

MEMORANDUM

DATE: 11/14/2019

TO: Planning Commission

FROM: Julia Ayres, Senior Planner, via John Swiecki, Community Development Director

SUBJECT: Study Session: Condominium development at 4070 Bayshore Boulevard

INTRODUCTION

The owners of 4070 Bayshore Boulevard have developed a preliminary proposal for a 26-unit residential condominium development. The approximately 1-acre property is located on the west side of Bayshore Boulevard abutting the City's southern limit (see aerial map in Attachment A), and is zoned Southwest Bayshore Commercial District (SCRO-1 District). The property is also located within the San Bruno Mountain Habitat Conservation Plan (HCP).

No planning applications have been submitted. To move forward, the proposal would require the Planning Commission to approve a Use Permit for the residential use, a Design Permit, and grading review for soil export from the site in excess of 50 cubic yards. In addition, Planning Commission approval of a Tentative Subdivision map would be required because a condominium development is a subdivision of land under the Subdivision Ordinance. A biological assessment is required to evaluate the proposal's consistency with the HCP and inform an Operating Program that will establish ongoing HCP obligations for the landowner. The Planning Commission would review the Operating Program simultaneously with the other planning applications. Potential project impacts on the environment will be evaluated under the California Environmental Quality Act (CEQA) once complete planning applications are received.

Prior to finalizing the project design and submitting the required planning applications for the project, this Planning Commission study session has been scheduled to enable the property owners to present their conceptual design to the Commission and interested community members. While the Commission will have the opportunity to provide feedback on the project, this is not a public hearing and no decision will made by the Commission at this time, nor should the Commission enter into discussions of whether or not the project would meet the required findings for approval for the various applicable permits. This memo is intended to provide an overview of the preliminary design and provide background information on development regulations and existing development in the SCRO-1 District.

CONCEPTUAL PROPOSAL

The potential development site is comprised of vacant, unrecorded hillside parcels ("Highway Lots") fronting Bayshore Boulevard, totaling approximately 43,300 square feet in area with an approximately 49% slope. The property abuts a single-family structure at 4050 Bayshore Boulevard to the north, a vacant site at 4090 Bayshore Boulevard and the City limits to the south, a vacant property owned by the San Francisco Water District to the northwest, and a vacant property in the R-BA District to the southwest

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also owned by the subject property owner (see aerial map, Attachment A). An easement for waterlines is located in the rear portion of the property and continues north through all lots in this block of Bayshore Boulevard.

The owner's preliminary design includes 26 residential condominiums contained in a two-winged building, covering approximately 37% of the site and containing approximately 32,000 sq ft of living area and 23,000 sq ft of above-grade parking, resulting in a density of 26 dwelling units per acre and an approximately 1.3 floor area ratio (FAR). The SCRO-1 District regulations establish a maximum residential density of one unit per 1,500 square feet of land area, or 29 dwelling units per acre.

Approximately 15,000 sq ft of the uppermost portion of the lot would be left undeveloped to provide a buffer between the structure and the privately owned lots in the Brisbane Acres Residential District (R-BA) to the west of the site.

SCRO-1 DISTRICT REGULATIONS AND EXISTING DEVELOPMENT

As noted previously, the purpose of tonight's session is for the applicant to present their preliminary proposal and provide the opportunity for Commissioners to offer feedback. Staff has highlighted issues below to provide context to the Planning Commission's discussion.

1. SCRO-1 District Development Regulations

The SCRO-1 District is a mixed-use district with a variety of conditionally permitted residential and commercial uses, including the proposed multi-family residential use. Emergency homeless shelters are the only uses permitted by-right (no Use Permit required) in the District.

Building form is not limited in the SCRO-1 District zoning regulations or by the General Plan by a floor area ratio maximum, unlike most other zoning districts in Brisbane. Rather, building form is regulated by other development regulations including building height, lot coverage, setbacks, and required on-site parking. Residential density in the SCRO-1 District is established as a ratio of one unit per every 1,500 sq ft of land area for multifamily residential developments, or 29 dwelling units per acre.

2. Existing Development

About 3.3 acres of land in the District are vacant without land use entitlements (including the subject property), and about 3 acres are vacant with land use entitlements (3750-80 Bayshore Boulevard, entitled for 30 residential condominiums in 2005). The remaining approximately 6.5 acres of developed land is split about evenly between single-family residential and commercial development. There is one mixed-use development located at 3832 Bayshore. Most structures on developed lots are one to two stories in height with FARs less than 0.72 (the standard FAR maximum for other zoning districts in Central Brisbane).

Other than an entitled but unbuilt project at 3750-80 Bayshore Boulevard for 30 residential condominiums, no other multi-family developments have been approved or built in the SCRO-1 District. That unbuilt 30-unit project has a density of 10.28 dwelling units per acre, due to the considerably larger size of the site

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(127,020 sq ft compared to the subject property's size of 43,300 sq ft). That project features two separate buildings of 18 and 12 units, with three levels of residential above one story of ground level parking.

3. Physical Characteristics of Lots in the District:

The SCRO-1 District is characterized by deep lots fronting Bayshore Boulevard, typically 225 ft in depth and anywhere from 40 ft to 100 ft in width. Most lots feature slopes exceeding 40%. The steep slopes and rocky terrain of hillside lots in the SCRO-1 District influences building location, design, and form, as well as site access and circulation. Site development is typically located as close to Bayshore Boulevard as possible to minimize required site grading.

As previously noted, lots in the SCRO-1 District are part of the San Bruno Mountain Habitat Conservation Plan (HCP Administrative Parcel 2-03, Management Unit 2-03-01, the "Lower Acres"). While site-specific biological assessments are required prior to any site development within the HCP to evaluate the presence of habitat or listed plant or animal species, typically lots in the Lower Acres are dominated by invasive plant species and abut areas already disturbed by development. In comparison, parcels in the "Upper Acres" (Management Unit 2-03-02) commonly feature intact habitat for protected butterfly species under the HCP and other listed plant and animal species and abut State and County parklands.

NEXT STEPS

If the applicant chooses to proceed with a formal application, it will ultimately be subject to environmental review and review by the Planning Commission at future public hearings.

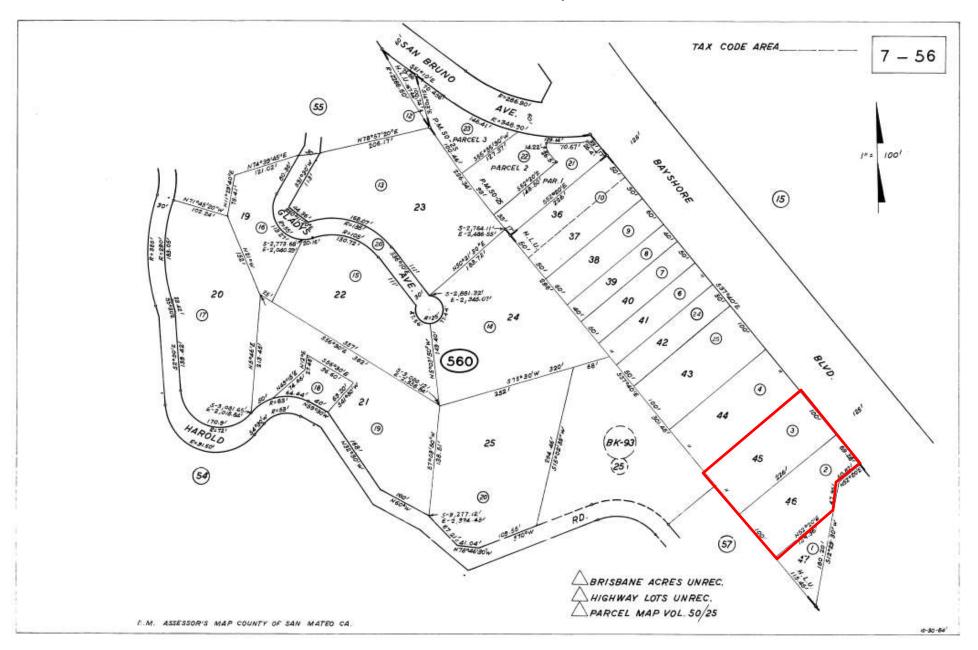
Julia Ayres, Senior Planner

John Swiecki, Community Development Director

ATTACHMENTS:

- A. Aerial map of subject property
- B. Assessor's parcel map
- C. Owner's preliminary plans and renderings





STRUCTURAL GENERAL NOTES

GENERAL REQUIREMENTS

- 1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
- A. THESE STRUCTURAL NOTES AND THE GENERAL NOTES OF ARCHITECTURAL DRAWINGS UNLESS
- OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.

 B. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
- C. ALL APPLICABLE MUNICIPAL AND ZONING CODES, AND CBC, 2016 EDITION. 2. ONSITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY BY CONTRACTOR SHOULD ANY DISCREPANCIES OR OTHER QUESTION ARISE PERTAINING TO
- THE WORKING DRAWINGS BEFORE PROCEEDING WITH THE WORK.

 3. NO DEVIATIONS FROM STRUCTURAL DESIGN WITHOUT WRITTEN APPROVAL OF THE ARCHITECT. APPROVAL BY CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM PLANS AND

I. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED NATURAL SOIL OR ON PROPERLY COMPACTED

2. A SOIL PRESSURE OF 1.500 PSE IS ASSUMED.

- 3. NO TRENCHES OR EXCAVATIONS OVER 4'-11" IN DEPTH SHALL BE CONSTRUCTED WITHOUT A PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.
- 4. TEMPORARY SHORING IS REQUIRED FOR EXCAVATIONS THAT REMOVE THE LATERAL SUPPORT FROM A PUBLIC WAY OR AN EXISTING BUILDING. EXCAVATIONS ADJACENT TO A PUBLIC WAY REQUIRE PUBLIC WORKS APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 5. EARTHWORK:
 A. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO FULLY PROTECT ADJACENT PROPERTIES
- B. ALL EXCAVATIONS FOR FOOTINGS SHALL HAVE FIRM LEVEL BOTTOMS IN BEDROCK.
- C. EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER.
- D. WHERE EXCAVATIONS HAVE BEEN MADE TO A DEPTH GREATER THAN INDICATED, SUCH ADDITIONAL DEPTH SHALL BE FILLED WITH CONCRETE AS SPECIFIED FOR THE FOOTING.
- E. FILL MATERIALS SHALL BE FREE FROM DEBRIS, VEGETABLE MATTER, AND OTHER FOREIGN
- F. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO SHORE AND PROTECT EXISTING FOUNDATIONS FROM SETTLEMENT AND DAMAGE.

- 1 ALL BACKELL SHALL BE COMPACTED TO A MINIMUM OF 90% OF RELATIVE COMPACTION
- ALL WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING OF CONCRETE.
- A STEEL BARS SHALL CONFORM TO ASTM A615 AND BE GRADE 60 EXCEPT THAT NO. 3 AND NO. 4 STEEL BARS USED AS TIES OR STIRRUPS SHALL BE GRADE 40. AND REINFORCING STEEL SHALL BE NEW, FREE OF SCALE, AND RUST.
- B. TIE WIRE SHALL BE 16 GAUGE, BLACK ANNEALED CONFORMING TO ASTM A-82. C. WIRE FABRIC SHALL CONFORM TO ASTM A-185.
- 4. HARDWARF AND ACCESSORIES:
- 4. A ANCHORS SHALL BE MANUFACTURED OF ASTM A-307 STEEL, 5/8" DIAMETER WITH A 7" EMBEDMENT UNLESS OTHERWISE NOTED.
- B. SHOTPINS SHALL BE ICBO APPROVED.
- C. EXPANSION BOLTS (WEDGE ANCHORS) AND ADHESIVE ANCHORS SHALL BE ICBO APPROVED.

