LaTORRE
A.D.U.

GENERAL INFORMATION:

SITE AREA:	ZONE:
4,000 SQ. FT.	CN

BUILDING:

EXISTING

LIVING 1ST FLOOR	866 SQ. FT.
LIVING 2ND FLOOR	514 SQ. FT.
TOTAL	1,380 SQ. FT.
SHED (TBR)	280 SQ. FT.

PROPOSED

DETACHED GARAGE	485 SQ. FT.
A.D.U. ABOVE GARAGE	563 SQ. FT.

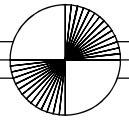
CODE ANALYSIS:

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN COMPLIANCE WITH THE CALIFORNIA BUILDING AND FIRE CODES (2019)

OCCUPANCY CLASSIFICATION: R-3/U

BUILDING CONSTRUCTION TYPE: V-B

FIRE RATING: NON-SPRINKLERED



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LEGEND OF SHEETS

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11	ELECTRICAL PLAN
BMP	BEST MANAGEMENT PRACTICES

SCOPE OF WORK:
NEW DETACHED 2 CAR GARAGE W/A.D.U. ABOVE

REVISIONS:	BY:

OWNER:
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COVER SHEET
LEGEND OF SHEETS

DRAWN:	GG
CHECKED:	
JOB NO.	529CAP
DATE:	07/11/22
SHEET	1
OF #	SHEETS

GENERAL NOTES:

GENERAL:

1. PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA RESIDENTIAL BUILDING CODE, PLUMBING, MECHANICAL, ELECTRICAL, FIRE AND ENERGY CODES, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES IN THE FIELD.
3. VERIFY THE STABILITY OF ALL ELEMENTS BEFORE DOING ANY WORK AND PROVIDE SHORING, BRACING AND/OR SUPPORT AS REQUIRED.
4. VERIFY ALL GRADES AND DIMENSIONS IN FIELD. WRITTEN DIMENSIONS SHALL SUPERCEDE SCALED DRAWINGS. CONTACT DESIGNER IF ANY DISCREPANCIES EXIST.
5. CONTRACTOR SHALL REMOVE ALL DEBRIS PROMPTLY AND KEEP CONSTRUCTION SITE ORDERLY.
6. PLUMBING AND MECHANICAL PLANS WILL BE SUBMITTED BY THE CONTRACTOR.
7. NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR AID WITHOUT FIRST OBTAINING WRITTEN APPROVAL ROM THE WATER SUPPLIER AND FROM COUNTY HEALTH DEPT.
8. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL HAVE A SHUT OFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE OBTAINED FOR THE SIZE/TYPE OF HOSE USED, PROVIDE AUTOMATIC SHUTOFF NOZZLE.
9. NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL IN CONSTRUCTION ACTIVITIES WHERE THERE IS REASONABLY AVAILABLE RECLAIMED OR SUB-POTABLE WATER APPROVED BY THE COUNTY HEALTH DEPT.
10. ALL WORK AND CONSTRUCTION SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE (CBC), AND ALL OTHER APPLICABLE BUILDING CODES, REGULATIONS AND SAFETY REQUIREMENTS.
11. PERMANENT PROPERTY CORNER HUBS ARE REQUIRED TO BE IN PLACE PRIOR TO FOUNDATION INSPECTION.

SITE:

1. FINISH GRADE SHALL SLOPE (MINIMUM 2%) AWAY FROM STRUCTURE.
2. ALL DISTURBED AREAS, NOT WITHIN LANDSCAPE PLAN, TO BE REVEGETATED WITH NATIVE GRASSES.
3. ALL MATERIALS CONTAINING GRASS, BRUSH, OR ROOTS SHALL BE STRIPPED PRIOR TO ANY GRADING OPERATIONS. THIS MATERIAL SHOULD BE STOCKPILED FOR LATER USE AS TOPSOIL.
4. TREES NOTED TO BE SAVED ARE TO BE PROVIDED PROTECTION BY FENCING OR OTHER MEANS DURING CONSTRUCTION.
5. "THE INSTALLATION FORM CF-6R AND THE CERTIFICATION OF INSULATION ARE REQUIRED TO BE POSTED AT THE JOB SITE DURING THE CONSTRUCTION PHASE OF THE PROJECT."
6. ALL HOUSE DRAINAGE TO LANDSCAPED AREAS.
7. ALL SUBCONTRACTORS TO REVIEW AND SIGN CONSTRUCTION WASTE MANAGEMENT PLAN.

ENERGY REQUIREMENTS:

1. ALL EXTERIOR DOORS SHALL HAVE ALUMINUM OR WOOD THRESHOLD AND INTERLOCKING WEATHERSTRIP, UNLESS NOTED OTHERWISE.
2. JOINTS AND PENETRATIONS SHALL BE CAULKED AND SEALED.
3. DOORS & WINDOWS SHALL BE CERTIFIED. ALL WINDOWS DOUBLE GLAZED EXCEPT WHERE NOTED OTHERWISE.
4. EXHAUST SYSTEM SHALL HAVE DAMPER CONTROLS.
5. HVAC EQUIPMENT SHALL HAVE SET BACK THERMOSTAT.
6. FIRST FIVE FEET OF PIPES CLOSEST TO WATER HEATER TANK SHALL BE WRAPPED WITH R=3 MINIMUM.
7. HVAC EQUIPMENT, WATER HEATER, SHOWER HEADS AND FAUCETS SHALL BE CERTIFIED.
8. CONTRACTOR TO PROVIDE AND POST ON THE STRUCTURE AT FINAL INSPECTION A COMPLETED INSULATION CERTIFICATE.
9. NFRC LABELS MUST REMAIN ATTACHED TO THE GLAZING UNTIL AFTER INSULATION INSPECTION IS COMPLETED.

FOUNDATION:

1. CONTRACTOR SHALL CAREFULLY EXCAVATE ALL MATERIALS NECESSARY, OF WHATEVER NATURE, FOR CONSTRUCTION OF THE WORK. ANY MATERIAL OF AN UNSUITABLE OR DELETERIOUS NATURE DISCOVERED BELOW THE BOTTOMS OF THE FOUNDATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH WORK.
2. GROUND ON WHICH GRADE BEAMS AND EXTERIOR CONCRETE FLATWORK ARE CONSTRUCTED MUST BE LIGHTLY PREMOISTENED BEFORE CONCRETE IS PLACED.
3. USE 2X6 PRESSURE TREATED SILLS OVER CONCRETE OR MASONRY FOUNDATION WALLS.
4. USE MINIMUM 5/8" X 10" A.B. AT 48" O.C. U.N.O. ALL ANCHOR BOLTS SHALL BE INSTALLED WITH METAL SLOTTED WASHERS (3"X3"X0.229"). FOUNDATION DETAILS SHALL SUPERCEDE GENERAL NOTES.
5. PROVIDE 18"X24" CRAWL ACCESS WITHIN 20'-0" OF ALL BATHROOMS AND PLUMBING CLEANOUTS. PROVIDE ADDITIONAL 18" ACCESS UNDER MAIN HEAT DUCT.
6. PROVIDE SIMPSON NO. 26 OR EQUAL 6"X14" FOUNDATION VENTS (2 S.F. PER 25 L.F.). PLACE AT MAX. 8'-0" O.C. STARTING AS CLOSE TO CORNERS AS POSSIBLE & LOCATED TO PROVIDE CROSS VENTILATION.
7. PROVIDE MINIMUM 60 SQ. IN. FIXED VENTILATION PER CAR TO OUTSIDE AIR, 6" ABOVE GARAGE FLOOR.
8. CONCRETE SHALL DEVELOP 2500 PSI MINIMUM COMPESSIVE STRENGTH AT 28 DAYS. IN ACCORDANCE WITH THE PROVISIONS IN ACI 318, STANDARD PRACTICE FOR CURING CONCRETE, LATEST EDITION, ALL CONCRETE WORK SHALL CONFORM WITH THE APPLICABLE PROVISIONS, LATEST EDITION.
9. REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 40 FOR #3 BARS AND SMALLER, AND GRADE 60 FOR #4 BARS AND LARGER. BARS SHALL BE WIRED TOGETHER AND LAPPED AT SPLICES A MINIMUM OF 40 BAR DIAMETERS IN CONCRETE AND MASONRY. WHERE PAIRS OF SINGLE LAYER HORIZONTAL BARS MEET AT CORNERS, HOOK ONE BAR TO LAP 40 BAR DIAMETERS WITH THE INTERSECTING BAR. ALTERNATELY, PROVIDE L BARS WITH EACH LEG 40 BAR DIAMETERS. SEE DRAWINGS FOR OTHER LAP REQUIREMENTS WHERE NOTED. WHERE CONCRETE IS POURED AGAINST EARTH, PROVIDE 3" MINIMUM CONCRETE AROUND REINFORCED STEEL. CONCRETE COVER FOR OTHER CONDITION SHALL BE AS FOLLOWS: (1) ABOVE GRADE FORMED – 1 1/2" MIN. (2) BELOW GRADE – FORMED – 2" MIN. (3) OTHER – SEE STRUCTURAL PLANS.
10. PROVIDE NECESSARY HOLES THROUGH CONCRETE FOR ACCESS, PLUMBING, ETC. SEE POUND. DET.
11. GARAGE SLAB TO BE FINISHED SMOOTH. ALL OTHER EXPOSED CONCRETE SLABS SHALL BE LIGHT BROOM FINISH, UNLESS NOTED OTHERWISE.
12. SLOPE GARAGE SLAB 1/4:12 TO OUTSIDE FOR DRAINAGE.
13. ALL DIMENSIONS ARE TO FACE OF CONCRETE FOR FOUNDATION FACE OF STUDS FOR FRAMING, U.N.O.
14. FRAMING ANCHORS AND STRAPS AND OTHER STANDARD FRAMING ACCESSORIES SHALL BE "SIMPSON" OR APPROVED EQUAL. OF THE DESIGNATION NOTED ON THE PLANS. ALL NAIL HOLES SHALL BE FILLED, AND NAILS SHALL BE OF THE SIZE AND LENGTH SPECIFIED AND/OR SUPPLIED BY THE MANUFACTURER, UNLESS NOTED OTHERWISE. WHEN INSTALLING OVER PLYWOOD, USE COMMON NAILS. JOIST AND BEAM HANGERS SHALL BE U-TYPE, EXCEPT AS NOTED. 2-MAX OR EQUAL AT PRESSURE TREATED WOOD.

