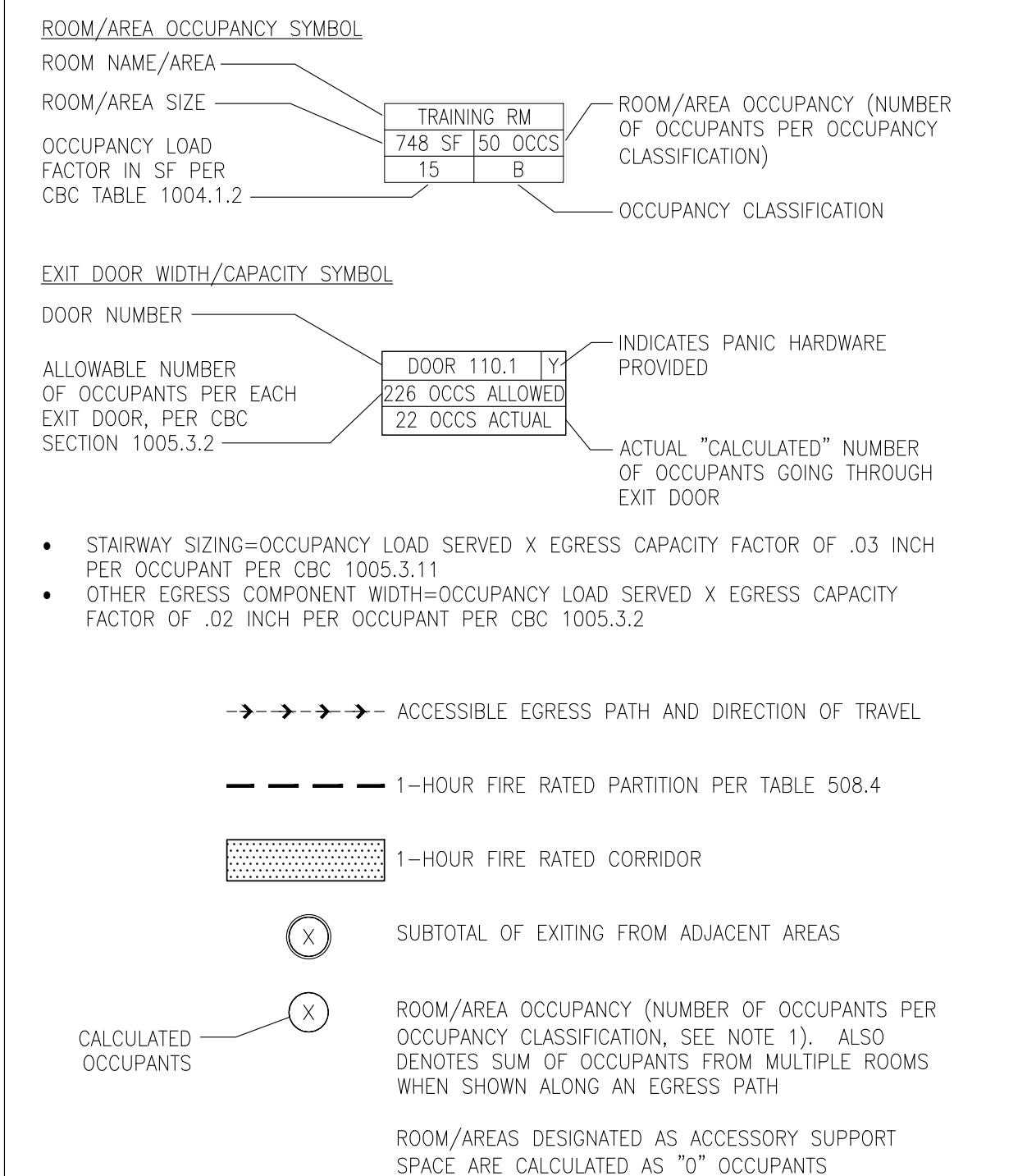




EXITING PLAN NOTES:

1. THE INTENT OF THE ABOVE OCCUPANCY & EXITING PLAN IS TO SHOW THE BUILDING'S OVERALL EXITING SYSTEM WHICH INCLUDES THE INTENDED ACCESSIBLE PATH OF TRAVEL FROM EACH ROOM/AREA TO A DESIGNATED EXTERIOR EXIT LEADING TO A PUBLIC RIGHT-OF-WAY. THE PLAN INDICATES THE MAXIMUM ALLOWABLE NUMBER OF OCCUPANTS PER EACH EXIT DOOR AS DETERMINED BY EXIT DOOR WIDTH AND ALSO INDICATES ACTUAL CALCULATED NUMBER OF OCCUPANTS THROUGH EACH EXIT DOOR.
2. THIS DRAWING IS ONLY TO BE USED AS A REFERENCE FOR EXITING RELATED ISSUES.
3. EXIT WIDTH CALCULATIONS PER CBC SECTION 1005.
4. OCCUPANCY CALCULATIONS PER CBC TABLE 1004.5 FOR THE PURPOSES OF EXITING. HOWEVER, PER DISCUSSION/AGREEMENT WITH THE CITY OF SAN MATEO, THE MAXIMUM ALLOWABLE NUMBER OF PERSONS AT THE DEVELOPMENT WILL BE LIMITED BASED ON THE (4) PARKING SPACES PROVIDED. REFERENCE PARKING EVALUATION DATED 8/10/22 BY AECOM, WHO WAS ENGAGED BY THE SAN MATEO PLANNING DEPARTMENT TO PRODUCE THE PARKING EVALUATION. BASED ON (4) PARKING SPACES PROVIDED, THIS PARKING EVALUATION NOTES AN AVO (AVERAGE VEHICLE OCCUPANCY RATE) CALCULATION OF 1.54 PERSON/CAR RESULTING IN AN OCCUPANT LOAD FOR THE PROJECT OF 6.16 OCCUPANTS OR 7 OCCUPANTS (ROUNDED UP).
5. SMALL ASSEMBLY SPACES: A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY PER CBC 303.1.2 ITEM #1.
6. EXIT THROUGH INTERVENING SPACE PERMITTED PER CBC 1016.2 ITEM #2
7. 15 NET OLF ASSUMED FOR THIS SPACE (UNCONCENTRATED WITH TABLES AND CHAIRS), HOWEVER, FOR THE PURPOSES OF MEANS OF EXIT SIZING, ALL OF THE EXITS FROM THIS SPACE ARE SIZED TO ACCOMMODATE WORST CASE CONCENTRATED OCCUPANT LOAD FACTOR OF 7 NET OCCUPANTS

EXITING DIAGRAM LEGEND:



LE COURT ROUGE

4 PALM AVENUE
MATEO, CA 94403

11 of 11

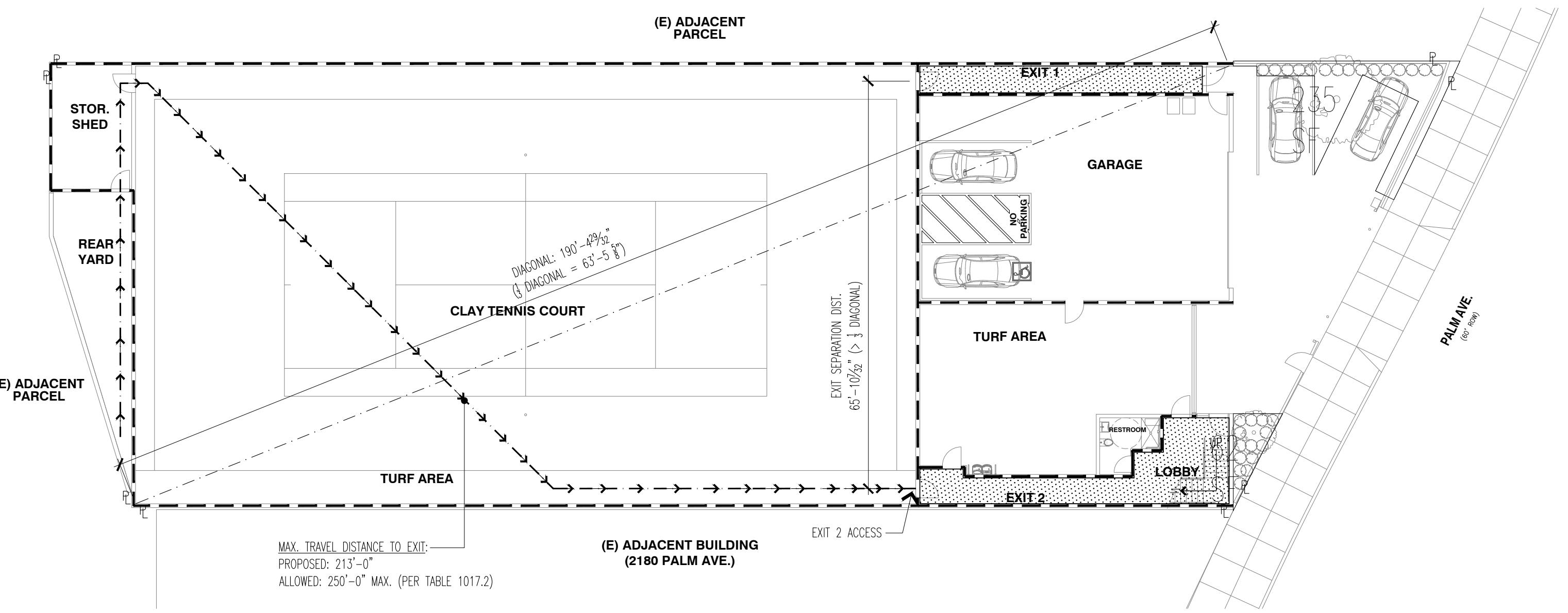
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CODE ANALYSIS: OCCUPANCY & EXITING PLANS

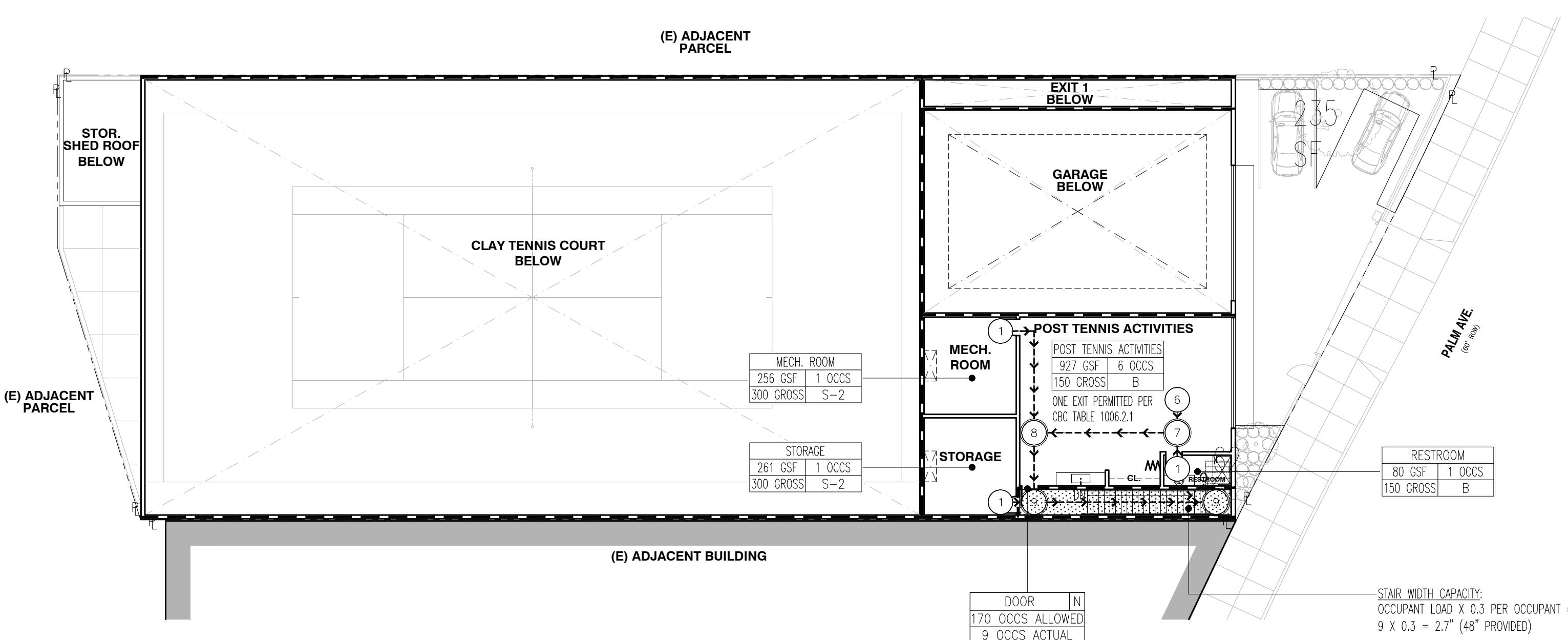
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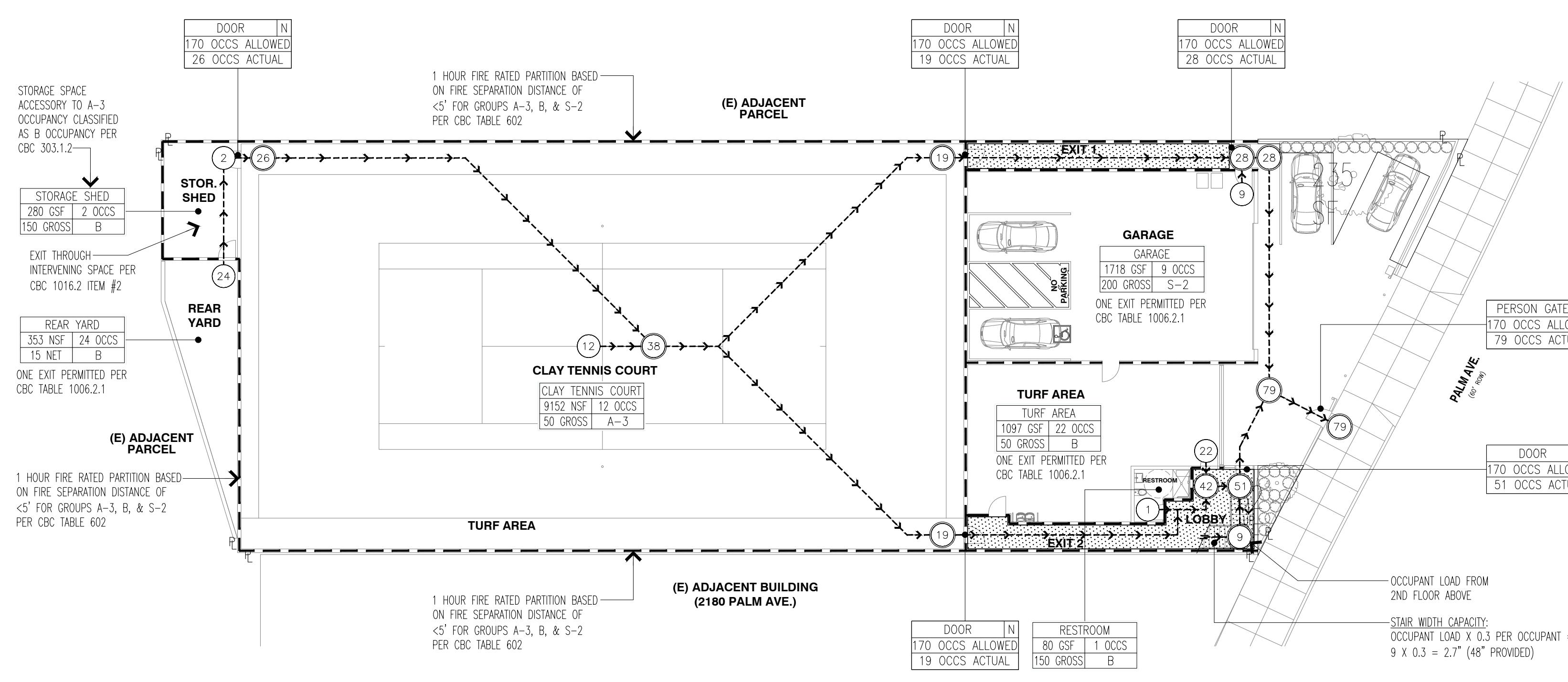
3 EXIT SEPARATION & MAX. TRAVEL DISTANCE CODE DIAGRAM - GROUND FLOOR

