



NOTICE OF APPROVAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved a Project pursuant to the City's Municipal Code. Persons interested in the project may review additional materials available at the Department of Community Planning & Building located at City Hall on Monte Verde Street between Ocean and 7th Avenues, phone number 831-620-2010.

The decision to approve this project may be appealed within 10 days from the date of this by filing a written appeal with the Department of Community Planning & Building.

Planning Case #: Design Study 25008

Owner Name: JAMES AND LARA HARDIE

Case Planner: Katherine Wallace, Associate Planner

Date Posted: _____

Date Approved: 02/21/2025

Project Location: 8th 2 NE OF Santa Fe

APN #: 010044006000 **BLOCK/LOT:** 86/10,11,12

Applicant: Adam Jeselnick

Project Description: Replace existing French doors with new casement window in same location. Colors and materials to match existing. The new window will be a custom built wood window, using douglas fir, primed and painted to match the existing wood windows at the house. The new window will match the exact width of the opening (sill height will be 19" above finished floor). The wall opening width is not changing.

Can this project be appealed to the Coastal Commission? Yes No

Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	Authorization. This approval of Design Study (DS 25008, Hardie) authorizes the following project at 8 th Avenue 2 northeast of Santa Fe Street in the Single-Family (R-1) Residential District: replace existing French doors with new casement window in same location. Colors and materials to match existing. The new window will be a custom built wood window, using douglas fir, primed and painted to match the existing wood windows at the house. The new window will match the exact width of the opening (sill height will be 19" above finished floor). The wall opening width is not changing. The project as depicted in the plans by Adam Jeselnick, dated October 25, 2024, and stamped approved on February 21, 2025, on file with the Carmel-by-the-Sea Community Planning and Building Department, is subject to the conditions of approval herein.	✓
2.	Building Permit Required. The scope of work requires a building permit.	✓
3.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
4.	Appeal Period. Approval of this Design Study is subject to the 10-day notice and appeal period.	✓
5.	Permit Validity. This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction. CMC 17.52.170.B (General Limits)	✓
6.	Permit Extension. The Director may grant one 12-month extension of this Design Study approval. If, since the date of the original approval, the conditions surrounding the original approval have changed, or the General Plan, municipal code or Local Coastal Plan Program has been amended in any manner which causes the approval to be inconsistent with these plans or codes, no time extension or renewal shall be granted for any approval. CMC Section 17.52.170.C (Time Extensions)	✓
7.	Modifications. The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The	✓

	project will be reviewed for its compliance to the approved plans prior to final inspection.	
8.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings that is not listed on this form, shall not be deemed approved upon issuance of a building permit.	✓
9.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal, and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern, unless otherwise approved in writing by the Community Planning & Building Director, or their designee. When changes or modifications to the project are proposed, the applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.	✓
10.	Indemnification. The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
11.	Conditions of Approval. All conditions of approval for DS 25008 shall be printed on a full-size sheet and included with the revised construction plan set submitted to the Building Safety Division.	✓
	Landscape Conditions	

12.	Tree Removal. Trees onsite shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
13.	Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✓
14.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. a) Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. b) Excavation within 6 feet of a tree trunk is not permitted. c) No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. d) Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels. e) Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. f) The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. g) If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. h) If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.	✓

Acknowledgement and acceptance of conditions of approval:

Property Owner Signature Printed Name Date

Applicant Signature Printed Name Date

Once signed, please return to kwallace@ci.carmel.ca.us.

GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
2. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE **2022 CALIFORNIA RESIDENTIAL BUILDING CODE (CBC)**; CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREEN; AND ALL LOCAL AMENDMENTS AS ADOPTED BY COUNTY ORDINANCE.
4. THE OWNER-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.
5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.
6. THE OWNER-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
7. DO NOT STORE CONSTRUCTION MATERIALS, OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
8. IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY - RMA PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.
9. USA NORTH 811. PRIOR TO ANY EXCAVATION OR DIGGING, THE APPLICANT SHALL CONTACT THE APPROPRIATE REGIONAL NOTIFICATION CENTER (USA NORTH 811) AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN 14 CALENDAR DAYS, PRIOR TO COMMENCING THAT EXCAVATION OR DIGGING. NO DIGGING OR EXCAVATION IS AUTHORIZED TO OCCUR ON SITE UNTIL THE APPLICANT HAS OBTAINED A TICKET NUMBER AND ALL UTILITY MEMBERS HAVE POSITIVELY RESPONDED TO THE DIG REQUEST. (VISIT USANORTH811.ORG FOR MORE INFORMATION)

PROJECT DATA

SCOPE OF WORK:
 MODIFY INTERIOR OF EXISTING RESIDENCE TO INCLUDE REMODEL OF KITCHEN, TWO BATHROOMS, AND LAUNDRY. REMOVE AND REPLACE CABINETS, FINISHES, AND FIXTURES. MINOR ELECTRICAL CHANGES AS NOTED. REPLACE EXISTING BEDROOM DOORS WITH NEW WINDOW TO MATCH (E).

CONSTRUCTION TYPE: V-B

OCCUPANCY: R-3 / U

FIRE SPRINKLERS: NONE

WATER: CAL AM

SEWER: CARMEL AREA WASTEWATER DISTRICT

TREE REMOVAL: NONE

GRADING: NONE

PROJECT DATA

ADDRESS: 8TH AVENUE 2 N/E OF SANTA FE STREET
 CARMEL-BY-THE-SEA, CALIFORNIA 93921

A.P.N. 010-044-006

ZONING: R-1

OWNER: **JAMES AND LARA HARDIE**
 EMAIL: jnh66@aol.com

ARCHITECT: **ADAM JESELNICK ARCHITECT**
 24398 PORTOLA AVENUE
 CARMEL, CA 93923
 PHONE: (831) 620.5164 m
 CONTACT: ADAM JESELNICK AIA
 EMAIL: aejarch@gmail.com

CONTRACTOR: **MCNICKLE CONSTRUCTION**
 26425 LAURELES GRADE
 CARMEL VALLEY, CA 93924
 mcnickleconstruction@gmail.com
 PHONE: (831) 915.3393
 LIC. 996169

**CARMEL-BY-THE-SEA
 PLANNING DIVISION
 APPROVED**

Permit #: DS 25008 (Hardie)

