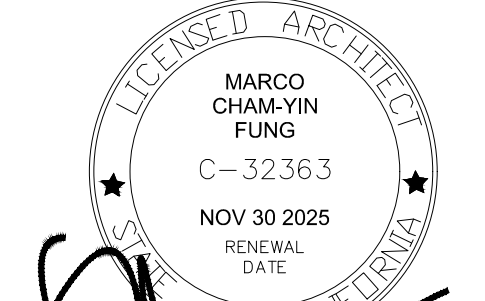


RESIDENTIAL ADDITION

239 WINDSOR DR., SAN CARLOS, CA 94070



80 Eureka Square, Suite 115
Pacifica, CA 94044
t. 650.270.1754
e-mail: info@architstudioarchitecture.com

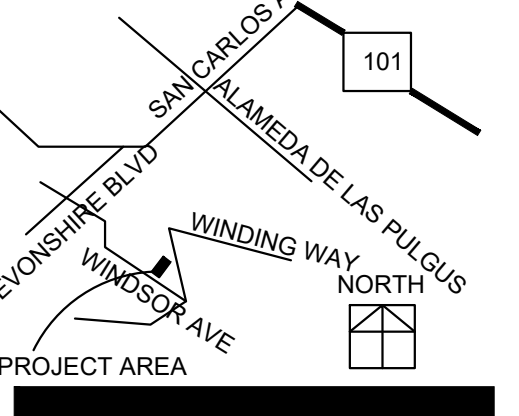
Print Record
2025.08.08 PC #1

STAMP AREA:
REVIEWED FOR CODE COMPLIANCE
This review does not authorize violation of State or County building laws.
Oct 14 2025
SAN MATEO CO. BLDG. INSP. DIV.
Ana Avilio

JOB COPY
TO REMAIN ON
SITE AT ALL TIMES

RESIDENTIAL EXPANSION

239 WINDSOR AVE
SAN CARLOS, CA 94070
VICINITY MAP



Date: 2024.06.21 Project No.: 2024.064
Sheet Title

TITLE SHEET
Sheet No.

A001

Released for Construction
Not Released for Construction

DISCLAIMER

ARCHIT STUDIO HAS PREPARED THESE DOCUMENTS ONLY FOR THE IMPROVEMENTS & CONSTRUCTION NOTED, INDICATED OR SHOWN AS 'NEW WORK', & ASSUMES NO LIABILITY FOR ALL OTHER CONSTRUCTION, MATERIALS OR EQUIPMENT NOTED, INDICATED OR SHOWN AS EXISTING OR AS PROVIDED BY OTHERS' UNLESS OTHERWISE INDICATED OR NOTED ON THESE DOCUMENTS. ARCHIT STUDIO HAS NEITHER CHECKED OR VERIFIED THE STRUCTURAL INTEGRITY, QUALITY OF CONSTRUCTION, ACCESSIBILITY TO, EGRESS FROM OR DESIGN OF THE EXISTING CONSTRUCTION OR ANY OTHER WORK NOT INCLUDED AS PART OF THE IMPROVEMENTS SPECIFIED, DETAILED OR SHOWN ON THESE DOCUMENTS. REPRESENTATION OF EXISTING CONDITION ARE MADE W/ THE BEST KNOWLEDGE AVAILABLE & ARE TO BE FIELD VERIFIED BY THE CONTRACTOR WHEN IN QUESTION

EXIT LOAD INDICATED ON THESE DOCUMENTS REFLECTED THE JUDGEMENT OF ARCHIT STUDIO & ARE BASED UPON THE BEST KNOWLEDGE & INFORMATION AVAILABLE @ THE TIME THESE DOCUMENTS WERE PREPARED. IF DUE TO THE FACTOR UNKNOWN TO ARCHIT STUDIO, THE USE OR OCCUPANT LOAD OF THE SPACES DOES NOT CONFORM TO THOSE INDICATED ON THESE DOCUMENT, ARCHIT STUDIO IS NOT TO BE HELD LIABLE FOR ACTIONS / EVENTS THAT TRANSPIRE AS A RESULT OF THE CHANGES IN USE OR OCCUPANT LOAD.

ARCHIT STUDIO SURVEY OF EXISTING ACCESSIBILITY CONDITIONS HAS BEEN PERFORMED FOR THE RELATIVE DEGREE OF COMPLIANCE ONLY, AS STIPULATED BELOW FOR THE REFERENCED PROJECT. AS THE WORK IS PRE-EXISTING, & ARCHIT STUDIO IS NOT THE ARCHITECT OF RECORD, ARCHIT STUDIO SHALL NOT BE HELD LIABLE FOR ANY WORK RELATING TO THE EXISTING ACCESSIBILITY REQUIREMENTS & NOT TO BE SUBJECT TO PROSECUTION FOR ELEMENTS WHICH ARE BELIEVED BY US & OTHERS TO BE NON-COMPLIANT. OUR SURVEY & STATEMENTS OF COMPLIANCE IN NO WAY ABSOLVES THE ARCHITECT OF RECORD OF THE RESPONSIBILITIES & LIABILITIES IMPLIED THEREIN FOR THE WORK IN PLACE. NOR DOES THIS SURVEY IN ANY WAY IMPLY THAT MY ELEMENT IN FACT COMPLIES WITH THE INTERPRETATIONS OF ACCESSIBILITY REQUIREMENTS BY ANY AND ALL REVIEWING PARTIES OR AGENCIES

THE AMERICAN DISABILITY ACT REQUIRES REMOVAL OF ARCHITECTURAL BARRIERS IN EXISTING FACILITIES WHERE SUCH REMOVAL IS READILY ACHIEVABLE. THE DEFINITION OF READILY ACHIEVABLE CONTAINED IN THE ADA IS FLEXIBLE & SUBJECT TO INTERPRETATION ON A CASE BY CASE BASIS. THE ADA FURTHER PROVIDES THAT ALTERNATION TO A FACILITY MUST BE MADE IN SUCH A MANNER THAT TO THE MAXIMUM EXTENT FEASIBLE, THE ALTERED PORTION OF THE FACILITY ARE READILY ACCESSIBLE TO AND BY INDIVIDUALS WITH DISABILITIES. ARCHIT STUDIO HAS USED ITS BEST PROFESSIONAL JUDGEMENT TO INTERPRET APPLICABLE ADA REQUIREMENTS AND OTHER FEDERAL, STATE AND LOCAL ACCESSIBILITY RULES, CODE, ORDINANCES AND REGULATIONS AS THEY APPLY TO THE PROJECT. HOWEVER, THE REQUIREMENTS OF ADA WILL BE SUBJECT TO VARIOUS AND POSSIBLY CONTRADICTORY INTERPRETATIONS. ARCHIT STUDIO CANNOT AND DOES NOT WARRANT / GUARANTEE THAT THE PROJECT WILL COMPLY WITH ALL INTERPRETATIONS OF THE ADA REQUIREMENTS AND / OR THE REQUIREMENTS OF OTHER FEDERAL, STATE AND LOCAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS AS THEY APPLY TO THE PROJECT. IN ADDITION, THE CALIFORNIA STATE BUILDING CODE ALLOWS NON-COMPLIANT FEATURES TO REMAIN IN PLACE UNDER PRESCRIBED CONDITIONS AND UNDER THE PROVISIONS CONTAINED IN THE CALIFORNIA BUILDING CODE UNDER 'UNREASONABLE HARDSHIP' AS APPROVED BY THE CHIEF BUILDING OFFICIAL. AS SUCH, ARCHIT STUDIO SHALL NOT BE HELD RESPONSIBLE TO ASCERTAIN WHICH THESE ARE AND WHICH NON-COMPLIANT ELEMENTS WOULD REQUIRE RETROFITTING TO MEET COMPLIANCE REQUIREMENTS.

ABBREVIATIONS

AB	ANCHOR BOLT	MAX	MAXIMUM
AC	ASPHALTIC CONCRETE	MB	MACHINE BOLT
A/C	AIR CONDITIONING	MECH	MECHANICAL
ACOUS	ACOUSTICAL	MIN	MINIMUM
ACT	ACOUSTICAL TILE	MTL	METAL
ADJ	ADJUSTABLE/ADJACENT	(N)	NEW
AFF	ABOVE FINISH FLOOR	NIC	NOT IN CONTRACT
AL	ALUMINUM	NTS	NOT TO SCALE
ANOD	ANODIZED	OC	ON CENTER
BD	BOARD	OD	OUTSIDE DIAMETER
BLDG	BUILDING	OFD	OVERFLOW ROOF DRAIN
BLK	BLOCK	OFF	OFFICE
BM	BEAM	OPNG	OPENING
BO	BOTTOM OF	OPP	OPPOSITE
CAB	CABINET	PL	PLATE
CB	CATCH BASIN	PLM	PLASTIC LAMINATE
CEM	CEMENT	PLAS	PLASTER
CER	CERAMIC	PLYWD	PLYWOOD
CI	CAST IRON	R	RISER
CJ	CONSTRUCTION JOINT	(R)	RELOCATE(D)
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CLG	CEILING	RD	ROOF DRAIN
CLR	CLEAR	RDWD	REDWOOD
COL	COLUMN	REC	RECESSED
COMP	COMPOSITION	REINF	REINFORCED
CONC	CONCRETE	RHMS	ROUND HEAD MACHINE SCREW
CONN	CONNECTION	RM	ROOM
CONT	CONTINUOUS	RO	ROUGH OPENING
CPT	CARPET	RWL	RAINWATER LEADER
CT	CERAMIC TILE	SC	SOLID CORE
DF	DOUGLAS FIR / DRINKING FOUNTAIN	SD	STORM DRAIN
DIA	DIAMETER	SECT	SECTION
DIM	DIMENSION	SIM	SIMILAR
DR	DOOR	SND	SANITARY NAPKIN DISPENSER
DS	DOWNSPOUT	SPEC	SPECIFICATION
DWG	DRAWING	SQ	SQUARE
(E)	EXISTING	SS	SANITARY SEWER
EELAECT.	ELECTRICAL	SST	STAINLESS STEEL
ELEV	ELEVATOR	STD	STANDARD
EQ	EQUAL	STL	STEEL
FAU	FORCED AIR UNIT	STOR	STORAGE
FD	FLOOR DRAIN	STRUCT	STRUCTURAL
FE	FIRE EXTINGUISHER	SUDP	SUSPENDED
FF	FINISH FLOOR	T	TREAD
FTG	FOOTING	TC	TOP OF CURB/CONCRETE
GA	GALVE	TEL	TELEPHONE
GALV	GALVANIZE (D)	T & G	TONGUE AND GROOVE
GC	GENERAL CONTRACTOR	THK	THICKNESS
GFI	GROUND FAULT INTERRUPTER	TO	TOP OF
GFRC	GLASS FIBER REINFORCED CONCRETE	TOS	TOP OF SLAB
GI	GATE VALVE	TRYP	TYPICAL
GTV	GYPSEUM	T-24	TITLE 24
GYP	GYPSEUM	UON	UNLESS OTHERWISE NOTED
HB	HOSE BIBB	VA	VAN ACCESSIBLE
HDR	HARDWARE	VCP	VITREOUS GLASS PIPE
HDWD	HARDWOOD	VCT	VINYL COMPOSITION TILE
HDWR	HARDWARE	VERT	VERTICAL
HM	HOLLOW METAL	VIF	VERIFY IN FIELD
HORIZ	HORIZONTAL	WIT	WITNESS
HT	HEIGHT	WC	WATER CLOSET
HW	HOT WATER	WD	WOOD
HVAC	HEATING VENTILATING	WH	WATER HEATER
INSUL	INSULATION	WS	WEATHERSTRIPPING
JAN	JANITOR	WWF	WELDED WIRE FABRIC
JN	JUNCTION BOX		
LAV	LAVATORY		
MATL	MATERIAL		

CONTACTS

PROJECT OWNER:
FARIS SAID
FARIS.SAID2@GMAIL.COM

DESIGNER:
ARCHIT STUDIO
80 EUREKA SQUARE, SUITE 115
PACIFICA, CA 94044
CONTACT: JUN RUAN (DESIGNER)
E: JRUAN@ARCHITSTUDIOARCHITECTURE.COM

PROJECT DATA

JURISDICTION
COUNTY OF SAN MATEO
CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE

APN: 049-152-170

ZONING: R-1/ S-71/ DR

LOT AREA: 8,540 SF

OCCUPANCY: R-3/U

CONSTRUCTION TYPE: V-B

FLOOD ZONE: X AREA OF MINIMAL FLOOD HAZARD

WILDLAND-URBAN INTERFACE,

SCOPE OF WORK

ADDITION OF 762 SQFT AND REMODEL OF (E) 2,056SFT RESIDENCE.

