

ROOF VENTILATION DATA: MAIN FLOOR ATTIC
2,875.50 FT. ATTIC/300 = 9.52 SQ. FT. x 144 SQ. IN. = 1,428.50 IN. VENTILATION AREA REQUIRED

TOTAL VENTILATION REQUIRED TO BE DIVIDED EQUALLY AMONG UPPER AND LOWER VENTILATION PER C.R.C. SECTION R206.

REQUIRED UPPER VENTILATION: 714 SQ. IN.

PROVIDE
 * 4 - "BRANDGUARD" 14"x24" GABLE END VENTS WITH 388 SQ. IN. 47 SQ. IN. OF FREE VENTILATION FOR EACH VENT.
 * 5 - "OHASIN" EMBER RESISTANT DORMER VENTS WITH 360 SQ. IN. 12 SQ. IN. OF FREE VENTILATION FOR EACH VENT.
 TOTAL = 748 SQ. IN.

REQUIRED LOWER VENTILATION: 714 SQ. IN.

PROVIDE
 * 6 - "BRANDGUARD" 120"x35" CONTINUOUS EAVE VENTS WITH 120 SQ. IN. OF FREE VENTILATION FOR EACH VENT.
 TOTAL = 720 SQ. IN.

ROOF VENTILATION DATA: PORCH/DINING ROOM ATTIC
362.50 FT. ATTIC/300 = 1.21 SQ. FT. x 144 SQ. IN. = 174.50 IN. VENTILATION AREA REQUIRED

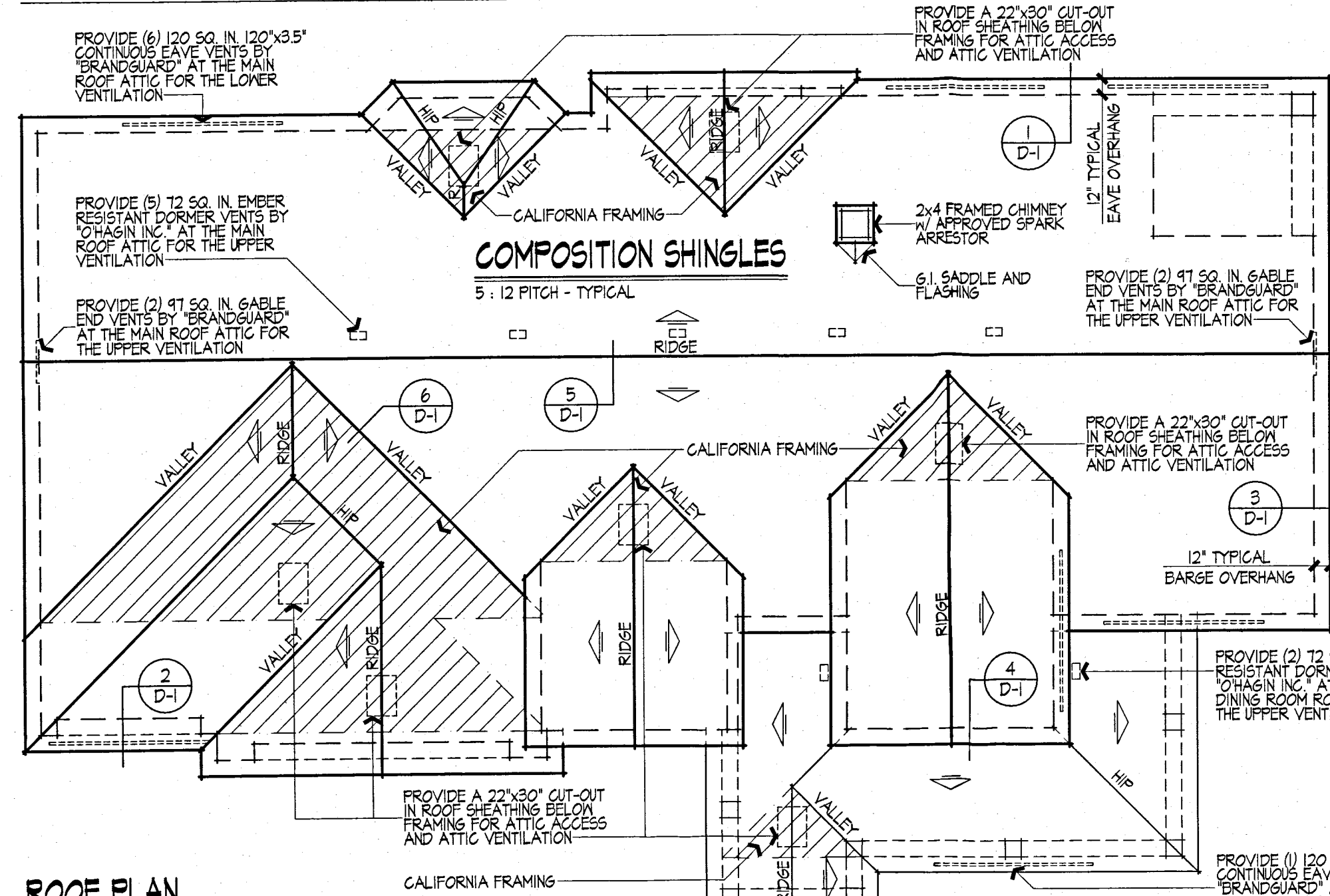
TOTAL VENTILATION REQUIRED TO BE DIVIDED EQUALLY AMONG UPPER AND LOWER VENTILATION PER C.R.C. SECTION R206.