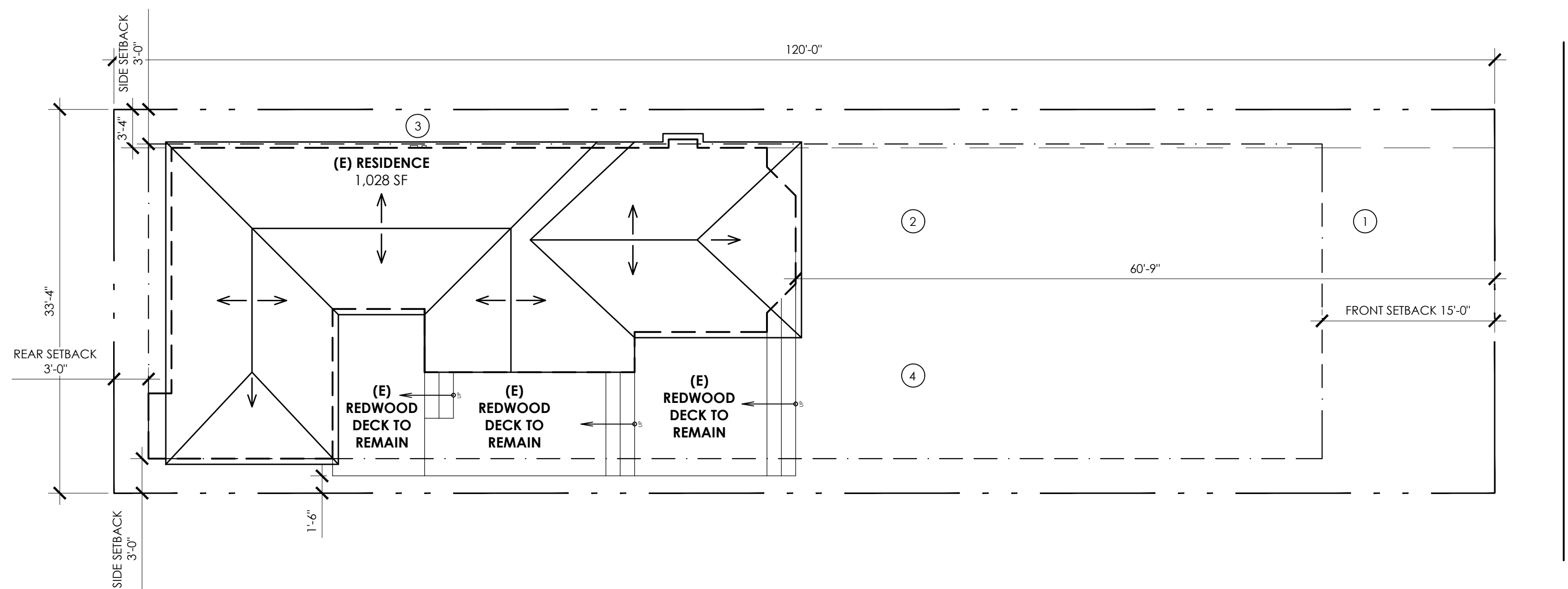
Date Approved: 2/21/2025

Planner: K. Wallace

SHEET INDEX

ARCHITECTURAL

- A0 TITLE SHEET (PROJECT DATA AND SITE PLAN)
- A1 EXISTING & DEMO FLOOR PLAN
- A2 PROPOSED FLOOR PLAN
- A9 WINDOW SCHEDULE & EXT. ELEVATION
- E1 ELECTRICAL PLAN

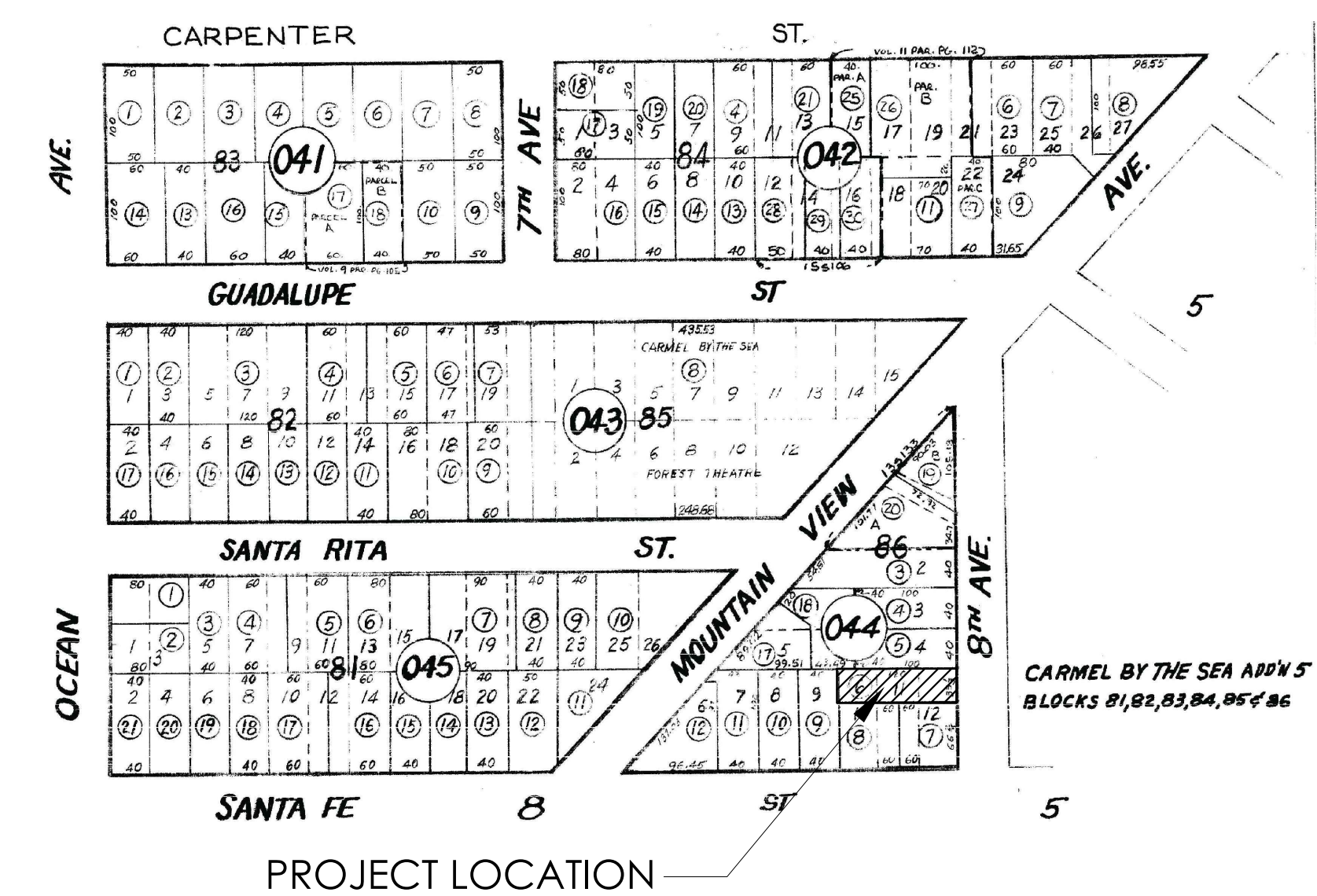


SHEET NOTES:

1. ALL (E) SITE COVERAGE, WALKWAYS, PARKING AREAS, AND FENCES TO REMAIN.
2. NO CHANGES TO (E) SITE COVERAGE OR FLOOR AREA FOR THIS PROJECT.
3. ALL EXISTING UTILITIES TO REMAIN.
4. PROTECT (E) TREES PER CITY OF CARMEL REQUIREMENTS.