 D. MANUFACTURED HARDWARE SHALL BE ICBO APPROVED AND PRODUCED BY THE SIMPSON
- COMPANY, SEE STRUCTURAL NOTE 1.
- E. FABRICATED ACCESSORIES SHALL COMPLY WITH SECTION 05120.

- A. ALL CONCRETE SHALL BE STONE CONCRETE UTILIZING AGGREGATE CONFORMING TO ASTM C-33.
- CEMENT SHALL BE TYPE I OR II CONFORMING TO ASTM C-150, LOW ALKALI.

 B. WATER SHALL BE CLEAN, FRESH AND SUITABLE FOR DOMESTIC USE.
- C CONCRETE USED STRUCTURALLY SHALL ACHIEVE A MINIMUM STRENGTH OF 3000 PSLIN 28 DAYS D. 25% OF CEMENT CAN BE REPLACED WITH CLASS "C" OR "F" FLY ASH AND CONFORM TO ASTM-C-618, SUCH CONCRETE MIX SHALL NOT BE LOADED AND FORMS SHALL NOT BE REMOVED IN THE
- . MINIMUM CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
- . CONCRETE AGAINST EARTH (UNFORMED) 3" MIN. . CONCRETE AGAINST FARTH (FORMED)
- CONCRETE SLABS (STRUCTURAL)
- . CONCRETE WALLS INTERIOR FACE 3/4" MIN.
- 6. BEFORE CONCRETE IS PLACED THE CONTRACTOR SHALL CORROHATE AND CHECK WITH ALL TRADES TO ENSURE THE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, INSERTS, CURBS, DEPRESSIONS, ETC., RELATING TO THE WORK, AND AS SHOWN IN THE DRAWINGS. ANY CHANGE OR DISCREPANCY SHALL BE APPROVED BY THE ARCHITECT OR ENGINEER AND THE LOCAL BUILDING AGENCY PRIOR TO PLACEMENT OF
- 7. CONCRETE QUALITY: INSPECTION AND TESTS SHALL CONFORM TO THE LOCAL BUILDING CODE
- REQUIREMENTS FOR CONCRETE DESIGNED BY WORKING STRESSES METHOD.

 8. ALL CONCRETE MIXES SHALL CONFORM TO THE PROPORTIONS ESTABLISHED BY CODE FOR THE VARIOUS CONCRETE STRENGTHS REQUIRED FOR THE WORK.
- . REMOVAL OF FORMS: SUPPORTING VERTICAL SURFACE 2 DAY MINIMUM. SUPPORTING BEAMS AND GIRDERS - 15 DAYS MINIMUM. 10. Construction Joints: Shall be prepared by wire Brushing and Cleaning and Brushing in A
- PASTE OF NEAT CEMENT MORTAR IMMEDIATELY PRIOR TO CONCRETING.

 11. ALL REINFORCING SHALL BE INSPECTED BY THE BUILDING INSPECTOR PRIOR TO PLACEMENT OF
- 12. NO PIPES OR SLEEVES SHALL BE PLACED IN CONCRETE UNLESS SPECIALLY DETAILED AND APPROVED
- BY THE ARCHITECT OR ENGINEER. 13. ALL CONCRETE OR MASONRY RETAINING WALLS SHALL BE EQUIPPED WITH A VAPOR BARRIER (MIRA-DRAIN TYPE) AND A PERFORATED PIPE DRAIN SURROUNDED BY GRAVEL.

- 1.CARPENTRY ROUGH A. ALL NEW FRAMING LUMBER SHALL HAVE 19% MAX. MOISTURE CONTENT AT TIME OF
- B. ALL WOOD RESTING ON CONCRETE WITHIN 18" OF FINISH GRADE SHALL BE PRESSURE TREATED DOUGLAS FIR OR SILL GRADE REDWOOD.
- C. ALL PLYWOOD SHALL CONFORM WITH U.S. PRODUCT STANDARD 1-74 AND BE IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF THE AMERICAN PLYMOOD ASSOCIATION. PANELS WHICH MAY HAVE ANY EDGE OR SURFACE PERMANENTLY EXPOSED TO THE WEATHER OR MOISTURE SHALL BE CLASSIFIED AS EXTERIOR. THE SPACING IN INCHES OF ROOF AND FLOOR SUPPORTS OVER WHICH PANELS ARE APPLIED SHALL NOT EXCEED THE SPAN RATING STAMPED ON THE PANELS. PANEL THICKNESS SHALL BE AS SHOWN ON THE DRAWINGS
- PLYWOOD ROOF SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE I, C-D GRADE.
 PLYWOOD WALL SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE I, C-D GRADE OR APA
- RATED SHEATHING STRUCTURAL II. EXPOSURE I. C-D GRADE UNI ESS OTHERWISE NOTED.
- 3. PLYWOOD FLOOR SHEATHING SHALL BE APARATED SHEATHING EXPOSURE I, C-D GRADE WITH BLOCKED PANEL EDGES OR APA RATED STURD-I-FLOOR EXPOSURE I, TONGUE AND GROOVE.
- D. FLUSH FRAMED JOISTS: ALL FLUSH FRAMED JOISTS SHALL SEAT IN SIMPSON HANGERS.
- E. POSTS: POSTS MAY BEAR ON SILL PLATES UNLESS OTHERWISE DETAILED.

 F. LAG SCREWS: LAG SCREWS SHALL BE TURNED AND NOT DRIVEN INTO PREDRILLED HOLES OF 2/3
- SHANK DIAMETER STUD BOLTING: STUDS ADJACENT TO CONCRETE OR MASONRY WALLS SHALL BE BOLTED THERETO
- WITH 1/2" X 8" BOLTS AT TOP, BOTTOM AND MID-HEIGHT.

H. BEAMS LAMINATED OF MORE THAN TWO JOISTS SHALL BE ATTACHED WITH 1/2" THRU BOLTS @

CONNECTION	NAILING
1. JOIST TOENNLL TO SILLGIRIDER 2. TOENNLE A. FIND OF BIDDING TO JOIST 3. FACE NAIL 1" X 6" SUBFLOOR OR LESS FACE TO EA. JOIST 4. FACE NAIL 1" X 6" SUBFLOOR OR LESS FACE TO EA. JOIST 5. BLIND 6. FACE NAIL 2" SUBFLOOR TO JOIST OR GROPE 6. TYP FACE NAIL SOLP FLATE TO JOIST OR GROPE 6. TYP FACE NAIL SOLP FLATE TO JOIST OR GROPE 6. TYP FACE NAIL SOLP FLATE TO JOIST OR BLOCKING FACE NAIL AT BRACED WALL SOLE PLATE TO JOIST OR BLOCKING 7. END NAIL TOP PLATE TO JOIST OR SUD TO JOIST OR BLOCKING 9. FACE NAIL OOUBLE TOP FLATE 10. TOENAIL BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE 11. TOENAIL BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE 12. TOENAIL BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE 13. FACENAIL OF PLATES, LAPS AND INTERSECTIONS 14. EDGE NAIL CONTINUOUS PLADER TO STUD 16. TOENAIL CELING JOISTS TO PLATE 16. TOENAIL CELING JOISTS TO PLATE 17. FACENAIL CELING JOISTS TO PLATE 18. FACENAIL CELING JOISTS TO PLATE 19. FACENAIL CELING JOISTS TO PARALLE RAFTERS 19. FACENAIL TYLE RAFA SHEAT TO SCALP STUD AND PLATE 19. FACENAIL TYLE SYSHEATHING OR LESS TO EACH BERRING 29. BUILT-LY PLOORAIL BROKET TO SCALP BERRING 29. BUILT-LY CORNER STUDS 20. FACENAIL WENT THAN 1"X 8" SHEATHING TO LECH BERRING 21. FACENAIL WITH STREEDER AND BEAMS 22. BUILT-LY CORNER STUDS 24. FACENAIL WITH THE STUDS TO BE DEATH TO AND BEAMS 24. FACENAIL WITH THAN 1"X 8" SHEATHING TO LECH BEARING 24. FACENAIL WITH THE STUDE AND BEAMS 25. BUILT-LY CORNER STUDS 26. FACENAIL WITH THE STUDE AND BEAMS 26. BUILT-LY CORNER STUDS 27. FACENAIL WITH THE STUDE AND BEAMS 27. BUILT-LY CORNER STUDS 28. BUILT-LY CORNER STUDS 29. FACENAIL WITH THE STUDE AND BEAMS 20. BUILT-LY CORNER STUDS 20. FACENAIL WITH THE STUDE AND BEAMS 20. BUILT-LY CORNER STUDS 20. FACENAIL BUILT-LY CRIPTER TO STUD TO STUD TO THE STUD THE STUD TO THE ST	3-8d 2-8d 2-8d 3-8d 2-16d
 TYP FACE NAIL SOLE PLATE TO JOIST OR BLOCKING FACE NAIL AT BRACED WALL SOLE PLATE TO JOIST OR BLOCKING 	16d @ 16" O.C. 3-16d PER 16"
7. END NAIL TOP PLATE TO STUD 8. TOENAIL/ENDNAIL STUD TO SOLE PLATE 9. FACE NAIL DOUBLE STUDS	2-16d 4-3d / 2-16d 16d @ 24" O.C.
10. TYP FACE NAIL DOUBLE TOP PLATES LAP SPLICE DOUBLE TOP PLATES 11. TOPPIN DOUBLE TOP PLATES 12. TOPPIN DOUBLE TOP PLATES 13. TOPPIN DOUBLE TOP PLATES	16d @ 16" O.C. 8-16d
11. IOENAIL BLOCKING BETWEEN JUSTS OR RAFTERS TO TOP PLATE 12. TOENAIL RIM JOIST TO TOP PLATE 13. FACENAIL TOP PLATES LAPS AND INTERSECTIONS	8d @ 6" 0.C.
14. EDGE NAIL CONTINUOUS 2-PIECE HEADER 15. TOENAIL CEILING IOSTS TO PLATE	16d @ 16" O.C. 3-8d
16. TOENAIL CONTINUOUS HEADER TO STUD 17. FACENAIL CEILING JOISTS LAP OVER PARTITIONS	4-8d 3-16d
18. FACENAIL CEILING JOISTS TO PARALLEL RAFTERS 19. TOENAIL RAFTER TO PLATE	3-16d 3-8d
FACENAIL 1" DIAGONAL BRACE TO EACH STUD AND PLATE FACENAIL 1" X 8" SHEATHING OR LESS TO EACH BEARING FACENAIL WIDER THAN 1" X 8" SHEATHING TO EACH BEARING BUILT-LIP CORNER STUDS	2-8d 3-8d 3-8d 16d @ 24" 0.C
24. FACENAIL BUILT-UP GRIDER AND BEAMS FACENAIL BUILT-UP GRIDER AND BEAMS @ SPLICE 25. 2" PLANKS @ EACH BEARING 26. FACENAIL COLLAR TIE TO RAFTER	3-10d 2-16d
26. FACENAIL CÔLLAR TIE TO RAFTER 27. TOENAIL JACK RAFTER TO HIP FACENAIL JACK RAFTER TO HIP	3-10d 3-10d 2-16d
28. TOENAIL ROOF RAFTER TO 2X RIDGE BEAM FACENAIL ROOF RAFTER TO 2X RIDGE BEAM	2-16d 2-16d 2-16d
29. FACENAIL JOIST TO BAND JOIST 30. FACENAIL LEDGER STRIP	3-16d 3-16d
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: SUBFLOOR AND WALL SHEATHING (TO FRAMING): ≤ 1/2"; 19/32" - 3/4"; 7/8" - 1"; 1 1/8" - 1 1/4" 6d OR 8d (F	ROOF) ³ ; 8d ⁴ OR 6d ⁵ ; 8d ³ ; 10d ⁴ OR 8d ⁵
COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING): ≤ 3/4"; 7/8" - 1"; 1 1/8" - 1 1/4"	6d 5 ; 8d 5 ; 10d 4 OR 8d 5
32. PANEL SIDING (TO FRAMING):	646-046

