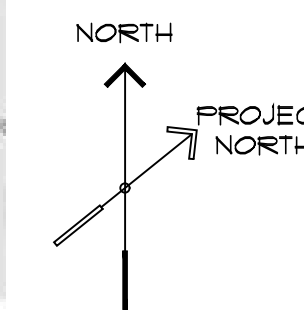


INDEX OF DRAWINGS

ARCHITECTURAL

- COVER VICINITY MAP & PROPERTY SUMMARY
- A02 AREA PLAN CALCULATIONS
- A11 SITE PLAN
- A21 LOWER LEVEL PLAN
- A22 MAIN LEVEL PLAN
- A23 COURTYARD PLAN
- A24 GARAGE STORAGE PLAN & ROOF PLAN
- A25 MEZZANINE & ROOF PLAN
- A31 EXTERIOR ELEVATIONS
- A32 EXTERIOR ELEVATIONS
- A33 EXTERIOR ELEVATIONS
- A34 EXTERIOR ELEVATIONS
- A41 BUILDING CROSS-SECTION
- A42 BUILDING CROSS-SECTION



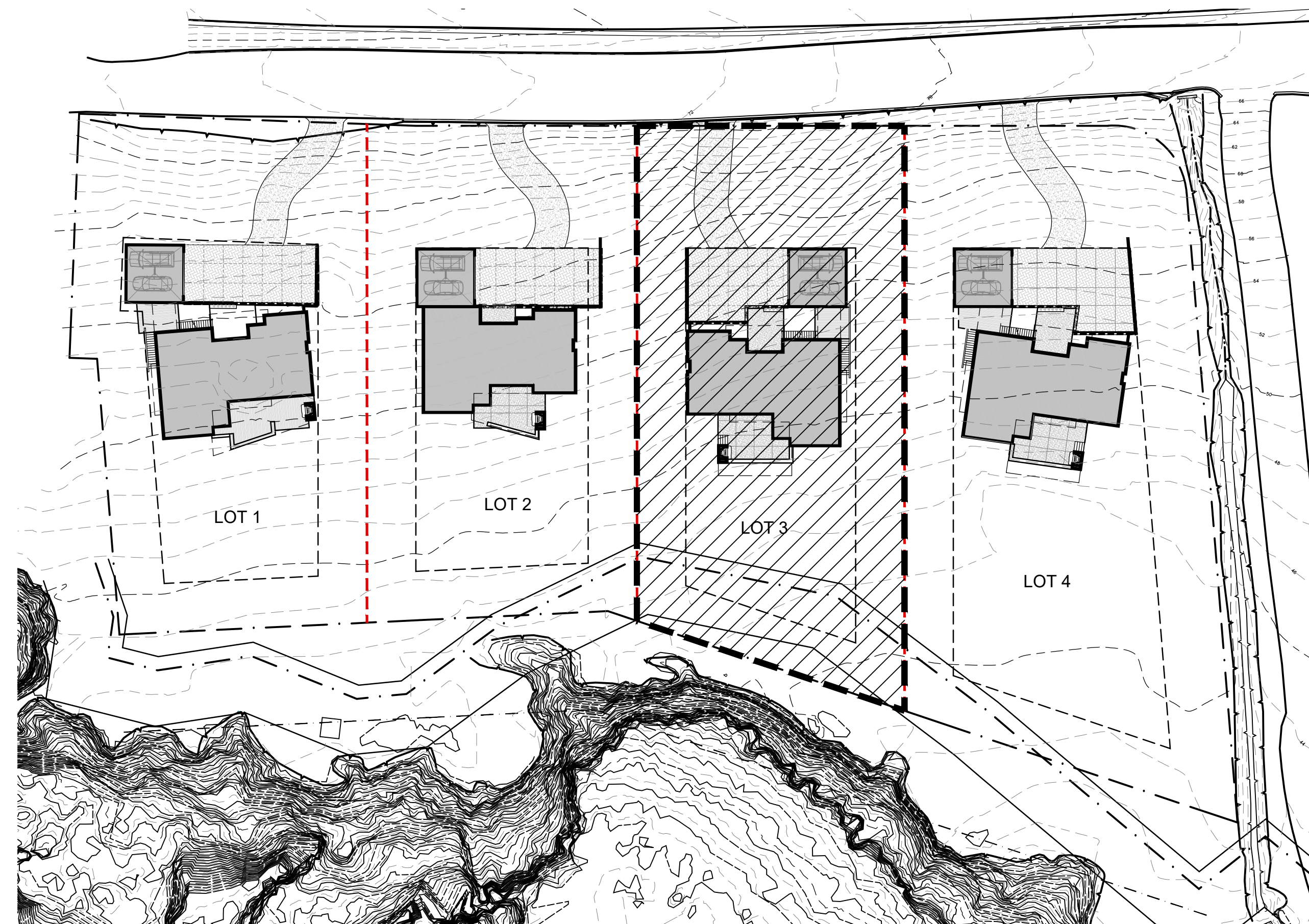
LOT 3

MOSS BEACH - LOT 3

VALLEMAR ST. & JULIANNA AVE.

GENERAL NOTES

1. DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THIS ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED AND CONSTRUCTED OR NOT, THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM AND THEY ARE NOT TO BE USED BY THE PROJECT OWNER NOR ANY OTHER ENTITY ON ANY OTHER PROJECTS OR FOR ANY EXTENSIONS OR ADDITIONS OR ALTERATIONS TO THE ORIGINAL PROJECT EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION FROM AND AGREEMENT WITH THIS ARCHITECT.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
3. CONTRACTOR MUST COMPLY WITH THE RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES, ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTION, AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THOSE TRADES INVOLVED, AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF UNION LABOR.
5. EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES FOLLOWING THEM.
6. CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS AND/OR SPECIFICATIONS TO THE TRADES UNDER THEIR JURISDICTION.
7. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.
8. ALL MATERIALS SHALL BE NEW UNLESS NOTED OTHERWISE. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
9. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS "EQUAL TO", "EQUIVALENT" OR "APPROVED EQUAL" ARE USED, THE ARCHITECT SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.
10. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR THEIR WORK.
12. CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH. PREMISES TO BE SWEPT CLEAN DAILY OF RELATED CONSTRUCTION DEBRIS. AT THE COMPLETION OF THE WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN.
13. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE.
14. PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF FLOORING OR CARPETING.
15. TO INSURE PROPER AND ADEQUATE BLOCKING, ALL BLOCKING FOR CABINET WORK WILL BE THE RESPONSIBILITY OF THE CABINET CONTRACTOR.
16. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL WALK THROUGH WITH THE ARCHITECT AND COMPILE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS.
17. ANY CHANGE WHICH RESULTS IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION OF THE OWNER AND THE ARCHITECT.
18. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE ARCHITECT OR ENGINEER. THE GENERAL CONT. IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE THROUGHOUT CONSTRUCTION.
19. ANY AMBIGUITIES, DISCREPANCIES, OR CONFLICTS DISCOVERED THROUGH THE USE OF THESE DRAWINGS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.



VICINITY MAP
NTS

PROPERTY SUMMARY

LOT: 3
 APN: 037086230
 PARCEL ID: T.B.D.
 CITY NAME: MOSS BEACH (UNINC)
 ZIP CODE: 94038
 MITIGATION FEE AREA: MIDCOAST URBAN
 ZONING: RM-CZ/DR/CD
 MIDCOAST LCP
 Maximum Building Height: 28'
 Parcel SF: 24,211 SF
 Maximum Floor Building Area: 6,200 SF.

