

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

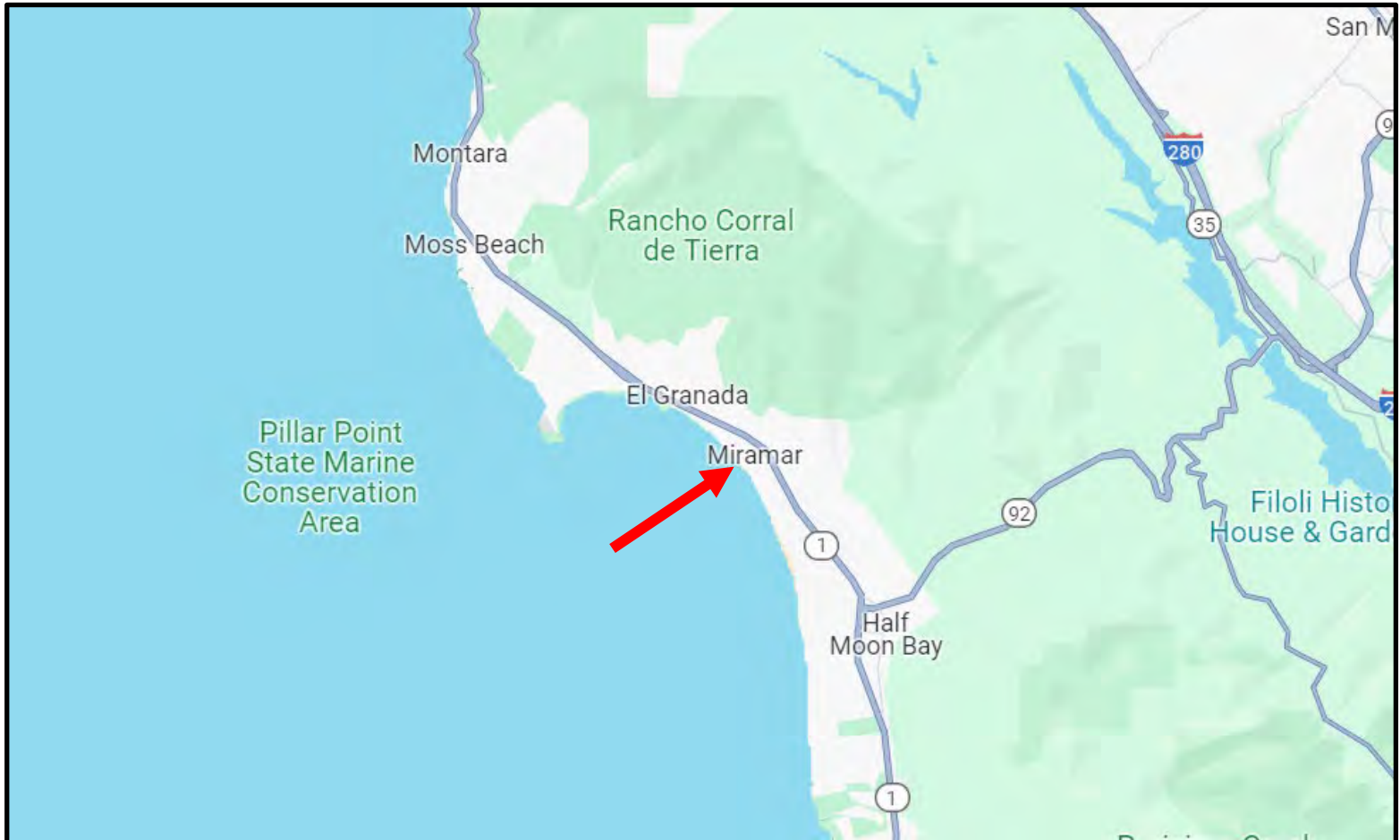


Figure 1: Project Vicinity Map



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.