REQUIRED UPPER VENTILATION: 87 SQ. IN.

PROVIDE
 * 2 - "OHASIN" EMBER RESISTANT DORMER VENTS WITH 144 SQ. IN. 12 SQ. IN. OF FREE VENTILATION FOR EACH VENT.
 TOTAL = 144 SQ. IN.

REQUIRED LOWER VENTILATION: 87 SQ. IN.

PROVIDE
 * 1 - "BRANDGUARD" 120"x35" CONTINUOUS EAVE VENT WITH 120 SQ. IN. OF FREE VENTILATION EACH VENT.
 TOTAL = 120 SQ. IN.



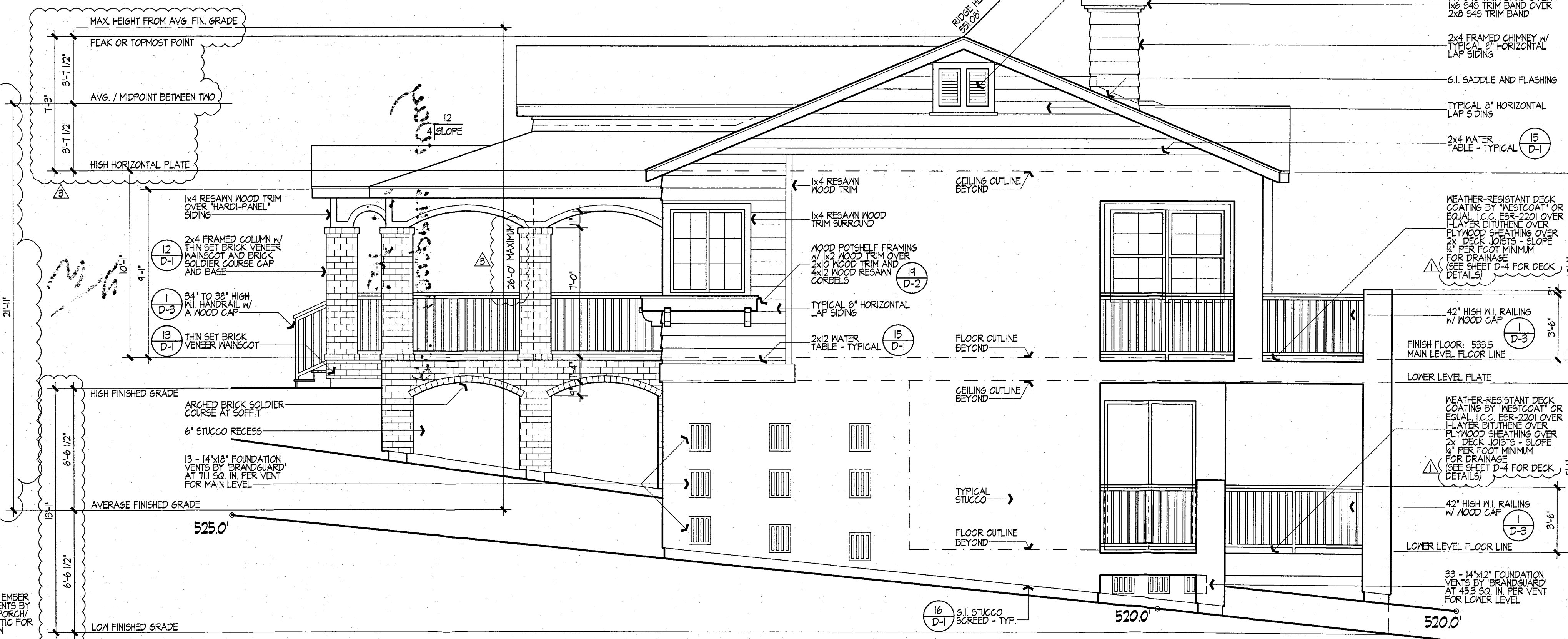
ROOF PLAN
SCALE: 1/4"=1'-0"