FRAMING, FINISHES, ETC.:

1. ALL CONSTRUCTION SHALL CONFORM TO THE "GENERAL CONSTRUCTION REQUIREMENTS" THE "CONVENTIONAL CONSTRUCTION PROVISIONS" AND ANY OTHER SECTION OF 2016 C.B.C UNLESS NOTED OTHERWISE IN THE PLANS OF THESE SPECIFICATIONS.
2. METAL FRAME CONNECTORS SHALL BE SIMPSON OR EQUAL. INSTALL PER MANUFACTURER'S SPECS.
3. NAILS EXPOSED TO WEATHER OR P.T. WOOD SHALL BE GALVANIZED. USE COMMON TYPE NAILS U.N.O.
4. FLOOR JOISTS AND CEILING JOISTS TO BE SIDE LAPPED AND NAILED OVER TOP PLATES.
5. DOUBLE JOISTS UNDER PARALLEL PARTY WALLS.
6. PROVIDE RAFTER TIES (MINIMUM 1X6 @48" O.C.) IN LOWER THIRD OF ATTIC WHERE CEILING JOISTS ARE NOT PARALLEL TO RAFTERS.
7. ALL BOLTS THROUGH WOOD SHALL BE A DRIVE FIT WITH WASHER UNDER HEADS AND NUTS.
8. PROVIDE SOLID BLOCKING AT ENDS OF ALL JOISTS AND RAFTERS, OVER BEARING WALLS AND AT 8'-0" O.C. MAXIMUM FOR 2X12 AND DEEPER MEMBERS.
9. ATTIC VENTILATION EQUALS MINIMUM 1/150 OF AREA TO BE VENTED.
10. PROVIDE 22"X30" ATTIC ACCESS WITH MINIMUM 30" HEADROOM.
11. ALL EXTERIOR WALL COVERAGE SHALL BE APPLIED OVER MINIMUM 15 LB. BUILDING PAPER
12. EXTERIOR STUCCO WALLS SHALL HAVE A 3 1/2" WEEP SCREED AT OR BELOW THE FOUNDATION SHEATHING. STUCCO TO BE APPLIED W/3 COAT APPLICATION.
13. PROVIDE DOUBLE RAFTERS AND HEADERS AT ALL SKYLIGHT OPENINGS.
14. OCCUPANCY SEPARATION BETWEEN GARAGE AND HOUSE SHALL BE A SELF-CLOSING, TIGHT FITTING, SOLID CORE DOOR 1 3/8" MINIMUM IN THICKNESS.
15. MINIMUM 6'-8" CLEARANCE REQUIRED FROM STAIR TREAD NOSING TO CEILING.
16. COMBUSTION AIR: PROVIDE 2 – 6"X16"-1/4" MESH VENTS 6" FROM FLOOR & 6" FROM CEILING.
17. SKYLIGHTS SHALL BE TEMPERED/INSULATED GLASS FOR GLAZED SKYLIGHTS.
18. TUB ENCLOSURES SHALL BE FULLY TEMPERED GLASS, LAMINATED SAFETY GLASS OR APPROVED PLASTIC OD A SHATTER-RESISTANT TYPE.
19. INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SHALL PREVENT PASSAGE OF A 4" DIAMETER SPHERE; A LOAD OF 20 LBS. PER LINEAR FOOT APPLIED HORIZONTALLY TO THE TOP RAIL.
20. ALL FRAMING LUMBER SHALL BE GRADE STAMPED. ALL WALLS SHALL BE FRAMED WITH 2X4 STUDS @16" O.C. – UNLESS OTHERWISE SPECIFIED.
21. PLYWOOD SHALL BE APA RATED SHEATHING CONFORMING TO PSI-83, EXPOSURE 1 OF EXTERIOR, OF THE THICKNESS, GRADE AND/OR SPAN RATING NOTED ON THE DRAWINGS. LAY FACE GRAIN SHEETS PERPENDICULAR TO SUPPORTING MEMBERS OF HORIZONTAL DIAPHRAGMS. SHEETS MAY BE LAID WITH FACE GRAIN EITHER PERPENDICUALR OR PARALLEL TO SUPPORTING MEMBERS OF VERTICAL DIAPHRAGMS, PROVIDED THAT ALL SHEET EDGES ARE BLOCKED. PROVIDE ONE PLYCLIP AT THE CETER OF ALL UNSUPPORTED SHEET EDGES ON ROOFS, UNLESS TONGUE AND GROOVE EDGES ARE USED.
22. PLYWOOD EDGE NAILING PER 2016 C.B.C. OR AS SPECIFICALLY NOTED SHALL OCCUR AT ALL FRAMED OR BLOCKED SHEET EDGES AND AT OTHER LOCATIONS INDICATED ON THE PLANS AND DETAILS, WHETHER OR NOT SHEET EDGES OCCUR AT THESE OTHER LOCATIONS.
23. MICROLAM MEMBERS SHALL BE AS MANUFACTURED BR TRUSS, JOIST OR APPROVED EQUAL, IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS: Fb=2600 psi, E=1,900,000 psi, CONFORMING TO NER-481.
24. GLU-LAMINATED BEAMS MANUFACTURED BY AN APPROVED FABRICATOR, CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED UNLESS NOTED. GLU-LAMS SHALL BE GRADE 24F-V4 FOR SIMPLE SPANS.
25. STUD WALLS HORIZONTAL BRIDGING SHALL BE INSTALLED IN ALL WALLS AND PARTITIONS WHERE STUDS ARE GREATER THAN EIGHT FEET IN HEIGHT. STUD WALLS SUPPORTING BEAMS SHALL HAVE POSTS OF THE SAME WIDTH UNDER BEARINGS UNLESS OTHERWISE NOTED.
26. WOOD SILLS SHALL BE ATTACHED TO CONCRETE FOUNDATIONS OR SLAB WITH 5/8"X10" ANCHOR BOLTS @4'-0" O.C. MAXIMUM SPACING, EXCEPT AS NOTED OTHERWISE. THERE SHALL BE A MINIMUM OF TWO BOLTS, INCLUDING ONE BETWEEN 6" AND 10" FROM EACH ADJOINING PIECE EXCEPT AS OTHERWISE NOTED.
27. DOUBLE PLATES SHALL LAP A MINIMUM OF 4'-0" AT SPLICES AND BE NAILED WITH NO LESS THAN #8-16d NAILS. ALL CUTS IN PLATES SHALL OCCUR OVER A STUD.
28. HOLES IN WOOD SILLS OR PLATES OF SHEAR OR BEARING WALLS SHALL BE PLACED IN THE CENTER OF THE PIECE AND SHALL BE NO GREATER IN DIAMETER THAN 1/3 THE WIDTH OF THE MEMBER. HOLES LARGER THAN NOTED ABOVE MAY BE BORED IN SILLS, PROVIDING THE SILL IS CONSIDERED CUT IN TWO AND ANCHOR BOLTS ARE PLACED ACCORDINGLY.
29. LINTELS OVER OPENINGS IN NON-BEARING WALLS SHALL BE SOLID MEMBERS THE WIDTH OF THE STUDS AND A MINIMUM NOMINAL DEPTH IN INCHES AT LEAST EQUAL TO THE SPAN LENGTH IN FEET. LINTELS IN BEARING WALLS SHALL BE AS NOTED ON THE PLANS.
30. CUTTING OF BEAMS AND JOISTS FOR PIPES SHALL BE NOT PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
31. ALL TIMBER FRAMING TO HAVE MOISTURE CONTENT OF 19% OR LESS AT THE TIME OF CONNECTION INSTALLATION.