SQUARE FOOTAGE SUMMARY

LOWER LEVEL (GROSS)	1,763#
MAIN LEVEL (GROSS)	2,234#
TOTAL FLOOR AREA (GROSS)	3,997#
GARAGE (GROSS)	576#
GARAGE STORAGE (GROSS)	258#
ROOF ACCESS (HABITABLE)	239#
COVERED ENTRY PATIO	168#
COVERED REAR DECK	290#
ELEVATED DECKS	
ENTRY DECK	189#
GARAGE DECK	182#
REAR DECK	536#

ARCHITECT



102 NORTH BROADWAY AVE.
 BOZEMAN, MT 59715
 OFFICE: 406.587.1997 FAX: 406.587.0311
 WWW.PEARSONDESIGNGROUP.COM

ISSUE DATE

COUNTY COASTSIDE
 DESIGN REVIEW SET

JULY 24, 2017




SITE PLAN - LOT 3
 SCALE: 1/8"=1'-0"

SITE LEGEND	
EXISTING 5 FT. CONTOURS	----- 7565 -----
EXISTING 1 FT. CONTOURS	----- 92'-0" -----
NEW CONTOURS	----- 92'-0" -----
PROPERTY LINE	-----
EASEMENT, SETBACK OR ENVELOPE	-----
PROPOSED NEW PROPERTY LOT LINE	-----
EXISTING PROPERTY LOT LINE	-----
EXISTING TREE (TO REMAIN)	-----
EXISTING TREE DRIPLINE	-----
14'-0" WIDE PERVIOUS PAVING DRIVEWAY (W/ "TWO-TRACK" VEGETATION STRIP)	-----
PERVIOUS PAVING COURTYARD (PARKING)	-----
RE-VEGETATED NATIVE GRASS MEADOW	-----
PROTECTED GRASSLANDS, ZONE A	-----
PROTECTED GRASSLANDS, ZONE B	-----
100' BUFFER FROM LEPTOSIPHON	-----

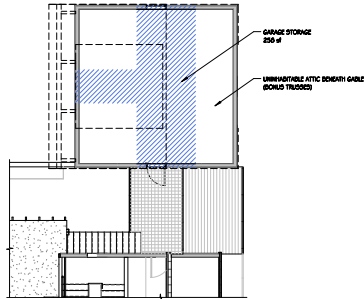
GENERAL SITE NOTES

1. GRADING NOTES & SPOT ELEVATIONS, SEE CIVIL DRAWINGS
2. UTILITY AND LOCATION INFORMATION, SEE CIVIL DRAWINGS
3. AREA OF DISTURBANCE TO BE MINIMIZED BY CONTRACTOR
4. SPECIFIC TREE REMOVAL SPECIFICATIONS, SEE LANDSCAPE
5. RETAINING WALLS, TERRACES, AND FENCES, SEE LANDSCAPE FOR LOCATION & APPEARANCE

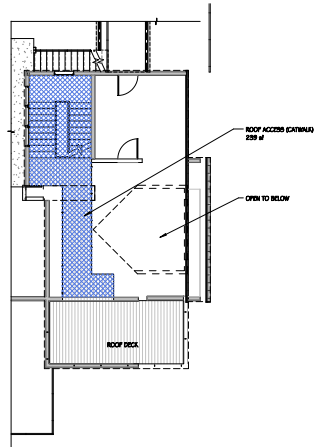
ELEVATION
 0'-0" = 53'-3"
 LOWER LEVEL ELEVATION
 0'-3" = 53'-6"
 GARAGE FLOOR ELEVATION
 12'-3" = 65'-6"
 MAIN LEVEL ELEVATION
 11'-3" = 64'-6"

FILE PATH: P:\CURRENT\1507_MOSS BEACH_SAN MATEO_CAD\0 DRAWINGS_CURRENT SET\1507 LOT_1_R18.rvt

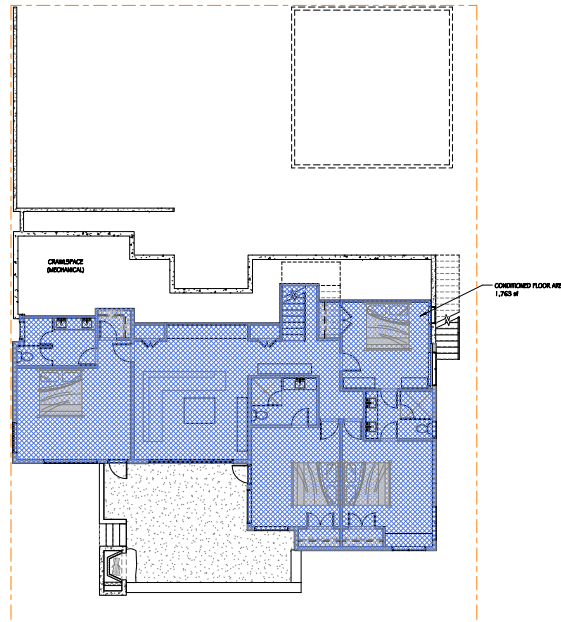
THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



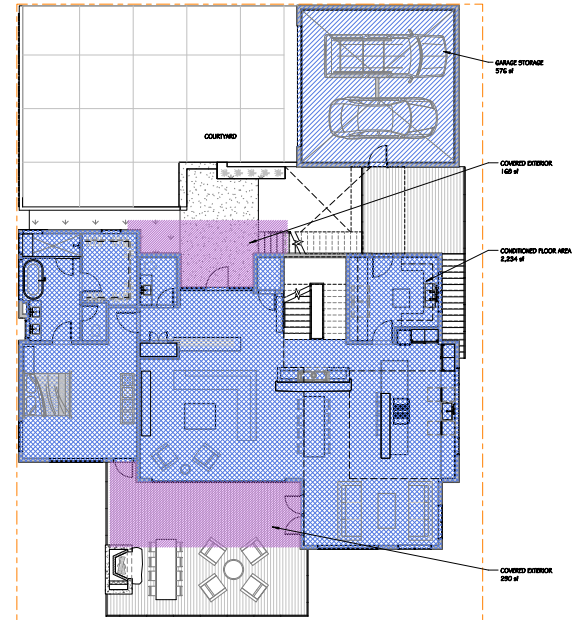
1 GARAGE STORAGE LEVEL - AREA PLAN
1/8" = 1'-0"



3 ROOF ACCESS - AREA PLAN
1/8" = 1'-0"



2 LOWER LEVEL - AREA PLAN
1/8" = 1'-0"



4 MAIN LEVEL - AREA PLAN
1/8" = 1'-0"

HATCH LEGEND

	CONDITIONED FLOOR AREA PER SECTION 6300 SUBSECTION A (1) The floor area of a room, hallway, or other area covered by a waterproof roof which extends four (4) or more feet from exterior walls.
	COVERED FLOOR SPACE PER SECTION 6300 SUBSECTION B (2) The area of a balcony, porch, walkway or other area covered by a waterproof roof which extends four (4) or more feet from exterior walls.
	UNCONDITIONED ATTIC FLOOR AREA PER SECTION 6300 SUBSECTION C (3) The area of an attic and vaults.

SQUARE FOOTAGES

UNREMOVABLE TRUSSES	1,785 sf
MAIN LEVEL GARAGE	2,234 sf
TOTAL S.F.	3,997 sf
GARAGE STORAGE	576 sf
GARAGE STORAGE (GROSS)	258 sf
ROOF ACCESS (PARTIAL)	239 sf
COVERED ENTRY PATIO	169 sf
COVERED REAR DECK	290 sf
COVERED DECK	459 sf
COVERED DECK	169 sf
REAR DECK	290 sf
UNITS = 6.570 x 10³ = 6,570 (1.24 611)	967 sf
TOTAL GROSS COVERAGE	13,628 sf
FLOOR AREA RATIO (FAR)	2.0