- ROOF NOTES:**
- REFER TO SHEET D-1 FOR COMPLETE ROOFING NOTES AND DETAILS
 - ROOF SHEATHING TO BE SOLID. SEE STRUCTURAL ENGINEER'S SHEETS FOR SPECIFICATIONS.
 - COMPOSITION ROOF SHINGLE TO HAVE CLASS 'A' RATINGS
 - COMPOSITION SHINGLES INSTALLATION SHALL BE PER MANUFACTURER'S SPECIFICATIONS AND COMPLY WITH C.R.C. SECTION R905.2.
 - UNDERLAYMENT APPLICATION:
FOR ROOF SLOPES FROM 2:12 UP TO 4:12, UNDERLAYMENT SHALL BE 2 LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 1/4-INCH STRIP OF 30# FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE, STARTING AT 12" ON SHEETS OF 30# UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 1/4-INCHES, AND FASTENED SUFFICIENTLY TO HOLD IN PLACE. FOR ROOF SLOPES GREATER THAN 4:12, UNDERLAYMENT SHALL BE ONE LAYER OF 30# FELT APPLIED IN THE FOLLOWING MANNER: UNDERLAYMENT SHALL BE APPLIED SINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6 FEET.
 - SHINGLE ATTACHMENT:
ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER, BUT NOT LESS THAN 4 FASTENERS PER STRIP SHINGLE OR 2 FASTENERS PER INDIVIDUAL SHINGLE. WHERE THE ROOF SLOPE EXCEEDS 2:12 PITCH, SHINGLES SHALL BE INSTALLED AS REQUIRED BY THE MANUFACTURER.
 - FASTENERS:
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAUGE SHANK WITH A MINIMUM 3/4" DIAMETER HEAD, ASTM F 1667, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MINIMUM OF 3/4" INTO THE ROOF SHEATHING, WHERE THE ROOF SHEATHING IS LESS THAN 3/4" THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING. FASTENERS SHALL COMPLY WITH ASTM F 1667.
 - THIS WILL BE A COOL ROOF APPLICATION BY "CERTAINTED", MODEL "RESIDENTIAL SOLARIS", PRODUCT ID. NO. 0668-0016.
COLOR TO BE "MAX. DEF. WEATHERED WOOD".
SOLAR REFLECTANCE = 25
THERMAL EMISSANCE = .93
 - PROVIDE DIVERTERS AS REQUIRED.
 - ALL ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
 - PROVIDE A MINIMUM 22"x30" ACCESS OPENING IN THE ROOF SHEATHING TO OVER FRAMED ATTIC AREAS WITH 30" MINIMUM HEAD CLEARANCE - PROVIDE A 12"x12" OPENING IN ROOF SHEATHING TO OVER FRAMED ATTIC AREAS WITH LESS THAN 30" HEAD CLEARANCE FOR VENTILATION.
 - RADIANT BARRIER IS REQUIRED IN BOTH FIRST FLOOR AND SECOND FLOOR ATTICS. SEE SHEET T-24.4
 - A HEIGHT CERTIFICATION WILL BE REQUIRED PRIOR TO THE ROOF NAILING / FRAMING INSPECTION.
 - ROOF COVERINGS THAT CREATE A SPACE BETWEEN THE ROOF COVERING AND THE ROOF DECK SHALL HAVE ONE LAYER OF 72# MINERAL SURFACED CAP SHEET INSTALLED OVER THE COMBUSTIBLE ROOF DECK.
 - VENTILATION OPENINGS FOR ATTICS, ENCLOSED EAVE SOFFITS, ENCLOSED RAFTER SPACES AND UNDER FLOOR AREAS SHALL BE NON-COMBUSTIBLE, CORROSION RESISTANT AND HAVE WIRE MESH WITH 1/16" TO 1/8" OPENINGS OR ITS EQUIVALENT.