PLUMBING:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION (2019 C.P.C.) AND ALL APPLICABLE CODES AND LOCAL ORDINANCES.
2. SLOPE OF DRAINS 1/4"/FT. MINIMUM. CLEARANCE FOR CLEANOUTS 18" MINIMUM.
3. PROVIDE 12" SQ. ACCESS PANEL OR UTILITY SPACE FOR ALL PLUMBING FIXTURES HAVING CONCEALED SLIP JOINT CONNECTIONS.
4. TOILET SHALL HAVE MAX. 1.28 GAL./FLUSH; SHOWER HEAD FLOW SHALL BE MAX. 1.8 GAL./MIN. AT 80 PSI; WATER PRESSURE SHALL BE 50 PSI MAX., FAUCETS SHALL BE MAX. 1.2 GPM.
5. PIPE MATERIALS:
   - A. WATER – COPPER TYPE "M" WITH LEAD SOLDER
   - B. DRAINS – SCHEDULE 40 ABS
   - C. GAS – SCHEDULE 40 BLACK STEEL
6. FIREPLACE OUTLET CONTROL VALVES SHALL BE LOCATED IN THE SAME ROOM AS THE OUTLET, OUTSIDE THE HEARTH, BUT NOT MORE THAN 4' FROM SUCH OUTLET.
7. ALL FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GPM @60 PSI.
8. KITCHEN SINKS, LAVATORIES, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH BOTH HOT AND COLD WATER.
9. THE USE OF SOLDERS CONTAINING MORE THAN TWO-TENTHS OF 1 PERCENT LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEM IS PROHIBITED.
10. ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPE BETWEEN THE FAUCET SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM. (SECTION 6(Q), ORD. 3522)

PLUMBING CONTINUED:

11. PROVIDE 2X6 PLUMBING WALLS.
12. SHOWER AREA WALLS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE TO A HEIGHT OF 72" ABOVE DRAIN INLET. SHOWER & TUB WALLS TO BE A SMOOTH, HARD NON-ABSORBANT SAURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT (CEMENT, FIBER CEMENT, GLASS MAT GYPSUM, ETC.) TO A HT. OF 72" ABOVE DRAIN INLET (NOT 70") PER CRC 307.2.
13. USE NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL HOSE BIBS. (UPC603)
14. WATER HEATERS SHALL HAVE A PRESSURE RELIEF VALVE W/DRAIN TO OUTSIDE.
15. SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. (MAX. 120F)
16. PROVIDE APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON HOSE BIBS.
17. PROVIDE 1" WATER LINE FROM METER TO WATER HEATER.
18. ALL BUILDING WATER SUPPLY SYSTEMS IN WHICH QUICK-ACTING VALVES (WASHING MACHINES, DISHWASHERS, ETC.) ARE INSTALLED, SHALL BE PROVIDED WITH DEVICES TO ABSORB HIGH PRESSUYRES RESULTING FROM THE QUICK CLOSING OF THESE VALVES.
19. FERRUS GAS PIPES MUST BE ELECTRICALLY ISOLATED FROM THE REST OF THE GAS SYSTEM WITH A LISTED OR APPROVED ISOLATION FITTING INSTALLED A MIN. OF 6" ABOVE GRADE.

MECHANICAL:

1. ALL WORK SHALLBE DONE IN ACCORDANCE WITH (2019 C.M.C.) AND ALL APPLICABLE CODES AND LOCAL ORDINANCES.
2. CLOTHES DRYER SHALL BE VENTED TO EXTERIOR OF BUILDING. ALL FACTORY MADE PRODUCTS TO BE INSTALLED TO INSTALLATION INSTRUCTIONS & STANDARDS. USE UL 181B TAPE.
3. BATHROOMS, TOILET COMPARTMENTS AND LAUNDRY ROOMS REQUIRING MECHANICAL VENTILATION SHALL HAVE A SYSTEM CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR.
4. SPARK ARRESTOR REQUIRED ON EACH FIREPLACE CHIMNEY AND SHALL HAVE MINIMUM AREA OF 4 TIME NET FREE AREA OF CHIMNEY OUTLET.
5. CHIMNEYS SHALL EXTEND MIN. 2" ABOVE THE HIGHEST ELEVATION OF ANY PART OF THE BUILDING WITHIN 10' OF CHIMNEY. SECURE LEAST SECTION OF METAL FLUE TO PREVENT LATERAL DISPLACEMENT.
6. STRAP WATER HEATERS TO WALL AND/OR FASTEN TO FLOOR TO RESIST LATERAL FORCES EQUAL TO 100% OR GRAVITY LOAD.
7. HEATING AND COOLING EQUIPMENT LOCATED IN THE GARAGE WHICH GENERATES A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMABLE VAPORS SHALL BE INSTALLED WITH PILOTS AND BURNERS OR HEATING ELEMENTS & SWITCHES AT LEAST 18" ABOVE THE FLOOR LEVEL.
8. ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3'-0" FROM ANY OPENING INTO BUILDING.
9. DUCTS PENETRATING THE SEPARATION SHALL BE CONSTRUCTED OF NOT LESS THAN 26 GAUGE GALVANIZED STEEL AND BE CONTINUOUS WITHOUT OPENINGS OR NON-METALLIC CONNECTIONS.
10. DUCT CONNECTIONS TO BE WRAPPED WITH LISTED UL 181 TAPE IN ACCORDANCE WITH THE FOLLOWING:
    - A. ATTACH THE INNER CORE TO THE COLLAR WITH AT LEAST TWO WRAPS OF APPROVED DUCT TAPE AND SECURE WITH AN APPROVED CLAMP.
    - B. PULL JACKET AND INSULATION BACK OVER THE CORE AND USE TWO WRAPS OF APPROVED TAPE OR AN APPROVED CLAMP.
11. PIPING PENETRATIONS TO BE METAL INCLUDING PIPES EXPOSED IN THE GARAGE.
12. AIR DUCTS INSTALLED UNDER A FLOOR IN A CRAWL SPACE SHALL BE INSTALLED SO AS TO MAINTAIN A VERTICAL CLEARANCE OF EIGHTEEN (18) INCHES FOR ALL PORTIONS OF THE DUCT THAT WOULD OBSTRUCT ACCESS TO ANY PART OF THE CRAWL SPACE. C.M.C. SECTION 604.1.

ELECTRICAL:

1. ALL WORK SHALLBE DONE IN ACCORDANCE WITH THE LATEST EDITION OF (2019 C.E.C.) AND ALL APPLICABLE CODES AND LOCAL ORDINANCES.
2. ALL 125 VOLT, SINGLE PHASE 15 AND 20 AMP RECEPTACLE OUTLETS INSTALLED OUTDOORS, IN GARAGES, IN BASEMENTS, IN BATHROOMS AND THE KITCHEN ABOVE COUNTER TOP SURFACE SHALL HAVE GROUND-FAULT CIRCUIT PROTECTION.
3. PLUMBING PIPELINES PROHIBITED FOR USE AS ELECTRICAL GROUND.
4. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND HAVE BATTERY BACK-UP. ONE SMOKE DETECTOR SHALL BE LOCATED IN EACH SLEEPING ROOMS & HALLWAY ON EACH FLOOR.
5. SERVICE CONDUCTORS SHALL HAVE A CLEARANCE OF NOT LESS THAN 3 FEET FROM WINDOWS, DOORS, PORCHES, FIRE ESCAPES OR SIMILAR LOCATION.
6. GENERAL LIGHTING IN KITCHEN AND BATHS SHALL BE L.E.D.
7. LIGHT FIXTURES ABOVE SHOWER/TUB SHALL BE W.P. RATED AND COMPLY WITH CODE.
8. CONDUCTOR WIRES WITH AN INSULATED NEUTRAL & A FOUR-PRONG OUTLET ARE REQUIRED FOR DRYERS & COOKING UNITS.
9. RECEPTACLES AT FRONT AND REAR OF HOME SHALL BE WATERPROOF & G.F.C.I. PROTECTED & MUST BE WITHIN 6'-6" OF GRADE.
10. PROVIDE G.F.I. CIRCUITS AT GARAGE, KITCHEN, BATHS AND EXTERIOR. DISHWASHER
11. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, KITCHENS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT INTERUPTER (A.F.C.I.) PROTECTED PER C.E.C. 210.12(B).
12. KITCHEN CIRCUITS TO BE IN ACCORDANCE WITH CALIFORNIA ELECTRICAL CODE
    - -TWO 20-AMP SMALL APPLIANCE CIRCUITS SUPPLYING KITCHEN & DINING ROOM.
    - -SEPARATE CIRCUIT FOR DISHWASHER.
    - -SEPARATE CIRCUIT FOR DISPOSAL.
13. DISHWASHER RECEPTACLE MUST BE ACCESSIBLE. LOCATE UNDER KITCHEN SINK.
14. ALL BATHROOM RECEPTACLES TO BE SUPPLIED BY A DEDICATED 20 AMP CIRCUIT WITH G.F.C.I. PROTECTION. CALIFORNIA ELECTRIC CODE ARTICLE 210-11(C)(3).
15. CENTRAL HEATING EQUIPMENT SHALL BE SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.
16. L.E.D. LIGHTING IN ALL HABITABLE ROOMS.
17. RECESSED LUMINAIRIES ARE REQUIRED TO BE LABELED FOR ZERO CLEARANCE INSULATION COVERAGE (IC) AND SHALL BE LABELED AIR TIGHT (AT).
18. ALL BATHROOM RECEPTACLES TO BE SUPPLIED BY A DEDICATED 20 AMP CIRCUIT WITH G.F.C.I. PROTECTION. CALIFORNIA ELECTRIC CODE ARTICLE 210-8 & 210-11(C)(3).
19. ALL LAUNDRY ROOM RECEPTACLES TO BE SUPPLIED BY A DEDICATED 20 AMP CIRCUIT.
20. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS (I.E. RECEPTACLES, LIGHTS, SMOKE ALARMS, ETC.) TO BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER (AFCI) LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT PER CEC 210-12(B) IN THE KITCHEN & LAUNDRY ROOM. CEC 210.12