1507 MOSS BEACH SAN MATEO CA
WWW.PEARSONDESIGNGROUP.COM

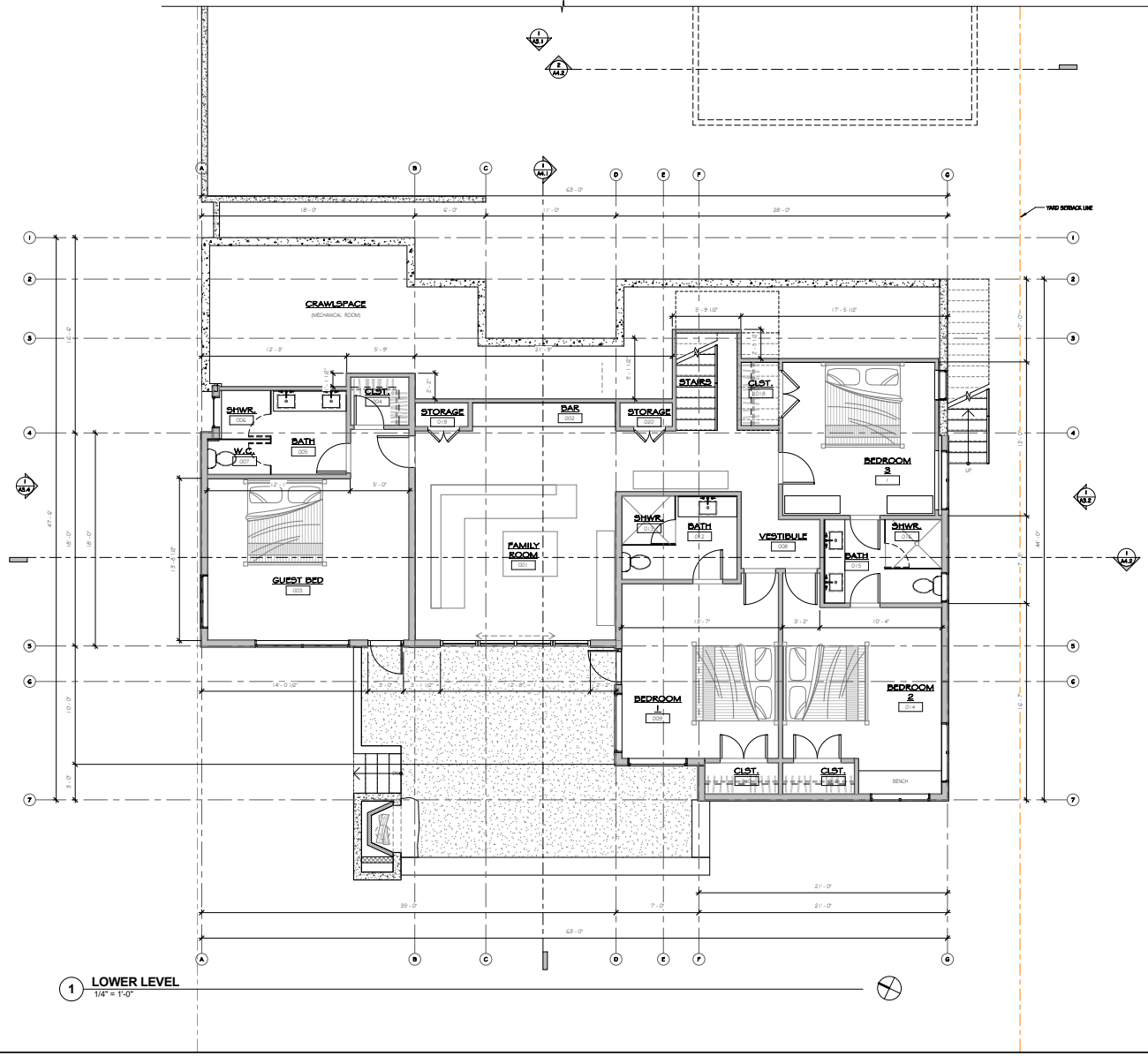
MOSS BEACH - LOT 3
VALLEMAR ST. & JULIANNA AVE.

REVISION NO.	DATE
COASTSIDE DESIGN REVIEW APPLICATION	
DRAWING: AREA PLANS	
PROJECT NUMBER	1507
DATE	JULY 24, 2017
DESIGN REVIEW SET SHEET NO.	

A0.1

FILE PATH: P:\CURRENT\1507_MOSS BEACH_SAN MATEO_CAV1.0\DRAWINGS_CURRENT SET\CAV1507_LOT_1_NEW.rvt

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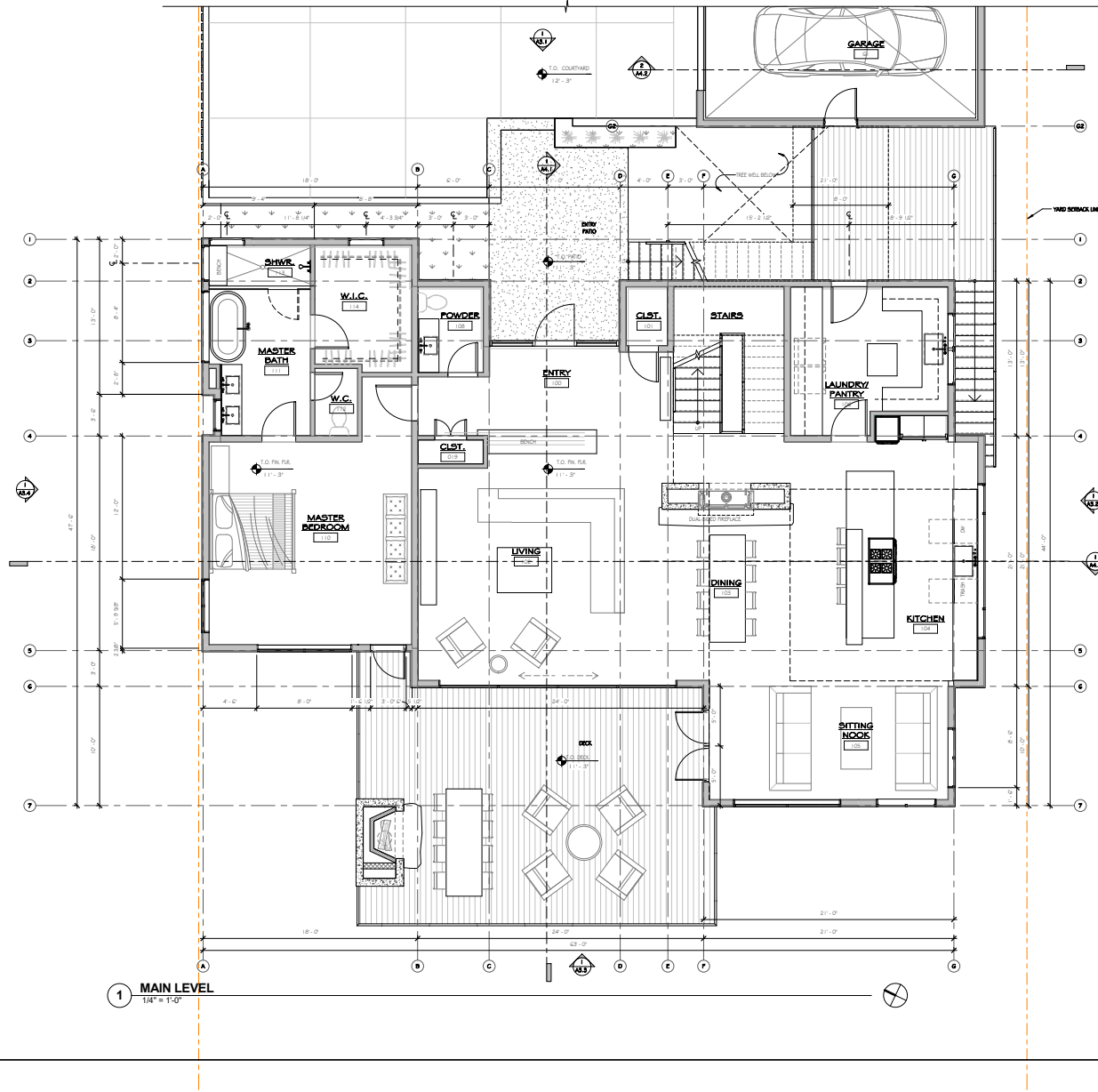


MOSS BEACH - LOT 3
 VALLEMAR ST. & JULIANA AVE.

REVISION NO.	DATE
COASTSIDE DESIGN REVIEW APPLICATION	
DRAWING: FLOOR PLANS	
PROJECT NUMBER	1507
DATE	JULY 24, 2017
DESIGN REVIEW SET	
SHEET NO.	
A2.1	

FILE PATH: P:\CURRENT\1507_MOSS BEACH_SAN MATEO_CAV1.0\DRAWINGS_CURRENT SET\REVISED_LOT_NEW.rvt

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1 MAIN LEVEL
1/4" = 1'-0"

MOSS BEACH - LOT 3
VALLEMAR ST. & JULIANA AVE.