1/16" = 1'-0"



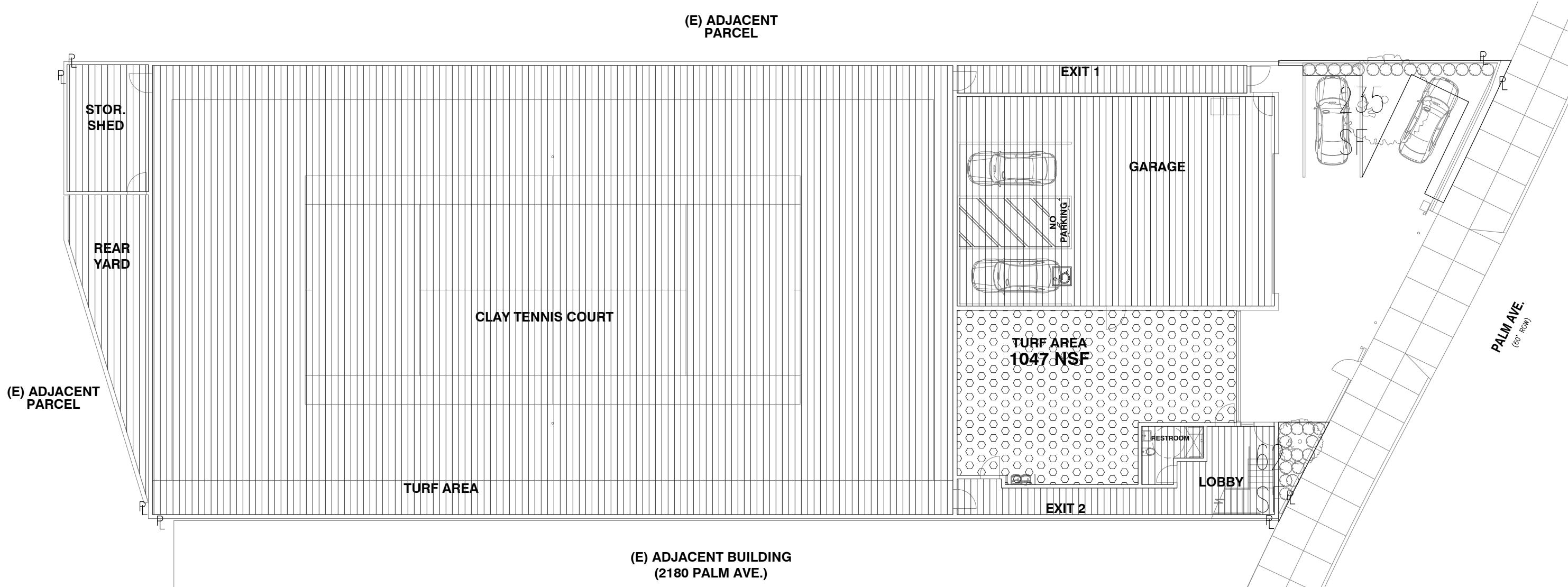
2 EXITING DIAGRAM PLAN - SECOND FLOOR

1/16" = 1' - 0"



1 EXITING DIAGRAM PLAN - GROUND FLOOR

1/16" = 1' - 0"

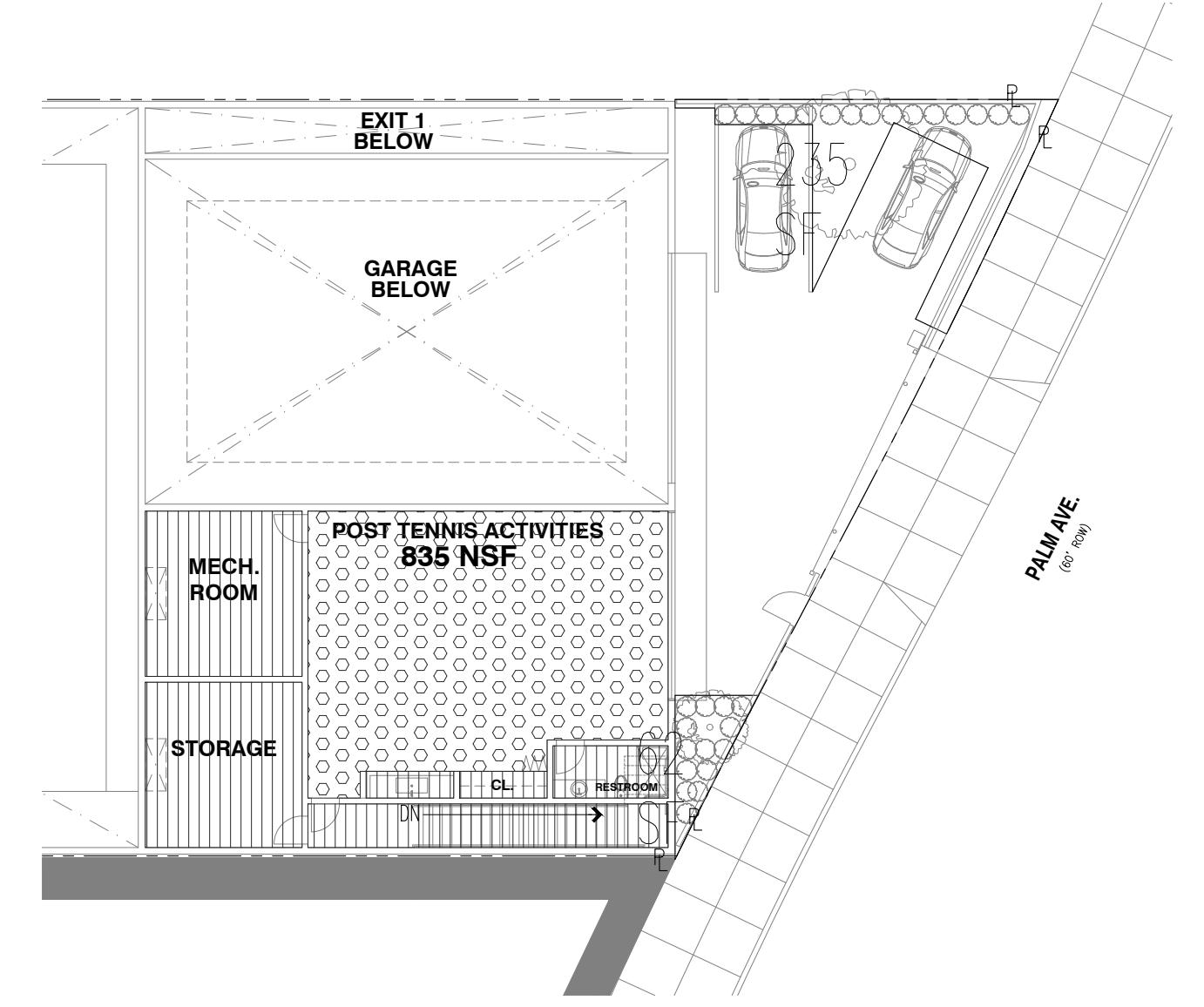


GROUND FLOOR PLAN

PLUMBING FIXTURE CALCULATION DIAGRAM

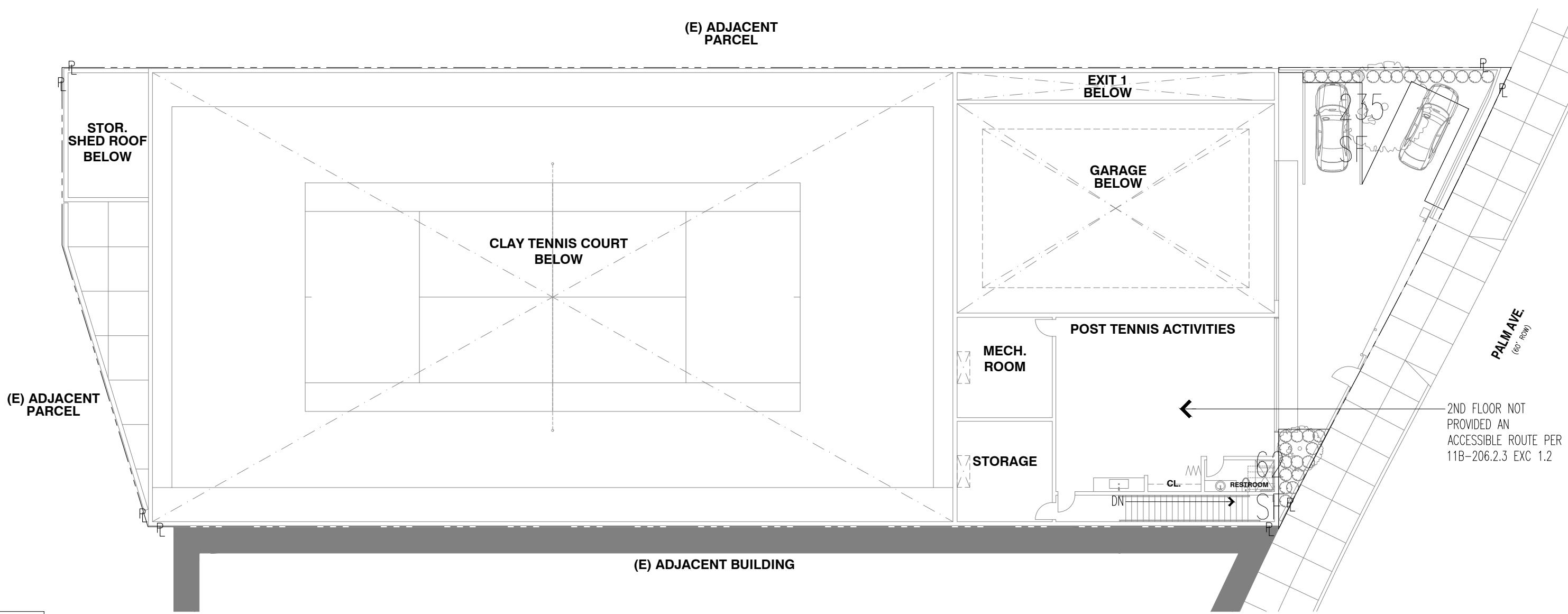
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1/16"=1'-0"

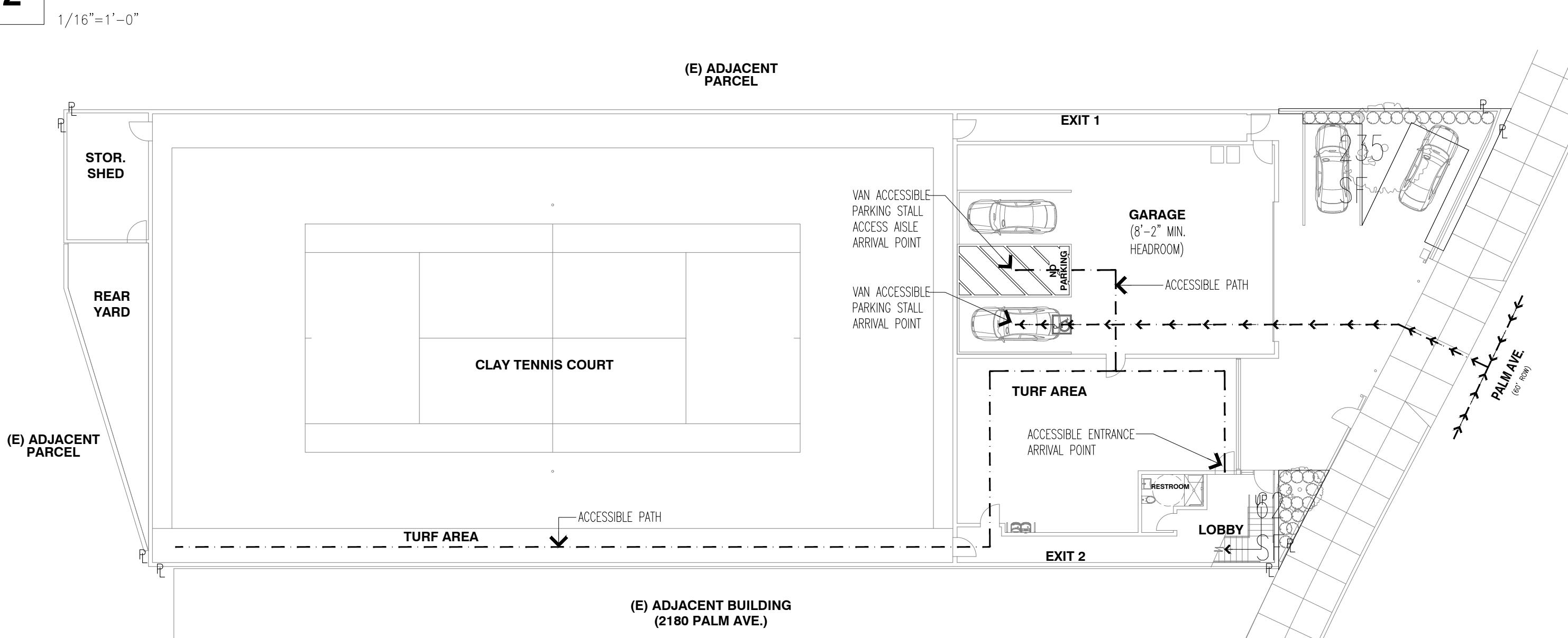


PARTIAL SECOND FLOOR PLAN

PLUMBING OCCUPANCY GROUP HATCH LEGEND:



2 ACCESSIBILITY PLAN DIAGRAM - SECOND FLOOR



1 ACCESSIBILITY PLAN DIAGRAM - GROUND FLOOR

1/16"=1'-0"

PLUMBING FIXTURE CALCULATION

GROUP, OLF, & OCCUPANT LOAD SUMMARY

MINIMUM PLUMBING FACILITY CALCULATIONS:

MINIMUM PLUMBING FACILITIES OCCUPANT LOAD CALCULATION:
GROUP B: = 7 OCCUPANTS (3 MALE + 4 FEMALE).
SEE PLUMBING FIXTURE CALCULATION NOTES #1 & #2.

