CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT 455 Market STREET, SUITE 3000 SAN FRANCISCO, CA 94105-2219 PHONE: (415) 904-5200 WEB: WWW.COASTAL.CA.GOV



Th12a

A-2-SMC-11-041-A1-EDD (Hodge) JUNE 13, 2024

EXHIBITS

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PROJECT LOCATION MAP – 201 MAGELLAN AVE (HODGE) SAN MATEO COUNTY



Figure 1: Project Vicinity Map



Figure 2: Project Location Map

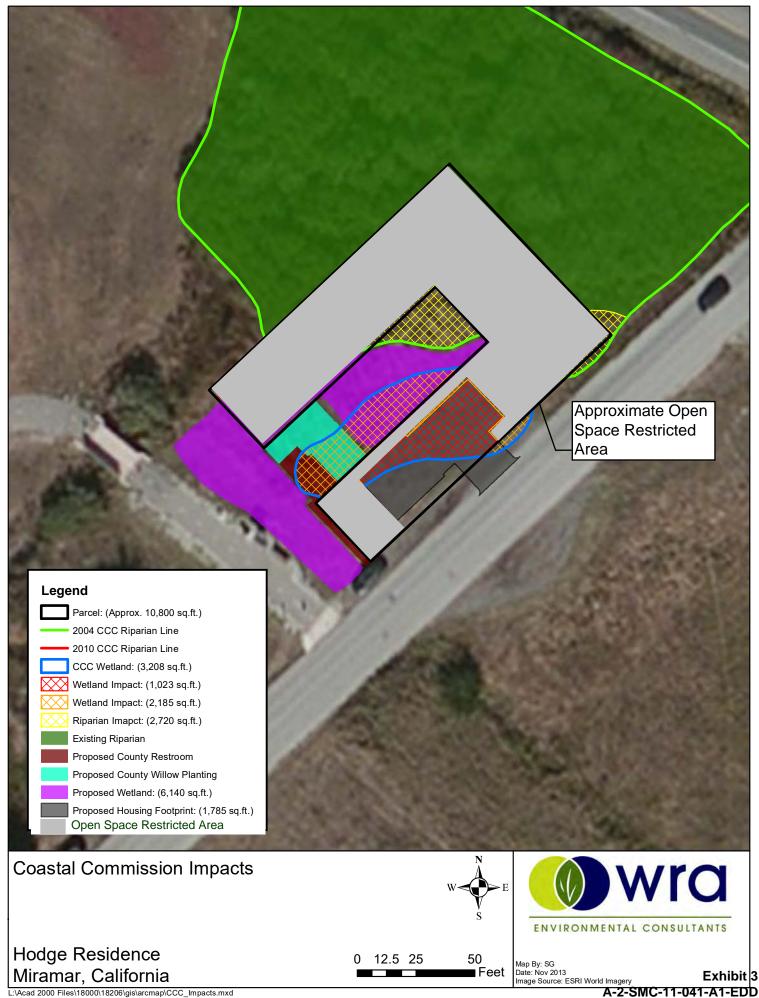
PROJECT AREA PHOTOS – 201 MAGELLAN AVE (HODGE) SAN MATEO COUNTY



Figure 1: View of the Hodge residence, Mirada Surf trail and Magellan Avenue facing north.



Figure 2: View of the Hodge residence and Magellan Avenue facing southwest towards the Pacific Ocean.



BRISCOE IVESTER & BAZEL LLP

235 MONTGOMERY STREET, SUITE 935 SAN FRANCISCO, CALIFORNIA 94104 (415) 402-2700

> Peter Prows (415) 402-2708 pprows@briscoelaw.net

23 December 2022

California Coastal Commission 455 Market Street, Suite 300 San Francisco, CA 94105 Attention: Erik Martinez

Dear Coastal Commission:

On behalf of the David Hodge and Hi-Jin Hodge, please accept this application for an amendment to CDP A-2-SMC-11-040/041 (W18a-12-2013) to (i) construct an ADU under SB 9 on San Mateo County APN 048-016-010, adjacent to the existing single-family residence at 201 Magellan Avenue, Half Moon Bay, and (ii) create and enhance wetlands on APN 048-016-010 and -020. This application is submitted under 14 CCR § 13166. By this letter, San Mateo County is formally invited to join as an applicant in this project, because it is the owner of APN 048-016-020. The County is aware of this application and has requested that local entitlements be deferred until the Executive Director or the Coastal Commission determines whether to accept this application for processing. (See Exhibit 3.)

Background

The project site is southwest of Highway 1. An unnamed intermittent drainage feature and associated riparian corridor, dominated by arroyo willow, is present to the immediate north and west of the project site. (See Sol Ecology, January 2022 Biological Review, in Exhibit 8.) The vicinity and location map with the project site marked is Sheet A-1 of the project plans. (Exhibit 7.) The assessor map is Exhibit 2.

In 2004, a "kidney-shaped" coastal wetland ("2004 Wetland") was documented extending across APN 048-016-010 and -020. (Dr. John Dixon, November 19, 2013 Memorandum, Exhibit 7 to W18a-12-2013 staff report.)

In 2005, San Mateo County issued itself a CDP (PLN2005-00078) to construct the Mirada Surf West Coastal Trail Extension, immediately to the south of the project site. The 'Existing Conditions Plan' documented the 2004 Wetland, but the 'Site Construction Plan' depicting the proposed trail eliminated the 2004 Wetland. (See Exhibit 9, sheets 1, (legend showing wetlands depicted with dashed gray lines), 2 (existing conditions showing depicting 2004 Wetland), 5 (site construction plan showing no 2004 Wetland), and 6 (close-up of site construction plan showing no 2004 Wetland).) This 2005 CDP is not referenced in the Hodge CDP the Coastal Commission issued in 2013.

As part of the construction of the Mirada Surf West Coastal Trail Extension, and consistent with the project's construction plans, the County filled and eliminated the 2004 Wetland on both APN 048-016-010 and -020.

The construction of the Mirada Surf West Coastal Trail Extension changed the hydrology of the area and created a drainage problem for the Hodges. The trail blocks some water from flowing into the adjacent intermittent drainage feature and causes unwanted ponding on the Hodge property. (See Hurvitz Environmental "Hydrology and Drainage Assessment" report, May 25, 2022, in Exhibit 8.) When a nearby sewer main line broke, in October 2017, that sewage ponded on the area of the Hodge property whose hydrology was changed by the County's trail project.

In 2010, the County issued itself another CDP (PLN2010-00356), to construct a public restroom on APN 048-016-020. This public restroom was constructed on part of the area that formerly was the 2004 Wetland, which the County had filled pursuant to its 2005 CDP for the Mirada Surf Trail extension.

In December 2013, the Coastal Commission approved a CDP for the single-family residence on the Hodge property, APN 048-016-010. The staff report noted that the 2004 Wetland had existed on the property but had been filled by the County in 2008. (Staff report at 14, 25 ("This wetland was located on the area of the two parcels where dirt was stockpiled during construction of the Mirada Surf Trail").) The staff report assumed that "the fill of wetlands ... were undertaken without the required CDP"—apparently unaware of the County's 2005 CDP. (Staff report at 25.) Because the staff report considered the wetland fill to have been unpermitted, it reviewed the Hodge CDP application "based on the resources that existed prior to unpermitted activities", i.e., "based on the assumption that the [2004 Wetland] ... still exist[s]".

Assuming the 2004 Wetland still existed, the staff report concluded that construction of Hodge's proposed single-family residence would be inconsistent with the LCP, particularly its sensitive habitats policies (LCP Policy 7.1) and "should be denied." (Staff report at 25-26, 30.) The staff report recognized, however, that denial of the CDP could deprive the Hodges of "all economically viable use of their property" and constitute an unconstitutional taking. (Staff report at 34.) Staff thus recommended, and the Commission approved, the CDP, subject to conditions. One of those conditions—Special Condition 7—required a deed restriction that prohibited future development in the undeveloped portion of the Hodge parcel.

Current Project

The current project seeks to build an ADU under SB 9 on APN 048-016-010, owned by the Hodges, and construct and enhance wetlands on both that Hodge property and the County's property (APN 048-016-020). Project plans for the ADU are enclosed as Exhibit 7. A conceptual wetland creation and enhancement plan is described and shown (as Figure 2) in the August 10, 2022 "Coastal Wetland Resources

Review" report by Sol Ecology, enclosed in **Exhibit 8**. The vesting deed for the Hodge property is enclosed as **Exhibit 1**. By this letter, the County is invited to join as an applicant on this project.

The Hodges wish to build the ADU most immediately for David Hodge's 99year-old mother to live in. The Hodges believe that this ADU qualifies for streamlined approval, including an exemption from County design review, under SB 9.

The Hodges wish to undertake the wetland creation and enhancement project for two reasons:

- First, it will transform what is currently a drainage problem on the Hodge
 property, caused by the hydrology changes brought about by the County's trail
 extension, into an opportunity to create new wetlands in that part of the
 property. Wetlands need water, and the current lack of drainage provides onsite water that, with the grading and vegetation changes proposed, could form
 the foundation for a significant and lasting new 3-parameter coastal wetland.
- Second, it will significantly restore and enhance much of the footprint of the 2004 Wetland the County filled, and improve upon the environmental status quo. The area behind the public bathroom on the County's property is dominated by invasive bristly ox-tongue, which inhibits the growth of true wetland vegetation on both that parcel and the Hodge parcel. The wetland enhancement plan would regrade and replant those areas with native perennial wetland species, and remove the bristly ox-tongue, to create actual coastal wetlands. Without the enhancements proposed by this permit amendment, that invasive bristly oxtongue will continue to dominate and prevent healthy wetlands from ever returning to the area.

If this application is accepted, the Hodges are eager to work with Coastal Commission biologists to refine and improve their wetland creation and enhancement plan, as appropriate.

Reasons This Amendment Request Should Be Accepted

This application requires an amendment to the Hodges' existing CDP, particularly Special Condition 7 (the deed restriction). Amendments require the applicant to present "newly discovered material information, which the applicant could not, with reasonable diligence, have discovered and produced before the permit was granted." (14 CCR § 13166(a).) The newly discovered material information here is the County's 2005 CDP, which contemplated the elimination of the 2004 Wetland and which neither the Coastal Commission nor the Hodges discovered with reasonable diligence during the processing of the Hodges' 2013 CDP.

The analysis in the 2013 Hodge CDP proceeded on the assumption the 2004 Wetland had been filled without a permit. Because of that unpermitted fill, the 2013 CDP analyzed the application as if the 2004 Wetland were still there. Treating the 2004 Wetland as still there, staff concluded that the proposed single-family residence proposed for construction on part of the area of the 2004 Wetland would be inconsistent with the wetland policies of the CDP and thus could only be approved via a Takings analysis and with Special Condition 7 requiring the deed restriction.

But this assumption that the 2004 Wetland had been filled without a permit—which was the basis of the analysis in the 2013 Hodge CDP—was wrong. The County gave itself a CDP in 2005 to fill that wetland (PLN2005-00078). The County later gave itself another CDP (PLN2010-00356) to build a public bathroom on part of the site of the former 2004 Wetland. Neither the Coastal Commission staff nor the Hodges were aware of the relevance of the 2005 CDP when the 2013 Hodge CDP was issued: nowhere does the 2013 Hodge CDP reference the 2005 County CDP. The Hodges

obtained the 2005 CDP only this year, after months of pursuing a Public Records Act request from San Mateo County.

The County has acted in significant reliance on the 2005 CDP providing coverage to fill the 2004 Wetland. The County constructed the public restroom on top of part of the area covered by the 2004 Wetland. If the 2005 CDP did not provide permit coverage to fill the 2004 Wetland, then the public restroom would currently be sitting on top of unpermitted wetland fill—and an unresolved Coastal Act violation.

The Coastal Commission should accept this application to amend the 2013 Hodge CDP and correct the mistaken assumption that the 2004 Wetland was filled without a permit—which mistake neither Coastal Commission staff nor the Hodges discovered with reasonable diligence at the time.

Dead Vegetation Removal

During pre-application meetings with the County and Coastal Commission staff, questions were raised about the willow vegetation line on the Hodge property. The willow vegetation line on the Hodge property shrinks and grows from year to year as branches grow or die off. The Hodges have removed dead willow branches. (See Exhibit 10 (invoices for "[r]emoval of dead brush" and "bristly oxtongue").) But they have not cut down any willow trees. (See Sol Ecology "Biological Review", January 2022, in Exhibit 8 at 3 ("Minor tree trimming is evident, but no stumps or stump holes were observed, nor was any major cutting back of stems apparent".)

Other Information

Notice has been posted of this application on-site. A check for \$3,530 is enclosed and represents the applicants' best estimation of the required permit fee; if that fee is calculated incorrectly, please let me know.

Please do not hesitate to contact me with any questions. On behalf of the Hodges, we look forward to working with you and San Mateo County on this project.

Sincerely,

BRISCOE IYESTER & BAZEL LLP

Peter S. Prows

Authorized agent for the applicants

Enclosures

cc (by email only): Steve Monowitz (smonowitz@smcgov.org), San Mateo County

Planning Director

Carole Groom (cgroom@smcgov.org), Coastal Commissioner and

San Mateo County Supervisor

 $Stephanie\ Rexing@coastal.ca.gov),\ North\ Central$

District Manager, Coastal Commission

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT 455 MARKET STREET, SUITE 300 SAN FRANCISCO, CA 94105 PHONE: (415) 904-5260 FAX: (415) 904-5400 WEB: WWW.COASTAL.CA.GOV



January 23, 2022

Peter Prows
Briscoe Ivester & Bazell LLP
235 Montgomery Street, Suite 935
San Francisco, California 94104

Subject: Coastal Development Permit (CDP) Amendment Application Number A-2-SMC-11-041-A1 (Hodge)

Dear Mr. Prows:

We received the above-referenced coastal development permit (CDP) amendment application that you submitted on behalf of your clients, David and Hi-Jin Hodge, proposing (i) to construct an accessory dwelling unit (ADU) on APN 048-016-010, adjacent to the existing single-family residence at 201 Magellan Avenue, and (ii) to "create and enhance wetlands" on APN 048-016-010 and -020, all located in the in the Miramar area of unincorporated San Mateo County.