FIRE DEPARTMENT REQUIREMENTS:

OCCUPANCY CLASSIFICATION R-3
BUILDING CONSTRUCTION TYPE V-B

FIRE FLOW REQUIREMENTS FOR SUBJECT PROPERTY ARE A MINIMUM 1,000 GALLONS PER MINUTE FROM HYDRANT LOCATED WITHIN 250 FEET. EXISTING HYDRANT 1,230 G.P.M. (SEE PG 1 MAP FOR LOCATION).

1. THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2019) AND DISTRICT AMENDMENTS.
2. DESIGNER/INSTALLER SHALL SUBMIT TWO SETS OF PLANS AND CALCULATIONS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC FIRE SPRINKLER SYSTEM TO FIRE APPROVAL.
3. SMOKE DETECTORS ARE TO BE INSTALLED ACCORDING TO CALIFORNIA BUILDING CODE AND APPROVED BY FIRE AGENCY.
4. BUILDING NUMBERS SHALL BE PROVIDED. NUMBERS SHALL BE A MINIMUM OF FOUR INCHES IN HEIGHT ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET.
5. INSTALL AN APPROVED SPARK ARRESTER ON THE TOP OF CHIMNEYS. THE WIRE MESH SHALL NOT EXCEED 1/2 INCH.
6. ROOF COVER SHALL BE NO LESS THAN CLASS "A" RATED ROOF.
7. A 30-FOOT CLEARANCE WILL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE WHICHEVER IS A SHORTER DISTANCE.
8. THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON SITE DURING INSPECTIONS.
9. FIRE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE STATE OF CALIFORNIA HEALTH AND SAFETY CODE. SEE JURISDICTION REQUIREMENTS.
10. DRIVEWAY SHALL HAVE IN PLACE (ALL WEATHER SERVICE) PRIOR TO ANY FRAMING CONSTRUCTION.
11. THE DRIVEWAY SHALL HAVE AN OVERHEAD CLEARANCE OF 14 FEET VERTICAL DISTANCE FOR ITS ENTIRE WIDTH.
12. AS A CONDITION OF SUBMITTAL OFTHESE PLANS, THE OWNER AND INSTALLER CERTIFY THAT THESE PLANS AND DETAILS COMPLY WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AGREE THAT THEY ARE SOLELY RESPONSIBLE FOR COMPLIANCE WITH SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AND FURTHER AGREE TO CORRECT ANY DEFICIENCIES NOTED BY THIS REVIEW, SUBSEQUENT REVIEW, INSPECTION OR OTHER SOURCE, AND, TO HOLD HARMLESS AND WITHOUT PREJUDICE, THE REVIEWER AND REVIEWING AGENCY.
13. DRIVEWAY WILL BE 14 FEET WIDE WITH A MAXIMUM SLOPE OF 8% WITH A SOIL COMPACTION OF 95% DRIVEWAY. SEE SITE PLANS FOR DRIVEWAY.
14. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP.33.

EROSION CONTROL:

1. NO LAND CLEARING, GRADING, OR EXCAVATION SHALL BE DONE BETWEEN OCTOBER 1ST AND APRIL 15TH. ANY DEVIATION FROM THIS CONDITION REQUIRES REVIEW AND APPROVAL OF A SEPARATE WINTER EROSION CONTROL PLAN BY ENVIRONMENTAL PLANNING PRIOR TO BEGINNING SUCH CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
2. UNNECESSARY GRADING AND DISTRIBUTING OF SOIL SHALL BE AVOIDED.
3. BETWEEN OCTOBER 1ST AND APRIL 15TH, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. HAY BALES, FILTER BERMS, SILT FENCES OR OTHER MEANS SHALL BE EMPLOYED TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING ANY WATERCOURSE.
4. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO ENTER THE CHANNEL OR STORM DRAIN SYSTEM. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
5. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR PLANTING OF THE FOLLOWING SCS APPROVED EROSION CONTROL MIX AT A RATE OF 35 LBS. PER ACRE.

BLANDO BROME	50%
ROSE CLOVER (PELLET INOCULATED)	35%
CREEPING RED FESCUE	15%
ZORRO ANNUAL FESCUE	TRACE
WILDFLOWERS	TRACE

6. ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED S.C. COUNTY DISPOSAL SITE OR OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
7. ANY MATERIAL STOCKPILED ON-SITE SHALL BE COVERED WITH PLASTIC, ESPECIALLY DURING THE WINTER MONTHS OR DURING PERIODS OF RAIN.
8. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED PER LANDSCAPING PLAN.
9. EXPOSED SOIL ON SLOPES GREATER THAN 20% SHALL BE SEEDED, COVERED WITH 2 INCHES OF STRAW, AND AN EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE STAKED IN PLACE.
10. IT IS THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES NECESSARY TO CONTROL SITE ERODION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
11. ROOF AND SITE DRAINAGE TO PERCOLATE TO LOT AREA, UNLESS NOTED. DOWNSPOUTS TO SPLASHBLOCKS TO SURFACE DRAIN TO ESTABLISHED LANDSCAPE AREAS.

FILE & COUNTY:

AS A CONDITION OF SUBMITTAL OF THESE PLANS, THE SUBMITTER, DESIGNER AND INSTALLER CERTIFY THAT THESE PLANS AND DETAILS COMPLY WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AGREE THAT THEY ARE SOLELY RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AND FURTHER AGREE TO CORRECT ANY DEFICIENCIES NOTED BY THIS REVIEW, SUBSEQUENT REVIEW, INSPECTION OR OTHER SOURCE. FURTHER, THE SUBMITTER, DESIGNER AND INSTALLER AGREE TO HOLD HARMLESS FROM ANY AND ALL ALLEGED CLAIMS TO HAVE ARISEN FROM ANY COMPLIANCE DEFICIENCIES, WITHOUT PREJUDICE, THE REVIEWER AND THE DISTRICT.

REVISIONS:	BY:

OWNER:
JIM LATORRE
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CAPITOLA, CA 95010
831-419-5100

LATORRE A.D.U.
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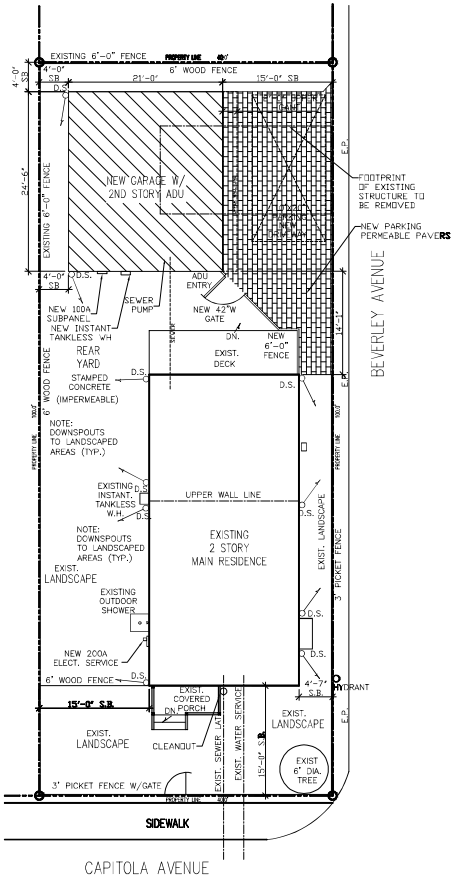
GENERAL NOTES

DRAWN:	GG
SCALE	NONE
JOB NO.	529CAP
DATE:	03/21/22
SHEET	1A
OF #	SHEETS



NOTES:

-SEE SITE PLANNING DETAILS PG 9, DETAIL 3

-PLACE FIBER ROLLS AROUND ENTIRE SITE PRIOR TO CONSTRUCTION.

