

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 25144

Owner Name: Ronnie Vannucci, Robert Reynolds Tr

Case Planner: Katherine Wallace, Associate Planner

Date Posted:

Date Approved: 05/30/2025

Project Location: San Carlos 2 SW of 11th

APN #: 010154011000 **BLOCK/LOT:** 131/ALL LOT 3

Applicant: Darren Davis, Draftect

Project Description: Repair existing 312 square foot roof deck above existing garage, replace guardrail system in-kind, and repair/replace brick deck flooring.

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

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 25144 (Vannucci) authorizes: repair existing 312 square foot roof deck above existing garage, replace guardrail system in-kind, and repair/replace brick deck flooring, located at San Carlos 2 SW of 11th in the R-1 District, APN 010154011000, as depicted in the plans stamped approved by the Community Planning and Building Department on 05/30/2025 unless modified by the conditions of approval contained herein.
2.	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 when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	Permit Required.
	A Building Permit shall be applied for and obtained from the <u>Building Division</u> prior to commencement of work. The Building Permit shall be applied for in a manner consistent with the submittal requirements prescribed by the Building Division.
	A building permit is not required; however, the applicant shall apply for and obtain a Notice of Authorized Work from the Building Division prior to commencement of work. To apply for the Notice of Authorized Work, please submit the <u>Scope of Work Declaration</u> through the city's <u>online permit portal</u> .
4.	Permit Validity. The project shall be implemented in accordance with the time limits set forth <u>CMC 17.52.170</u> (<u>Time Limits on Approvals and Denials</u>). During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
5.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this approval shall be null and void. If installed, the property owner/applicant shall be required to remove the subject improvement(s) at the property owners expense.
6.	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 two weeks of the City being notified. A cease work order may be issued at 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 with the approved plans prior to the final inspection.
7.	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 proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and 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 resolving all such actions by the parties hereto.
8.	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)

9.	Conditions of Approval. Prior to the issuance of a Building Permit or Notice of Authored Work, the Applicant shall print a copy of the signed Conditions of Approval within the construction plan set submitted to the Building Safety Division as part of the submittal for the Building Permit Application or Notice of Authorized Work.
10.	Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed or pruned with the approval of the City Forester or Forest and Beach Commission.
11.	 Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. Prior to grading, excavation, or construction, the contractor/builder shall clearly tag or mark all trees to be preserved. Excavation within 6 feet of a tree trunk is not permitted. No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. 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 fact 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. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be approved by the City Forester 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. I
12.	Foundation Work Near 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, construction activity will be suspended and all work stopped until an investigation by the City Forester has been completed. The Forester can be reached at 831-620-2073.

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SPECIAL CONDITIONS

13.	
14.	
15.	
16.	
17.	

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

Applicant Signature

Printed Name

Date

Once signed, please email to kwallace@cbts.us.

GALVANIZED IRON
GLUE LAMINATED BEAM
GLASS GRADE
GROUND
GYPSUM
HEADER HEATER
HEATING, VENTILATING AND
AIR CONDITIONING
HOLDOWN
HORIZONTAL
INCLUDE(D), INCLUSIVE
INSIDE DIAMETER, INTERNAL DIAMETER
JOINT
JOIST
JUNCTION BOX
KILN-DRIED LAVATORY
LINEAR, LINEAL
LIVE LOAD
MANHOLE
MAXIMUM MECHANICAL
MEMBER
METAL
MICRO LAM BEAM
MISCELLANEOUS
NATIONAL ELECTRICAL CODE
NATURAL
NECESSARY
NEW
NOMINAL NORTH
NOT TO SCALE
NOT APPLICABLE
OBSCURE
ON CENTER
OPENING OUTSIDE DIAMETER
OVERALL
OVERHEAD
PARALAM
PENNY (NAILS, ETC)
PERFORATE(D) PÉRPENDICULAR
PHASE
PLATE
PLYWOOD
POINT
POLYVINYL CHLORIDE
POWER
PROPERTY
PROPERTY LINE
PUBLIC ADDRESS
PUSH BUTTON QUANTITY
RECESSED
RADIUS
REFRIGERATE, REFRIGERATOR
REGISTER
REMOVE AND REPLACE
REQUIRED
RIGHT-OF-WAY
ROOM
ROUGH
ROUGH ROUND SCHEDULE
ROUGH ROUND SCHEDULE SINGLE HUNG (WINDOW)
ROUGH ROUND SCHEDULE SINGLE HUNG (WINDOW) SERVICE
ROUGH ROUND SCHEDULE SINGLE HUNG (WINDOW)
ROUGH ROUND SCHEDULE SINGLE HUNG (WINDOW) SERVICE SHEATHING SIMILAR SINGLE
ROUGH ROUND SCHEDULE SINGLE HUNG (WINDOW) SERVICE SHEATHING SIMILAR SINGLE SINGLE-PHASE
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ABBREVIATIONS

ACST

ADD ADJ AGG

A/C

ALM

ALT

ALUM AWG

APT

APPX

ARCH

ASPH ASSY ASST

AVE

AVG

BALC

BM

BRG

BLW

BETW

BWG

BOT

BC BLDG

CAB

CMC CEC CBC CPC

CANTIL

CAP

CIP

CAT

CLKG

CLG CEM CTR

CL

CV CIR

CKT

CIRC

CO

CLR

CTD CW COL COMP

CONC

CONN

BD

BM

APPROX

ALIGN

ADPTR

GI

GLB

GL

GR GRD

GYP

HDR

HTR

HVAC

HORIZ

INCL

ID

JB

KD

LAV

LIN

MH

MAX

MECH

MBR

MTL

M.L.