Pursuant to California Code of Regulations (CCR) Section 13166(a):

The executive director shall reject an application for an amendment to an approved permit if he or she determines that the proposed amendment would lessen or avoid the intended effect of an approved or conditionally approved permit unless the applicant presents newly discovered material information, which he or she could not, with reasonable diligence, have discovered and produced before the permit was granted.

Please be advised that the Executive Director has determined that the proposed development would lessen and avoid the intended effect of CDP A-2-SMC-11-041, and that you have not provided newly discovered material information which could not have with reasonable diligence been discovered and produced at the time the CDP was approved. Specifically, in approving CDP A-2-SMC-11-041 the Commission determined that the area where you now propose to develop an ADU constituted a protected habitat area that could not be developed, and required such area to be deed restricted to only allow for open space, habitat restoration, landscaping for screening purposes, stormwater runoff and erosion control measures uses.

Please note two things. First, because your amendment application is rejected pursuant to CCR Section 13166, we have not reviewed the application for completeness and it is not filed as complete. If you were to intend to continue to pursue an amendment application that can be accepted notwithstanding CCR Section 13166, there may be information necessary to allow it to be filed as complete. If you choose this route, the

A-2-SMC-11-041 (Hodge) January 23, 2023

revised amendment application would be reviewed and you would be informed if additional information was necessary to allow it to be filed. Second, as described in CCR Section 13166(a)(1), you may appeal the Executive Director's determination rejecting your application to the Commission. Section 13166(a)(1) states:

An applicant may appeal the executive director's determination to the commission. The appeal must be submitted in writing and must set forth the basis for appeal. The appeal must be submitted within 10 working days after the executive director's rejection of the amendment application. If timely submitted, the executive director shall schedule the appeal for the next commission hearing or as soon thereafter as practicable and shall provide notice of the hearing to all persons the executive director has reason to know may be interested in the application.

If you choose to pursue such an appeal, please note that it must be submitted in writing and must set forth the basis for appeal. Any such appeal must also be submitted within 10 working days of this letter, meaning you would need to submit any such appeal by 5 pm on February 6, 2023. If timely submitted, we will schedule the appeal for a hearing in front of the Commission. If you don't appeal or an appeal is not timely received, then this issue will be deemed resolved.

In closing, we will continue to consult and work with you should you propose to develop the site consistent with the terms and conditions of CDP A-2-SMC-11-041. We would be happy to coordinate on any application proposals that do not propose development that lessens the protections of coastal resources onsite.

Please do not hesitate to contact me at (415) 904-5502 or at erik.martinez@coastal.ca.gov if you have any questions regarding this letter or would like to discuss this matter further.

Sincerely,

Erik Martinez
Coastal Program Analyst
North Central Coast District
California Coastal Commission

BRISCOE IVESTER & BAZEL LLP

235 Montgomery Street, Suite 935 San Francisco, California 94104 (415) 402-2700

> Peter Prows (415) 402-2708 pprows@briscoelaw.net

3 February 2023

By E-Mail (erik.martinez@coastal.ca.gov)

California Coastal Commission 455 Market Street, Suite 300 San Francisco, CA 94105 Attention: Erik Martinez

Dear Mr. Martinez:

Under 14 CCR section 13166(a)(1), David and Hi-Jin Hodge appeal the Executive Director's rejection of their application to construct an SB-9-compliant ADU on San Mateo County APN 048-016-010, and to create and enhance wetlands on San Mateo County APN 048-016-010 and -020. This project will provide much-needed new affordable housing in San Mateo County, which as of this week does not have a compliant Housing Element in violation of state housing laws, and this project will significantly improve the environment by creating new coastal wetlands.

Your letter states that, in approving the prior CDP, "the Commission determined that the area where you now propose to develop an ADU constituted a protected habitat area that could not be developed". The basis for this appeal is that the Executive Director's determination is just wrong.

In approving the prior Hodge permit in 2013 (CDP A-2-SMC-11-041), the Commission found that (i) the Hodge property had previously contained a wetland but (ii) the County had already filled that wetland without a permit. The Commission's second finding—that there was no permit for this wetland fill—was *false*, and effectively an *improper collateral attack* on the County's 2005 CDP.

We now know the wetland fill was permitted. In 2005, the County gave itself a CDP to fill that wetland (PLN2005-00078), and the Coastal Commission never challenged that permit. However, neither the County nor Coastal Commission staff, with their reasonable diligence, brought that 2005 CDP to the Coastal Commission's attention in 2013, when it issued the Hodge permit. The Hodges did not learn about that 2005 CDP until 2022—when after months and multiple rounds of Public Records Act requests the County finally produced it.

BRISCOE IVESTER & BAZEL LLP Erik Martinez California Coastal Commission 3 February 2023 Page 2

Thanks to those recent Public Records Act requests, we now know the Coastal Commission made a mistake in 2013 when it found that the wetlands on the property had been filled without a permit. The truth is there was a CDP to fill those wetlands, which Coastal Commission staff and the County had apparently forgotten about by 2013. The County then gave itself another CDP in 2010 (PLN2010-00356) to build a public bathroom on part of that former wetland filled pursuant to the 2005 CDP. No useful purpose is served now by perpetuating the mistake the Coastal Commission made in 2013, and by calling into question the legality of that public bathroom.

Your letter does not dispute that the 2005 CDP permitted the filling of the wetlands that used to be on the Hodge property, or that there really was no unpermitted wetland fill when the 2013 Hodge permit issued.

The Coastal Commission should accept this appeal, reverse the Executive Director's determination, correct its mistake from 2013, and allow the accept this application to build needed SB 9 housing and improve the environment. Pursuant to 14 CCR section 13116(a)(1), this appeal should be scheduled for the Coastal Commission's March hearing in nearby Half Moon Bay.

Sincerely,

BRISCOE IVESTER & BAZEL LLP

/s/ Peter Prows

Peter S. Prows Attorney and designated representative for David and Hi-Jin Hodge

NON-STUCTURAL COMMENTS - (Correction locations) - Cover Sheet (comments) - Cover Sheet (comments) - Cover Sheet (comments) - Survey - Updated and replaced - Sul - Boundry and Topographic Survey - Updated and replaced) - C2 Erosion comfor plan - (Sheet Updated and replaced) - C2 Erosion comfor plan - (Sheet Updated and replaced) - A-1 Location map and size calculations - (#1 added note about Parking Exception) - A-2 Placement - Setbacks - Fericing - (#2 updated ripanan boundry + 20 setback) - A-2 Fist floor, plan - (#3 Showed location of domestic hot water and radiant heat source) - A-4 North Elevation - (#4 Added notes from HMB Fire district) COMMENTS

201 MAGELLAN AVENUE ADU ADDITION

97 Alameda Avenue (corner of Magellan) Half Moon Bay, CA 94019

rev - 01,25, 2022

Parcel No. 048-016-010

Contact David or Hi-Jin Hodge

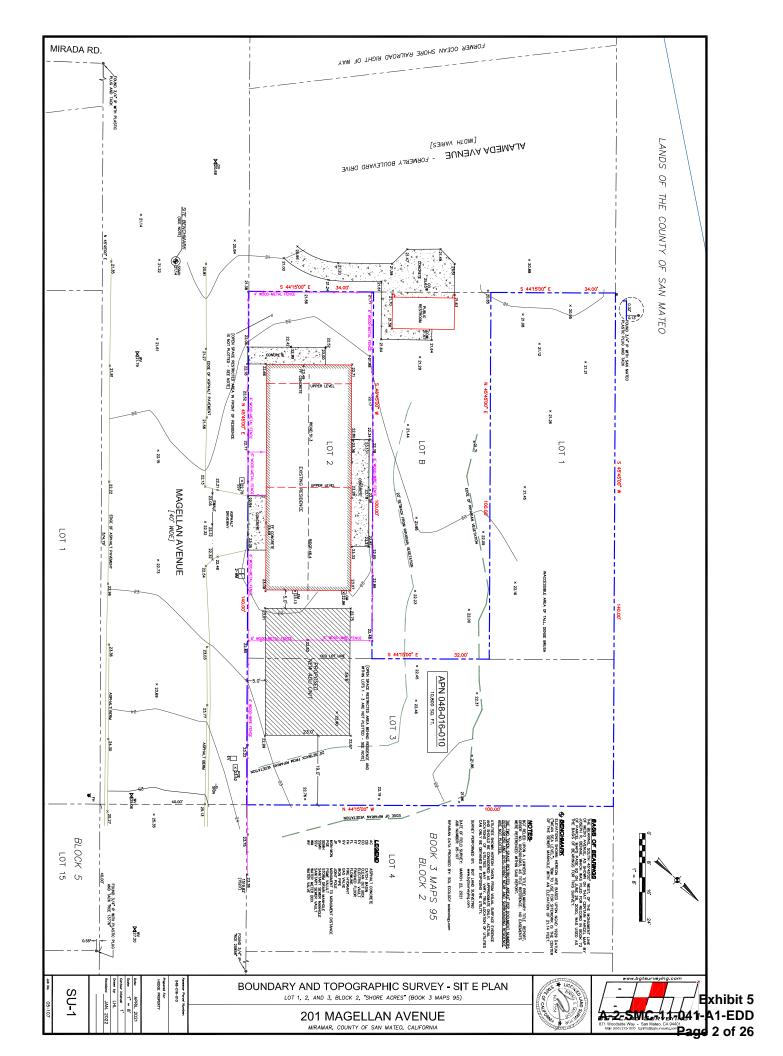
201 Magellan Avenue Half Moon Bay, CA 94019 415 370 2550 phone

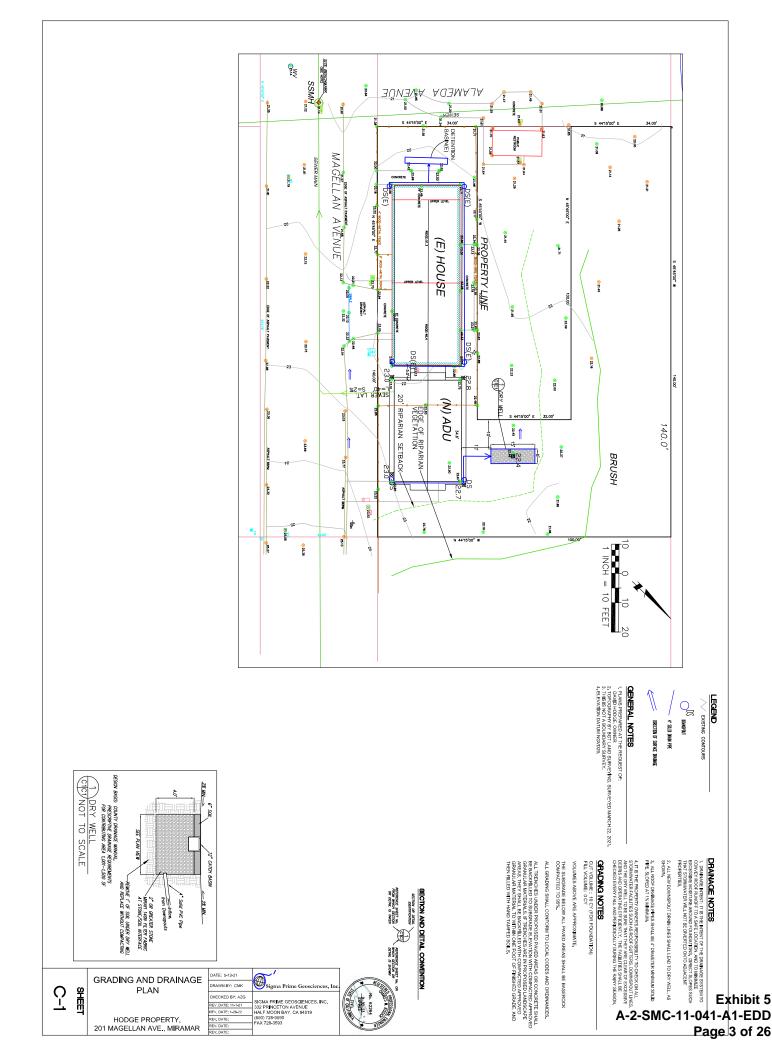
david@hodgearts.com

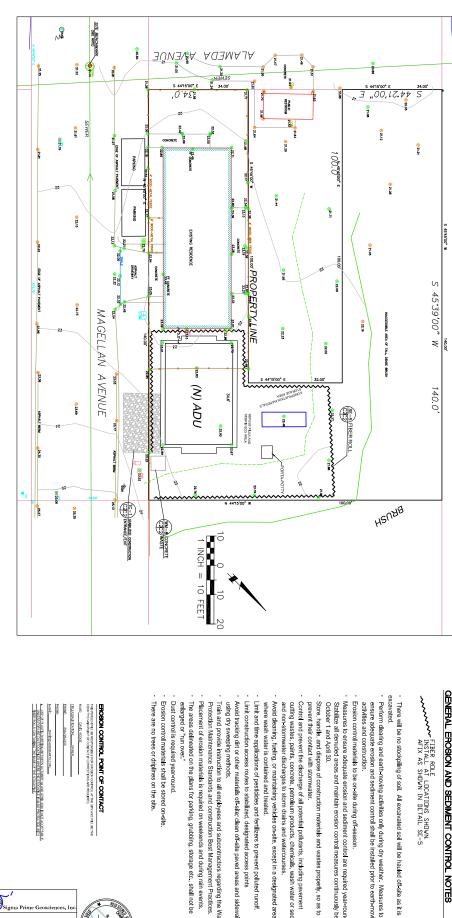
STUCTURAL COMMENTS

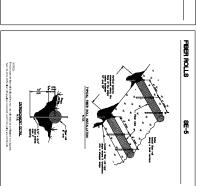
 b.) The Occupancy classifications and type of construction in accordance with building codes, (e.g., Occupancy group, R3 and U. and type of Construction, Type VB a.) The Codes applicable to the work proposed (e.g., 2013 CBC, CRC, CEC, CMA, CPC, and California Buiklding Energy Standards.

