

Planning and Building Department

Application for a Home Improvement Exception

Companion Page

455 County Center, 2nd Floor Redwood City • CA • 94063
Mail Drop PLN 122 • Phone: 415 • 363 • 4161 Fax: 650 • 363 • 4849

Applicant's Name:

Primary Permit#:

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Home Improvement Exception. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form and a parcel & building constraints map.

2. Project Information

Specific zoning requirements for which a Home Improvement Exception is sought:

(Example: 10 ft. side setbacks)

Horizontal lines for entering zoning requirements.

Zoning ordinance section numbers:

Horizontal lines for entering zoning ordinance section numbers.

What you propose instead:

Multiple horizontal lines for describing alternative proposals.

3. Required Findings

To approve this application, the County must determine that this project complies with all applicable regulations including the following specifically required findings. Please attach a brief statement in which you present evidence to support the required findings.

a. The existing structure has a design or there are conditions applicable to the property such that the proposed project would result in only minor changes.

b. The home improvement exception sustains the integrity or enhances an existing design concept or the neighborhood character.

c. The granting of the application will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare, or convenience.

d. The home improvement exception authorizes only uses or activities which are permitted by the zoning district.

e. The home improvement exception is consistent with the objectives of the General Plan and the Zoning Regulations.



**COMPOSITION SHINGLES**  
COLOR: CHARCOAL/DARK GRAY



**FASCIA**  
BURGUNDY FROM.  
BENJAMIN MOORE



**WINDOWS**  
DARK BRONZE CLAD  
BENJAMIN MOORE



**ENTRY DOOR**  
STAINED WOOD



**GARAGE DOOR**  
STAINED WOOD



**NATURAL STONE VENEER**  
DESERT SUNRISE



**WINDOW TRIM**  
BURGUNDY FROM.  
BENJAMIN MOORE



**EXTERIOR WALLS**  
SIDING:  
SILVER SPRING FROM.  
BENJAMIN MOORE

# HOFFMAN RESIDENCE

120 ELLENDALE ST.

MOSS BEACH, CA.

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## Bronze 7" High Outdoor Dark Sky Tube Light

5 Reviews | 6 Questions, 8 Answers

**\$66.95**

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1

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## PRODUCT DETAILS

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

### Additional Info:

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

**KICHLER**

[Shop all Kichler](#)

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

## MORE YOU MAY LIKE



\$77.95



\$49.60



\$66.95



\$66.95



\$79.99

## RELATED ITEMS



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

\$77.95



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

\$151.90



Kichler Tube 15" High Bronze Up/Down Tube Light

\$124.95



John Timberland® Bronze Grid 10" High Outdoor Wall Light

\$49.99



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

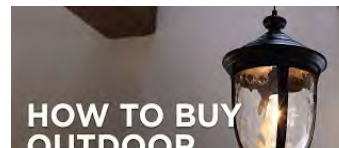
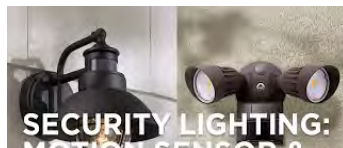
\$59.99



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

\$69.99

## RELATED VIDEOS



# HOFFMAN RESIDENCE

## 120 ELLENDALE ROAD

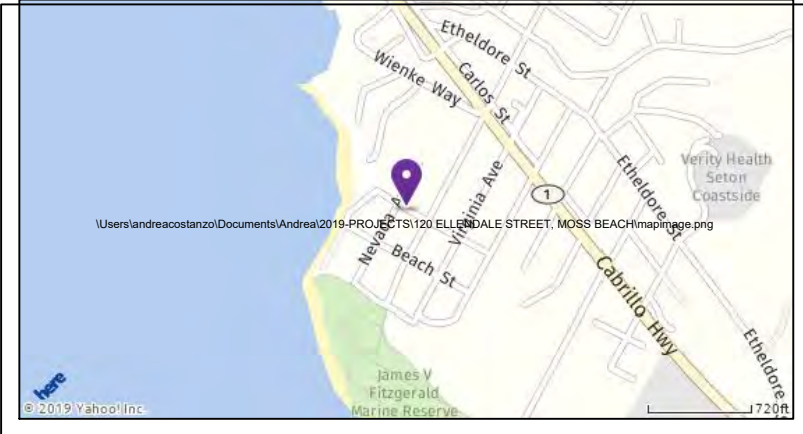
### MOSS BEACH, CA

#### APN# 037-117-140



3D Rendering  
NTS



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



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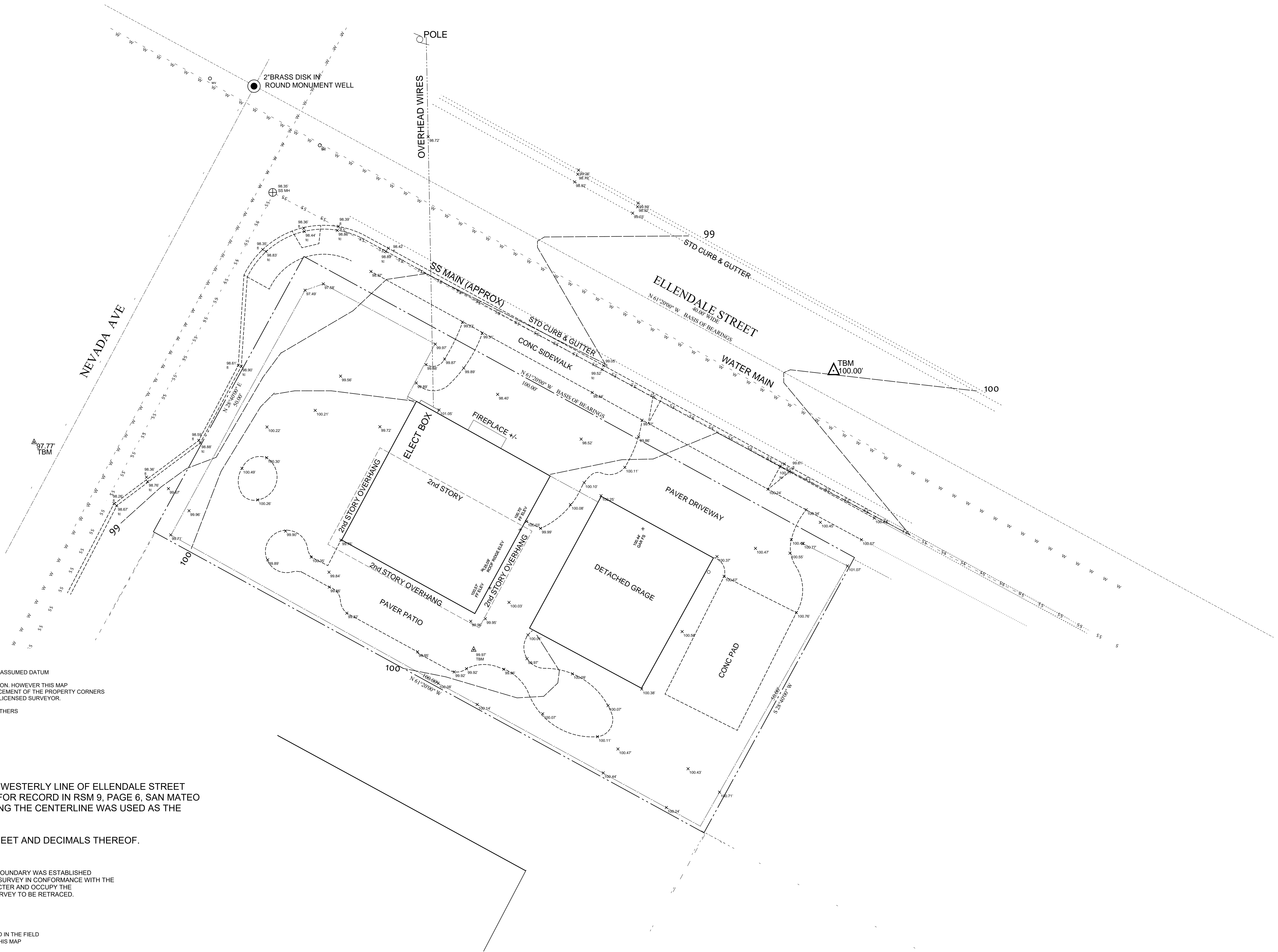
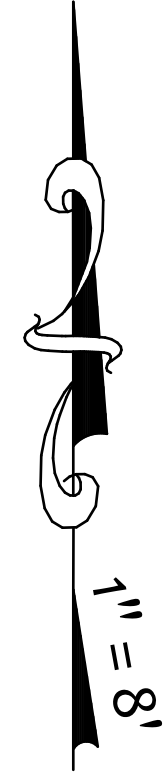
HOFFMAN RESIDENCE  
120 ELLENDALE ST.  
MOSS BEACH, CA.

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

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

A-1  
OF



**NOTES:**

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

**BASIS OF BEARING**

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

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

**SURVEYOR'S STATEMENT**

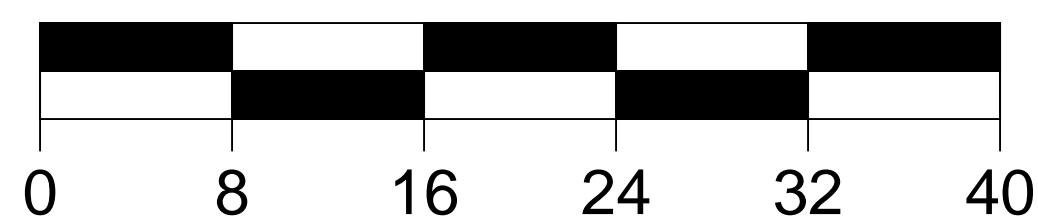
I, DAVID ALVAREZ, SR, LS 4050, CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYORS ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITION INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE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

**TREE NOTES:**

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

**DISCLAIMER:**

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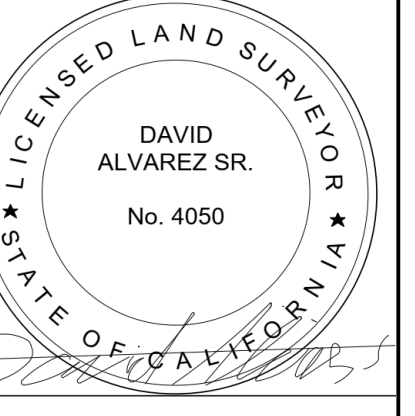


No.	Revision	Date	By	Chkd

Date: 06-13-20  
Drawn By: JLK

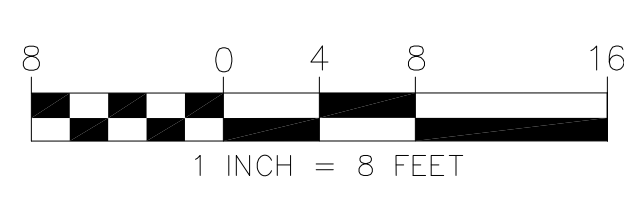
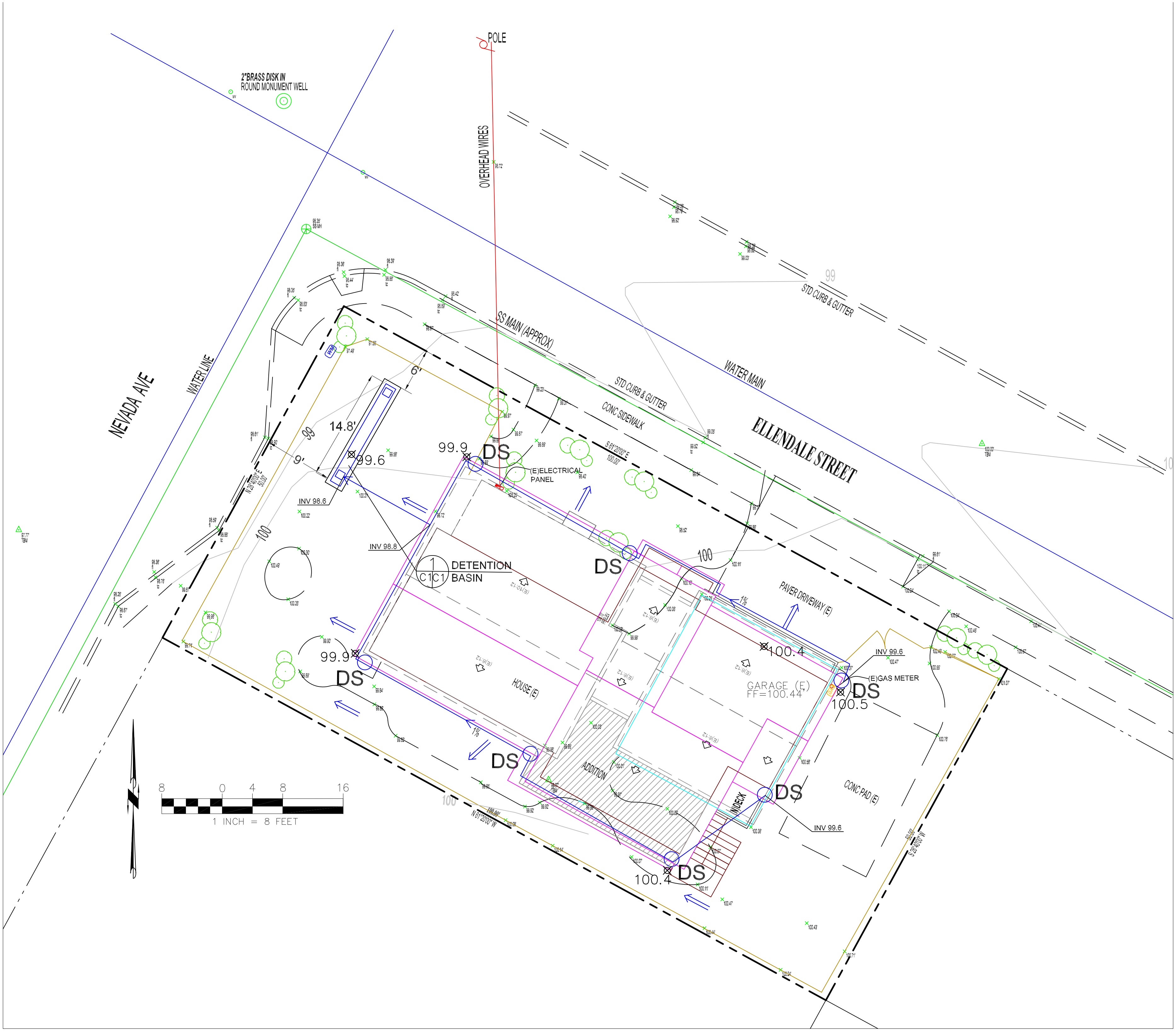
**JLK ASSOCIATES**  
SURVEYORS / ENGINEERS  
73 CEDAR LANE  
SAN JOSE, CA. 95127  
(408) 910-3230