REVISION NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING: **FLOOR PLANS**

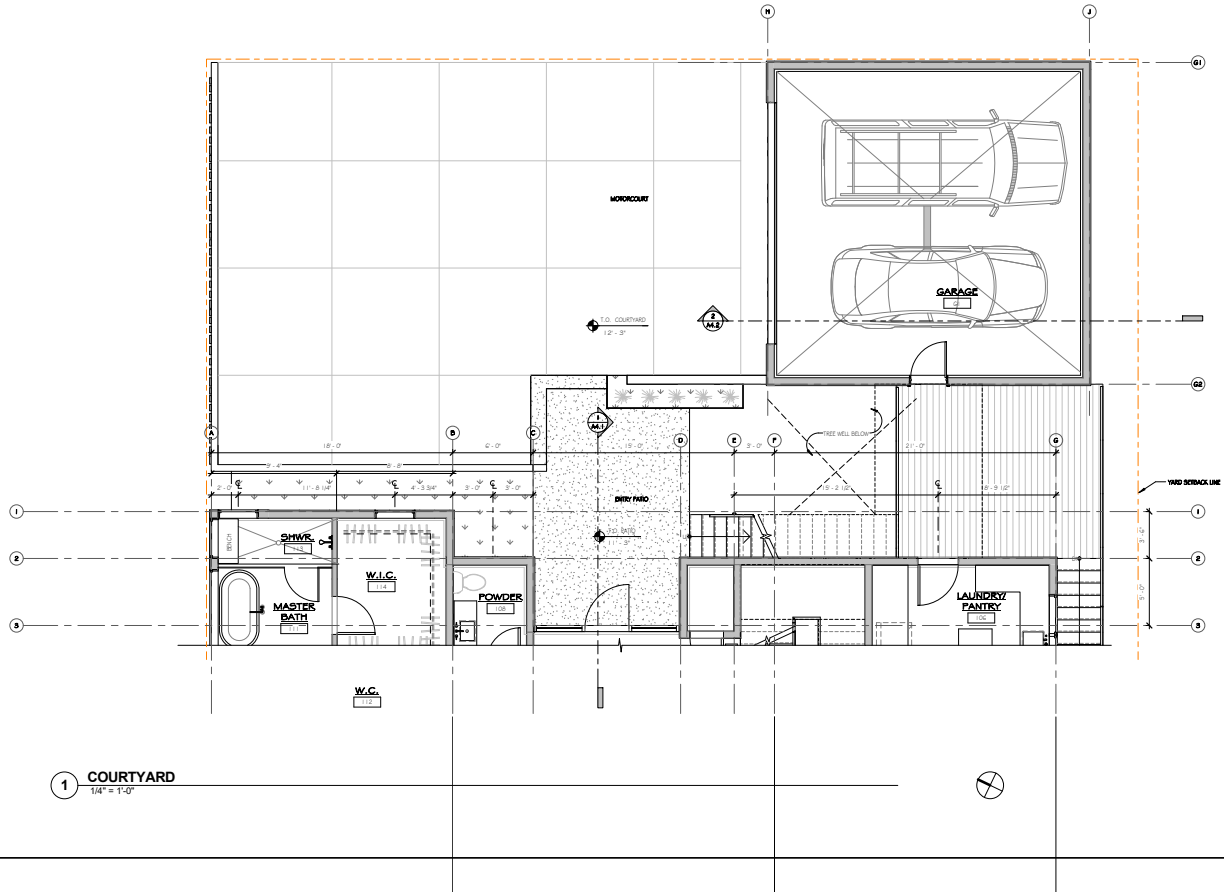
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DATE: **JULY 24, 2017**

DESIGN REVIEW SET
SHEET NO.

A2.2

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THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



1 COURTYARD
1/4" = 1'-0"

MOSS BEACH - LOT 3
VALLEMAR ST. & JULIANNA AVE.

REVISION	
NO.	DATE

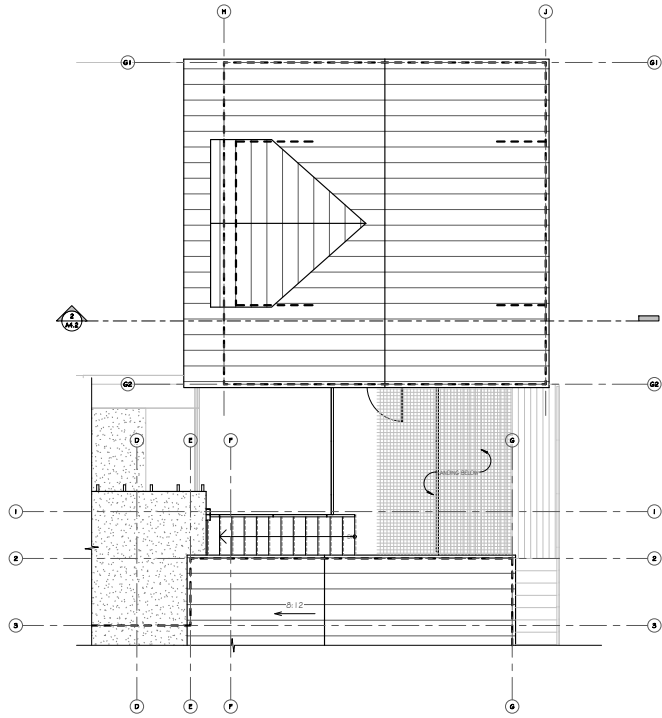
COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
COURTYARD PLAN

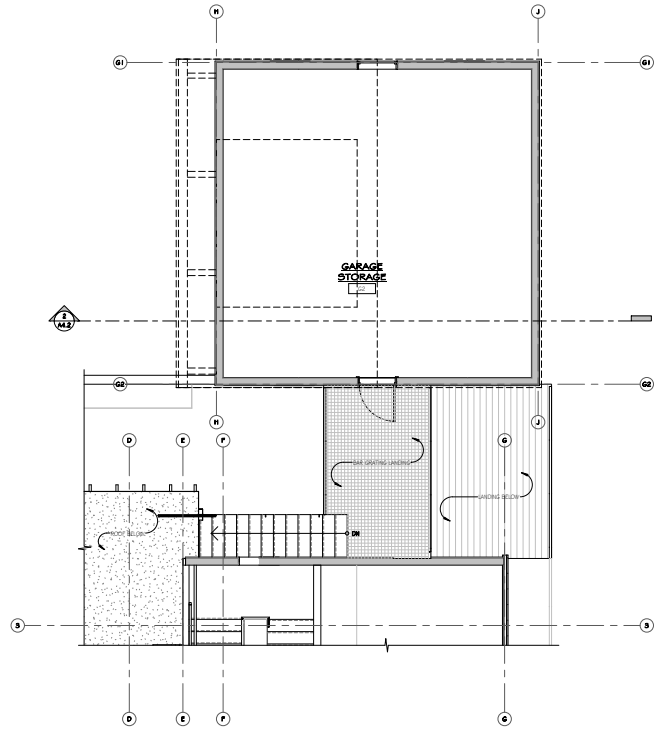
PROJECT NUMBER: **1507**
DATE: **JULY 24, 2017**
DESIGN REVIEW SET
SHEET NO.

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THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



2 GARAGE ROOF PLAN
1/4" = 1'-0"



1 GARAGE STORAGE LEVEL
1/4" = 1'-0"

MOSS BEACH - LOT 3
VALLEMAR ST. & JULIANA AVE.