NOW 3BED/4BATH SFD.
MAIN FLOOR: REMODEL/RECONFIGURE TO CREATE (N)KITCHEN WITH PANTRY/DINING RM, LIVING RM WITH BAR, FAMILY RM, STUDY, LAUNDRY RM, STORAGE, (1) BEDROOM, (2) BATHS, AND STAIRWAY TO UPPER LEVEL. (N) 439SQFT GARAGE.

(N) 500SQFT FRONT PORCH.

UPPER FLOOR: ADDITION/REMODEL TO CREATE (N)PRIMARY BED/BATH WITH WALK-IN CLOSET AND TUB RM.

NEW ROOF AT ADDITION

NEW SKYLIGHT

FIRE SPRINKLERS PERMIT UNDER BID2025-01748

STANDARDS	EXISTING	PROPOSED	DIFFERENCE
LOT SIZE (SF)	8,540 SF	8,540 SF	-
1ST FLOOR	1,630 SF	1,971 SF	+ 341 SF
2ND FLOOR	426 SF	762 SF	+ 336 SF
	MAX		
TOTAL COVERAGE (%)	0.5 = 4,270 SF	1,780 SF	1,971 SF + 500 SF (PORCH) + 72 SF (BALCONY) = 2,543 SF + 763 SF
FAR (%)	2,056 SF	2,733 SF < 2,743 SF (MAX)	+ 677 SF
PARKING	ONE	TWO	
BUILDING HEIGHT	21'-1"	24'-7"	
STORY	2	2	

MAX FLOOR AREA CALCULATION = 0.21 (LOT SITE - 5,000 SF) + 2,000 SF
= 0.21 (8,540 SF - 5,000 SF) + 2,000 SF
= 3,450 SF X 0.21 + 2,000 SF
= 743.4 SF + 2,000 SF
= 2,743 SF (MAX FAR)

- CONSTRUCTION, OPERATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS, INCLUDE INSPECTION FREQUENCY;
- METHODS AND SCHEDULE FOR GRADING, EXCAVATION, FILLING, CLEARING OF VEGETATION, AND STORAGE AND DISPOSAL OF EXCAVATED OR CLEARED MATERIAL;
- SPECIFICATIONS FOR VEGETATIVE COVER & MULCH, INCLUDE METHODS AND SCHEDULES FOR PLANTING AND FERTILIZATION;
- PROVISIONS FOR TEMPORARY AND/OR PERMANENT IRRIGATION.

UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVER, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

Height Verification

Required
Not Required

Benchmark Elev.	277.51
Garage Elev.	241.75
1st Floor Elev.	248
Ridge Elev.	266.3

San Mateo County Fire Department CONDITIONAL APPROVAL

Subject to field inspection and required test, notations hereon, conditions in correspondence, and conformance with applicable regulations. The stamping of these plans shall not be held to permit or approve the violation of any law.

By: Tyler Sturm Date: 10/14/2025

BOUNDARY SURVEY REQUIRED TO VERIFY SETBACKS

APPROVED PLANNING

October 7, 2025

By: Ryan D...
San Mateo County

SETBACK REQUIREMENTS

REQUIRED	APPROVED	SURVEY REQ.
Front 20'	>20'	<input type="checkbox"/> Y <input type="checkbox"/> N
Rear 20'	20' 5.5"	<input type="checkbox"/> Y <input type="checkbox"/> N
Rt. Side 7.5'	6' 5"	<input type="checkbox"/> Y <input type="checkbox"/> N
Lt. Side 7.5'	6' 8"	<input type="checkbox"/> Y <input type="checkbox"/> N
Other		<input type="checkbox"/> Y <input type="checkbox"/> N

NO TREE REMOVAL
AUTHORIZED FOR PRESITE



455 County Center, 2nd Floor | Mail BDRcp PLN 122
Redwood City, CA 94063
(650) 363-4161
planning.smcgov.org

February 13, 2025

Jun Ruan
80 Eureka Square, Suite 115
Pacifica, CA 94044
[Sent via Email](#)

Dear Jun Ruan:

SUBJECT: Emerald Lake Hills Design Review Approval
239 Windsor Dr., Devonshire
APN 049-152-170; County File No. PLN2024-00316

At the February 5, 2025 meeting, the Bayside Design Review Committee (BDR) considered your design review application to allow the construction of a 680 sq. ft., 2-story addition to an existing 2,056 sq. ft. single family residence with an attached 253 sq. ft., one-car garage, on a 8,540 sq. ft. parcel. The project involves conversion of the existing garage addition of a new attached two car-garage, a new 500 sq. ft. uncovered porch, and 84 sq. ft. balcony. The project involves minor grading and no tree removal.

All property owners within 300 feet of the subject property were notified of the project. A notice was mailed on January 25, 2025. The public comment period started January 25, 2025 and ended on February 5, 2025. One commenter requested to review plans. One member of the public attended and spoke on the density of development in the Devonshire community in general and did not have any project-specific comments.

At the meeting, the applicant stated how the project complies with the design regulations for the Devonshire area. The BDR commented that the selected stucco color did not comply with the standard which prohibits white as a body color. The applicant indicated that they would revise the stucco color to comply and submit it to the Design Review Officer, prior to application for a building permit. The BDR required the color change as a condition of approval and found the proposed addition complies with design standards.

Jun Ruan - 4 - February 13, 2025

- No site disturbance shall occur, including any grading or vegetation removal, until a building permit has been issued.
- To reduce the impact of construction activities on neighboring properties, comply with the following:
 - All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - The applicant shall ensure that no construction-related vehicles impede through traffic along the right-of-way on Windsor Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Windsor Drive. There shall be no storage of construction vehicles in the public right-of-way.
- Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays, and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).

Department of Public Works

- No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
- Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.

County Fire

- Project shall comply with conditions listed on the attached County Fire comment letter dated January 2, 2025.

Jun Ruan - 2 - February 13, 2025

Based on the plans, application forms, and accompanying materials submitted, the Design Review Permit is approved based on the findings and conditions as listed below.

FINDINGS

For the Environmental Review:

- Staff finds that this project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1, for existing facilities.

For the Design Review, Find:

- After consideration of project plans and public testimony, the Bayside Design Review Committee found that the proposed house addition, as proposed and conditioned on February 5, 2025, is in compliance with the Design Review Standards based on the site planning, and colors and materials, which provide compatibility with surrounding development.

CONDITIONS OF APPROVAL

Current Planning Section

- The project shall be constructed in compliance with the plans reviewed by Bayside Design Review Committee (BDR) on February 5, 2025, and approved by the Director of Planning and Building. Any changes or revisions to the approved plans shall be submitted for review by the Director of Planning and Building to determine if they are in substantial compliance with the approved plans, prior to being incorporated into the building plans. Adjustments to the design of the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Adjustments to the design during the building permit stage may result in the assessment of additional plan resubmission or revision fees. Alternatively, the Design Review Officer may refer consideration of the adjustments, if they are deemed to be major, to a new BDR public hearing which requires payment of an additional fee of \$3,770.
- The Design Review Permit shall be valid for five (5) years from the date of final approval, in which time a building permit shall be issued, and a completed inspection (to the satisfaction of the building inspector) shall have occurred within 180 days of its issuance. The design review approval may be extended by one 1-year increment with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

Jun Ruan - 5 - February 13, 2025

Drainage Section

- Project shall comply with the County Drainage Manual to prevent stormwater from flowing across property lines. For projects that trigger size and/or slope thresholds, prior to the issuance of the building permit for new residential development, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Planning and Building Department for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works and Planning and Building Department for review and approval.
- A final C.3 and C.6 Development Review Checklist, a final drainage plan, and a drainage analysis/drainage report/prescriptive sizing handout will be provided at the time of building permit submittal.
- Based on the information received, this project is classified as "Basic" or "Prescriptive" drainage project. It is possible that new or additional information provided upon the next submittal could advance the project classification. To avoid delays or additional plan review cycles, please reference the San Mateo County Drainage Manual (SMCDM) online at: <https://planning.smcgov.org/drainage-manual>.
- Based on the information received, it appears that project is introducing more impervious surface than reported on the C.3 and C.6 Development Review Checklist. Please double the new and replace impervious surface and update the information presented on the C.3 and C.6 Development Review Checklist.

Landscaping

- No landscaping was proposed. The project is subject to compliance to the Water Efficient Landscape Ordinance (WEL): <http://planning.smcgov.org/documents/water-efficient-landscape-ordinance-welo>.

Building Inspection Section

- The project requires a building permit.

Jun Ruan - 3 - February 13, 2025

- The proposed stucco color shall be modified to comply with the Section 6565. G which prohibits use of white. The chosen color shall be presented to the Design Review Officer for review and approval prior to application of a building permit. The rendering of the proposed residence shall be modified to reflect the new color.
- The approved exterior colors and materials shall be verified prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to a final building permit approval by the Current Planning Section.
- The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction to maintain the stability of the site and prevent erosion and sedimentation off-site.
- A Tree Protection Plan, compliant with Section 8.400.170 of the San Mateo County Protected Tree Ordinance shall be included in the building plan set. The plan should demonstrate compliance with recommendations from the project arborist and County standards.
- Once all review agencies have approved your building permit, you will be notified that an approved job copy of the Erosion Control and/or Tree Protection Plan is ready for pick-up at the Planning counter of the Planning and Building Department. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, please send photos to the Project Planner. A \$191 inspection fee will be assessed to the building permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection.
- The approved exterior colors and materials shall be verified prior to final approval of the building permit. The applicant shall provide photographs to the Design Review Officer to verify adherence to this condition prior to final Planning approval of the building permit.
- If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Director of Planning and Building.
- The applicant shall adhere to all requirements of the Building Inspection Section, and County Fire.

Jun Ruan - 6 - February 13, 2025

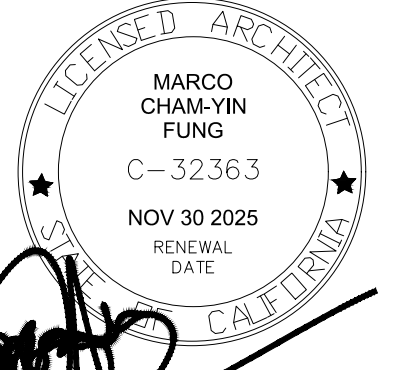
The approval of this Design Review Permit may be appealed within ten (10) working days of the date of this letter. An appeal form accompanied by the applicable filing fee of \$1,962.00 must be submitted by **5:00 p.m. on February 21, 2025**.

Please contact Erica Adams, Design Review Officer if you have additional questions at eadams@smcgov.org.

Sincerely,

Erica D. Adams
Bayside Design Review Officer

Cc: Property Owner
Attachment: County Fire letter dated January 2, 2025



80 Eureka Square, Suite 115,
Pacifica, CA 94044
t: 650.270.1754
e-mail:

mfung@architectstudioarchitecture.com

Print Record
2025.08.08 PC #1

STAMP AREA:

REVIEWED FOR CODE COMPLIANCE
This review does not authorize violation of State or County building laws.