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



SCALE: AS NOTED

SHEET:  
**C - 1**  
1 OF 1



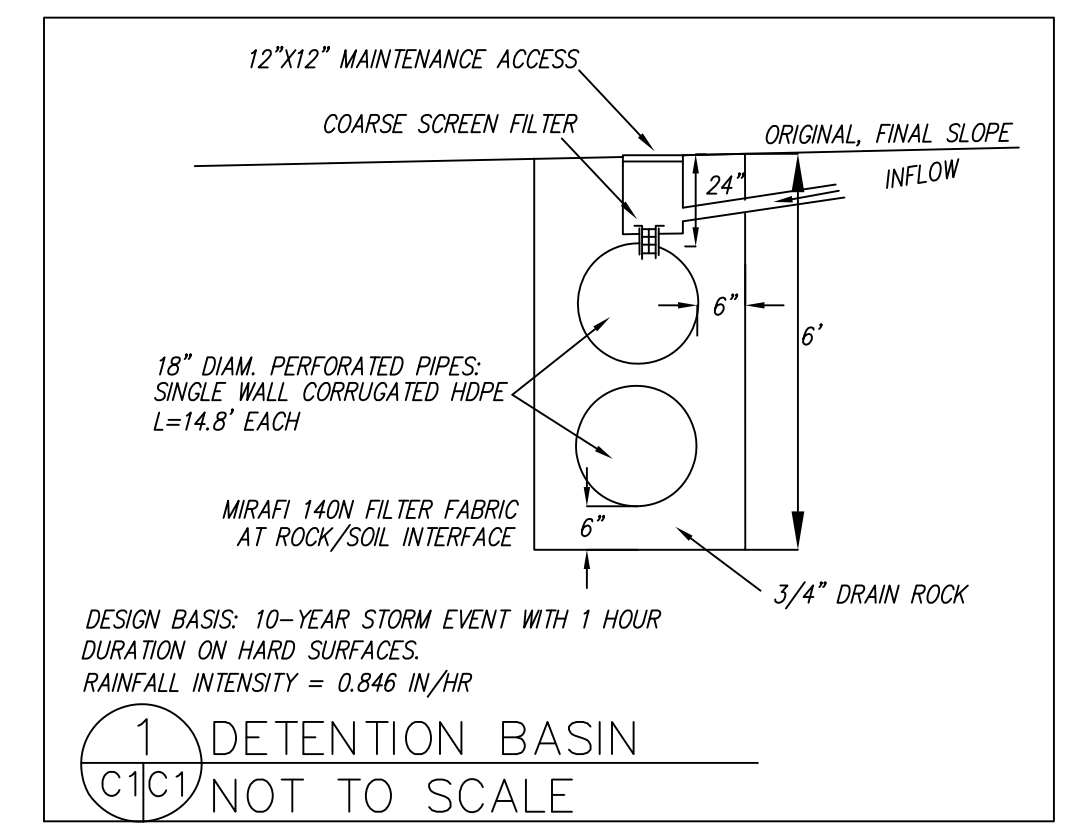
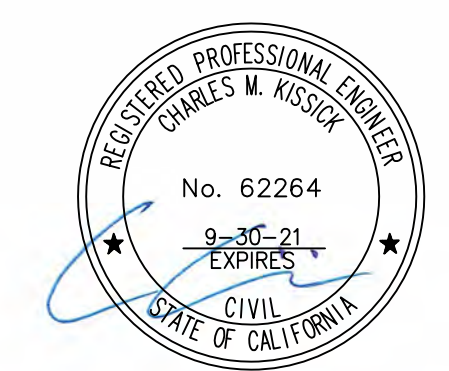
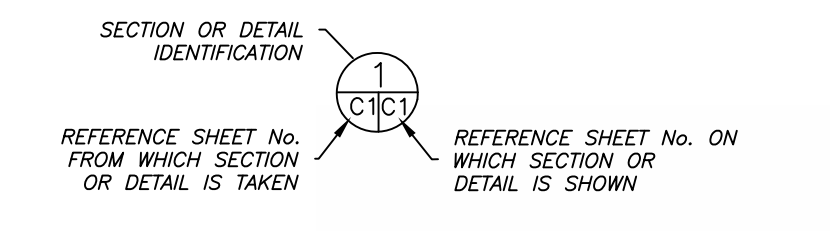
- LEGEND**
- EXISTING CONTOURS
  - 98.52 EXISTING SPOT ELEVATION
  - 100.4 PROPOSED SPOT ELEVATION
  - DOWNSPOUT
  - 4" MIN SOLID DRAIN PIPE

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

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

- GRADING NOTES**
- CUT VOLUME: 10 CY (FOR FOOTINGS)  
 FILL VOLUME: 0 CY  
 TOTAL: 10 CY
- VOLUMES ABOVE ARE APPROXIMATE.
- THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

**SECTION AND DETAIL CONVENTION**



DATE: 11-12-20	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE:	REV. DATE:	REV. DATE:
<b>GRADING AND DRAINAGE PLAN</b> <b>HOFFMAN PROPERTY</b> <b>120 ELLENDALE STREET</b> <b>MOSS BEACH</b> <b>APN 037-017-140</b>					
SHEET <b>C-1</b>					

Sigma Prime Geosciences, Inc.  
 SIGMA PRIME GEOSCIENCES, INC.  
 332 PRINCETON AVENUE  
 HALF MOON BAY, CA 94019  
 (650) 728-3590  
 FAX 728-3583



GENERAL EROSION AND SEDIMENT CONTROL NOTES

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

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

EROSION CONTROL POINT OF CONTACT

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

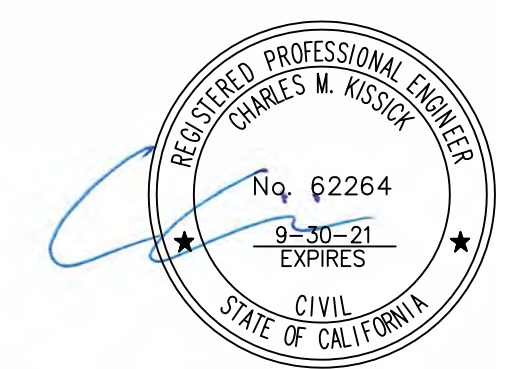
NAME: PAUL HOFFMAN

TITLE/QUALIFICATION: OWNER

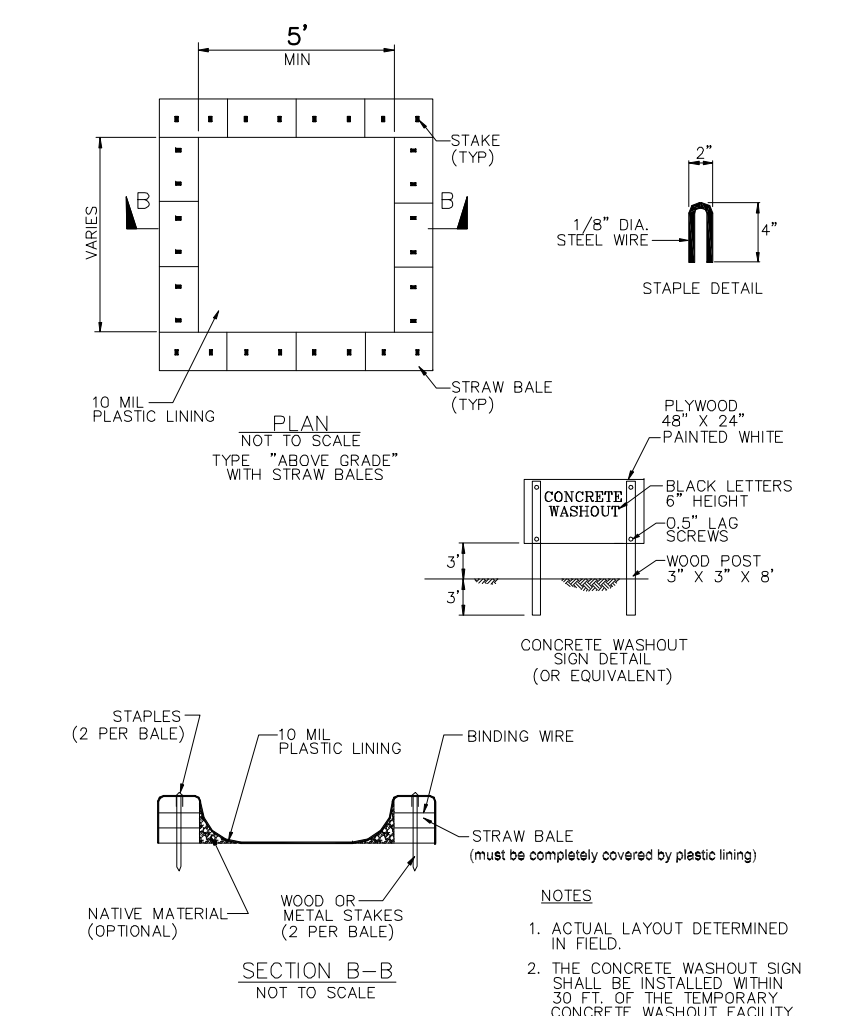
PHONE: 650-438-9482

PHONE:

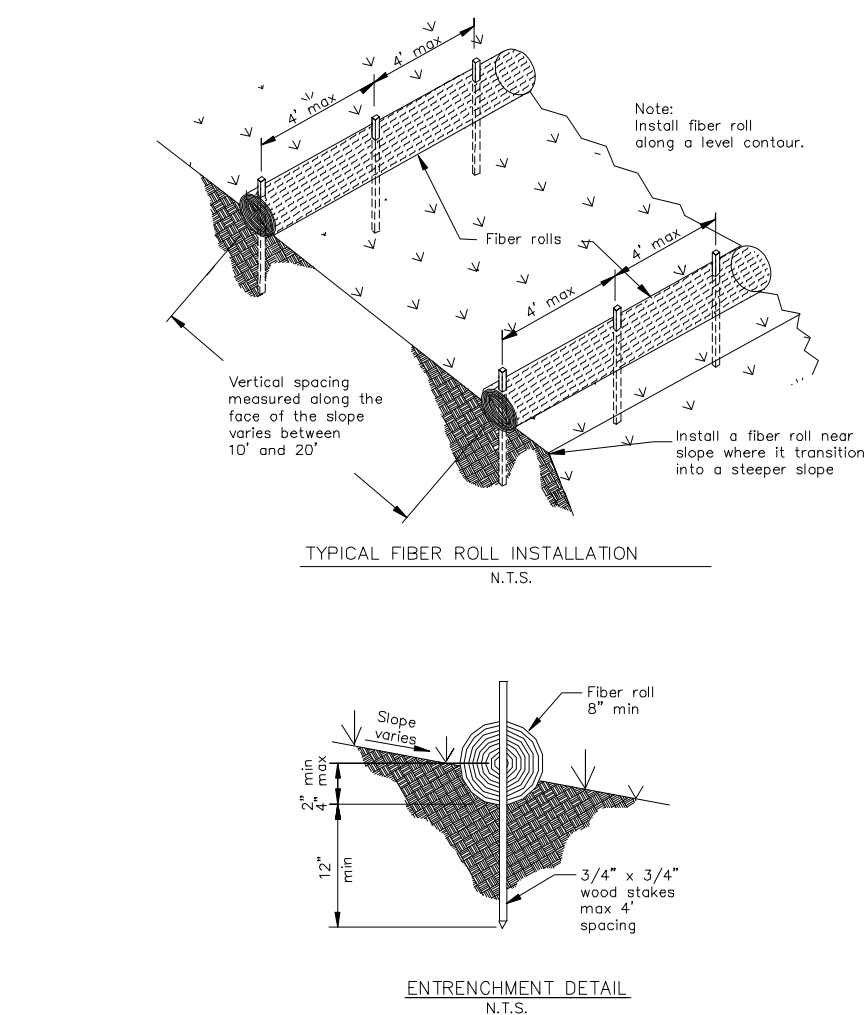
E-MAIL: PFHOFFMAN@COMCAST.NET



CONCRETE WASTE MANAGEMENT WM-8



FIBER ROLLS SE-5



EROSION AND SEDIMENT CONTROL PLAN

HOFFMAN PROPERTY  
120 ELLENDALE STREET  
MOSS BEACH  
APN 037-017-140

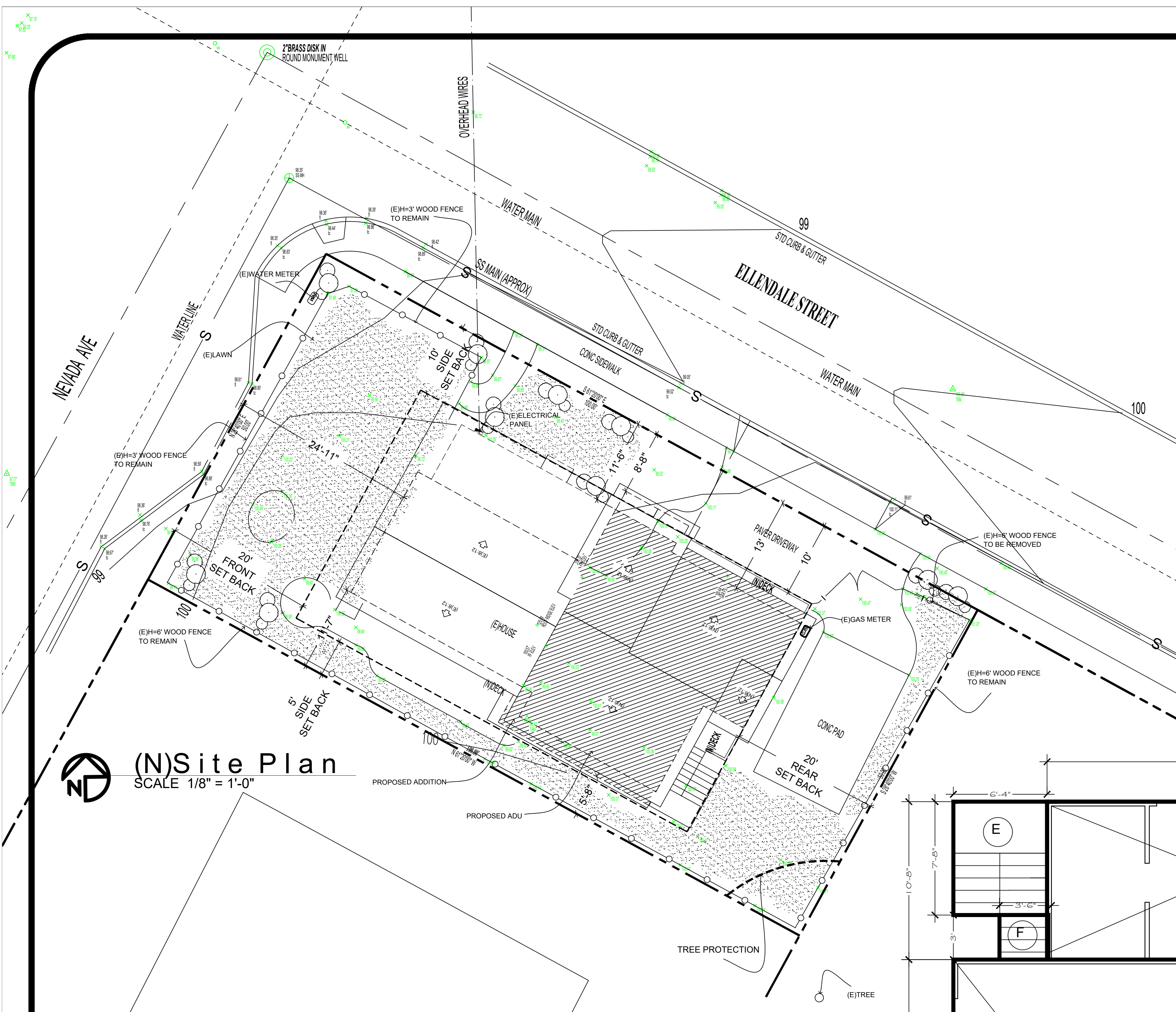
SHEET C-2

DATE: 11-12-20  
DRAWN BY: CMK  
CHECKED BY: AZG  
REV. DATE:  
REV. DATE:  
REV. DATE:

Sigma Prime Geosciences, Inc.  
SIGMA PRIME GEOSCIENCES, INC.  
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HALF MOON BAY, CA 94019  
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FAX 726-3593

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

**HOFFMAN RESIDENCE**  
 120 ELLENDALE ST.  
 MOSS BEACH, CA.



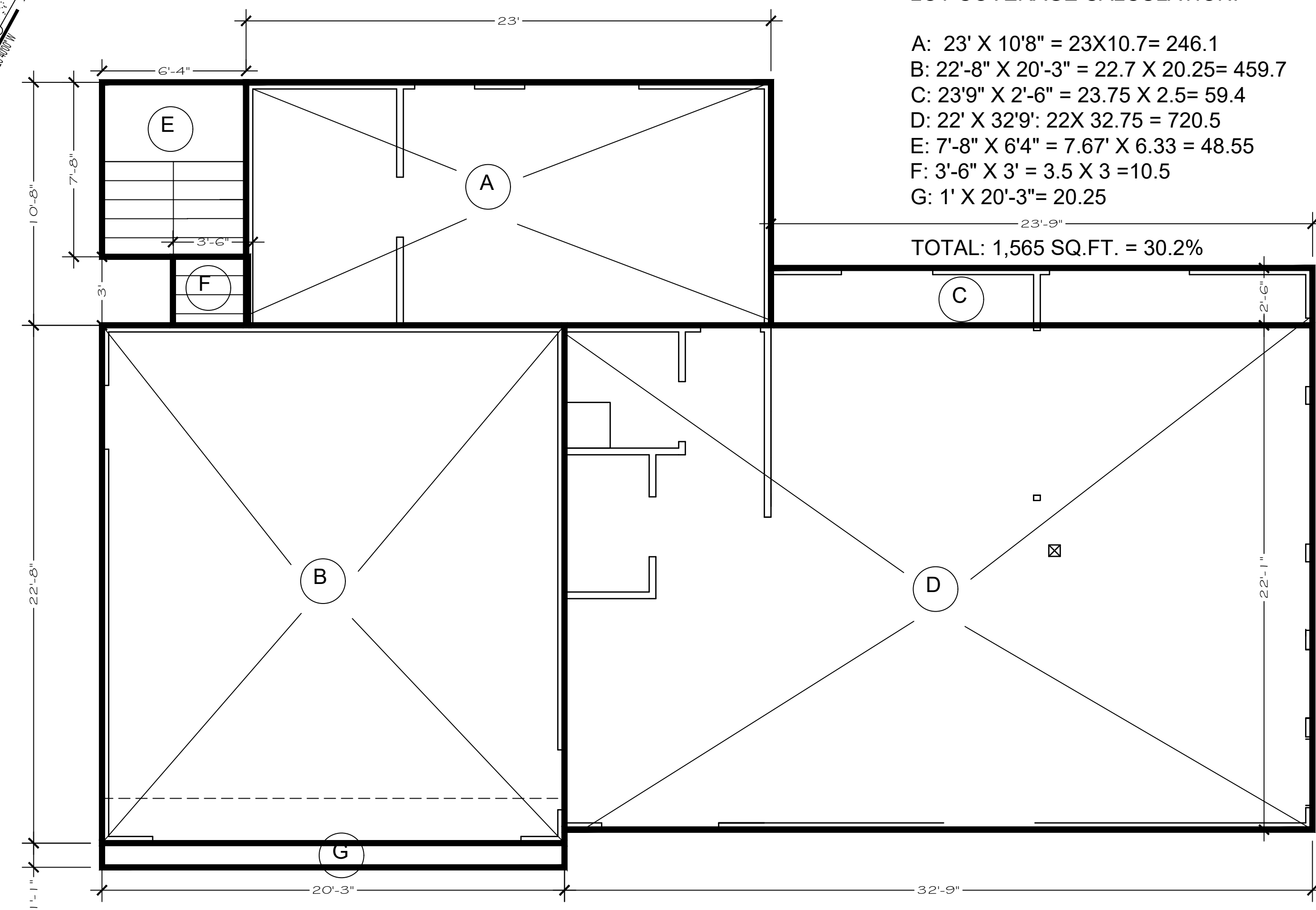
**(N)Site Plan**  
 SCALE 1/8" = 1'-0"

**LOT COVERAGE CALCULATION:**

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

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

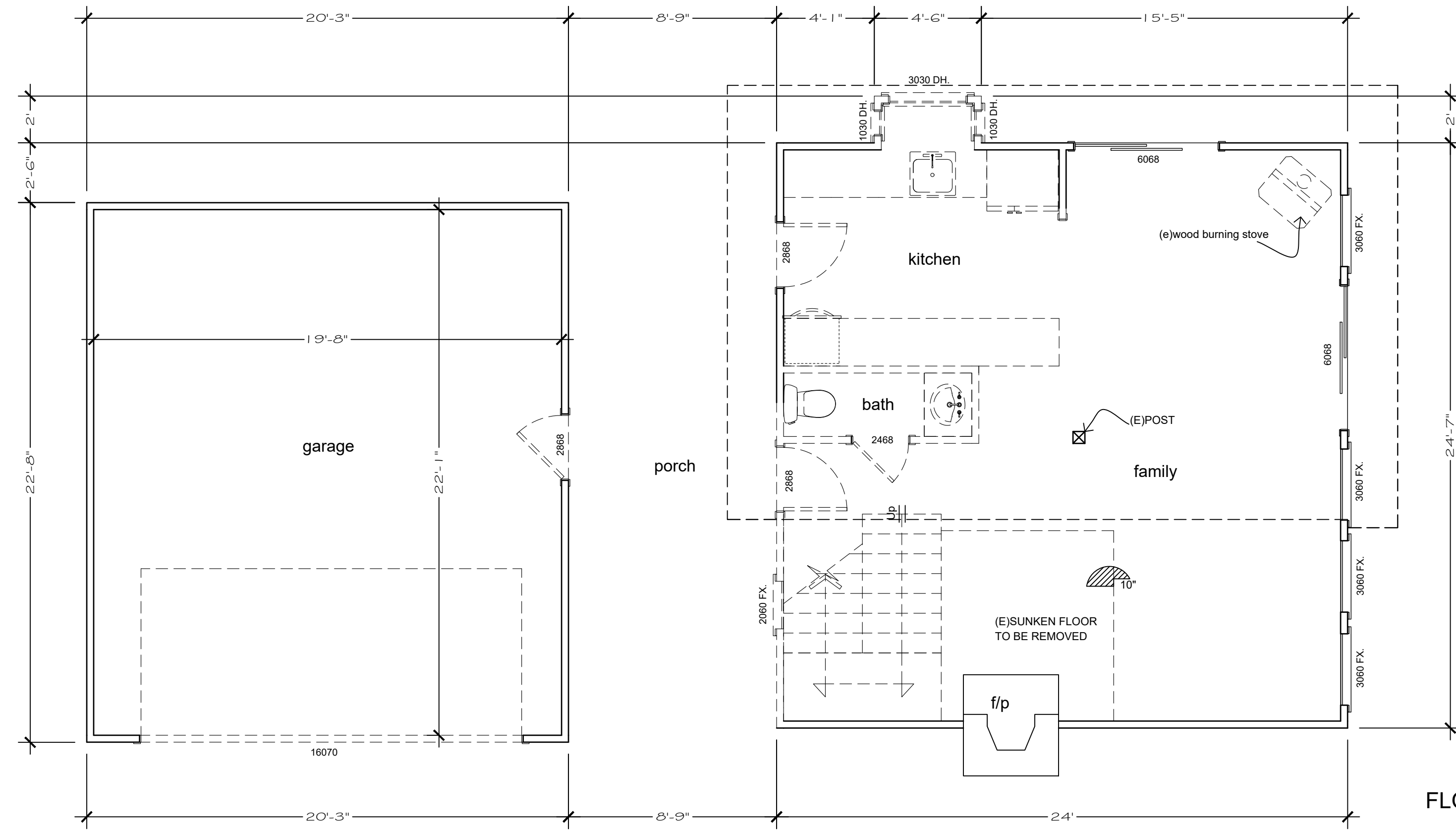
**Lot Coverage Calculation**  
 SCALE 1/4" = 1'-0"



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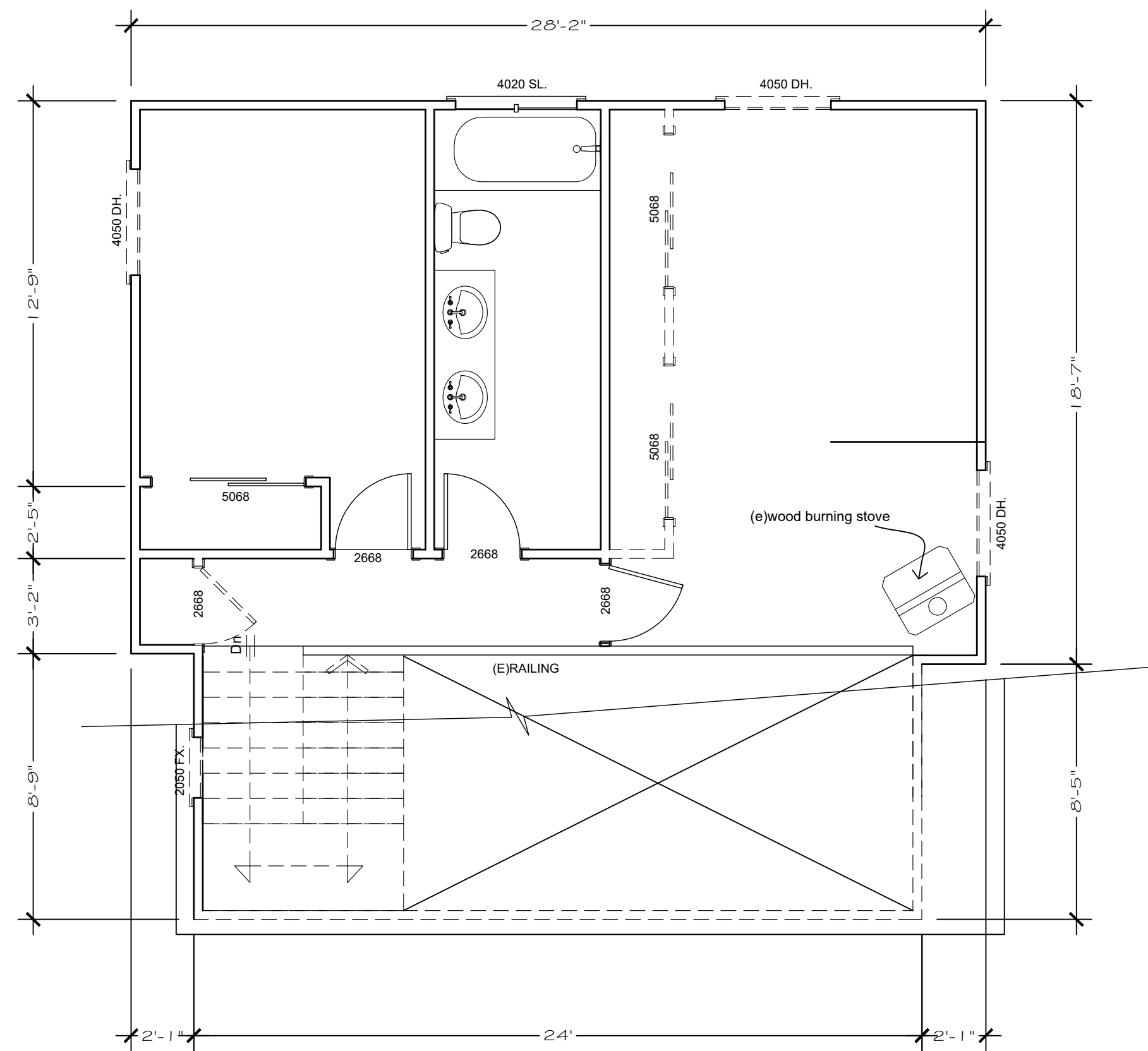
Design by: ANDREA COSTANZO	Drawn by: ANDREA COSTANZO
DATE 05/06/21	ISSUED FOR PERMIT