2 SITE PLAN

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



1 VICINITY MAP

SCALE: N.T.S

HARDIE RESIDENCE

8TH AVENUE 2 N/E OF SANTA FE STREET
 CARMEL-BY-THE-SEA, CALIFORNIA 93921

ADAM JESELNICK
 ARCHITECT



TITLE SHEET

10/25/2024

NOT TO SCALE

A0



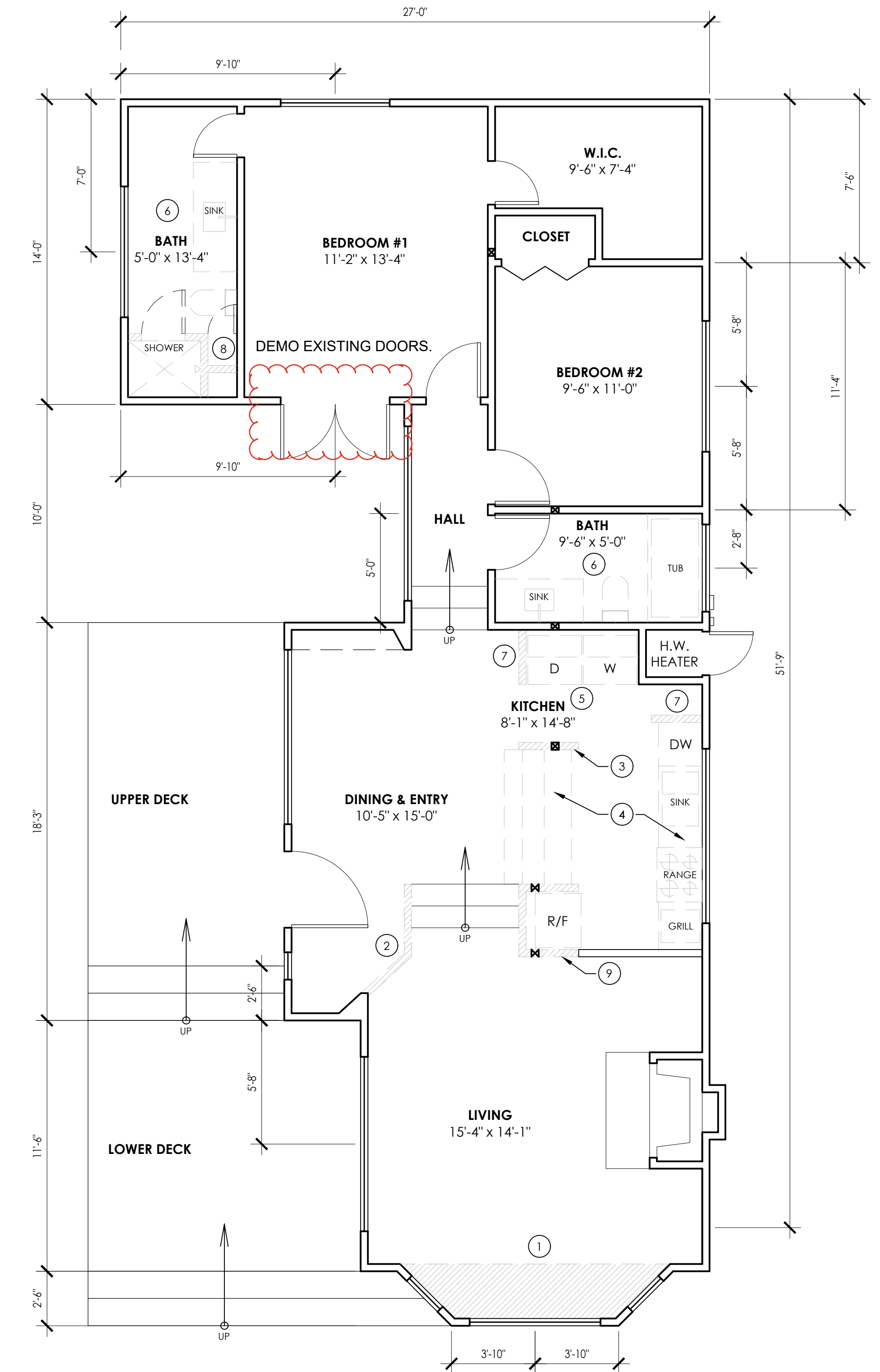
HARDIE RESIDENCE
 8TH AVENUE 2 N/E OF SANTA FE STREET
 CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING & DEMO FLOOR PLAN

10/01/2024

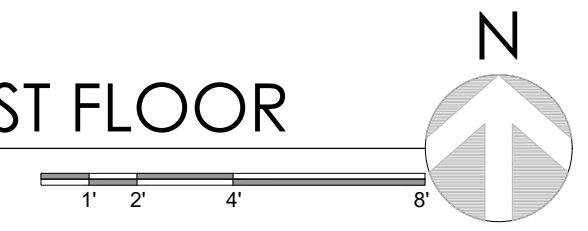
1/4" = 1'-0"

A1



LINEAR FEET CALCS		
	EXISTING WALLS	DEMO WALLS
1ST FLOOR	280'-10"	38'-3"
TOTAL	280'-10"	38'-3"
LF CALCS	(DEMO) + (NEW) ≤ 50% OF (EXISTING)	
	(38'-3") + (0') ≤ 50% OF (280'-10")	
	(38'-3") / (280'-10") = 13.62%	

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

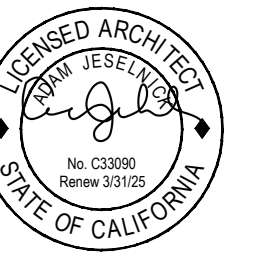


SHEET NOTES:

1. DEMOLISH (E) WINDOW SEAT
2. DEMOLISH (E) LOW WALL
3. DEMOLISH (E) WALL, STRUCTURAL POST TO REMAIN
4. DEMOLISH (E) ISLAND & SHELVES, CABINETS & APPLIANCES THROUGHOUT KITCHEN
5. DEMOLISH (E) WASHER & DRYER
6. DEMOLISH (E) COUNTER, SINK, TOILET, SHOWER OR TUB
7. DEMOLISH (E) WALL
8. DEMOLISH (E) SHOWER ENCLOSURE & CLOSET
9. DEMO PORTION OF (E) WALL TO ALIGN WITH THE ADJACENT EXISTING PARTIAL WALL AT 42" A.F.F.

KEY:

- (E) EXTERIOR WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (E) INTERIOR WALL TO REMAIN
- (E) INTERIOR WALL TO BE DEMOLISHED
- (E) WINDOW TO BE DEMOLISHED



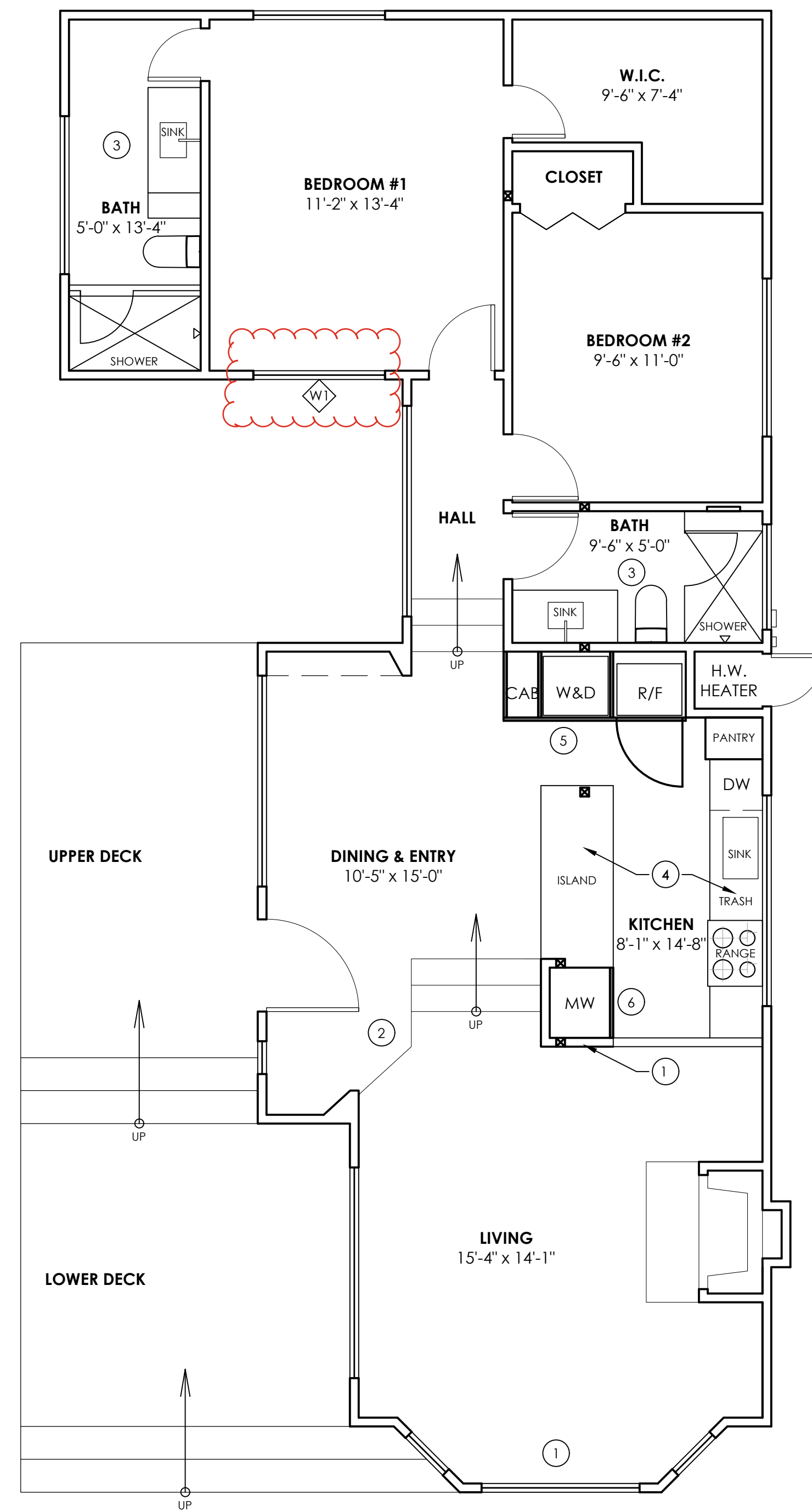
HARDIE RESIDENCE
8TH AVENUE 2 N/E OF SANTA FE STREET
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED FLOOR PLAN