Oct 14 2025

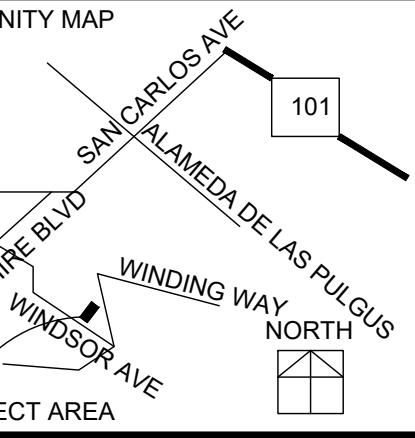
SAN MATEO CO. BLDG. INSP. DIV

Ana Oailis

**JOB COPY
TO REMAIN ON
SITE AT ALL TIMES**

RESIDENTIAL EXPANSION

239 WINDSOR AVE
SAN CARLOS, CA 94070



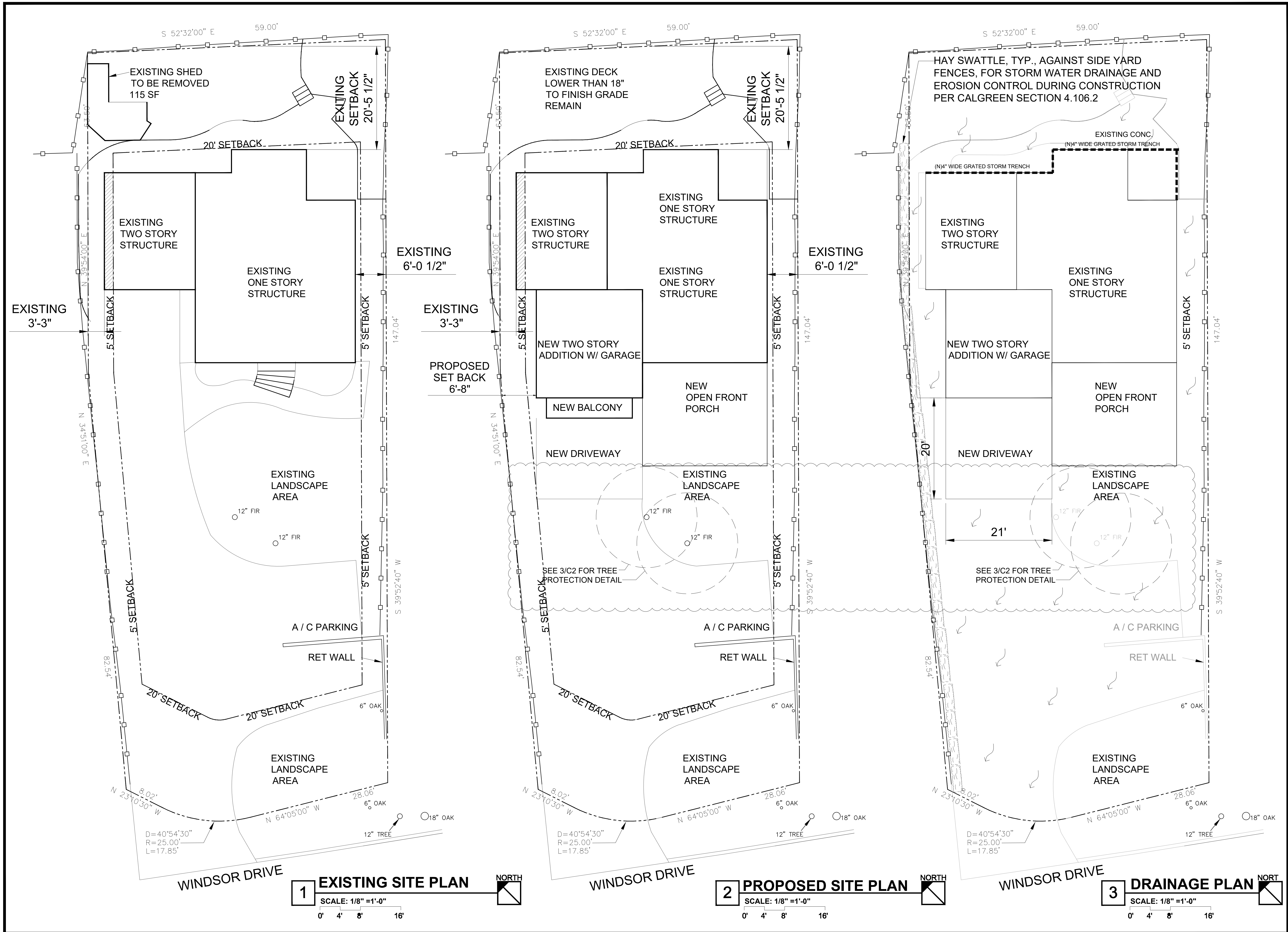
Date: 2024.06.21 | Project No.: 2024.064
Sheet Title

CONDITION APPROVAL

Sheet No.

A002

- Released for Construction
- Not Released for Construction



1 EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'

2 PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'

3 DRAINAGE PLAN
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'

ARCHITECT STUDIO INTERIOR
 ARCHITECTURE PLANNING
 80 EUREKA SQUARE, SUITE 115
 PACIFICA, CA 94044
 T: 650.270.1754
 E: info@architstudioarchitecture.com

MARCO CHAM-YIN FUNG
 C-32363
 NOV 30 2025
 RENEWAL DATE
 CALIFORNIA
 80 Eureka Square, Suite 115,
 Pacifica, CA 94044
 t.650.270.1754
 e-mail: info@architstudioarchitecture.com

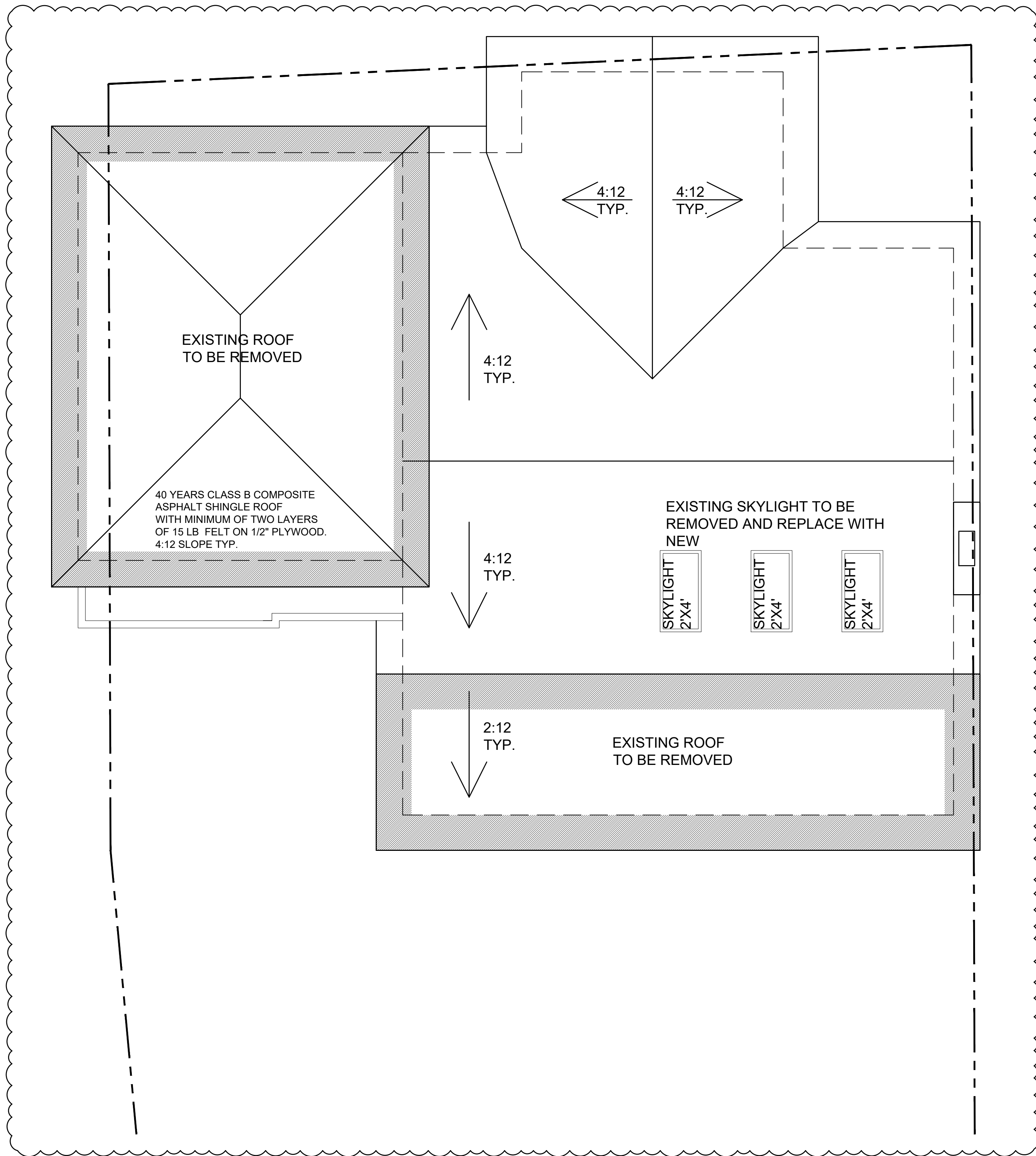
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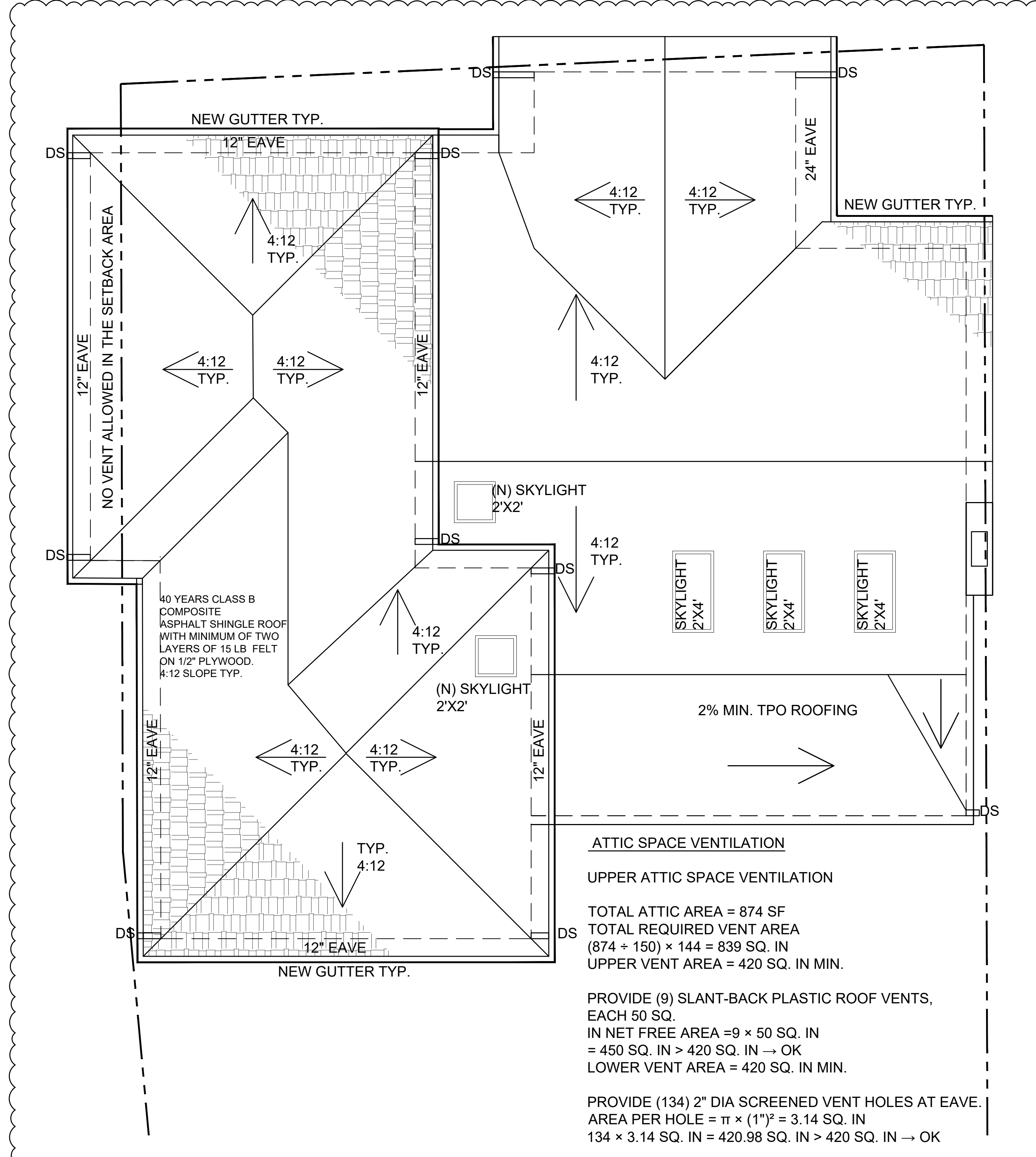
RESIDENTIAL EXPANSION
 239 WINDSOR AVE
 SAN CARLOS, CA 94070
 VICINITY MAP
 SAN CARLOS AVE 101
 WINDSOR AVE
 WINDING WAY NORTH
 DEVONSHIRE BLVD
 PROJECT AREA