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

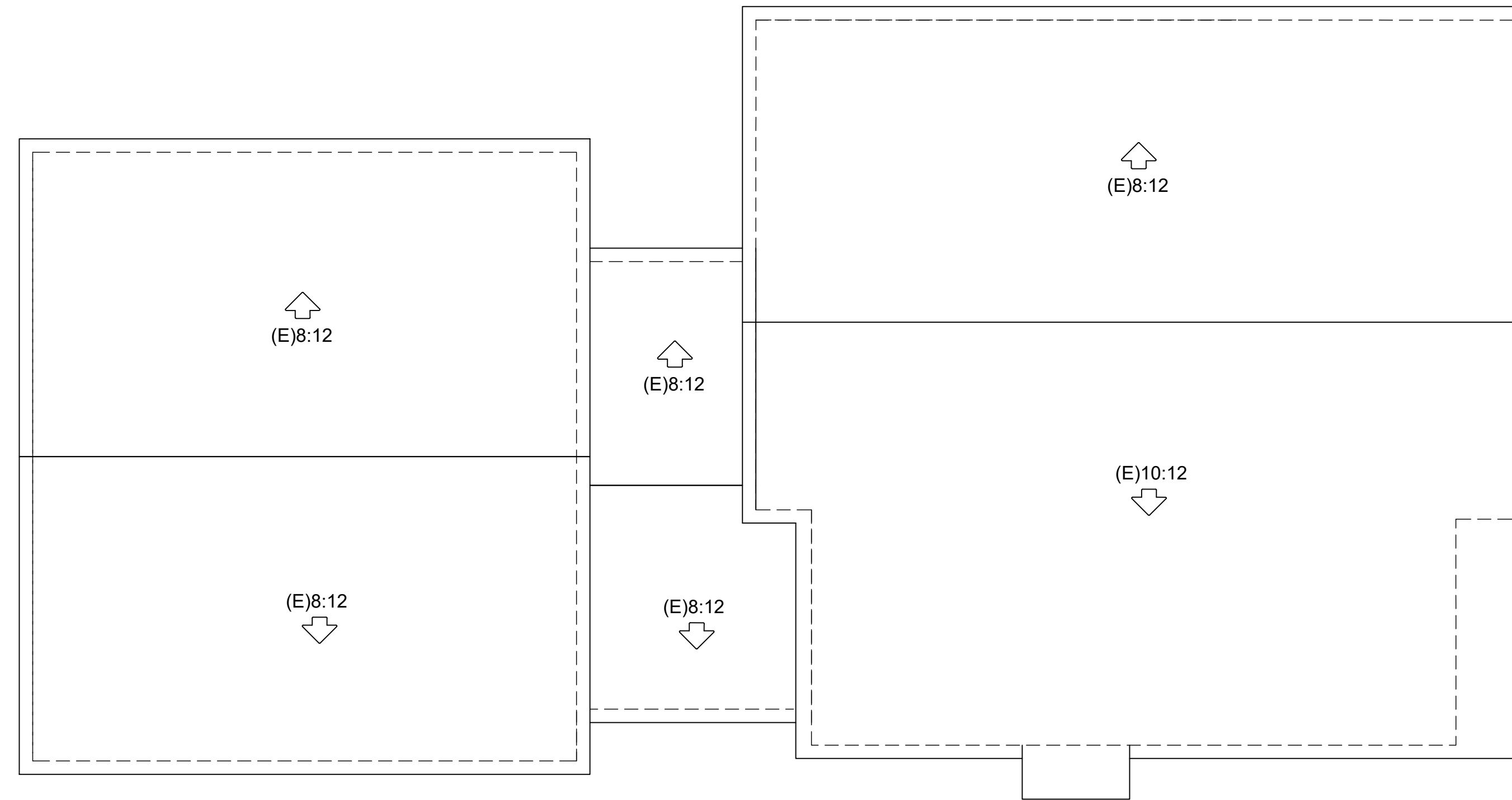


FLOOR PLANS NOTES  
 [Solid Line] NEW WALL  
 [Dashed Line] EXISTING WALL

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



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



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

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 AndreaCostanzo2011@gmail.com  
 www.AndreaCostanzo.com

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

**A-3**  
 OF

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 AndreaCostanzo2011@gmail.com  
 www.AndreaCostanzo.com

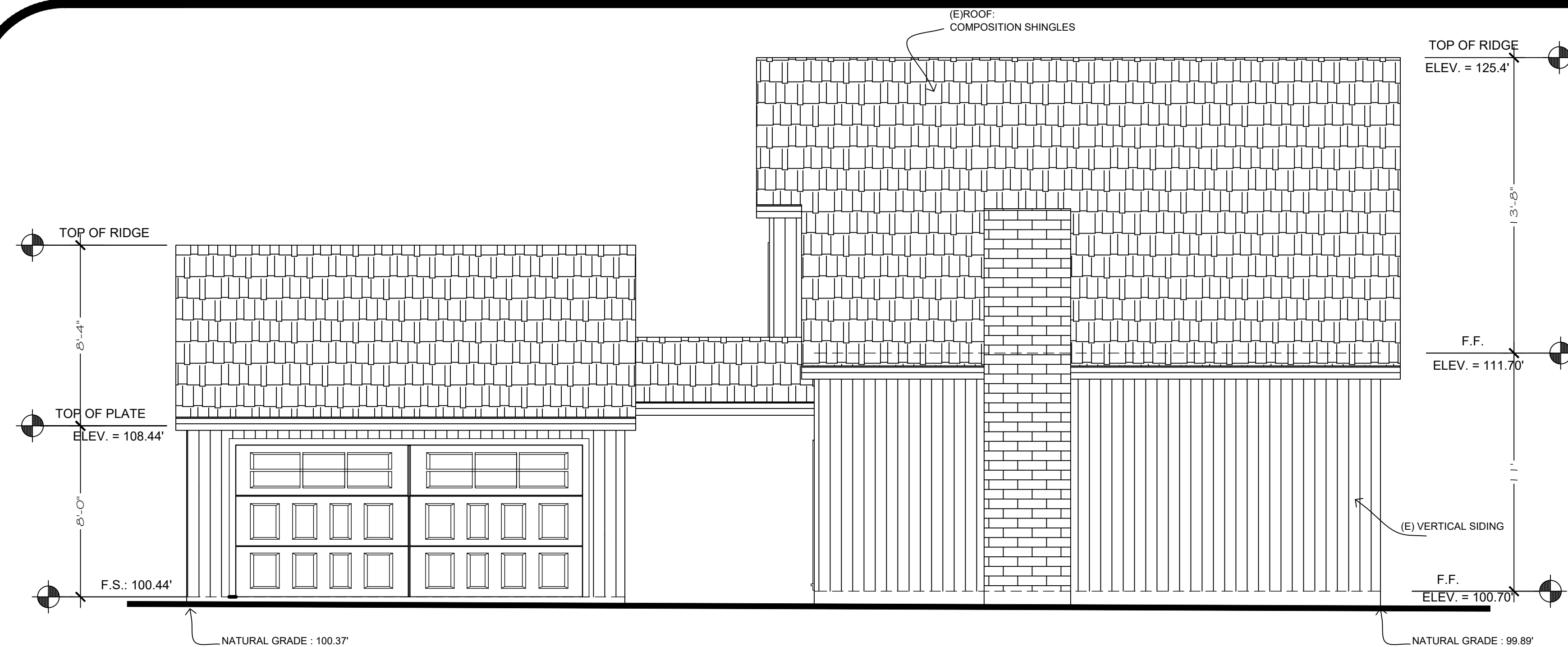
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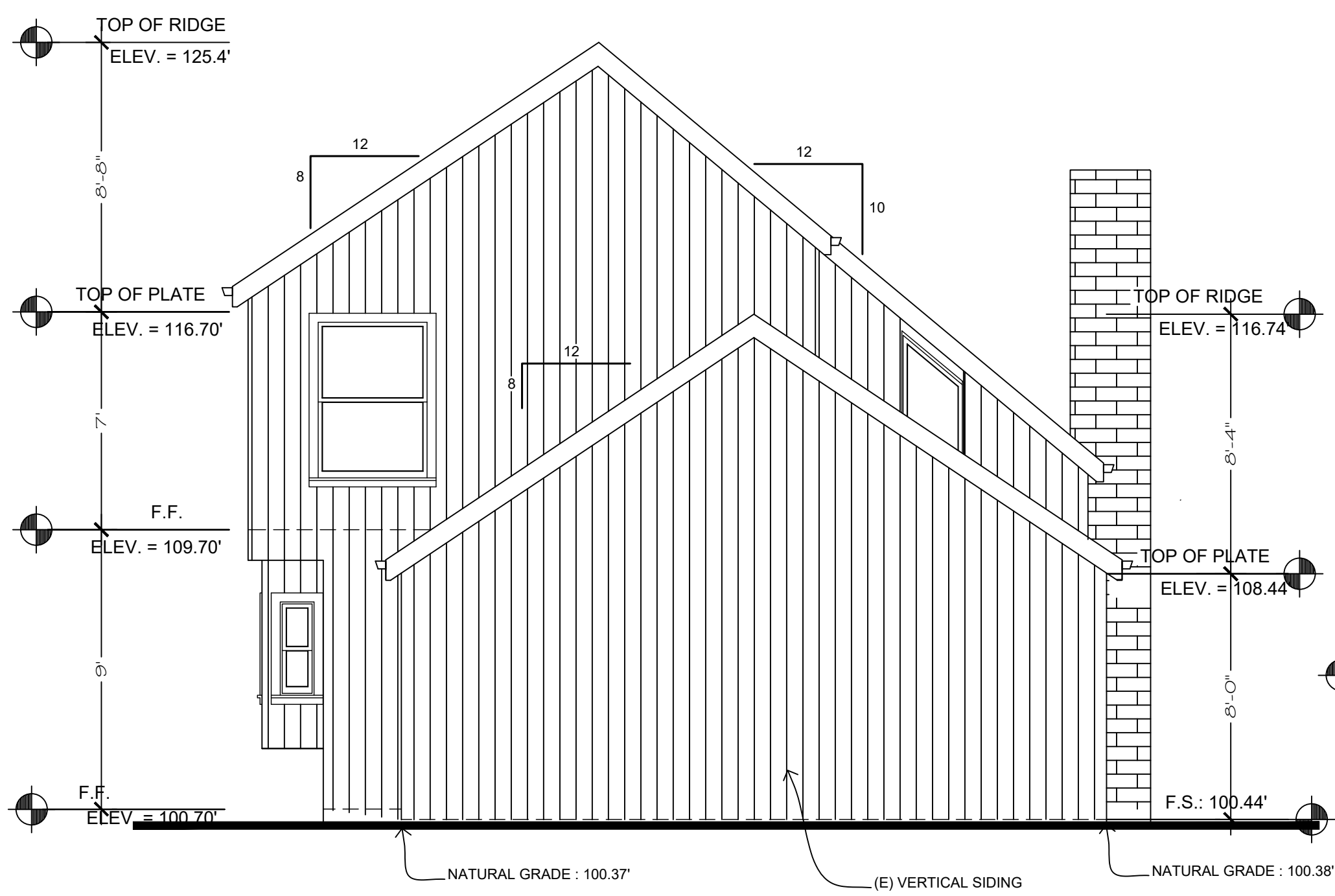
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Sheet:  
 (E) ELEVATIONS  
 Scale as shown