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

REVISIONS:	BY:

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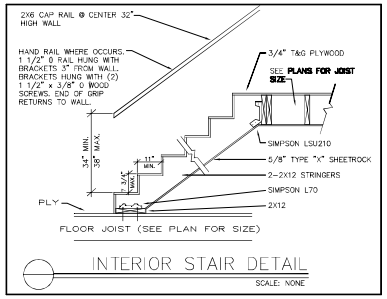
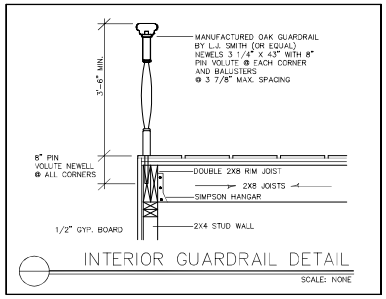
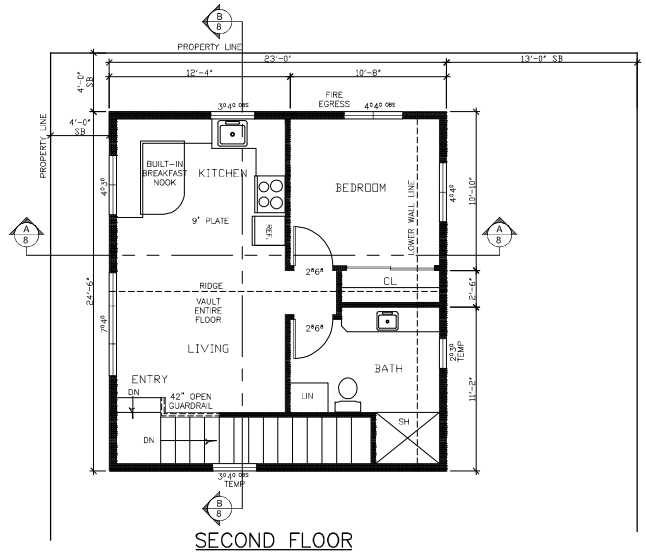
SITE PLAN

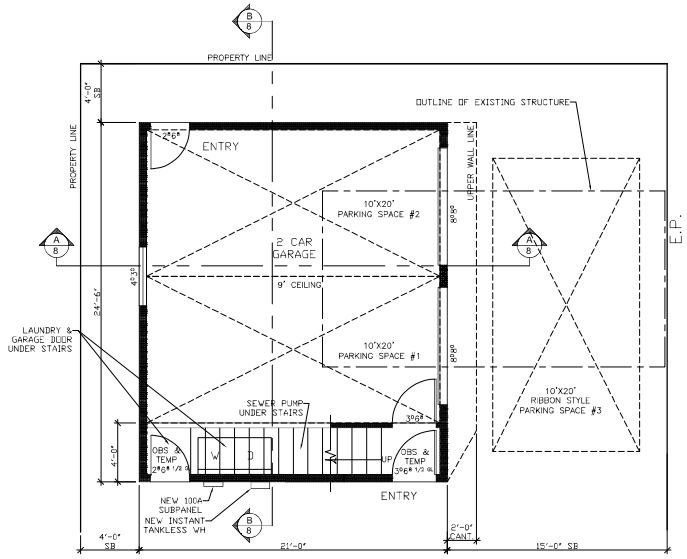
DRAWN:	GG
SCALE:	1/8"=1'-0"
JOB NO.	529CAP
DATE:	09/19/22
SHEET	2
OF #	SHEETS







SECOND FLOOR



FIRST FLOOR

GARAGE 1ST FLOOR = 485 S.F.
LIVING 2ND FLOOR = 963 S.F.

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

REVISIONS:	BY:

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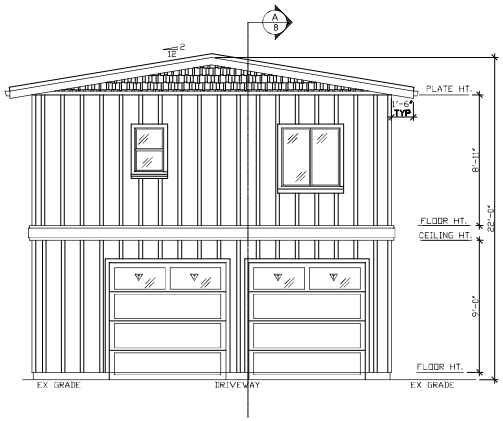
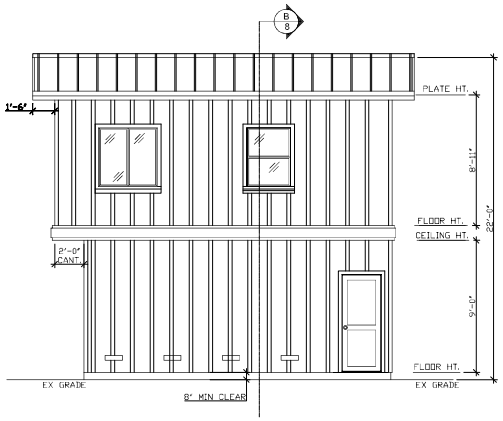
PROPOSED FLOORPLAN

DRAWN:	GG
SCALE:	1/4"=1'-0"
JOB NO.	529CAP
DATE:	07/12/22
SHEET	4
OF #	SHEETS

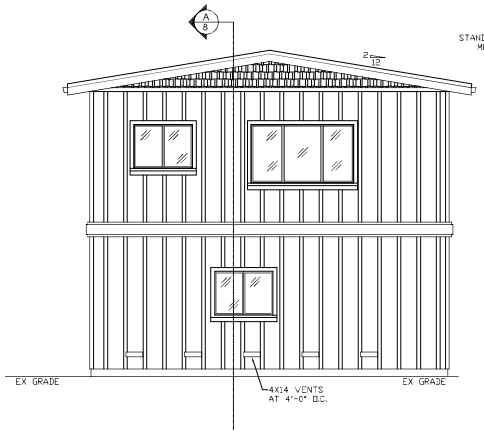


NORTH ELEVATION

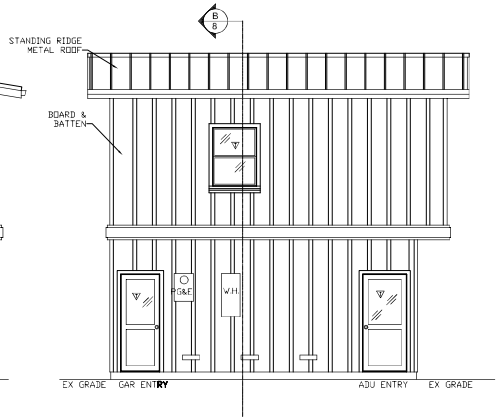
BEVERLEY AVE.



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

CAPITOLA AVE.

ELEVATIONS

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

REVISIONS:	BY:

OWNER:
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PROPOSED ELEVATIONS

DRAWN:	GG
SCALE:	1/4"=1'-0"
JOB NO.	529CAP
DATE:	07/12/22
SHEET	5
OF #	SHEETS

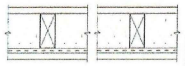
GA FILE NO. WP 3240	PROPRIETARY*	1 HOUR FIRE	50 to 54 FSTC SOUND

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION, WOOD STUDS

Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1¼" Type S drywall screws. One layer ⅝" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space.

OPPOSITE SIDE: One layer ⅝" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1¼" Type W drywall screws 12" o.c.

Vertical joints staggered 48"on opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. **(LOAD-BEARING)**



Thickness: 5⅝"
Approx. Weight: 7 psf
Fire Test: UL R1319-93, 94, 129; 8-10-66; UL Design U311; ULC Design U311
Field Sound Test: BBN 760903, 9-17-76

PROPRIETARY GYPSUM BOARD

United States Gypsum Company - ⅝" SHEETROCK® Brand FIRECODE® C Core Gypsum Panels

B
8

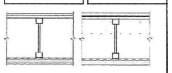
FLOOR-CEILING SYSTEMS, WOOD FRAMED

GA FILE NO. FC 5011	PROPRIETARY*	1 HOUR FIRE	60 to 64 STC SOUND

WOOD I-JOISTS, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RESILIENT CHANNELS, GLASS FIBER BATT OR LOOSE FILL INSULATION, GYPSUM WALLBOARD

Base layer ½" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. (16" o.c. when insulation is used) with 1" Type S drywall screws 16" o.c. Gypsum board end joints located midway between continuous channels and attached with screws 8" to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to minimum 10" deep wood I joists spaced a maximum of 19" o.c. with 1¼" Type S drywall screws. Face layer ½" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 1⅝" Type S drywall screws 8" o.c. and 1½" Type G screws 8" o.c. at the butt joints offset mid span between the resilient channels. Glass fiber insulation secured to subfloor or loose fill insulation applied directly over gypsum board. Wood I joists supporting ¾"x2" wood structural panel subfloor applied at right angles to joists with construction adhesive and 8d ring shank nails 12" o.c. Minimum ½" proprietary gypsum floor topping applied over subfloor.