Date: 2024.06.21
 Project No.: 2024.064
 Sheet Title

SITE PLAN
 A200
 Released for Construction
 Not Released for Construction



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

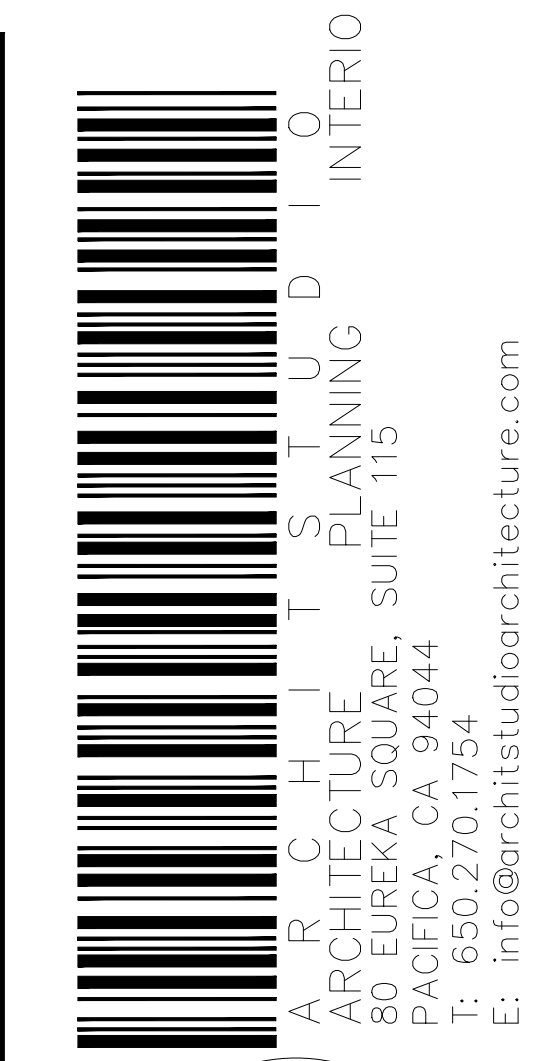


1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



LEGEND

- NEW WALL
- EXTERIOR WALL - W/ NEW FOAM INSULATION WALL CAVITY SEE T24
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- SETBACK LINE
- NEW 4X4 DOWNSPOUT SHALL BE CONNECTED WITH NEW 4" DIA UNDERGROUND RAINWATER LEADER AND DAYLIGHT TO EXISTING SIDEWALK PER CTY REQUIREMENT



80 Eureka Square, Suite 115, Pacifica, CA 94044
t: 650.270.1754
e-mail: info@architstudioarchitecture.com

mfung@architstudioarchitecture.com

Print Record
2025.08.08 PC#1

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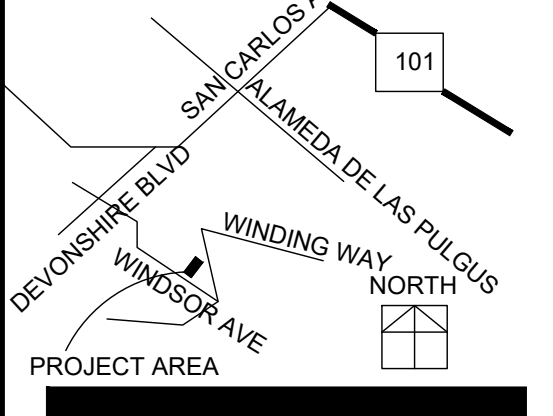
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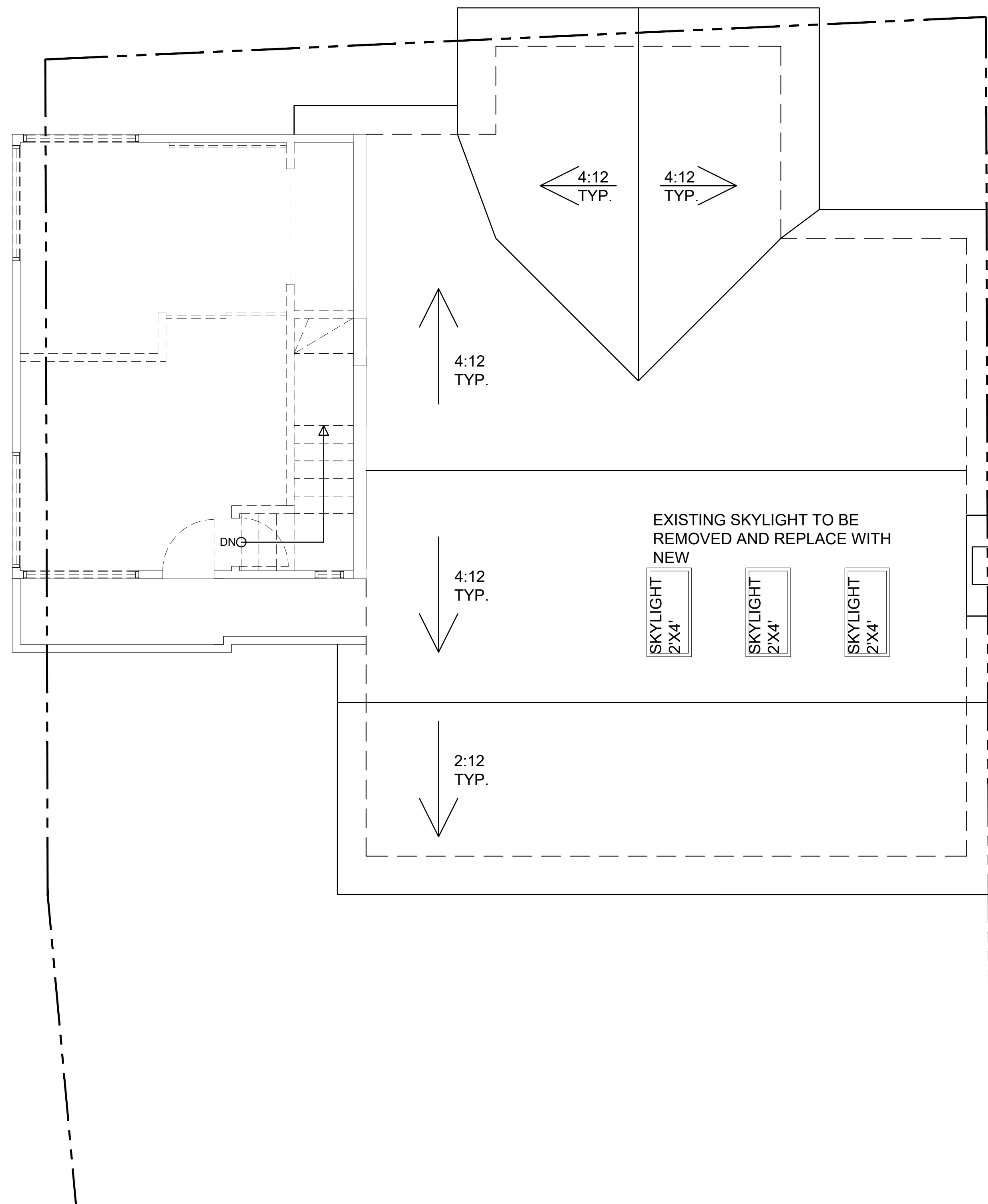
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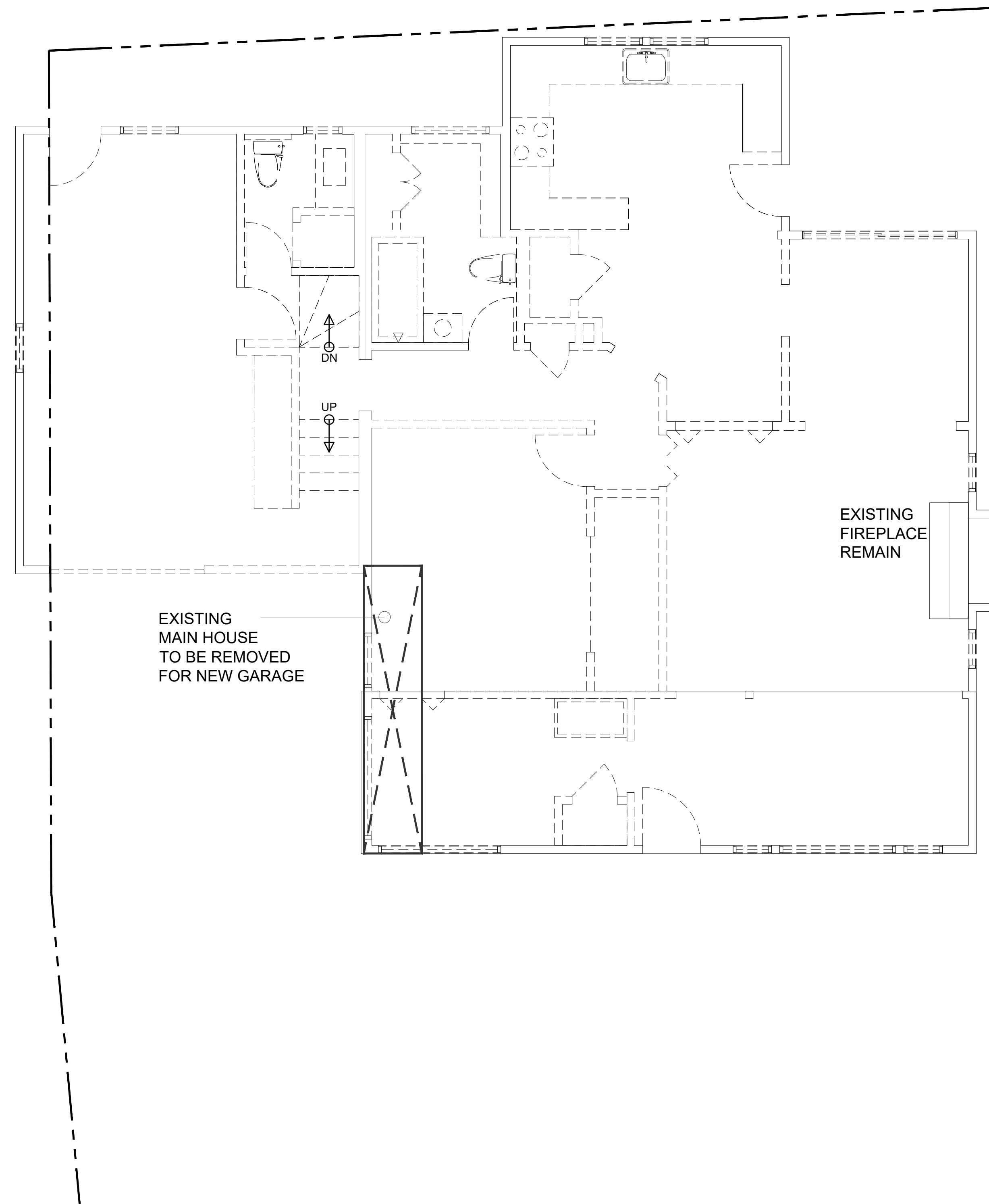
Date: 2024.06.21 Project No.: 2024.064
Sheet Title

ROOF PLAN
Sheet No.