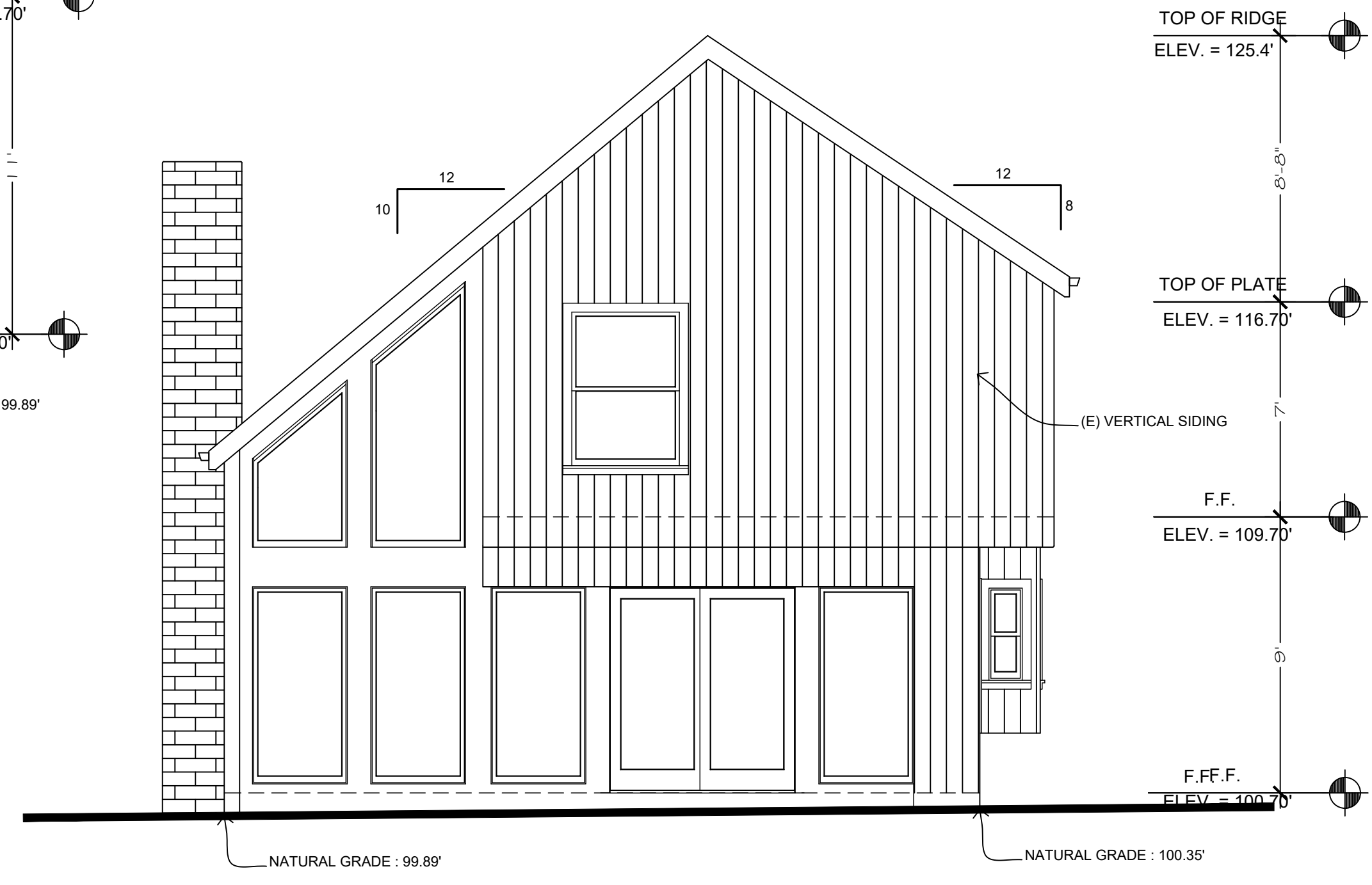
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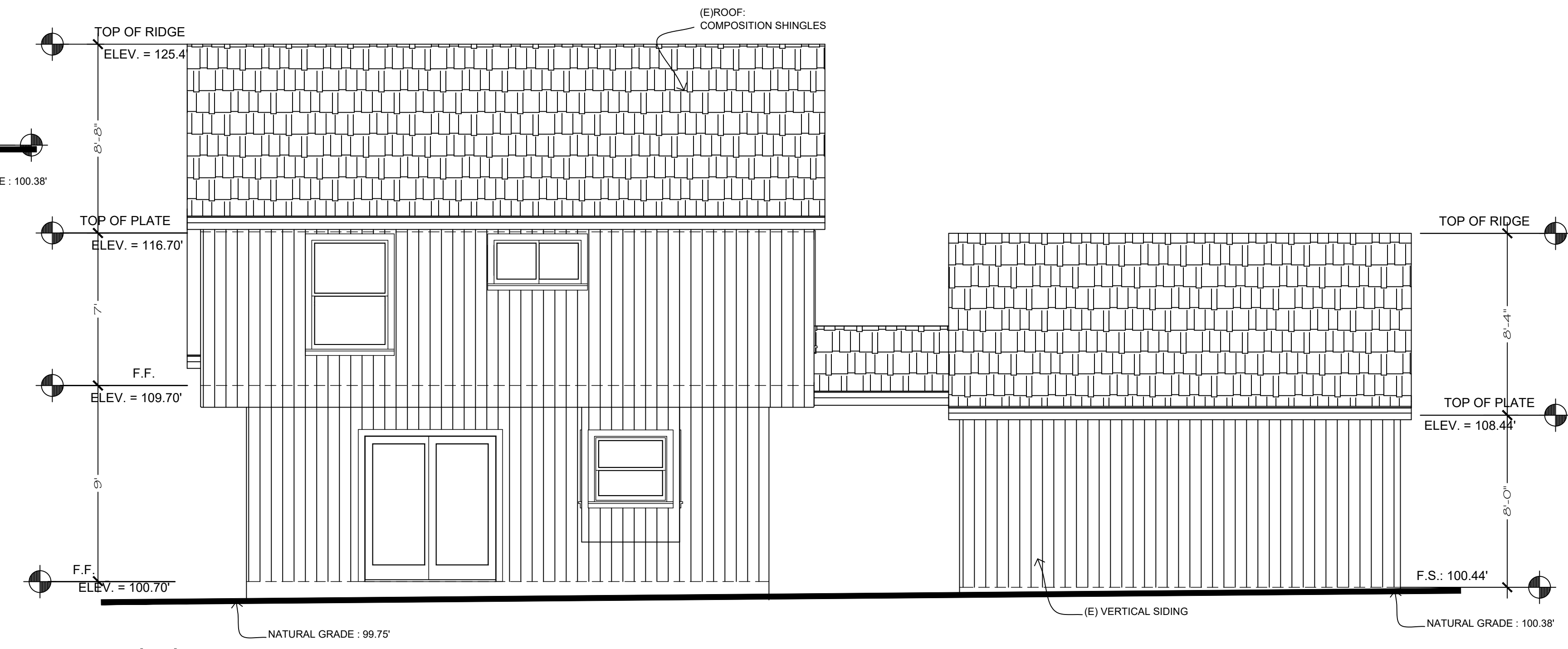
(E)Front Elevation  
 SCALE 1/4" = 1'-0"



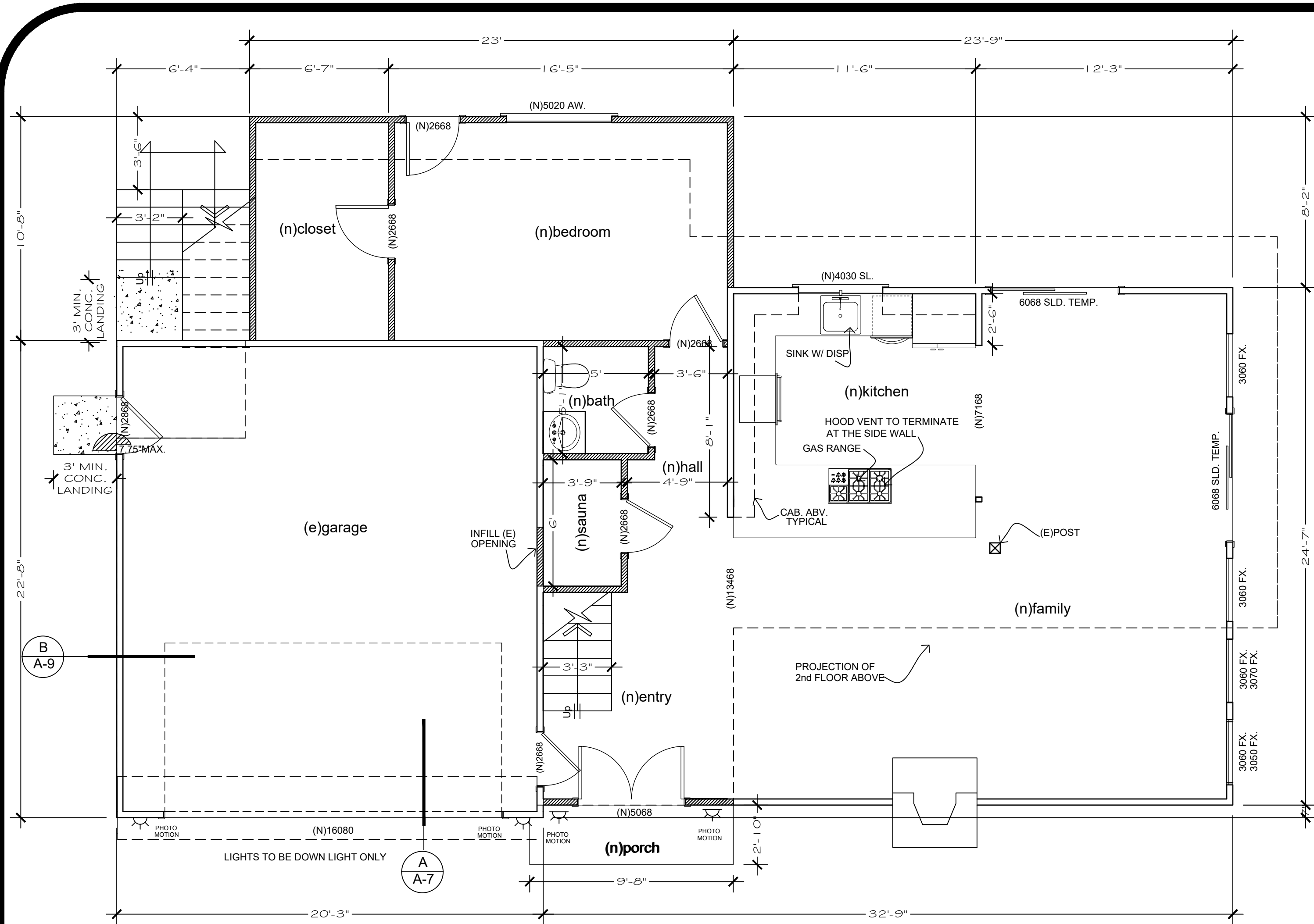
(E)Left Elevation  
 SCALE 1/4" = 1'-0"



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



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



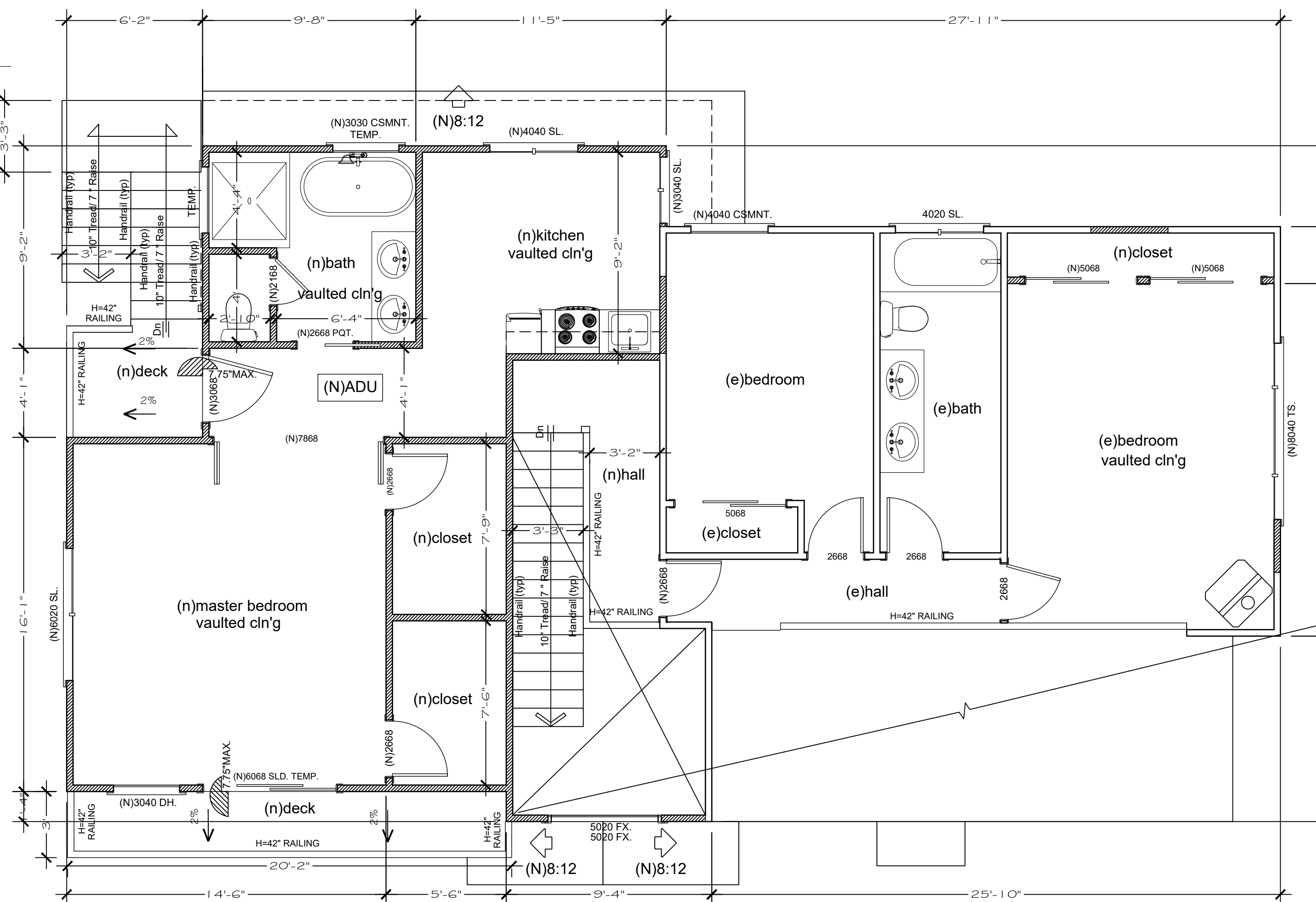
**(N) First Floor Plan**  
SCALE 1/4" = 1'-0"