REVISION	
NO.	DATE

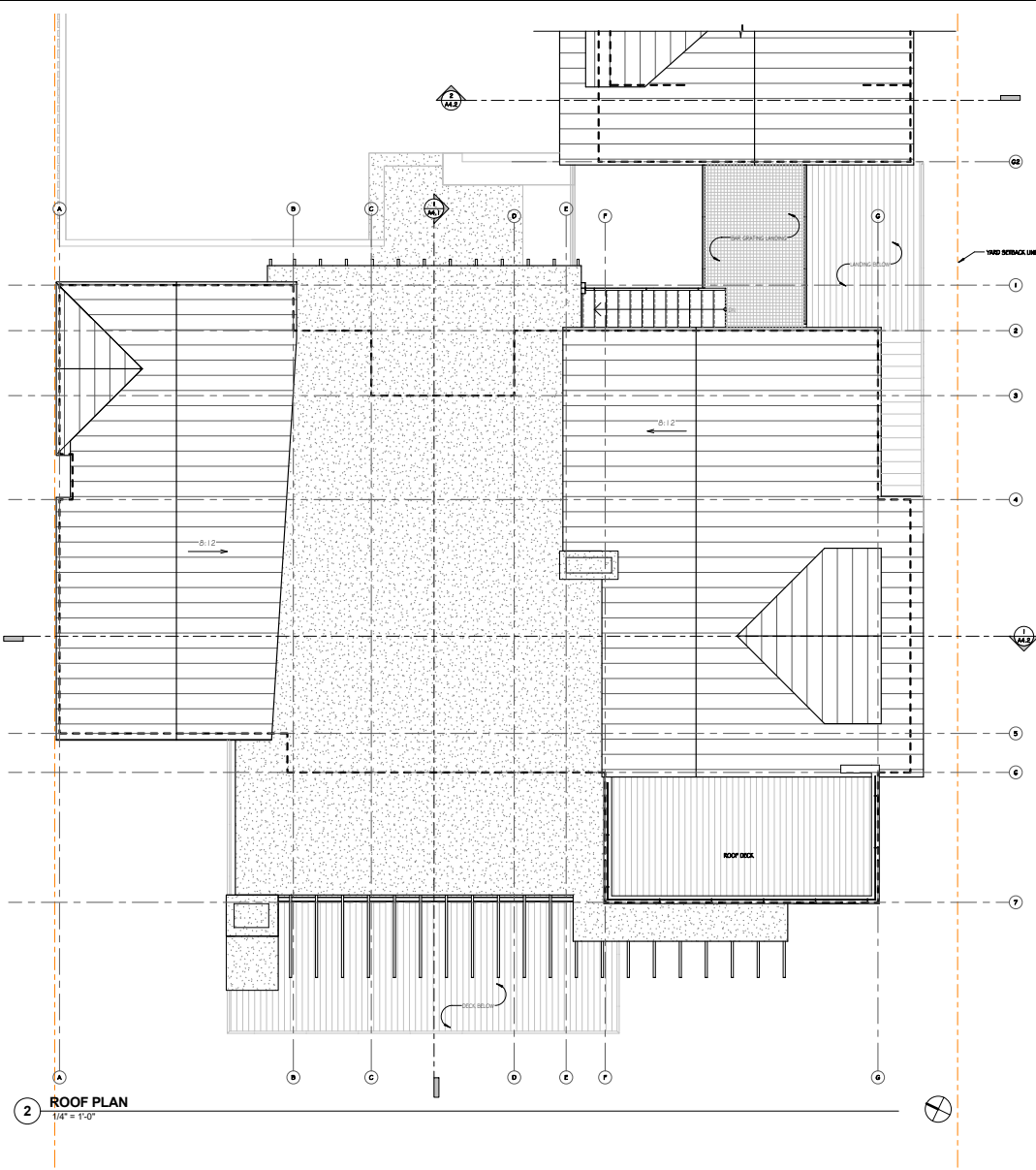
COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
**GARAGE STORAGE PLAN
& ROOF PLAN**

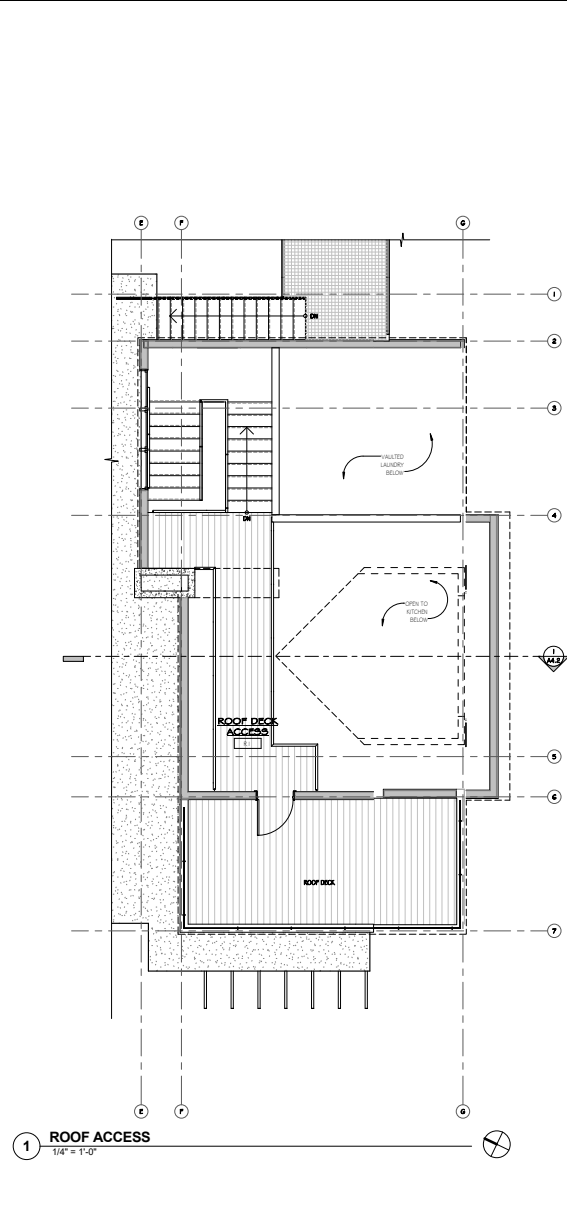
PROJECT NUMBER: 1507
DATE: JULY 24, 2017
DESIGN REVIEW SET
SHEET NO.

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THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



2 ROOF PLAN
1/4" = 1'-0"



1 ROOF ACCESS
1/4" = 1'-0"

MOSS BEACH - LOT 3
VALLEMAR ST. & JULIANA AVE.

REVISION	
NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING:
ROOF PLAN & ROOF ACCESS

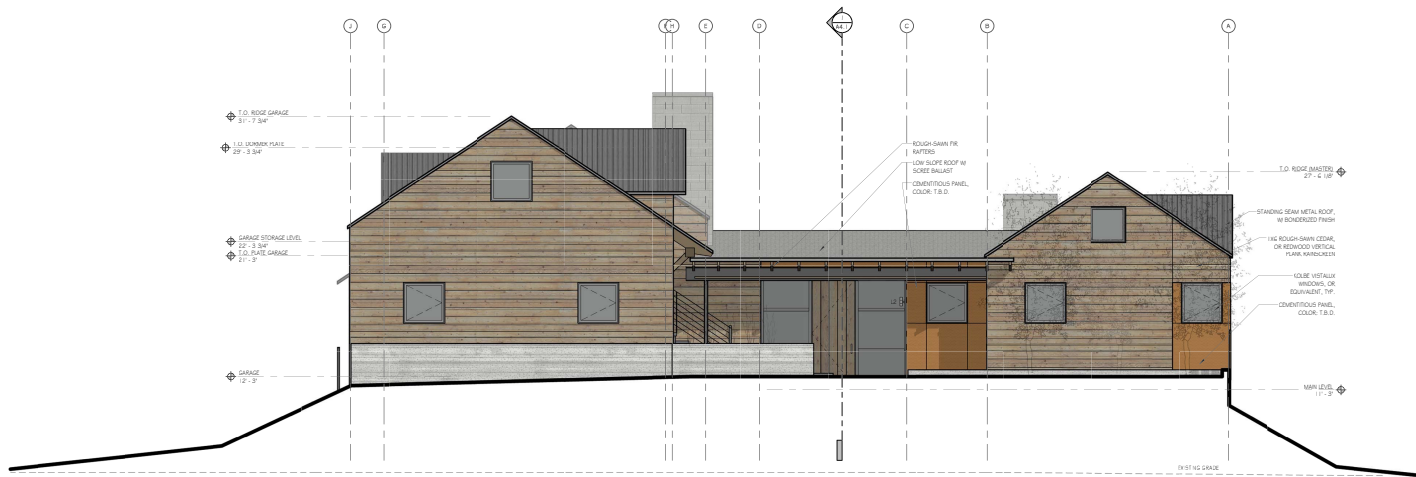
PROJECT NUMBER: 1507
DATE: JULY 24, 2017

DESIGN REVIEW SET
SHEET NO.