10/25/2024

1/4" = 1'-0"

A2



SHEET NOTES:

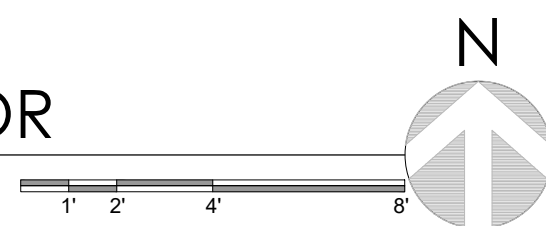
1. PATCH, REPAIR & PAINT WHERE DEMO OCCURRED
2. (N) BUILT-IN CABINET AT ENTRY
3. (N) VANITY, SINK, TOILET, AND SHOWER WITH RECESSED DRAIN
4. (N) ISLAND, CABINETS, PLUMBING FIXTURES & APPLIANCES THROUGHOUT KITCHEN
5. (N) FULL HEIGHT CABINET TO ENCLOSE (N) STACKED WASHER & DRYER AND (N) REFRIGERATOR/FREEZER
6. (N) FULL HEIGHT CABINET FOR MICROWAVE & APPLIANCE GARAGE

KEY:

- (E) WALL TO REMAIN
- (N) WALL

1 PROPOSED FLOOR PLAN - 1ST FLOOR

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

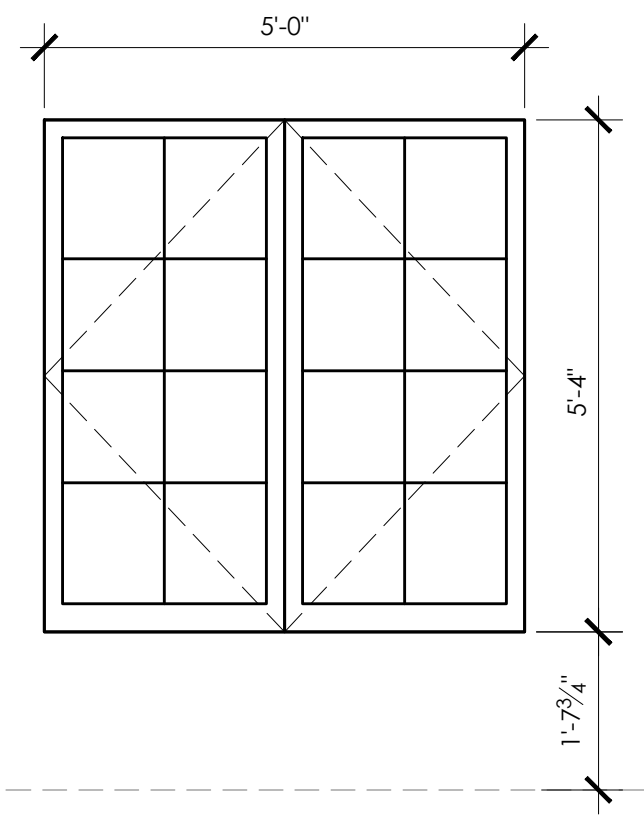


WINDOW SCHEDULE

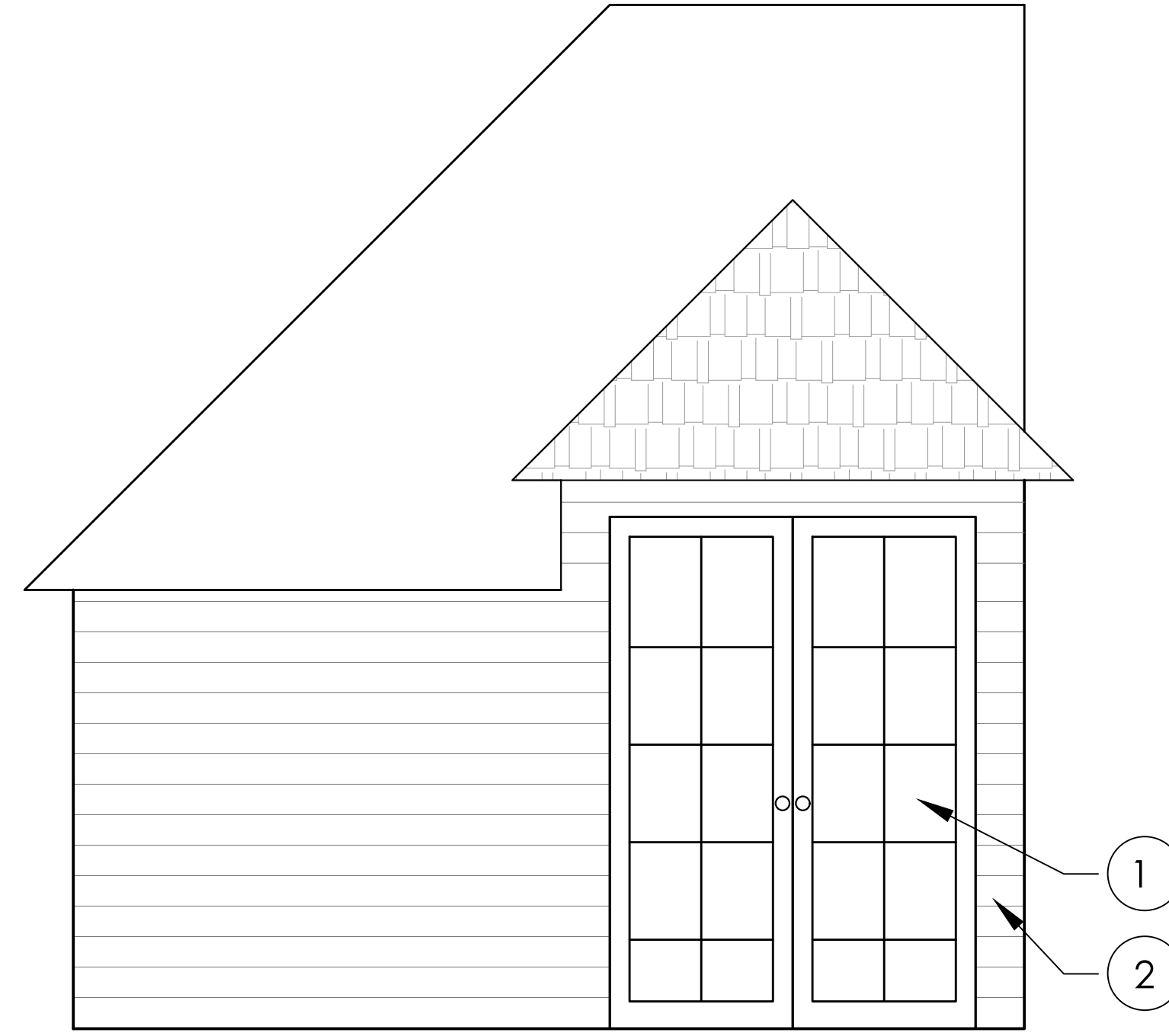
DOOR NUMBER	WINDOW TYPE	ROUGH OPENING		LOCATION	REMARKS
		WIDTH	HEIGHT		
W1	A	5'-0"	5'-4"	BEDROOM #1	CASEMENT