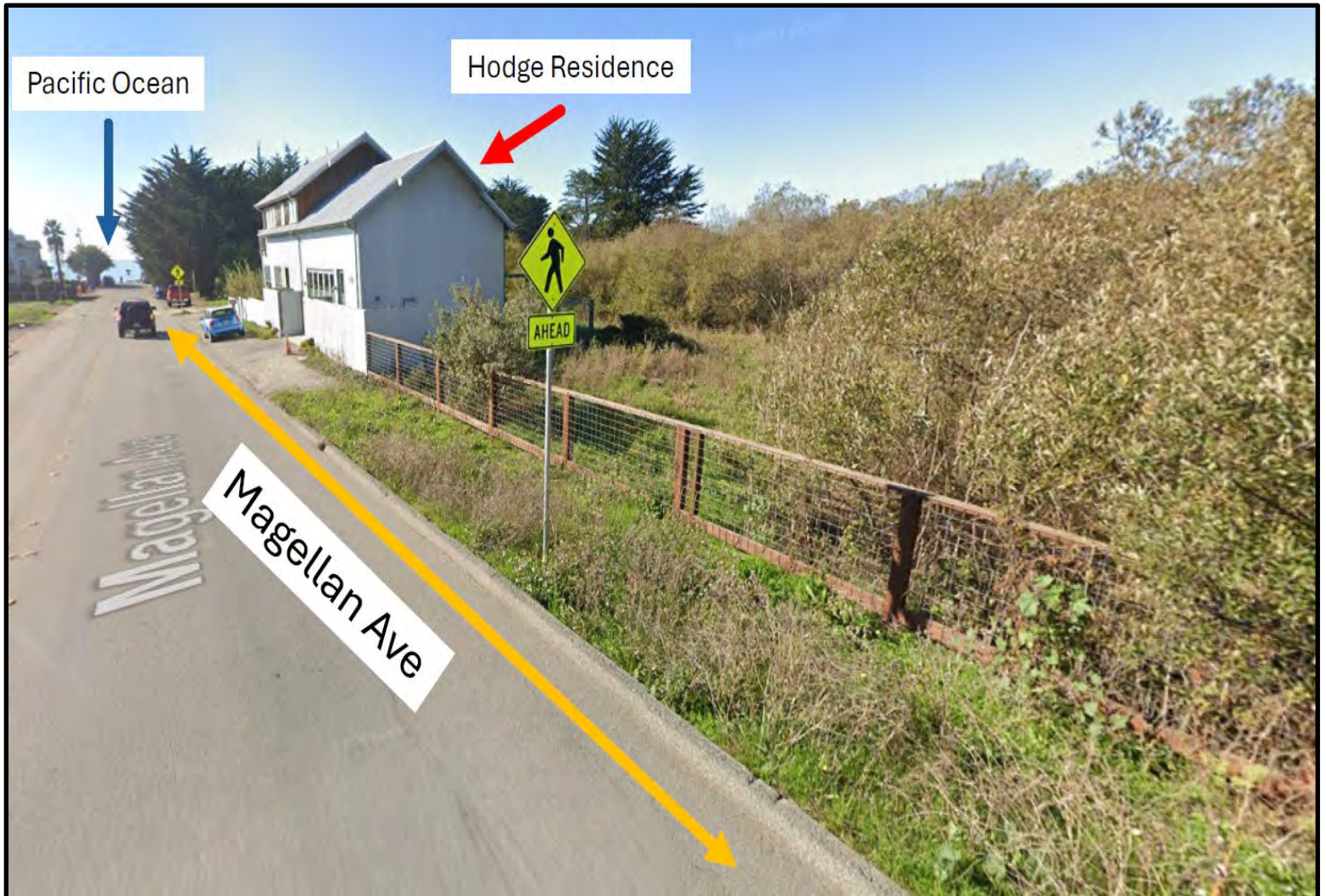
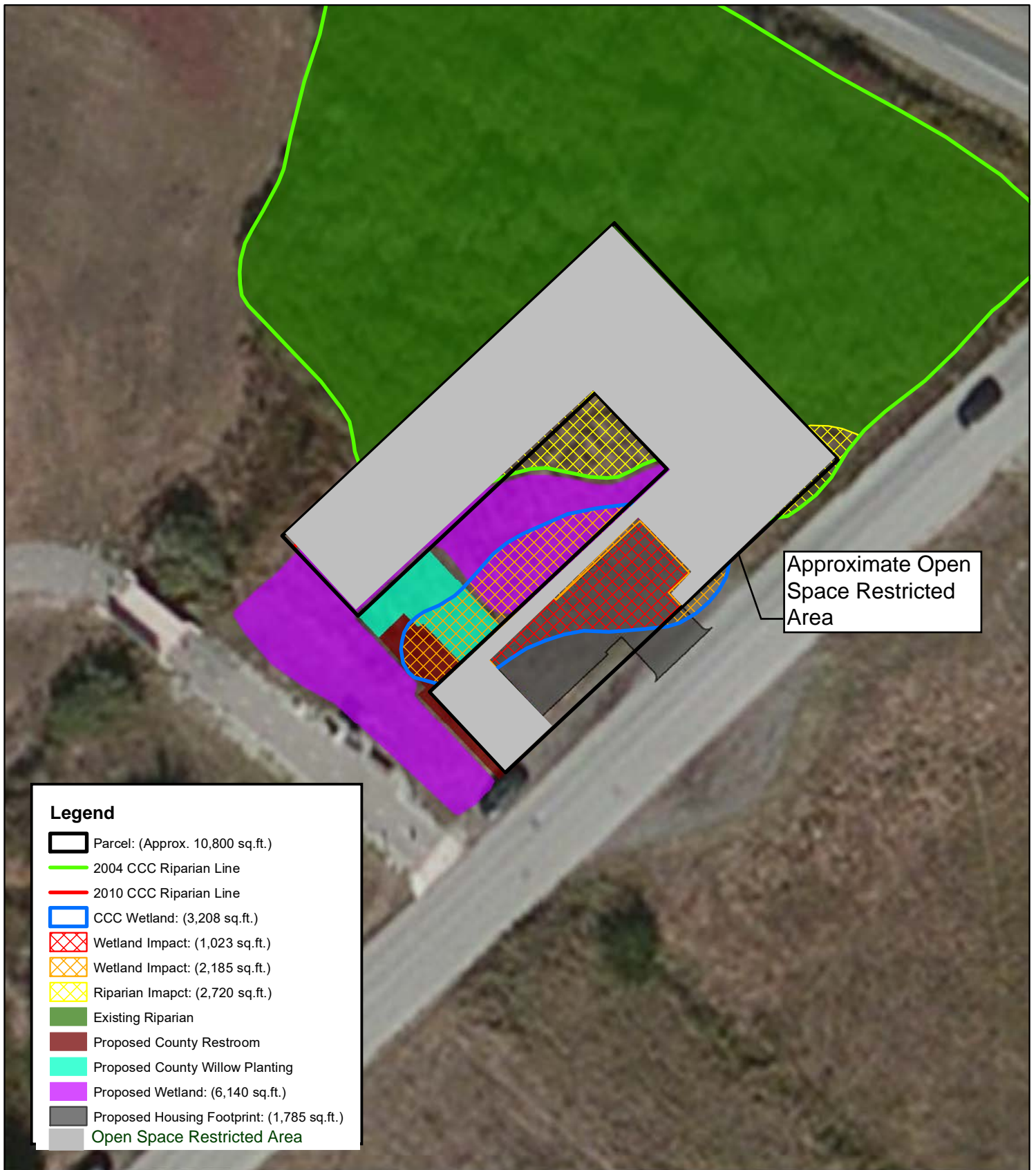


Figure 2: View of the Hodge residence and Magellan Avenue facing southwest towards the Pacific Ocean.



Coastal Commission Impacts

Hodge Residence
Miramar, California



0 12.5 25 50
Feet



Map By: SG
Date: Nov 2013
Image Source: ESRI World Imagery

Exhibit 3

A-2-SMC-11-041-A1-EDD

Page 1 of 1

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 99-year-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 on-site 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 ox-tongue 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.

BRISCOE IVESTER & BAZEL LLP
California Coastal Commission
23 December 2022
Page 7

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 IVESTER & 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 (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

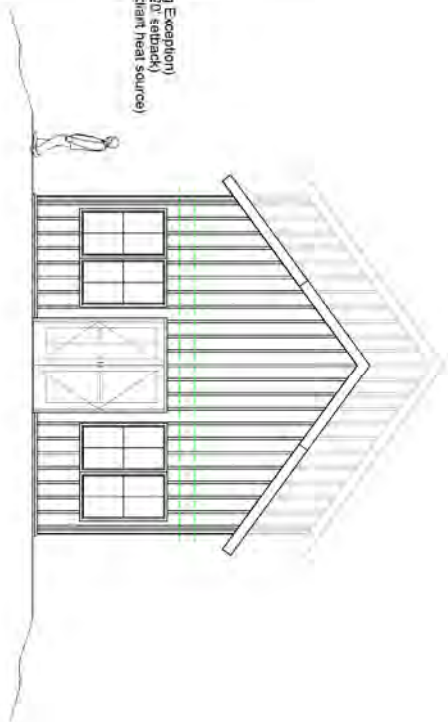
/s/ Peter Prows

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

- COMMENTS**
- NON-STRUCTURAL COMMENTS - (Correction locations)**
1. • Cover Sheet (comments)
 2. • SU -1 Boundary and Topographic Survey - (Updated and replaced
 3. • C1 Grading, drainage - (Sheet Updated and replaced)
 4. • C2 Erosion control plan - (Sheet Updated and replaced)
 5. • A-1 Location map and size calculations - (#1 added note about Parking Exception)
 6. • A-2 Placement - Setbacks - Fencing - (#2 updated nptan boutry + 20' setback)
 7. • A-3 First floor plan - (#3 Showed location of domestic hot water and radiant heat source)
 7. • A-4 North Elevation - (#4 Added notes from HMB Fire district)

