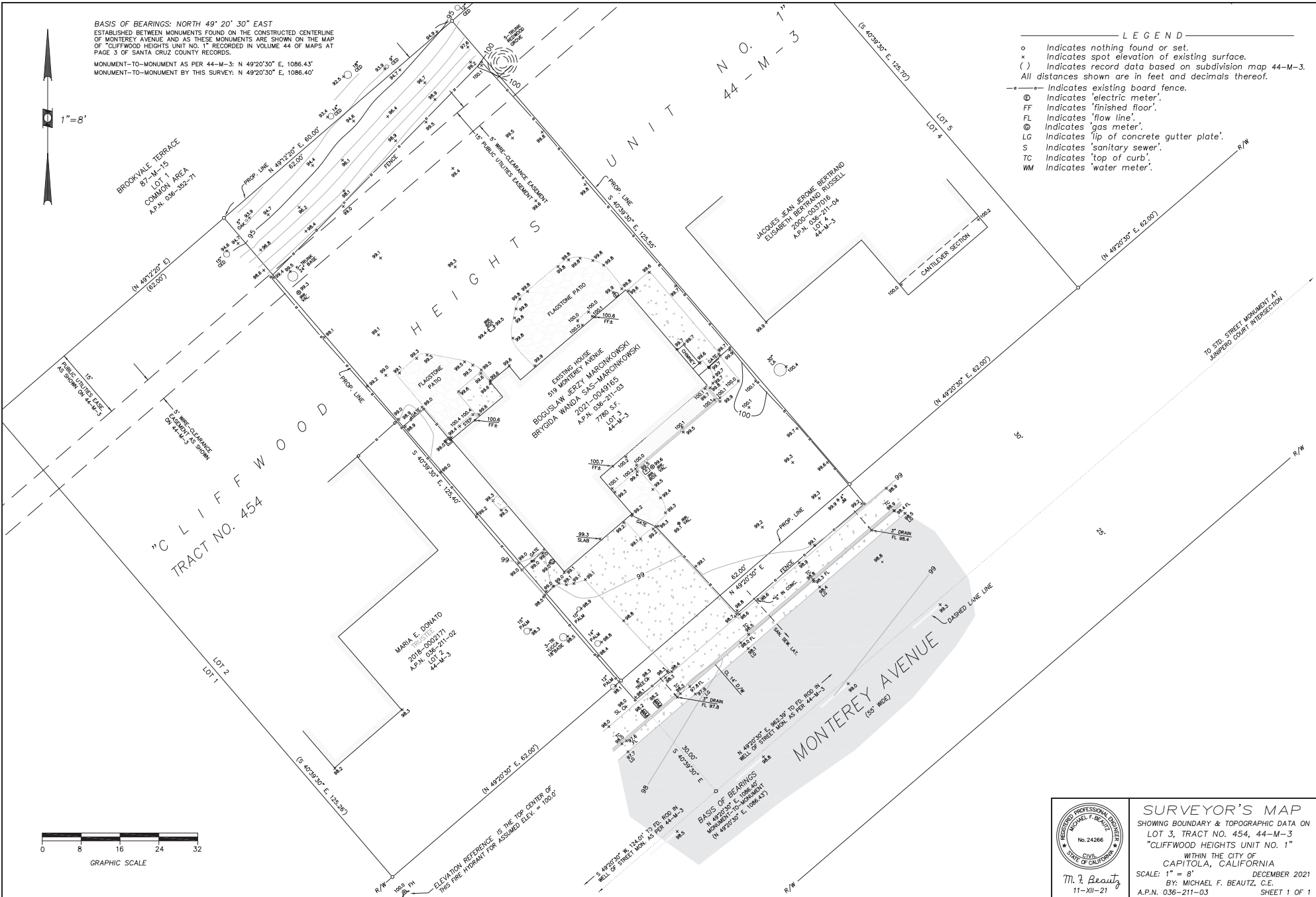
BMP

BASIS OF BEARINGS: NORTH 49° 20' 30" EAST  
 ESTABLISHED BETWEEN MONUMENTS FOUND ON THE CONSTRUCTED CENTERLINE  
 OF MONTEREY AVENUE AND AS THESE MONUMENTS ARE SHOWN ON THE MAP  
 OF "CLIFFWOOD HEIGHTS UNIT NO. 1" RECORDED IN VOLUME 44 OF MAPS AT  
 PAGE 3 OF SANTA CRUZ COUNTY RECORDS.  
 MONUMENT-TO-MONUMENT AS PER 44-M-3: N 49°20'30" E, 1086.43'  
 MONUMENT-TO-MONUMENT BY THIS SURVEY: N 49°20'30" E, 1086.40'

1"=8'



- LEGEND
- o Indicates nothing found or set.
  - x Indicates spot elevation of existing surface.
  - ( ) Indicates record data based on subdivision map 44-M-3. All distances shown are in feet and decimals thereof.
  - Indicates existing board fence.
  - ⊕ Indicates 'electric meter'.
  - FF Indicates 'finished floor'.
  - FL Indicates 'flow line'.
  - ⊙ Indicates 'gas meter'.
  - LC Indicates 'lip of concrete gutter plate'.
  - S Indicates 'sanitary sewer'.
  - TC Indicates 'top of curb'.
  - WM Indicates 'water meter'.



**SURVEYOR'S MAP**  
 SHOWING BOUNDARY & TOPOGRAPHIC DATA ON  
 LOT 3, TRACT NO. 454, 44-M-3  
 "CLIFFWOOD HEIGHTS UNIT NO. 1"  
 WITHIN THE CITY OF  
 CAPITOLA, CALIFORNIA  
 SCALE: 1" = 8' DECEMBER 2021  
 BY: MICHAEL F. BEUTZ, C.E.  
 A.P.N. 036-211-03 SHEET 1 OF 1