WINDOW TYPES

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



A

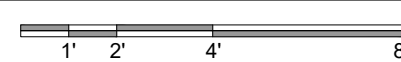


EXISTING SOUTH ELEVATION - PARTIAL



PROPOSED SOUTH ELEVATION - PARTIAL

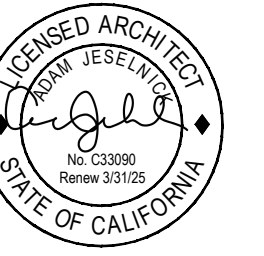
1 WINDOW SCHEDULE & EXT. ELEVATION



SHEET NOTES:

- (E) DOOR TO BE REMOVED.
- (E) WOOD PANEL SIDING.
- (N) WINDOW TO MATCH EXISTING OPENING. SILL HEIGHT TO MATCH (E) WINDOW IN BEDROOM #1
- (N) PORTION OF EXTERIOR WALL & FINISHES TO MATCH (E) COLORS & MATERIALS

ADAM JESELNICK
ARCHITECT



HARDIE RESIDENCE
8TH AVENUE 2 N/E OF SANTA FE STREET
CARMEL-BY-THE-SEA, CALIFORNIA 93921

WINDOW
SCHEDULE & EXT.
ELEVATION

10/25/2024

1/2" = 1'-0"

A9

INSTALLATION:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH NEC AND STATE OF CALIFORNIA TITLE 24 REQUIREMENTS AND LATEST EDITIONS, LOCAL CODES AND REGULATIONS AND ALL OTHER APPLICABLE CODES AND ORDINANCES. INSTALLATION SHALL BE IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE ELECTRICAL CONTRACTORS ASSOCIATION OF INSTALLATION.
- AN APPROVED MEANS OF DISCONNECT FOR THE ELECTRICAL SUPPLY TO EACH PIECE OF EQUIPMENT (FORCED AIR UNIT, WATER HEATER) SHALL BE PROVIDED IN SIGHT OF THE EQUIPMENT SERVED WHEN THE SUPPLY VOLTAGE EXCEEDS 50 VOLTS.
- KITCHEN: COORDINATE ALL PLUMBING AND ELECTRICAL WORK WITH FINAL APPLIANCE TYPES, SIZES, LOCATIONS AND REQUIREMENTS AS SELECTED BY OWNER.
- ALL SITE ELECTRICAL, GAS AND PLUMBING SHALL BE RUN UNDERGROUND. ALL PERMITS AND PRE-DIG REQUIREMENTS SHALL BE MET PRIOR TO INSTALLATION.

CIRCUITS:

- KITCHEN, BATHROOMS AND OUTDOORS: ALL ELECTRICAL OUTLETS SHALL HAVE GFCI PROTECTION. OUTLETS IN KITCHENS SHALL ALSO HAVE AFCI PROTECTION
- BATHROOMS: ELECTRICAL OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMP BRANCH CIRCUIT. THE CIRCUITS SHALL HAVE NO OTHER OUTLETS PER NEC 210-52(D). IN ADDITION TO OTHER BRANCH CIRCUIT REQUIREMENTS, AT LEAST ONE 20 AMP BRANCH CIRCUIT WILL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS - CEC 210-11(C).
- LAUNDRY: AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (210.11(C)(2) CEC).
- ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS (INCLUDING LUMINARIES) SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER (AFCI) LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT, EXCEPT FOR THOSE LOCATED OUTSIDE, IN BATHROOMS, GARAGES, ATTICS AND BASEMENTS. (CEC ARTICLE 210.12(B)).
- HOMERUN ALL CIRCUITS TO ELECTRICAL PANEL.
- APPLIANCES: TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE INSTALLED. FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS. (210.11(C)(1) CEC)

LIGHTING:

- ALL LOW EFFICACY LIGHT CONTROLS SHALL BE DIMMABLE, OR EQUIPPED WITH MANUAL-ON/AUTOMATIC-OFF OCCUPANCY SENSOR.
- SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS SHALL BE 12 INCHES FROM THE NEAREST POINT OF STORAGE AREAS (SHELVING) FOR INCANDESCENT FIXTURES AND 6 INCHES FOR FLUORESCENT FIXTURES. RECESSED FIXTURES MAY BE 4 INCHES AWAY. (CEC ARTICLE 410.8(D)(1) - (4))
- LIGHTS THAT ARE RECESSED INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIR TIGHT TO ASTM E283 AND LABELED AS AIR TIGHT (AT) TO LESS THAN 2.0 CFM AT 75 PASCALS.
- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY AND MEET THE REQUIREMENTS IN 2022 CENC TABLE 150.0-A.
- BATHROOMS: LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES ARE TO BE LABELED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS." (CEC ARTICLE 410.4(A))
- OUTDOOR LIGHTING MOUNTED TO THE BUILDING SHALL BE HIGH EFFICIENCY LIGHTING CONTROLLED BY A STANDARD SWITCH AND CONTROLLED BY A MOTION SENSOR W/ INTEGRAL PHOTO CONTROL.

SMOKE & CO DETECTORS:

- BEDROOMS: SMOKE DETECTORS (110 VOLT) TO BE INTERCONNECTED TO SOUND ALARM AUDIBLE IN ALL BEDROOMS OF DWELLING.
- BEDROOMS: CO DETECTORS SHALL BE BATTERY OPERATED AND SHALL BE INSTALLED OUTSIDE EACH SLEEP ROOM AND ON EVERY LEVEL INCLUDING BASEMENTS. (PER CRC 315.3)
- WHERE CONSTRUCTION IS NEW, ALL SMOKE ALARMS SHALL BE "HARD WIRED", SHALL BE EQUIPPED WITH BATTERY BACKUP, AND SHALL BE INSTALLED AS INDICATED ON PLANS.
- WHERE CONSTRUCTION IS [E], ALL SMOKE ALARMS MAY BE BATTERY OPERATED AND SHALL BE INSTALLED INSIDE AND OUTSIDE OF EACH SLEEPING ROOM.