MIN

MISC

MTG

NEC

NAT

NEC

(N) NOM

NTS

N/A OBSC

OC

OD

OA

OH

d

P.S.L.

PERF

PERP

PH

PL

PT

PLY

PVC

PORC PWR

PREFAB

PROP

PL

PA

PB

QTY

REC

REF

REG

REINF

R&R

REQD ROW

RM RGH

RND SCHED

SH

SVC

SHTG

SIM

SGL

1PH

STC

SPKR

SPEC

STD

STL

STR

SURF

S4S

S1S

S1S1E

S2S

SYS

TELE

TEMP

3PH

T&G

T&B

TC

TB

TPL

2PH TYF

ULT

UGND UBC

UPR

U&L

VAC

VTR

VENT

VERT

VOL WP

WC

WH

WP

WT

WLD

WB

W/O

TP

T-STAT

TV TEMP

STRUCT

SQ

SS

R

OPG

LL

JNT

JST

HD

ACOUSTIC
ADAPTER ADDENDUM, ADDITION (AL)
ADJACENT
AGGREGATE AIR CONDITION(ED)
ALARM
ALIGNMENT ALTERNATE
ALUMINUM
AMERICAN WIRE GAGE AMPERAGE (CURRENT)
ANGLE (STRUCTURAL)
APARTMENT APPENDIX
APPROXIMATE
ARCHITECTURE, ARCHITECTURAL ASPHALT
ASSEMBLY
ASSISTANT
AVERAGE
BALCONY BASE PLATE
BEAM BEARING
BELOW
BENCHMARK BETWEEN
BIRMINGHAM WIRE GAGE
BOARD BOTTOM
BOTTOM CHORD
BUILDING CABINET
CALIFORNIA MECHANICAL CODE
CALIFORNIA ELECTRICAL CODE CALIFORNIA BUILDING CODE
CALIFORNIA PLUMBING CODE
CANTILEVER CAPACITY
CAST IRON PIPE
CATALOG CAULKING
CEILING
CEMENT CENTER
CENTERLINE
CHECK VALVE CIRCLE
CIRCUIT
CIRCULAR CLEANOUT
CLEAR COATED
COLD WATER
COLUMN COMPOSITION
CONCRETE
CONNECT, CONNECTOR
CONSTRUCTION
CONSTRUCTION CONTINUE, CONTINUOUS
CONTINUE, CONTINUOUS CONTRACT, CONTRACTOR
CONTINUE, CONTINUOUS CONTRACT, CONTRACTOR COUNTERSINK CUBIC
CONTINUE, CONTINUOUS CONTRACT, CONTRACTOR COUNTERSINK CUBIC DEAD LOAD
CONTINUE, CONTINUOUS CONTRACT, CONTRACTOR COUNTERSINK CUBIC DEAD LOAD DEGREE DESIGN(ED)
CONTINUE, CONTINUOUS CONTRACT, CONTRACTOR COUNTERSINK CUBIC DEAD LOAD DEGREE DESIGN(ED) DETAIL
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1. In each sleeping room.

3. On each story of a dwelling, including basements, habitable attics but not including crawl spaces and un-inhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Smoke / C.O. detectors shall sound an alarm audible in each sleeping room.

Smoke alarms/detectors located within 20 feet of permanently installed cooking appliance shall be an "Ionization type with an alarm silencing switch" R314.3.3 & NFPA 72 29.8.3.4(4)

Smoke alarms/detectors shall not be installed within 3 feet horizontal to bathroom doors. NFPA 72 29.8.3.4(5)

Note: Smoke/CO alarms are permitted to be solely battery operated in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for building wiring without the removal of interior finishes.

Fireblocking shall be provided to cut off all concealed draft openings (vertical and horizontal) and shall form an effective barrier between stories, between a top story and the roof space. Fireblocking shall be installed in wood framed construction in the following locations: 1. In concealed spaces of stud walls and partitions, including furred spaces and and parallel rows of studs or staggered studs, as follows: 1.1 Vertically at the ceiling and floor levels 1.2 horizontally at intervals not exceeding 10 feet.

requirements.

R302.11 for fireblocking materials.