A201
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2 EXISTING SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 NORTH



1 EXISTING FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 NORTH

- LEGEND**
- NEW WALL
 - EXTERIOR WALL - W/ NEW FOAM INSULATION WALL CAVITY SEE T24
 - EXISTING WALL TO REMAIN
 - EXISTING WALL TO BE REMOVED
 - SETBACK LINE
 - DS NEW 4X4 DOWNSPOUT SHALL BE CONNECTED WITH NEW 4" DIA UNDERGROUND RAINWATER LEADER AND DAYLIGHT TO EXISTING SIDEWALK PER CTY REQUIREMENT



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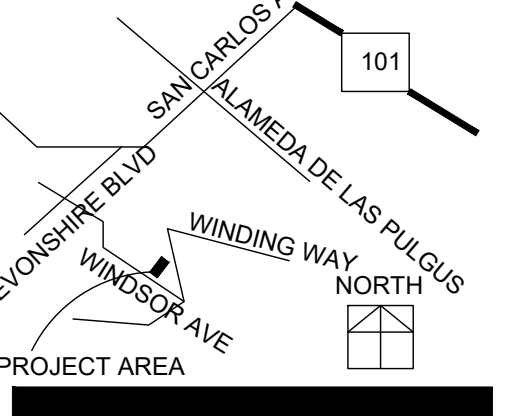
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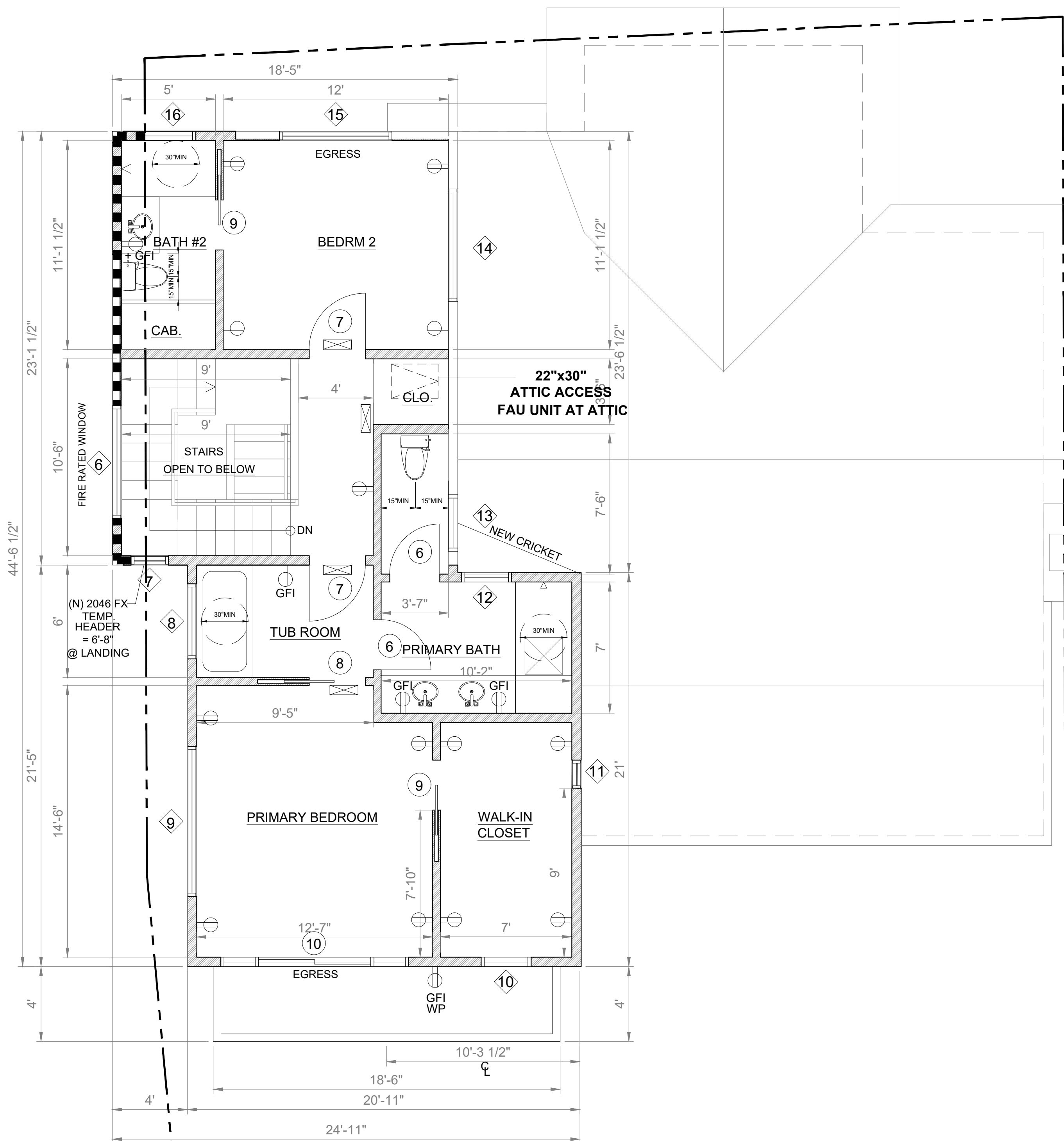
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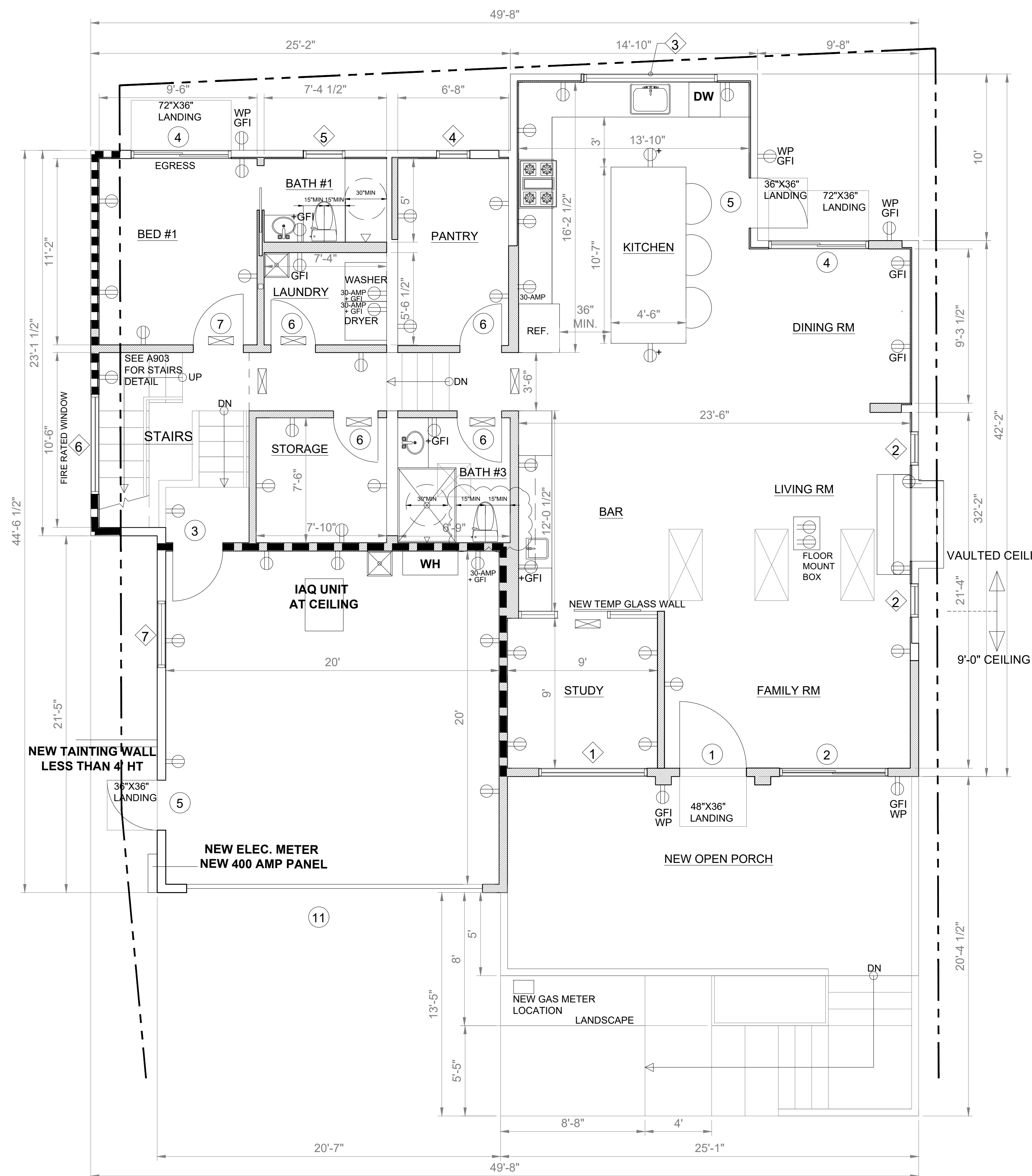
Date: 2024.06.21 Project No.: 2024.064
 Sheet Title: EXISTING FLOOR PLAN

EXISTING FLOOR PLAN
 Sheet No.

A300
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2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

GARAGE NOTE

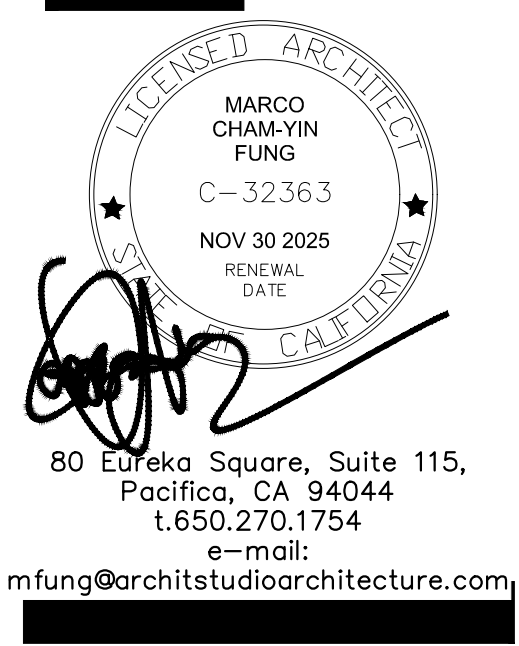
FIRE SEPARATION BETWEEN THE GARAGE AND DWELLING UNIT MEETS THE REQUIREMENTS OF CRC R302.6 AND TABLE R302.6
SEE DETAIL D/A900
DOOR BETWEEN THE GARAGE AND RESIDENCE 20 MIN. FIRE RATED, 1-3/8" THICK SOLID CORE GARAGE DOOR W/ CLOSER & SMOKE SEAL. DOORS SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AN AUTOMATIC-CLOSING DEVICE PER CRC R302.5.1.COS

SHOWER NOTE

ALL SHOWER ENCLOSURES SHALL BE CONSTRUCTED OF TEMPERED SAFETY GLASS.