PLUMBING:

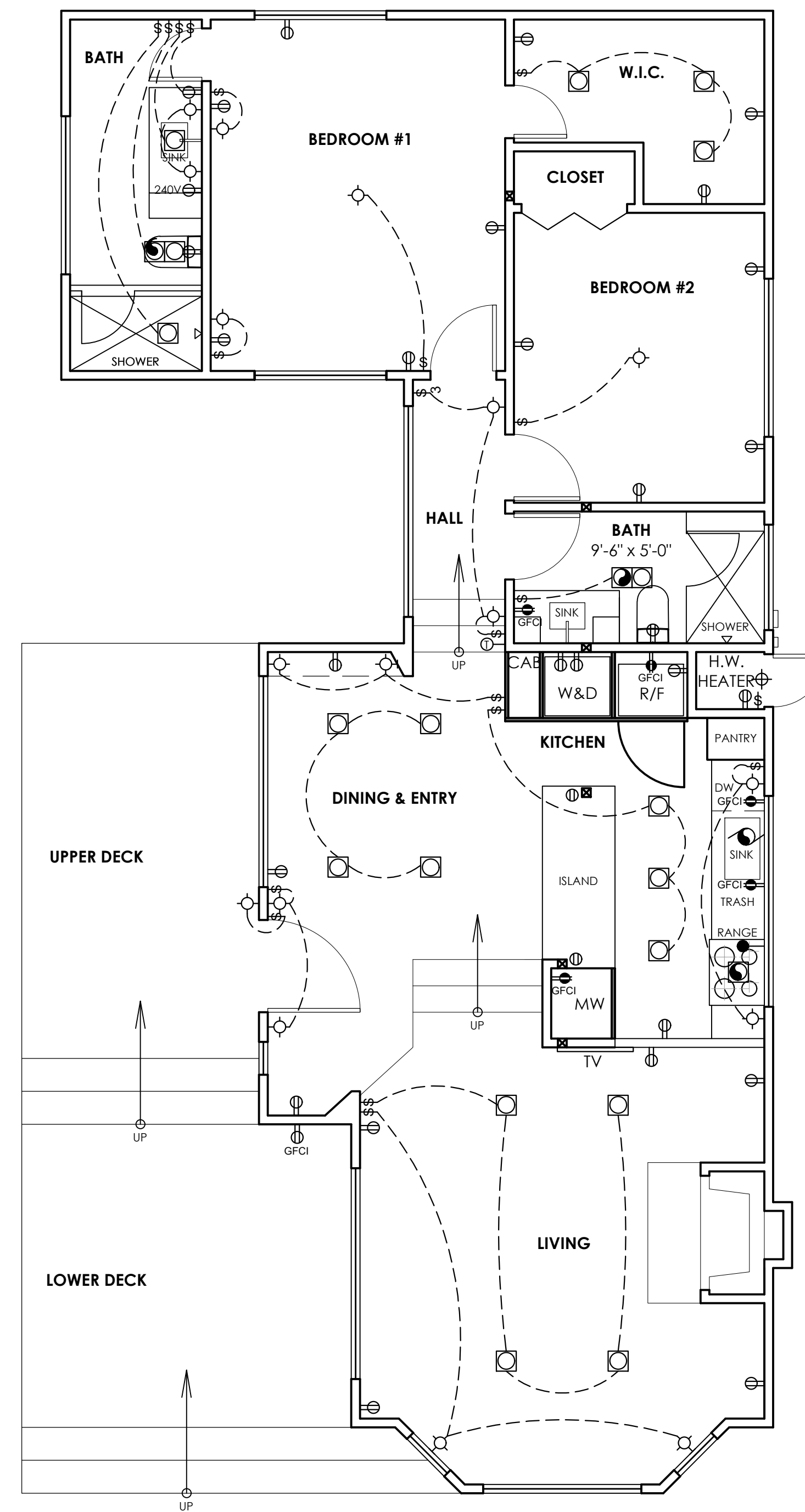
- ALL SHOWER HEADS SHALL HAVE A MAX. FLOW RATE OF 1.8 G.P.M.
- ALL SINK FAUCETS SHALL HAVE A MAX. FLOW RATE OF: 1.2 G.P.M LAVATORY SINKS
1.8 G.P.M. KITCHEN SINKS
- WATER CLOSETS SHALL NOT USE MORE THAN 1.28 GAL. PER FLUSH PER STATE HEALTH & SAFETY CODE, SECTION 17921.3(B)
- USE FIBERGLASS OR CEMENT BASED BACKER BOARD AT NEW SINK AND TILE LOCATIONS.
- NON-ABSORBANT WALL MATERIAL IN SHOWER SHALL BE 7/8" A.F.F. MIN.
- THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB, WHIRLPOOL BATHTUB, AND SHOWER/TUB COMBO FILTERS SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION (CPC SECTION 414.5 & 418).

ELECTRICAL PANELS:

- A 120-V. SERVICE RECEPTACLE SHALL BE LOCATED WITHIN 25' OF, AND ON THE SAME LEVEL AS, THE EQUIPMENT FOR MAINTENANCE. THE RECEPTACLE SHALL NOT BE CONNECTED ON THE LOAD SIDE OF THE REQUIRED MEANS OF DISCONNECT.
- OUTDOORS: 125- AND 250-VOLT RECEPTACLES INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. (CEC ARTICLE 406.8 (B)(1))
- WORKING SPACE: AT FRONT SHALL NOT BE USED FOR STORAGE, AND SHALL HAVE ILLUMINATION FOR ALL SERVICE EQUIPMENT, SWITCHBOARDS, PANEL BOARDS, OR MOROT CONTROL CENTERS INSTALLED DOORS
- WORKING SPACE: AT FRONT SHALL HAVE AT LEAST ONE ENTRANCE OF 24" WIDE BY 6'-6" HIGH, A MIN. DEPTH OF 36", WIDTH OF 30", AND A HEIGHT OF 6'-6".

	SINGLE POLE ON/OFF SWITCH - INSTALL DIMMER ON SWITCHES TO ALL NON-FLUOR. FIXTURES		PRIMARY PANEL WITH DISCONNECT
	3-WAY SWITCH		GARBAGE DISPOSAL W/AIR SWITCH
	DUPLEX OUTLET		ULTRA QUIET ENERGY STAR EXHAUST FAN - 5 AC/HR. - VENTED TO THE OUTSIDE
	BELOW COUNTER/APPLIANCE DUPLEX OUTLET		HIGH EFFICACY RECESSED LIGHT
	220 OUTLET		HIGH EFFICACY LED DOWNLIGHT - MIN. 40 LUMENS/WATT
	GROUND FAULT CIRCUIT INTERRUPT		CEILING MOUNT PENDANT
	MOTION SENSOR		FLUSH CEILING MOUNT FIXTURE
	DATA NODE: CATS, PHONE, TV CABLE CONNECTIONS		WALL MOUNT/WALL SCONCE LIGHT FIXTURE (WP = SUITABLE FOR DAMP OR WET LOCATIONS)
	GAS		MANUAL-ON/AUTOMATIC-OFF OCCUPANT SENSOR SWITCH
	RANGE HOOD VENTED TO THE OUTSIDE		COMBINATION CARBON MONOXIDE & SMOKE DETECTOR W/ PRIMARY POWER FROM BUILDING & BATTERY BACKUP
	WATER PROOF FAN AND LIGHT IN SHOWER CABINETS		

NOTE:
SERVICE LATERALS: ALL ELECTRICAL SERVICE LATERALS TO ANY NEW BUILDING OR STRUCTURE, OR TO ANY BUILDING OR STRUCTURE BEING REMODELED WHEN SUCH REMODELING REQUIRES THE RELOCATION OR REPLACEMENT OF THE MAIN SERVICE EQUIPMENT, SHALL BE PLACED UNDERGROUND ON THE PREMISES UPON WHICH THE BUILDING OR STRUCTURE IS LOCATED. UNDERGROUNDING WILL NOT BE REQUIRED WHEN THE PROJECT VALUATION IS LESS THAN \$200,000 OR WHEN THE CITY FORESTER DETERMINES THAT UNDERGROUNDING WILL DAMAGE OR DESTROY SIGNIFICANT TREES(S) (CMC 15.36.020).