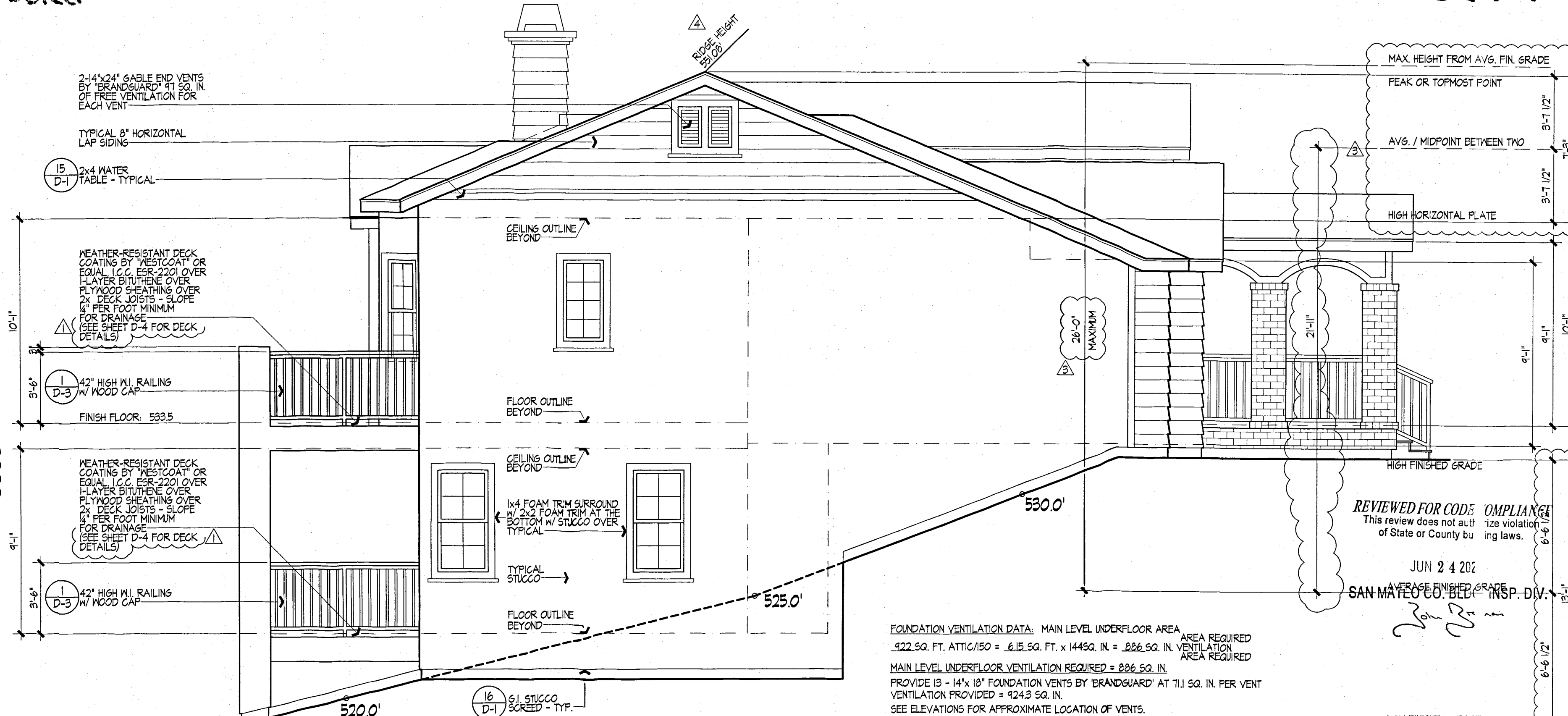
- VERY HIGH FIRE SEVERITY ZONE NOTES:**
- DRIP EDGE FLASHINGS USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE. CBC 105A.4.1.
 - VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (No. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF No. 12 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. CBC 105A.3.
 - ALL VENT OPENINGS (ATTIC UNDERFLOOR, COMBUSTION AIR, ETC.) ARE TO BE PROTECTED BY NON-COMBUSTIBLE, CORROSION RESISTANT MESH THAT MEETS THE FOLLOWING REQUIREMENTS:
INDIVIDUAL VENT OPENINGS SHALL NOT EXCEED 144 SQUARE INCHES
THE DIMENSIONS OF THE OPENINGS SHALL BE A MINIMUM OF 1/16-INCH INCH AND SHALL NOT EXCEED 1/8-INCH.
 - CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR. CBC 105A.1.
 - GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWFA 1001.5.2 STRUCTURAL REQUIREMENTS. CBC 105A.2.2.
 - EXTERIOR WINDOW AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING:
BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED GLAZING MEETING THE REQUIREMENTS OF CBC SECTION 2406 FOR SAFETY GLAZING.
HAVE A FIRE-RESISTANCE RATINGS OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 251.
BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-1A-2.
 - EXTERIOR DOOR SHALL COMPLY WITH ONE OF THE FOLLOWING:
THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.
HAVE A MINIMUM 20-MINUTE FIRE-RESISTANCE RATING.
TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.
CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK
RAISED PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK
THE EXTERIOR PERIMETER OF THE RAISED PANEL MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK