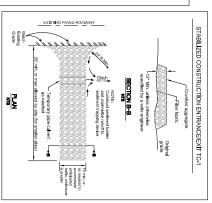
Sheet Index:











C-2 SHEET

Sigma Prime Ger **EROSION CONTROL PLAN** RAWN BY: CMF HECKED BY: AZG SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-3590 FAX 728-3593 REV. DATE: 11-1-21 HODGE PROPERTY. 201 MAGELLAN AVE., MIRAMAR

CONCRETE WASTE MANAGEMENT

₹.



EROSION CONTROL POINT OF CONTACT WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE A NPOINT OF CONTACT IF CONVECTIONS AVE. REQUIRED. 341.38 TW

GENERAL EROSION AND SEDIMENT CONTROL NOTES

FIBER ROLE

NSTALL 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
- 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
- Measures to ensure adequate erosion and sediment control are required year-round Stabilize all denuded areas and maintain erosion control measures continuously between
- cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses. Control and prevent the discharge of all potential pollutants, including pavement
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff. Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks Limit construction access routes to stabilized, designated access points
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be Placement of erosion materials is required on weekends and during rain events.

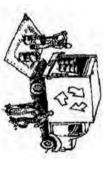
Exhibit 5 A-2-SMC-11-041-A1-EDD Page 4 of 26



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

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

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as accordance with city, county, state and federal regulations. pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in
- ☐ Store hazardous materials and wastes in water tight containers, store every work day or during wet weather or when rain is forecast. in appropriate secondary containment, and cover them at the end of
- ☐ 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

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

Construction Entrances and Perimeter

- X 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.
- X Sweep or vacuum any street tracking immediately and secure ediment source to prevent further tracking. Never hose down streets

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 benned area away from storm drains and over a drip pan or drap cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite drains, or surface waters. allow rinse water to run into gutters, streets, storm clean with water only in a bermed area that will not
- ☐ Do not clean vehicle or equipment onsite using soaps solvents, degreasers, or steam cleaning equipment.

- Spill Prevention and Control

 X 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 X Clean up spills or leaks immediately and dispose of until repairs are made.
- Do not hose down surfaces where fluids have spilled cleanup materials properly. Use dry cleanup methods (absorbent materials, cat

×

- X Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them. litter, and/or rags).
- Clean up spills on dirt areas by digging up and
- ☐ Report significant spills immediately. You are required properly disposing of contaminated soil

or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

materials, including oil. To report a spill: 1) Dial 911 by law to report all significant releases of hazardous

Earthmoving

Paving/Asphalt Work



- X Schedule grading and excavation work
- X Stabilize all denuded areas, install and matrix) until vegetation is established. as erosion control fabric or bonded fiber
- X Remove existing vegetation only when or where construction is not immediately vegetation for erosion control on slopes absolutely necessary, and seed or plant
- 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
- ☐ Keep excavated soil on site and transfer i to dump trucks on site, not in the streets gravel bags, berms, etc

Contaminated Soils

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



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

Sawcutting & Asphalt/Concrete Removal

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

- ☐ 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 Let concrete harden and dispose of as that will prevent leaching into the temporary waste pit, and in a manner area, where the water will flow into a offsite or in a designated washout
- ☐ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum and disposed of properly drain onto a bermed surface to be pumped gutters, hose washwater onto dirt areas, or



- ☐ 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.

Concrete, Grout & Mortar Application



Painting Cleanup and Removal

- Never clean brushes or rinse paint ontainers into a street, gutter, storm
- □ For oil-based paints, paint out brushes to For water-based paints, paint out brushe or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of the extent possible and clean with thinner Never pour paint down a storm drain. drain that goes to the sanitary sewer. to the extent possible, and rinse into a
- Chemical paint stripping residue and chip containing lead, mercury, or tributyltin must be disposed of as hazardous waste cloths and disposed of as trash. certified contractor. and dust from marine paints or paints Lead based paint removal requires a state

☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop

excess liquids as hazardous waste.

Dewatering



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

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

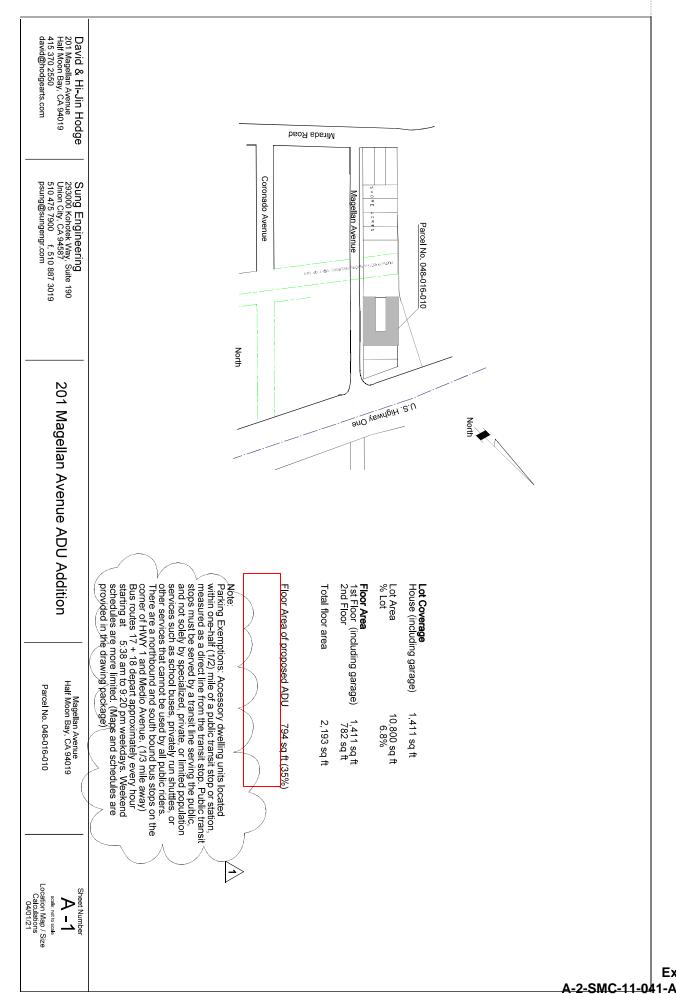
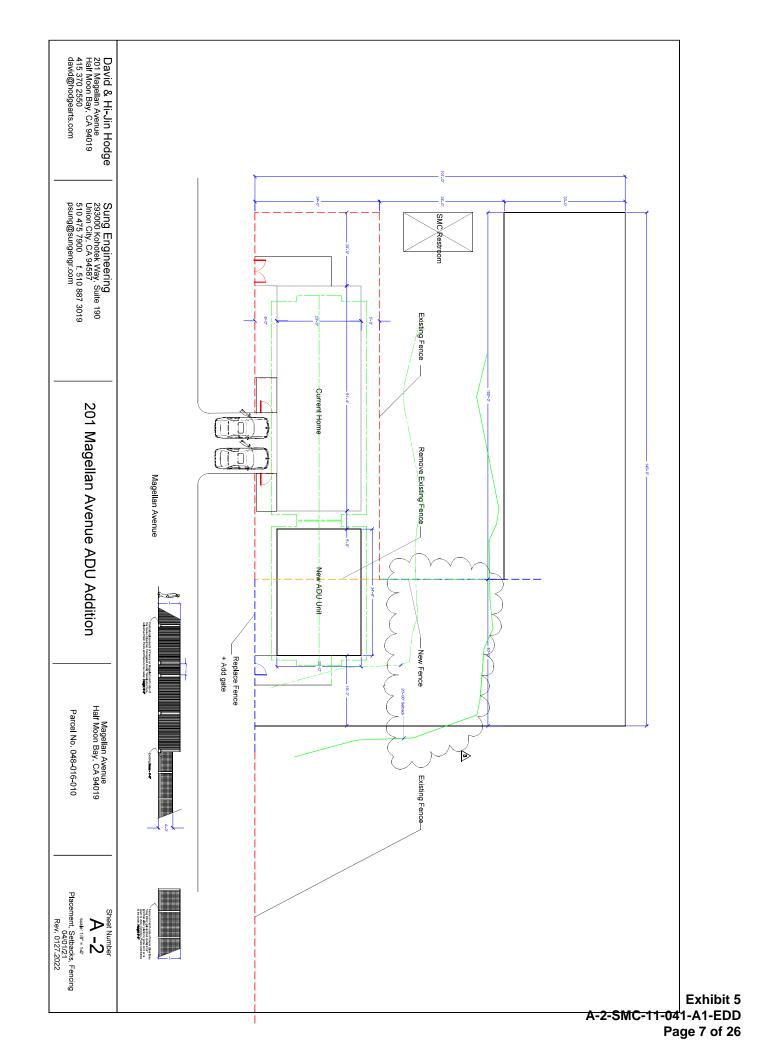
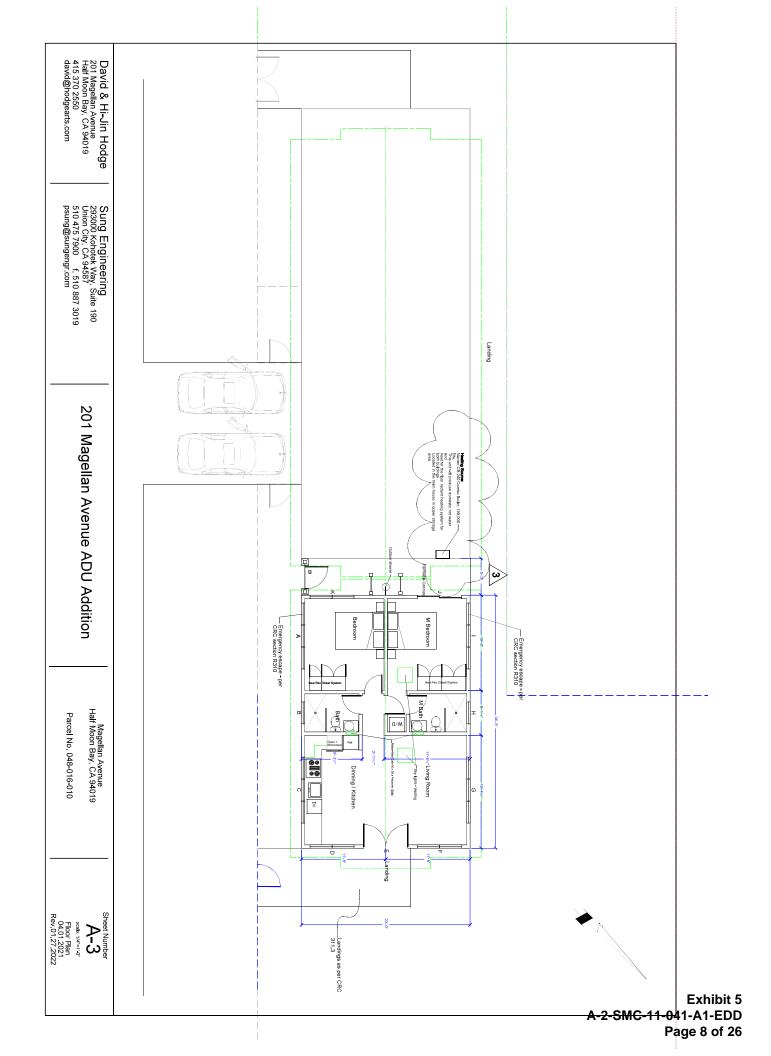


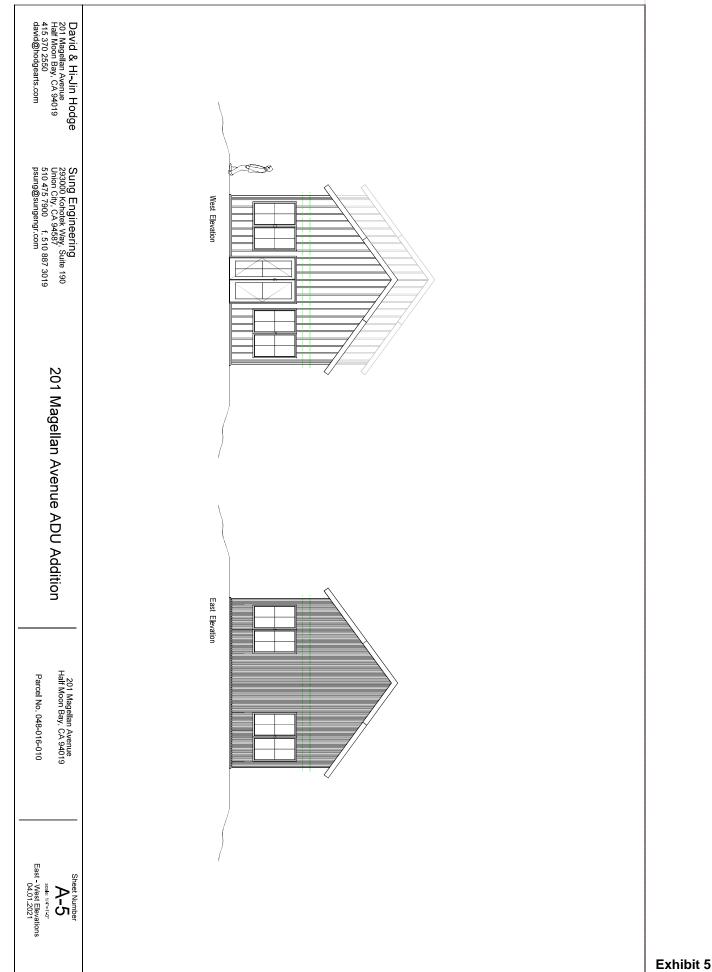
Exhibit 5 A-2-SMC-11-041-A1-EDD Page 6 of 26