CONST CONT CONTR CSK CU DL DEG DSGN DE DIAG DIA DIM DW DR DBL DH DN DS EA ELEC EL ENGR EQ EQUIP EXC EXH (E) EXP JT (EJ) EXP EXT EXT **XHVY** XSTR EXTD EF FAB FRP FIG FF FP FD FLG (FLRG) FLUOR FTG FDN FAU FURN

	\mathbf{x}
10 - 16d	
2 x - STUDS @ 16" o.c.	
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PLAN NOTATIONS

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FIREPROOF

FLOOR DRAIN

FLUORESCENT

FOUNDATION

FLOORING

FOOTING

FURNACE

FINISHED FLOOR LEVEL

FORCED AIR FURNACE

FIGURE

FLOOR

DESCRIPTION SYMBOL SHEAR WALL TYPE SHEAR WALL DESIGNATION DETAIL NUMBER SHEET NUMBER REVISION NUMBER W CLOUD AROUND REVISED ITEMS -HORIZONTAL STRAP AT WALL VERTICAL STRAP

AT WALL DIAMETER SQUARE

POST BELOW

POST ABOVE

"COMBINATION" SMOKE / CARBON MONOXIDE DETECTORS REQUIRED

IN REMODELS AND ADDITIONS INSTALL A HARD WIRED / BATTERY BACKUP MULTIPURPOSE SMOKE / CARBON MONOXIDE DETECTOR. SMOKE / C.O. DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS.

> 2. On the ceiling or wall outside each separate sleeping area in the immediate vicinity of the bedrooms

FIREBLOCKING at REPAIRS REQUIRED

2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.

3. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet ASTM E136

Contractor shall refer to CRC R302.11 for additional information not specified above, and

-DBL. TOP PLATES

GENERAL NOTES

This project shall comply with the 2022 CBC, CRC, CMC, CPC, CFC, CEC, CAL-Green (mandatory section), California Energy Code based on the 2022 CA Energy Standards & Regulations, local jurisdiction amendments, and State Regulatory requirements. The California Building Standards Code is based on the IBC & IFC, UMC & UPC and the NEC.

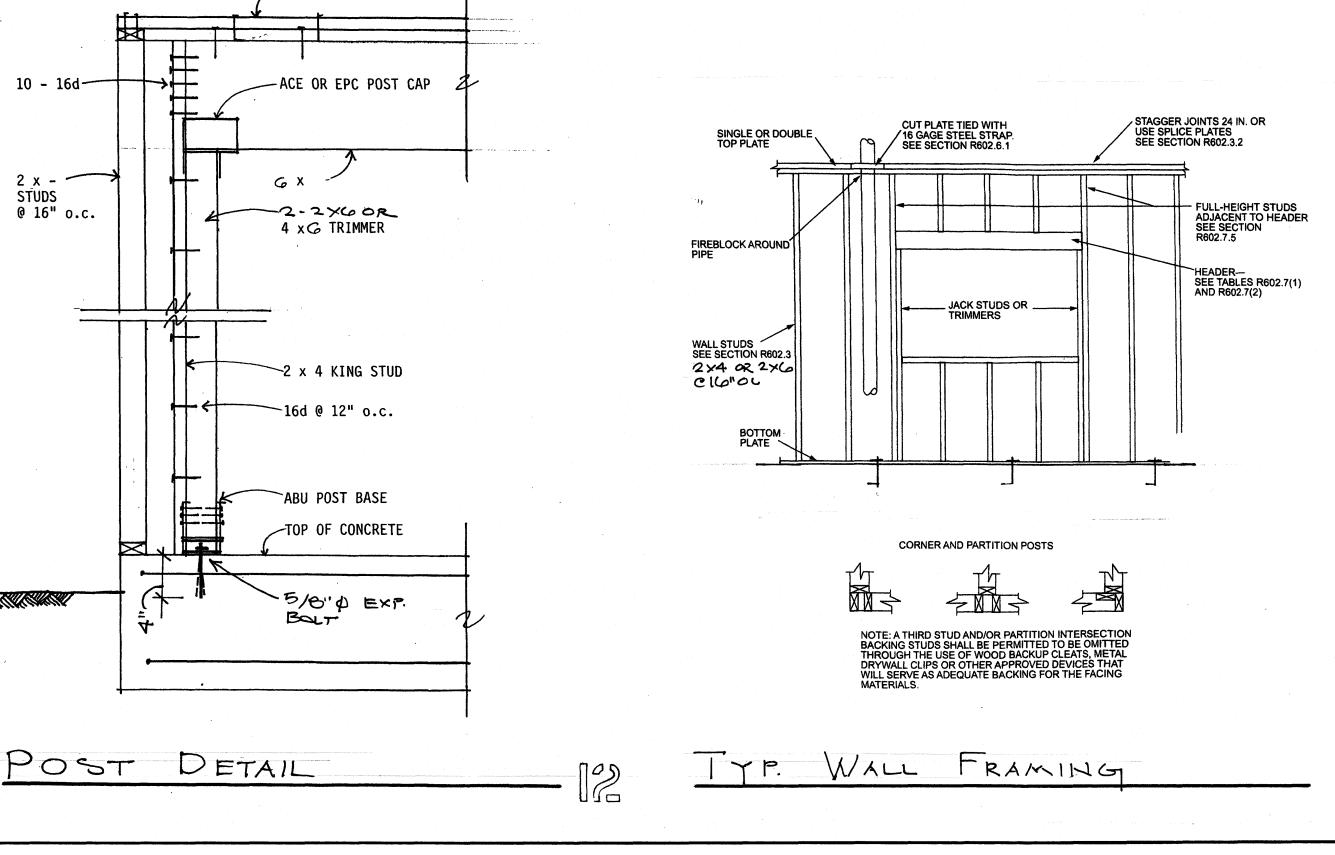
Copyrighted plans and documents: The use of these plans and 2 specifications is restricted to the original site for which they were prepared. Publication of these documents is expressly limited to such use and reuse, and reproduction or publication by any method, in whole or part, is prohibited. Ownership of these documents remains with the designer, and visual contact with them constitutes prima facie evidence of the acceptance of these restrictions.