STRUCTURAL COMMENTS

1. N/A



201 MAGELLAN AVENUE

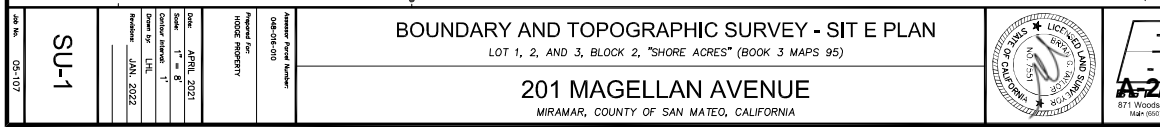
ADU ADDITION

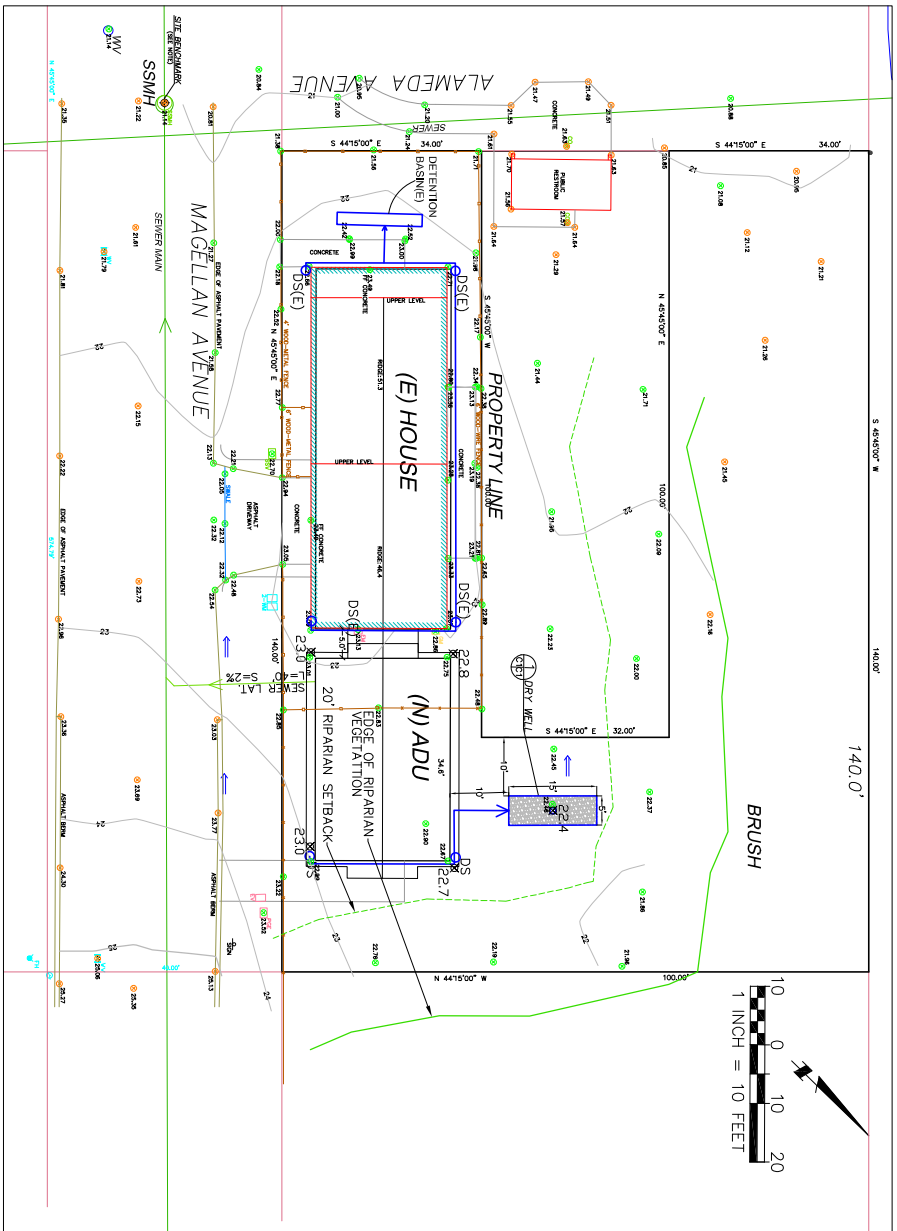
97 Alameda Avenue (corner of Magellan)
 Half Moon Bay, CA 94019
 Parcel No. 048-016-010
 rev - 01.25. 2022

Contact David or Hi-Jin Hodge
 201 Magellan Avenue
 Half Moon Bay, CA 94019
 415 370 2550 phone
 david@hodgearis.com

- a.) The Codes applicable to the work proposed (e.g. 2013 CBC, CRC, CEC, CMA, CPC, and California Building Energy Standards.
- 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

- Sheet Index:**
- Cover Sheet
 - SU-1 Boundary and Topographic Survey
 - C1 Grading, drainage
 - C2 Erosion control plan
 - C2 Construction best management practices (BMPs)
 - A-1 Location map and size calculations
 - A-2 Placement - Setbacks - Fencing
 - A-3 First floor plan
 - A-4 North Elevation
 - A-5 East / West Elevation(s)
 - A-6 South Elevation
 - A-7 Rear Plan South Elevation
 - A-8 Interior Elevations
 - A-9 Window and door schedule
 - A-10 Interior Elevations
 - E-1 Electrical Plan
 - CG-1 Calgreen Checklist
 - CG-2 Calgreen Checklist
 - CG-3 Calgreen Checklist
 - T24.1 Title 24 energy compliance
 - T24.2 Title 24 energy compliance
 - STD1
 - STD2
 - STD3
 - S2





LEGEND

- EXISTING CONTOURS
- PROPOSED DRAINAGE
- 2' DRY WELL
- 20' RIPARIAN SETBACK

GENERAL NOTES

- PLANS PREPARED AT THE REQUEST OF: DAND HODGE, OWNER AND SURVEYING, SURVEYED MARCH 22, 2021.
- THIS IS NOT A BOUNDARY SURVEY.
- ELEVATION DATUM: NAVD83.

GRADING NOTES

- VOLUMES ABOVE ARE APPROXIMATE.
- THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASE/ROCK COMPACTED TO 95%.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- ALL TRENCHES UNLESS PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIAL. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

SECTION AND DETAIL CONVENTION

- SECTION OF DETAIL
- DETAIL OF SECTION

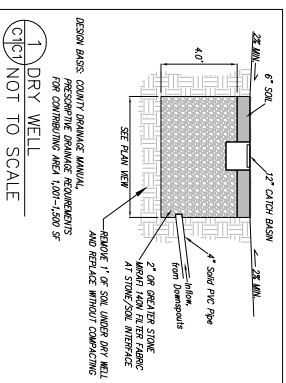


Sigma Prime Geosciences, Inc.
133 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 5-12-21
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 11-12-21
REV. DATE: 1-26-22
REV. DATE:
REV. DATE:

GRADING AND DRAINAGE PLAN

HODGE PROPERTY,
201 MAGELLAN AVE., MIRAMAR





SAN MATEO COUNTYWIDE

Water Pollution Prevention Program

Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

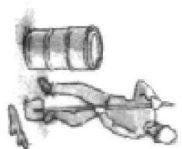
Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application



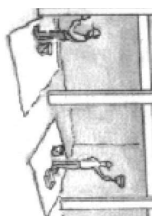
- ❑ Store concrete, grout, and mortar away from storm drains or walkways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

Landscaping



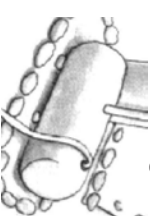
- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