GROUP B: PLUMBING FIXT. CALCULATION

GROUP B: MINIMUM PLUMBING FACILITIES CALCULATION (PER CPC TABLE 422.1):

1. WATER CLOSETS:
 - 1.1. MALE (3): 1 WATER CLOSET (1:1-50)
 - 1.2. FEMALE (4): 1 WATER CLOSET (1:1-15)
2. URINALS:
 - 2.1. MALE (3): 1 URINAL (1:1-100)
3. LAVATORIES:
 - 3.1. MALE (3): 1 LAVATORY (1:1-75)
 - 3.2. FEMALE (4): 1 LAVATORY (1:1-50)
4. DRINKING FOUNTAINS:
 - 4.1. 1 DRINKING FOUNTAIN (1 PER 150)
5. SERVICE SINK:
 - 5.1. 1 SERVICE SINK

GROUP B: MINIMUM PLUMBING FACILITIES REQUIRED:

1. WATER CLOSETS: 2
2. URINALS: 0
3. LAVATORIES: 2
4. DRINKING FOUNTAIN: 1
5. SERVICE SINK: 1

PLUMBING FACILITIES PROVIDED:

1. WATER CLOSETS: 2
2. URINALS: 0
3. LAVATORIES: 2
4. DRINKING FOUNTAIN: 1
5. SERVICE SINK: 1

GROUP B: PLUMBING FIXTURES REQUIRED & PROPOSED

PLUMBING FIXTURE	REQUIRED	PROPOSED	TOTAL
WATER CLOSETS	2	2	2
URINALS	1	0	0 (SEE NOTE #2 BELOW)
LAVATORIES	2	2	2
DRINKING FOUNTAINS	1	1	1
SERVICE SINKS	1	1	1

PLUMBING FIXTURE CALCULATION NOTES:

1. PER DISCUSSION/AGREEMENT WITH THE CITY OF SAN MATEO, THE MAXIMUM ALLOWABLE NUMBER OF PERSONS AT THE DEVELOPMENT WILL BE LIMITED BASED ON THE (4) PARKING SPACES PROVIDED. REFERENCE PARKING EVALUATION DATED 8/10/22 BY AECOM, WHO WAS ENGAGED BY THE SAN MATEO PLANNING DEPARTMENT TO PRODUCE THE PARKING EVALUATION, BASED ON (4) PARKING SPACES PROVIDED, THIS PARKING EVALUATION NOTES AN AVO (AVERAGE VEHICLE OCCUPANCY RATE) CALCULATION OF 1.54 PERSON/CAR RESULTING IN AN OCCUPANT LOAD FOR THE PROJECT OF 6.16 OCCUPANTS OR 7 OCCUPANTS (ROUNDED UP). FOR THE PURPOSES OF THE PLUMBING FIXTURE CALCULATION, THE PLUMBING FIXTURE OCCUPANT LOAD RESULTS IN 3 MALES AND 4 FEMALES. THIS PLUMBING FIXTURE CALCULATION OCCUPANT LOAD IS CLASSIFIED PRIMARY AS A B-OCCUPANCY (SEE DIAGRAM) WITH THE REST OF THE SPACES AS BEING ACCESSORY TO THIS PRIMARY B OCCUPANCY DUE TO THE FACT THAT THE SAME OCCUPANTS USING THESE OTHER SPACES (SHOWN WITH A VERTICAL LINE HATCH ON THE DIAGRAM) WOULD BE THE SAME OCCUPANTS THAT USE THE SPACES THAT ARE CLASSIFIED AS A B OCCUPANCY.
2. PROJECT SPONSOR'S USE OF THE FACILITY WOULD NOT REQUIRE A URINAL, SO NONE IS PROPOSED.

4 PLUMBING FIXTURE CALCULATION

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Issue

Rev Date By Description
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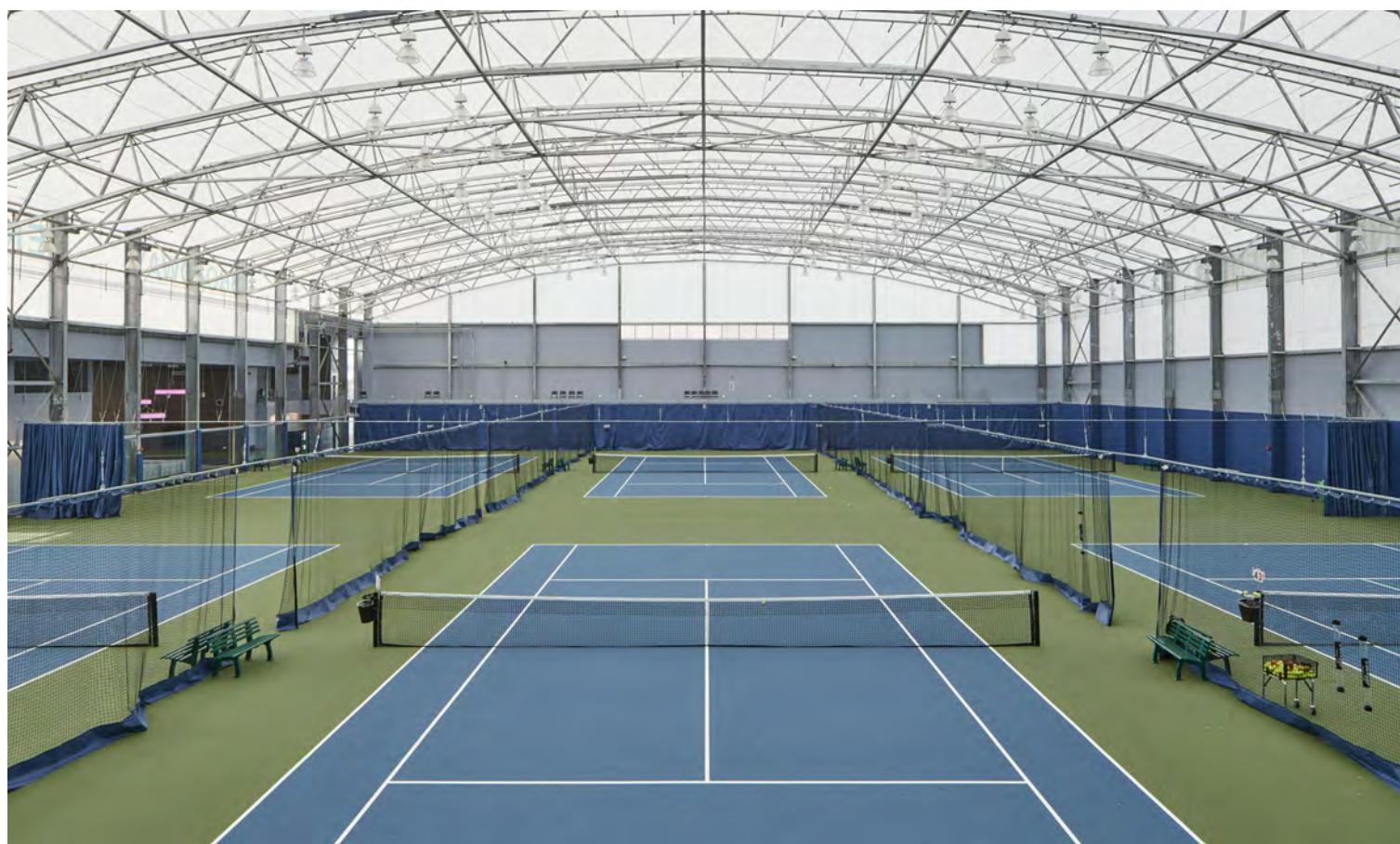
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Checked By
Job No. 2108
Issue Date 11/04/22
Scale AS NOTED
Reference North
Drawing Title

CODE ANALYSIS:
ACCESSIBILITY
DIAGRAMS &
PLUMBING
FIXTURE CALC.

A0.3

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1 FABRIC ROOF ASSEMBLY



2 RED THIN BRICK VENEER CLADDING



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Issue
Rev Date By Description
11/04/22 FORMAL PLANNING SUBMITTAL SET

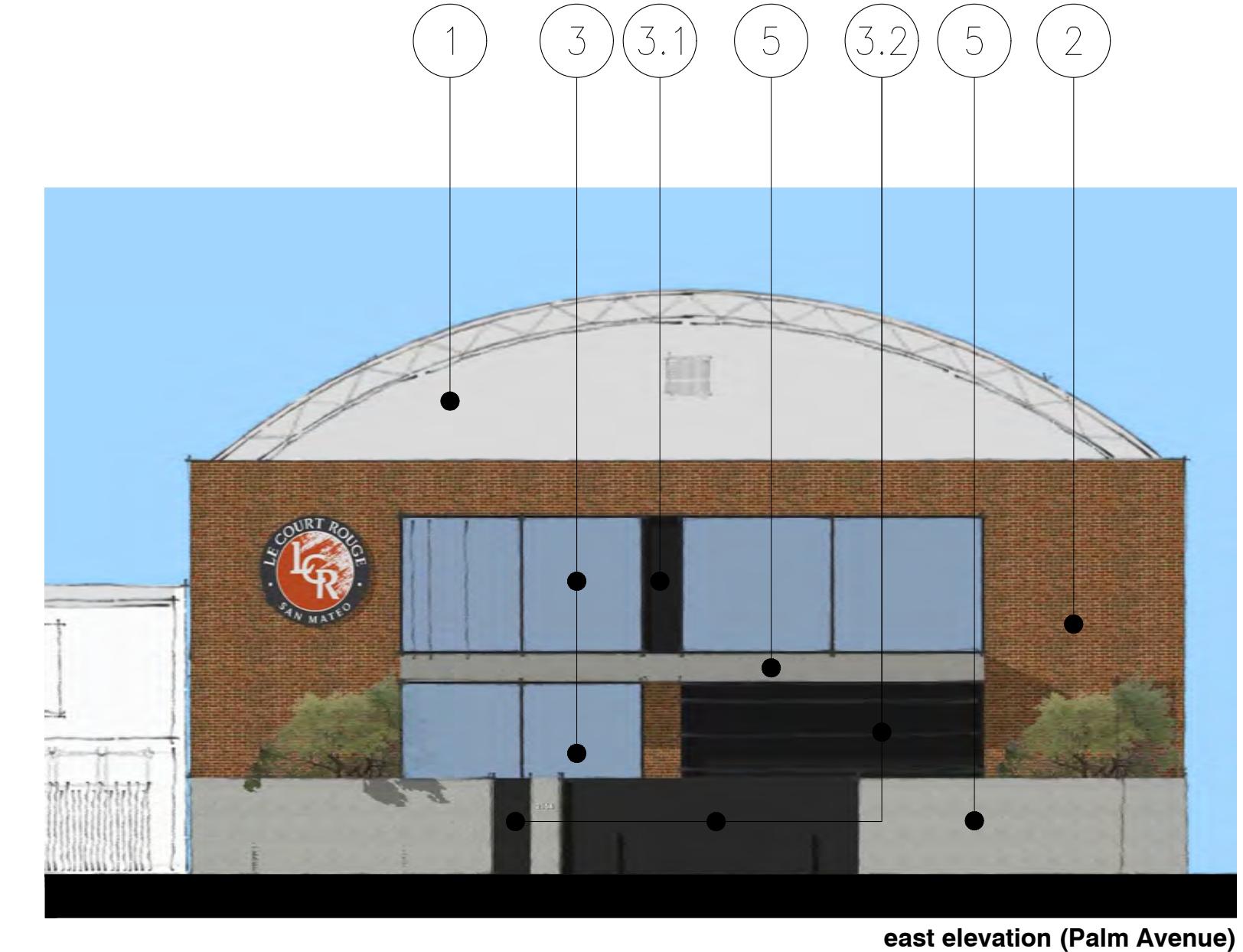
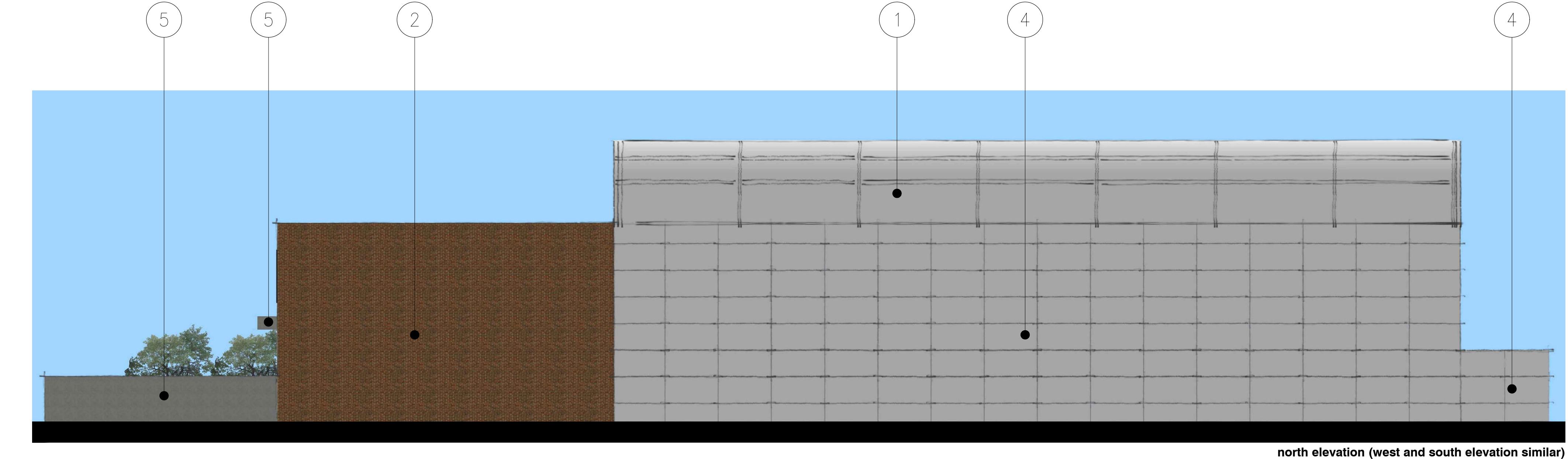
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Job No. 2105
Issue Date 11/04/22
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Reference North
Drawing Title