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

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

**FLOOR PLANS NOTES**

- NEW WALL
- WALL TO BE REMOVED
- EXISTING WALL



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

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**HOFFMAN RESIDENCE**

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

**A-5**  
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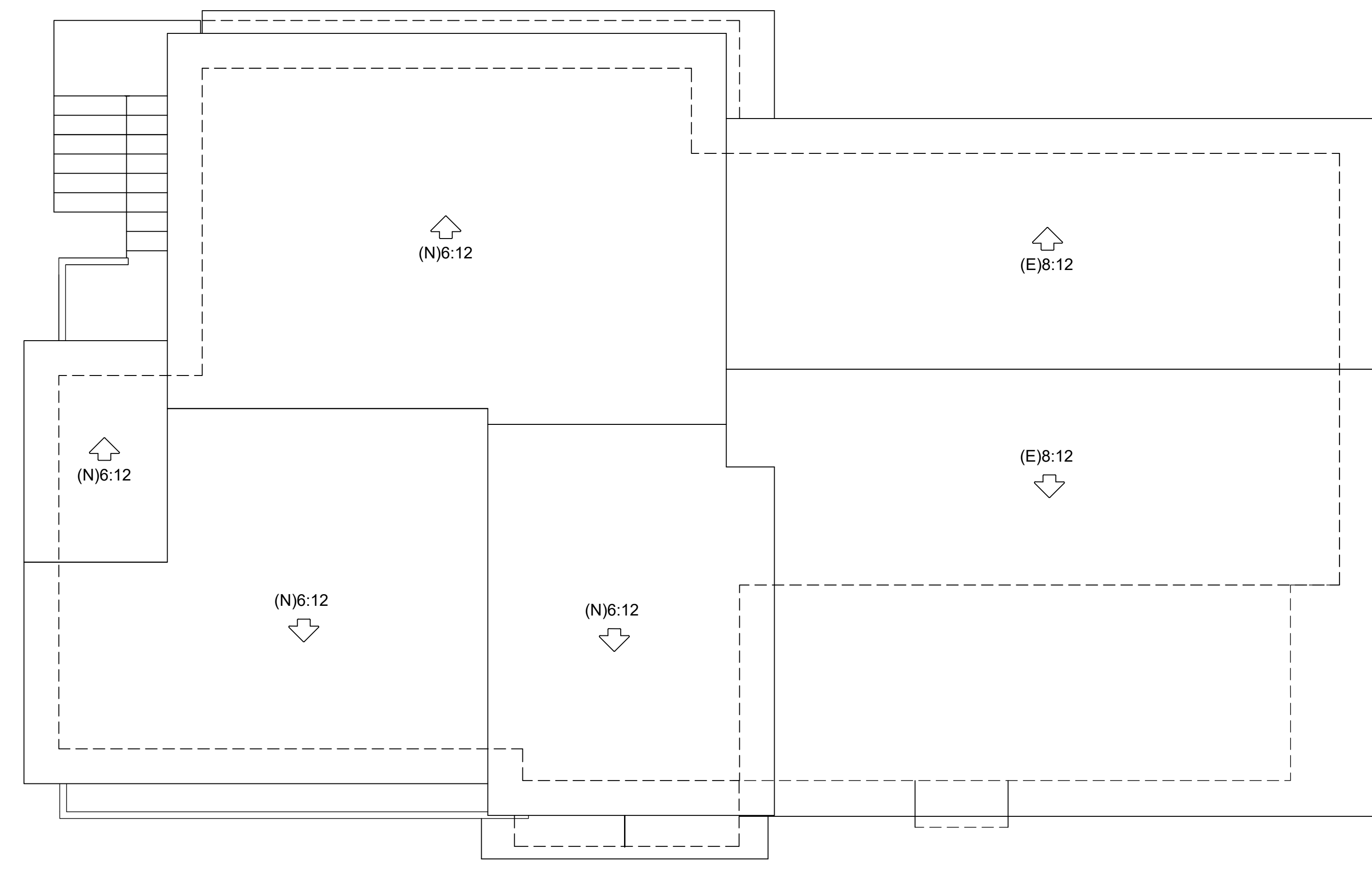
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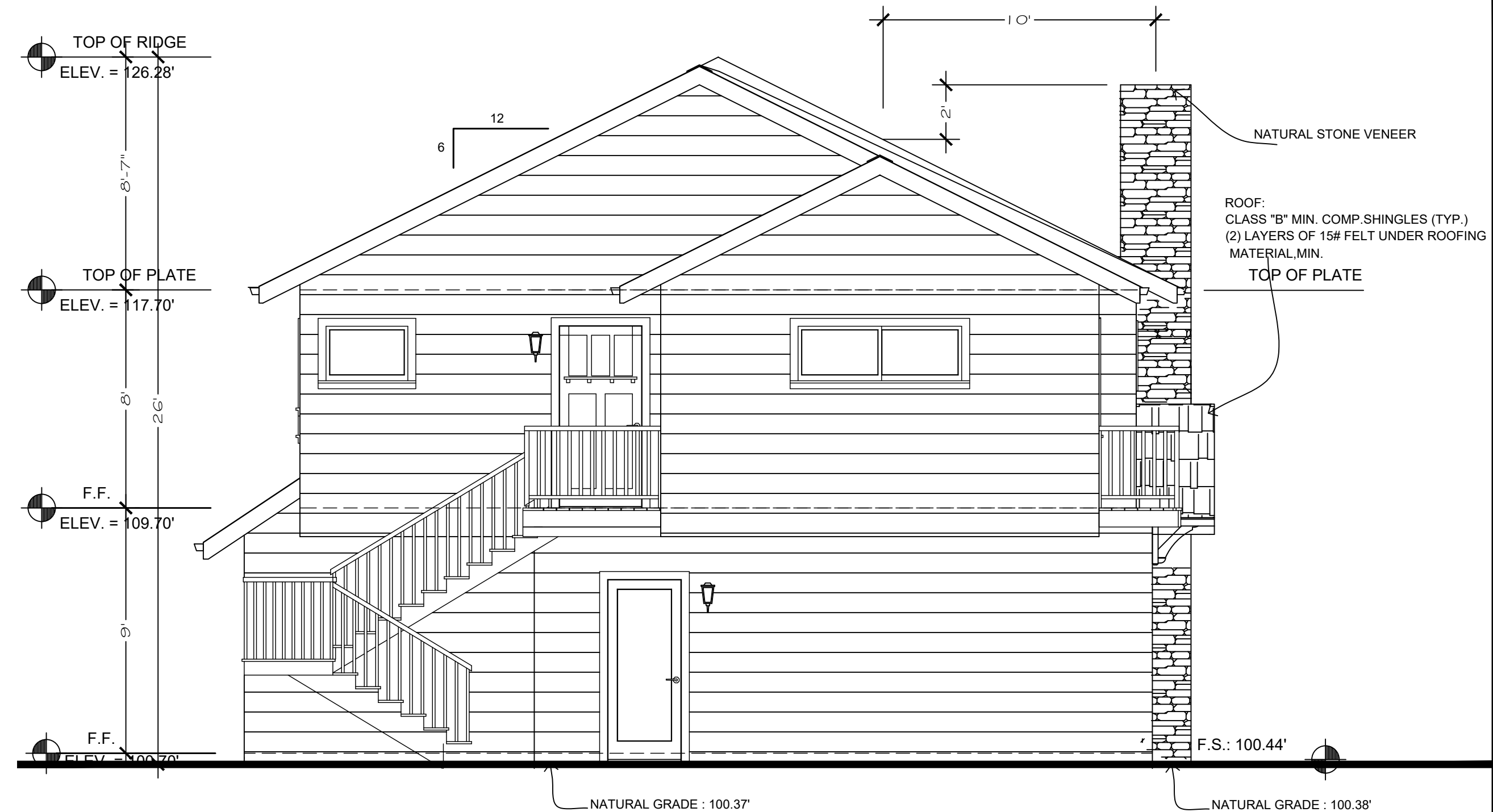
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Sheet:  
 (N) ROOF PLAN  
 (N) LEFT & FRONT ELEVATIONS  
 Scale as shown

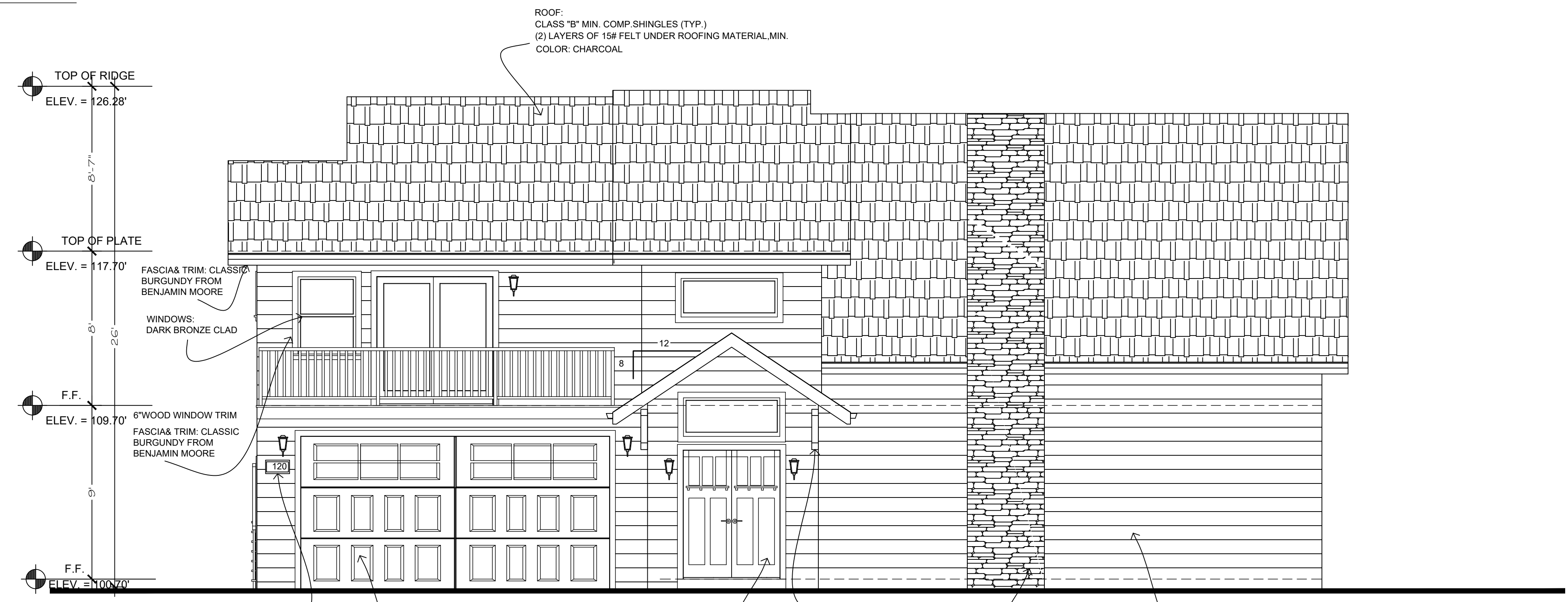
A-6  
 OF



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



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



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

ALL RESIDENTIAL DWELLINGS SHALL DISPLAY A STREET NUMBER IN A PROMINENT LOCATION ON THE STREET SIDE OF THE RESIDENCE IN SUCH A POSITION THAT THE NUMBER IS EASILY VISIBLE TO APPROACHING EMERGENCY VEHICLES. THE NUMERALS SHALL BE NO LESS THAN 4 INCHES IN HEIGHT WITH 1/2" STROKE AND SHALL BE OF A CONTRASTING COLOR TO THE BACK GROUND OF WHICH THEY ARE ATTACHED. THE NUMERALS SHALL BE LIGHTED AT NIGHT.