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

SHEET NOTES:

KEY:
 (N) POWER & SIGNAL

E1

HARDIE RESIDENCE

8TH AVENUE 2 N/E OF SANTA FE STREET
 CARMEL-BY-THE-SEA, CALIFORNIA 93921

ELECTRICAL PLAN

10/25/2024

1/4" = 1'-0"

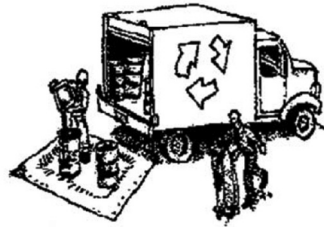


ADAM JESELNICK
 ARCHITECT

BUILDING PERMIT SUBMITTAL

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ 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.

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.

Waste Management

- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

Maintenance and Parking

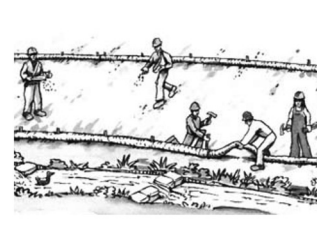
- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan 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, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.



EQUIPMENT MANAGEMENT & SPILL CONTROL

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) 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 (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).
- ❑ 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 (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filler, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
 - Unusual soil conditions, discoloration, or odor
 - Abandoned underground tanks
 - Abandoned wells
 - Buried barrels, debris, or trash.

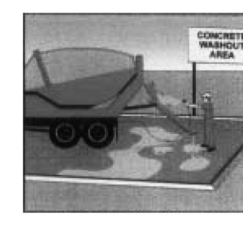


PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ 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 or concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade 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.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ❑ 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.



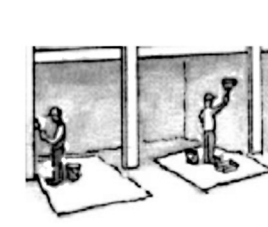
CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



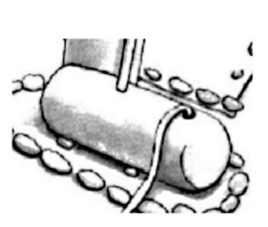
PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a 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 residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of 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.



DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ❑ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ❑ 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, and/or disposal in sanitary sewer may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

LAS MEJORES PRÁCTICAS DE CONSTRUCCIÓN

Los proyectos de construcción deben implementar las Mejores Prácticas de Construcción dadas en esta página, ya que son pertinentes a su proyecto todo el año.



MANEJO DE MATERIALES Y RESIDUOS

Materiales no peligrosos

- ❑ Haga un borde alrededor y cubra con lonas impermeables las pilas de arena, tierra u otros materiales de construcción cuando haya pronóstico de lluvia o si no se están usando activamente. Para mejor resultado, esto debería hacerse diariamente al final del día de trabajo durante toda la construcción cuando sea posible.
- ❑ Use (pero no abuse) agua reclamada para controlar el polvo.

Materiales peligrosos

- ❑ Póngales etiqueta con nombre a todos los materiales y residuos peligrosos (como pesticidas, pintura, diluyentes, solventes, gasolina, aceite y anticongelante) de acuerdo con las reglamentaciones de la ciudad, del condado, del estado y federales.
- ❑ Ponga los materiales y residuos peligrosos en contenedores que no pierdan, póngalos luego en contenedores secundarios apropiados y cúbralos después de cada día de trabajo, o durante la temporada lluviosa, o cuando se haya pronosticado lluvia.
- ❑ Al aplicar los materiales peligrosos, siga las instrucciones del fabricante y tenga cuidado de no usar más de lo necesario. No aplique productos químicos en el exterior cuando se haya pronosticado lluvia en las próximas 24 horas.
- ❑ Asegúrese de deshacerse apropiadamente de todos los residuos peligrosos.

Entradas y perímetros de los sitios de construcción

- ❑ Establezca y mantenga control efectivo de los perímetros y establezca todas las entradas y salidas del sitio de construcción

para controlar suficientemente la erosión y la descarga de sedimentos del sitio para que no salgan del sitio.

- ❑ Barra o aspire inmediatamente lo que haya pasado a la calle y controle la fuente de origen para prevenir que siga sucediendo. Nunca lave con manguera las calles para limpiar lo que haya sido acarreado o llevado del sitio de construcción.

Gestión de residuos

- ❑ El Código de Construcción Ecológica de California requiere que todos los proyectos permitidos de construcción, demolición y adiciones o alteraciones, residenciales o no residenciales, reciclen o salven un mínimo del 65% de los materiales de construcción no peligrosos del proyecto.
- ❑ Cubra los contenedores de residuos de manera segura con lonas impermeables al término de cada día de trabajo y durante el tiempo de lluvias.
- ❑ Limpie o reemplace los excusados portátiles e inspecciónelos con frecuencia para ver que no pierdan o se derramen. Incorpore contención secundaria y colóquela lejos de los desagües de aguas pluviales.
- ❑ Deshágase de los residuos líquidos de pintura, solventes, colas y líquidos de limpieza como materiales peligrosos (la compañía de Gestión de Residuos Monterey Regional Waste Management District, tiene una planta para residuos peligrosos del hogar que acepta estos artículos).



MANEJO DEL EQUIPO Y CONTROL DE DERRAMES

Mantenimiento y estacionamiento

- ❑ Diseñe un área especial, usando técnicas apropiadas de control de polución, para estacionar los vehículos y el equipo, y para almacenamiento.

- ❑ Realice las tareas mayores de mantenimiento, los trabajos de reparación y el lavado de vehículos y equipos fuera del sitio de construcción.

- ❑ Si es necesario ponerle gasolina a un vehículo o hacer reparaciones en el sitio, trabaje en un área bordeada, alejada de los desagües pluviales y sobre una bandeja de goteo de tamaño suficiente para contener los líquidos peligrosos que se derramen. Recicle o deshágase de los líquidos como materiales peligrosos.

- ❑ Si es necesario lavar los vehículos o equipos en el sitio de construcción, límpielos sólo con agua, en un área contenida que no permita que el agua de enjuague llegue a cunetas, calles, desagües de aguas pluviales o superficies acuáticas (lagos, arroyos, etc.).

- ❑ No lave vehículos o equipos en el sitio de construcción usando jabones, solventes, desengrasadores, equipo de limpieza en seco, etc.

- ❑ La protección del conducto de entrada es el último punto de defensa de derrames. Desagües/entradas que reciben aguas pluviales deben ser cubiertos o de otra manera protegidos contra sedimentos, tierra, barro u otras basuras, o contra descargues ilícitos, y debe incluir el control de canaletas y la filtración, donde sea pertinente, de manera que no obstruya el tránsito o la seguridad.

- ❑ Comuníquese inmediatamente cualquier derrame significativo. La ley obliga a comunicar todos los derrames de materiales peligrosos, incluyendo el petróleo. Para comunicar un derrame: llame al 911.

Prevención y control de derrames

- ❑ Mantenga a mano en el sitio de construcción, en todo momento, los materiales para limpiar derrames (trapos, absorbentes, etc.).

- ❑ Inspeccione frecuentemente los vehículos y equipos para descubrir pérdidas de fluidos y repárelas inmediatamente. Use bandejas de goteo para recoger el líquido de la pérdida hasta que pueda hacer las reparaciones.

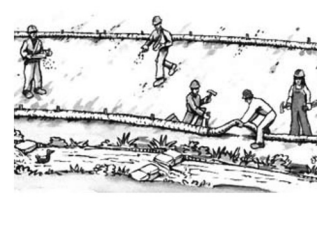
- ❑ Limpie los derrames o pérdidas inmediatamente y deshágase apropiadamente de los materiales de limpieza (vea las guías del *Monterey Regional Waste Management District* para ver los materiales peligrosos aceptados como desperdicio).