MATERIALS BOARD

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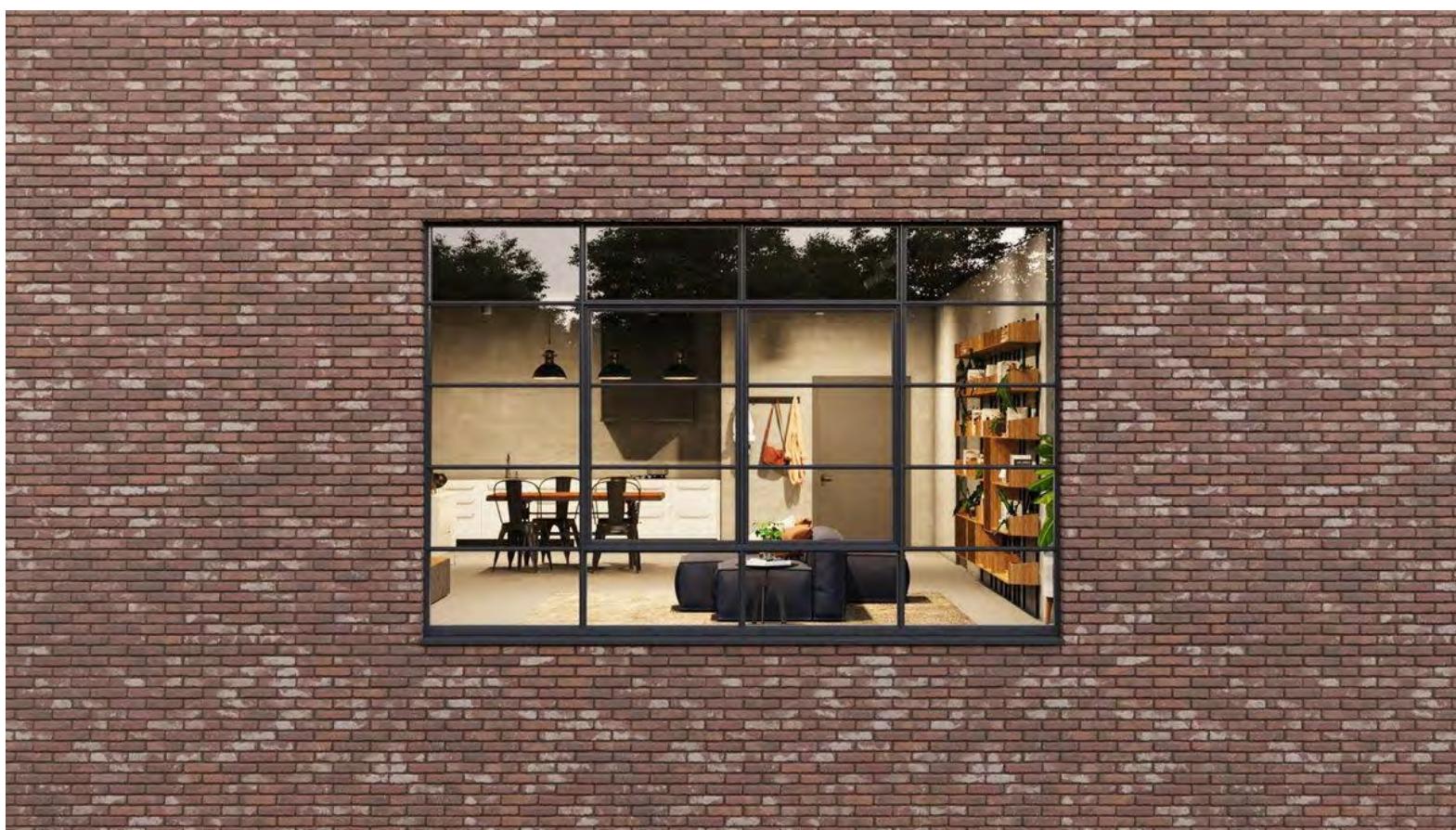
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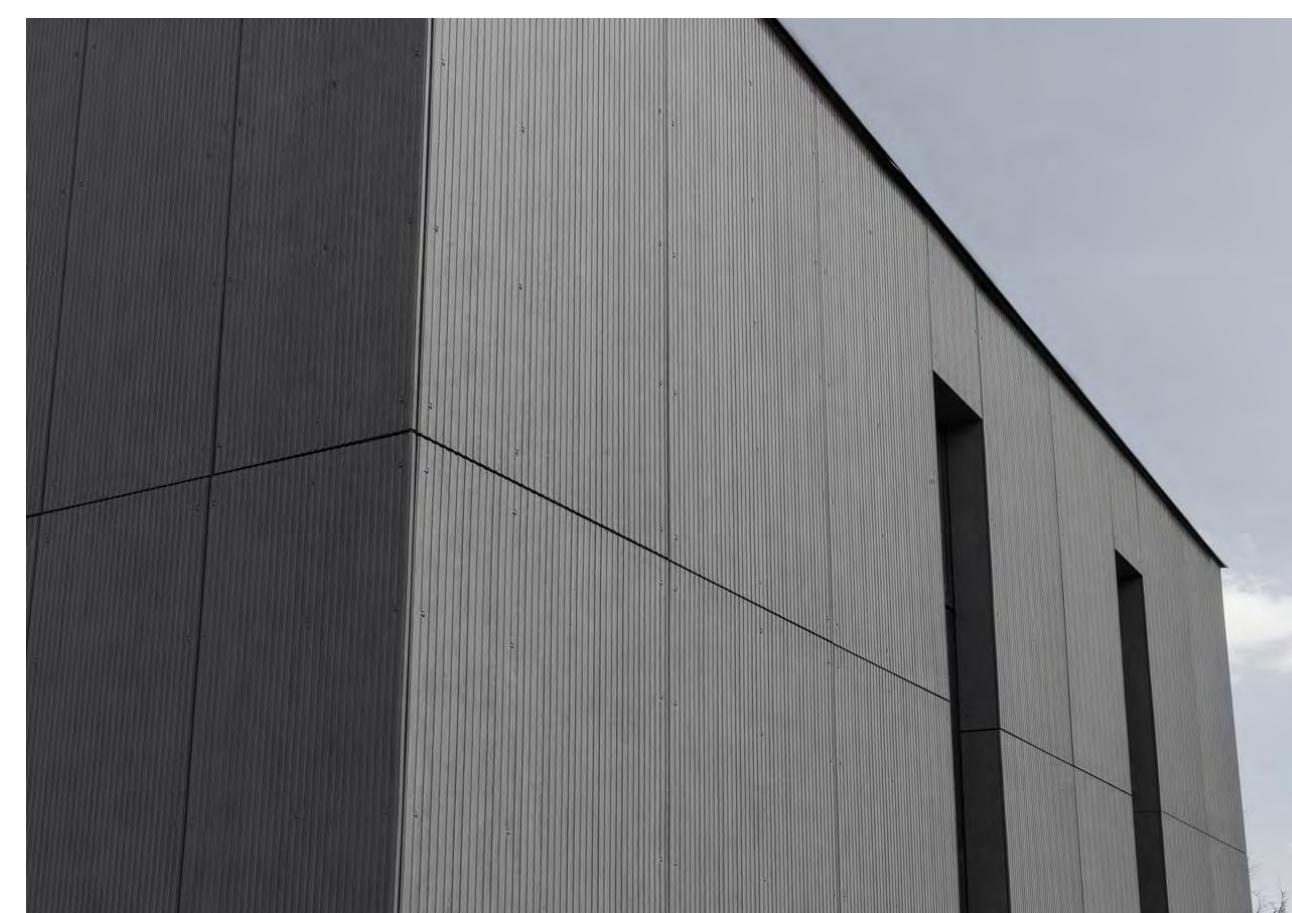
3 DARK BRONZE ANODIZED ALUMINUM WINDOW SYSTEM

3.1 DARK BRONZE ANODIZED PANEL MATCHING ALUMINUM WINDOW SYSTEM

3.2 DARK BRONZE ANODIZED SECTIONAL GARAGE DOOR AND GATES MATCHING ALUMINUM WINDOW SYSTEM



4 FIBER CEMENT PANEL SIDING AND REVEAL JOINTS



5 EXPOSED CONCRETE CANOPY AND FENCE





LE COURT
ROUGE

1 LETTER OF SUPPORT FROM NEIGHBOR AT 2169 PALM AVE.

Nick Courtot Monday, September 27, 2021 at 16:04:47 Pacific Daylight Time

Subject: nice plans
Date: Sunday, September 26, 2021 at 8:27:28 PM Pacific Daylight Time
From: suntango4@aol.com
To: LENICKCOURTOT@GMAIL.COM

Hi Nick,
Thanks for sharing your plans with us. It looks very nice.
Very excited to see that the neighborhood will look better and have positive activities that will attract good clientele for us.
Best,
Ann Ossenberg
Ma Puche LLC
2191 So El Camino

2 LETTER OF SUPPORT FROM NEIGHBOR AT 2201 PALM AVE. Page 1 of 1

Nick Courtot Monday, September 20, 2021 at 09:52:01 Pacific Daylight Time

Subject: Re: 2164 Palm Ave – Le Court Rouge
Date: Friday, September 17, 2021 at 6:24:53 PM Pacific Daylight Time
From: Isaac Lee
To: Le'Nick Chique

This looks great. It will be a great addition to the neighborhood. Can't wait till you get it up.
On Fri, Sep 17, 2021 at 3:52 PM Le'Nick Chique <lenickcourtot@gmail.com> wrote:
Hi Issac,

Nick Courtot here. It was great talking to you yesterday. Attached are the preliminary plans I will be submitting to the city next week.

This building will be a great addition to the neighborhood, and as you can see from the plans, I want to make it a nice as possible. If you have any questions, please let me know.

If you're ok in principle, would you mind shooting me an email saying that you're ok with it? My architect says the town officials will be much more amenable to my project if I get letters of support from my neighbors.

I would greatly appreciate it if you could send me an email confirming your support for my project, including your name, business name, and property address.

Thanks!
Nick
650 799 1363

--
Isaac Lee
Discount Signs
1317 N Carolan Ave.
Burlingame CA 94010
650-333-6688
Discountsignssf.com

New Owner at 2180 Palm Ave

Reference: North
Drawing Title
LETTERS OF
SUPPORT FROM
NEIGHBORS

A0.5

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3 LETTER OF SUPPORT FROM NEIGHBOR AT 2191 SO EL CAMINO

4 LETTER OF SUPPORT FROM NEIGHBOR AT 2180 PALM AVE. Page 1 of 1



LE COURT ROUGE

2164 PALM AVENUE
SAN MATEO, CA 94403

APN: 039-073-510

Issue

Drawn By _____
Checked By _____
Job No. 2108
Issue Date 11/04/22
Scale AS NOTED

Reference North

GROUND FLOOR PLAN

1/8" = 1' = 0"

KEYNOTES

1	SOLID WASTE COLLECTION CONTAINER STORAGE AREA CONSISTING OF A 64 GALLON GARBAGE CART AND 64 GALLON RECYCLE CART. (AS RECOMMENDED BY RECOLOGY). OWNER WILL SET UP ACCOUNT WITH RECOLOGY TO SERVICE THE CARTS FROM AN ACCESSIBLE DRIVE UP LOCATION.
2	MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE AT THE EXISTING LOCATIONS NOTED ON SHEET A0.2. LIGHTING DESIGNER WILL BE ON-BOARD TO ENSURE THIS REQUIREMENT IS COMPLIED. LIGHTING DESIGN AND PHOTOMETRIC ANALYSIS WILL BE SUBMITTED DURING THE BUILDING PERMIT SUBMITTAL.

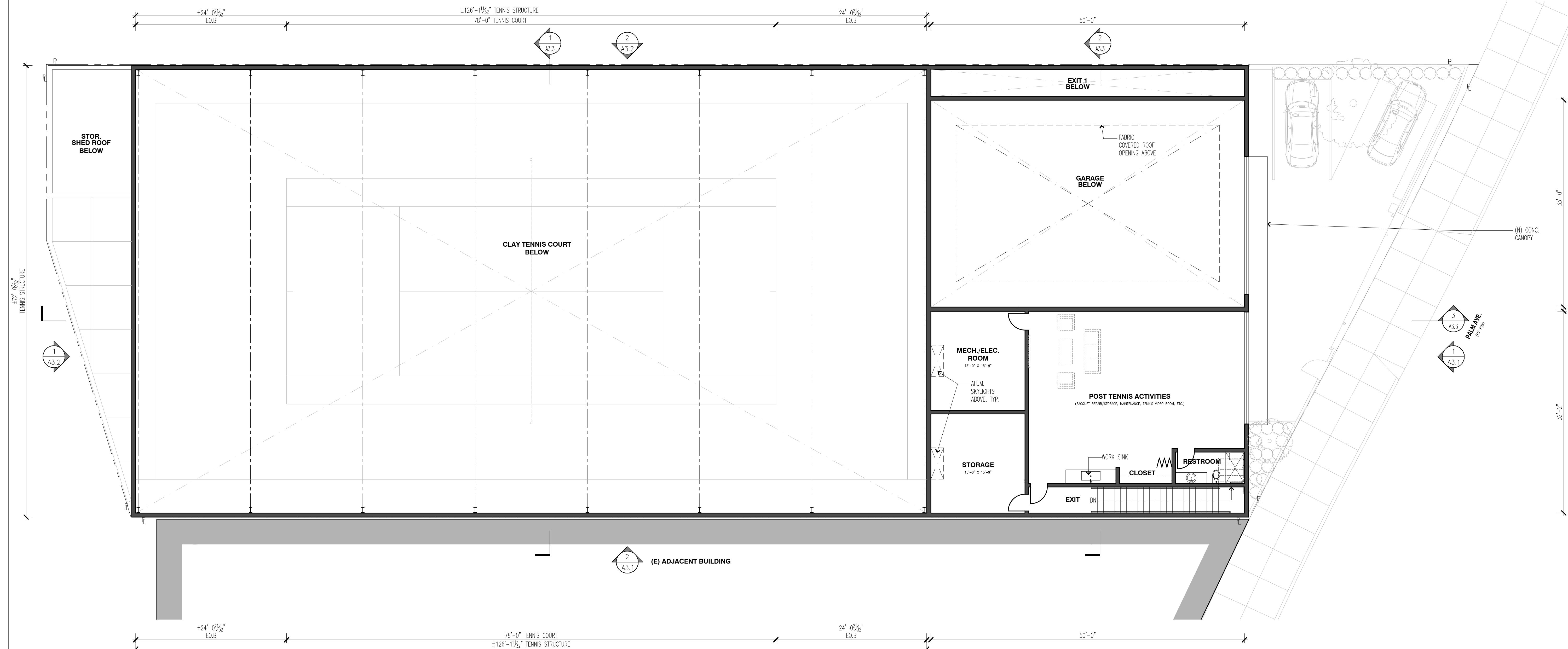
Drawing Title

GROUND FLOOR PLAN & SITE PLAN

Sheet

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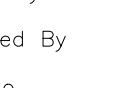


LE COURT ROUGE

4 PALM AVENUE
MATEO, CA 94403

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checked By
No. 2108
Due Date 11/04/22
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ference North

ROOF PLAN

1/8" = 1' = 0"

This architectural site plan illustrates a tennis court structure and surrounding buildings. The main structure is a long, low-profile building with a fabric roof, labeled 'TENNIS COURT STRUCTURE FABRIC ROOF'. To its left is a smaller storage shed with a roof labeled 'STOR. SHED ROOF BELOW'. The plan includes several labeled points of interest:

- Point 1 (A3.3):** Located at the top center, above the main structure.
- Point 2 (A3.2):** Located on the left side, near the storage shed.
- Point 3 (A3.3):** Located at the top right, above a concrete canopy.
- Point 4 (A3.1):** Located at the bottom center, below the main structure.
- Point 5 (A3.1):** Located on the right side, near the concrete canopy.
- Point 6 (A3.1):** Located on the far right, near a corner of the main structure.

Dimensions and labels for the main structure include:

- $\pm 24'-0\frac{1}{2}''$ EQ.B (Width)
- $\pm 126'-1\frac{1}{2}''$ EQ.B (Length)
- $78'-0''$ TENNIS COURT (Width)
- $24'-0\frac{1}{2}''$ EQ.B (Width)
- $50'-0''$ (Width)

Other features shown include a 'FABRIC ROOF' on a smaller structure to the right, a 'CONCRETE CANOPY BELOW' supported by columns, and an 'ALUM. SKYLIGHTS, TYP.' on the roof of the main structure. A label '(E) ADJACENT ROOF BUILDING BELOW' is also present. The plan includes a grid system and various symbols for trees and other landscape elements.

KEYNOTES

1	SOLID WASTE COLLECTION CONTAINER STORAGE AREA CONSISTING OF A 64 GALLON GARBAGE CART AND 64 GALLON RECYCLE CART. (AS RECOMMENDED BY RECOLOGY). OWNER WILL SET UP ACCOUNT WITH RECOLOGY TO SERVICE THE CARTS FROM AN ACCESSIBLE DRIVE UP LOCATION.
2	MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE AT THE EXISTING LOCATIONS NOTED ON SHEET A0.2. LIGHTING DESIGNER WILL BE ON-BOARD TO ENSURE THIS REQUIREMENT IS COMPLIED. LIGHTING DESIGN AND PHOTOMETRIC ANALYSIS WILL BE SUBMITTED DURING THE BUILDING PERMIT SUBMITTAL.