34. INTERIOR PANELING 1/4"; 3/8" (SUPPORT @ 24" O.C.) COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.

NAILS SPACED AT 6 INCHES (152 mm) ON CENTER AT EDGES, 12 INCHES (305 mm) AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES (152 mm AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES (1219 MM) OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS & SHEAR WALLS, REFER TO SECTIONS 2315.3.3 ND 2315 4 NAILS FOR WALL SHEATHING MAY BE COMMON. BOX OR CASING COMMON OR DEFORMED SHANK

- COMMON.
- DEFORMED SHANK
- CORROSION-RESISTANT SIDING OR CASING NAILS.
 FASTENERS SPACED 3 INCHES (76 mm) ON CENTER AT EXTERIOR EDGES AND 6 INCHES (152 mm) ON CENTER AT
- INTERNEDIATE SUPPORTS.

 PANEL SUPPORTS AT 16 INCHES (406 mm) (20 INCHES (508mm) IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, INLESS OTHERWISE MARKED). CASING OR FINISH NAILS SPACED 6 INCHES (152 mm) ON PANEL

EDGES, 12 INCHES (305 mm) AT INTERMEDIATE SUPPORTS.

FRAMING SHALL BE DONE IN A WORKMANLIKE MANNER BY SKILLED MECHANIC SCHEDULE TABLE NO. 2304.9.1

		A. ALL MAILING SHALL CONFORM TO COCZUTO EDITION MAILING SCHEDULE TABLE NO. 2504.9.1
TABLE 2304.9.1 FASTENING SCHEDULE		(Based on Douglas fir Framing Lumber Using Common or Box Nails Unless otherwise Noted). 3.Provide 1x6 Let-in Diagonal Braces at Each 25 Lineal Feet of Exterior Wall and at Each
	NAILING	CORNER, AND ALL MAIN CROSS STUD PARTITIONS LET-IN TO CROSS A MINIMUM OF FOUR (4) STUD SPACES AND AT 45 DEGREES WHERE POSSIBLE, UNLESS SHEATHED WITH PLYWOOD NAILED AT TOP AND
TO SILL/GRDER TO SILL/GRDER NO OF BRIDGING TO JOIST (5° SUBFLOOR OR LESS FACE TO EA. JOIST ER THAN 1" X 6° SUBFLOOR TO EA. DIST RANL 2" SUBFLOOR TO JOIST OR GRDER SOLE PLATE TO JOIST OR BLOCKING PLATE TO JOIST OR BLOCKING RARCED WALL SOLE PLATE TO JOIST OR BLOCKING PLATE TO STUD MILL STUD TO SOLE PLATE BLE STUDS DOUBLE TO PLATES KING SER WIFEN JOIST OR RAFTERS TO TOP PLATE DOUBLE TO PLATES KING SER WIFEN JOIST OR RAFTERS TO TOP PLATE DOUBLE TO TOP PLATE PLATES, LAPS AND INTERSECTIONS TITINUOUS 2-PLECE HADDER KING JOIST TO TOP PLATE WIS JOINT OF PLATE WIS JOIN	3-84 2-84 2-84 3-84 2-16d 2-16d 2-16d 2-16d 16d @ 16* 0.C 8-16d 8-16d 8-16d 8-16d 16d @ 16* 0.C 2-16d 16d @ 16* 0.C 3-8d 16d @ 16* 0.C	BOTTOM PLATES WITH (3) 8d NAILS. 4.ALL EXPOSED NAILS SHALL BE CORROSION RESISTANT. 5.PROVIDE DOUBLE TRIMMERS AT EACH SIDE OF OPENINGS 8'-0' AND LARGER. 6.PROVIDE DOUBLE TRIMMERS AT EACH SIDE OF OPENINGS 8'-0' AND LARGER. 6.PROVIDE FIRESTOPPING IN STUD SPACES WITH 2 X WOOD BLOCKS IN THE CENTER OF ALL STUD SPACES OVER 10 FEET. 7.ALL POSTJEM AND BMJBM CONNECTIONS SHALL BE SIMPSON UNLESS OTHERWISE NOTED. 8.ALL EXTERIOR FINISH MATERIAL SHALL BE APPLIED OVER ONE LAYER OF 15 LB. ASPHALT SATURATED FELT. PROVIDE HORIZONTAL BLOCKING AT 24" O.C. FOR VERTICAL SIDING. 9.PROVIDE VENTILATION AT ATTIC AND ENCLOSED ROOF RAFTERS WITH STANDARD WALL VENTILATORS. UNLESS NOTED OTHERWISE ON PLANS, USE 1/150 SQUARE FEET OF ENCLOSED SPACE. 10.CUTTING AND NOTCHING OF STUDS: A. EXTERIOR AND BEARING PARTITIONS: ANY WOOD STUD MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25%, OF THE WIDTH OF THE STUD. B. NON-BEARING PARTITIONS: ANY WOOD STUD MAY BE CUT OR NOTCHED TO A DEPTH NOT
ING JOISTS LAP OVER PARTITIONS ING JOISTS TO PARALLEL RAFTERS FR TO PLATE	3-16d 3-16d 3-8d	EXCEEDING 40% OF THE WIDTH OF THE STUD. 11.BORED HOLES: A HOLE NOT GREATER THAN 40% OF THE STUD MAY BE BORED IN ANY WOOD STUD. A

6d;8d

4d8: 6d8

DOUBLED STUDS ARE SO BORED. IN NO CASE SHALL A HOLE BE NEARER THAN 5/8" TO THE EDGE OF STUDS AND NOT LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH 12.CUTTING AND NOTCHING OF HORIZONTAL MEMBERS: A. ANY WOOD JOIST, BEAM OR GIRDER SHALL BE CUT OR NOTCHED ON THE TOP EDGE PROVIDED THE CUT DOES NOT EXCEED EITHER 1/5 OF THE DEPTH OF THE MEMBER OR TWO INCHES, AND DOES NOT

ENCROACH INTO THE CENTER HALF OF THE SPAN. B. HOLES SPACED AT LEAST 6" APART AND NOT LARGER THAN TWO INCHES IN DIAMETER MAY BE BORED IF THE HOLES ARE NOT NEARER THAN ONE INCH TO THE EDGE OF JOIST.

HOLE NOT GREATER THAN 60% OF THE WIDTH OF THE STUD IS PERMITTED IN NON-BEARING PARTITIONS OR IN ANY WALL WHERE EACH STUD IS DOUBLED PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE

C. HOLES SPACED AT LEAST 6" APART AND NOT LARGER THAN ONE INCH IN DIAMETER SHALL BE BORED THROUGH ANY WOOD BEAM, JOIST, OR GIRDER IF THE EDGE OF THE HOLE IS NOT NEARER THAN ONE INCH TO THE EDGE OF THE MEMBER.

1.CONNECTORS FOR WOOD CONSTRUCTION:

DESIGN IS BASED ON PRODUCTS MANUFACTURED BY SIMPSON-STRONG TIE CONNECTORS, 1450 DOOLITTLE DRIVE, P.O. BOX 1568, SAN LEANDRO, CA 94577. (510) 562-7775.

STRUCTURAL OBSERVATION:

STRUCTURAL OBSERVATION IS REQUIRED FOR THE FOLLOWING:

A. ROUGH WOOD FRAMING

WHEN CONSTRUCTION INSPECTION IS REQUIRED PER CBC CHAPTER 17. THE OWNER SHALL EMPLOY THE ENGINEER OF RECORD TO MAKE SITE VISITS TO OBSERVE GENERAL COMPLIANCE WITH THE APPROVED STRUCTURAL PLANS, SPECIFICATIONS AND CHANGE ORDERS. THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES NOTED

soil

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DESIGN IS BASED ON SIMPSON SET-XP HIGH STRENGTH EPOXY-TIF ANCHORING ADHESIVE. EPOXY PRODUCTS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS, 4120 DUBLIN BLVD. #400, DUBLIN, CA 94568. (925) 560-9000. AT HOLDOWNS, USE THREADED ROD WITH DIAMETERS AND EMBEDMENT SPECIFIED ON PLANS AND SCHEDULES, WIDEN BOTTOM WITH WASHERS AND NUTS. HOLES DRILLED FOR EPOXY INJECTION SHALL BE BRUSHED & BLOWN CLEAN WITH COMPRESSED AIR ICC-ES EVALUATION REPORT ESR 2508.

22450

	total area						
ont lot	43300	sqft					
or level		floor area		no. of bedroom	deck area		no. ofparking space
2	unit 1	1360	sqft	3	110	sqft	2
2	unit 2	720	sqft	1	95	sqft	1
2	unit 3	995	sqft	2	120	sqft	1.5
2	unit 1	1360	sqft	3	110	sqft	2
2	unit 2	720	sqft	1	95	sqft	1
2	unit 3	995	sqft	2	120	sqft	1.5
2	common area	920	sqft				
3	unit 1	1405	sqft	3	120	sqft	2
3	unit2	755	sqft	1	175	sqft	1
3	unit 3	945	sqft	2	150	sqft	1.5
3	unit 1	1405	sqft	3	120	sqft	2
3	unit2	755	sqft	1	175	sqft	1
3	unit 3	945	sqft	2	150	sqft	1.5
3	common area	975	sqft				
4	unit 1	1345	sqft	3	125	sqft	2
4	unit 2	790	sqft	1	160	sqft	1
4	unit 3	950	sqft	2	150	sqft	1.5
4	unit 1	1345	sqft	3	125	sqft	2
4	unit 2	790	sqft	1	160	sqft	1
4	unit 3	950	sqft	2	150	sqft	1.5
4	common area	1145	sqft				
5	unit 1	1075	sqft	3	195	sqft	2
5	unit 2	590	sqft	1	155	sqft	1
5	unit 3	840	sqft	2	150	sqft	1.5
5	unit 1	1300	sqft	3	195	sqft	2
5	unit 2	750	sqft	1	155	sqft	1
5	unit 3	1000	sqft	2	150	sqft	1.5
5	common area	980					
6	unit 1	1635	sqft	2	460	sqft	1.5
6	unit 1	1635	sqft	2	460	sqft	1.5
6	common area	400	sqft				
	total units	total floor area		total bedroom	total deck area		
	26	31375		52	4330		
rage IvI		area		parking spaces			
und floor	parking	10700	sqft	24			
	common area	525	sqft				
1 fl	parking	10300	sqft	18			
	common area	925	sqft				
		total area		tatal parking spaces	required parking space		