- ❑ No lave con manguera las superficies donde se hayan volcado líquidos. Use métodos en seco (materiales absorbentes, aserrín de cajas sanitarias para gatos, o trapos).

- ❑ Barra inmediatamente los materiales secos que se hayan desparramado. No trate de deshacerse de ellos usando agua, ni de enterrarlos.

- ❑ Limpie los derrames en la tierra excavando la tierra contaminada y deshaciéndose correctamente de ella (vea las guías del *Monterey Regional Waste Management District* sobre el criterio para aceptar tierra contaminada).

- ❑ Comuníquese inmediatamente cualquier derrame significativo. La ley obliga a comunicar todos los derrames de materiales peligrosos, incluyendo el petróleo. Para comunicar un derrame: llame al 911.



TRABAJO EN LA TIERRA Y SUELOS CONTAMINADOS

Control de erosión

- ❑ Planee trabajo de nivelación y excavación sólo cuando no vaya a llover.
- ❑ Establezca todas las áreas desnudas, instale y mantenga control de erosión provisorio (como tela de control de erosión o matriz de tejido pegado) hasta que se haya establecido la vegetación.
- ❑ Plante semillas o plantas para control de erosión en superficies en declive o donde no se planee la construcción inmediata.

Control de sedimento

- ❑ Proteja las rejillas de los desagües de aguas pluviales, las cunetas, canales y cursos de drenaje, usando apropiadas técnicas de control de polución, como bolsas con grava, rollos de fibras, bordes, etc.

- ❑ Prevenga que los sedimentos migren fuera del sitio instalando y manteniendo controles de sedimentos, como rollos de fibra, cerca de sedimentos o estanques de sedimentos.

- ❑ Mantenga la tierra que se haya excavado en el sitio de construcción en un lugar donde no pueda ser acarreada a la calle.

- ❑ Transfiera a los camiones los materiales excavados, en el sitio mismo de construcción y no en la calle.

- ❑ Si se observan cualquiera de las siguientes condiciones, analice la tierra para descubrir contaminación y comuníquese con la Junta Regional de Control de Calidad del Agua y con el inspector municipal local:

- Condiciones inusuales en la tierra, descoloramiento u olor.
- Tanques enterrados abandonados.
- Pozos de agua abandonados.
- Barriles, basuras o residuos enterrados.



TRABAJO CON PAVIMENTO/ASFALTO

- ❑ Evite pavimentar o recubrir pavimento en temporada de lluvias, o cuando se haya pronosticado lluvia para antes que el nuevo pavimento haya tenido tiempo de secarse.

- ❑ Cubra las rejillas de los desagües de aguas pluviales y las bocas de sumideros antes de aplicar la capa de sellado, capa ligante, capa de lechada (*slurry seal*), capa final fluida, etc.

- ❑ Junte y recicle o deshágase apropiadamente del exceso de grava o arena abrasivas. NO las barra ni las empuje con agua a los desagües de aguas pluviales.

- ❑ No use agua para lavar pavimento de concreto y asfalto fresco.

Cortando con sierra y removiendo asfalto/concreto

- ❑ Cubra completamente o erija una barrera alrededor de las rejillas de desagües de aguas pluviales cuando corte con sierra. Use tela de filtro, filtros en las bocas de admisión, o bolsas de grava para evitar que la lechada entre en el sistema de desagües pluviales.

- ❑ Proteja las entradas de desagües de aguas pluviales, canaletas, cunetas y cursos de drenaje con las mejores prácticas de control, como bolsas de grava, filtros de entrada, bordes, etc.

- ❑ Levante con pala, absorba o aspire la lechada producida por la sierra y deshágase de todos los residuos tan pronto como haya finalizado en un sitio, o al terminar cada día de trabajo (¡lo que ocurra antes!).

- ❑ Si la lechada producida por la sierra entra en un sumidero, límpiela inmediatamente.



APLICACIÓN DE CONCRETO, LECHADA DE CEMENTO Y ARGAMASA

- ❑ Guarde el concreto, la lechada de cemento y la argamasa cubiertos, en paletas y alejados de las áreas de desagüe. Estos materiales nunca deben llegar a los desagües pluviales.

- ❑ Lave el concreto del equipo y de los camiones fuera del sitio de construcción o en un área contenida, para que no descarguen en la tierra subyacente o en las áreas de alrededor. Deje secar el concreto y deshágase de él como basura.

- ❑ Junte el agua con la que lavó el concreto de agregado expuesto y deshágase de ella apropiadamente fuera del sitio de construcción.



MATERIALES DE JARDINERÍA

- ❑ Contenga los materiales de jardinería ya apilados manteniéndolos cubiertos con lonas impermeables cuando no estén en uso activo.

- ❑ Ponga sobre paletas los materiales de jardinería que puedan sufrir erosión. Cubra o guarde esos materiales cuando no sean activamente usados o aplicados.

- ❑ No continúe aplicando cualquier material de jardinería que pueda sufrir erosión por lo menos dos días antes de una lluvia pronosticada o durante tiempo lluvioso.



PINTANDO Y REMOVIENDO PINTURA

Limpieza después de pintar

- ❑ Nunca lave los pinceles ni enjuague los tarros de pintura en la calle, en las cunetas, desagües pluviales o superficies de aguas (arroyos, lagos, etc.).

- ❑ Al terminar de usar pinturas a base de agua, pinte lo más que pueda con la última pintura en el pincel. Enjuague los pinceles en un desagüe a las cloacas una vez que haya obtenido el permiso de las autoridades locales del sistema de tratamiento de aguas negras. Nunca eche pintura en un desagüe.

- ❑ Usando pinturas a base de aceite, pinte lo más que pueda con la última pintura en el pincel y limpie el pincel con diluyente o solvente en un envase apropiado. Filtre y vuelva a usar los diluyentes y solventes. Deshágase del residuo y del diluyente/solvente como desechos peligrosos.

Removiendo pintura

- ❑ Los residuos de productos químicos para remover pintura y los trozos y el polvo de pinturas marinas o de pinturas que contienen plomo o tributylin, deben ser desechados como residuos peligrosos.

- ❑ Los trozos de pintura y el polvo de productos no peligrosos y removidos en seco o con ráfagas de arena pueden ser barridos o juntados en tela de plástico y echados a la basura.



EXTRACCIÓN DEL AGUA

- ❑ Controle efectivamente toda el agua que corra al sitio, o dentro del sitio y la que corra hacia afuera originada en el sitio.

- ❑ Desvíe toda el agua que venga hacia el sitio para que no llegue a las áreas disturbadas o de alguna otra manera asegúrese de proteger la calidad del agua para cumplir con las ordenanzas.

- ❑ Al extraer el agua, notifique y obtenga el permiso de la municipalidad local antes de descargar agua en la cuneta de una calle o en un desagüe de aguas pluviales. Puede que se requiera filtración, o desvío a través de un depósito, tanque o entrapa de sedimento y/o puede ser requerida la descarga en un desagüe cloacal.

- ❑ En las áreas que se saben contaminadas, se requiere análisis antes de volver a usar o descargar el agua subterránea. Consulte con el ingeniero y el personal municipal para determinar si es necesario el análisis y cómo interpretar los resultados. El agua subterránea contaminada debe ser tratada o acarreada fuera del sitio para su eliminación apropiada.

* Adoptado con el permiso del Programa de Prevención de Polución del Agua del Condado de San Mateo.

¡QUIENES CONTAMINEN LOS DESAGÜES DE AGUAS PLUVIALES PUEDEN RECIBIR MULTAS DE HASTA \$10,000 POR DÍA!