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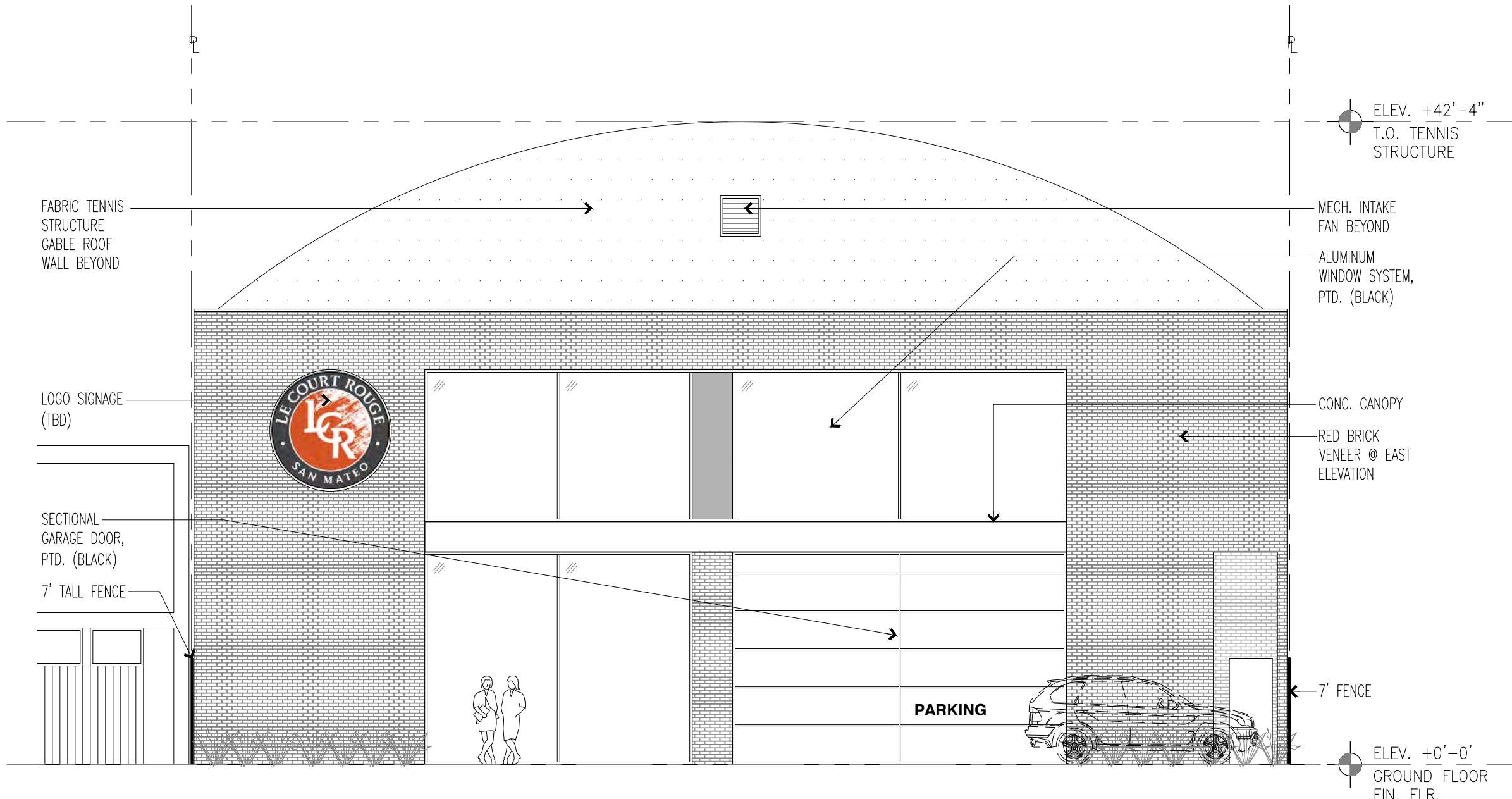
2164 PALM AVENUE
SAN MATEO, CA 94403

APN: 039-073-510

Issue

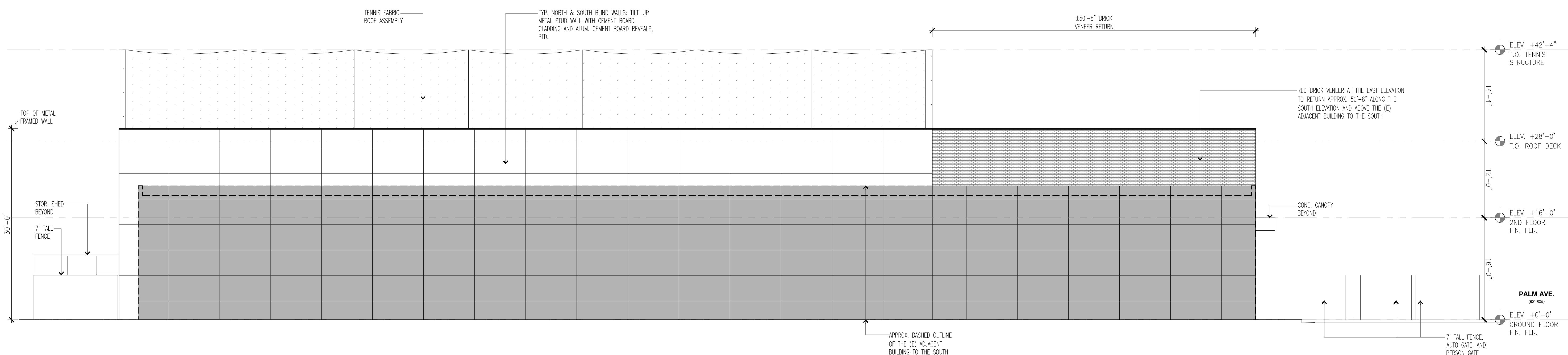
Rev Date By Description

11/04/22 FORMAL PLANNING SUBMITTAL SET



1 ELEVATION - EAST (PALM AVE. ELEVATION)

1/8"=1'-0"



2 ELEVATION - SOUTH

1/8"=1'-0"

A3.1



LE COURT ROUGE

4 PALM AVENUE
MATEO, CA 94403

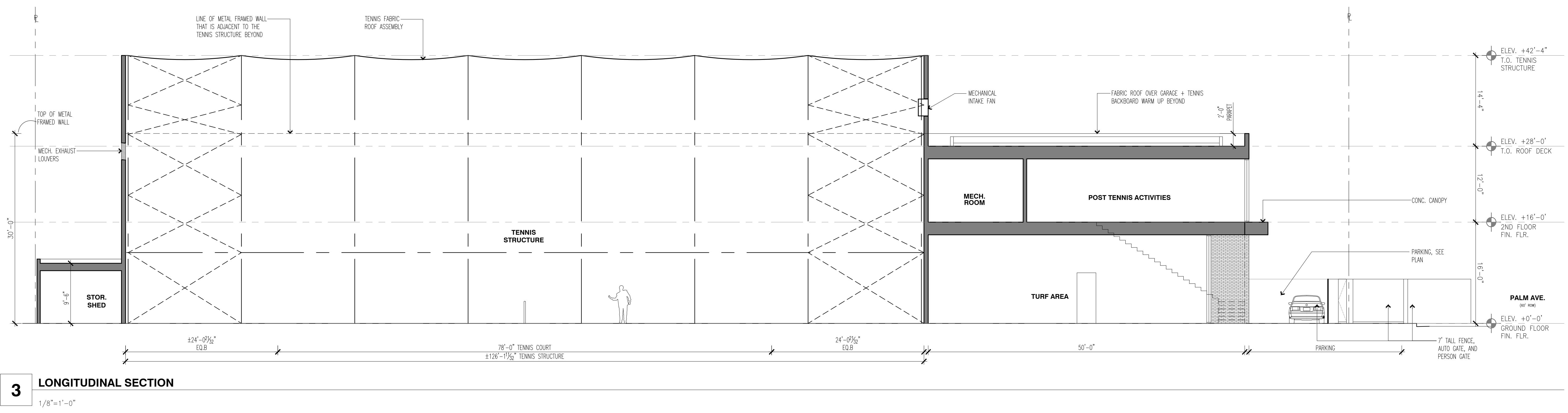
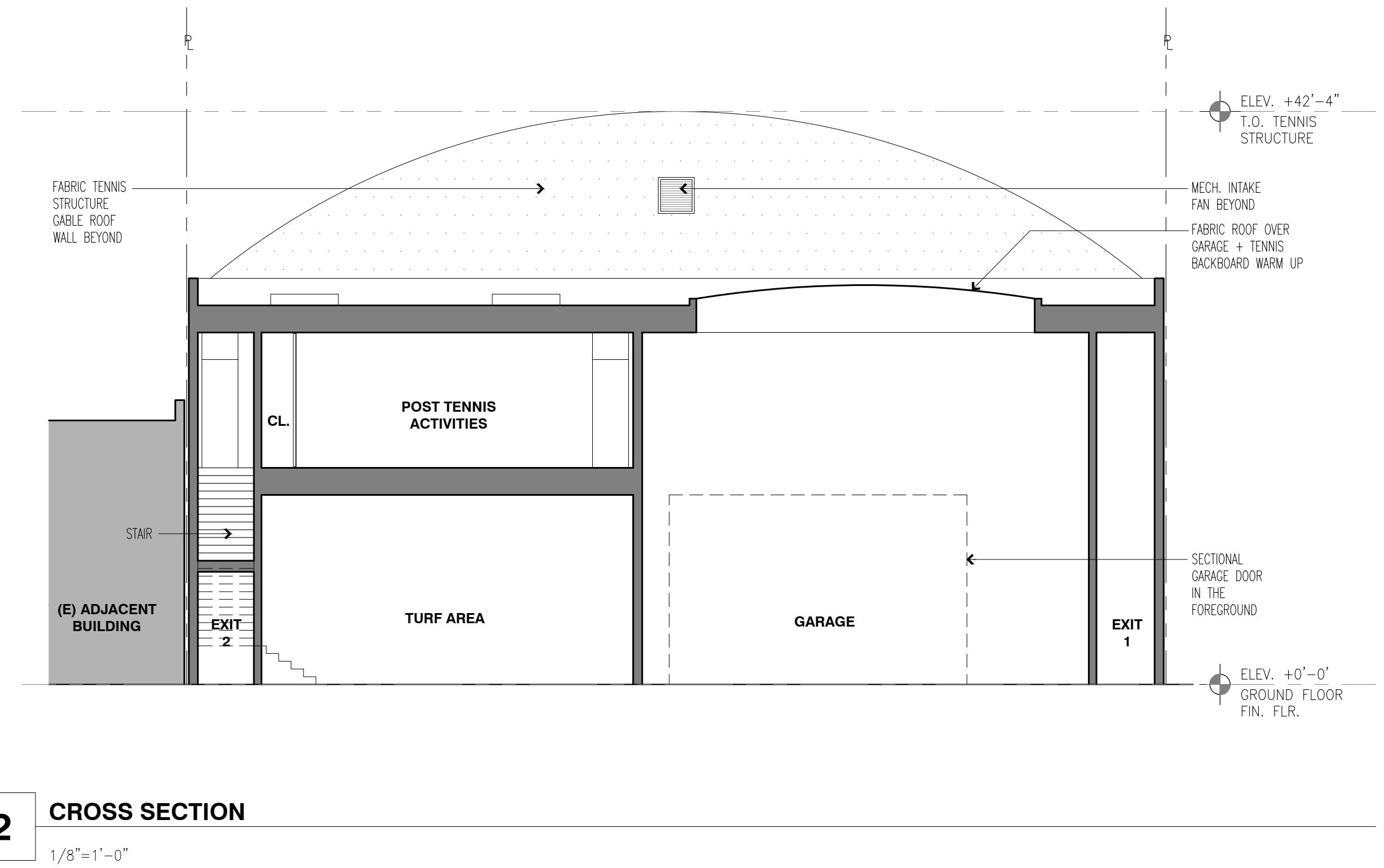
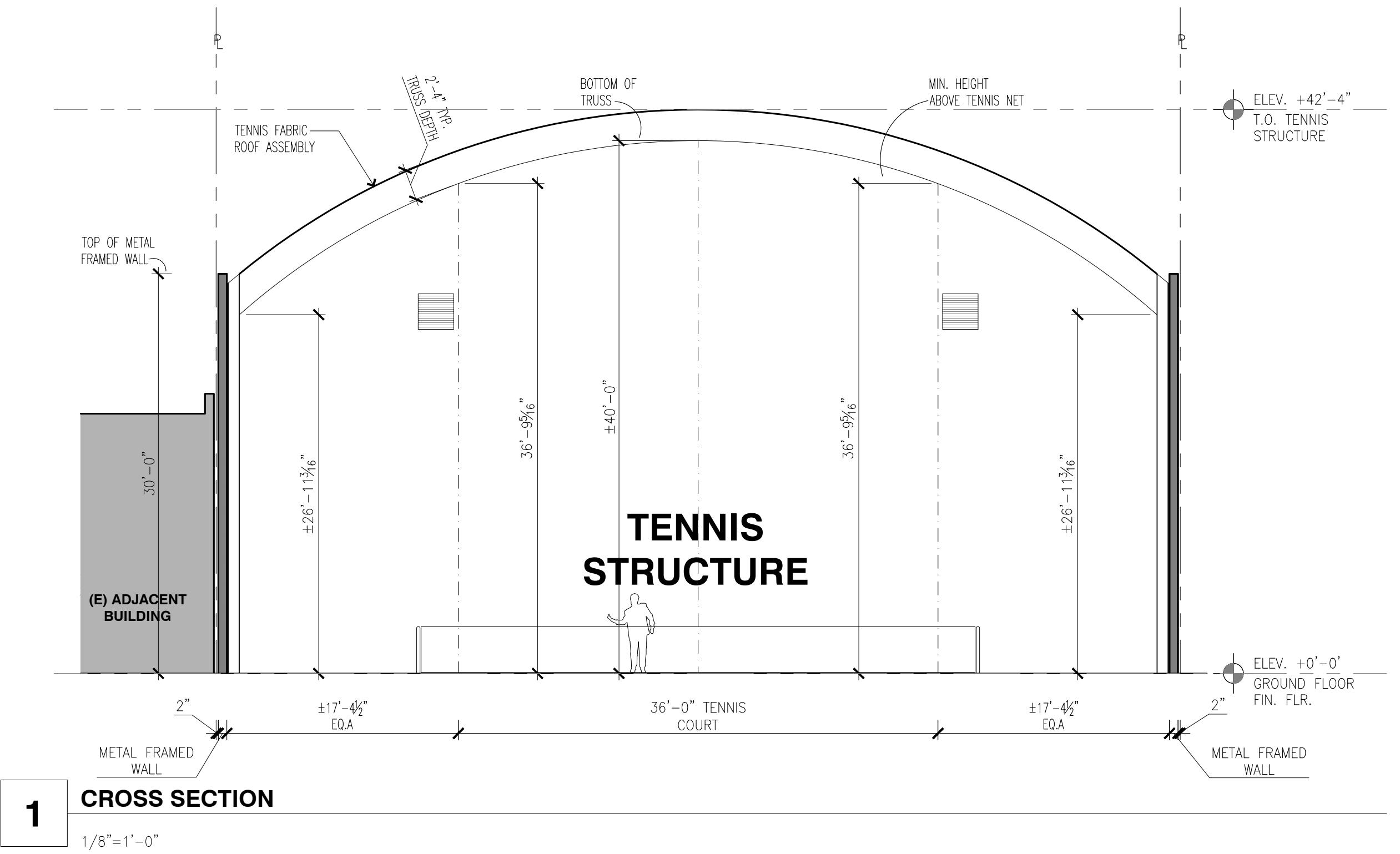
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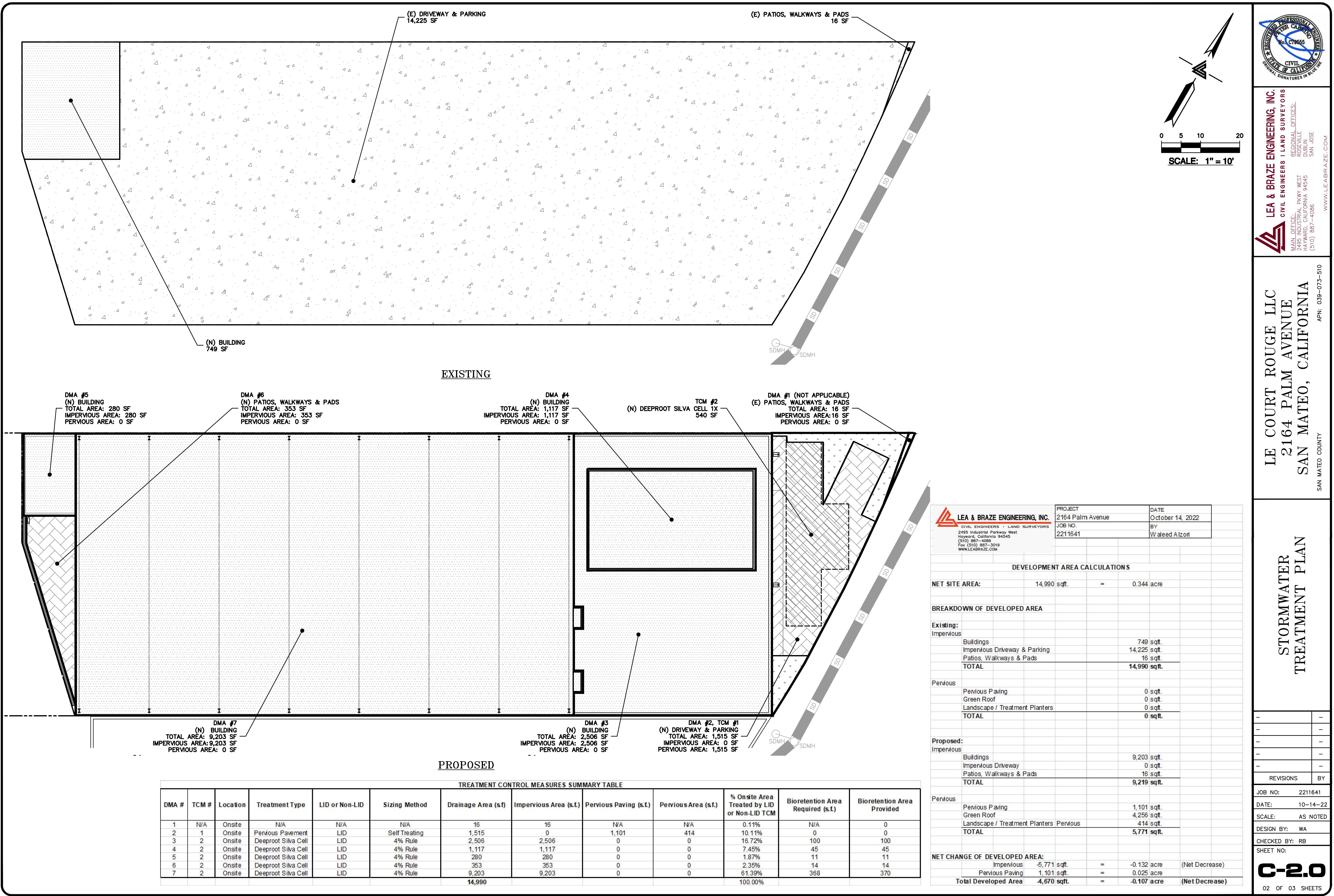
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ble 1 $\frac{1}{8}$ " = 1'-0"