ATTACHMENT C

A.B.	ANCHOR BOLT	CRO	INTERNATIONAL
ABV.	ABOVE		CONFERENCE OF
ALT.	ALTERNATIVE		BUILDING OFFICIALS
δı	AND	INFO	INFORMATION
@	AT	JST	JOIST
BET	BETWEEN	LLH	LONG LEG HORIZ.
BLK	BLOCK	LLV	LONG LEG VERT.
BM	BEAM	MAT'L.	MATERIAL
B.N.	BOUNDARY NAIL	MAX	MAXIMUM
B.O.	BOTTOM OF	MECH.	MECHANICAL
B.W.	BOTTOM OF WALL	MTL.	METAL
C.L.	CENTER LINE	MFR	MANUFACTURE
CLG.	CEILING	MIN	MINIMUM
C.T.	CEILING TIE	(N)	NEW
CONC.	CONCRETE	N.T.S.	NOT TO SCALE
CONT.	CONTINUOUS	O.C.	OFF CENTER
D	NAIL PENNY SIZE	0.D.	OUTSIDE DIA.
DBL	DOUBLE	R.R.	ROOF RAFTER
DF	DOUGLAS FIR	S.A.D.	SEE ARCHITECTURAL
DIAG.	DIAGONAL		DRAWING
(E)	EXISTING	SIM	SIMILAR
	FI FVATION	SQ.	SQUARE
	EQUAL	STD.	STANDARD
EQUIP.	EQUIPMENT	SPECS	SPECIFICATIONS
F.S.	FACH SIDE	T.N.	TOENAIL
F.W.	FACH WAY	T.O.	TOP OF
F.N.	EDGE NAIL	T&G	TONGUE & GROOVE
FXT.		T.R.	THREADED ROD
F.N.	FACE NAII	T.O.S.	TOP OF SLAB/STEEL
FI.		T.O.W.	T.O.W.
F.F.	FINISH FLOOR	TYP	TYPICAL
F.O.	FACE OF	U.O.N.	UNLESS OTHERWISE
FTG.	FOOTING		NOTICED
F.S.	FAR SIDE	VERT.	VERTICAL
GA	GALIGE	V.I.F.	VERIFY IN FIELD
GALV.	GALVANIZED	WD.	WOOD
GI.	GLULAM	W/	WITH
HDR	HEADER	#	REBAR SIZE
HORIZ.	HORIZONTAL		
HOMZ.	HOMEOWIAL		

INT. BUILDING CODE

ABBREVIATIONS:

4070 BAYSHORE BLVD LOT 020 & 030

DARCEL DEVELOPMENT BRISBANE, CA 94005 CONCEPTUAL PLAN 10.31.2019

CODE REFERENCE

2016 CA BUILDING CODE 2016 CA RESIDENTIAL BUILDING CODE 2016 CA PLUMBING CODE 2016 CA MECHANICAL CODE 2016 CA ELECTRICAL CODE 2016 CA GREEN BUILDING CODE 2016 CA ENERGY CODE (2016 CA ENERGY EFFICIENCY STANDARDS) 2016 CA FIRE CODE 2016 BRISBANE MUNICIPAL CODE W/ AMENDMENTS

BUILDING INFOAPN 070 560 020 & 070 560 030 Lot Area 43300SQFT ZONING MIX USED

BUILDING CLASSIFICATION R2 CONDO/OFFICE CONSTRUCTION TYPE VB (N) 6 STORIES PVER GROUND FLOOR CONDO/ OFFICE BUILDING

SHEET INDEX A2.0 FL A2.1 FL

A2.2 FI A2 3 FI A2.4 FL A2.5 FL A2.6 FL A3.0 ELEVATION A3.1 ELEVATION A3.2 FI EVATION A3.3 ELEVATION A3.4 ELEVATION A4.0 SECTION

CONCEPTUAL PLAN 10.31.2019

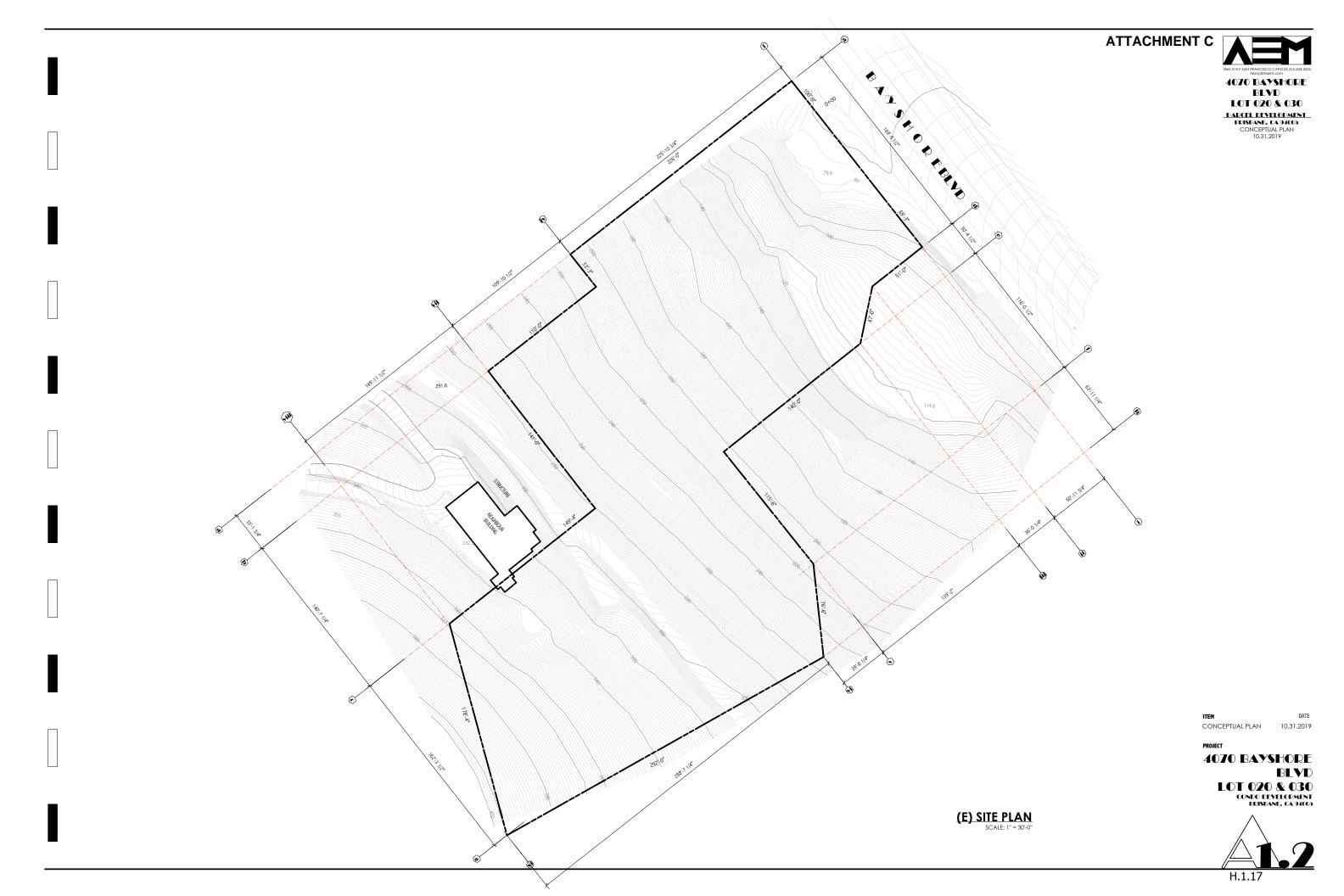
PROJECT **4070 BAYSHORE** BLVD LOT 020 & 030

non habitable area habitable area total common area 5870 4330 total deck area total garage area 31375

CONDO DEVELODMENT BRISBANE, CA 94005

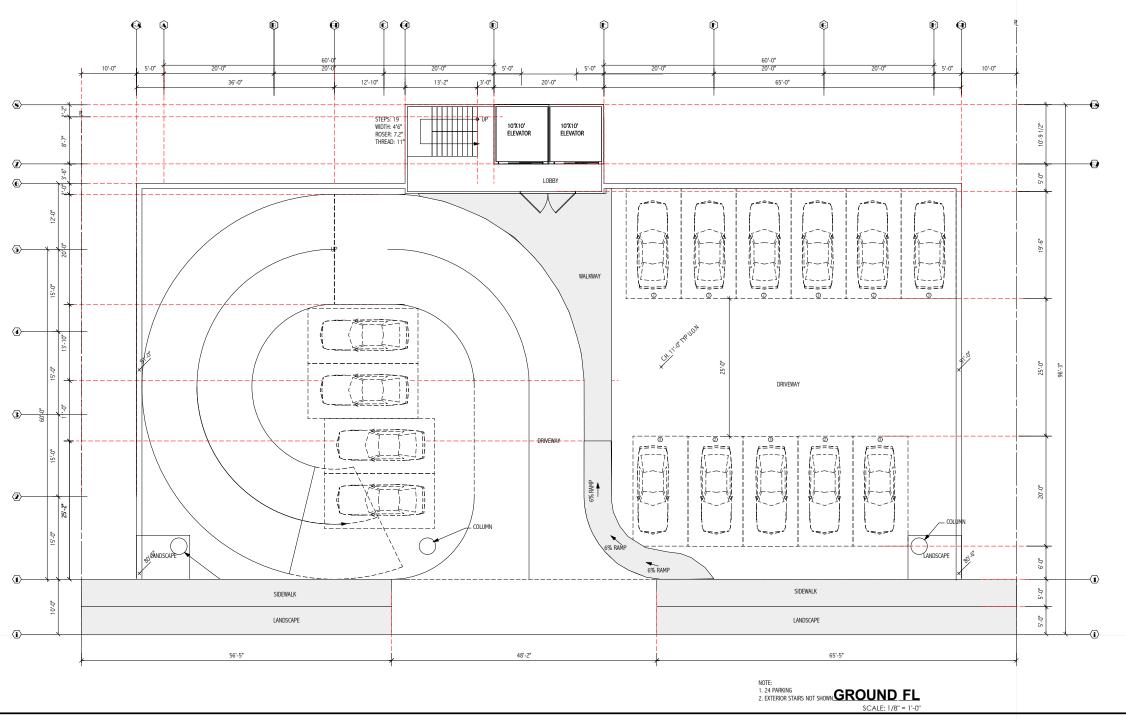


ATTACHMENT C 4070 BAYSHORE BLVD LOT 020 & 030 DADCEL DEVELOPMENT BEISEANE, CA 94005 CONCEPTUAL PLAN 10.31.2019 34A 14B ROAD GLADYS AVE 17 15 18 19 76 35 33 23 36 32 37 24 28 31 0 007-560-250 BK-93 COP 30 007-570-220 50 007-570-180 007-570-190 49 45 007-570-160 COP SUBJECT PROPERTY 007-570-210 48 SUBJECT PROPERTY SUBJECT PROPERTY 102 007-570-050 007-570-150 44 CONCEPTUAL PLAN 10.31.2019 007-570-140 43 41 104 4070 BAYSHORE BLYD SUBJECT PROPERTY 007-570-040 SUBJECT PROPERTY 007-570-030 LOT 020 & 030 CONDO DEVELODMENT BRISBANE, CA 94005 (E) SITE PLAN SCALE: 1" = 120'-0"