- Plans shall be scaled only where figures or other means of ascertaining 3 measurements are not given thereon, and then only where the scale of the drawings in question is plainly marked. Discrepancies shall be called to the attention of the designer for written interpretation before the work affected is executed.
- All wood framing members that rest on concrete or masonry exterior 4. foundation walls and are less than 8 inches from exposed ground shall be of redwood or preservative treated wood U.O.N. (CRC R317.1.2).
- Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches from the ground or less than 2 inches measured vertically from concrete steps, porch slabs, patio slabs, and similar horizontal surfaces exposed to the weather shall be of redwood or preservative treated wood U.O.N. (CRC R317.1.5)
- Nailing and fastening shall conform to table R602.3.1 of the CRC. Contractor shall field verify with owner all finishes including, finish
- carpentry, casework, and flooring.
- All roofing, siding, windows, sheetmetal and flashing shall be neatly done, weathertight and substantial. All glass in hazardous locations shall be of safety glazing materials as per
- CRC R308. A permanent label shall identify each light of safety glazing. 10. **Roofing:** All roofing shall be installed in accordance with manufacturer's specification and CRC R905.
- 11. All metal connectors, to be Simpson Strong-tie. All connectors to be installed in accordance with manufacturer's specifications.
- 12. Siding Specifications: Wood, hardboard, wood structural panel siding, wood shake or shingle siding, shall be installed over No. 15 asphalt felt, or ther approved water-resistive barrier such as Tyvek building wrap in accordance with CRC R703.

Fiber Cement siding and other materials shall be installed in accordance with manufacturer's specifications, and CRC R703.

- 13. Concrete Strength: All concrete shall develop an ultimate compressive strength of 2500 psi at age 28 days (CRC Table R402.2). Assumed soil bearing capacity 1500 psf.
- 14. All reinforcing steel shall conform to ASTM Grade 40.
- 15. **Lumber grades:** All lumber shall conform to the following table unless otherwise noted on the plans:

ITEM	SPECIES	GRADE
Joists & Rafters	D.F.	No. 2 or better
Exposed Deck Joists	P.T.D.F.	No. 2 or better
Beams and Posts	D.F.	No. 1 or better
Studs	D.F.	Construction
Mud Sill	D.F.	Pressure Treated
Decking	RDWD	Construction
Decking	RDWD	Construction



PLAN INDEX

CARMEL-BY-THE-SEA PLANNING DIVISION APPROVED

SHEET	DESCRIPTION

TS TITLE SHEET

C1 BMP'S

Permit #: DS 25144 (Vannucci) Date Approved: 5/30/2025 Planner: K. Wallace

FLOOR PLANS, FRAMING PLAN, SECTIONS, DETAILS A1 SITE PLAN. & EXTERIOR ELEVATIONS A2

BUILDING CLASSIFICATION

OCCUPANCY GROUP: R-3/U

CONSTRUCTION TYPE: V-B NOT SPRINKLERED

STORIES: 2 HEIGHT: EXISTING NO CHANGE **CODES:** 2022 CBC, CEC, CMC, CPC, CA-Energy Code, CA Green Building Stds Code, 2020 NEC & Carmel Muni Code. See General Note #1

SCOPE OF WORK: Repair existing 312 s.f. water and rot damaged roof deck above exisiting one car garage. Scope includes replacing guardrail system with guard that matches existing, remove and re-install existing brick tile over waterproof roof deck. Verify or install smoke/c.o. alarms throughout house per CRC. FLOOR AREA: EXISTING HOUSE

EXISTING GARAGE

TOTAL

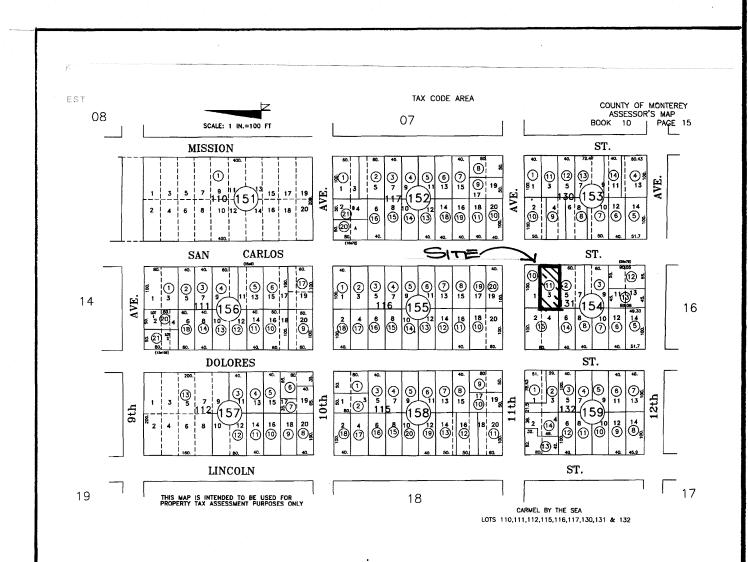
1467 S.F. <u>333 S.F.</u> 1800 S.F.