A2.5

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1 NORTH ELEVATION
1/4" = 1'-0"

MATERIALS



ROUGH SAWN CEDAR, OR REDWOOD HORIZONTAL PLANK, 1x6 (EFFECT: SHED SHAK)



CEMENTIOUS PANEL



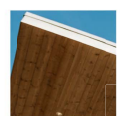
WALLS: OAK VENEER, OR BOARD FORMED CONCRETE



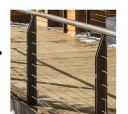
ROOF: STANDING SEAM METAL ROOF W/ BONDERIZED FINISH



FLAT ROOF: 1/2\"/>



RAFTERS: ROUGH SAWN FIR (OR REDWOOD)



RAILINGS & FIRM: STAINLESS STEEL CABLE RAILINGS & STAINLESS STEEL TOW



SIFTERS: ROUGH SAWN FIR



300 N BRIDGEMAN AVE, SUITE 101, SAN MATEO, CA 94401
WWW.PEARSONDESIGNGROUP.COM

MOSS BEACH - LOT 3
VALLEMAR ST. & JULIANA AVE.

REVISION	
NO.	DATE

COASTAL DESIGN
REVIEW APPLICANT ON

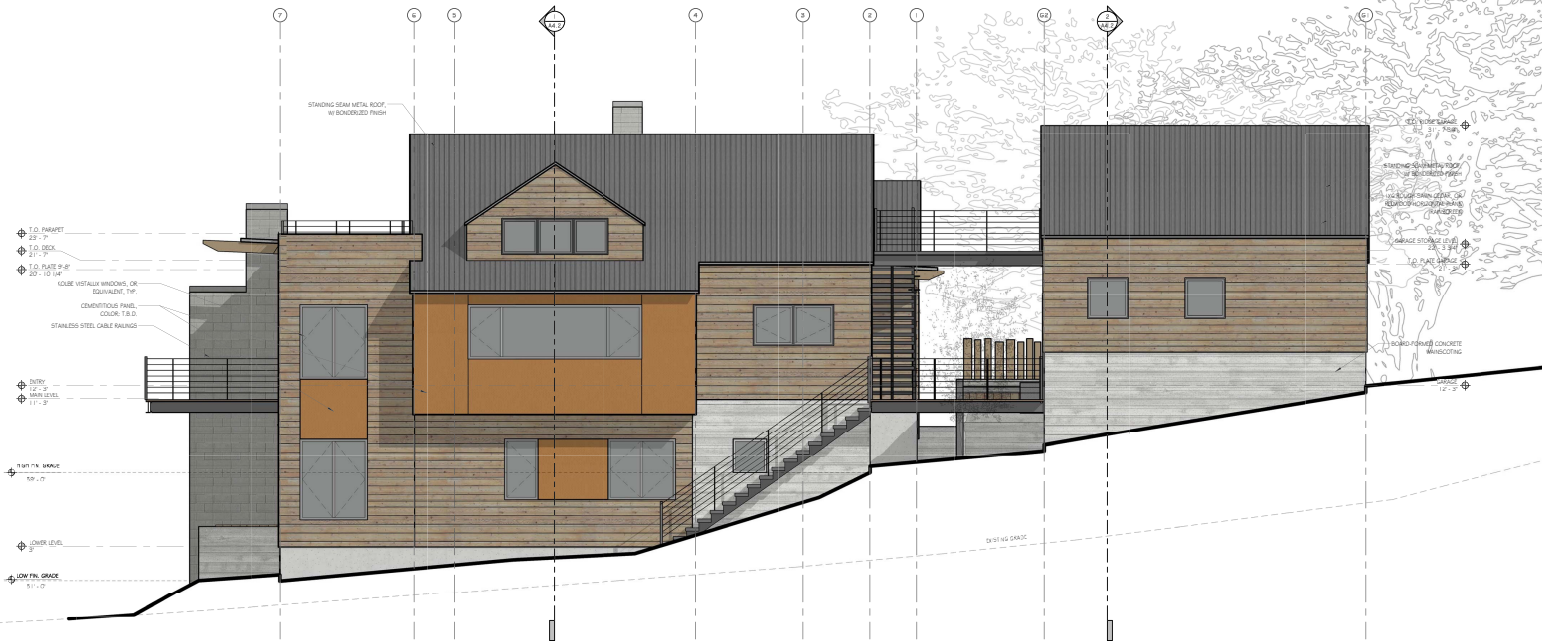
DRAWING: ELEVATIONS

PROJECT NUMBER: 1507
DATE: JULY 24, 2017
DESIGN REVIEW SET
SHEET NO.

A3.1

FILE PATH: P:\CURRENT\1507_MOSS BEACH_SAN MATEO_CAD\DRAWINGS_CURRENT SET_DRAWING_01_NEW.rvt

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE REPLICATED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



1 EAST ELEVATION
1/4" = 1'-0"

MATERIALS



SOME
1X6 ROUGH-SAWN CEDAR, OR REDWOOD
HORIZONTAL PLANK, 8" BETWEEN EDGES (HARD
BOARD)



SOME
CEMENTITIOUS PANELS



WALLS
RAW WOOD,
(OR BOARD-FORMED CONCRETE)



ROOF
STANDING-SEAM
METAL ROOF
W/ BONDED FINISH



FLAT ROOF
EVEN WEATHERING
W/ SOFT BALLAST



SOFFIT
ROUGH-SAWN CEDAR
(OR REDWOOD)



RAILINGS & FEEL
STAINLESS STEEL CABLE RAILINGS
& STAINLESS STEEL TOP



RAFTERS
ROUGH-SAWN CEDAR



1507 MOSS BEACH SAN MATEO CA
WWW.PEARSONDESIGNGROUP.COM

MOSS BEACH - LOT 3
VALLEMAR ST. & JULIANA AVE.