STC rated with I joists spaced 24" o.c., 3½" glass fiber insulation in joist spaces, ¾" proprietary gypsum floor topping poured over ½" proprietary sound reduction mat, and with finish flooring of sheet vinyl, engineered wood laminate, and ceramic tile. (STC 64 when sheet vinyl or engineered wood laminate is applied to floor; STC 66 when tested with ceramic tile applied to floor.)

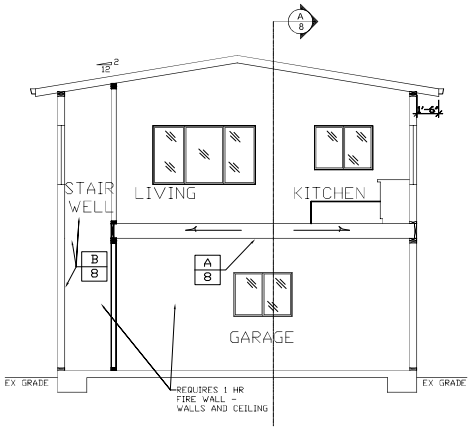


Approx. Ceiling Weight: 3 psf
Fire Test: UL R1319, 05NK04589, 2-4-05; UL R1319, 05NK09496, 3-31-05; UL Design L570
Sound Test: RAL OT03-05, 4-22-03; RAL OT03-07, 4-29-03; RAL OT03-09, 6-18-03
IIC & Test: (3/8 sheet vinyl), RAL OT03-06, 4-22-03; (6/2 engineered wood laminate) RAL OT03-08, 4-29-03; (3/4 ceramic tile) RAL OT03-10, 6-18-03

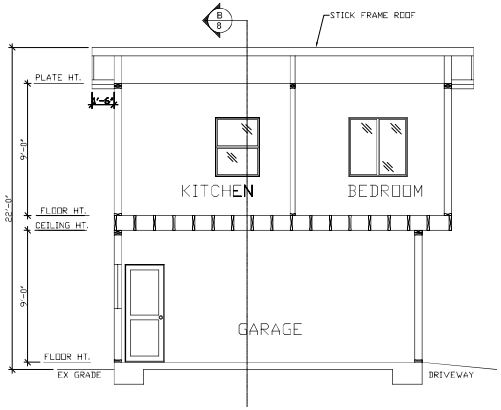
PROPRIETARY GYPSUM COMPONENTS

United States Gypsum Company - ½" SHEETROCK® Brand FIRECODE® C Core Gypsum Panels
- LEVELROCK® Brand Floor Underlayment

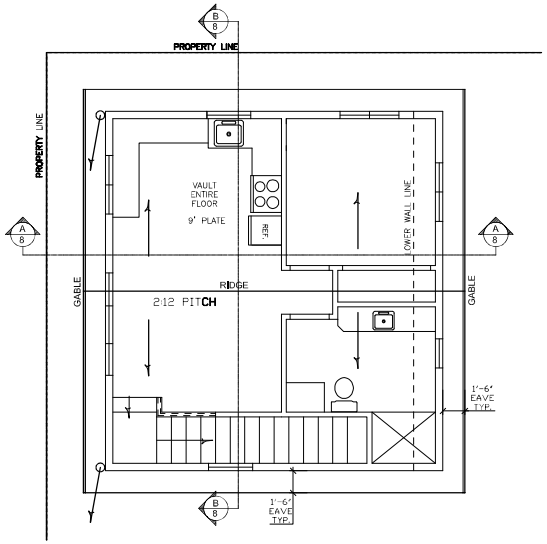
A
8



SECTION B



SECTION A



ROOF PLAN

ROOF PLAN
SCALE: 1/4"=1'-0"

REVISIONS:	BY:

OWNER:
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CAPITOLA, CA 95010
831-419-5100

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CAPITOLA, CA 95010
APN 035-093-01

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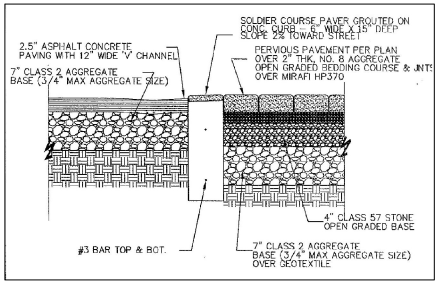
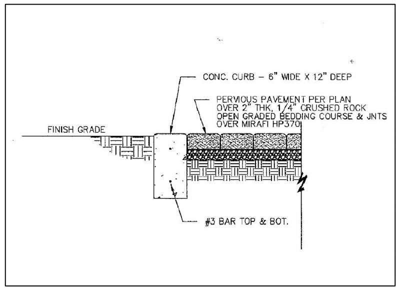
ROOF PLAN & SECTIONS

DRAWN:	GG
SCALE:	1/4"=1'-0"
JOB NO.	529CAP
DATE:	07/12/22
SHEET	00
OF #	SHEETS

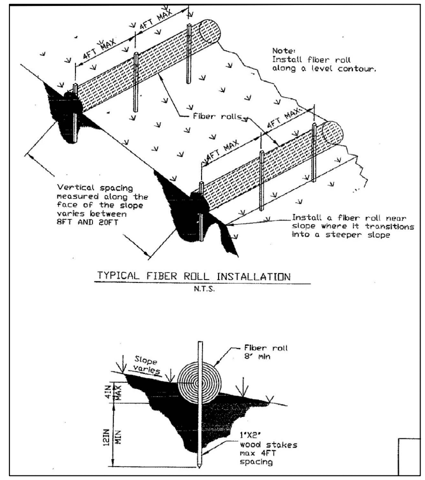
1 SEMI-PERMEABLE PAVERS (DRIVEWAY)



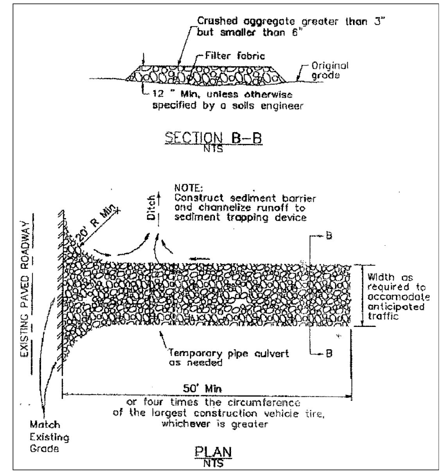
2 SEMI-PERMEABLE PAVERS (PATIOS & WALKWAYS)



3 FIBER ROLL



4 CONSTRUCTION ENTRANCE



5 TREE PROTECTION PLAN

TREE PROTECTION NOTES:

1. Prior to initiating any construction activity in the area, including grading, temporary fencing shall be installed at each site tree. Fencing shall be located at or beyond the canopy drip line so that 100% of the drip line will be protected by fencing. To reduce soil compaction from equipment, a mulch of 1-2 inch sized wood chips shall be placed at a depth of 4 inches where no excavation is to occur un the vicinity if the trees to be protected.

2. The tree protection fence shall be 6' high chain link with immovable posts. The fencing shall form a continuous barrier without entry points around each tree. Any encroachment into the drip line for fencing or construction purposes shall not be permitted.

3. Low hanging limbs of saved trees shall be pruned prior to grading, or any equipment mobilization on site. The purpose of this requirement is to avoid tearing limbs by heavy equipment. All limbs to be pruned shall be supervised by the arborist of record for the job.

4. This fencing shall serve as a barrier to prevent drip line encroachment of any type of construction activities and equipment. No oils, gas, chemicals, liquid waste, solid waste, construction machinery or construction materials shall be stored or allowed to stand for any period of time within the drip line of the tree. Further, no one shall enter the fence perimeter for any reason except for the purpose of monitoring the health of the tree. Accidental damage to bark, root crown, or limbs may increase the potential for future decline in the health of the tree.

5. Contractors and subcontractors shall direct all equipment and personnel to remain outside the fenced area and at all times until the project is complete, and shall instruct employees as to the purpose and importance of fencing.

6. A warning sign shall be posted at each tree indicating the purpose of the fencing.

~~7. The arborist of record for the job and or the city arborist shall be responsible for inspection and approval of the fencing prior to any grading operations.~~

8. Fencing must remain in place and shall not be removed until all construction activities are completed. This shall include grading and compaction activities, installation of underground utilities, all construction activities, and any other construction or activity that is scheduled prior to landscape installation.

9. Roots of single standing trees often extend up the to three times the distance of the actual drip line and function primarily in the uptake of nutrients and water. The drip line is arbitrarily established as the minimum root area generally required to preserve tree health. As much area around the circumference of the tree should have minimum intrusion to further insure tree survival and health.

10. Unauthorized tree removal is subject to in-kind replacement equal to the mature resource lost as determined by the city.