LEGEND

- NEW WALL EXTERIOR WALL - W/ NEW FOAM INSULATION WALL CAVITY SEE T24
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- WALL TO BE FIRE RATED - A/A900 SEE DETAIL D/A900 FOR GARAGE / MADHOUSE
- NEW BTU FORCED AIR FURNACE AT ATTIC
- NEW TANK-LESS WATER HEATER
- NEW DOOR
- NEW WINDOW U-VALUE SEE T-24 REPORT
- SETBACK LINE
- NEW MECH SUPPLY REGISTER WITH 8" DIA SUPPLY DUCT CONNECTED WITH EXISTING MECHANICAL DUCT (6" SUPPLY AIR DUCT @ NEW BATH)
- 120VAC HARDWIRED SMOKE DETECTOR WITH BATTERY BACKUP
- CARBON MONOXIDE ALARM @ 36" AFF (PROVIDE POWER OUTLET)
- SINGLE POLE WALL SWITCH +48" (U.O.N.)
- AFCI PROTECTED DUPLEX RECEPTACLE +15" TO < (U.O.N.) WP = WATERPROOFED W/ GFIC
- DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER
- NEW GAS STOVE (SHALL NOT EXCEED GAS CAPACITY PROVIDED NEW HOOD ABOVE 400 CFM MIN.)
- DISHWASHER
- NEW SINK AND FAUCET BY OWNER (PROVIDE SINK ERATOR & POWER FOR SINK ERATOR)



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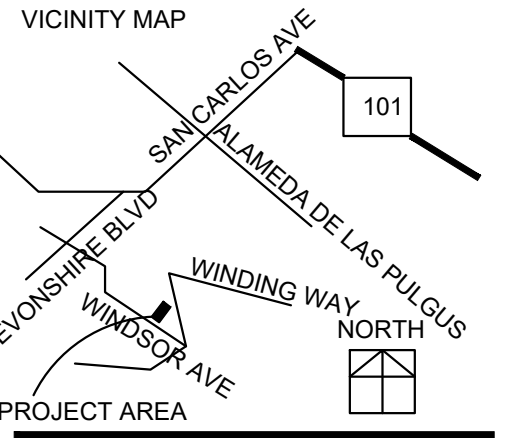
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Date: 2024.06.21 Project No.: 2024.064
Sheet Title: PROPOSED FLOOR PLAN

PROPOSED FLOOR PLAN
Sheet No.

A301
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PROPOSED WINDOW SCHEDULE				
NAME TAG	LOCATION	SIZE	TYPE	FINISH FRAME COLOR
①	STUDY	6'-6"X5'-0" 6'-6"X3'-0"	TEMP. GLASS SLIDING WINDOW TEMP. GLASS PICTURE PANEL	BLACK VINYL
②	LIVING ROOM FAMILY ROOM	2'-0"X6'-6"	SINGLE HUNG WINDOW	BLACK VINYL
③	KITCHEN	8'-0"X4'-6"	PICTURE WINDOW	BLACK VINYL
④	PANTRY	2'-0"X4'-0"	CASEMENT WINDOW	BLACK VINYL
⑤	BATH #1	2'-6"X2'-0"	TEMP. SLIDING WINDOW	BLACK VINYL
⑥	STAIRS WAY	6'-0"X9'-0"	FIRE RATED TEMP. PICTURE WINDOW	BLACK VINYL
⑦	STAIRS WAY	2'-0"X4'-6"	FIRE RATED TEMP. PICTURE WINDOW	BLACK VINYL
⑧	TUB ROOM	4'-0"X4'-6"	FIRE RATED TEMP. PICTURE WINDOW	BLACK VINYL
⑨	PRIMARY BEDROOM	8'-0"X4'-0"	TEMP. PICTURE WINDOW	BLACK VINYL
⑩	WALK-IN CLOSET	2'-8"X7'-0"	TEMP. SINGLE HUNG WINDOW	BLACK VINYL
⑪	WALK-IN CLOSET	1'-8"X3'-0"	PICTURE WINDOW	BLACK VINYL
⑫	PRIMARY BATHROOM	2'-8"X4'-0"	TEMP. PICTURE WINDOW	BLACK VINYL
⑬	PRIMARY BATHROOM	3'-0"X1'-6"	TEMP. SLIDING WINDOW	BLACK VINYL
⑭	BEDROOM #2	6'-0"X3'-0"	SLIDING WINDOW	BLACK VINYL
⑮	BEDROOM #2	6'-0"X3'-6"	SLIDING WINDOW	BLACK VINYL
⑯	BATHROOM #2	3'-0"X1'-6"	TEMP. SLIDING WINDOW	BLACK VINYL
⑰	LANDING	3'-0"X1'-6"	SING HUNG WINDOW	BLACK VINYL
⑱	PRIMARY BATH	3'-0"X2'-0"	SLIDING WINDOW	BLACK VINYL FROSTED GLASS

PROPOSED DOOR SCHEDULE					
NAME TAG	LOCATION	SIZE	TYPE	FINISH FRAME COLOR	HARDWARE
①	FAMILY ROOM	4'-0"X7'-0"	SOLID CORE EXTERIOR WOOD DOOR	4" PAINTED WOOD FRAME	HANDLE W/ LOCKSET (BY OWNER) 1 WALL MOUNTED DOOR STOP
②	FAMILY ROOM	6'-6"X8'-0"	TEMP. GLASS SLIDING DOOR	BLACK VINYL	HANDLE W/ LOCKSET (BY OWNER)
③	GARAGE	3'-0"X7'-0"	FIRE RATED DOOR SEE NOTE @ A301	PER DOOR SPEC	HANDLE W/ LOCKSET (BY OWNER) 1 WALL MOUNTED DOOR STOP
④	KITCHEN	6'-0"X7'-0"	TEMP. GLASS SLIDING DOOR	BLACK VINYL	HANDLE W/ LOCKSET (BY OWNER)
⑤	KITCHEN	5'-0"X7'-0"	SOLID CORE EXTERIOR DOOR	4" PAINTED WOOD FRAME	HANDLE W/ LOCKSET (BY OWNER) 1 WALL MOUNTED DOOR STOP
⑥	PER PLAN	2'-8"X7'-0"	SOLID CORE INTERIOR DOOR	4" PAINTED WOOD FRAME	HANDLE W/ LOCKSET (BY OWNER) 1 WALL MOUNTED DOOR STOP
⑦	PER PLAN	3'-0"X7'-0"	SOLID CORE INTERIOR DOOR	4" PAINTED WOOD FRAME	HANDLE W/ LOCKSET (BY OWNER) 1 WALL MOUNTED DOOR STOP
⑧	PER PLAN	3'-0"X7'-0"	SOLID CORE INTERIOR DOOR (POCKET DOOR)	4" PAINTED WOOD FRAME	HANDLE W/ LOCKSET (BY OWNER) 1 WALL MOUNTED DOOR STOP
⑨	PER PLAN	2'-8"X7'-0"	SOLID CORE INTERIOR DOOR (POCKET DOOR)	4" PAINTED WOOD FRAME	HANDLE W/ LOCKSET (BY OWNER) 1 WALL MOUNTED DOOR STOP
⑩	PER PLAN	6'-0"X7'-0" 2'-0"X7'-0" 2'-0"X7'-0"	TEMP. GLASS SLIDING DOOR W/ 2 SIDELIGHTS	BLACK VINYL	HANDLE W/ LOCKSET (BY OWNER)
⑪	GARAGE	18'-0"X8'-0"	GARAGE DOOR PER OWNER	PER OWNER	PER OWNER



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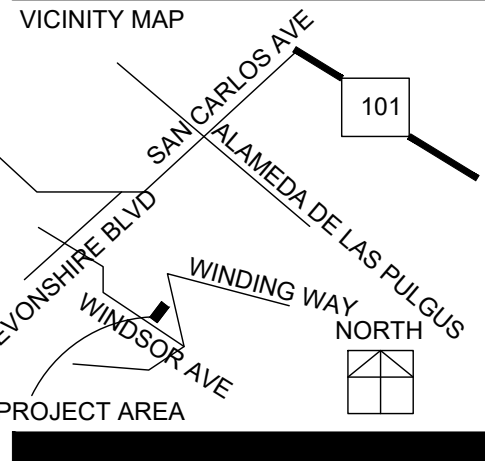
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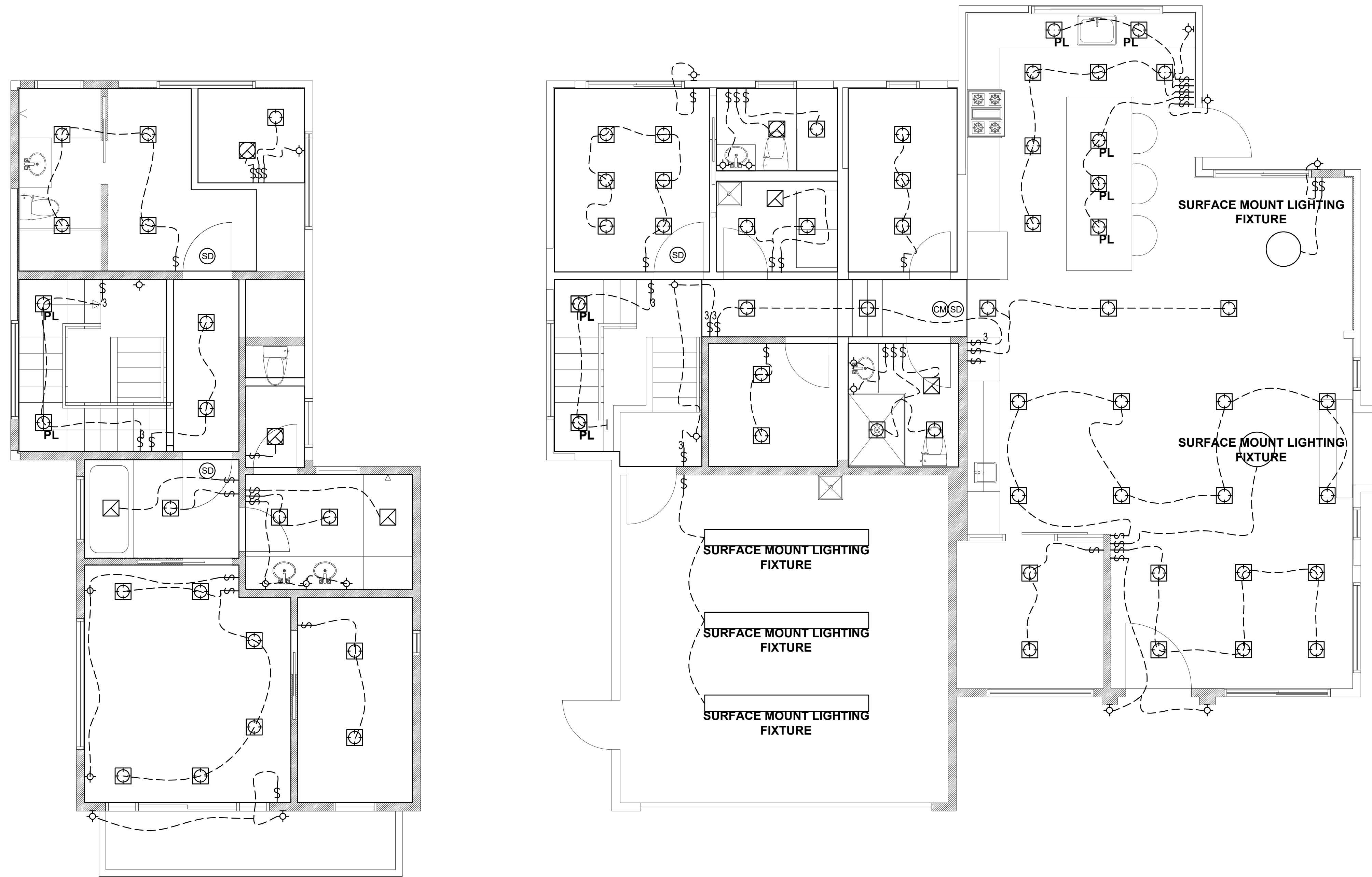


Date: 2024.06.21 Project No.: 2024.064
Sheet Title:

**WINDOW/DOOR
SCHEDULE**

Sheet No.