- ELEVATION NOTES:**
- ALL FASCIAS & BARSSES TO BE 2x6 RESAWN UNLESS NOTED OTHERWISE
 - ALL EXPOSED WOOD TO BE RE/S (UN.O.)
 - ALL LAP SIDING TO BE BY "JAMES HARDIE" OR EQUAL SIDING TO HAVE 8" EXPOSURE.
ICC-ES NUMBER ESR-2200
NFPA-251 FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS.
 - ALL EXTERIOR CEILINGS TO BE "HARDI-SOFFIT" BY JAMES HARDIE, ESR-2273.
 - ALL SOFFITS AT THE EAVE AND BARGE OVERHANGS TO BE "HARDI-SOFFIT" BY JAMES HARDIE, ESR-2273.
 - PROVIDE "MOISTOP" FLASHING AROUND ALL EXTERIOR WALL OPENINGS AND PENETRATIONS.
 - BUILDING ENVELOPE PENETRATIONS SHOULD BE SEALED WITH QUICKFLASH PANELS OR OTHER SIMILAR PRODUCT. PRE-MANUFACTURED FLASHING IN LIEU OF FIELD-FABRICATED SHEET METAL FLASHING AND SEALANT AT ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS. NOTE THAT PRE-MANUFACTURED FLASHING PANELS DO NOT PRECLUDE RODENT-PROOFING AS DEFINED IN C.R.C. 86-023.4.1.
 - ALL BRICK VENEER TO BE BY "CORONA" OR EQ. UO TO THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, REPORT ESR-2548.
 - ALL ROOF COVERINGS TO BE A CLASS 'A' RATINGS
 - ALL STUCCO TO BE A 3-COAT SYSTEM, 7/8 MINIMUM THICKNESS W/ A LIGHT LACE FINISH.
 - DOWNSPOUT ATTACHMENTS AND OTHER INCIDENTAL FIXTURES THAT PENETRATE THE EXTERIOR WALL MEMBRANE SHALL HAVE ALL HOLES DRILLLED AND FILLED WITH SEALANT PRIOR TO DRIVING FASTENERS.
 - SEE MATERIAL AND COLOR SCHEDULE FOR PAINT AND COLORS
 - TRIM APPLIED OVER STUCCO TO BE FOAM W/ STUCCO FINISH COAT OVER UNLESS NOTED OTHERWISE
 - ALL TRIM OVER SIDING TO BE RE/S WOOD TRIM (UN.O.)
 - A WATER-RESISTIVE BARRIER SHALL BE INSTALLED BETWEEN WOOD-BASED SHEATHING & STUCCO WITH A PERFORMANCE EQUIVALENT TO AT LEAST 2 LAYERS OF GRADE 'D' PAPER CBC 2510.6
 - SEE T-24 SHEETS FOR WINDOW REQUIREMENTS