ATTACHMENT C 4070 BAYSHORE BLVD LOT 020 & 030 DADCEL DEVELOPMENT BEISEANE, CA 94005 CONCEPTUAL PLAN 10.31.2019 225'-11" 70'-10" 30'-0" 17'-0" 17'-0" 17'-0" 17'-0" 15'-0" 10'-0 149'-11 1/2" 109'-10 1/2" ≥91.6 FUTURE TRAIL TO BE — CONTRUCTION DURING UPPER LOT DEVELOPMENT FOR TRAIL ACCESS EXISTING TRAIL TO MAINTAIN — WITHIN PERSERVATION AREA OF THE LOT ACCESSIBLE FROM WALKWAY/STAIR ASSHOWN 288'-11 1/2" 39'-8 1/4" 139'-2" 36'-0 1/4" 50'-11 3/4" CONCEPTUAL PLAN 10.31.2019 4070 BAYSHORE BLYD LOT 020 & 030 conto development eriseane, ca 94005 (N) SITE PLAN SCALE: 1" = 30'-0" NOTE: 1. FRONT LANDSCAPE TO ACCOMMODATE ADA RAMP AND STAIR TO FRONT ENTRANCE SIDEWALK

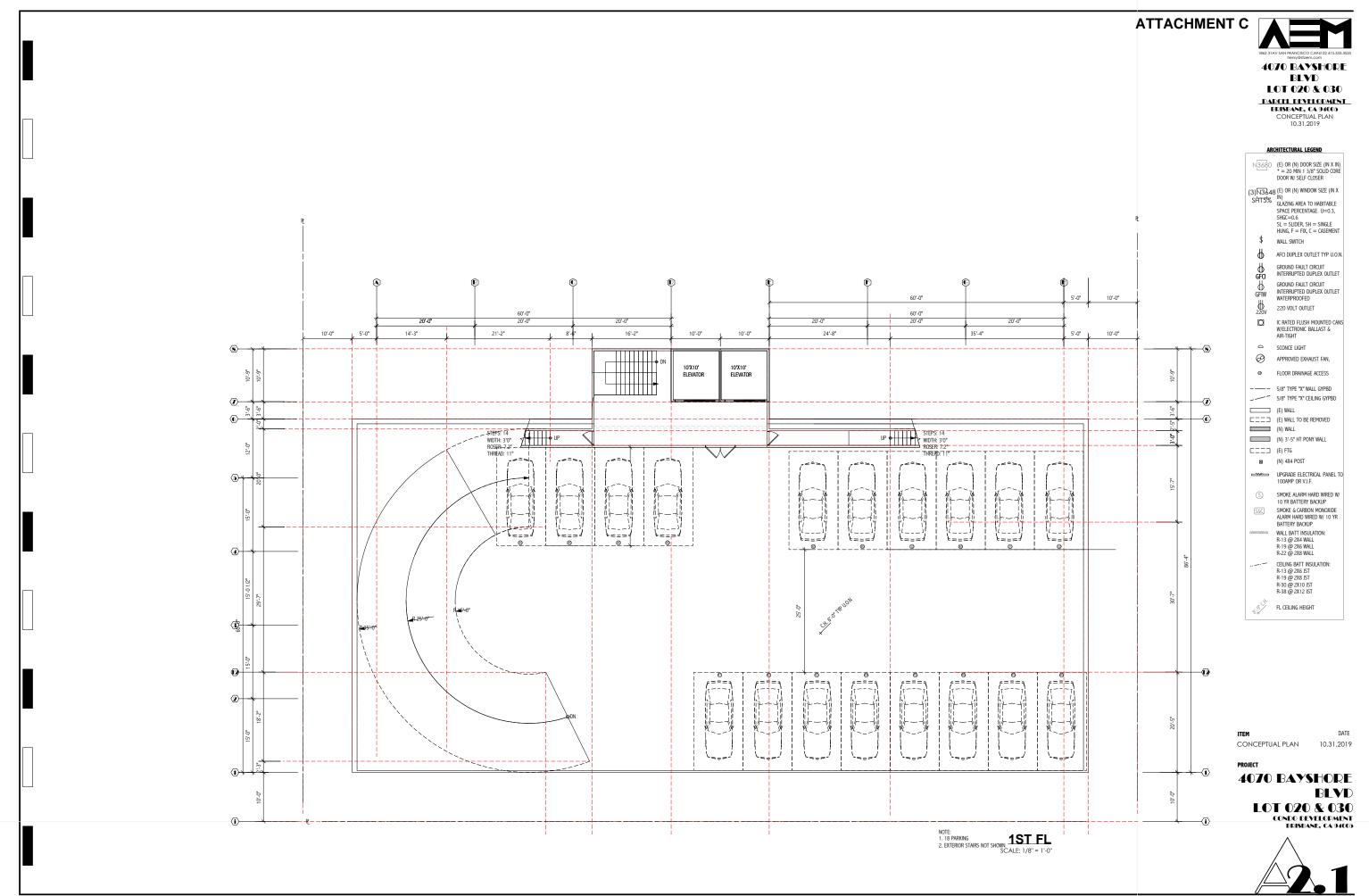




CONCEPTUAL PLAN 10.31.2019

4070 BAYSHORE

LOT 020 & 030 conto development eriseane, ca 94005



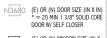


4070 BAYSHORE BLVD LOT 020 & 030

PARCEL DEVELOPMENT
BRISBANE, CA 94005
CONCEPTUAL PLAN

10.31.2019

ARCHITECTURAL LEGEND



(3) N3648 (E) OR (N) WINDOW SIZE (IN X SHT5% IN)
GLAZING AREA TO HABITABLE

GLAZING AREA TO HABITABLE SPACE PERCENTAGE. U=0.3, SHGC=0.6 SL = SLIDER, SH = SINGLE

HUNG, F = FIX, C = CASEMENT

WALL SWITCH

AFCI DUPLEX OUTLET TYP U.O.N.

GROUND FAULT CIRCUIT
INTERRUPTED DUPLEX OUTLET
GROUND FAULT CIRCUIT
INTERRUPTED DUPLEX OUTLET
WATERPORCES

GFIW INTERRUPTED DUPLEX OUTLET
WATERPROOFED

220 VOLT OUTLET

IC RATED FLUSH MOUNTED CANS W/ELECTRONIC BALLAST & AIR-TIGHT

APPROVED EXHAUST FAN,

FLOOR DRAINAGE ACCESS

- 5/8" TYPE "X" WALL GYPBD
5/8" TYPE "X" CEILING GYPBD

(E) WALL
(E) WALL TO BE REMOVED
(N) WALL

(N) 8" CONC RETAINING WALL
(N) 3'-5" HT PONY WALL

UPGRADE ELECTRICAL PANEL TO 100AMP OR V.I.F.

S SMOKE ALARM HARD WIRED W/
10 YR BATTERY BACKUP

SMOKE & CARBON MONOXIDE
ALARM HARD WIRED W/ 10 YR
BATTERY BACKUP

BATTERY BACKUP

WALL BATT INSULATION:
R-13 @ 2X4 WALL
R-19 @ 2X6 WALL
R-22 @ 2X8 WALL

CEILING BATT INSULATION:
R-13 @ 2X6 JST
R-19 @ 2X8 JST
R-30 @ 2X10 JST

R-38 @ 2X12 JST

ITEM

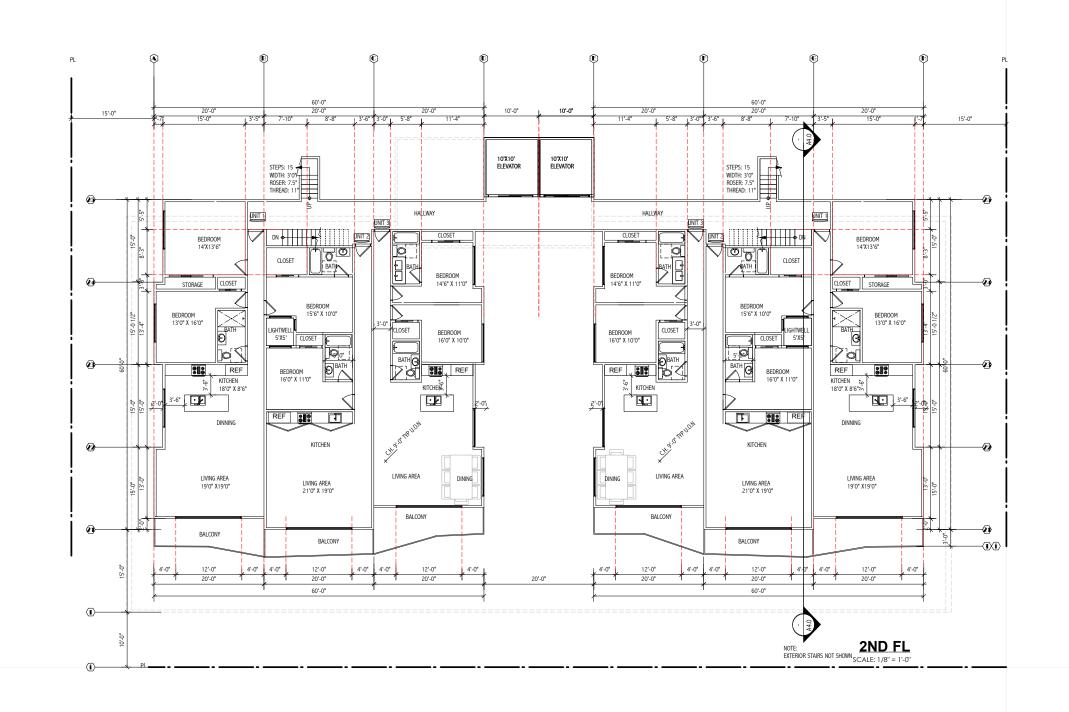
CONCEPTUAL PLAN

PROJECT

4070 BAYSHORE BLVD LOT 020 & 030

10.31.2019







4070 BAYSHORE BLVD LOT 020 & 030

DARCEL DEVELODMENT
BRISBANE, CA 94005
CONCEPTUAL PLAN 10.31.2019

ARCHITECTURAL LEGEND

N3680 (E) OR (N) DOOR SIZE (IN X IN) * = 20 MIN 1 3/8" SOLID CORE DOOR W/ SELF CLOSER

(3) N3648 (E) OR (N) WINDOW SIZE (IN X SHT5% (IN) GLAZING AREA TO HABITABLE

SPACE PERCENTAGE. U=0.3, SHGC=0.6 SL = SLIDER, SH = SINGLE HUNG, F = FIX, C = CASEMENT

\$ WALL SWITCH AFCI DUPLEX OUTLET TYP U.O.N.

GROUND FAULT CIRCUIT INTERRUPTED DUPLEX OUTLET

GROUND FAULT CIRCUIT INTERRUPTED DUPLEX OUTLET WATERPROOFED ∯ GFIW

₩ 220V 220 VOLT OUTLET

IC RATED FLUSH MOUNTED CANS W/ELECTRONIC BALLAST & AIR-TIGHT

APPROVED EXHAUST FAN,

FLOOR DRAINAGE ACCESS

_____ 5/8" TYPE "X" WALL GYPRD _____ 5/8" TYPE "X" CEILING GYPBD

(E) WALL
(E) WALL TO BE REMOVED

(N) WALL (N) 3'-5" HT PONY WALL

□□□□ (E) FTG

UPGRADE ELECTRICAL PANEL TO 100AMP OR V.I.F.