BUILDING SECTIONS

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20

216 SAN MATEO COUNTY

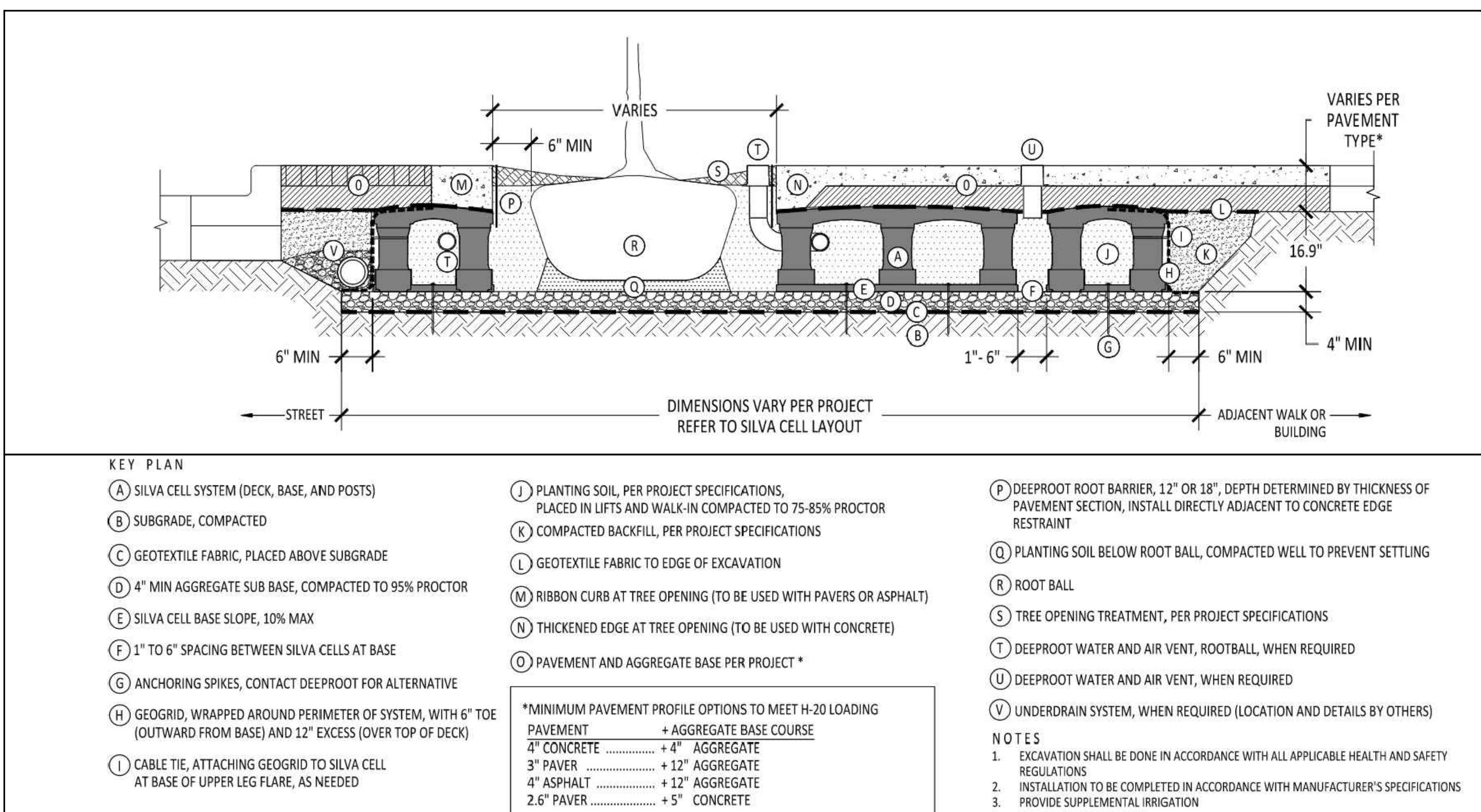
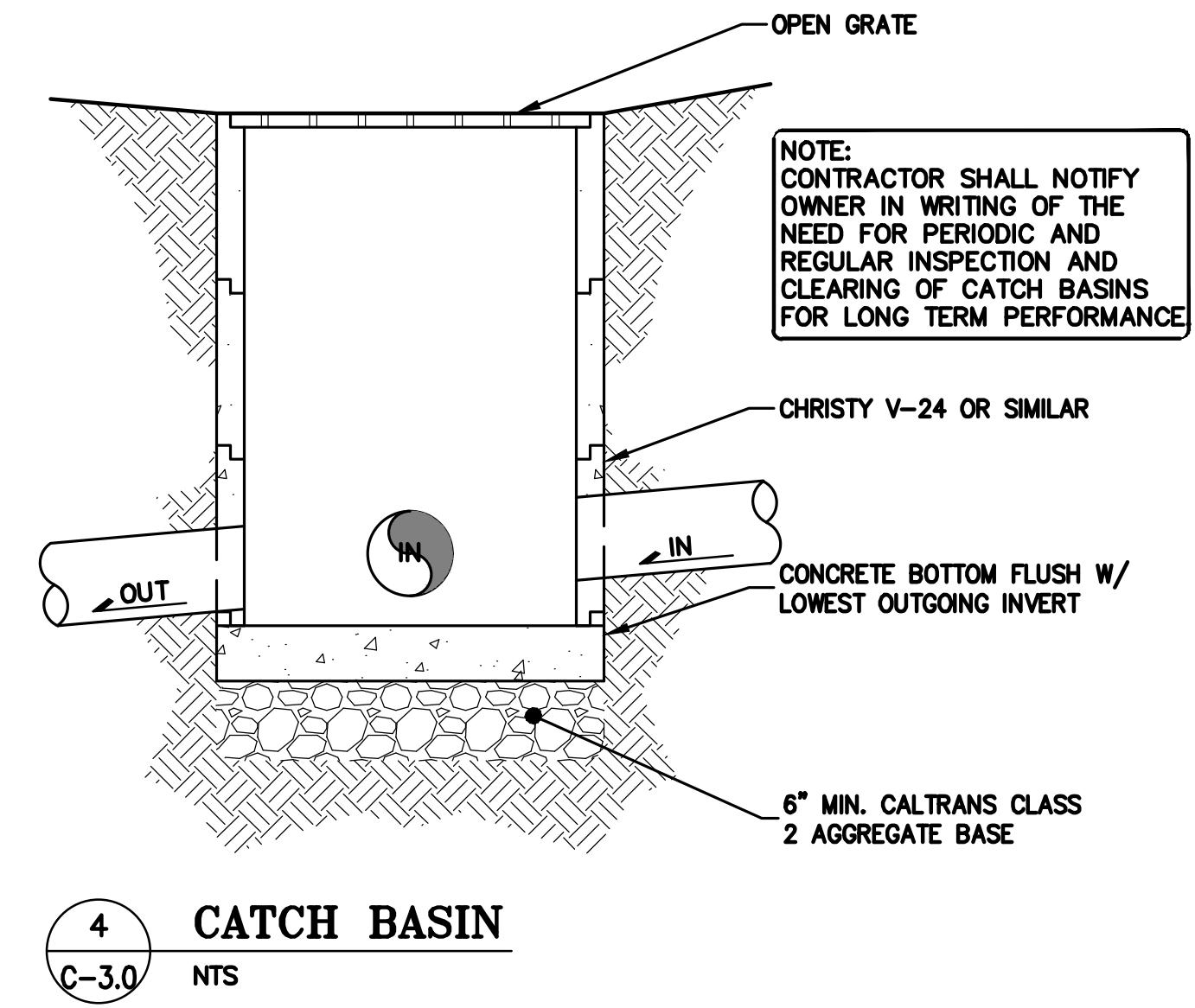
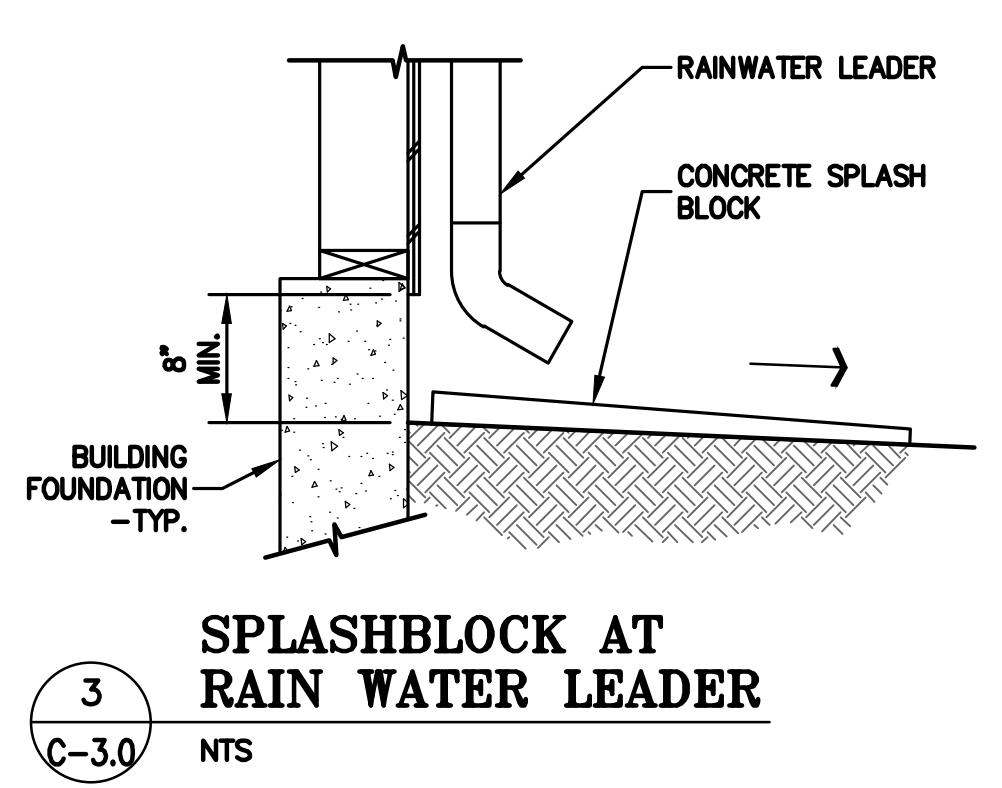
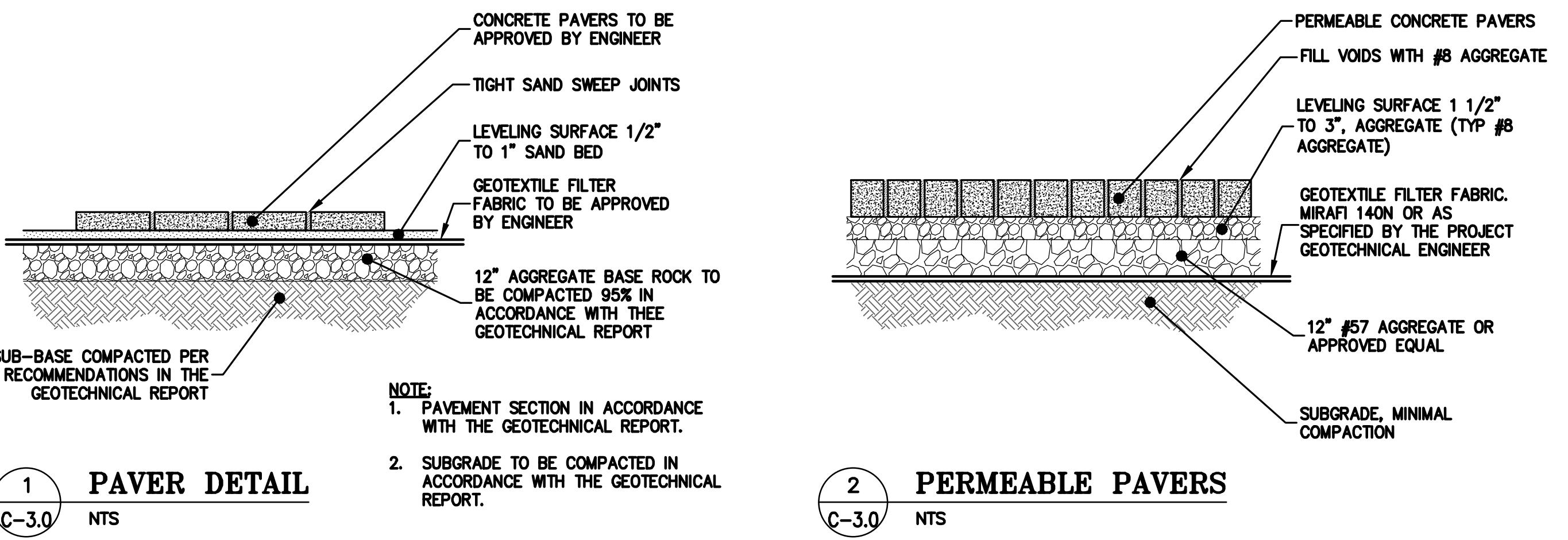
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DETAILS