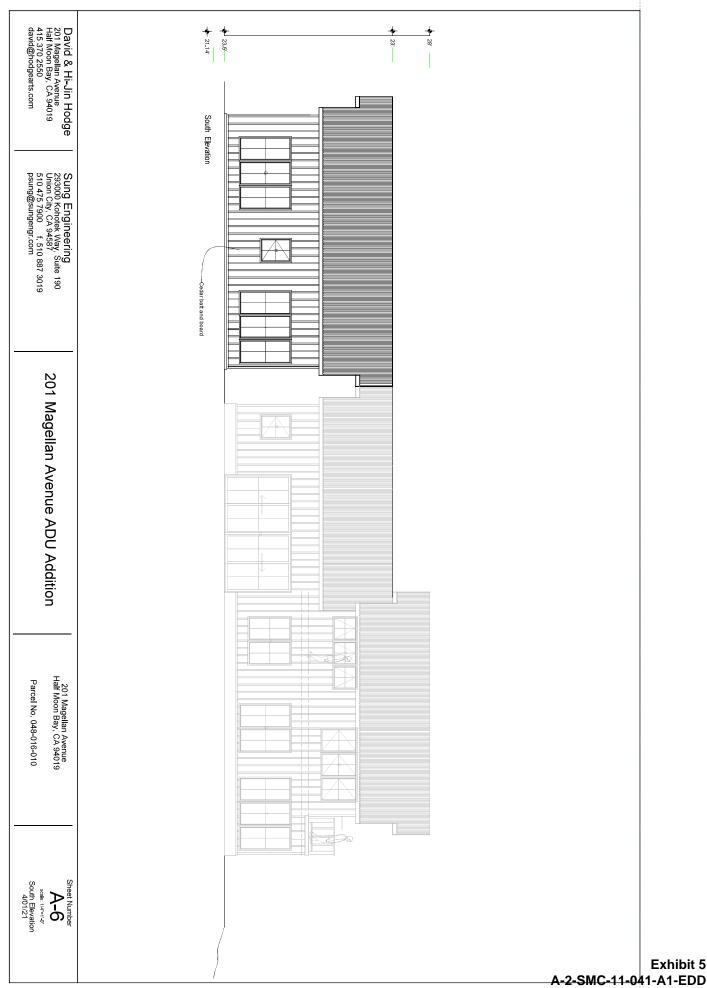


David & Hi-Jin Hodge 201 Magellan Avenue Half Moon Bay. CA 94019 415 370 2550 david@hodgearts.com 6. Alt is re op adressing – When repeat by the Chel approved numbers o addresses shall be placed on all ear and existing buildings in ware a position as it as besing wides and legible immitte fre apparatus read at the book of the propurty. Number stroke and size will consely will. Section 2005, for residential buildings. 5. ACU using the same street odds. District. 2. Espaja v rieksia windows lijelit have a monom mit daet openible eine of 5,7 squae feet, 5,0 sq. ti, allewed it grade. The monomor net dear openible ingold interazion eate be 2 kerzhat. The net doar openible width dimension shall be 20 inches. Finished all height shall be not more than 44 losses above the finished disper, (3019 CFC, 1030.2). Sung Engineering 293000 Kohotek Way, Suite 190 Union City, CA 94587 510 475 7900 f. 510 887 3019 psung@sungengr.com posted as required by the Coastaide Fire Protection 7. As per Coastaids fire Dispart Cydnama 2019-03, the mot covering of every new building or structure, and makrabb applied see part of tool covering assembly, shall have a maximum fire rating of Class "B" ohypore se defined in the current edition of the California Building Code.
Code. 12,Exterior bell and intersorth strobe and flow switch, along aboled, 11. Installation of underground spiritalisy pips shall be Bushed and visually inspected by Five District prior to receive to many. Any soldwest Earling must be presume tested with function upon. Please call Counside Five District to schedule an inspiration, Five shall be joid prior to your revenu. Life ADJ METS ALT HE REQUIREMENTS FOR ADJ THEM DIES EPRIMAERS ARE MY PEQUIREM AND AUXILIARIA WAS AUXILIARIA WAS AUXILIARIA WAS AUXILIARIA AUXIL is, Vegetium Managurent (EA), Add mit is dans. The Coatable fire to Cole of Common (1915-2), the 2016 states are Cast. TOL. 17. And It was it of probable space is negatived about die promieer of all discharges to a distinct of 4 notices have 00 again any be reparted as a state of a document of the common of the common of the common of the common of the probable of the common A York patiety or you with will be required if there is lented access to property, CFC 506,1. For application and instructions please mail or patients strateging on you five need further assistance please contact Coasterios Fire Projection Digitic at 656-726-5213. 201 Magellan Avenue ADU Addition from abode, are required to be wired into the required flore switch on your fire sprintler system. The belt, home of with the gangle door opener are to be wired into a saperate cocurt breaker at the main electrical panel and North Elevation Magellan Avenue Half Moon Bay, CA 94019 4 Parcel No. 048-016-010 Corregated metal roof and two sides of the house as drawn w? Gavalume non-reflective finish. Rain Gutters and downspouts to match existing house (All doors and windows are Marvin Windows) 1x 2 window and door trim(typ) on areas that are wood aided All trelis parts and related trim, ralings, and fence posts will be western red ceder. West and South Elevations are Cedar Batt & Board vindows are casement or single hung such attended Door is french style A-4 North Elevation 04.01.2021 Rev.01.27.2022

Exhibit 5 A-2-SMC-11-041-A1-EDD Page 9 of 26



A-2-SMC-11-041-A1-EDD Page 10 of 26



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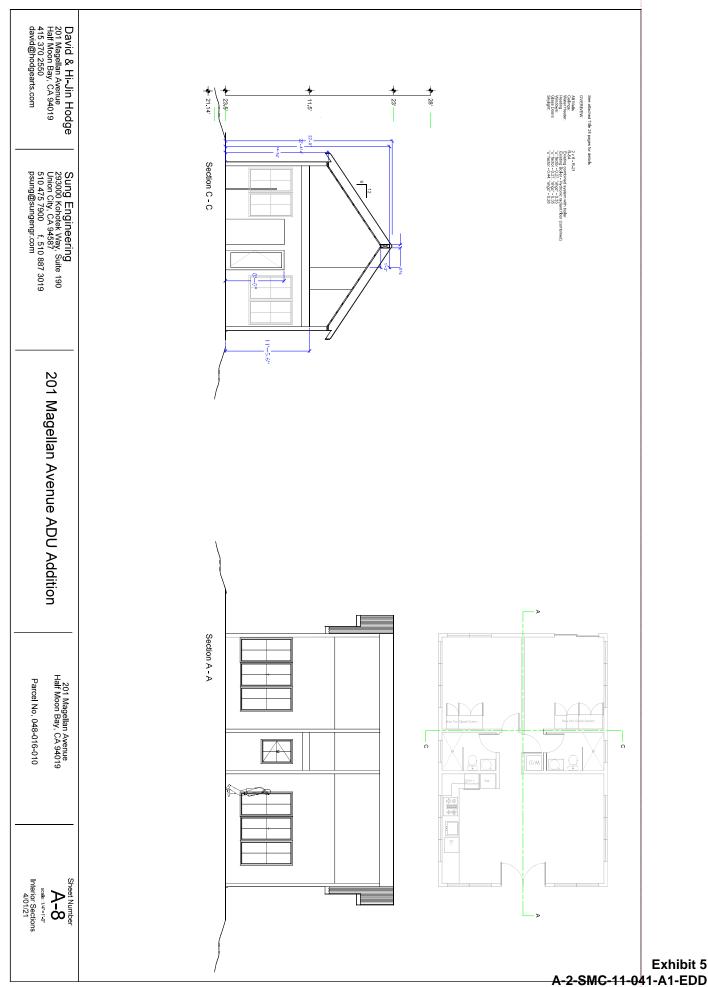
David & Hi-Jin Hodge 201 Magellan Avenue Half Moon Bay, CA 94019 415 370 250 david@hodgearts.com Sung Engineering 293000 Kohotek Way, Suite 190 Union City, CA 94587 510 475 7900 f. 510 887 3019 psung@sungengr.com 201 Magellan Avenue ADU Addition Corregated metal roof and two sides of the house as drawn w/"Gavalume 'non-reflective finish Rain Gutters and downspouts to match exsiting house 201 Magellan Avenue Half Moon Bay, CA 94019 Parcel No. 048-016-010 Sheet Number

A-7

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

Rooof Plan
4/01/21

> Exhibit 5 A-2-SMC-11-041-A1-EDD Page 12 of 26



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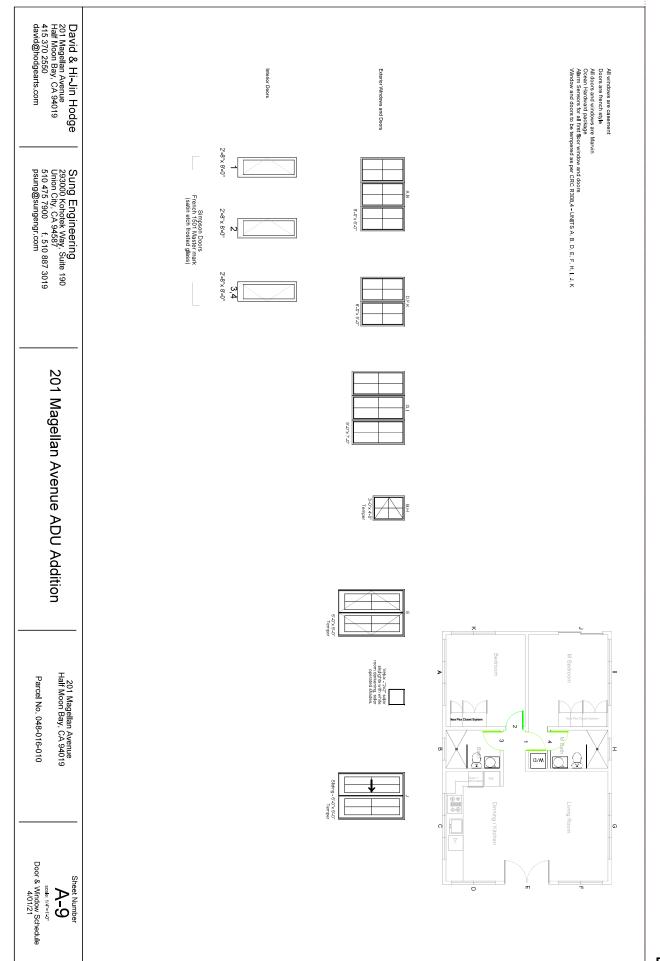


Exhibit 5 A-2-SMC-11-041-A1-EDD Page 14 of 26

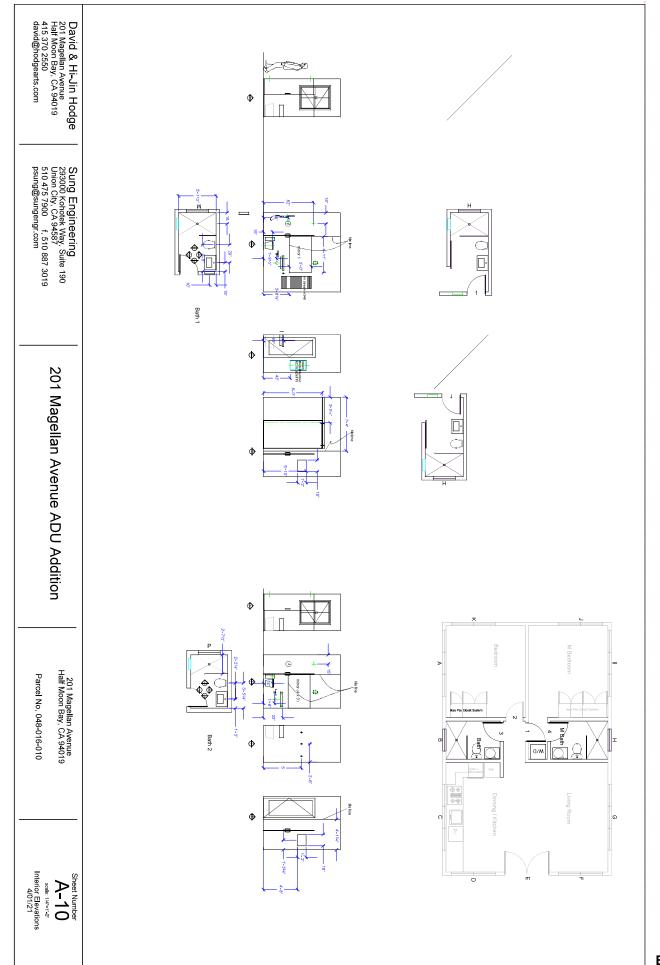
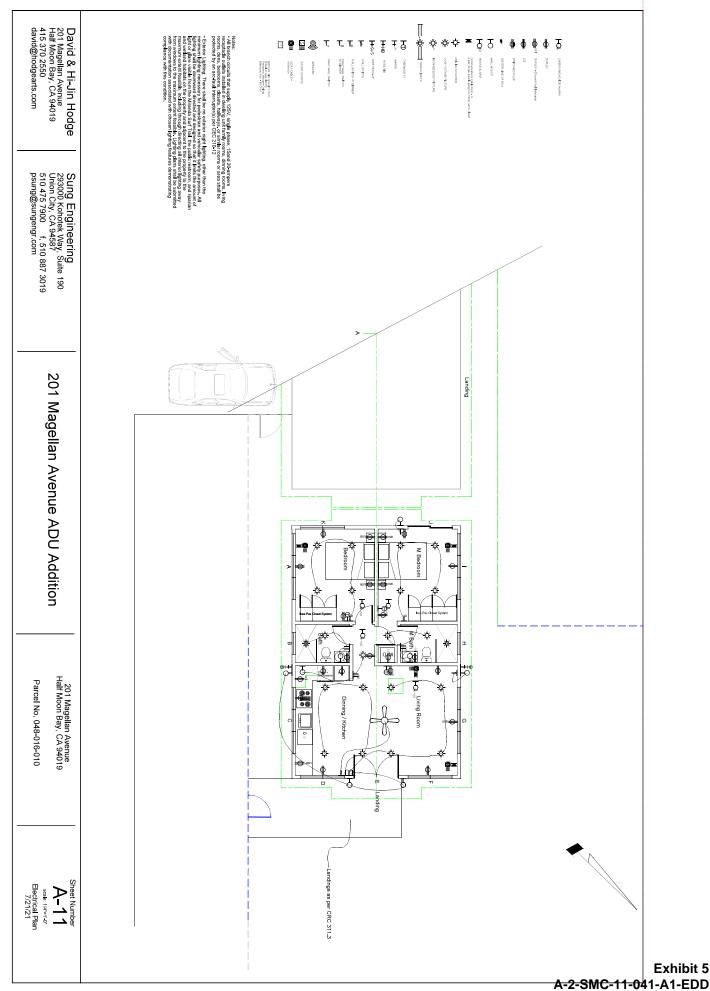