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

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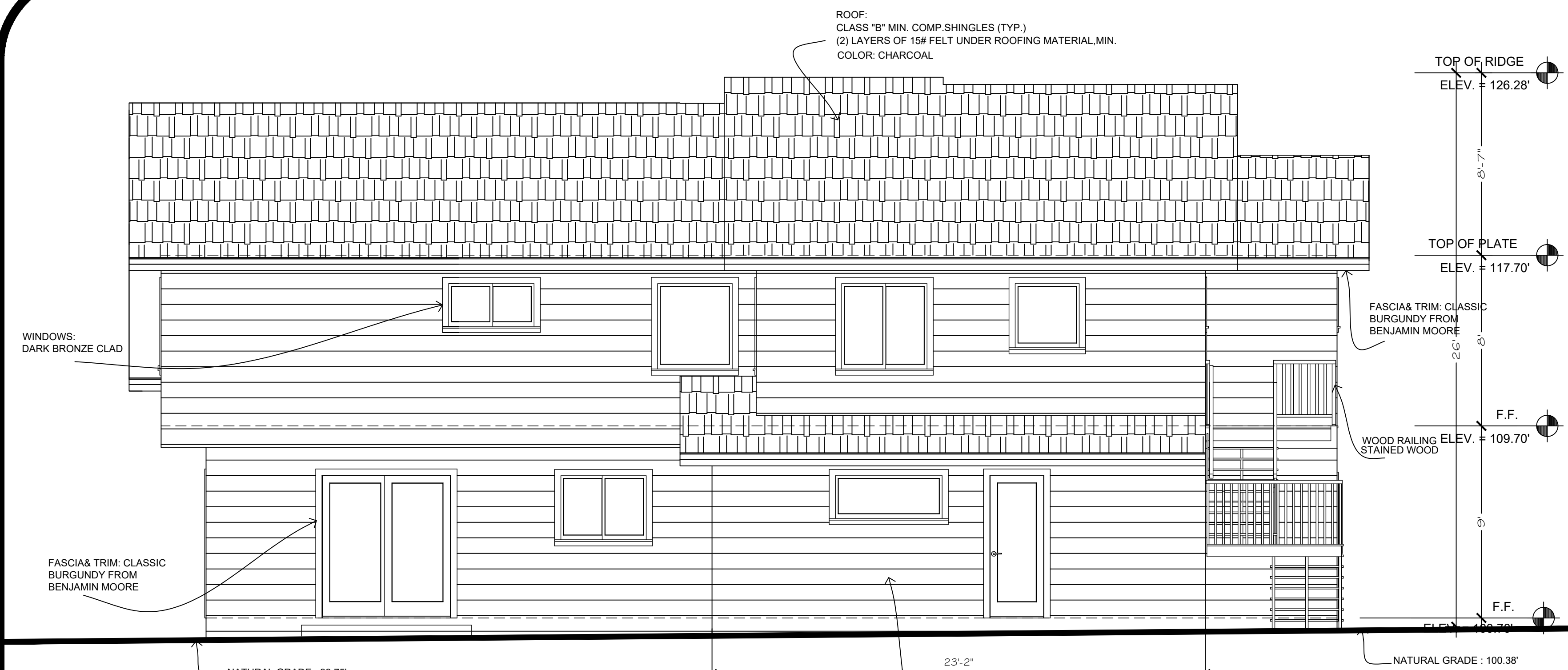
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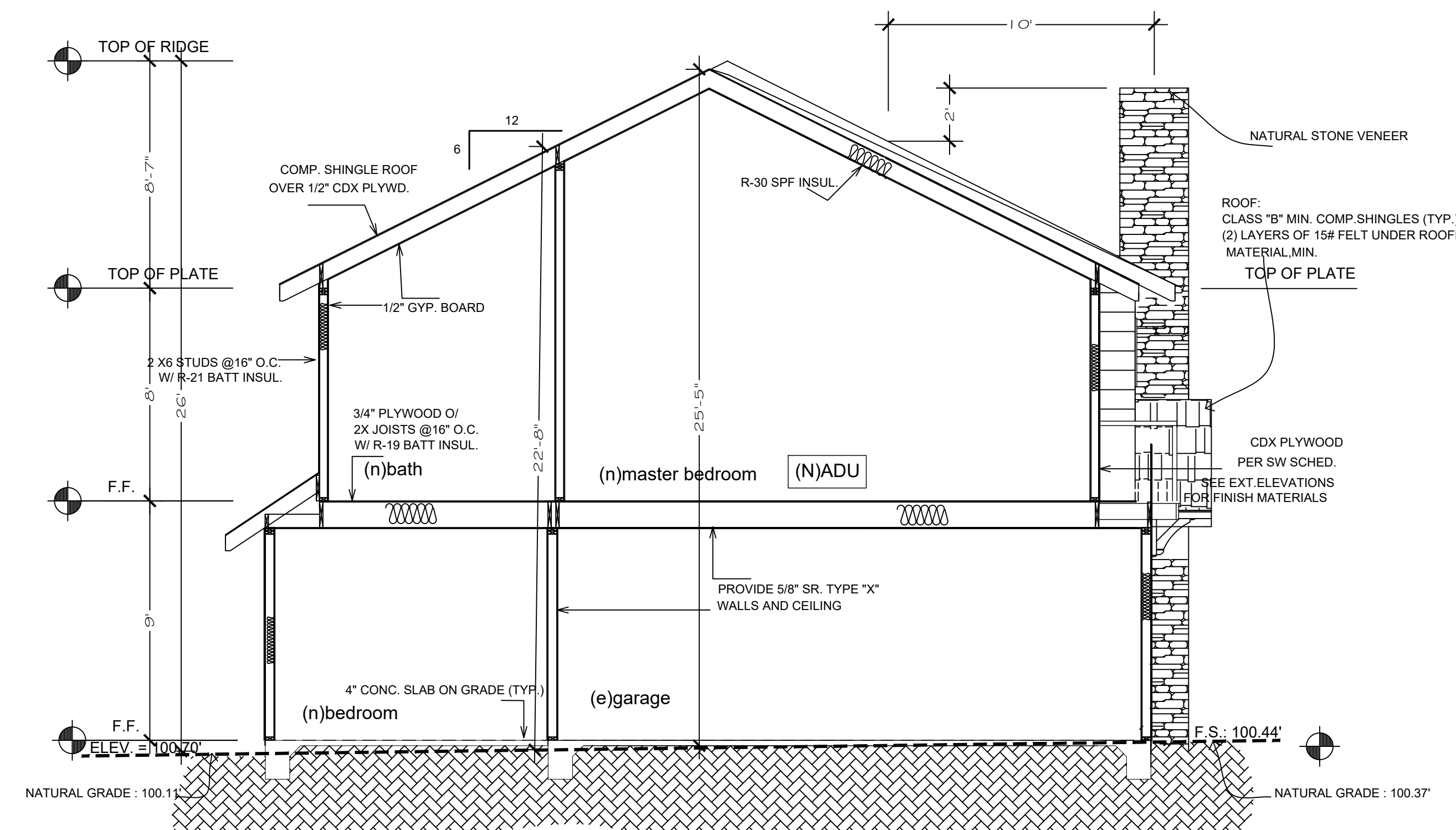
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 (N)REAR & RIGHT ELEVATIONS  
 Scale as shown

A-7  
 OF



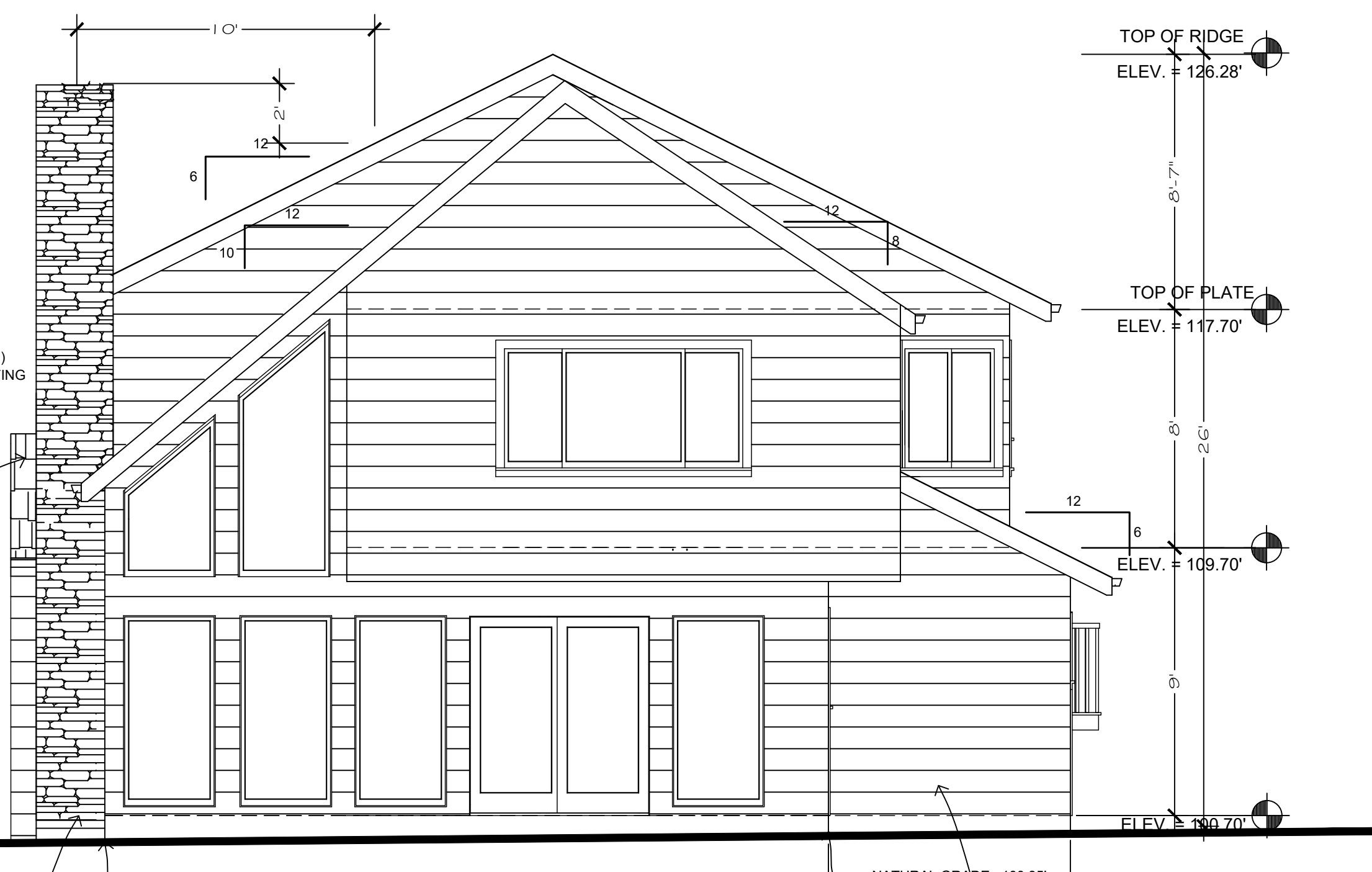
(N)Rear Elevation  
 SCALE 1/4" = 1'-0"

8" HARDBOARD "LAP" SIDING (TYP.)  
 W/ 2X4 WOOD TRIM @ DOORS,  
 WINDOWS & CORNERS O/GRADE "D" BUILDING  
 PAPER  
 O/ SHEAR MATERIAL AS OCCURS  
 -COLOR: SILVER SPRING FORM  
 BENJAMIN MOORE



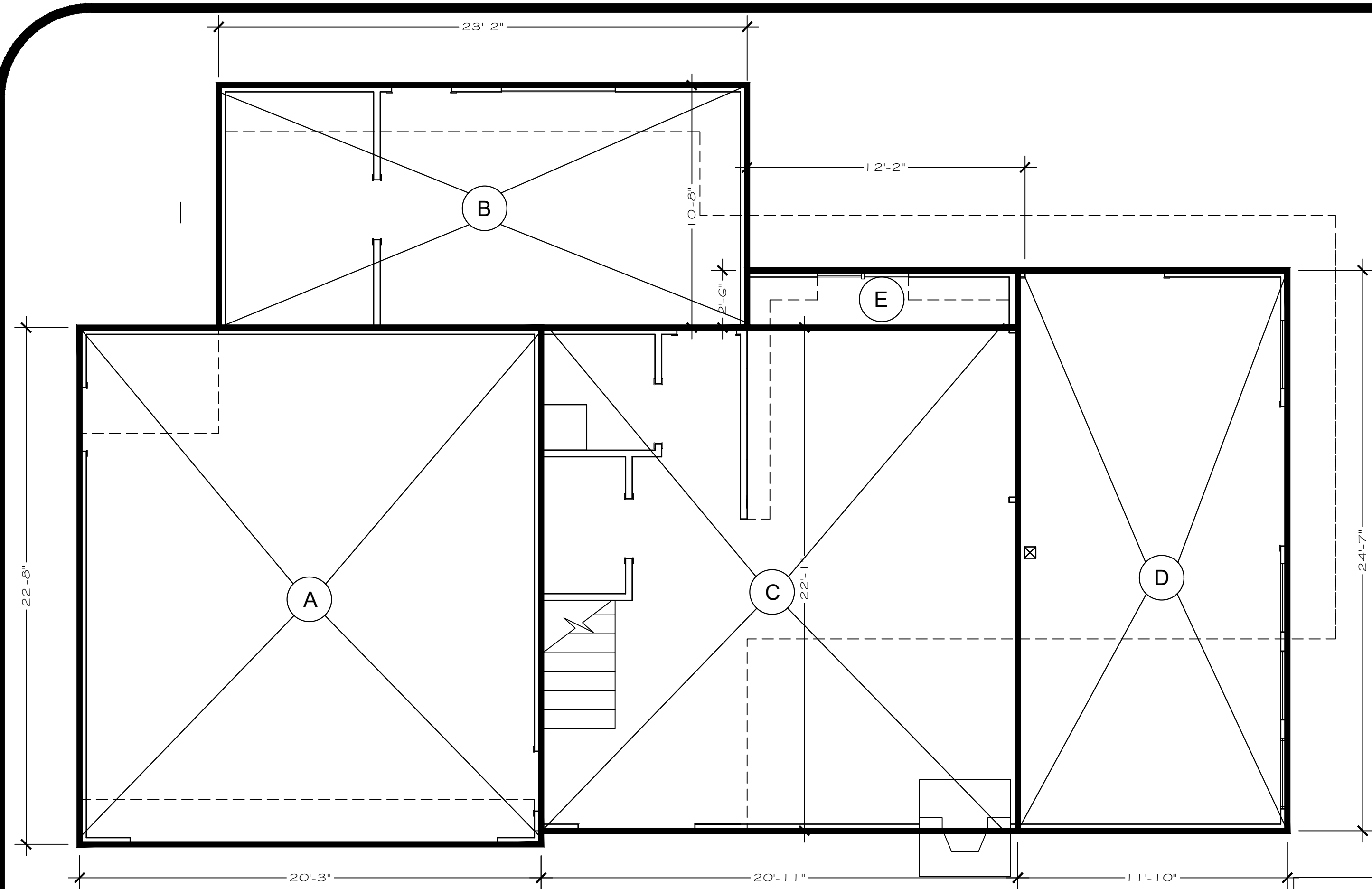
Section A-A  
 SCALE 1/4" = 1'-0"

NOTE: SECTION DRAWINGS TO BE USED FOR REFERENCE ONLY -  
 FOR ACTUAL MEMBER SIZES AND SPACING, PLEASE SEE  
 STRUCTURAL SHEETS



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

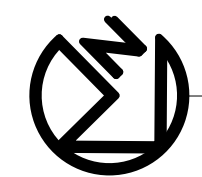
8" HARDBOARD "LAP" SIDING (TYP.)  
 W/ 2X4 WOOD TRIM @ DOORS,  
 WINDOWS & CORNERS O/GRADE "D" BUILDING  
 PAPER  
 O/ SHEAR MATERIAL AS OCCURS  
 -COLOR: SILVER SPRING FORM  
 BENJAMIN MOORE