11. The contractor is required to water, fertilize and attend to other maintenance needs of existing trees as needed per arborist's recommendations to maintain healthy growth throughout the construction period. Six foot diameter minimum by six inch tall earth berms shall be constructed at the base of each tree to function as temporary watering basins during the construction period. Trees shall be watered according to weather and tree requirements.

12. Relocation of existing trees (if desired) shall occur under the observation and direction of a certified arborist approved by the County of Santa Cruz. Contact County for additional notes regarding tree location.

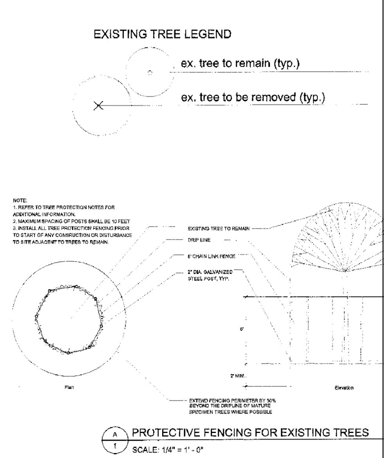
13. Please consult specifications concerning tree protection and maintenance prepared by project arborist or more information.

14. No trenching shall occur within the tree protection zone.

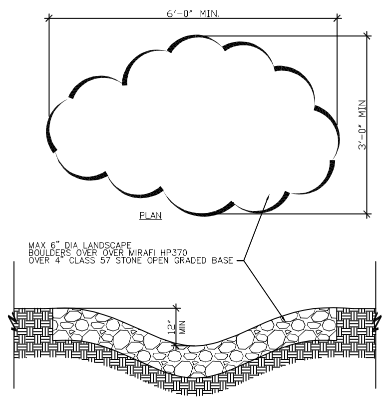
15. All digging within the drip line of trees shall be done by hand.

16. Exposed soil after demolition must be covered immediately with a six inch layer of wood chip mulch.

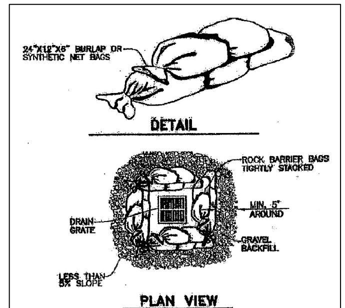
17. Incorporate County standard provisions as applicable (Protection of Trees during Construction Actvities,)
a. All existing heritage trees and designated trees on the job site require protection from construction activities with in the drip lines.Temporay chain-link fencing and plastic construction fence are acceptable as protective barriers for tree protection purposes. Fencing shall be minimum five feet (5') high. Tree protection shall remain in place until all construction is complete.
b. No excavation within the tree protection area are allowed unless approved by the County an under the supervision of a licensed arborist. Any filling within the tree protection area shall be done in accordance with a detailed improvement plan approved by the County. No trimming, cutting, or pruning of designated trees can occurs without the approval by the county and supervision of a licensed arborist.
c. No storage of materials, disposal of paints, solvents or other noxious materials, operation of equipment, parked cars, unnecessary trenching, grading or compaction shall be allowed within the drip line of any trees.



6 BIOSWALE



7 STORM DRAIN INLET PROTECTION



NOTES:

1. FILL ROCK BARRIER BAGS ⅔ FULL OF ¾" ROCK.
2. PLACE BAGS SUCH THAT NO GAPS ARE EVIDENT IN A SINGLE OR DOUBLE LAYER. STAMP ENTIRE LAYER INTO PLACE PRIOR TO STARTING THE NEXT LAYER.
3. ROCK BARRIER BAGS FOR CATCH BASIN SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%).

8 SITE HOUSEKEEPING REQUIREMENTS: CONSTRUCTION MATERIALS

ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOILS, SPOILS, AGGREGATE, FL–ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.

ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).

EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).

BEST MANAGEMENT PRACTICES TO PREVENT THE OFF–SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

9 SITE HOUSEKEEPING REQUIREMENTS: WASTE MANAGEMENT

DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.

SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.

SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.

COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.

DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.

STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.

PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON–HAZARDOUS SPILLS SHALL BE IMPLEMENTED.

EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.

CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

10 SITE HOUSEKEEPING REQUIREMENTS: VEHICLE STORAGE & MAINTENANCE AND LANDSCAPE MATERIALS

MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WAERS.

ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS.

LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.

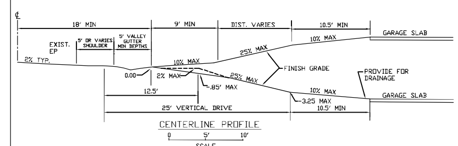
CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.

DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.

APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.

STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

11 TYPICAL DRIVEWAY



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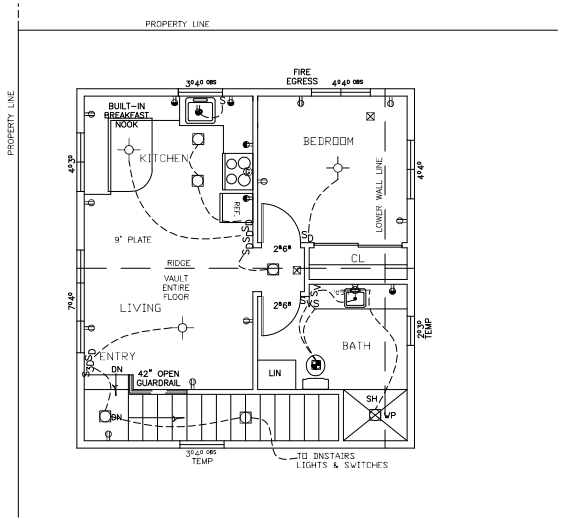
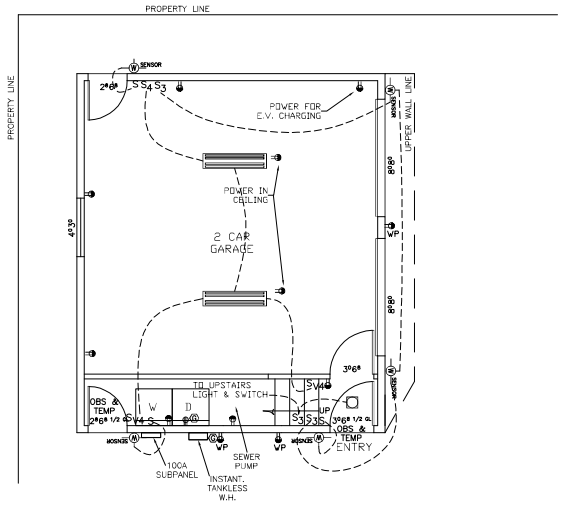
SITE PLANNING DETAILS

DRAWN:	GG
SCALE:	
JOB NO.	529CAP
DATE:	04/24/19
SHEET	9
OF #	SHEETS



UPPER LEVEL



LOWER LEVEL

ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND			
SYMBOL	CONTEXT	SYMBOL	CONTEXT
	LIGHT (WALL MOUNT) L.E.D.		AFCI RECEPTACLE
	LIGHT (OVERHEAD) L.E.D.		GFI RECEPTACLE (GROUND FAULT)
	CAN LIGHT (RECESSED) AIRTIGHT I.C. (L.E.D.)		HALF SWITCHED RECEPTACLE
	TUBE LIGHT (L.E.D.)		RECEPTACLE 220V
	WALL LIGHT L.E.D.		FLOOR RECEPTACLE
	STEP LIGHT (L.E.D.)		FAN-HEAT-LIGHT (60 CFM)
S	SWITCH		FAN-LIGHT COMBINATION (60 CFM)
S_3	SWITCH (3-WAY)		FAN VENT (60 CFM)
S_{3D}	SWITCH (3 WAY) W/DIMMER		WHOLE HOUSE FAN (46 CFM) 1 SONE
S_{4D}	SWITCH (4 WAY) W/DIMMER		GAS
S_D	SWITCH W/DIMMER		PHONE
S_S	SW W/OCCUPANCY SENSOR		CABLE TV
S_V	SWITCH W/VACANCY SENSOR		SMOKE DETECTOR W/CARBON MONOXIDE DETECTOR (IN LINE-BATTERY BACKUP)

NOTE:
-NEW REQUIRED OUTLETS SHALL BE TAMPER RESISTANT (CEC 406.11)
-ALL LIGHTING TO BE L.E.D.

EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH CMC CHAPTER 4; AND CAL GREEN DIVISION 4.5. (WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING BATHROOM EXHAUST FOR HUMIDITY CONTROL.)(CRC 303.3.1).

NOTE:
THE CAL GREEN MANDATORY REQUIREMENTS ARE LOCATED ON SHEET GB.1

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ELECTRICAL PLANS

DRAWN:	GG
SCALE:	1/4"=1'-0"
JOB NO.	529CAP
DATE:	07/12/22
SHEET	11
OF #	SHEETS

Stormwater Pollution Prevention and Protection for Construction Projects

In the City of Capitola, 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 spilled, leaked 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. These BMPs apply to both new and remodeled residential, commercial, retail, and industrial projects.