Exhibit 5 A-2-SMC-11-041-A1-EDD Page 15 of 26



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		5 2019 CALGREEN RESIDENTIAL OCCUPANCIES APPUCATION CHECKLIST SECTION A4,022 Effective January 1, 2020 HZDS-4,1452,1696-00703		6 6		EXCEPTION DESCRIPTION OF THE PROPERTY OF THE P	-
GOAS ML 4.59 ML flowing makes or excellent the annual makes of the GOA Cultima Briefling Emergy Emergy Standard IV. **There research are surroll majorit deviation in dubbs of implicition.	FEATURE OR MEASURE FEATURE OR MEASURE AL SEA I Provide another workfort charging spaces for more found to all the control of	2019 C/L GREEN RESIDENTIAL OCCUPANCIES APPUCATION CHECKLIST SECTION AA 902 Effective January 1, 2020 HZDD94, 1525 (BMG 10/20)	Interface of the Commonwhere in Electrical profession profession for the Commonwhere in Commonwh			APPLICATIO SELECTIVE MEASURE ELECTIVE MEASURE Pressure and Below The 1	
Trapart preside to the Tir.	PERVIVER ON REJAURE AL 154.1 Featured. AL 15	Townshilling resources found in this lade may be exactly or in part and provided an equation in the date in 1.2. 2019 CALGREEN RESIDENTIAL COCUP ANCIES APPLICATION CHECKLIST SECTION A4802 HTG616're JANUARY 1, 2020 HTG616're JANUARY 1, 2020	NIA (NIA 2, Alam is developed and implemental in manage in the control of the company bring controllers and packing of the controllers and the control of the controllers and managed and controllers are the controllers and managed and controllers are the controllers	orderes. A. 18.2 Excito bullety are deserted by A. 18.2 Excito bullety are deserted for even or registry of bullety are deserted for even or registry of bullety and excito the prepared ordered as safe years are of the following parasitis much can be safely executed by the property of	2. A profession an execution. 2. A profession an execution. 2. A profession and execution. 2. A profession and execution and execution. 2. A profession execution is execution as exactly distincts. 3. Local to project execution (2.5 and a subsidiary distincts. 2. Local to project execution (2.5 and a subsidiary distincts. 3. Construction. 3. Other execution. 3. Other execution. 4. Links in proceeding a memory of execution and execution. 5. Execution and execution and execution and execution. 5. A Prosecution. 4. Links in a notice of execution and execution and execution. 5. Execution of execution and execution and execution and execution. 5. Execution and execution and execution and execution. 5. Execution and execution and execution and execution and execution and execution.	PEATURE OR MEASURE PEATURE OR MEASURE PROPRIED AND DESIGN Site desicion AUTON A manufacturaries and ma	Effective For Annual 1, 2020 Effective Fanual 1, 2020 HCD SH. 515C (New 01/20)

CG-1

NEW DETACHED ADU 201 MEGELLAN AVE. HALF MOON BAY

2019 CALGREEN CHECKLIST (MANDATORY MEASURES ONLY)

BAY AREA ENERGY COMPLIANCE
7408 POTRERO AVE. EL CERRITO, A-20-SMC-11-041-A-1-EDD
510/932-5858
title24andgreenpoint@gmail.com

EXTINIBIT 5
Page 17 of 26

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				0	0	00	111		SPEGRY VENEFICATION METHOD Directing Installer or Third- Agency Designer Party All All All All All	HECKLIST		0		0 0	+	+		0		0	0			-	Designer Party All All	VERRICATIONS ENFORCING AGENCY TO SPECIFY VERBYCATION METHOD	HECKLIST
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10	formulationing (Mary) resets on altri-lose contiting from interlooping (CLEE) resets. 14. LASA 2 heart NOC complaint resident flooring yealmen. 14. LASA 2 heart NOC complaint resident flooring produce on all complete (August NOC complaint resident flooring produce on all complete (August NOC complete	ACMAS Professour, modin develty flushesses (IVEP) and hardwood plened used in formed frein's hystem a healt confly with his monitoring emission structure. ACMAS I have complete emission structure. California ACM Reference in California ACMAS (1) are complete emission structure. California ACMAS (1) are complete to exclude the finate California ACM Reference in State Suppress re-decided.	4.484.4 bOy, of thou area receiving resilent Booling shall.	ASKA Cuppet and output systems shall be compliant with USC limits.	4.84.2.4 Documentation shall be provided to verify that complaint VGC tent from materials have been used.	AANA33 Averagi parts and costings shall be complaint with productions plant MIR Limits for ROC and other trace.	4,544.22 Paints, starts and other coatings wall be complaint with VOC lines,	4.594.2.1 Adhesives, sestinds and cauths shall be complaint to make you and other truit compound limits.	FEATURE OR MEASURE FEATURE OR MEASURE FEATURE OR MEASURE Recognition Manual Text Time 2 ALL ALL ALL ALL ALL ALL ALL ALL ALL A		٠	ordinates. Poblatus Centro	Core shall contify with U.S. ETP A New Source Performance Standards (NEST) in announces have an applicable, and a final for an a permission that of sociating laws pare certified to meet for an appenment that of sociating laws pare certified to meet for a mission to that Vindordistry (Park Source and O	James 2 James 1 James 2 Jam		AAA11.1 florms in this section are necessary to address	exemption in Public Resources Code Section 4 (14 August 20) (A) of they all also be exempt from the opposit swate portion of this section.	enable or entered a bravially enabled local recycling ordinance. If more entiticities. Exception Rural juil-dictions that meet and apply for the	areas that areve that arrive sudding and are identified for the depositing storage and codestion of constaut-dout materials for excyption, including (at a minimum) paper, convoluted cardionary (addes, deposits, or pages and a convoluted cardionary (addes, deposits, or pages and a	provided to the building occupant or covers: Los	developed by working with local agencies. Building Maintenance and Operation 4.41(1). An operation and maintenance manual shall be	Ę	i	1	N 32	LENELS APPLICATED SELECT SECURI SELECT SECURI SELECT SECURI VERBICATIONS SECURI VERBI	2019 CALIGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION AL602 Effective January 1, 2020 HDDSHL 512 (New 01/20)
	00.3						CQ-3		# 7 4 6 8			- 11			151										#U 44	8	
	A SA	Construction Waste Reduction, Disposal and Recycling 4.448.1 Recycle and/or salvage for rever a minimum of 55% of the norhizatious construction and dendition waste in accordance with one of the following 1. Comply with a more stronger local communities and dendition waste management ordinance; or 2. A construction waste management observed.	A4.407.8 Exterior discris to the dwelling are protected to prevent water intrusion. A4.407.7 A permanent overhang or awning at least 2 feet in depth to provided at all exterior water.	AA.467.4 Protect building materials delivered to the construction site from rain and driver sources of molsture. AA.467.5 in Climate Zone is an inchwater barrier is installed at root valleys, sores and wall to odd intersections.	biomeals, namester capture system or other approved on- site location. ALAST: 3 Provide flashing details on the building plans and comply with accepted industry standards or manufacturer's instructions.	A.4.407.1 herall foundation and bandscape drains. A.4.407.1 herall foundation and developed systems to roude water at least 5 feet areay from the foundation or content to bandscape drains which destroyed to any well, surep,	protect openin method		FEATURE OR MEASURE	2019 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION AA 602 Efficiente January 1, 2020 HCD SH, 6192 (New 1020)	AL48A Renwate source bidding products are used.	value (RCV) materials are used on the project. Ther 1. Not less than a 15% RCV. Ther 2. Not less than a 15% RCV.	A4.404.2 Floor that do not require additional coverings are used including but not limited to stained, natural or stamped countried floors.	A440x1 One or more of the following statisting materials that the first require additional resources for firstining are used. Edition to the requiring part or stain. 2. Whiteour not requiring part or stain. 3. Solving or extensive wall coverings which do not require name or rate.	specify material quantity and provide direction for on-site curb. Material Sources	eliminate solid sawn lumber whenever possible. Ad. 404, 4 Material 94% are included in the plans which	A4.404.2 Building dimensions and layouts are designed to minimize waste. A4.404.3 (see presenting transfer building systems to	Efficient Framing Techniques A4.404.1 Beams, headers and trimmers are the minimum size to adequately support the load.	A4.403.2 Cement use in foundation mix design is reduced. Tier 1, Not less than a 20% reduction in cement use. Tier 2, Not less than a 25% reduction in cement use.	AA.463.1 A Frost-Protected Shallow Foundation (FPSF) is designed and constructed.	MATERIAL CONSERVATION AND RESOURCE EFFICIENCY	Bert 2	A4.304.1 items in this section are necessary to address innovative concepts or local environmental conditions.	A4.105.3 Recycled water is used for landscape irrigation. Innovative Concepts and Local Environmental	FEATURE OR MEASURE		2019 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4 602 Effective January 1, 2020 HCD 944-852 (New 3/02)
a	0		0 0	0 0		0 0	6		RECTIVE MEASURES SP. RECTIVE MEASURES SP. And Electron' A Mandaday The 1 The 2	CUPANCIES APPLICATIO ION A4 602 January 1, 2020 515C (Year 01/20)	7	ő ő	0	0		0 0			g g	0			H	0	~ -	APPLICANT TO SELECT ELECTIVE MEASURES SP	CUPANCIES APPLICATIC ION A4602 January 1, 2020 915C (New 01/20)
	-		0 0	0 0		0 0			ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD Directing Installar or Third- Agency Designer Party All All All All	N CHEC			0												Entercing Installer or Agency Designer	VENIFICATIONS ENFORCING AGENCY TO SPECIFY VENIFICATION METHOD	ON CHECK

(MANDATORY MEASURES ONLY)

TAREA ENERGY COMPLIANCE

7408 POTRERO AVE. EL CERRITO, A 20 SMC-11-041-A 1-EDD

510/932-5858

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hibit 5

702.1 HVAC system 702.2 Special inspec competence in the 4 INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS Size duct systems according to ANSI/ACCA 1 Manual D - 2016 or equivalent. Indoor Air Quality and Exhaust Indoor Water Use WATER EFFICIENCY AND CONSERVATION Site Development CALGREEN MANDATORY MEASURES NOTES (AS APPLICIABLE) ENVIRONMENTAL QUALITY PLANNING AND DESIGN ed Durability and Reduced Main of 80%. ompany, per Section 4.408.3; or dwellings; townhouses wit nce with Section 4.106.4.1, BAY AREA ENERGY COMPLIANCE 7408 POTRERO AVE. EL CERRITO, A-2-SNIC-11-041-A1-EDD 510932-8988 title24andgreenpoint@gmail.com DATE: 8 CG-3 **NEW DETACHED ADU 2019 CALGREEN NOTES** 201 MEGELLAN AVE.

HALF MOON BAY

. * B &	ACHED ADU	TITLE-24 ENERGY COMPLIANCE	BAY AREA ENERGY COMPLIANCE 7408 POTRERO AVE. EL CERRITO, A-2+SMC-11-041-A-510932-5858 BIB-24-andgreenpoint@gmail.com Page 20
Control	10 10 10 10 10 10 10 10		Continue of Cont
Comparison	Textures Common Sept 100 - 100	Calabate Section (Controlled) Calabate Section (Controlled	Control of Control o
	ille signate de promière e sere la tenera per instala de la	Controller of Control Access Control Access Control Access Control Access Control Access Control Control Access Control Control Access Control	Companies Comp

	§ 150.0kj2F
N/2E Interior Switches and Controls. Certrols must not bypass a diffrant, cooperfl sensor, or vacancy sensor funder if the certrol is installed to possible to onegy with § 150.0(X).	§ 150.0/kJZE
	§ 150,0k)20
N/20: harried ON and OFF *	§ 150.0kJ2C
	§ 150,0k)28
	A21401061 §
	§ 150.0(k)11
(A) Light Sources in Enclosed or Recessed Luminaires, Lamps and other separable light sources that are not compliant with the JAS elevated temperature requirements, including marking requirements, must not be installed in enclosed or mostsed britinaires.	§ 150.0kJ1H
K)1C: Serew based luminaires. Screw based luminaires must contain lumps that comply with Reference Joint Appendix JAB."	§ 150.0k)1G
	§ 150,0k)1F
Night Lights, Step Lights, and Path Lights. Aight lights, step lights and path lights are not required to comply with Table 158.0-8 or be controlled by vacancy sensors provided they are rated to consume no more than 5 waits of gover and entit no more than 150 Limens.	§ 150.0k)1E
	§ 150.0kJ1D
	§ 150.0k)1C
	§ 150.0k)18
	§ 150.0k)1A
Lighting Controls and Components. All lighting control devices and systems, balleds, and luminates must meet the applicable requirements of § 110.8.	§ 110.9
Lighting Measures:	Lighting
	§ 150.0(p)
	§ 110.5:
Directional lakes and Time Switches for Pools, Pools must have directional inlets that adequately mix the pool water, and a time switch that bill allow all pumps to be set or programmed to run only during of pools electric demand periods.	§ 110.4(b)3
	§ 110.4b)2
Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of sign between the filter and the heater, or deficialled suction and return lines, or built-in or built-up comercions to allow for future solar heating.	§ 110.4(b)1
Confliction by Hamiltonians. Any poid or year basing system or equipment muck to extribed to love all of the flowing's thermal efficiency. The complict with the Systems of Entire's Regulations, no conflict with much could see the heart and love a before the flower and the confliction of the flower and the confliction of the flower with the confliction of the flower and the confliction of the flower and the confliction of the flower and the confliction of the confliction of the flower and the confliction of the flower and the confliction of the confliction of the flower and the confliction of th	§ 110.4(a)
Pool and Spa Systems and Equipment Measures:	Pool and
148 Verification and Diagnosis: cleans Cwelling and verification among most on verification accordance with intermorb Association (a) Appendix Res. 27, 124 than range floods must be verified in accordance with Reference Residential Appendix Res. 24, 23 to ordinit it is raised by HA1 to comply with the arribur nates and sound requirements as apposited in Section 5 and 7.2 of ASHPAE 62.2.	§ 150.0(o)2
	§ 150.0(o)1G:
	§ 150.0(o)1F
Illustrary Attached Develop United National activated evelop use must be made them moderated articles on the proposed at attach of the concentrate with a state of the contract of persons and apply or continuous eveloput (%) and united at evelor to bitative of species not used, which are he to his partial moderate species not used, which are he to his partial moderate persons and used with the total persons and use the species of the species of the shading and the shading an	§ 150.0(o)1E
	§ 150.0(o)10
Requirements for Variation and Indoor Air Qualty, All dwelling units must meet the requirements of ASFRAE Standard 62.2, Vertitation and Acceptable Indoor Air Qualty in Residential Bushings subject to the amendments specified in § 150.0(c)).	§ 150.0(o)1:
Requirements for Ventilation and Indoor Air Quality:	1