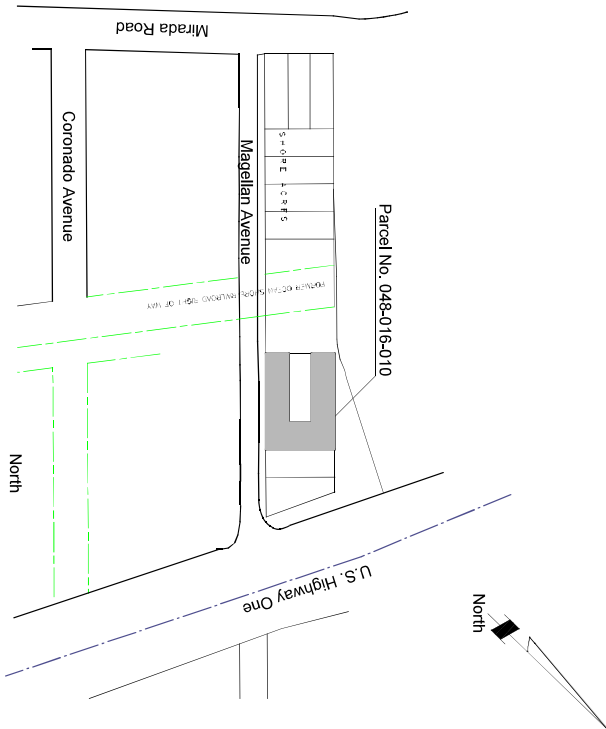
- ❑ **Painting Cleanup and Removal**
 - ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
 - ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
 -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

Dewatering



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

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



Lot Coverage	
House (including garage)	1,411 sq ft
Lot Area	10,800 sq ft
% Lot	6.8%
Floor Area	
1st Floor (including garage)	1,411 sq ft
2nd Floor	782 sq ft
Total floor area	2,193 sq ft

Floor Area of proposed ADU 794 sq ft (35%)

Note:
 Parking Exemptions: Accessory dwelling units located within one-half (1/2) mile of a public transit stop or station, measured as a direct line from the transit stop. Public transit stops must be served by a transit line serving the public, and not solely by specialized, private, or limited population services such as school buses, privately run shuttles, or other services that cannot be used by all public riders. There are a northbound and south bound bus stops on the corner of HWY 1 and Medio Avenue. (1/3 mile away)
 Bus routes 17 + 18 depart approximately every hour starting at 5:38 am to 9:20 pm weekdays. Weekend schedules are more limited. (Maps and schedules are provided in the drawing package)



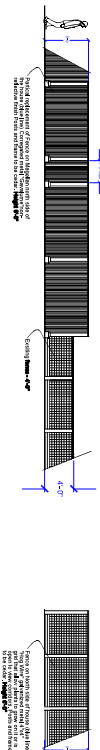
David & Hi-Jin Hodge
 201 Magellan Avenue
 Half Moon Bay, CA 94019
 415 370 2550
 david@hodgearts.com

Sung Engineering
 293000 Konohe Way, Suite 190
 Union City, CA 94587
 510 475 7900 f. 510 887 3019
 psung@sungengr.com

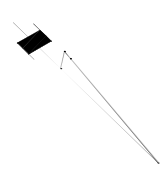
201 Magellan Avenue ADU Addition

Magellan Avenue
 Half Moon Bay, CA 94019
 Parcel No. 048-016-010

Sheet Number
A-1
 scale: not to scale
 Location Map / Size
 Calculations
 04/07/21

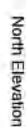


Sheet Number
A-2
scale: 1/8" = 1'-0"
Placement, Setbacks, Fencing
04/01/21
Rev. 0127.2022

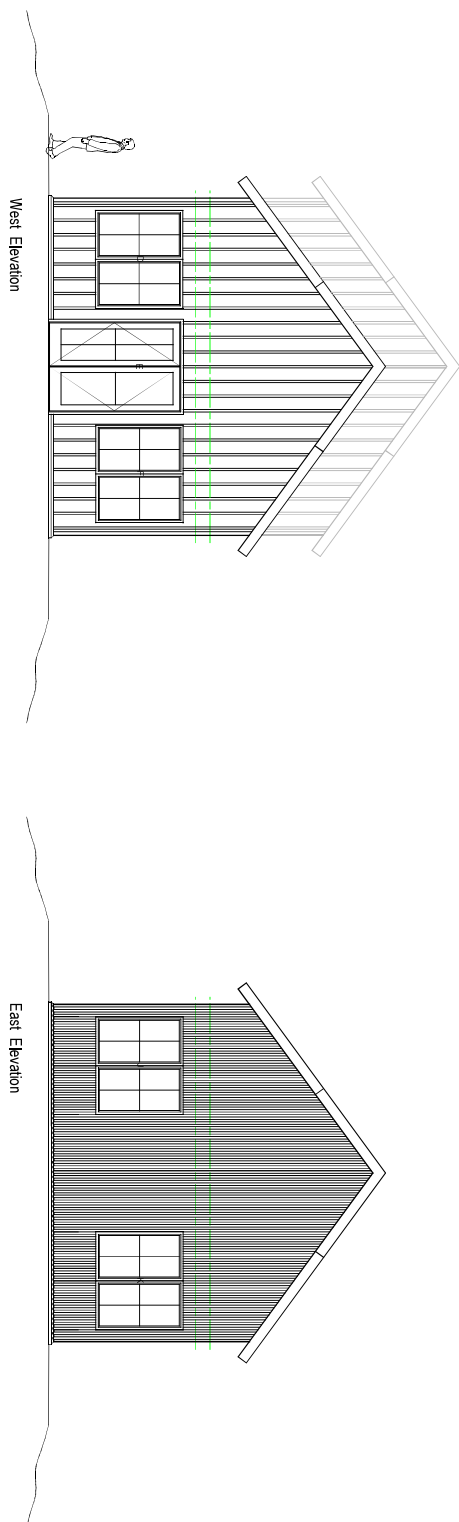


Sheet Number
A-3
scale: 1/4"=1'-0"
Floor Plan
04.01.2021
Rev.01.27.2022

- Compressed (filled) red and two sides of the house are drawn with `drawRectangleFilled` method.
- West and South Elevations are `Color` Part 5 Board.
- All red lines and related trim, moldings, and fence posts will be western red cedar.
- 1/2 x 2 window and door (img) on areas that are most solid.
- Windows are `Image` of single hung sash.
- Exterior Door is `Image` of door.
- (All doors and windows are Marvin Windows)
- Ran Tumblers and downspouts to match existing house



Sheet Number
A-4
Scale: 1/4"=1'-0"
North Elevation
04.01.2021
Rev.01.27.2022



David & Hi-Jin Hodge
 201 Magellan Avenue
 Half Moon Bay, CA 94019
 415.370.2550
 david@hodgearts.com

Sung Engineering
 293000 Koholek Way, Suite 190
 Union City, CA 94587
 510.475.7900 f. 510.887.3019
 psung@sungeingr.com

201 Magellan Avenue ADU Addition

201 Magellan Avenue
 Half Moon Bay, CA 94019
 Parcel No. 048-016-010

Sheet Number
A-5
 scale: 1/8"=1'-0"
 East - West Elevations
 04.01.2021





David & Hi-Jin Hodge
201 Magellan Avenue
Half Moon Bay, CA 94019
415 370 2560
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