FLOOR AREA CALCULATION:

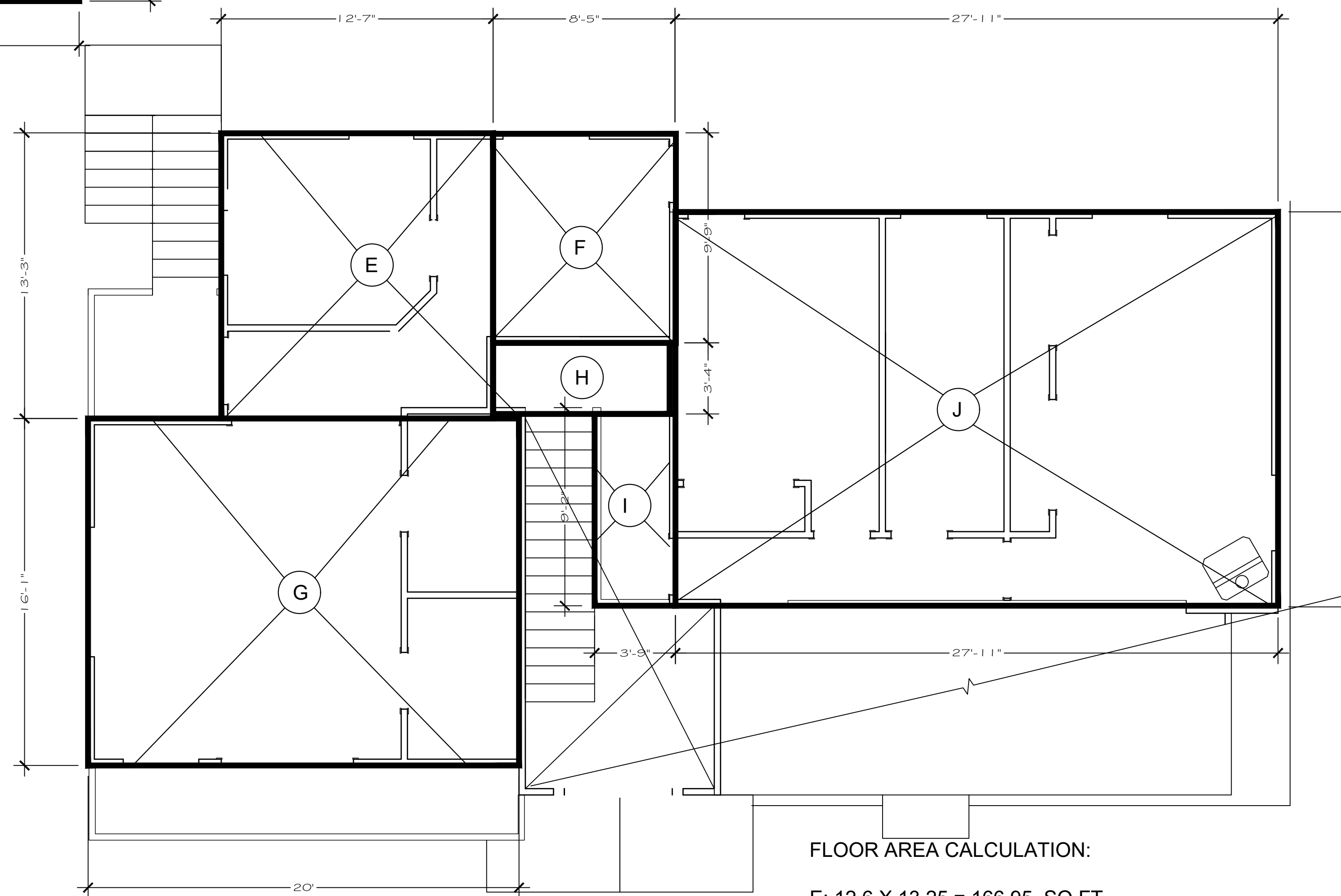
- A: 22.7 x 20.25 = 459.7 SQ.FT. (GARAGE)
- B: 23.2 X 10.7 = 248.2 SQ.FT.
- C: 20.9 X 22 = 459.8 SQ.FT.
- D: 11.8 X 24.58 = 290 SQ.FT.
- E: 12.2 X 2.5 = 30.5 SQ.FT.

TOTAL: 1,488.2 SQ.FT.



First Floor Plan

SCALE 1/4" = 1'-0"



FLOOR AREA CALCULATION:

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

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



(N) Second Floor Plan

SCALE 1/4" = 1'-0"

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Sheet:  
AREA CALCULATIONS  
Scale as shown

A-8

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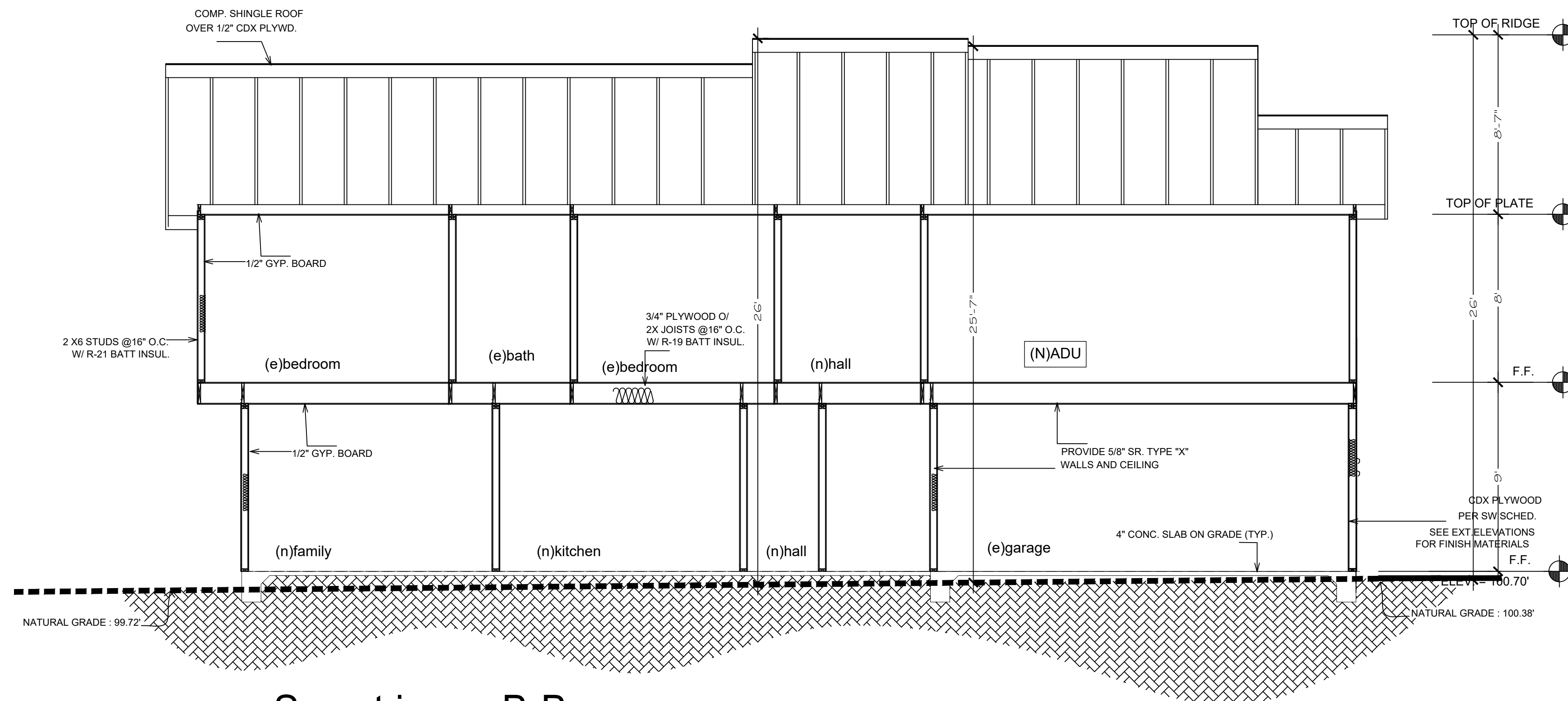
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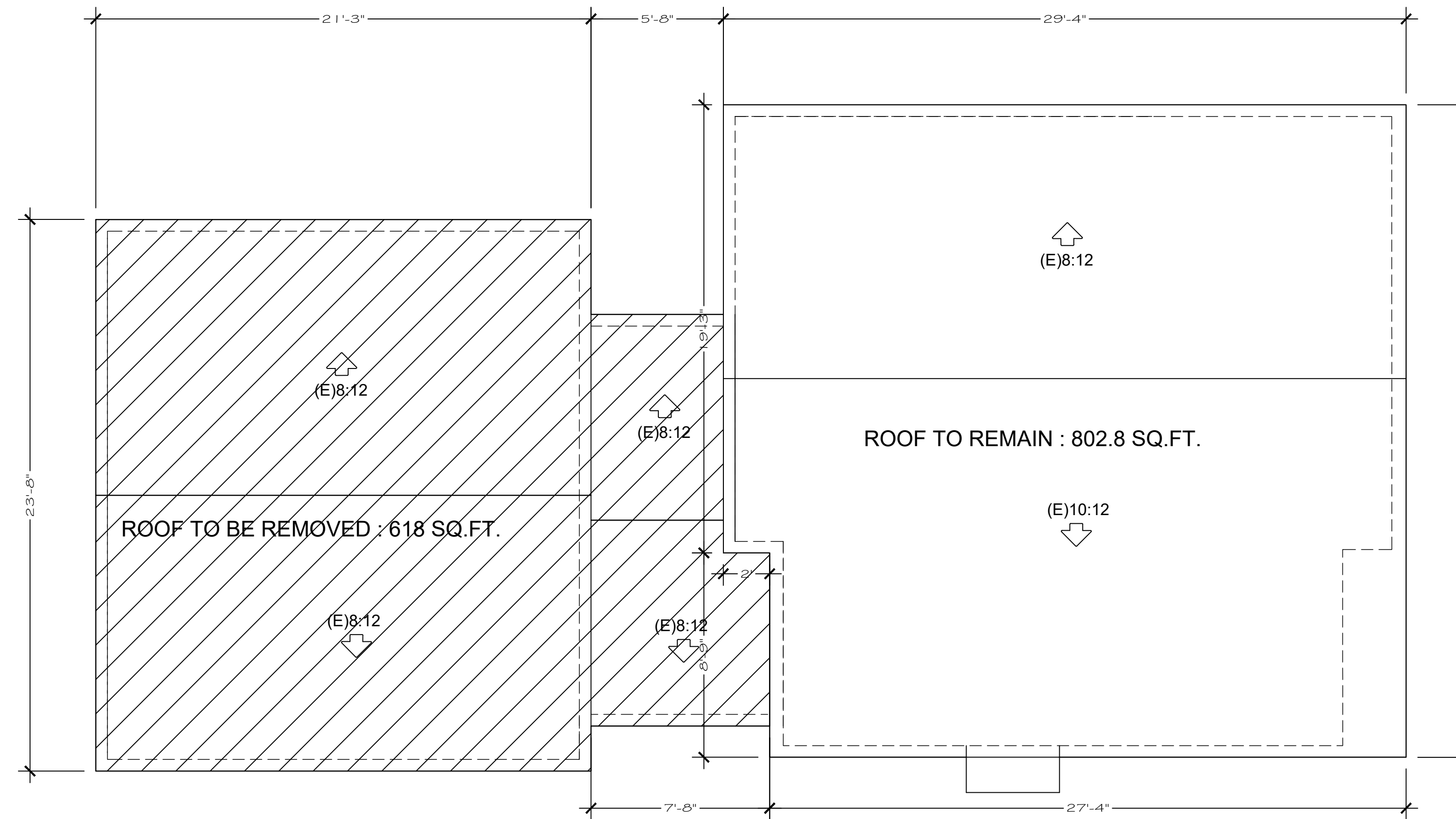
Sheet:  
SECTION  
Scale as shown

A-9  
OF



Section B-B

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



Roof Calculation

SCALE 1/4" = 1'-0"

ROOF CALCULATION:

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



SAN MATEO COUNTYWIDE

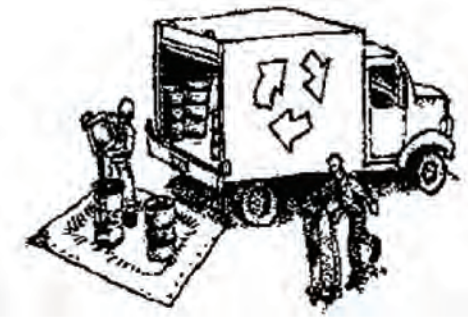
# Water Pollution Prevention Program

Clean Water. Healthy Community.

# Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

## Materials & Waste Management



### Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

### Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



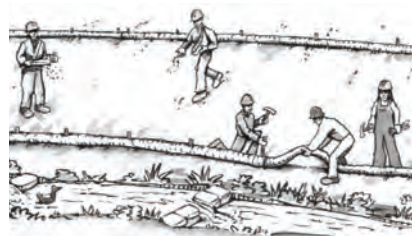
### Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

### Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

## Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

### Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

## Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

### Sawcutting & Asphalt/Concrete Removal

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

## Concrete, Grout & Mortar Application



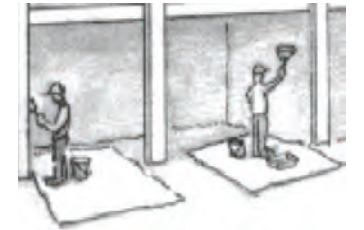
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

## Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

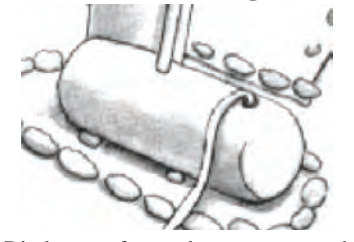
## Painting & Paint Removal



### Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

## Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

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