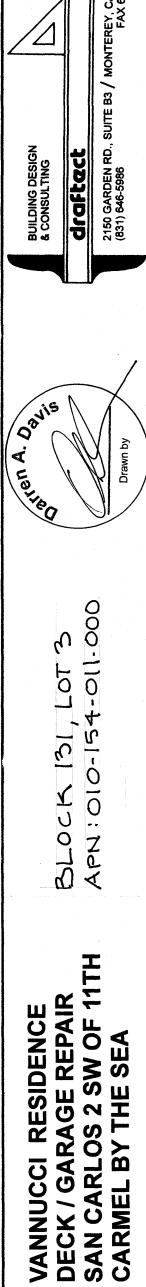
GROUND DISTURBANCE: None SEWER SYSTEM: Carmel Regional WATER SYSTEM: CAL-AM WALLS REBUILT: 10 LIN. FT.

OWNER: Ronnie Vannucci, 901 A Street, #C, San Rafael, CA 94901-3025, 831 594-8661 Draftect Carmel Business License #667

DEMOLITION NOTES

- Demolition and take down shall comply with CBC chapter 33, and local codes.
- Contractor shall disconnect or properly safeguard all utilities prior to demolition. 2 Construction site shall be fenced or secured as necessary to ensure pedestrian and
- neighbor safety and protection per CBC 3303.2 Fire safety during demolition shall comply with CBC and chapter 33 of the California 4
- Fire Code. Sanitary facilities shall be provided during construction in accordance to CBC, and 5. local codes.
- Adjoining public and private property shall be protected from damage during demolition and construction per CBC 3307.
- Remove finishes, components, portions of roof deck and garage exterior walls as specified on plan sheets.
- If contractor finds conditions that differ substantially from the project plans, 8 contact Draftect for inspection and new details if necessary.





Date 5.3.25

JOD 19.2025

TS

Scale

Drawn

Sheet

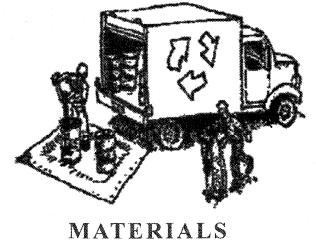
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REVISIONS BY

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CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP)



& 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.

CLEARPRINTO

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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

- **D** 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.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

EQUIPMENT

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.

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

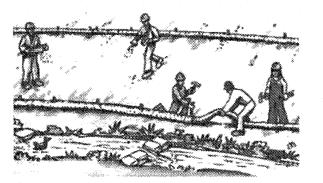
on this Page, as they Apply to Your Project, All Year Long



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.
- 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).



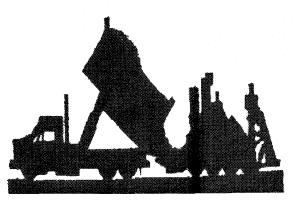
EARTHWORK & **CONTAMINATED SOILS**

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, fiber rolls, 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.
- Contaminated Soils
- \Box 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.

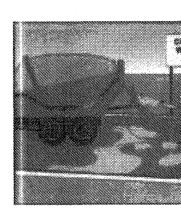


PAVING/ASPHALT WORK

- Avoid paving and seal coating in wet weather, or when rain is forecast 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 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.
- □ Shovel, abosorb, 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.

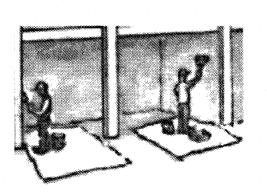


LANDSCAPE MATERIALS

- 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.







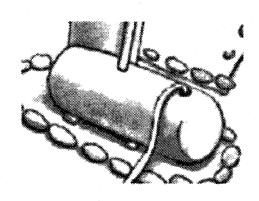
PAINTING & PAINT REMOVAL

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 to 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 compliance.
- U 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 contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