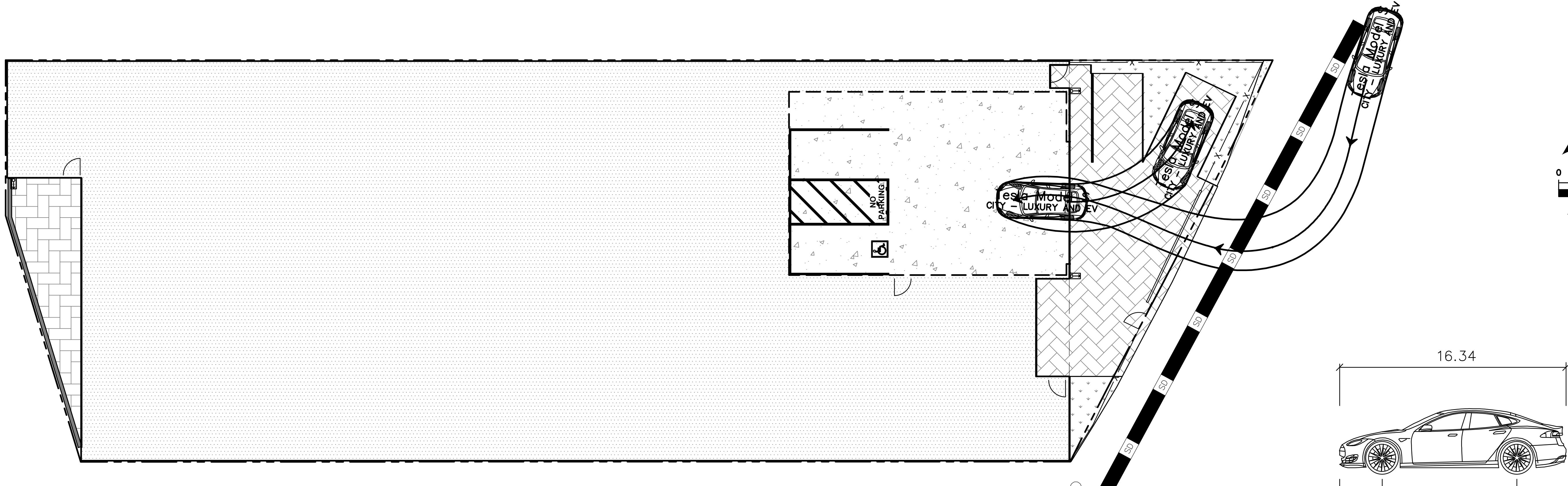
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VISIONS	BY
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	NTS
BY:	WA
D BY:	RB
NO:	

OF 03 SHEETS

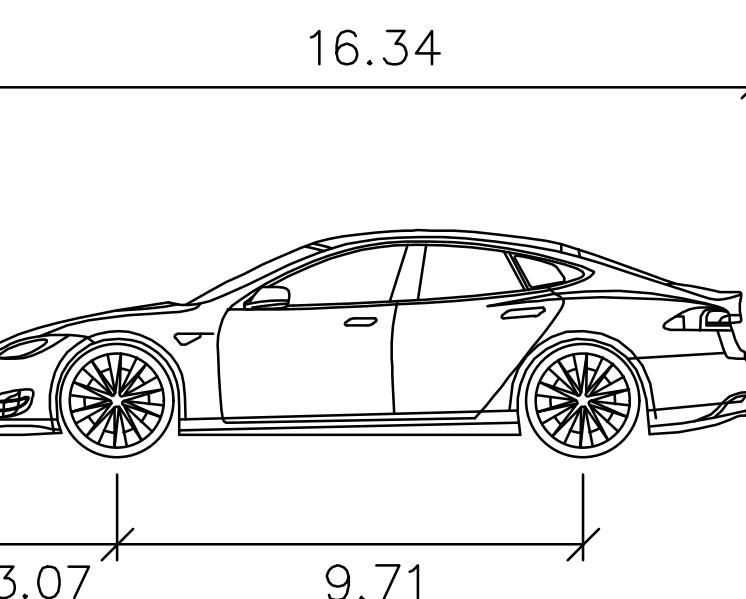
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OF 03 SHEETS



TURNING EXHIBIT-CAR ENTERING



TURNING EXHIBIT-CAR EXITING

Tesla Model S
feet

Width : 6.44
Track : 6.38
Lock to Lock Time : 6.0
Steering Angle : 33.4

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SAN MATEO COUNTY

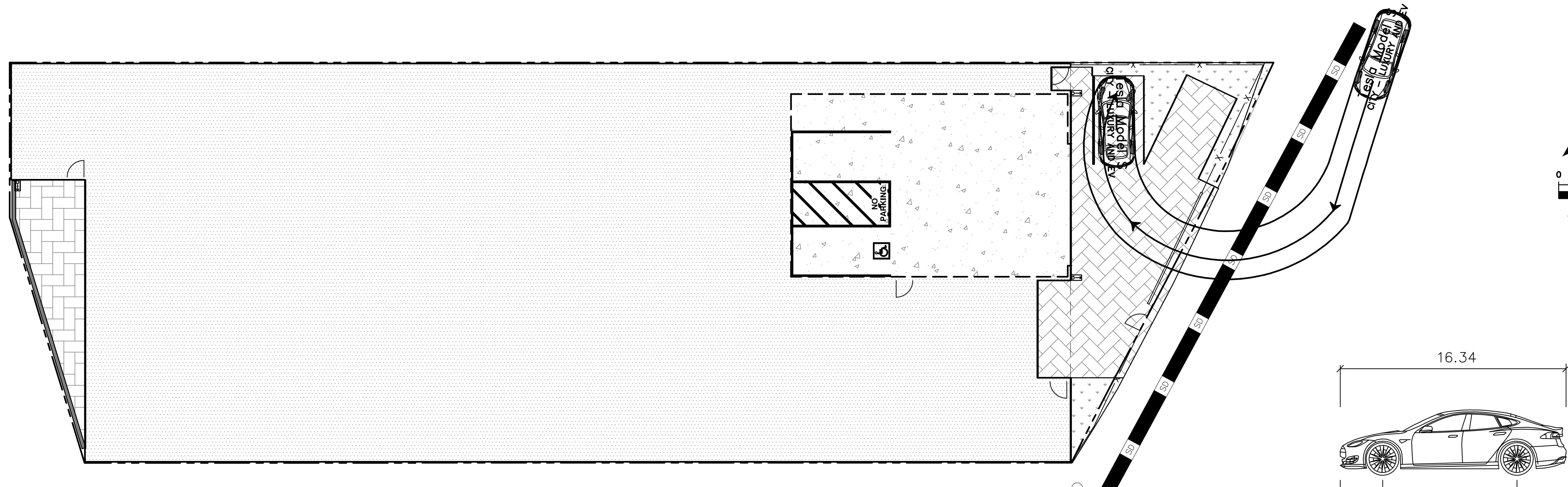
TURNING EXHIBIT
PARKING SPOT 1

REVISIONS	BY
-	-
-	-
-	-
-	-
-	-
-	-
JOB NO:	2211641
DATE:	10-14-22
SCALE:	AS NOTED
DESIGN BY:	WA
CHECKED BY:	RB
SHEET NO:	

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Tesla Model S

feet

Width : 6.44
 Track : 6.38
 Lock to Lock Time : 6.0
 Steering Angle : 33.4

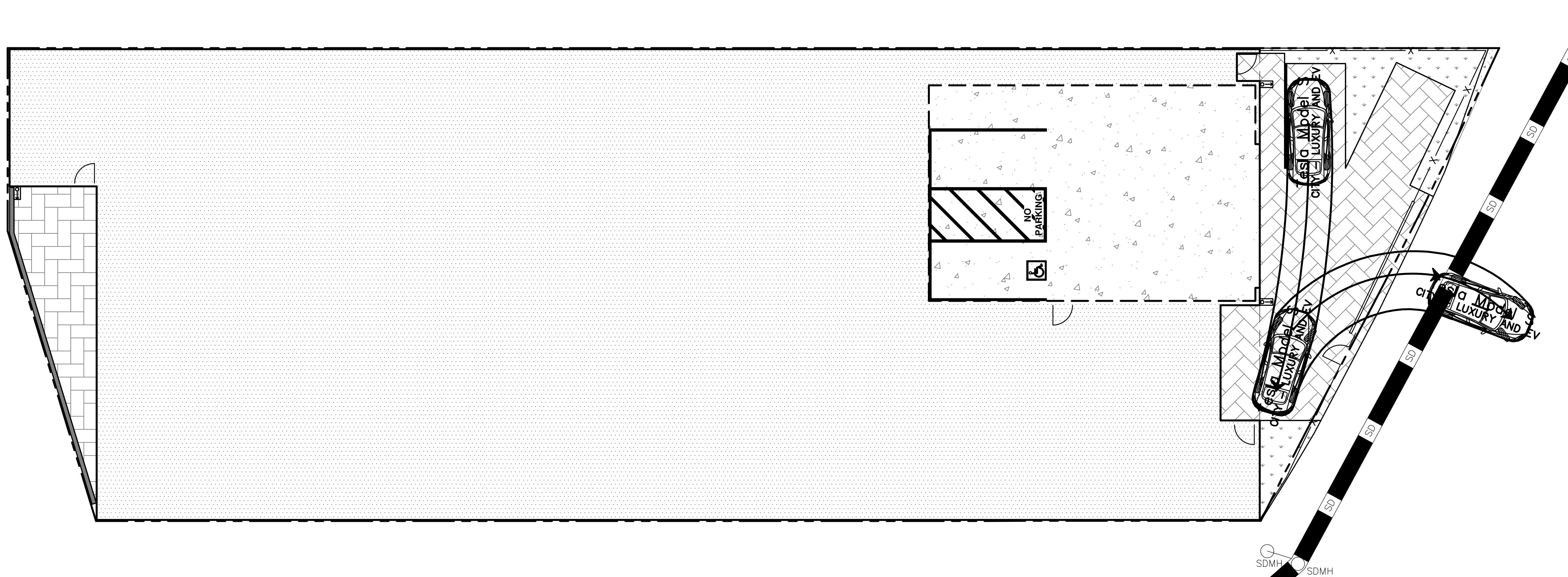


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SCALE: 1" = 10'

0 5 10 20



TURNING EXHIBIT-CAR EXITING

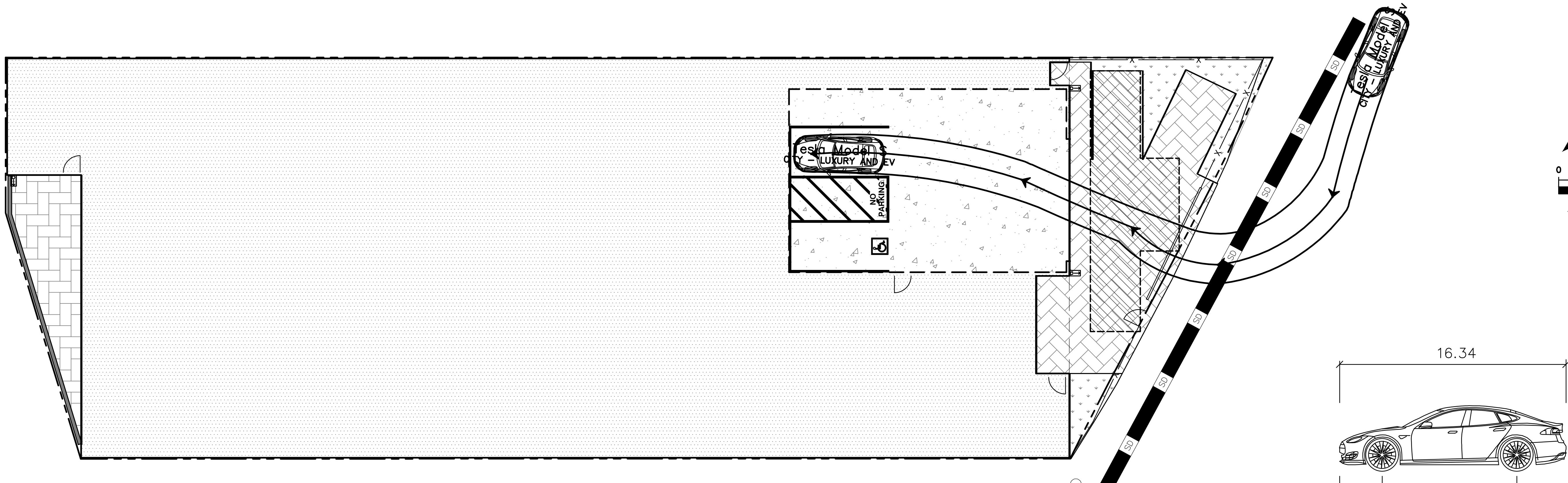
TURNING EXHIBIT
 PARKING SPOT 2

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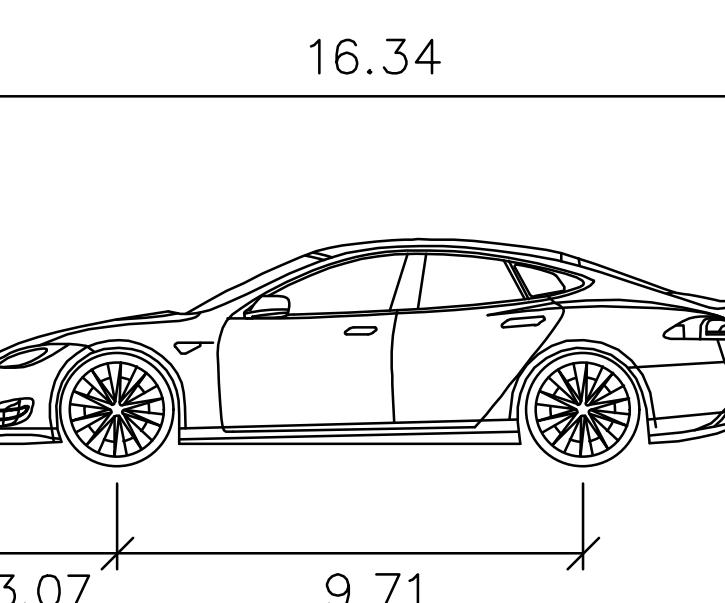
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JOB NO:	2211641
DATE:	10-14-22
SCALE:	AS NOTED
DESIGN BY:	WA
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SHEET NO:	