REVISION	
NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICANT

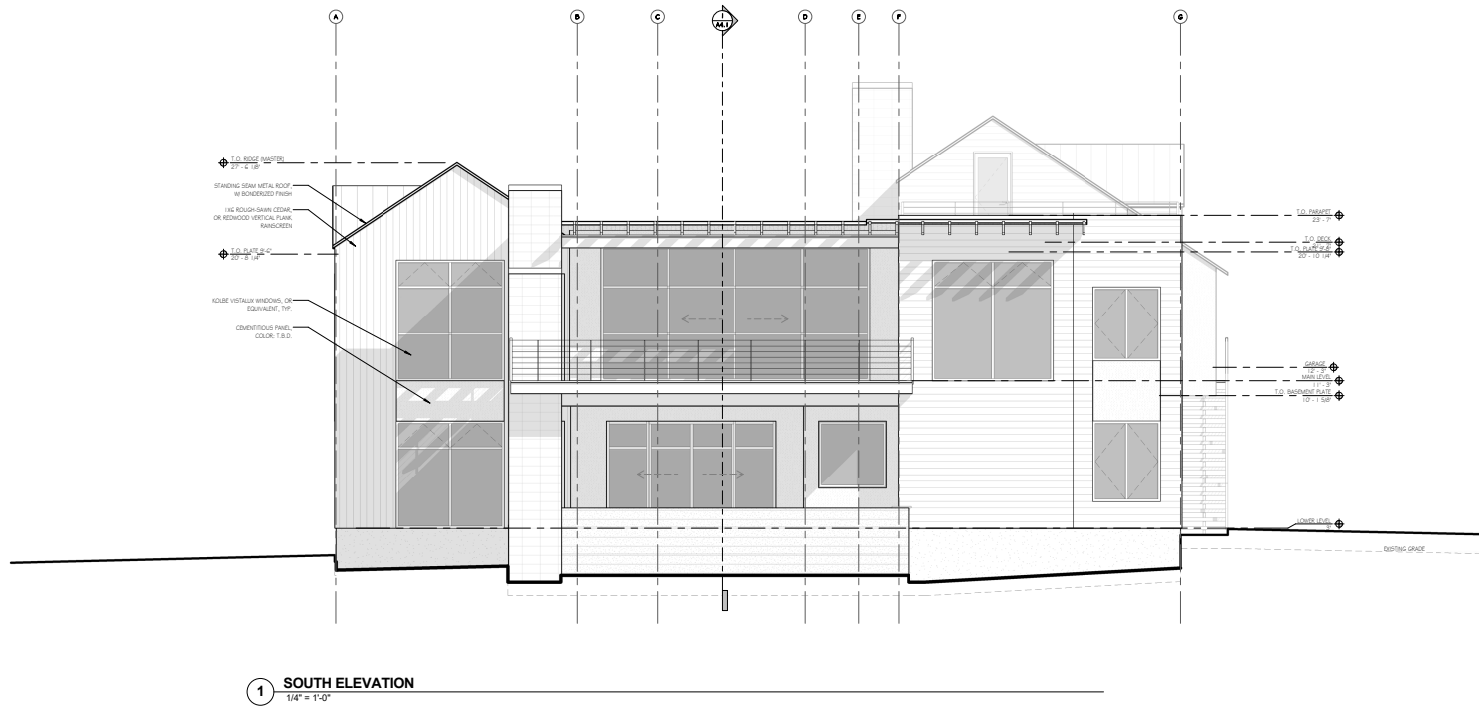
DRAWING: ELEVATIONS

PROJECT NUMBER: 1507
DATE: JULY 24, 2017
DESIGN REVIEW SET
SHEET NO.

A3.2

FILE PATH: P:\CURRENT\1507_MOSS BEACH_SAN MATEO_CAV1.0\DRAWINGS_CURRENT SET\REV1507_LOT_1_NEW.rvt

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MATERIALS



STONE
1/2" RUGH-SAWN CEDAR, OR REDWOOD HORIZONTAL PLANK, W/ VERTICAL GROUT THRU BOARD



STONE
CEMENTITIOUS PANELS



WALLS
COLOR: T.B.D. (OR BOARD-FORMED CONCRETE)



ROOF
STANDING SEAM METAL ROOF W/ BONDERIZED FINISH



FLAT ROOF
2"X4" MEMBRANE W/ SCORE BALLAST



SIDING
ROUGH-SAWN CEDAR (OR REDWOOD)



RAILINGS & TRIM
STAINLESS STEEL CABLE RAILINGS + STAINLESS STEEL TRIM



SOFFITS
ROUGH-SAWN CEDAR



1000 BAYVIEW AVENUE, SUITE 100
SAN MATEO, CALIFORNIA 94401
WWW.PEARSONDESIGNGROUP.COM

MOSS BEACH - LOT 3
VALLEMAR ST. + JULIANNA AVE.

REVISION	NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

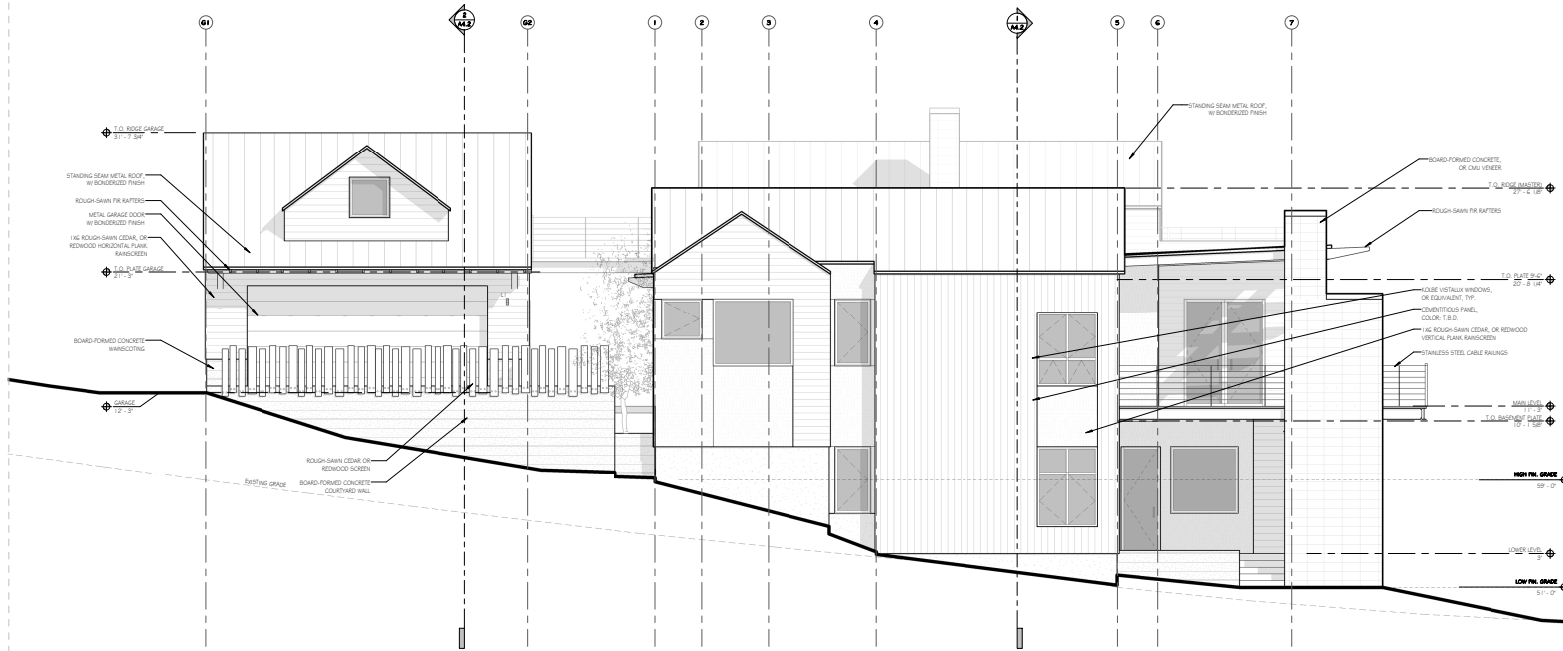
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PROJECT NUMBER: **1507**
DATE: **JULY 24, 2017**
DESIGN REVIEW SET
SHEET NO.

A3.3

FILE PATH: P:\CURRENT\1507_MOSS BEACH_SAN MATEO_CAV1.0\DRAWINGS_CURRENT SET\REVISED_DRAWING.rvt

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1 WEST ELEVATION
1/4" = 1'-0"

MATERIALS



SIDING
1x6 ROUGH-SAWN CEDAR, OR REDWOOD HORIZONTAL PLANK W/ VERTICAL GROOVE THIRD BOARD



SIDING
CEMENTITIOUS PANELS



WALLS
CAST-IN-PLACE CONCRETE OR BOARD-FORMED CONCRETE



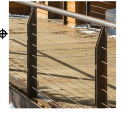
ROOF
STANDING SEAM METAL ROOF W/ BONDED GLOSS FINISH



FLAT ROOF
2" RIGID INSULATION W/ 1" POLYISOCYANURATE W/ 1" SCREED



SIDING
ROUGH-SAWN CEDAR OR REDWOOD



SIDING & TRIM
ROUGH-SAWN CEDAR OR REDWOOD



SIDING
ROUGH-SAWN CEDAR OR REDWOOD



MOSS BEACH - LOT 3
VALLEMAR ST. & JULIANA AVE.