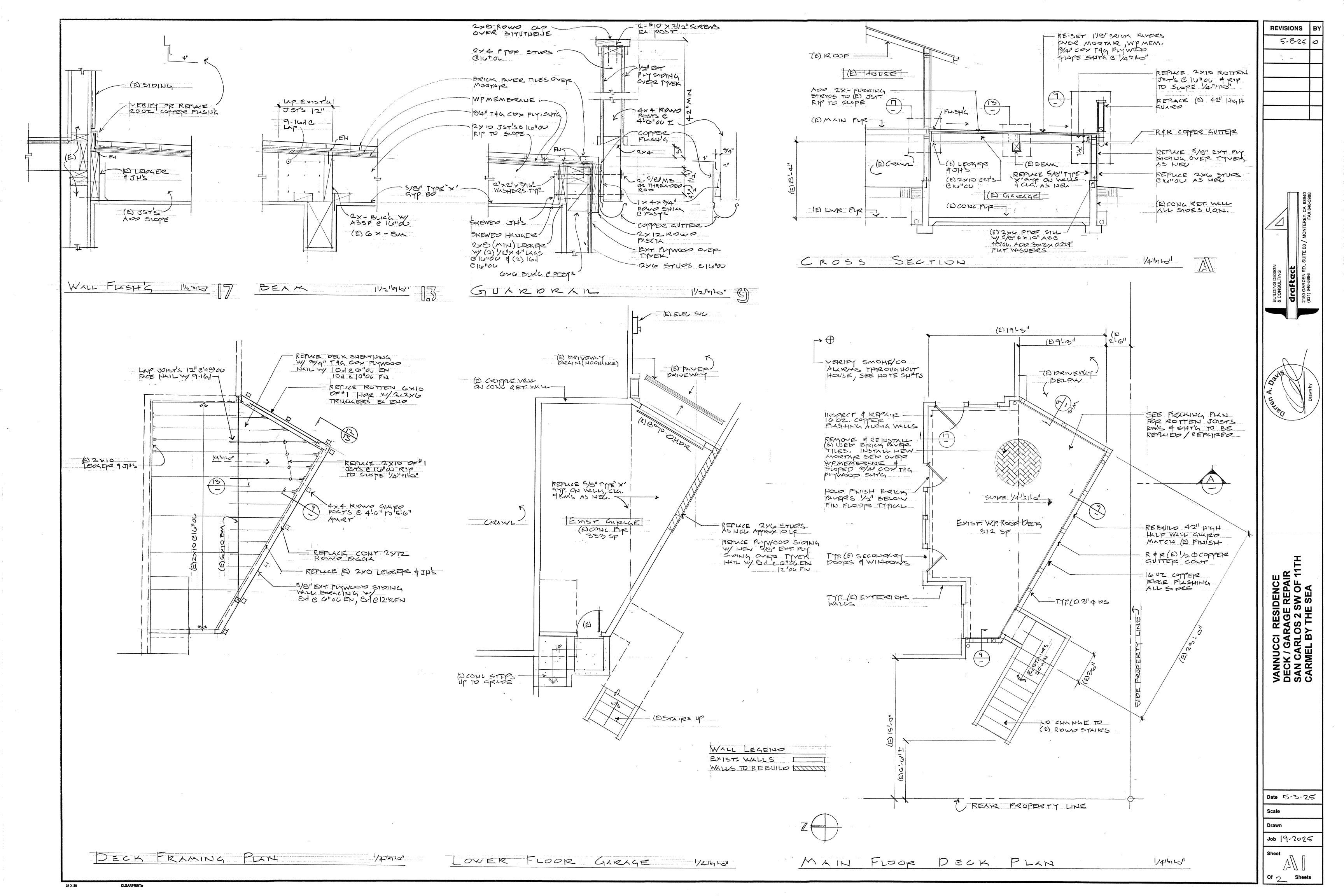
To Report a Spill: Call 911 or (831) 394-6811 If you see paint, cement. motor oil, antifreeze or other hazardous materials flowing into or being dumped into a storm drain, immediately call 911 to report it.

Additional Contact Numbers (Non-Emergency):

City of Carmel-by-the-Sea: (831) 620-2000 City of Del Rey Oaks: City of Monterey: City of Pacific Grove: City of Sand City: City of Seaside: County of Monterey

(831) 394-8511 (831) 646-3921 (831) 648-5722 (831) 394-3054 (831) 899-6825 (831) 755-4800

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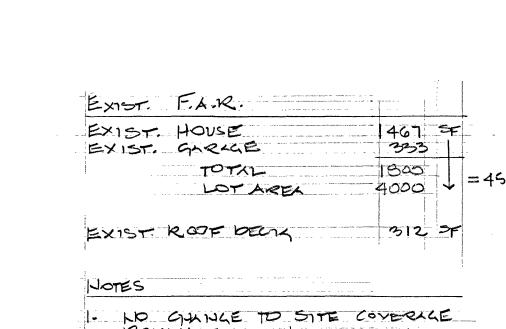