201 Magellan Avenue
Half Moon Bay, CA 94019
Parcel No. 048-016-010

Sheet Number
A-7
Scale: 1/4"=1'-0"
Roof Plan
4/01/21

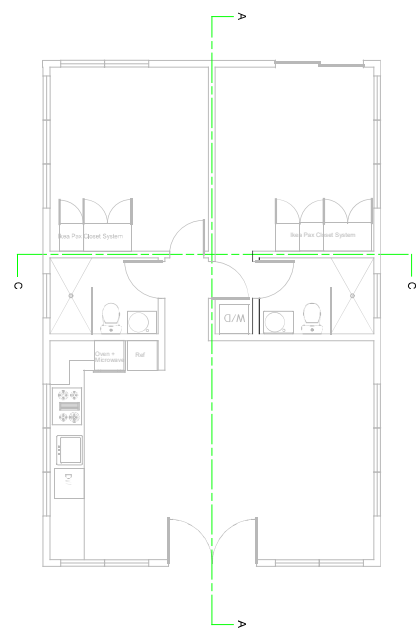
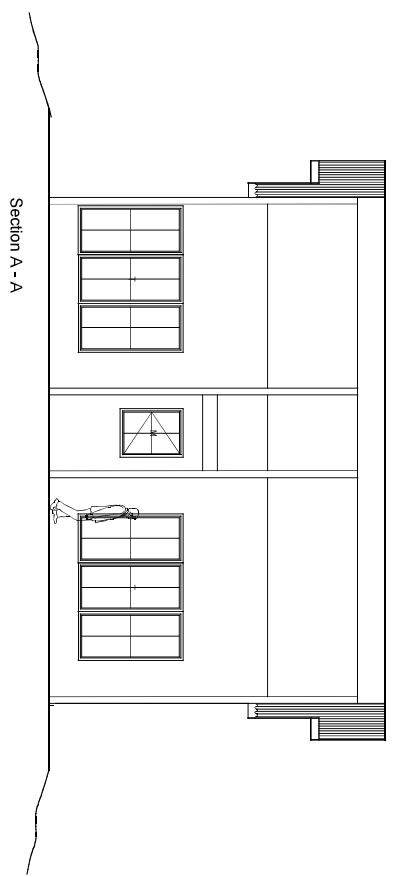
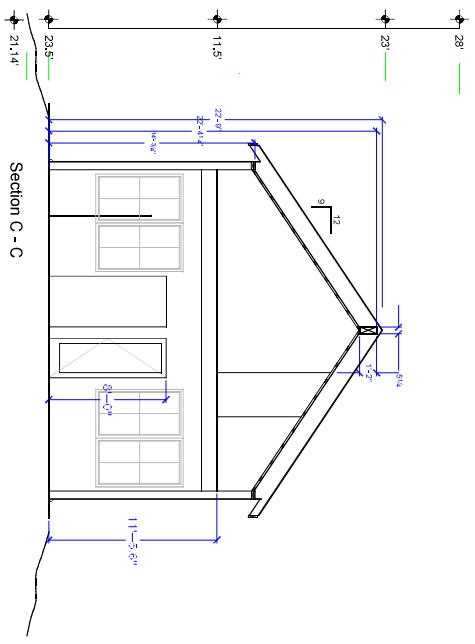
See attached Title 24 pages for details.

OVERVIEW

AD Value: 2.24 = 4.21
 Ceiling: 2.24 = 4.21
 Floor: 2.24 = 4.21
 Wall: 2.24 = 4.21
 Window: 2.24 = 4.21
 Door: 2.24 = 4.21
 Staircase: 2.24 = 4.21
 Skylight: 2.24 = 4.21

Existing conditions shown with hatching
 Proposed conditions shown with solid lines (continued)

1" = 1'-0" (vertical)
 1" = 1'-0" (horizontal)



David & Hi-Jin Hodge
 201 Magellan Avenue
 Half Moon Bay, CA 94019
 415 370 2550
 david@hodgearts.com

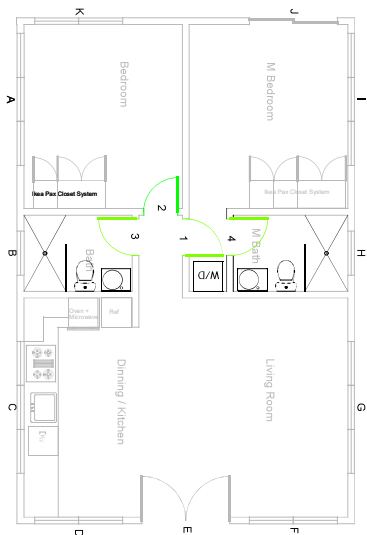
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 293000 Kohok Way, Suite 190
 Union City, CA 94587
 510 475 7900 f. 510 887 3019
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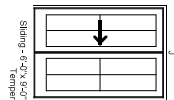
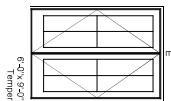
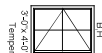
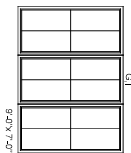
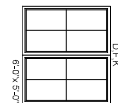
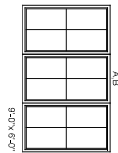
201 Magellan Avenue
 Half Moon Bay, CA 94019
 Parcel No. 048-016-010

Sheet Number
A-8
 Scale: 1/4" = 1'-0"
 Interior Sections
 4/01/21

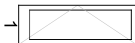
All windows are casement
Doors are french style
All doors and windows are Marvin
Ocean Hardware package
Alarm Sensors for all first floor window and doors
Window and doors to be tempered as per CRC R308.4 - UNITS A, B, D, E, F, H, I, J, K



Exterior Windows and Doors



Interior Doors



Simpson Doors
French 1601 Master mark
(satin etch frosted glass)

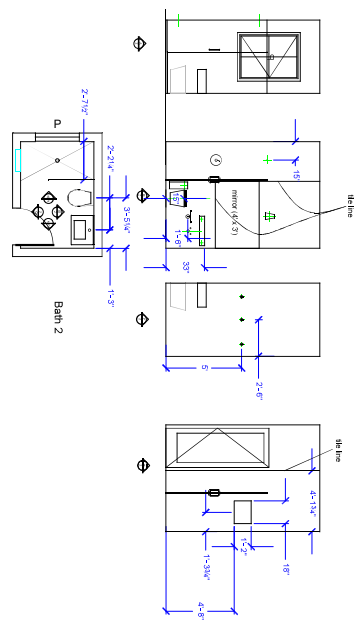
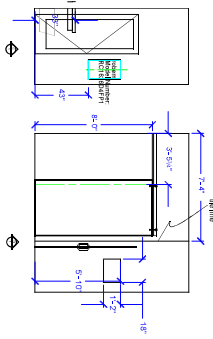
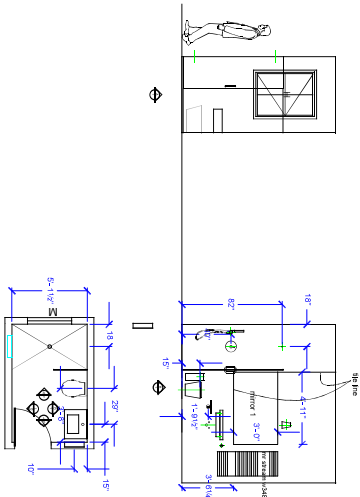
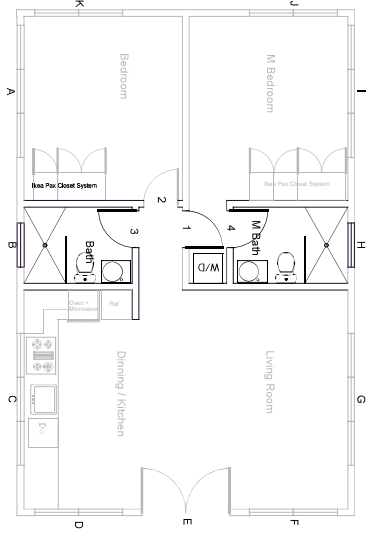
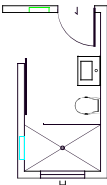
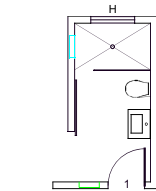
David & Hi-Jin Hodge
201 Magellan Avenue
Half Moon Bay, CA 94019
415 370 2550
david@hodgearts.com