REVISION	NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

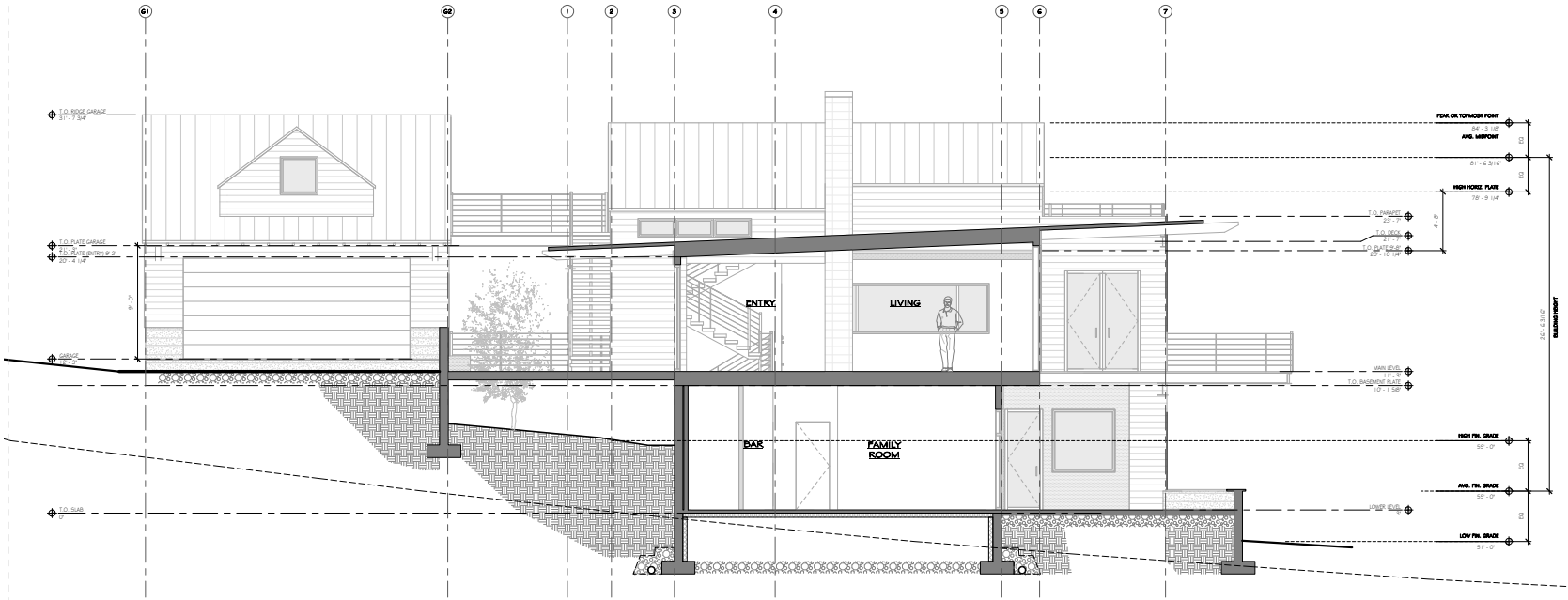
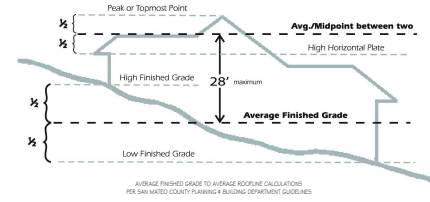
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PROJECT NUMBER: **1507**
DATE: **JULY 24, 2017**
DESIGN REVIEW SET
SHEET NO.

A3.4

FILE PATH: P:\CURRENT\1507_MOSS BEACH - SAN MATEO, CALIF\DRAWINGS_CURRENT SET\SECTION LOT_1.DWG

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MAXIMUM BUILDING HEIGHT CALCULATIONS



1 SECTION A
 1/4" = 1'-0"

REVISION NO.	DATE

COASTSIDE DESIGN
 REVIEW APPLICATION

DRAWING: SECTIONS

PROJECT NUMBER: 1507

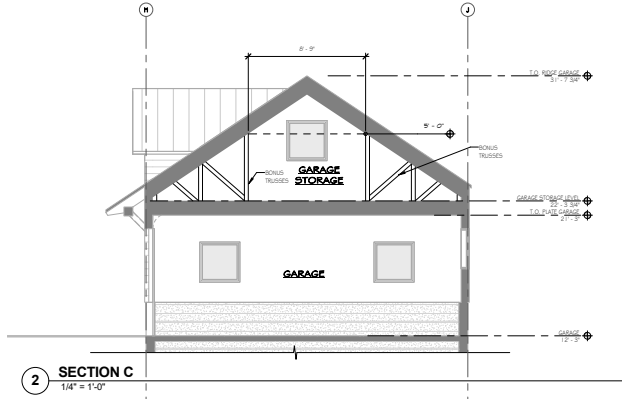
DATE: JULY 24, 2017

DESIGN REVIEW SET

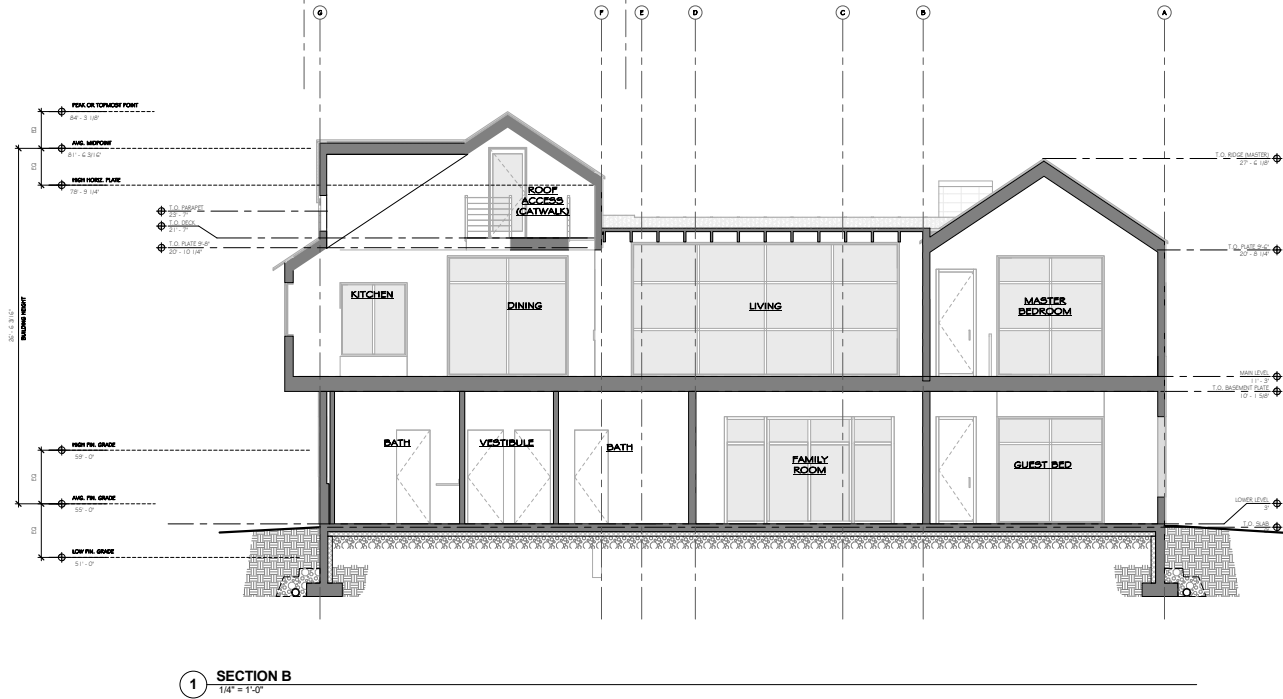
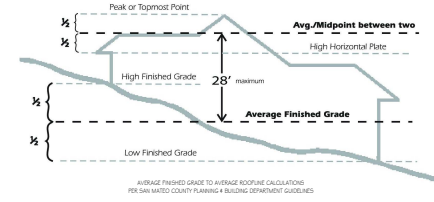
SHEET NO.

FILE PATH: P:\CURRENT\1507_MOSS BEACH_SAN MATEO_CAD\0 DRAWINGS_CURRENT SET\NEW\B3 LOT_NEW.rvt

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MAXIMUM BUILDING HEIGHT CALCULATIONS



REVISION NO.	DATE

COASTSIDE DESIGN
REVIEW APPLICATION

DRAWING: SECTIONS

PROJECT NUMBER: 1507
DATE: JULY 24, 2017

DESIGN REVIEW SET
SHEET NO.