SMOKE ALARM HARD WIRED W/ 10 YR BATTERY BACKUP

S&C SMOKE & CARBON MONOXIDE ALARM HARD WIRED W/ 10 YR BATTERY BACKUP

MALL BATT INSULATION: R-13 @ 2X4 WALL R-19 @ 2X6 WALL R-22 @ 2X8 WALL

CEILING BATT INSULATION: R-13 @ 2X6 JST R-19 @ 2X8 JST R-30 @ 2X10 JST R-38 @ 2X12 JST

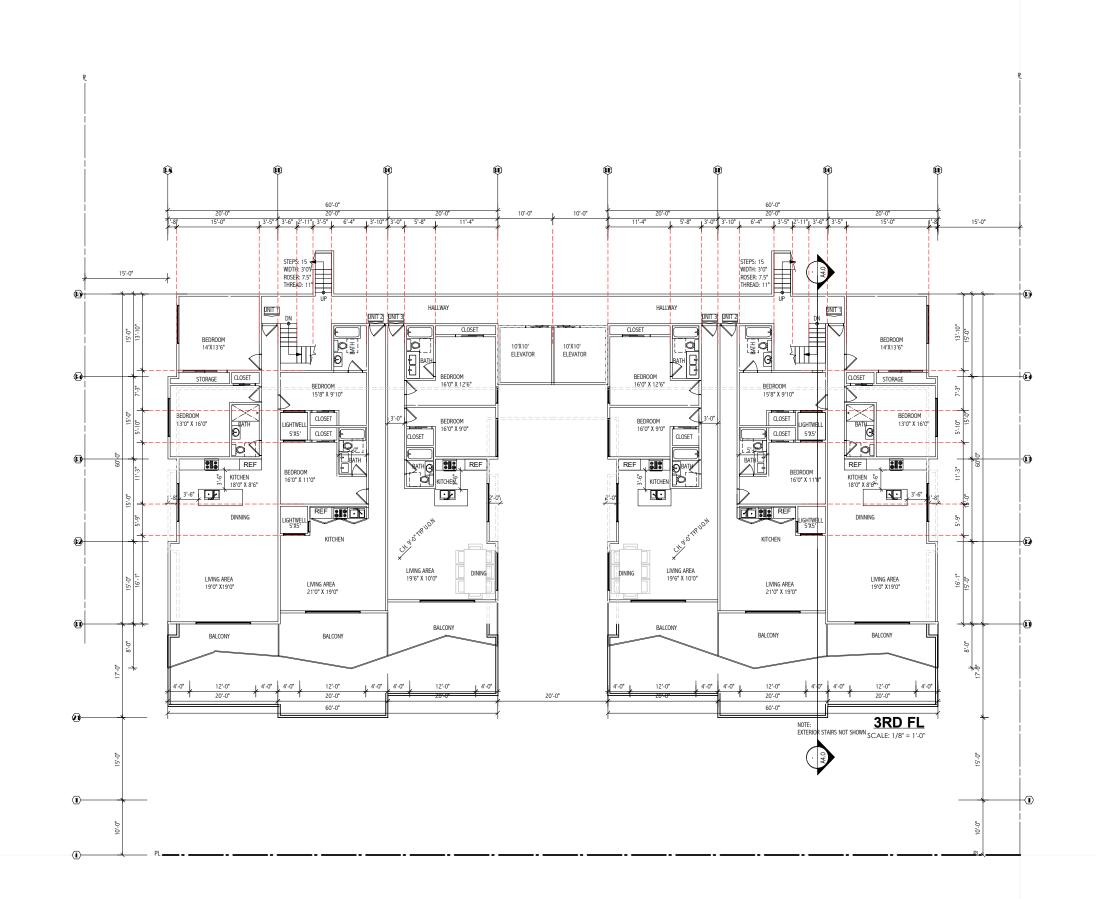
FL CEILING HEIGHT

CONCEPTUAL PLAN 10.31.2019

4070 BAYSHORE

BLYD LOT 020 & 030 CONDO DEVELOPMENT ERISBANE, CA 94005







4070 BAYSHORE BLVD LOT 020 & 030

PARCEL DEVELOPMENT BRISBANE, CA 94005 CONCEPTUAL PLAN

10.31.2019

ARCHITECTURAL LEGEND N3680 (E) OR (N) DOOR SIZE (IN X IN)

DOOR W/ SELF CLOSER

(3) N3648 SHOOTO IN) SHOTO GLEZING AMEROOF MEET APLY IN) SPACE OF THE MINING SPACE OF THE SACON SELF CLOSER CLOSER SACON SELF CLOSER

SL = SLIDER, SH = SINGLE (3) N3648 (BNC) F (APEN) NO CASES (EN X SIST5% WOLLD SWITCHER TO HABITABLE

SPACE PERCENTAGE. U=0.3, AFGLEUP FEX OUTLET TYP U.O.N.

WALL SWITCH GROUND FAULT CIRCUIT INTERBUPTEN OUPLEX PAPUES.N. WATERPROOFED

2 GFIW 26BOWNE FAULT FIRCUIT ICARATEONFEAIGHTMOUNTED CANS

S@QQCHQUGHQUTLET

₽ APPRAMED FEXINALISTOFAMED CANS W/ELECTRONIC BALLAST & FLOODRIGHENIAGE ACCESS

5/860NGFELHGHWALL GYPBD _ SAPPROVED EXHAUST GYARD

(N\$/8"-\$YPET"YOKEIWAGLGYPBD CEET (EFFWALL

(N) WALL UPGRADE FLECTRICAL PANEL TO

(E) FTG SMOKE ALARM HARD WIRED W/ 10 YR BATTERY BACKUP SMOKE & CARBON MONOXIDE ALARM HONOXIDE WITE WIT 18 YR BATTERY BACKUP

WSMORETALWAWATADWIRED W/ R-1/3 / WB RATIWAYLBACKUP R-1/3 / WB RATIWAYLBACKUP R-1/4 / WB RATIWAYL



RWALGEANT INSULATION: RH-9-3GG28849WALL RH-9-3GG2896 INALL RH-8-2GG2898 INALL CEILING BATT INSULATION:



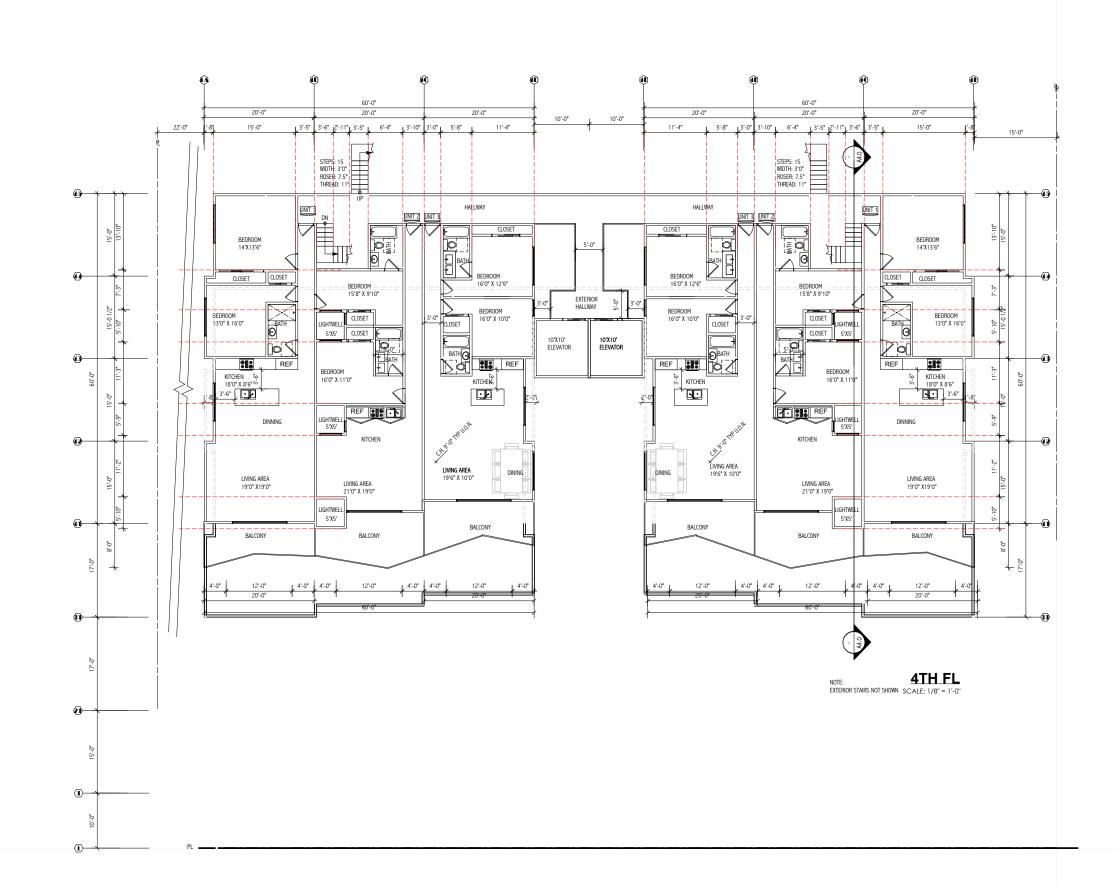


CONCEPTUAL PLAN 10.31.2019

4070 BAYSHORE BLYD

LOT 020 & 030 CONDO DEVELOPMENT BRISBANE, CA 94005



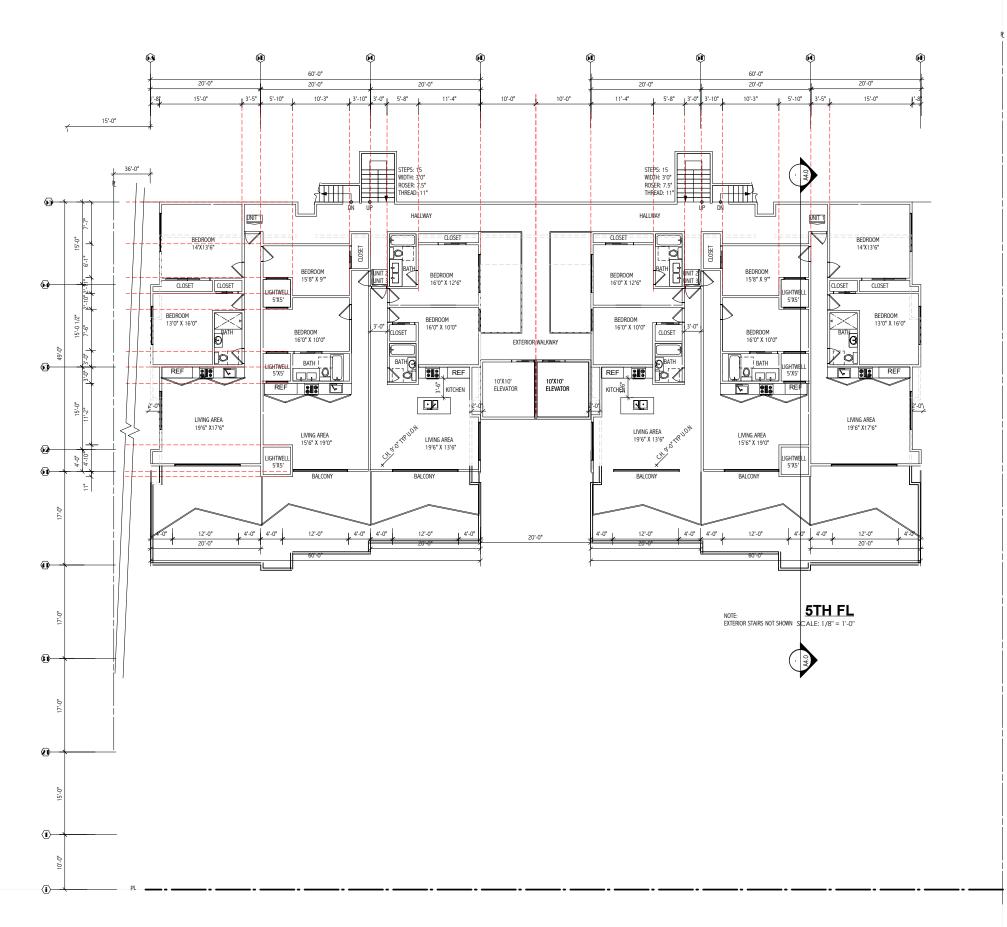






LOT 020 & 030

PARCH LEVELOPMENT
ERISEANE, CA 94005
CONCEPTUAL PLAN
10.31.2019



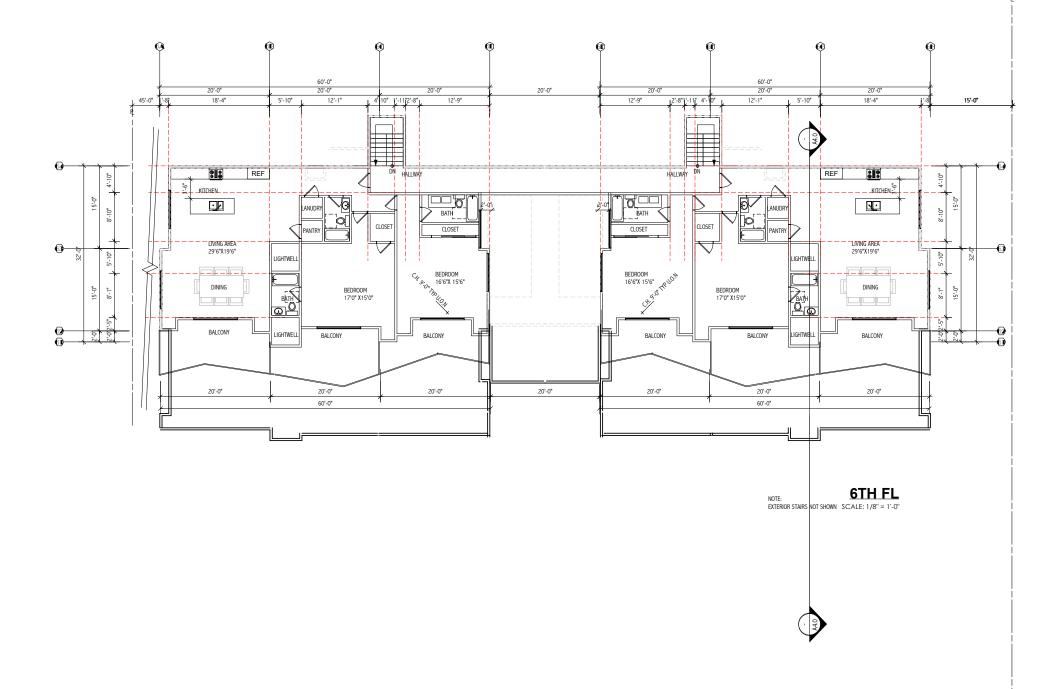
ITEM DATE CONCEPTUAL PLAN 10.31.2019

PROJEC

4070 BAYSHORE
BLVD
LOT 020 & 030
CONDO DEVILIDAMENT
BENEARI, CA 94005







ITEM

CONCEPTUAL PLAN 10.31,2019

PROJECT

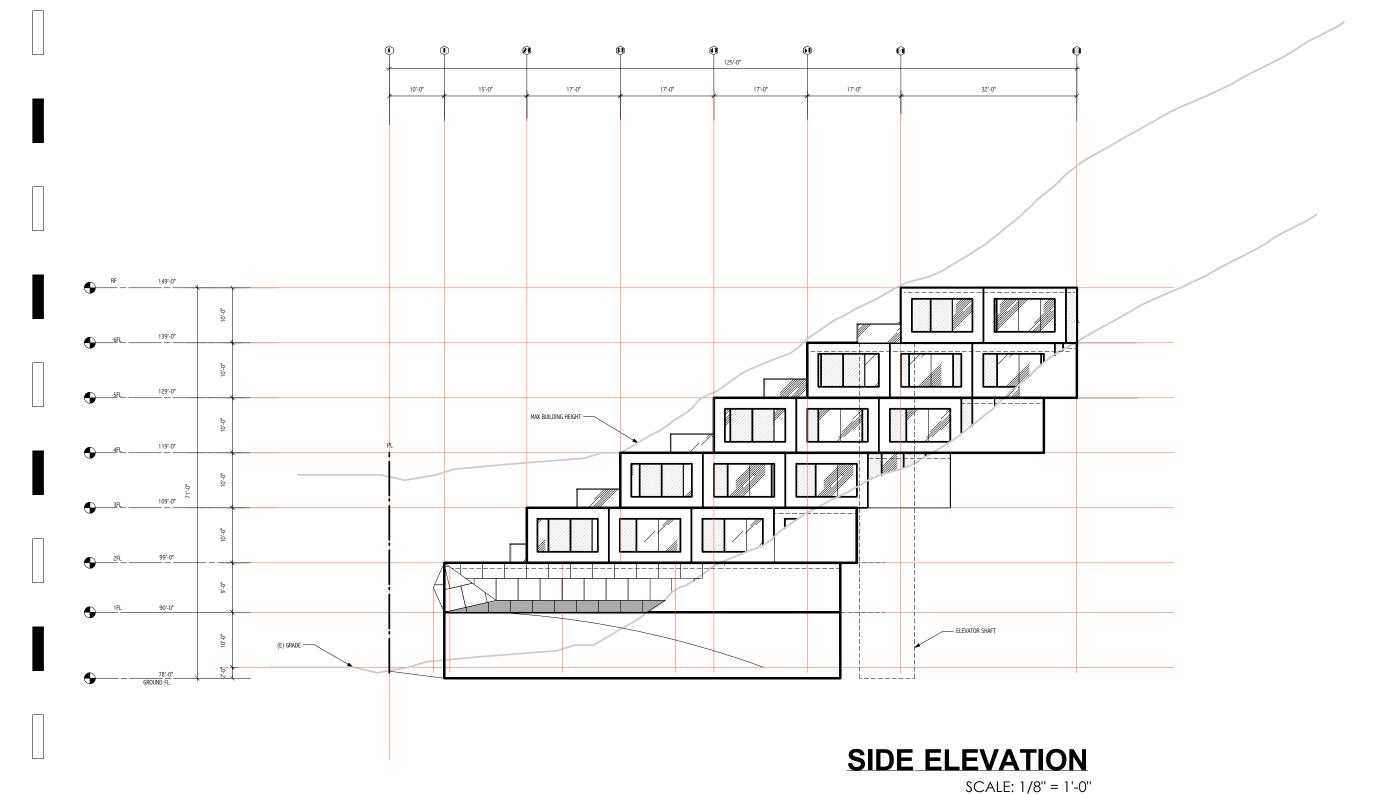
4070 BAYSHORE
BLVD
LOT 020 & 030
CONEO DEVILOPMENT
BEISBANE, CASHIGO



ATTACHMENT C 4070 BAYSHORE 65% LOT LINE (i) (ii) $\widehat{\mathbf{ii}}$ (iv) vii (vi) BLVD LOT 020 & 030 DARCH DEVELOPMENT BEISEANE, CA 94005 CONCEPTUAL PLAN 10.31.2019 139'-3 1/4" 39'-7 1/4" 70'-4" 50'-11 1/4" 36'-0 1/4" (vii) 277'-0" (vi) 227'-2" 220'-0" (iv) 202'-2 200'-0" 180'-0" 160'-0" (iii) CONCEPTUAL PLAN 10.31.2019 4070 BAYSHORE BLYD LOT 020 & 030 condo develodment eriseane, ca 94005 (E) SECTION 01 SCALE: 1/16" = 1'-0"