Sung Engineering
293000 Kohoutek Way, Suite 190
Union City, CA 94587
510 475 7900 f. 510 887 3019
psung@sungengr.com

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201 Magellan Avenue
Half Moon Bay, CA 94019
Parcel No. 048-016-010

Sheet Number
A-9
Scale: 1/4"=1'-0"
Door & Window Schedule
4/01/21



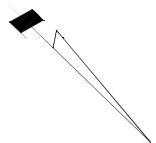
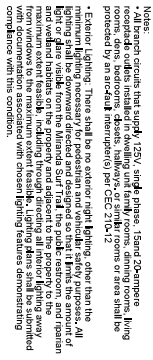
David & Hi-Jin Hodge
201 Magellan Avenue
Half Moon Bay, CA 94019
415 370 2560
david@hodgearts.com

Sung Engineering
29300 Koholek Way, Suite 190
Union City, CA 94587
510 475 7900 f. 510 887 3019
psung@sungengr.com

201 Magellan Avenue ADU Addition

201 Magellan Avenue
Half Moon Bay, CA 94019
Parcel No. 048-016-010

Sheet Number
A-10
Scale: 1/4"=1'-0"
Interior Elevations
4/01/21



Sheet Number
A-11
Scale: 1/4"=1'-0"
Electrical Plan
7/21/21

HOD SHL 615C (New 01/20)

APPLICANT TO ELECTIVE MEAN

Effective January 1, 2021
HOD SHL 615C (New 01/20)

LEVELS
APPLICANT TO 5

<p>Environmental Control</p> <p>4.509.2 Duct systems are sized, designed, and equipment is selected using the following methods:</p> <ol style="list-style-type: none">1. Establish heat loss and heat gain values according to ANSI/ACCA 1 Manual 1 - 2016 or equivalent.2. Size duct systems according to ANSI/ACCA 1 Manual D - 2016 or equivalent.3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual 5 - 2014 or equivalent. <p>INSTALLER AND FIELD INSPECTOR QUALIFICATION</p> <p>700.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.</p> <p>700.2 Thermal inspection employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.</p> <p>Verification</p> <p>700.1 Verification of compliance with this code may include construction documents, plans, specifications, and calculations. The enforcing agency may require additional reports, or other methods acceptable to the enforcing agency, which show substantial compliance.</p>	<p>CALGREEN MANDATORY MEASURES NOTES (AS APPLICABLE)</p> <p>PLANNING AND DESIGN</p> <p>Site Development</p> <p>4.100.2.1 Plans is developed and implemented to manage storm water drainage during construction.</p> <p>4.100.2.2 Construction plans shall indicate how the grading or a drainage system will manage all surface water flow to keep water from entering buildings.</p> <p>4.100.4 Provide stability for electric vehicle charging for open and two-family dwellings, townhouses with attached garages, multi-family dwellings, and hotels/condos in accordance with Section 4.100.4.1, 4.100.4.2, or 1004.4, as applicable.</p> <p>General</p> <p>4.200.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.</p> <p>WATER EFFICIENCY AND CONSERVATION</p> <p>Indoor Water Use</p> <p>4.300.1.1 Plumbing fixtures (water closets and urinals) and fittings (flanges and flange/nuts) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.</p> <p>4.303.1.4.4</p> <p>Outdoor Water Use</p> <p>4.300.1.1 Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (DMWEL), whichever is more stringent.</p> <p>Enhanced Durability and Reduced Maintenance</p> <p>4.400.1.1 Exterior spaces around pipes, electric cables, conduits or other openings in gables at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.</p> <p>Construction Waste Reduction, Disposal and Recycling</p> <p>4.400.1.1 Beyond and/or in place for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with one of the following:</p> <ol style="list-style-type: none">1. Comply with a more stringent local construction and demolition waste management ordinance; or2. A construction waste management plan, per Section 4.400.2, or3. A waste management company, per Section 4.400.3, or4. The waste stream reduction alternative, per Section 4.400.4.
<p>Building Maintenance and Operation</p> <p>4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.</p> <p>ENVIRONMENTAL QUALITY</p> <p>Firesafety</p> <p>4.500.1.1 Any installed gas fireplace shall be a direct vent sealed combustion type. Any installed woodstove or fireplace shall be listed for use with the type of fuel it is designed to burn. The fireplace shall be installed in accordance with the manufacturer's instructions, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local.</p> <p>Pest/Insect Control</p> <p>4.500.1.1 Duct openings and other related air distribution component openings shall be covered during construction.</p> <p>4.500.2.1 Adhesives, sealants, and caulks shall be compliant with VOC and other toxic compound limits.</p> <p>4.500.4.2.1 Paints, stains and other coatings shall be compliant with VOC limits.</p> <p>4.500.4.2.3 Aerosol paints and coatings shall be compliant with product-weighted MMT limits for VOC and other toxic compounds.</p> <p>4.500.4.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.</p> <p>4.500.4.3 Carpet and carpet systems shall be compliant with VOC limits.</p> <p>4.500.4.4 95% of floor are receiving excellent flooring shall comply with specified VOC criteria.</p> <p>4.500.4.5 Parquetboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.</p> <p>Interior Moisture Control</p> <p>4.500.2.2 Vapor retarder and ceiling panels is installed at below-grade foundation.</p> <p>4.500.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.</p> <p>Indoor Air Quality and Exhaust</p> <p>4.500.1.1 Each bathroom shall be provided with the following:</p> <ol style="list-style-type: none">1. (ENERGY STAR) fans ducted to ventilate outside the building.2. Fans must be controlled by a humidity control/displacement or built-in, ON/Off/continuous as a component of a whole house ventilation system.3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a < 50% to a maximum of 60%.	