END WORK CORRE



RIGHT ELEVATION - EAST SIDE
SCALE: 1/4"=1'-0"



LEFT ELEVATION - WEST SIDE
SCALE: 1/4"=1'-0"

FOUNDATION VENTILATION DATA: MAIN LEVEL UNDERFLOOR AREA
922.50 FT. ATTIC/150 = 6.15 SQ. FT. x 144 SQ. IN. = 886.50 IN. VENTILATION AREA REQUIRED

MAIN LEVEL UNDERFLOOR VENTILATION REQUIRED = 886.50 IN.
PROVIDE 13 - 14"x18" FOUNDTION VENTS BY "BRANDGUARD" AT 711 SQ. IN. PER VENT VENTILATION PROVIDED = 424.3 SQ. IN.
SEE ELEVATIONS FOR APPROXIMATE LOCATION OF VENTS.

FOUNDATION VENTILATION DATA: LOWER LEVEL UNDERFLOOR AREA
1540.50 FT. ATTIC/150 = 10.21 SQ. FT. x 144 SQ. IN. = 1471.50 IN. VENTILATION AREA REQUIRED

LOWER LEVEL UNDERFLOOR VENTILATION REQUIRED = 1471.50 IN.
PROVIDE 33 - 14"x12" FOUNDTION VENTS BY "BRANDGUARD" AT 453 SQ. IN. PER VENT VENTILATION PROVIDED = 1494.9 SQ. IN.
SEE ELEVATIONS FOR APPROXIMATE LOCATION OF VENTS.

FILE COPY

REVIEWED FOR CODE COMPLIANCE
 This review does not constitute a violation of State or County building laws.
 JUN 24 2022
 SAN MATEO COUNTY BUILDING INSPECTION DIV.

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LOT No. 11
EXTERIOR ELEVATIONS AND ROOF PLAN

DESIGNED BY
 CHECKED BY
 JOB NO. 4278
 DATE AUGUST 1, 2015
 SHEET NO. 9

RESUBMITTAL
 MAY 04 2018
 San Mateo County Building Inspection

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ELEVATION NOTES:

- ALL FASCIAS & BARGES TO BE 2x6 RESAWN UNLESS NOTED OTHERWISE
- ALL EXPOSED WOOD TO BE RE/S (U.O.)
- ALL LAP SIDING TO BE BY JAMES HARDIE OR EQUAL. SIDING TO HAVE 9' EXPOSURE. CODE NUMBER ESR-2240. NFPA-251 FIRE TESTS OF BUILDING CONSTRUCTION MATERIALS.
- ALL EXTERIOR CEILINGS TO BE HARDI-SOFFIT BY JAMES HARDIE. ESR-2278.
- ALL SOFFITS AT THE EAVE AND BARGE OVERHANGS TO BE HARDI-SOFFIT BY JAMES HARDIE. ESR-2278.
- PROVIDE "MOISTOP" FLASHING AROUND ALL EXTERIOR WALL OPENINGS AND PENETRATIONS.
- BUILDING ENVELOPE PENETRATIONS SHOULD BE SEALED WITH QUICKFLASH PANELS OR OTHER SIMILAR PRODUCT. PRE-MANUFACTURED FLASHING IN LIEU OF FIELD-FABRICATED SHEET METAL FLASHING AND SEALANT AT ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS. NOTE THAT PRE-MANUFACTURED FLASHING PANELS DO NOT PRECLUDE RODENT-PROOFING AS DEFINED IN C.R.G. 46023.41.
- ALL BRICK VENEER TO BE BY 'CORONADO' OR EQ. I.C.C. THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS. REPORT ESR-2548.
- ALL ROOF COVERINGS TO BE A CLASS 'A' RATINGS
- ALL STUCCO TO BE A 3-COAT SYSTEM, 7/8" MINIMUM THICKNESS W/ A LIGHT LACE FINISH.
- DOWNSPOUT ATTACHMENTS AND OTHER INCIDENTAL FIXTURES THAT PENETRATE THE EXTERIOR WALL MEMBRANE SHALL HAVE ALL HOLES PRE-DRILLED AND FILLED WITH SEALANT PRIOR TO DRIVING FASTENERS.
- SEE MATERIAL AND COLOR SCHEDULE FOR PAINT AND COLORS.
- TRIM APPLIED OVER STUCCO TO BE FOAM W/ STUCCO FINISH COAT OVER UNLESS NOTED OTHERWISE.
- ALL TRIM OVER SIDING TO BE RE/S WOOD TRIM (U.O.)
- A WATER-RESISTIVE BARRIER SHALL BE INSTALLED BETWEEN WOOD-BASED SHEATHING & STUCCO WITH A PERFORMANCE EQUIVALENT TO AT LEAST 2 LAYERS OF GRADE 'D' PAPER CBC 250.6.
- SEE T-24 SHEETS FOR WINDOW REQUIREMENTS

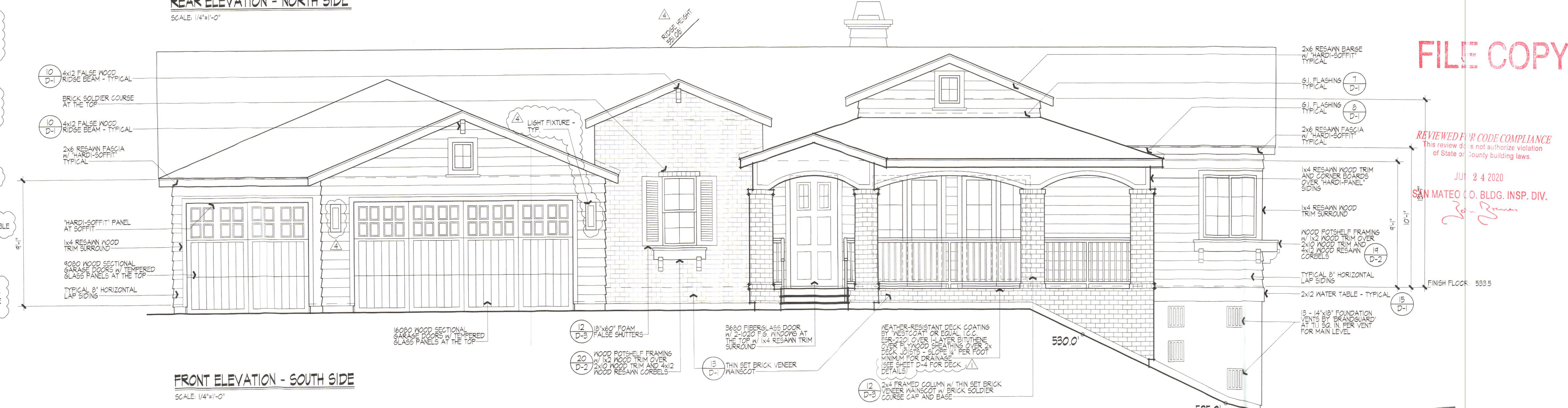
VERY HIGH FIRE SEVERITY ZONE NOTES:

- DROP EDGE FLASHINGS USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE. CBC 105A.41.
- VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (No. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 3/8-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF No. 12 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. CBC 105A.3.
- ALL VENT OPENINGS (ATTIC, UNDERFLOOR, COMBUSTION AIR, ETC.) ARE TO BE PROTECTED BY NON-COMBUSTIBLE, CORROSION RESISTANT MESH THAT MEETS THE FOLLOWING REQUIREMENTS:
INDIVIDUAL VENT OPENINGS SHALL NOT EXCEED 144 SQUARE INCHES. THE DIMENSIONS OF THE OPENINGS SHALL BE A MINIMUM OF 1/8-INCH INCH AND SHALL NOT EXCEED 1/8-INCH.
- CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR. CBC 101A.1.
- GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS. METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWDA Q115.2 STRUCTURAL REQUIREMENTS. CBC 108A.2.2.
- EXTERIOR WINDOW AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING:
BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF CBC SECTION 2406 FOR SAFETY GLAZING.
HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 251.
BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-1A-2.
- EXTERIOR DOOR SHALL COMPLY WITH ONE OF THE FOLLOWING:
THE EXTERIOR SURFACE OR GLAZING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.
HAVE A MINIMUM 20-MINUTE FIRE-RESISTANCE RATING.
TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-1A-1.
CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS:
STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK.
RAISED PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK. THE EXTERIOR PERIMETER OF THE RAISED PANEL MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.



REAR ELEVATION - NORTH SIDE

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



FRONT ELEVATION - SOUTH SIDE

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

FOUNDATION VENTILATION DATA: MAIN LEVEL UNDERFLOOR AREA
 922 SQ. FT. ATTIC/150 = 613.50 FT. x 1446.0 IN. = 886.50 IN. VENTILATION AREA REQUIRED
 MAIN LEVEL UNDERFLOOR VENTILATION REQUIRED = 886.50 IN.
 PROVIDE 15 - 14" x 18" FOUNDATION VENTS BY 'BRANDGUARD' AT 711.50 IN. PER VENT
 VENTILATION PROVIDED = 924.9 SQ. IN.
 SEE ELEVATIONS FOR APPROXIMATE LOCATION OF VENTS.

FOUNDATION VENTILATION DATA: LOWER LEVEL UNDERFLOOR AREA
 1340.50 FT. ATTIC/150 = 10215.0 FT. x 1446.0 IN. = 1473.50 IN. VENTILATION AREA REQUIRED
 LOWER LEVEL UNDERFLOOR VENTILATION REQUIRED = 1473.50 IN.
 PROVIDE 33 - 14" x 12" FOUNDATION VENTS BY 'BRANDGUARD' AT 45.9 SQ. IN. PER VENT
 VENTILATION PROVIDED = 1444.9 SQ. IN.
 SEE ELEVATIONS FOR APPROXIMATE LOCATION OF VENTS.

Height Verification
 Required
 Not Required
 Benchmark Elev. 532.94'
 Garage Elev. 532.0'
 1st Floor Elev. 533.50'
 Ridge Elev. 557.03'

APPROVED PLANNING
 MAY 04 2018
 BY: [Signature]
 San Mateo County Building Inspection

RESUBMITTAL
 MAY 04 2018
 San Mateo County Building Inspection

FILE COPY

REVIEWED FOR CODE COMPLIANCE
 This review does not authorize violation of State or County building laws.
 JUL 24 2020
 SAN MATEO CO. BLDG. INSP. DIV.

MARK GROSS & ASSOCIATES, INC.
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"HIGHLAND ESTATES, LOT 11"
 88 COMPENS WAY
 SAN MATEO COUNTY, CALIFORNIA
 THE CHAMBERLAIN GROUP
 655 SKY WAY, SUITE 230
 SAN CARLOS, CALIFORNIA 94070
 PHONE (650) 955-5582 FAX (650) 955-5066

LOT No. 11

EXTERIOR ELEVATIONS

REVISIONS

DEC 28 2016	P.C.1
REV 0117	PLANNING C.2

DESIGNED BY
DRAWN BY
CHECKED BY
JOB NO.
DATE
SHEET NO.

8

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