2019 Low-Rise Residential Mandatory Measures Sum

	2019 Low-Rise Residential Mandatory Measures Summary	(2019 Low-Rise Residential Mandatory Measures Summa
	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it	§ 150.0(h)34:	Gearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from
2.08/203	provides fundamently of the operated control according to § 110.8, meets the lacitalistion Certificate requirements of § 130.0(e); and meets all other requirements in § 150.0(e). EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(e).	§ 150,0(h)38:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with I quid line 1 for driers if required menufacturer's instructions.
0.0kj2H:	Interior Switches and Controls. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complete with all other applicable requirements in § 150.0(k).	\$ 150.0011:	Storage Task Insulation. Unfred hat water tanks, such as damage tasks and backup storage tanks for outer water a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated of
0.0%(2):	Interior Sinthese and Contrella. In bilithrooms, garages, Isandry rooms, and ally rooms, at least one lumination in each of these appares must, be controlled by an occapant senser or a variency senser previous automatics. First Intercept II, If we occapant evenue is intelliged, it must be intuiting configured to menutation operation unsigner memoral control required under Section 150,00/100.	E 150 06134	Water Piping, Solar Waser-hearing Syraem Piping, and Space Conditioning System Line Installation, All dome to installed as specified in Section 908.11 of the California Flumbing Code, in addition, the Oblaman giving condi- tion of the California of the California Flumbing Code, in addition, the California Flumbing (Code, in addition, the California Flumbing Code, in
0.0/4/2.1:	Interfor Switches and Controls. Luminaires that are or certain light sources that meet Reference Joint Appendix JMS requirements for dimming, and that are not controlled by occupancy or vacancy aerisons, must have dimming controlls."	S confileron	policy with a nominal diameter equal to or greater than 35 inch and less than 1 inch; all waker piping with a non- not hold or accordant with a democracy to water review 35 inch and less than 1 inch; all hold waker piping with a non- not hold or accordant with a democracy to water review 35 inch and less than 1 inch; all only on the piping with a non- not hold or accordant with a democracy to water review 35 inch and less than 1 inch; all only on the piping with a non- not hold or accordant with a democracy to water review 35 inch and less than 1 inch; all only on the piping with a non- not hold or accordant with a democracy to the pipe of the pi
0.0kj2K:	Interior Switches and Controls. Under cabinel lighting must be controlled separately from ceiling-installed lighting systems.		grade, and from the heating source to kitchen fixtures."
0.0)6346	Residential Octobor Lighting. For single-lenin residential buildings cotobor lighting premionanth mounded to avaidantial buildings or borber buildings on the camer bit, mount meet the requirement in intem § 150,00(24) (ON and OFF saidah) and the requirements in other \$ 5.00(3) (David photocod and others a motion serious or submarks time switch control or § 150,00(24) (Institutemental time steak) or an EUCS.	§ 150.0()3	Installation Pretection. Piping insultation must be protected from damage. Including that due to surlight, moisture, or wind as required by Section 120, 3(s), Insultation exposes to weather must be water returnat and protected from UT with a required by Section 120, 3(s), Insultation exposes to weather must be water returnation of protected from UT with a required by Section 120, 3(s), Insultation exposes to weather formulation occurring officed water princip and refrigerent auction princip dated destroit for a conditioned space must be finally also covering officed water princip and refrigerent auctions princip dated destroited by a conditioned space must be insultation.
0.0(x)38	Kesselma Unabeer Legiting, For Inervise reported buildings with our of mice evening arms, outdoor legiting for proace passe, entirances, belancines, and produces, and read-deat lighting lists and capacits with less of them odity involves on the must comply with either Section 150,0(QM or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.		class of or Class III support and the Period and the Committee of the Comm
0.0)(30:	Residential Outdoor Lighting, For Invertise retrieved but dergy with tor or more shawing units, any outdoor lighting for residential perking bits or comprehs with a losh of eight of more witholes per side and sey outdoor legiting on tengulatedity. Section 150,010,038 or Section 150,010,000 must comply with the applicable requirements in Sections 110,0, 100,0, 100,0, 100,2, and 141,0,	§ 150.0(n)1:	AVIG opport regards about 1 to 1
0.0%/4	Memally Illuminated address signs, internally illuminated address signs must compt with § 14,8, or must consume no more than 5 wats of power as obstiminated according to § 130,0(c). Desire as obstiminated according to § 130,0(c).		cuside termination and the space where the water healer is installed; a condensate chain fluid is no more than 2 not the water healer, and allows natural draining without pump assistance; and a gas supply line with a capacity of at le
0.00(5)	Residential Garages for Eight or Nore Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nameoidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.8, and 141.0.	§ 150.0(n)2	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)
3.0)(164:	besides Common Areas of Leventes Highling Residential Baglings, in a jewnise mchfordy residential budierg where the stad stator common area in a stight badding squale 20 processor of this tool this flow area, permisently installed lighting for the stator common areas in that badding small be southy with Table 190.0-4 and be controlled by an excepted sensor.	§ 150.0(n)3:	Solar Water-testing System. Solar water-basing systems and collectors must be conflict and rated by the Solar Corporation (SECC) in International Concession of Plumbing and Mechanical Officials, Research and Testing (AM agrees) with a approved by the Executive Director.
	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more from 20 percent of the foor were, permanently intabled lighting for the interior common areas in	Ducts and Fans Measures	leasures:
0.0kJ68	the bushing must. (Comply with the applicable requirements in Sedimen 1108, 1300, 1301, 140,5 and 141,0, and (Lighting mished in condition and distinctly must be controlled by compant amone that reduce the lighting power in each space by at head (Lighting mished in condition and distinctly must be controlled by compant amone that reduce the lighting power in each space by at head (Lighting mished in condition and distinctly must be controlled by compant amone that reduce the lighting power in each space by at head	§ 110.8(d)3.	Dutas, Insulation insaled on an existing space-conditioning dust must comply with California Manchesial Code (Ct. contactor installs the insulation, the contraster must confe's to the culcionne in withing. That he insulation meets the CMC Compliance, All and distribution system dusts and farums amust most the requirements of the CMC Section in
	Supercent. The cooppart sensors must be capable of turning the light fully on and off from all designed paths of ingress and agrees.		CMC Compliance. All air distribution system ducts and plenums must meet the requirements of the CMC Section 6 605.0 and ANSUSMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of
r Ready Buildings:	Idings:		conditioned space as confirmed through field verification and diagnostic testing [RA3 1 4 3 8]. Pertions of the duct a

£ 150 00 134	(
Clearances Air con	2019 L	







§ 150.0(m)9:

T24.2

NEW DETACHED ADU 201 MEGELLAN AVE. HALF MOON BAY

TITLE-24 ENERGY

BAY AREA ENERGY COMPLIANCE
7408 POTRERO LVE, EL CERRITO, A 120 SMC-1

title24andgreenpoint@gmail.com

Exhibit 5 1-041-41-EDD Page 21 of 26 1-041

2019 Low-Rise Residential Mandatory Measures Summary

From Authorities and the mether to be patient at 46° a.c. LOSA, Unless otherwise modes. Support all pleases plant in face and resembles and ser been provided to a superior. Pursuant entirely or continuents and as a 56 common at 5° as. Minimar willing or loss the entirely sale at loss common at 5° a.c. using unported edges and 10° field. Not perferred of dispuring with 100 common at 4° cs.

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	RAL SF
	ECIFIC
	ATION

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- These notice are general and stary) to the writer pright, result where the ore specific indications to this contrary. Contraction shall make the resplacements of the latter selficion of the 2019 collection building Code, above shall person cought where other applicable codes or the foliating ore more restricted. Structures where the operational loads on contract Structures have been shall referred for operational loads on contract shall be projected study's apportful by tracting and shallow sharlows a projected study's apportful by tracting and shallow sharlows a projected study's apportful by tracting and shallow sharlows a projected study's apportful by tracting and shallow sharlows a projected study's apportful by tracting and shallow sharlows.
- omisions on the plans, which might offect the completion of the project. Lay out oil structural was by referring to demendent and extended and a die manifectural plans. Do not some structural demendent was not die manifectural plans. Do not some structural demendent of the properties of the properties of the plans of the pla is is Simpson "Strong Tie". Hardware of similar construction waters is acceptable, where the acceptable uses the maximum size balts and nalls specified in catalog, total others. Use special short-fength nots are producturar where common notils will acceed the width of the
- modulation was a series of the common and modulation and the common and the commo
- e noted, framing lumber shall be graded as follows: (rafters, pasts, purins, etc.): DF No.2 and post: DF. No. 1 rade
- Unless otherwise notes, forming furner wild be graded as follows: Froming furner (callest, pills, parties, pills, pills,

- A terminal shall conform to chapter 2.3 of the 2010 Calibratis building Code.

 A terminal building of CERT to conform to SATA 2014 to the conformation and the processor of the statistic and the statistic and the statistic and the processor of the statistic and the statistic and the processor of the statistic and the statistic

- A SISMIC MEMPLANE FACING, I = 10 AND RRK CATEGORY = II B MAPED SECTION, RESPONSE ACCELERON, S. = 2.722 AND S. = 0.0050 STIT CALLS SECTION CONTINUENTS, S. S. = 1.489 AND S. | = 0.0859 E SERION CESSION ACCEPTOR = I S. S. = 1.489 AND S. | = 0.0859 E SERION CESSION CHOREFOR S. S. S. = 0.028 AND S. | = 0.0859 E BASIC SERION-FORCE-RESSION S. S. = 0.028 AND SECTION SECTION FOR SECTION S. = 0.028 AND SECTION SECTION SECTION FOR SECTION S. | = 0.028 AND SECTION SECTI
- PROJECT IND CESSIN DATA

 A BASC WAD SEED (1-55 (OND 0.157) MLES REA HOUR = 20 PY 1 B MICHAEL MAD SEED (1-55 (OND 0.157) MLES REA HOUR = 20 PY 1 B MICHAEL MED SEED (2-5 (OND 0.157) MLES MACHINERY CALEDON ON DESCRIPTION OF A DATE OF A

SPECIAL INSPECTION REQUIRED FOR

1. Shearwall construction/nailing for she
(EOR or City Approved 3rd Party Inspec

Condition III if required on that floor was, harmon recomply a control of 12" floor of the control of was a control to be deathy or just below our from the abording to the same qualities or wall control to be control of the control of the control of or will control to the control of the control of the control of the control of or the about wall edge nothing U.O.V. Add 20 nothers or metal orders on mecassory. Vertical plywood sheathing shall be blocked at all edges and shall be extended from top plate to still of wall. Where possible, but vertical sheathing on floor plate or blocking, leading JSP app for shrinkager. Vertical sheathing shall continue to the foundation still if required on first floor wals. Minimum natiling is 8d at 6° edges an re? "Audit."

- - GEOTECHNICAL REPORT : SIGMA PRIME GEOSCIENCES,INC; #08-155; DATED:10/24/2014 SOIL BEARING PRESSURE : 2500 PSF (DEAD LOAD + LIVE LOAD)

LIVE LOAD = 20 PSF

- All colorate with solid conform to the residences of the lotter delition of the All billion Code (Art. 2019) on the colleges Building Code (Art. 2019) on the colleges Building Code (Art. 2019) on the colleges Building Code (Art. 2019) on the College Building Code (Art. 2019) on the College Building Code (Art. 2019) of the Code (Art. 2019) o
- AMOUNT AND SECON MANDER AND SECON MANDER

OTHER EXTERIOR WALL SHEATHING

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- MOCHET
 MALE PLOCALE
 MALE PLOCAL

 - WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING SIDING TO FRAMING ERIOR PANELING

 4d cssing (1 ½" x 0.080"); c

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- te supports where spans are 48" or more. For nathing nalls, refer to Section 2305. Nails for wall sheathing panel and
- PROJECT FLOOR AND ROOF LIVE LOADS

 A. FLOOR LIVE LOAD = 40 PSF C. CEILING
 B. ROOF LIVE LOAD = 20 PSF of course, all the incluses on corter on the signs and I hadron or coiler of intermediate supports for notermental sprangs and the inclusion services of the control of sprangs and the inclusion of the control of the
 - Top plat Bottom

	no to Bulle ambuse 200 secons	
Toennil	3-8d common (2½" x 0.131"); or floor 3-10d box (3" x 0.128"); or 3-3" x 0.131" nolls; or 3-3" 14 case stanles, 7c," grown	ill, top plate, or girder
	FL00R	
Face nail	3-8d common (2½" x 0.131"); or 3-10d box (3" x 0.128")	nd wider sheething to each beering
Face nail	2-8d common (2½" x 0.131"); or 2-10d box (3" x 0.128")	heathing to each bearing
Face nail	2-8d common (2½" x 0.131"); or 2-10d box (3" x 0.128"); or 2-1" x 0.131" mills; or 2-3" x 0.131" mills; or 7.3" 14 gage staples; 76" crown	to each stud and plate
Face nail	2-16d common (3½" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" mals; or 3-3" 14 grago steples; 7½" urown	es, laps at corners and intersections
Ead nail	2-16d common (3½" x 0, 162"); or 3-10d box (3" x 0, 128"); or 3-3" x 0, 131" mills; or 3-3" x 0, 131" mills; or	,
Toenail	4-8d common (25/1 x 0.131"); or 4-10d box (3" x 0.128"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" mills, or 4-3" x 0.131 gage staples, %6" crown, or	vo ov bedforn råde
16" o e face nail	2-16d common (3 ½" x 0.162"); or 3-16d box (3" x 0.135"); or 4-3" x 0.131" mils; or 4-3" 14 gage staples, ½6" crown	plate to joist, rim joist, band joist or at braced wall panels

FRAMING (CONTINUED)

DESCRIPTION OF BUILDING ELEMENTS

CBC TABLE 2304.10.1 FASTENING SCHEDULE
DNO ELEMENTS NUMBER AND TYPE OF FASTENER
FLOOR

SPACING AND LOCATION

4" x 0.192")

- Mainiming pagamal beard calcular in 54 Benkermond will (all the 52% bond) of 7° out, believe and Maint-caped and American in 6 and and a set and a few based of beard will are of set and a few based of beard will are of set and a few based of beard will are of set and a few based of the set and a few based of the set and beard beard beard beard and the 72 Area produced for the set and the set and the set and the few based of the
- STRUCTURAL STEEL

 Bealing, beholder, and recibin of structural steel shall conform to the bealing, beholder, and recibin of structural steel shall conform to the conformation of structural steels and the structural steels and the structural steels and structural steels and steels, rule of other conformation structural steels and to the states, rule of other conformations that shall be the off at state, rule of other conformations that shall structural RSS lates steel shall be \$40.00 Grade \$\text{S}\$ (see that shall be \$40.00 Grade \$\text{S}\$ (see that shall be \$40.00 Grade \$\text{S}\$) (s
- AJUV.