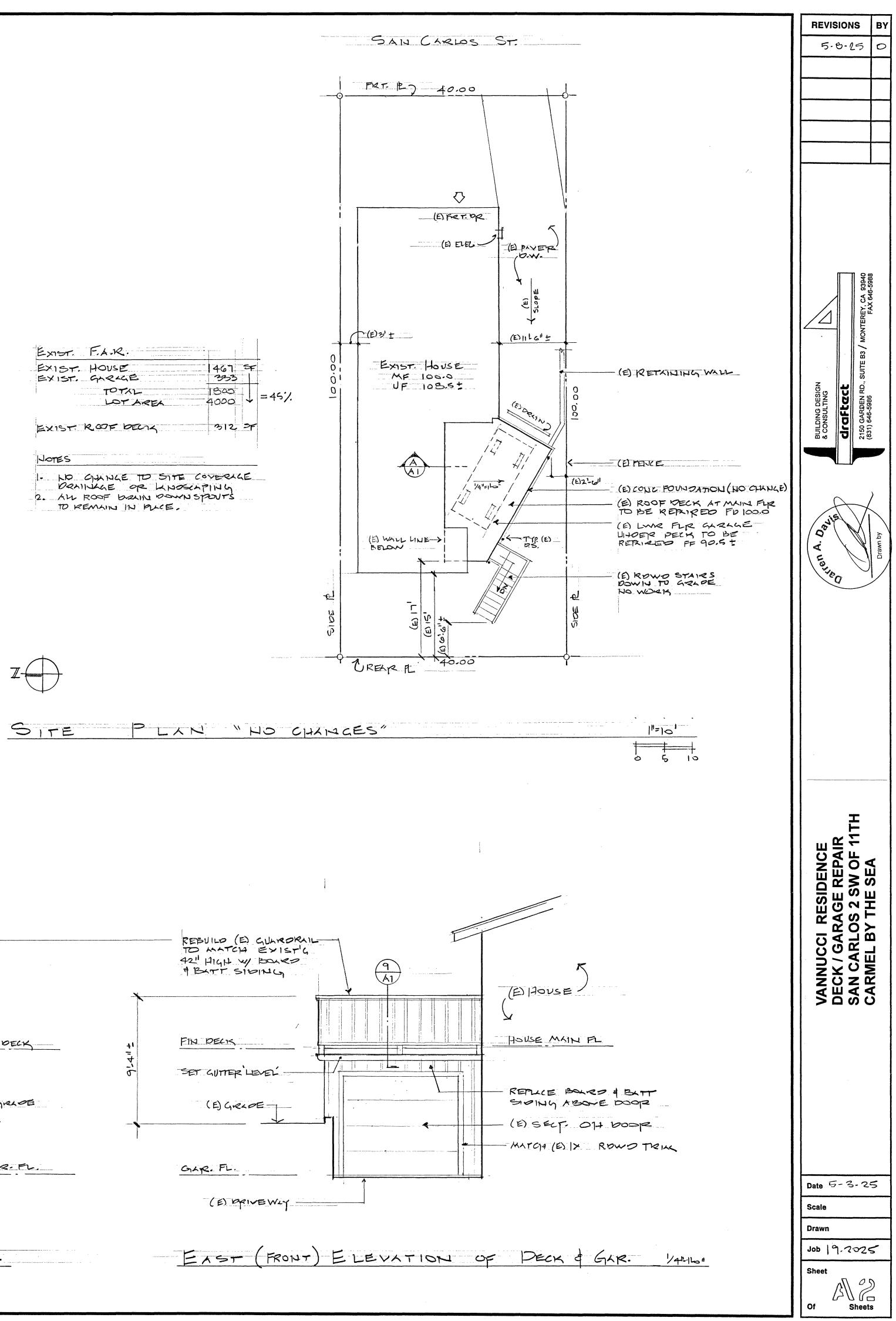
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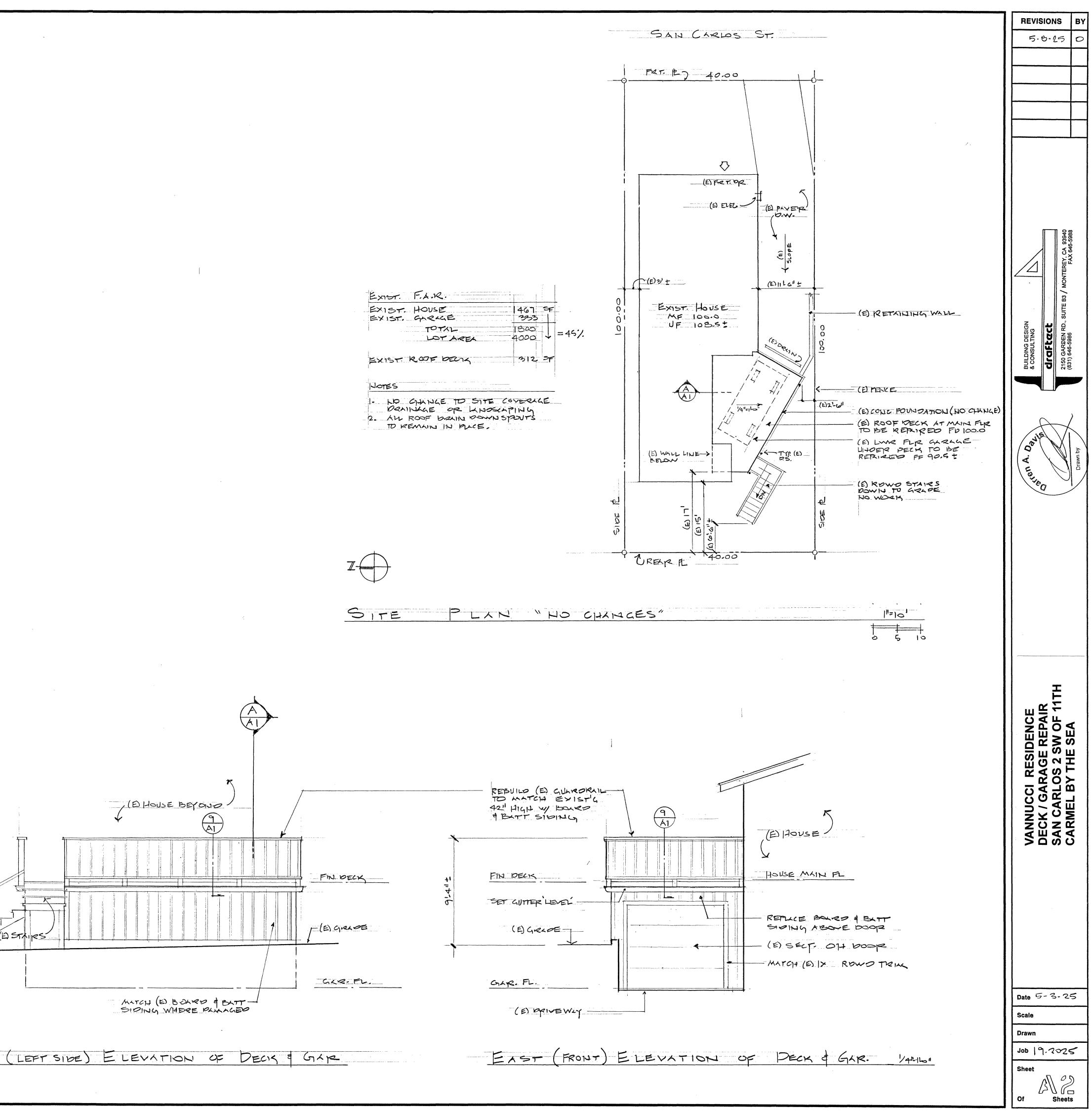
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SOUTH