In addition to the following mandatory BMPs, the Central Coast Regional Water Quality Control Board (Regional Water Board) 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 activity that results in a land disturbance of equal to or greater than one acre, requires coverage under the CGP. Construction activities associated with Linear Underground Projects (LUPs) also require coverage under the CGP. It should be noted that SWPPP development and implementation (inspections, tracking) associated with sites subject to the CGP (excluding waiver sites) must be done by a qualified SWPPP developer (QSD), respectively. More information on the CGP and QSD/QSPs may be found at http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

◆General Construction & Site Supervision

The rainy season referred to herein applies to the dates October 1 to April 30; the dry season spans May1 to September 30. Compliance with the CGP and below BMPs is required year round; however, different requirements may be needed for the rainy and non-rainy season.

General Principles

- ☐ Keep an orderly site and ensure good housekeeping practices are used.
- ☐ Maintain equipment properly.
- ☐ Cover materials when they are not in use.
- ☐ Keep materials away from streets, gutters, storm drains and drainage channels.
- ☐ Ensure dust control water does not leave the site or discharge to storm drains.
- ☐ 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 also abide by these BMPs.
- ☐ 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.
  - *Manuel 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

Good Housekeeping Practices

- ☐ Designate one area of the site located away from storm drains, drainage swales, and creeks for auto parking and heavy equipment storage, vehicle refueling and routine equipment maintenance.
- ☐ To prevent off-site tracking of dirt, provide site entrances with stabilized aggregate surfaces or provide a tire wash area on the site, but away from storm inlets or drainage channels. Mud, dirt, gravel, sand and other materials tracked or dropped on city streets must be cleaned up to prevent washing into the storm drains.
- ☐ Keep materials and soil stockpiles out of the rain and prevent runoff contamination from the site. Store materials, stockpiles and excavation soils under cover and protected from wind, 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 drainage channels.
- ☐ Place trash cans around the site to reduce litter. Dispose of non-hazardous construction wastes in covered dumpsters or recycling receptacles.
- ☐ Keep dumpster lids closed and secured. For dumpsters or bins that don't have a lid, cover them with tarps or plastic sheeting, secured around the exterior 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 **STORMWATER POLLUTION PREVENTION AND PROTECTION**	DRAWN: 2/14	REV:
DRAWN BY: M.P.			
CHECKED BY: S.E.J.	STEVEN JESBERG, PUBLIC WORKS DIRECTOR	DRAWING No. BMP-STRM-1	

- ☐ Clean up leaks, drips and other spills immediately so that they do not contaminate the soil or runoff nor leave residue on paved surfaces. Use dry cleanup methods whenever possible. Water may only be used in minimum quantities to prevent dust.
- ☐ If portable toilets are used, ensure that the leasing company properly maintains the toilets and promptly makes repairs. Conduct visual inspections for leaks.
- ☐ Protect vegetation and trees from accidental damages from construction activities by surrounding them with fencing or tree armoring.

Advanced Planning

- ☐ Site development shall be fitted to the topography and soils in order to minimize the potential for erosion.
- ☐ Soil grading/clearing limits, easements, setback, 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.
- ☐ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins.
- ☐ 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 Capitola Municipal Code Chapter 15.28.
- ☐ Control the amount of runoff crossing your site especially during excavation by using berms or 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

- ☐ Practice contaminant "Source Reduction" by estimating carefully and minimizing waste when ordering materials.
- ☐ Recycle excess materials such as concrete, asphalt, scrap metal, solvents, degreasers, paper, and vehicle maintenance materials whenever possible.
- ☐ 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

Many 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 irrigation 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

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

Ponds/Fountains/Pool/Spa Maintenance

- ☐ When draining a pond, fountain, pool or spa, any volumes in excess of 500 gallons must be reported in advance to the City of Capitola 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 a net increase of sediment in the site's storm water discharge relative to pre-construction levels. During the rainy season, erosion control measures must also be located 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 traps or basins. 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).

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DRAWN BY: MP			
CHECKED BY: S.E.J.	STEVEN JESBERG, PUBLIC WORKS DIRECTOR	DRAWING No. BMP-STRM-2	

- ☐ Effective filtration devices, barriers, and settling devices shall be selected, installed and maintained properly.
- ☐ Silt fences must be installed so that the drainage around each fence does not create additional erosion and rills down slope of the fence.
- ☐ If straw wattles are used to filter sediment runoff, ensure that the bales are actually filtering the water (and not just causing the water to travel around the bale) and that the straw pieces are not carried into the storm drain system.
- ☐ Whenever possible, use terracing, surface roughening (e.g. with a bulldozer), and energy dissipaters (such as riprap, sand bags and rocks) on slopes to reduce runoff velocity and trap sediments. Do not use asphalt rubble or other demolition debris for this purpose.
- ☐ All on-site erosion control measures and structural devices, both temporary and permanent, shall be properly maintained so that they do not become nuisances with stagnant water, odors, insect breeding, heavy algae growth, debris, and/or safety hazards
- ☐ 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 GCP.

◆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. Poorly 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

- ☐ Maintain all heavy equipment, inspect frequently for leaks, and repair leaks immediately upon discovery.
- ☐ Perform major auto or heavy equipment maintenance, repair jobs and vehicle or equipment washing off-site.
- ☐ 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.
- ☐ Do not use diesel oil to lubricate equipment parts or clean equipment. Only use water for onsite cleaning.
- ☐ Cover exposed fifth wheel hitches and other oily or greasy equipment during all rain events.

Practices During Construction

- ☐ Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Protect down slope drainage courses, creeks and storm drains with wattles or temporary drainage swales.
- ☐ 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).
- ☐ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Spill Clean Up

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

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◆Painting, Varnish & Application of Solvents & Adhesives

Paints, varnish, 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 cleaning 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

- ☐ 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.
- ☐ 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

- ☐ 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.
- ☐ Chemical paint or varnish stripping residue, 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.
- ☐ When stripping or cleaning building exteriors with high-pressure water, block storm drains to prevent flow to creeks and the Monterey Bay.
- ☐ 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

- ☐ Never clean brushes or rinse paint or varnish containers into a gutter, street, storm drain, French drain or creek.
- ☐ For water based paints, paint out brushes to the extent possible and rinse into an interior sink drain that goes to the sanitary sewer.
- ☐ 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 residue as hazardous waste.
- ☐ When thoroughly dry, empty paint cans, used brushes, rags and drop cloths may be disposed of as garbage.

Disposal of Surface Coatings

- ☐ 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.
- ☐ 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.

◆Roadwork & Paving

- ☐ Protect nearby storm drain inlets and adjacent water bodies prior to breaking up asphalt or concrete.
- ☐ 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.
- ☐ 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.
- ☐ After breaking up old pavement, sweep up materials and recycle as much as possible. Properly dispose of non-recyclable materials.
- ☐ 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.
- ☐ In the event of rain during construction, divert runoff around work areas and cover materials.
- ☐ Park paving machines over drip pans or absorbent materials.
- ☐ 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.
- ☐ Remove and clean up material stockpiles (i.e. asphalt and sand) by the end of each week or, if 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.

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◆Concrete, Cement, & Masonry Products

- ☐ Concrete, cement, masonry products, sediment or pollutant laden water shall never be discharged into or allowed to reach the storm drain system.
- ☐ Avoid mixing excess amount of fresh concrete or cement mortar on-site.
- ☐ During tile 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.
- ☐ 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 box, excavation or self-washing mixer able to contain waste material shall be provided on-site.
- ☐ Never wash or rinse mixing containers and tools into the gutter, street, storm drain inlet, drainage ditches or water body.
- ☐ If conducting sidewalk work, material stockpiles must be removed and cleaned up by the end of each day. Sweep or collect unused materials and debris that remain on pavement and dispose of properly.
- ☐ When the job is completed, collect all unused or waste materials and dispose of properly. Never leave or abandon materials onsite. Ensure that nothing has drifted towards the street, gutter or catch basin.

◆Site Clean Up

- ☐ Clean up by sweeping instead of hosing down whenever possible. Dispose of litter and debris in the garbage.
- ☐ 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 flush sediment or particles from pavement, the water must be directed to a landscaped or grassy area large enough to absorb all the water.
- ☐ If conducting road or sidewalk work, materials stockpiles must be removed and cleaned up by the end of each work day.
- ☐ 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.

Signed and Agreed to by:
Project Owner or General Contractor

Signed: ______________________ Date: ______________

Print Name: ______________________

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DRAWN BY: M.P.			
CHECKED BY: S.E.J.	STEVEN JESBERG, PUBLIC WORKS DIRECTOR	DRAWING No. BMP-STRM-5	

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BEST MANAGEMENT PRACTICES

DRAWN: GG
SCALE:
JOB NO. 529CAP
DATE: 04/24/19
SHEET BMP
OF # SHEETS