 All steel members shall have a minimum of 2 coats of red primer, finish if required by owner.

 Special inspection required for all field & shop welds.

8	128	33	
Bridging or blocking to joist, rafter or truss	Joist to band joist or rim joist	Lodger strip supporting joists or rathers	
2-8d common (2½" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" midls, or 2-3" x 0.131" midls, or	3–16d common (3½" x 0.162"), or 4–10d box (3" x 0.128"), or 4–3" x 0.131" milk; or 4–3" 14 gago stuples, ½6" grown	3-16d common (3%" x 0.162"), or 4-10d box (3" x 0.128"), or 4-3" x 0.131" mells, or 4-3" 14 gage staples, %6" crown	And: 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); ce 3-3" x 0.131" nails; or 3-3" x 0.131" gage singles; 76" crown
Each end, toessil	End nail	Each joist or rafte face neil	Ends and at each face nail

									ς.	
				:0				6.		
			•	Roof rafters to nidge valley or hip rafters; oc roof rafter to 2" ridge beam			Rafter or roof truss to top plate (See section 2508.7.5 and Table 2308.7.5)			
16d common (3½" x 0.162");	WALL	4-3" x 0.131" nails, or 4-3" 14 gage staples, %6" crown	3=10d common (3" x 0.148"); or 4=16d box (3 ½" x 0.135"); or 4=10d box (3" x 0.178"); or	3-3" 14 gage staples, 7/2" crown, or	3-10d box (3" x 0.128"); or 3-3" x 0.131" mids, or	2-16d common (3 ½" x 0.162"); or	4-3" 14 gage staples, 7/6" crown	4=10d box (3" x 0.128"); or 4=3" x 0.131" nails; or	3-16d box (3½" x 0.135"),or	3-101 CHIMBERT S A DIAG A CO

x0.113");

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	4-3" 14 gage staples, 76" crown	
	WALL	
	16d common (3½" x 0.162");	24" o.c. face nail
Stud to Stud (not at braced wall panels)	10d box (3" x 0.128"), or 3" x 0.131" noils; or	16" o.c. face nail
	3-3" 14 gage staples, %" crown	
	16d common (3½" x 0.162");	16" o.c. face nail
Stud to stud and abutting studs at intersecting wall	16d box (3½" x 0.135");	12" o.c. face nail
comers (at braced wall panels)	3" x 0.131" mails; or	12" o c Boeneil
	3-3" 14 gage staples, %6" crown	THE CAN THE SAME
Brilliam hander (2" to 2" house)	16d common (3½" x 0.162");	16" o.c. face nail
count up montes (= 10 = montes)	16d box (3½" x 0.135");	12" o.e. face nail
Continuous bender to stud	4-8d common (2½" x 0.131); or 4-10d box (3" x 0.128")	Toensil
	16d common (3½" x 0.162"), or	16" o.c. face nail
Top plate to top plate	10d box (3" x 0.128"); or 3" x 0.131" mails: or	12" o c face nail

Bostom plants to joint time tout hand joint or	Bottom plate to joist, rim joist, band joist or blocking (not at braced well punels)		Top plate to top plate, at end joints	Top plate to top plate		Continuous header to stud	Built-up header (2" to 2" header)	corners (at braced wall panels)	Stud to stud and abuting studs at intersecting wall	Stud to Stud (not at braced wall panels)		
2-16d common (3 ½" x 0.162"); or	16d box (3" x 0.135"); or 3" x 0.131" mails; or 3" 14 gage staples, %" crown	16d common (3kt) v 0 162% or	8-16d common (3½" x 0.162"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails; or 12-3" 14 gage shiples; ½% "crown	10d box (3" x 0.128"), or 3" x 0.131" neils; or 3" 14 gage staples, H ₆ " crown	16d common (3½" x 0.162"); or	4-8d common (2½" x 0.131); or 4-10d box (3" x 0.128")	16d common (3½" x 0.162"); 16d box (3½" x 0.135");	3" x 0.131" mails; or 3=3" 14 gage staples, %6" crown	16d common (3½" x 0.162"); 16d box (3½" x 0.135");	10d box (3" x 0.128"); or 3" x 0.131" muls; or 3-3" 14 gage sapples, %6" grown	16d common (3½" x 0.162");	WALL
	12" o.c. face nail	16" o.c. face nail	Each side of end jo face ned (min 24" splice length each of of end joint)	12" o.c. face neil	16" o.e. face nail	Toenail	16" o.c. face nail	12" o.c. face nail	16" o.c. face nail	16" o.e. face nail	24" o.c. face nail	

	WALL	
	16d common (3½" x 0.162");	24" o.c. face nail
braced wall panels)	10d box (3" x 0.128"); or 3" x 0.131" nails; or 3-3" 14 gage staples, 76" crown	16" o.e. face nail
	16d common (3½" x 0.162");	16" o.c. face nail
utting studs at intersecting wall	16d box (3½" x 0.135");	12" o.c. face nail
wall panels)	3" x 0.131" nails; or 3-3" 14 gage staples, %," crown	12" o.c. face nail
to 2" header)	16d common (3½" x 0.162");	16" o.c. face mail
to stud	4-8d common (2½" x 0.131); or 4-10d box (3" x 0.128")	Tomail
ite	16d common (3½" x 0.162"); or 10d box (3" x 0.128"); or 3" x 0.131" nish; or 3" 14 grage staples, %" crown	16" o c. face nail
ite, at end joints	8-16d ocenmon (3½" x 0.162"), or 12-10d box (3" x 0.128"), or 12-3" x 0.131" nails; or 12-3" x 0.131" nails; or 12-3" 14 gage stuples, ½" crown	Each side of end joint, floo neil (min 24" lap splice length each side of end joint)
st, rim joist, band joist or coed well puwils)	16d common (3½" x 0.162"); or 16d box (3" x 0.135"); or 3" x 0.131" mals; or 3" 14 gage stuples, ½6" crown	16" o.c. face nail
st, rim joist, band joist or wall panels	2-16d common (3 ½" x 0 162"); or 3-16d box (3" x 0 135"); or 4-3" x 0.131" mile; or 4-3" 14 gage stuples, 3%" srown	16" o.c. face nail

	4-5 14 gage siaptes, 76 crown	
	WALL	
	16d common (3½" x 0.162");	24" o.c. face n
tud (not at braced wall panels)	10d box (3" x 0.128"); or 3" x 0.131" nulls; or 3-3" 14 gage staples, %6" crown	16" о с. Вое в
ad and abutting studs at intersecting wall	16d common (3½" x 0.162"); 16d box (3½" x 0.135");	16" o.c. face m
at braced wall panels)	3" x 0.131" nails; or 3-3" 14 gage staples, %" crown	12" о с. Вое п
teoder (2" to 2" header)	16d common (3½" x 0.162"); 16d box (3½" x 0.135");	16" o.c. face n
us beader to stud	4-8d common (2½" x 0.131); or 4-10d box (3" x 0.128")	Tomail
s to top plate	16d common (3½" x 0.162"); or 16d box (3" x 0.128"); or 3" x 0.131" mills; or 3" 14 gage staples; %6" grown	16" o c face m
to top plate, at end joints	8-16d common (3½" x 0.162"), or 12-10d box (3" x 0.128"), or 12-3" x 0.131" nmls; or 12-3" 14 gage stuples, ½4" crown	Each side of en face neil (men splice length e of end joint)
date to joist, rim joist, band joist or (not at braced wall panels)	16d common (3½" x 0.162"); or 16d box (3" x 0.135"); or 3" x 0.131" malls; or 3" 14 gage stuples, ½6" crown	16" o.c. face m
	2-16d common (3 ½" x 0.162"); or	

	4-3" 14 gage staples, %6" crown	
	16d common (3½" x 0.162");	24" o.c. face na
8tnd (not at braced wall panels)	10d box (3" x 0.128"), or 3" x 0.131" nails; or 3-3" 14 gage staples, %" crown	16" од басе па
tud and abutting studs at intersecting wall	16d common (3½" x 0.162"); 16d box (3½" x 0.135");	16" o.c. face na
at braced wall panels)	3" x 0.131" mils; or 3-3" 14 gage staples, %," crown	12" о с. Вое па
header (2" to 2" header)	16d common (3½" x 0.162");	16" o.c. face na
sus bender to stud	16d box (3½" x 0.135"); 4-8d common (2½" x 0.131); or 4-10d box (3" x 0.128")	12" o.e. face na Toenail
	16d common (3½" x 0.162"), or	16" o.e. face na
e to top plate	10d box (3" x 0.128"); or 3" x 0.131" mils; or 3" 14 gage staples, %;" crown	12" о с Вое на
e to top plate, at end joints	8-16d common (3½" x 0.162"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails; or	Each side of en face neil (min 2 splice length ea

rafters to ridge valley or hip rafters; or roof	3-3" 14 gage staples, %6" grown, or	
to 2" ridge beam	3=10d common (3"" x 0.148""), or 4=16d box (3'5" x 0.128"); or 4=16d box (3" x 0.128"), or 4=1" x 0.131" malls, or 4=3" 14 gage stuples, %6" crown	Toensil
	WALL	
o Stud (not at braced wall punels)	lod common (392" x 0.162"); 10d box (3" x 0.128"); or 3" x 0.131" nails; or	24" o.c. face
	16d common (3½" x 0 162");	16" o.c. face
o stud and abutting studs at intersecting wall	16d box (3½" x 0.135");	12" o.c. face
rs (at braced wall panels)	3" x 0.131" mails; or 3-3" 14 gage staples, %," crown	12" o.c. face
up header (2" to 2" header)	16d common (3½" x 0.162");	16" o.c. face
muous bender to stud	4-8d common (25," x 0.131); or	Toenail

		aften to ridge valley or hip raften; or roof to 2" ridge beam		or roof truss to top plate enion 2508.7.5 and Table 2308.7.5)	the to rafter	
16d common (3½" x 0.162");	WALL	3-10d common (3" x 0.148"), or 4-16d box (3 ½" x 0.135"), or 4-16b box (3" x 0.128"), or 4-3" x 0.13" mids, or 4-3" 14 gage stuples, %6" crown	2-16d common (3 ½" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" neils; or 3-3" 14 grage staples; ½" urown; or	3-16d common (3" x 0.148"), or 3-16d box (3½" x 0.128"); or 4-16d box (3½" x 0.128"); or 4-3" x 0.131" mills; or 4-3" x 0.131" mills; or	4-3" x 0.131" nmils; or 4-3" x 0.131" nmils; or 4-3" 14 gage staples, %6" crown	
24" o.c. face		Toenail	End nail	Toensil (c)	Face nail	

52" ridge beam	flees to ridge valley or hip rafters; or roof	or roof truss to top plane crica: 2308.7.5 and Table 2308.7.5)	ie to rafter	joists attached to parallel rafter (heel joint) n 2308.7.3.1 and Table 2308.7.3.1)	place not ensourous parametricus, rajos ritions (no threas) edion 2308.7.3.1, Table 23(8.7.3.1)	
3-10d common (3" x 0.148"), or 4-16d box (3 ½" x 0.135"), or 4-10d box (3" x 0.128"), or 4-3" x 0.131" node, or	2-16d common (3 ½"× 0.162"); or 3-16d box (3"× 0.128"); or 3-3" x 0.131" mels; or 3-3" 14 grage steples; %6" urown; or	3-10d common (3" x 0.148"), or 3-16d box (3\frac{1}{2}" x 0.135"), or 4-10d box (3\frac{1}{2}" x 0.128"), or 4-3" x 0.13" mals, or 4-3" x 0.13" angle stuples, 3\frac{1}{2}" crown	3-10d common (3"x 0.148"); or 4-10d box (3"x 0.128"); or 4-3" x 0.131" mals; or 4-3" 14 gage stiples, %a" crown	Per Trible 2308.7.3.1	4=10d box (3" x 0.128"); or 4=3" x 0.131" mals; or 4=3" 14 gage staples; %6" crown	
Tomail	End nail	Toensil (c)	Face nail	Face nul	Face nail	