BLVD LOT 020 & 030 PARCH DEVELOPMENT BEISEANE, CA 94000 CONCEPTUAL PLAN 10.31.2019



TITEM DATE ONCEPTUAL PLAN 10.31.2019

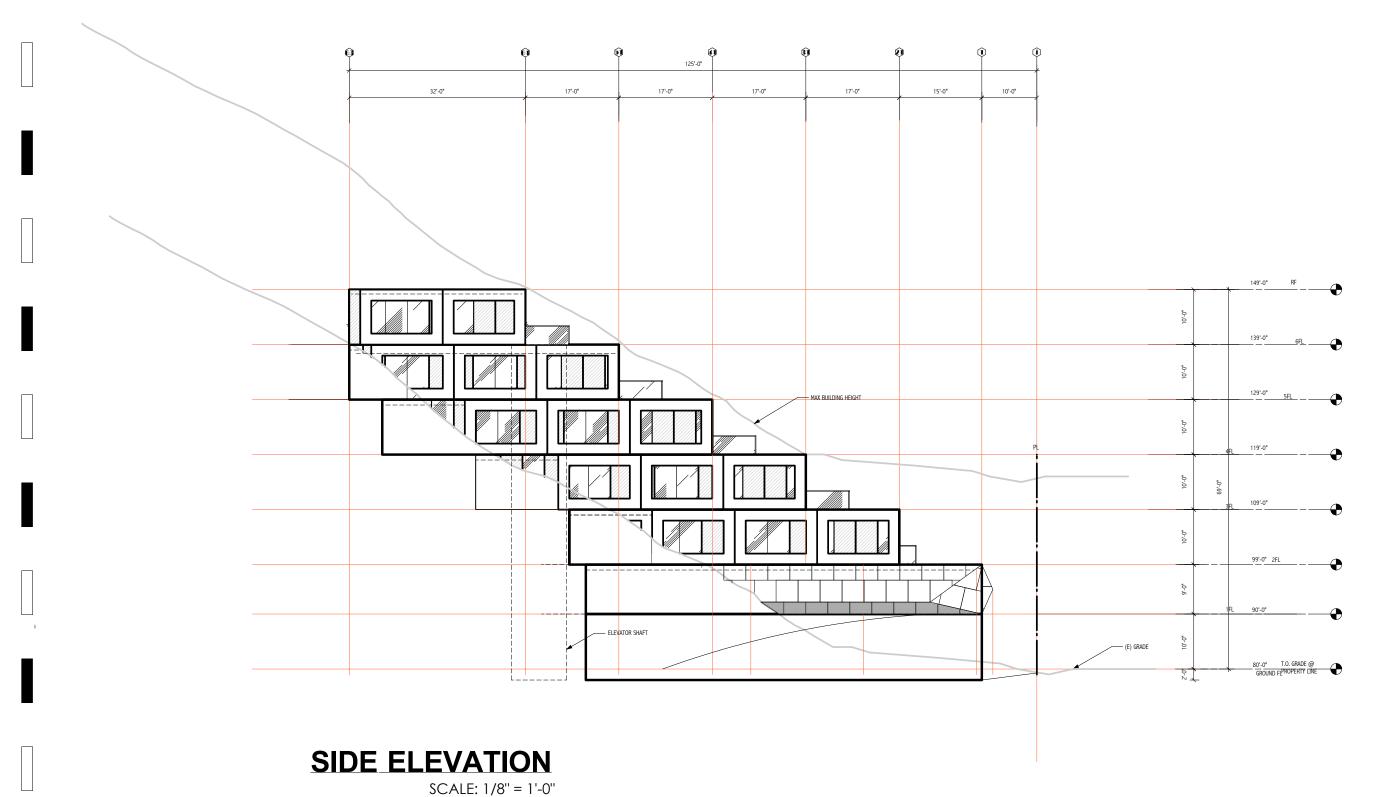
PROJECT

4070 BAYSHORE
BLVD
LOT 020 & 030
CONDO DEVILIDATENT
BEISEANE, CA 94005





BLVD LOT 020 & 030 PARCH DEVELOPMENT BEISBANE, CA 94005 CONCEPTUAL PLAN 10.31.2019



TITEM DATE CONCEPTUAL PLAN 10.31.2019

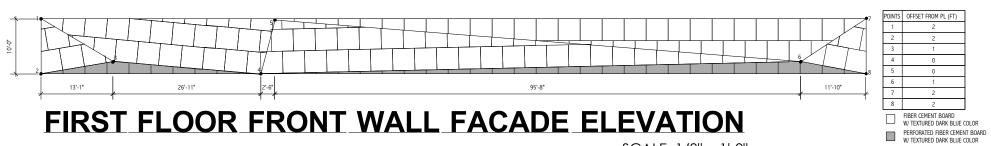
PROJECT

4070 BAYSHORE
BLVD
LOT 020 & 030
CONEO DEVILOPMENT
BEISBANE, CASHIGO



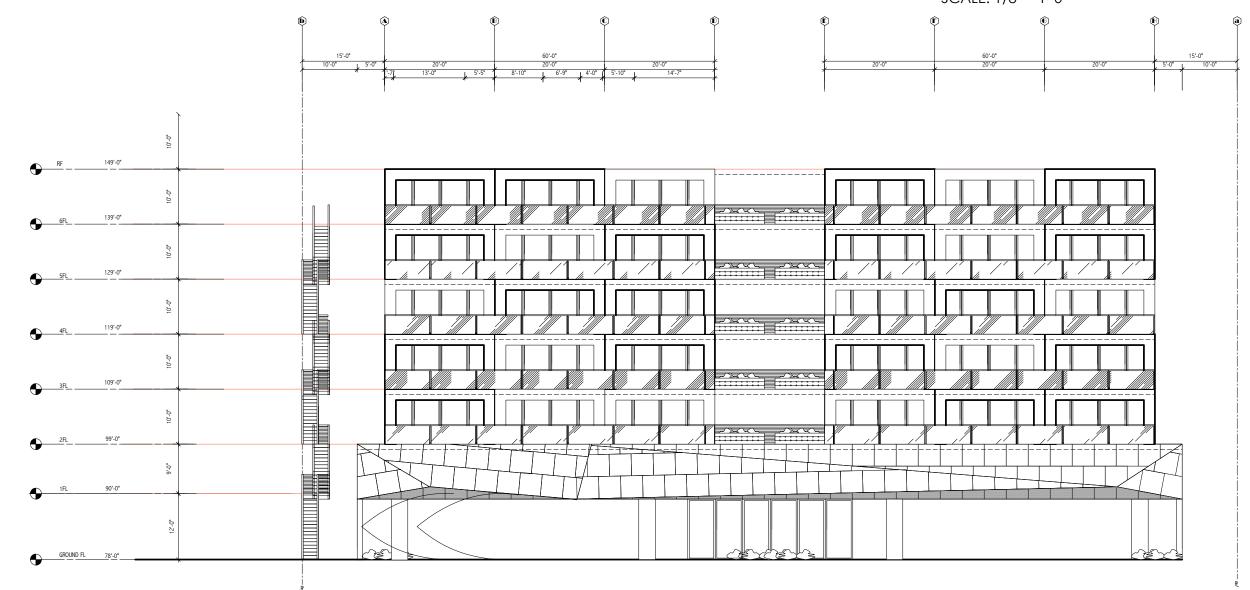


4070 BAYSHORE BLVD LOT 020 & 030 DADCH DEVELOPMENT
BUISEANE, CA 94005
CONCEPTUAL PLAN
10.31,2019



FIRST FLOOR FRONT WALL FACADE ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

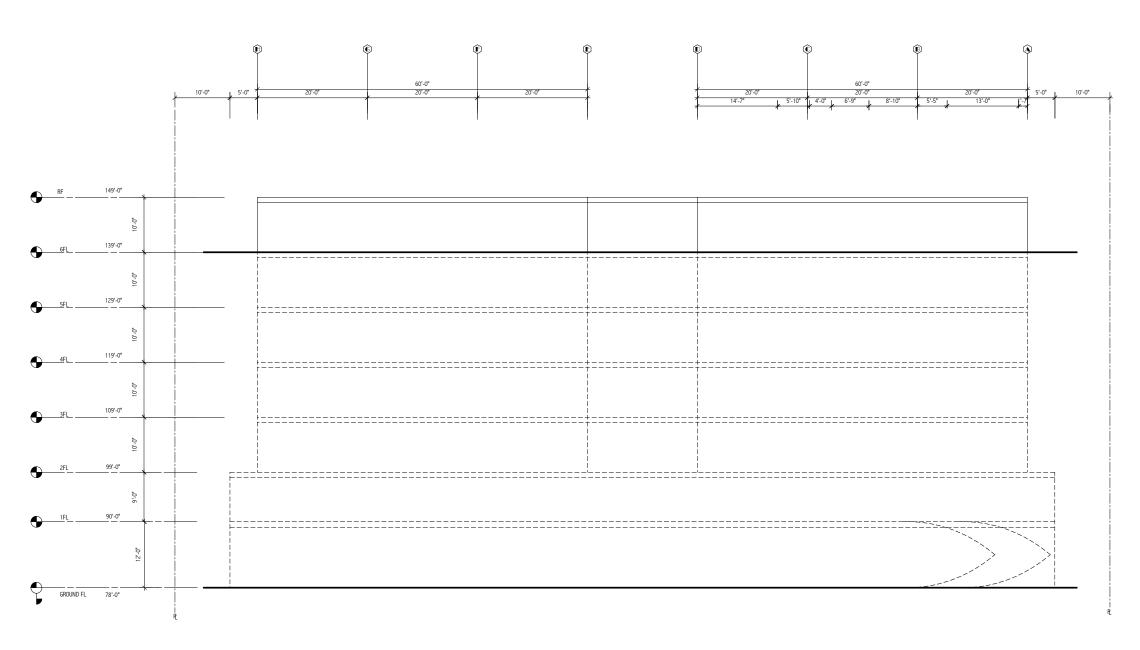
SCALE: 1/8" = 1'-0"

CONCEPTUAL PLAN 10.31.2019

4070 BAYSHORE BLYD LOT 020 & 030 CONDO DEVELODMENT BRISBANE, CA 94005







REAR ELEVATION

SCALE: 1/8" = 1'-0"

ITEM DATE
CONCEPTUAL PLAN 10.31.2019

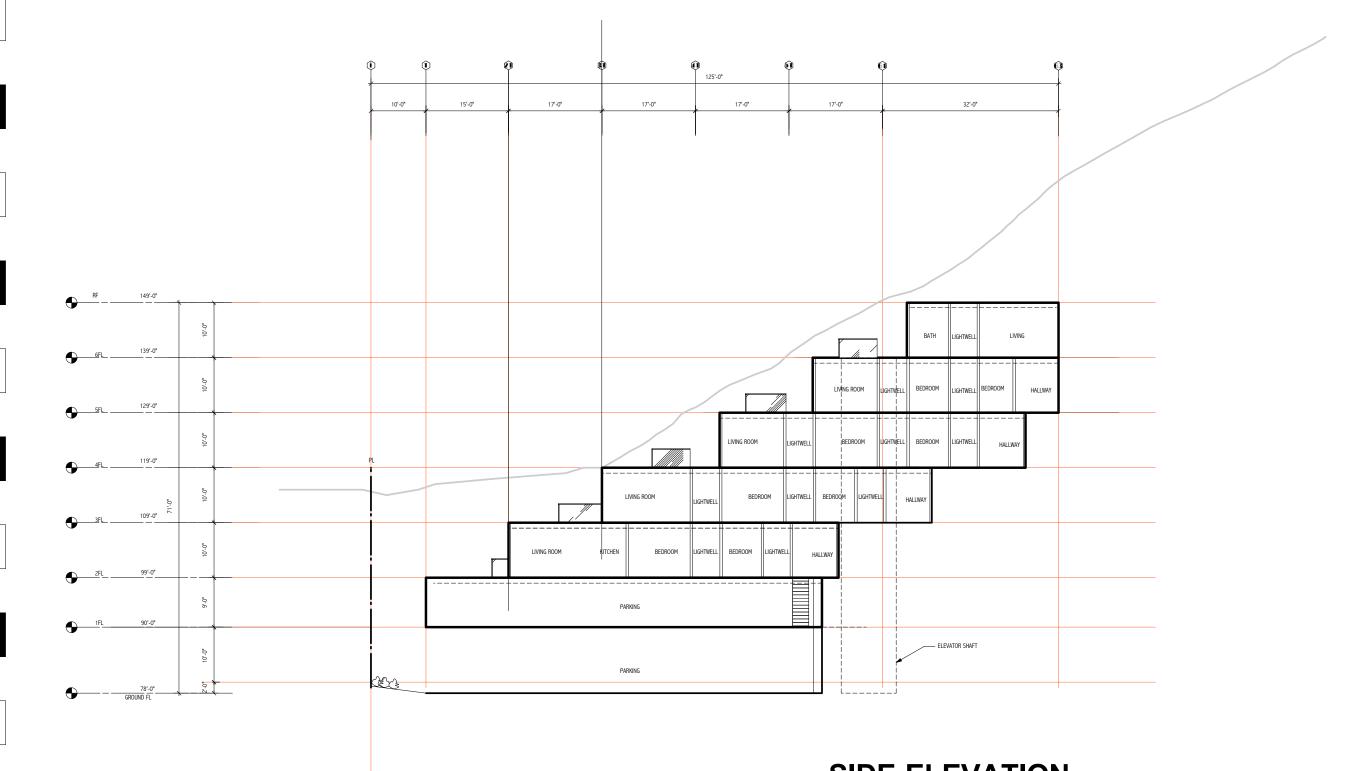
PROJECT

4070 BAYSHORE
BLVD
LOT 020 & 030
CONEO ETVILOPMENT
BEISEANE, CA 94005





BLVD LOT 020 & 030 PARCH DEVELOPMENT BEISEANE, CA 94000 CONCEPTUAL PLAN 10.31.2019



SIDE ELEVATION

SCALE: 1/8" = 1'-0"



CONCEPTUAL PLAN 10.31.2019

4070 BAYSHORE

BLYD