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 Article ID: 10.1002/for

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<p>Magdalena Brändén magdalena.branden@helsinki.fi</p> <p>24 Terveystieteiden tutkimuskeskus, Helsingin yliopisto magdalena.branden@helsinki.fi</p>	<p>Professorina, Aalto-yliopisto magdalena.branden@helsinki.fi</p> <p>Asiantuntijana, Helsingin yliopisto magdalena.branden@helsinki.fi</p>	<p>2018-2019 magdalena.branden@helsinki.fi</p> <p>2018-2019 magdalena.branden@helsinki.fi</p>
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FACILITIES AT STUDENT CAMPUS												
No	Name of the facility	Facility										
		1	2	3	4	5	6	7	8	9	10	11
1	Library	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2	Computer Lab	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3	Sports Ground	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4	Medical Center	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
5	Guest House	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
6	Conferencing Room	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
7	Workshop	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
8	Art Studio	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
9	Musical Instrument	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
10	Observatory	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
11	Planetarium	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
12	Planetarium	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
13	Planetarium	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
14	Planetarium	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
15	Planetarium	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
16	Planetarium	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
17	Planetarium	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
18	Planetarium	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
19	Planetarium	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
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22	Planetarium	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
23	Planetarium	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
24	Planetarium	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
25	Planetarium	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
26	Planetarium	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
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30	Planetarium	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
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33	Planetarium	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
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35	Planetarium	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
36	Planetarium	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
37	Planetarium	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
38	Planetarium	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
39	Planetarium	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
40	Planetarium	Yes	Yes									

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 Requirements[illegible][illegible]

NOTE: Low- γ s

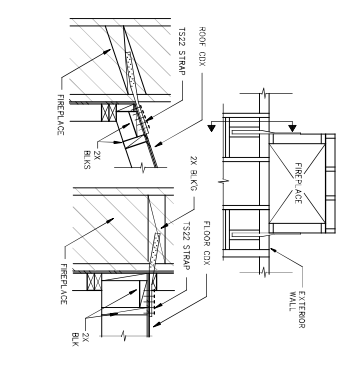
[illegible]

Figure 15A: A circular cross-section of a brain slice showing a central region of high signal intensity (yellow/orange) surrounded by a darker region (blue/green).

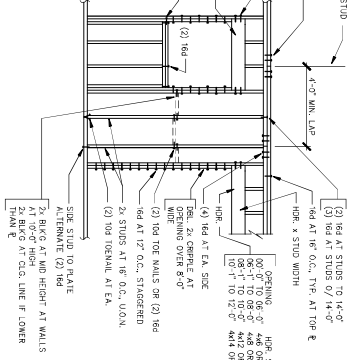
T24.2	DATE: 8/8/21	NEW DETACHED ADU 201 MEGELAN AVE. HALF MOON BAY	TITLE-24 ENERGY COMPLIANCE	BAY AREA ENERGY COMPLIANCE 7408 POTRERO AVE, EL CERRITO, CA 94530 510/932-5858 title24andgreenpoint@gmail.com	A-2-SMC-11-041-A	Page 21
	DRAWN BY:					
	SHEET NO.					



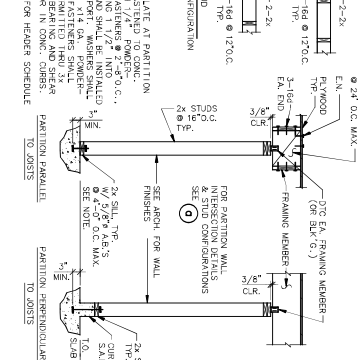
10 TYPICAL METALTE FOR WOOD FRAME CHIMNEY



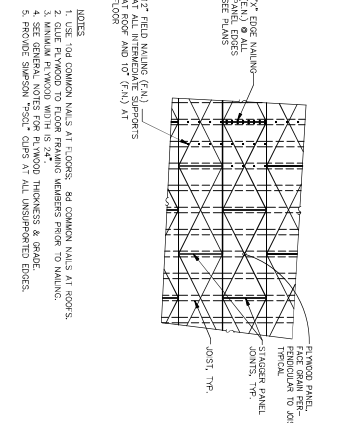
7 TYPICAL STUD WALL DETAIL



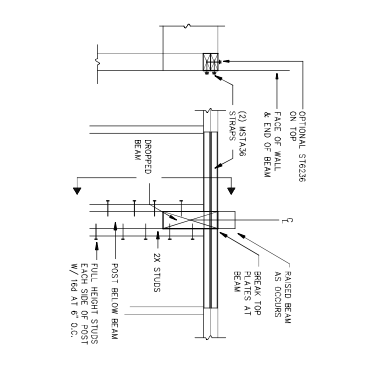
4 NON-STRUCTURAL PARTITION



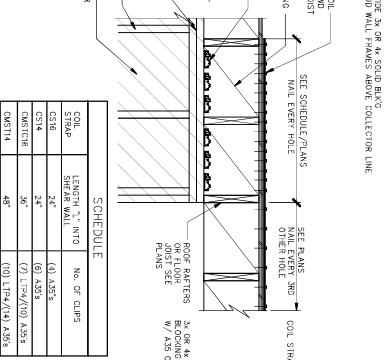
1 PLYWOOD SHEATHING AT ROOF AND FLOORS UNBLOCKED



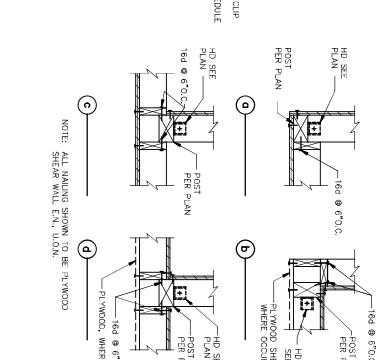
11 TYPICAL TOP PLATE SPLICE AT BEAM CONNECTION



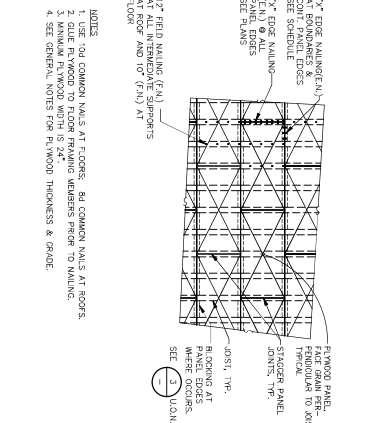
8 TYPICAL COIL STRAP DRAG CONNECTION AT ROOF