TE-2

02 OF 05 SHEETS



TURNING EXHIBIT-CAR ENTERING



TURNING EXHIBIT-CAR EXITING

Tesla Model S
feet

Width : 6.44
Track : 6.38
Lock to Lock Time : 6.0
Steering Angle : 33.4

LE COURT ROUGE LLC
2164 PALM AVENUE
SAN MATEO, CALIFORNIA
APN: 039-073-510
SAN MATEO COUNTY

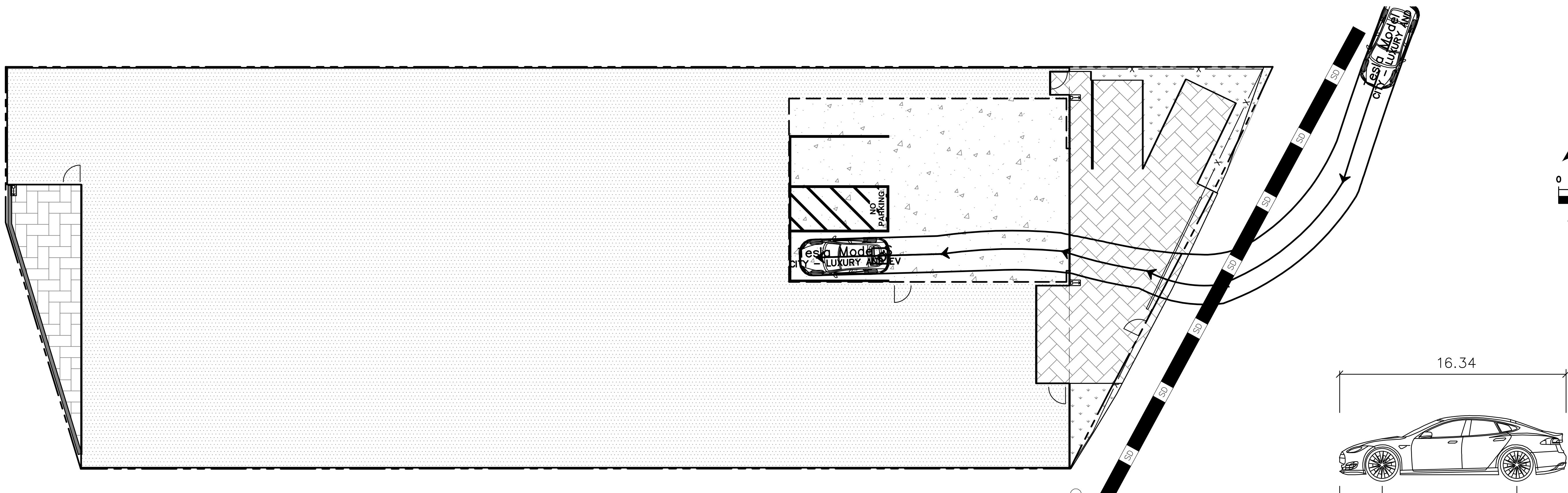
TURNING EXHIBIT
PARKING SPOT 3

REVISIONS	BY
JOB NO:	2211641
DATE:	10-14-22
SCALE:	AS NOTED
DESIGN BY:	WA
CHECKED BY:	RB
SHEET NO:	

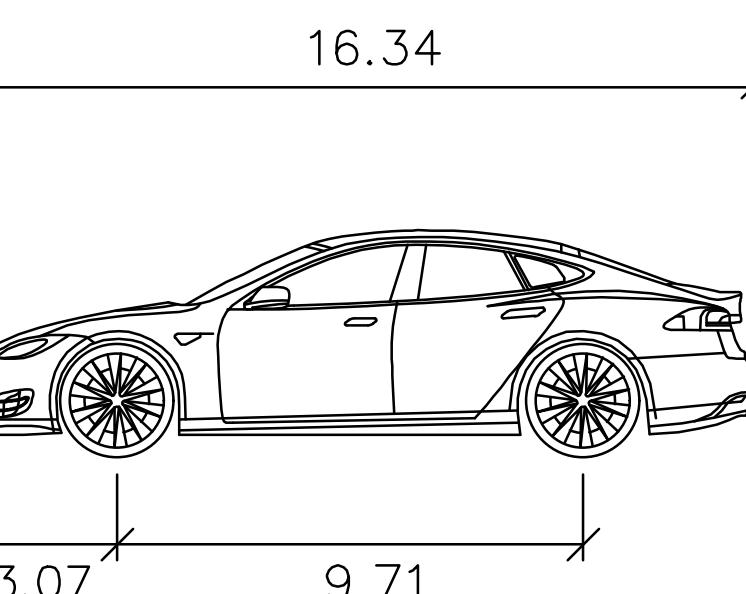
TE-3

03 OF 05 SHEETS

REGISTERED PROFESSIONAL ENGINEER
CARLISLE
No. C79555
CIVIL
SPECIALIST
SIGNATURES IN BLUE INK
CIVIL SURVEYORS
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
www.LEABRAZE.COM



TURNING EXHIBIT-CAR ENTERING



TURNING EXHIBIT-CAR EXITING

Tesla Model S
feet
Width : 6.44
Track : 6.38
Lock to Lock Time : 6.0
Steering Angle : 33.4

LE COURT ROUGE LLC
2164 PALM AVENUE
SAN MATEO, CALIFORNIA
APN: 039-073-510
SAN MATEO COUNTY

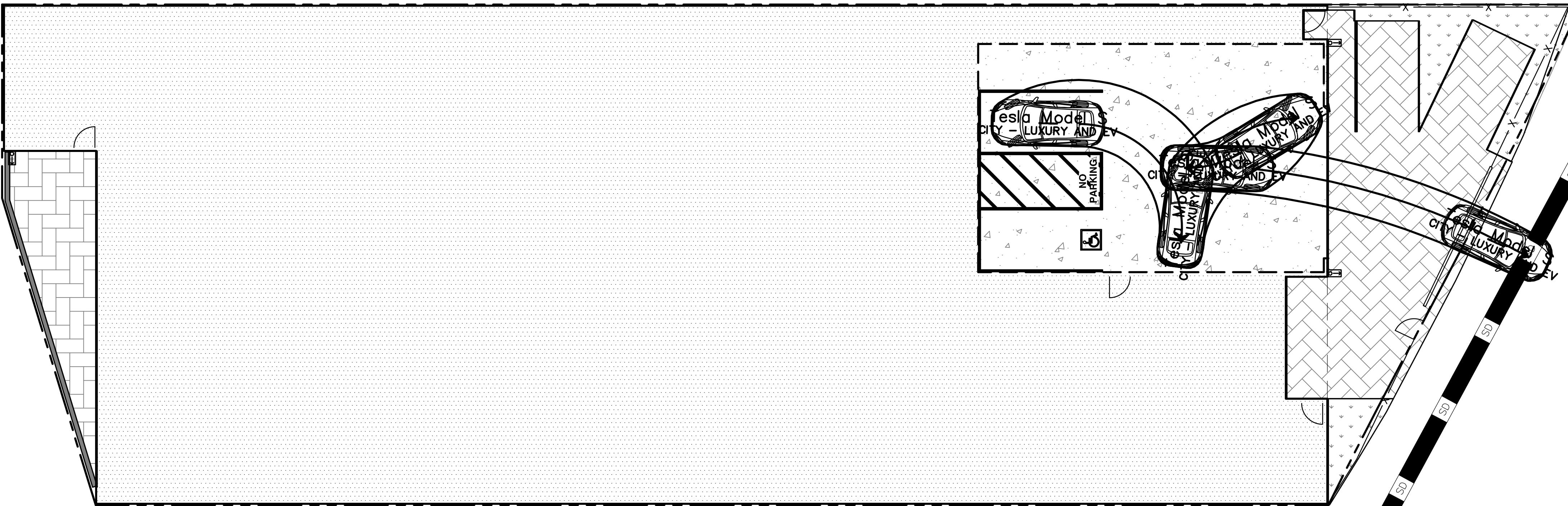
TURNING EXHIBIT
PARKING SPOT 4

REVISIONS	BY
JOB NO:	2211641
DATE:	10-14-22
SCALE:	AS NOTED
DESIGN BY:	WA
CHECKED BY:	RB
SHEET NO:	

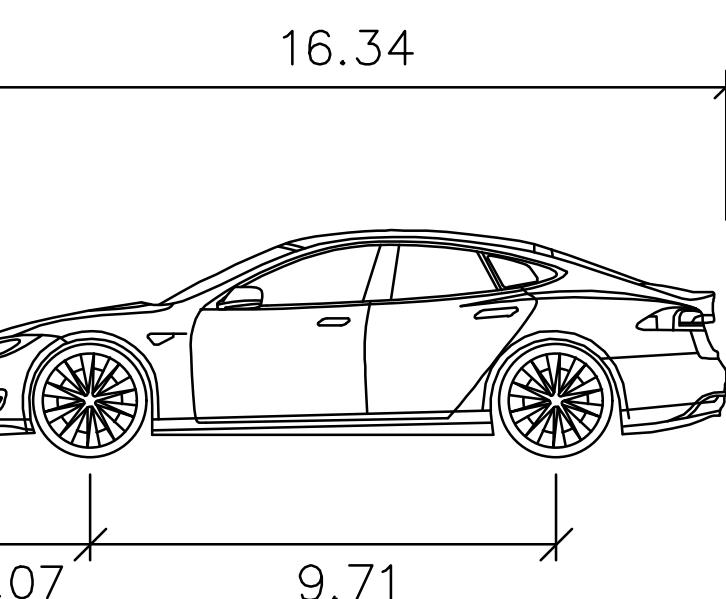
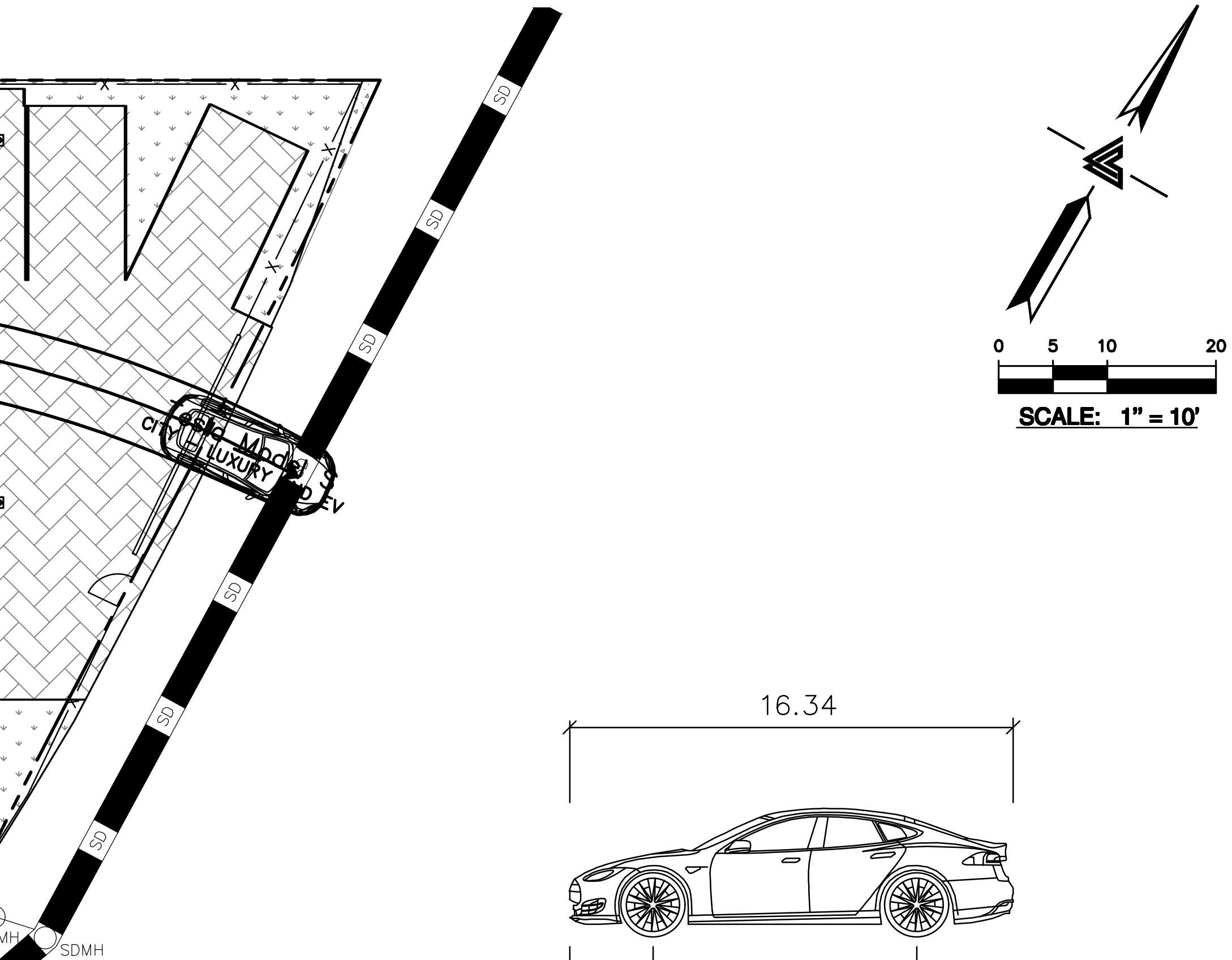
TE-4

04 OF 05 SHEETS

REGISTERED PROFESSIONAL ENGINEER CALIFORNIA
No. C79555
CIVIL
SPECIALIST
SIGNATURES IN BLUE INK
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
www.LEABRAZE.COM



TURNING EXHIBIT-CAR ENTERING



Tesla Model S

feet

Width : 6.44
Track : 6.38
Lock to Lock Time : 6.0
Steering Angle : 33.4

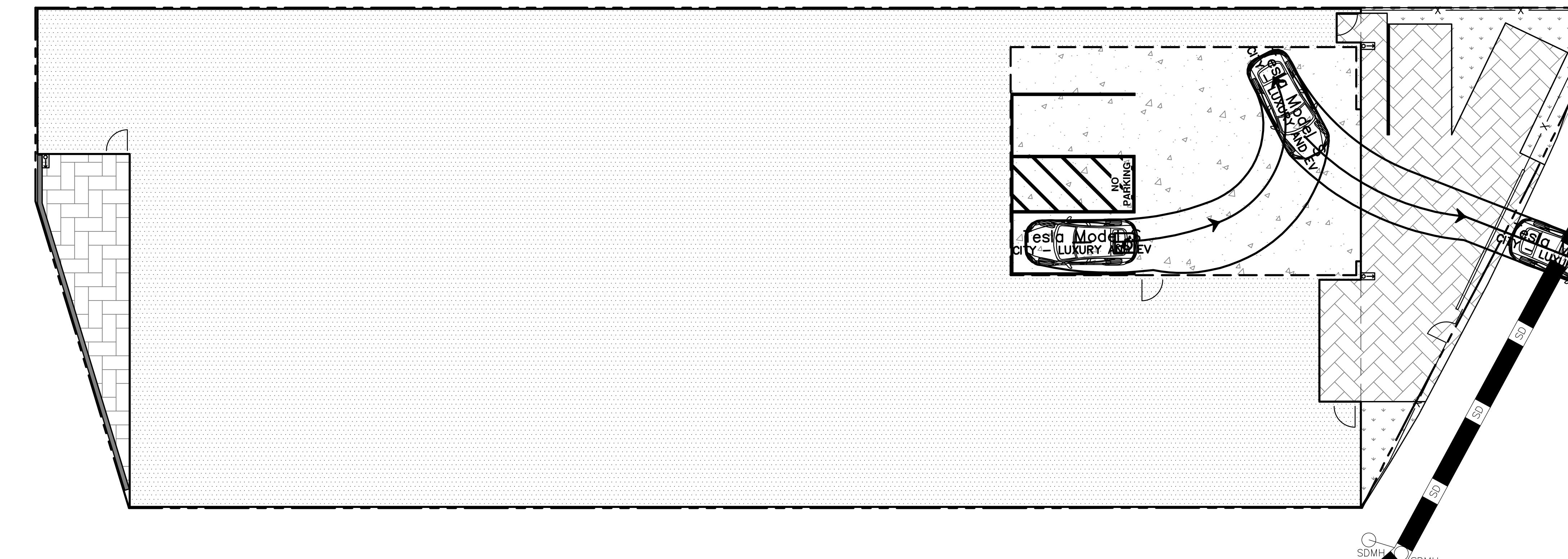
LE COURT ROUGE LLC
2164 PALM AVENUE
SAN MATEO, CALIFORNIA
APN: 039-073-510
SAN MATEO COUNTY

TURNING EXHIBIT
PARKING SPOT
3 & 4
ALTERNATIVE

REVISIONS	BY
-	-
-	-
-	-
-	-
-	-
-	-
JOB NO:	2211641
DATE:	10-14-22
SCALE:	AS NOTED
DESIGN BY:	WA
CHECKED BY:	RB
SHEET NO:	

TE-5

05 OF 05 SHEETS



TURNING EXHIBIT-CAR EXITING

REGISTERED PROFESSIONAL
ENGINEER CALIFORNIA
No. C79555
CIVIL
SPECIALIST
SIGNATURES IN BLUE IN
CITY OF SAN FRANCISCO
www.LEABRAZE.COM