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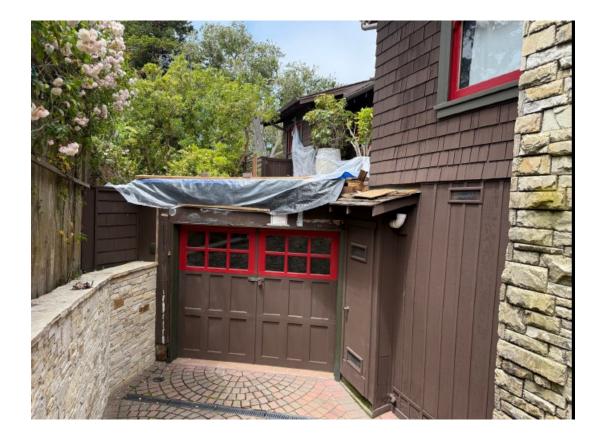




Vannucci Deck Repair

San Carlos 2 SW of 11th APN: 010-154-011-000

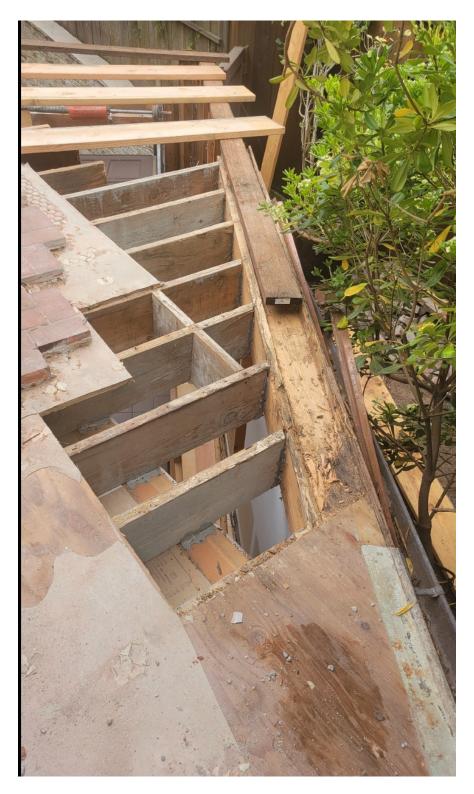
Design Study DS 25144 Planner: Katherine Wallace, AICP



Front Elevation photograph of garage and damaged roof deck. Note: Guardrail has been removed and hauled off.



Remaining portion of guardrail on rear of deck. This photo was taken standing on deck looking toward the rear property line. Note: Contractor will match the detail of this guardrail on the sides and front of deck where the rot damaged guardrails were removed. This guard will ultimately be replaced as well. Height 42", board and batt siding.



Photograph of rot damaged deck framing and wall framing to be replaced or repaired. The rotten guardrail along the wall line has been removed and hauled off. This view is standing on deck facing the street.



Photo of rot damaged wall. This photo was taken standing in driveway looking into the garage. The wall on the left is rotten with temporary plywood nailed to the outside. Sheetrock has been removed. The concrete retaining wall inside the garage on left will remain in place.



Photo of deck and guardrail system prior to removal of water damaged guardrail and portion of deck.



Photo of exterior deck stairs and railing system as seen from back yard. Note: There will be no changes to stairs or stair railing.