2.14d comman () \$V_{1}(1)\$ 3.14d comman () \$V_{1}(1)\$ 4.14d knot () \$V_{1}(1)\$ 4.14d kno		roof trus to top piese fron 2508.7.5 and Table 2508.7.5)	e to rafter	points attached to parallel rafter (heel joint) 2308.7.3.1 and Table 2308.7.3.1)	joist not attached to parallel rafter, lags titions (no thrust) tion 2308.7.3.1, Table 2308.7.3.1)	
3-10d common (3" x 0.148"), or	2–16d common (3½" x 0.162"); or 3–10d box (3" x 0.128"); or 3–3" x 0.131" nielis; or 3–3" 14 gage sinples; ½%" urown; or	3=104 common (3" x 0.148"); or 3=164 box (3½" x 0.135"); or 4=104 box (3" x 0.125"); or 4-3" x 0.131" mals; or 4-3" 14 gage stuples; %6" crown	3=10d common (3" x 0.148"); or 4=10d box (3" x 0.128"); or 4-3" x 0.131" mails; or 4-3" 14 gage staples; 76 "crown	Per Trible 2308.7.3.1	3=16d common (3 ½" x 0.162"); or 4=10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage stuples; %a" crown	0.00 0.00
	End nail	Toensil (c	Face nail	Face nul	Face nail	

STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING

Edges (Inches)

_	ja						
9	,,,	-	ω	13			
Rafter or roof trust to top plate (See nearling 72/07 5 and 17-bbs 72/07 5 4)	Collar tie to rafter	Criling joists attached to parallel rafter (heel joint) (Section 2308.7.3.1 and Table 2308.7.3.1)	Ceiling joist not attached to parallel rafter, lays over partitions (no throat) (See Section 2308.7.3.1, Table 2308.7.3.1)	Ceiling joists to top plate	Flat blocking to truss and web filler	top plate, to rafter or truss	Blocking between rafters or truss not at the wall
3-10d common (3" x 0.148"); or 3-16d box (3½" x 0.135"); or 4-10d box (3" x 0.128"); or	3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" mals; or 4-3" 14 gage stiples, %a" crown	Per Table 2308.7.3.1	3-16d common (3 ½"× 0.162"); or 4-10d box (3"× 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples; %6" crown	3-8d common (2 ½" x 0,131"), or 3-10d box (3" x 0,128"); or 3-3" x 0,131" nidis, or 3-3" 14 grage staples, ½" crown	16d common (3½" x 0 162") @ 6" o.c. 3" x 0.131" mils @ 6" o.c. 3" x 1.4 gage stuptes @ 6" o.c.	2-16d common (3)/2" x 0.162") 3-3" x 0.131" mells 3-3" 14 gage staples	2-3" 14 gage staples
Toensil (c	Face nail	Face nail	Face nail	Each joist,	Face nail	End mail	

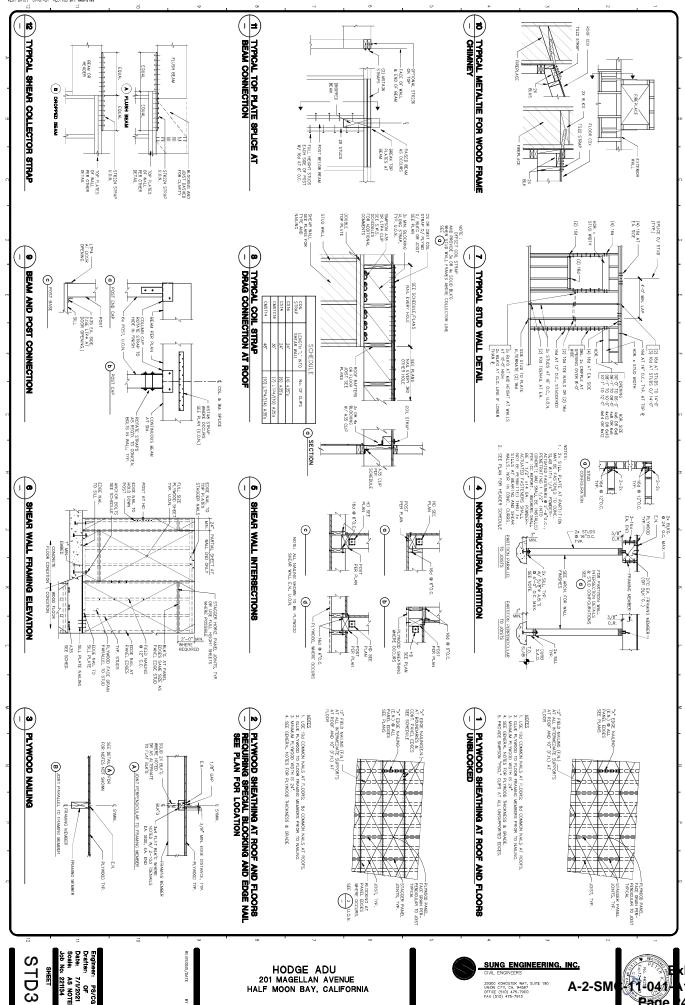
							г
2 Ceiling joints to top plate	Flat blocking to truss and web filler	top plate, to rather or truss	Blocking between rafters or truss not at the wall	Blocking between onling joists, rafters or trusses to top plate or other framing below		DESCRIPTION OF BUILDING ELEMENTS	000 17001 2001
3-8d common (2½" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" mils; or	16d common (3½" x 0.162") @ 6" o.c. 3" x 0.131" mils @ 6" o.c. 3" x 14 gage stiples @ 6" o.c.	2-16d common (3½" x 0.162") 3-3" x 0.131" mels 3-3" 14 gage staples	2 - 8d common (2½" × 0.131") 2 - 3" × 0.131" mails 2 - 3" 14 gage staples	3 - 8d common (2½° × 0.131°); or 3-10d box (3° × 0.128°); or 3 - 3° × 0.131° nails; or 3 - 3° 14 gago staples, %6° crown	ROOF	NUMBER AND TYPE OF FASTENER	ספס ואטבר בסטדומיו ואסובאוויס סטובטסבר
Each joist, toensil	Face nail	End mail	Each end, toensil	Each end, toenail		SPACING AND LOCATION	

8d exemmon (25° x 0.131"), or 10d box (3° x 0.128"), or 10d box (3° x 0.138"), or 3° x 0.131" rails, or 3° 14 gage staples, 36° crown

Face nail



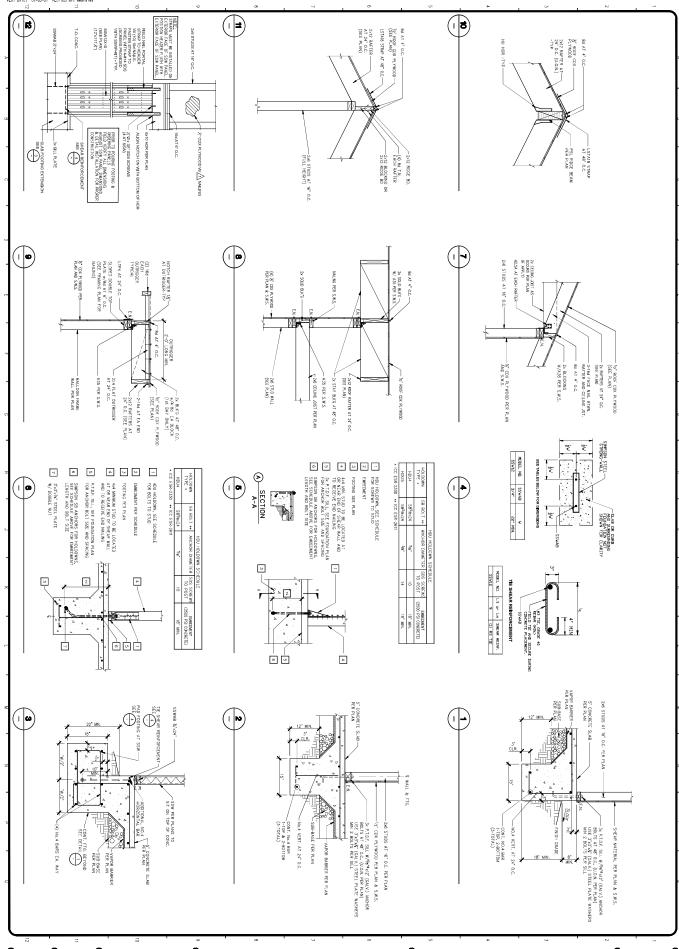




BALLOON FRAME GABLE END W/ 2x6 STUDS AT 16" O.C. 1 HDU4 7) 77P. (22) (4:-57) HBUS HBUS ROOF FRAMING PLAN 30 FOUNDATION PLAN HBU5 HDR SXIO (#-57) (#-57) (\$2) (#-57) (\$2) (\$2) **₫** HDUS • (2)-2x12 TYP. HDU5 3/6 SSWA WXX4" SSWA X'X24" SSWAB X XX4 6x6 K.P. PC6Z T&B SEE DETAIL 12 TOP. (2) (32) (32) (32) SMPSON SSW 12x10 SSW 12x10 CONSTRUCTION CONSTRUCTION AND TRAINS

4. EXPLANT OF CONTROL OT CONTROL OF CONTROL OT CONTROL OF CONTROL OF CONTROL OT CON SOILS ENGINEER: SIGMA PRIME GEOSCIENCES, INCORPORATED
JOB NO.: 08-155 DATED: OCTOBER 28, 2014 **>** ANCHOR BOLT SCHEDULE: ROOF RAFTERS: 2x12 D.F. No. 2 OR BETTER AT 24" O.C., TYP. (U.O.N.) LEGEND AND NOTES SHEAR WALL NOTES ALL EXTERIOR AND INTERIOR ORIFILE MALLS SHALL HAVE $1/2^\circ$ cor plywood with shear \triangle nating unless otherwise noted on plans. FASIENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE-RETARDANT TREATED WOOD SHALL BE OF HOT-UPPED ZING. COATED GALVANIZED, STANLESS STEEL, SLUCCH BROWZE OR COPPER. OBC 2284,9.5 ALTERNATE TO COX PLYMBOD, USE CREWIED STRANDED BOARD (OSB). WHERE PAMELS ARE AFPLED ON BOTH FACES OF WALL AND NAIL SPACING IS LESS THAN 6" CO., ON EITHER SIGE, PAMEL JOINTS SHALL BE COPRET TO FALL ON ITTEREST FAMANCH GAMERS ESHALL BE STAGGRED.

AND MALS ON EACH SIDE SHALL BE STAGGRED. Franns at adjoining panel edges shall be 3" nominal or wifer and nals shall be staggered where nails are spaced 2" o.c. ALL EXTERIOR WALLS SHALL HAVE 1/2" COX PLYWOOD WITH SHEAR A NALING UNLESS OTHERWISE NOTED ON PLANS. ALL SHEARWALL NAILING SHALL BE COMMON NAILS. REQUIRED 3x STUD/BLX'CL AT ABUTTING PLYWOOD PANEL JOINT BGEIZZNITAL DIGENBACHS (NEW JREAS) 3 DSA DENOTES DOUBLE STUDS FROM ABOVE DENOTES SKYLUCHT OPENING
PROVIDE DOUBLE FRAMING ALL AROUND
SEE DETAIL
STD9 DENOTES SIMPSON HOU HOLDOWNS
SEE DETAIL 5 & 8
S2
S2 15" CONTINUOUS FOOTING WITH 4-NO.4 HORIZONTAL BARS 1-TOP, 1-MIDDLE & 2-BOTTON W/ NO.4 VERTICAL BAR AT 24" O.C. $1/2^\circ$ CDX PLYMOOD WITH 8d CONVON NAILS O 4° O.C. BOUNDARY, 6° O.C. EDGES, AND 12° O.C. FIELD. (UNBLOCKED UNLESS OTHERMISE NOTED ON PI 1/2" STRUCT, I PLYND, W/104 8 X*9.5" LAG 2" O.C. EDGES & 12" O.C. FELD 8 2" O.C. 1/2" CDX PLYND, W/84 @ 3" O.C. EDGES & 12" O.C. FIELD 1/2" CDX PLYMD, W/84 @ 4" 0.C. EDGES & 12" 0.C. FIELD 1/2" CDX PLYMD, W/8d @ 6" O.C. EDGES & 12" O.C. FIELD 16d @ 6" O.C. SEE DETAIL 12 HEADERS : 4" WALL - 4.6 D.F. No. 1 OR BETTER, TYP. (U.O.N.) 6" WALL - 8x10 D.F. No. 1 OR BETTER, TYP. (U.O.N.) SMPSON STEEL STRONG WALL (SSW) ICC ESR-1679
FELD VERY ALL FILLD DIMENSONS AGAINST FAMEL DIMENSONS
AND DETAIL VISUALLATION PRICE TO POURING THE FOUNDATION
AND DREERING PARIELS. CEILING JOIST : 246 D.F. No. 2 AT 16" O.C. (MAX. SPAN 14"-0") DENOTES 4x OR 6x POST, SEE PLAN
DENOTES 4x OR 6x KING POST, SEE PLAN EXISTING HEADER DENOTES IN STUD/BLK'S, WALL AREA (ONLY AT ABUTTING PLYWDOO PANEL JOINT) DENOTES POST FROM ABOVE DENOTES FLUSH OR DROP BEAMS: (SEE FRAMING FLAN FOR SIZES - ORMENSTAND, LUMBER: DE 7 No. 1, FPP. (LO.D.).
-STRUCTURAL, CLOWESTE (LUMBER: DE 70. No. ESR 1897
-PARALLIAM PARALLEL STRAND LUMBER: (PSL.). E=22.x 10⁶ PSI USE 3x P.T.D.F. SILL WITH 3g*M2" A.B.'S (QALV.) AT 48" O.C. (MN. 2 BOLTS FER SILL & 7" EMPED) (USE 3"3"XX" STEEL PLATE MASHERS (GALV.) TYPICAL, (U.O.N. SHEAR WALL SCHEDULE NOTE:
ALL NUICATED DIVENSION SHALL
TAKE PRECEDENCE OVER ANY SCALE
MEASUREMENTS, DO NOT SCALE
DRAWINGS.
REFER TO ANOMINECTURAL DRAWINGS
FOR DIVENSIONS. 8 6" 0.C. SILL PLATE SUPSON A35 BETWEEN NAILING (FLOOR) OR FIM NEWBER & TOP A35 @ 24" 0.C. A35 @ 12" 0.C. A35 @ 8" O.C. A35 @ 18" O.C. A35 @ 16" O.C. SUNG ENGINEERING, INC.



S2