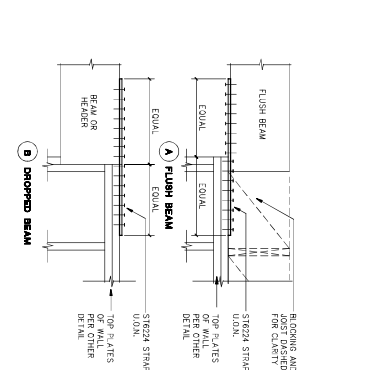
6 SHEAR WALL INTERSECTIONS



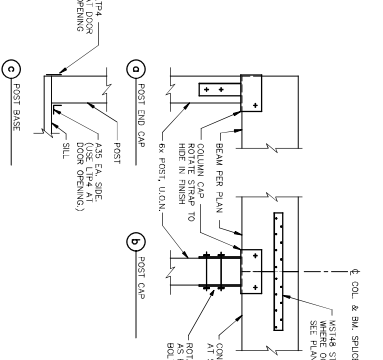
2 PLYWOOD SHEATHING AT ROOF AND FLOORS REQUIRING SPECIAL BLOCKING AND EDGE NAIL



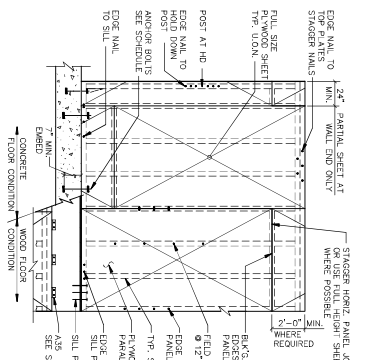
12 TYPICAL SHEAR COLLECTOR STRAP



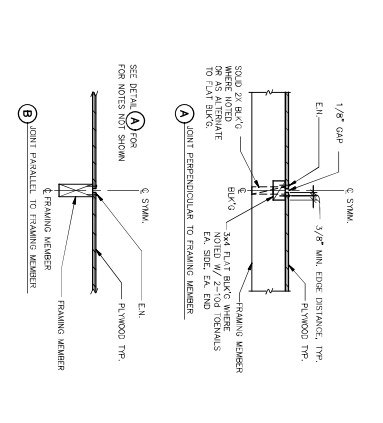
9 BEAM AND POST CONNECTION

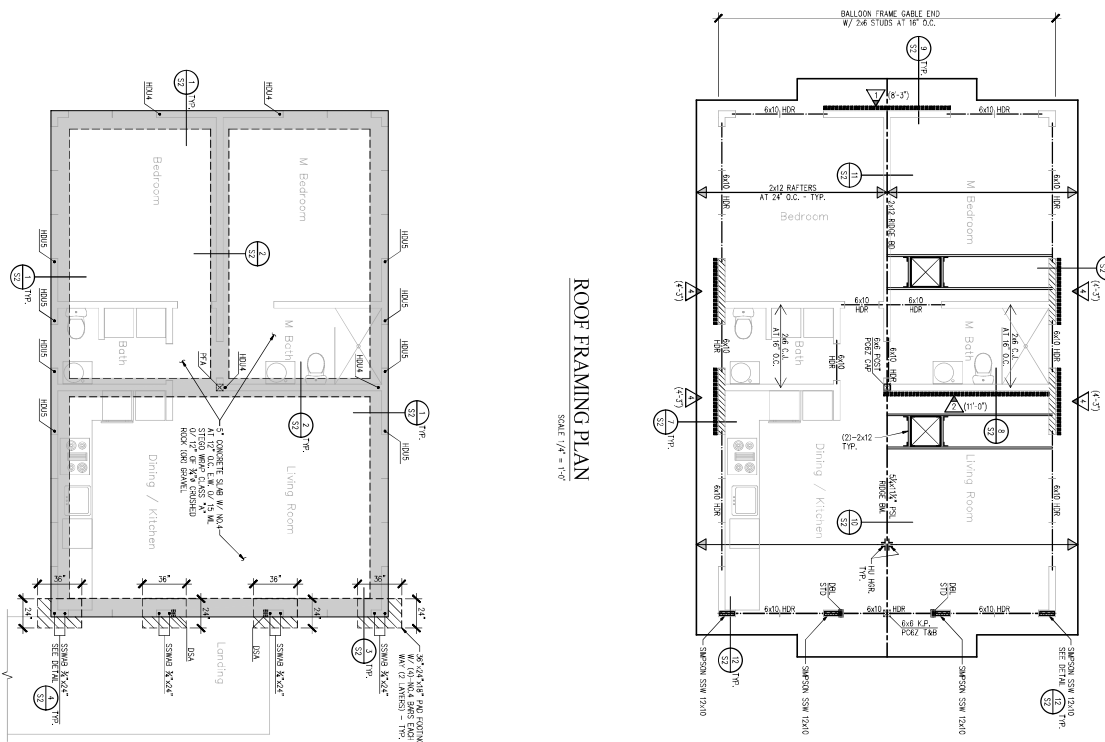


6 SHEAR WALL FRAMING ELEVATION



3 PLYWOOD NAILING



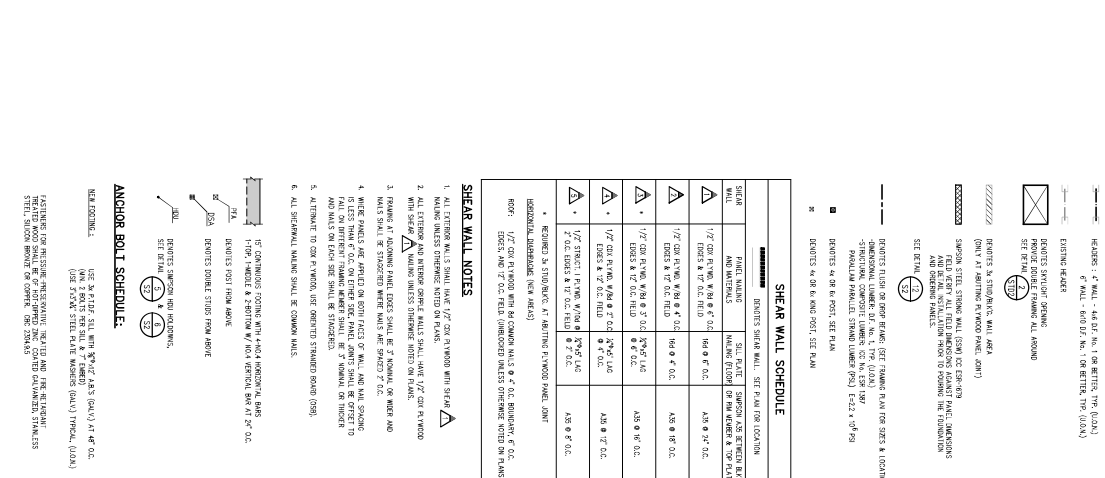


ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

FOUNDATION PLAN

SCALE 1/4" = 1'-0"



SOILS ENGINEER : SIGMA PRIME GEOSCIENCES, INCORPORATED
JOB NO. : 08-155 DATED : OCTOBER 28, 2017
CONSTRUCTION OBSERVATION AND TESTING

NOTE: ALL INDICATED DIMENSION SHALL TAKE PRECEDENCE OVER ANY SCALE DIMENSIONS. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS.

NOTE:
ALL INDICATED DIMENSION SHALL
TAKE PRECEDENCE OVER ANY SCALE
MEASUREMENTS. DO NOT SCALE
DRAWINGS.
REFER TO ARCHITECTURAL DRAWINGS
FOR DIMENSIONS.

ANCHOR BOLT SCHEDULE:

USE 3X P.I.D.F. SILL WITH 3/4" X 1/2" ADS (GALV.) AT 48" O.C.
(MIN. 2 BOLTS PER SILL & 7' EMBED)

STEEL, SILICON BRONZE OR COPPER, C80 2304,95

ICES, INCORPORATED

BASELINE COMPLIANCE WITH

THE SITE MAY NOT BECOME

Engineer: PS/CQ
 Drafter: OF
 Date: 7/1/2021
 Scale: AS NOTED
 Job No: 221154
 SHEET
 S1

REVISIONS/DATE	BY
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HODGE ADU
201 MAGELLAN AVENUE
HALF MOON BAY, CALIFORNIA



SUNG ENGINEERING, INC.
CIVIL ENGINEERS

29300 KOHOUTEK WAY, SUITE 190
UNION CITY, CA. 94587
OFFICE (510) 475-7900
FAX (510) 475-7913

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