A301-A
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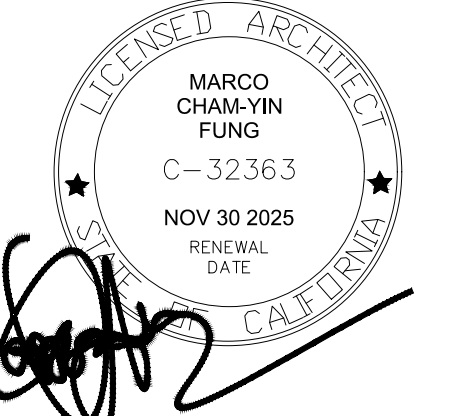


LEGEND

- Ⓢ 120VAC HARDWIRED SMOKE DETECTOR WITH BATTERY BACKUP
- Ⓢ CARBON MONOXIDE ALARM @ 36" AFF (PROVIDE POWER OUTLET)
- Ⓢ SINGLE POLE WALL SWITCH +48" (U.O.N.) 3 = 3 WAY
- Ⓢ AFCI PROTECTED DUPLEX RECEPTACLE +15" TO < (U.O.N.)
- Ⓢ WP = WATERPROOFED W/ GFIC
- Ⓢ GD = GROUND FAULT CIRCUIT INTERRUPTER ++ = +40" AFF
- Ⓢ CEILING MOUNTED FAN WITH HUMIDITY SENOR TO BE ENERGY STAR RATED INVISIBLE BATHROOM FAN AIR REGISTER COVER
- Ⓢ RECESSED CEILING MOUNTED HIGH EFFICACY LIGHT FIXTURE 4" DIA RECESSED LIGHTS
- Ⓢ VAC= VACANCY SENOR
- Ⓢ PL = PENDANT LAMP
- Ⓢ SURFACE MOUNT HIGH EFFICACY LED LIGHT FIXTURE
- Ⓢ WALL MOUNTED HIGH EFFICACY LED LIGHT FIXTURE
- Ⓢ LIGHTING FIXTURE SHALL BE RATED FOR WET LOCATION AT ALL SHOWER ENCLOSURE AREA
- Ⓢ NEW 6X10 CEILING MOUNTED SUPPLY AIR REGISTER 6" FROM EDGE OF WALL REGISTER SHALL BE LOCATED ALIGNED WITH CENTER OF WALL, DOOR OR WINDOW
- Ⓢ PROGRAMMABLE THERMOSTAT

2 PROPOSED SECOND FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"
NORTH

1 PROPOSED FIRST FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"
NORTH



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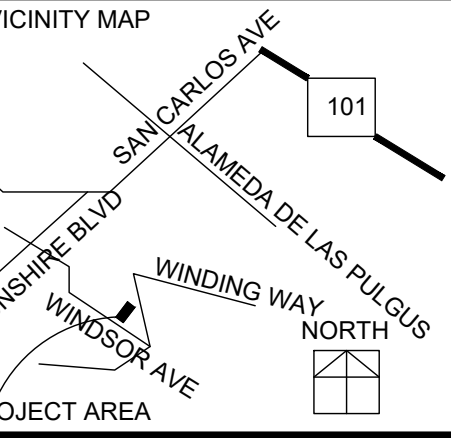
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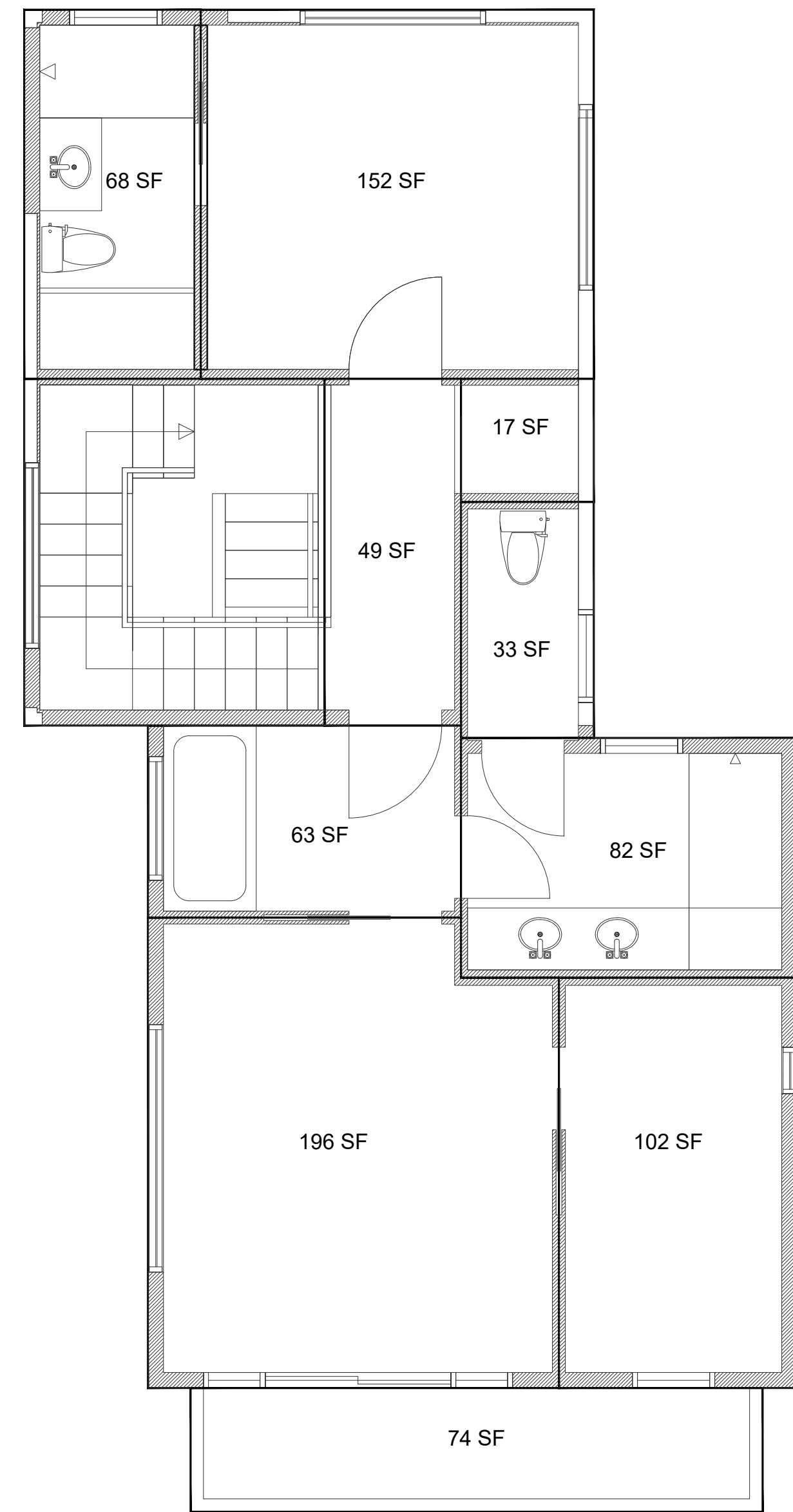
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Date: 2024.06.21 Project No.: 2024.064
Sheet Title

CEILING PLAN
Sheet No.

A302
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2 PROPOSED SECOND FLOOR AREA DIAGRAM
SCALE: 1/4" = 1'-0"
NORTH



1 PROPOSED FIRST FLOOR AREA DIAGRAM
SCALE: 1/4" = 1'-0"
NORTH

PROPOSED FLOOR AREA:		
FLOOR:	ROOM NAME	SF
FIRST FLOOR	FAMILY ROOM	150
FIRST FLOOR	STUDY	92
FIRST FLOOR	LIVING ROOM	292
FIRST FLOOR	DINING ROOM	103
FIRST FLOOR	HALL	118
FIRST FLOOR	KITCHEN	240
FIRST FLOOR	PANTRY	87
FIRST FLOOR	BATHROOM #3	58
FIRST FLOOR	LAUNDRY	48
FIRST FLOOR	BEDROOM #1	122
FIRST FLOOR	BATHROOM #1	46
FIRST FLOOR	GARAGE	439
FIRST FLOOR	STAIRS WAY	67
FIRST FLOOR	STORAGE	109
FIRST FLOOR	TOTAL:	☆ 1,971
SECOND FLOOR	HALL	49
SECOND FLOOR	BEDROOM #2	152
SECOND FLOOR	BATHROOM #2	68
SECOND FLOOR	CLO.	17
SECOND FLOOR	TOILET	33
SECOND FLOOR	TUB ROOM	63
SECOND FLOOR	PRIMARY BATH	82
SECOND FLOOR	PRIMARY BEDROOM	196
SECOND FLOOR	PRIMARY CLOSET	102
SECOND FLOOR	OPEN BALCONY	74
SECOND FLOOR	TOTAL:	☆ 762
FIRST FLOOR	TOTAL:	1,971
SECOND FLOOR	TOTAL:	762
	TOTAL	☆ 2,733



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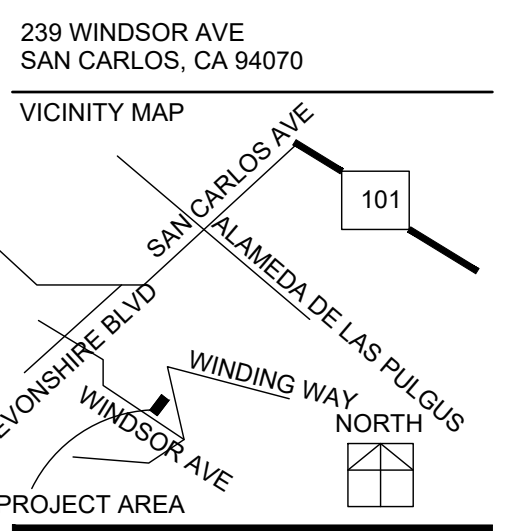
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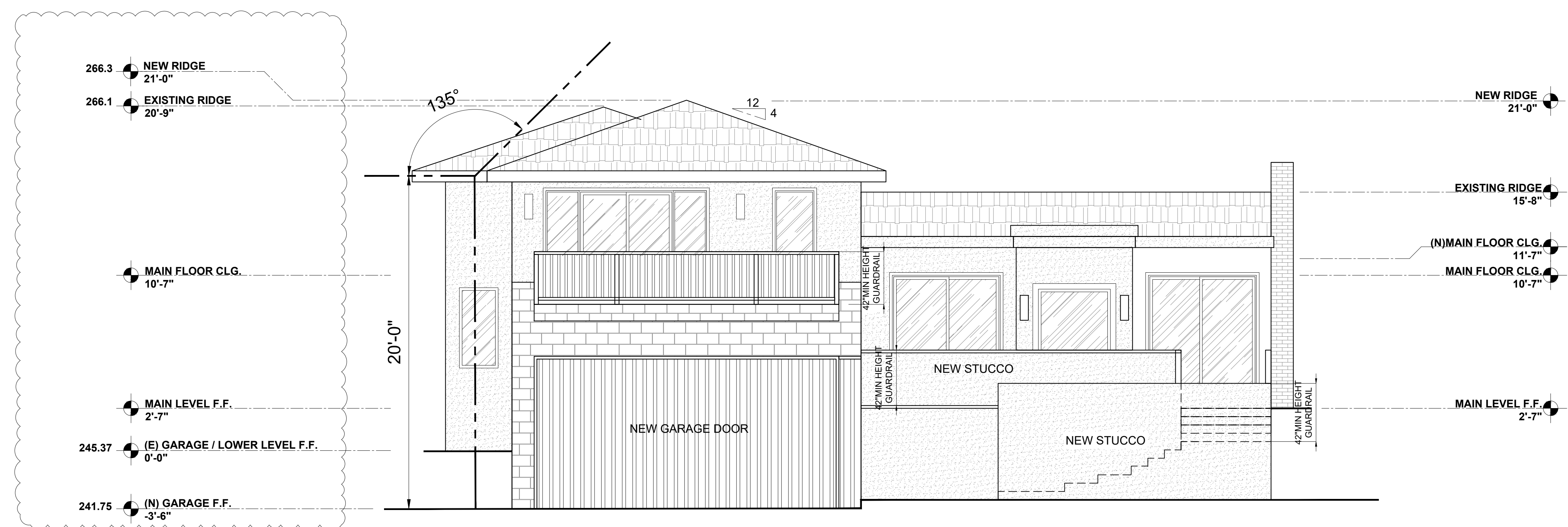
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Sheet Title:

**FLOOR AREA
DIAGRAM**

Sheet No.: **A303**
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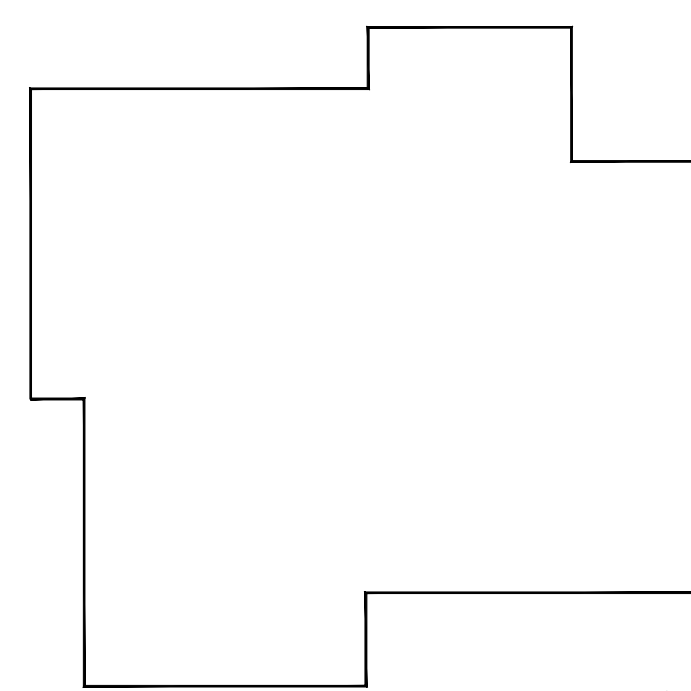


2 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

KEYMAP



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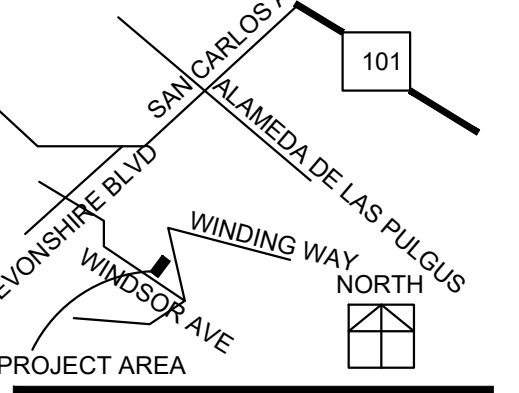
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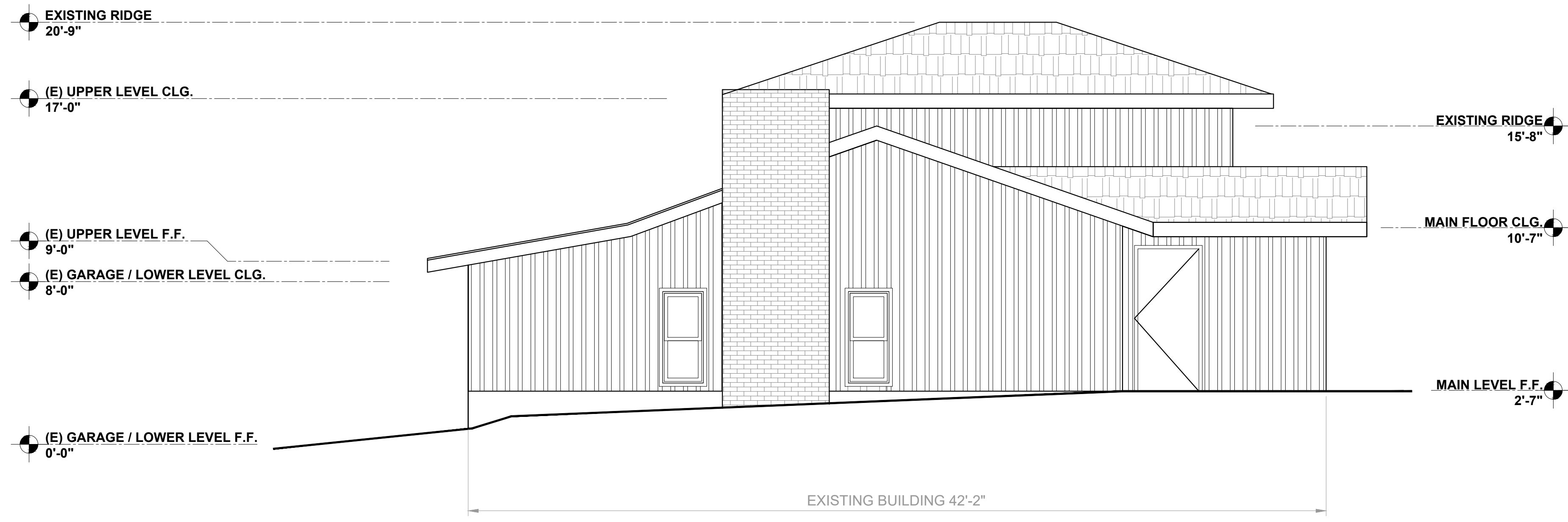
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VICINITY MAP



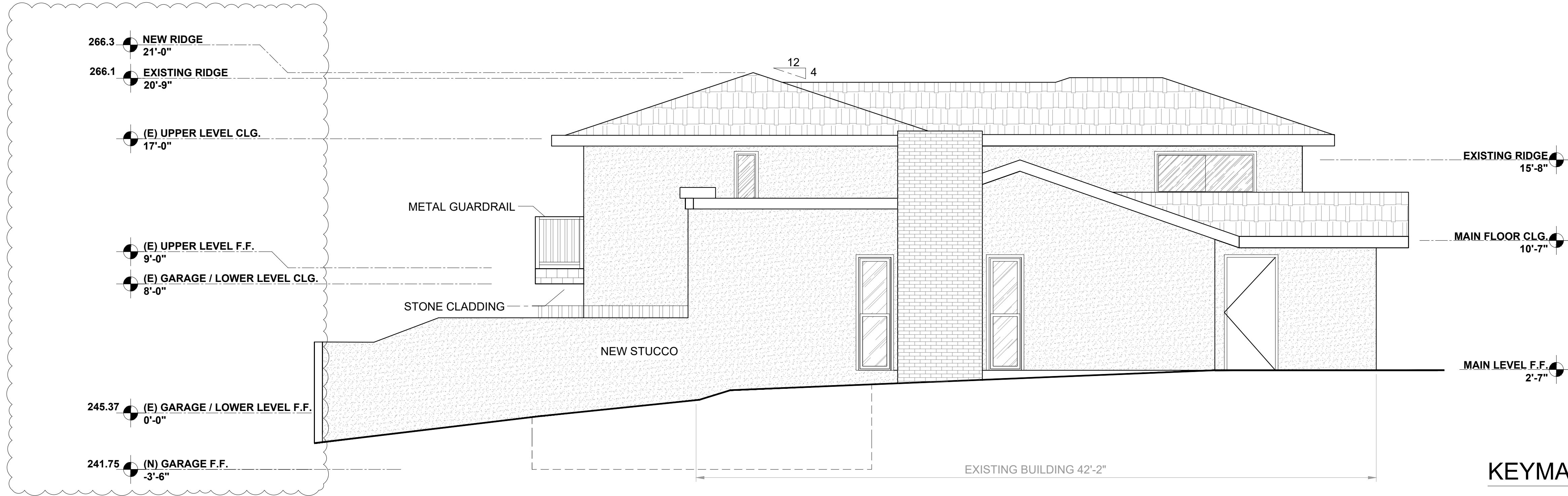
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ELEVATION

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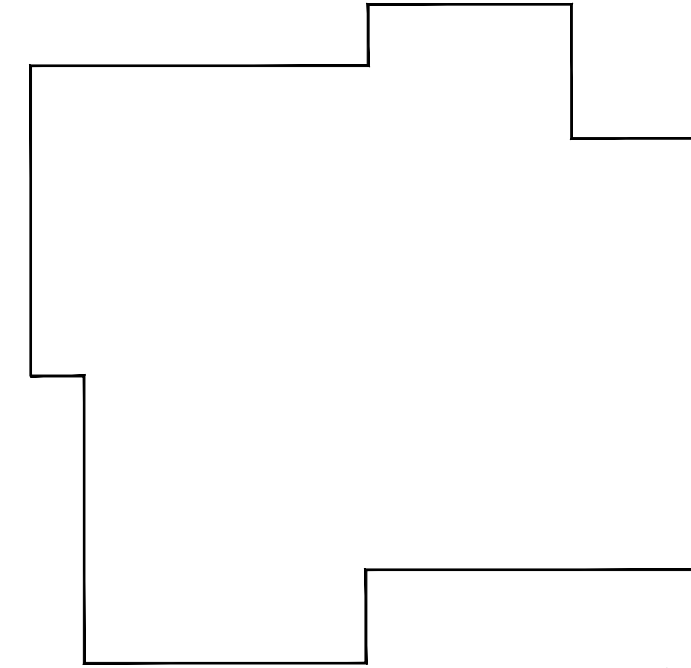


2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

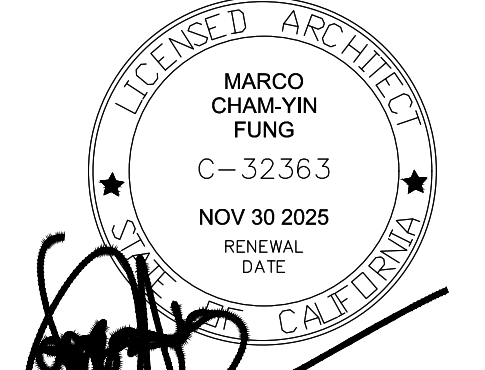
KEYMAP



1/2



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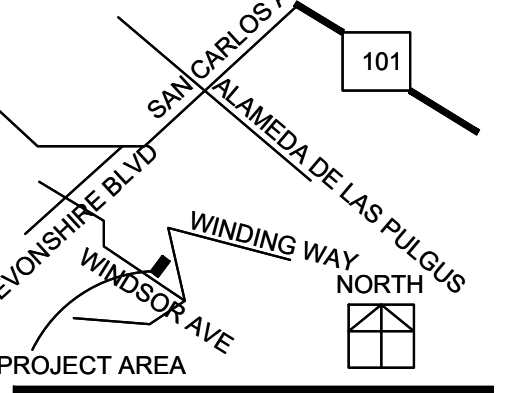
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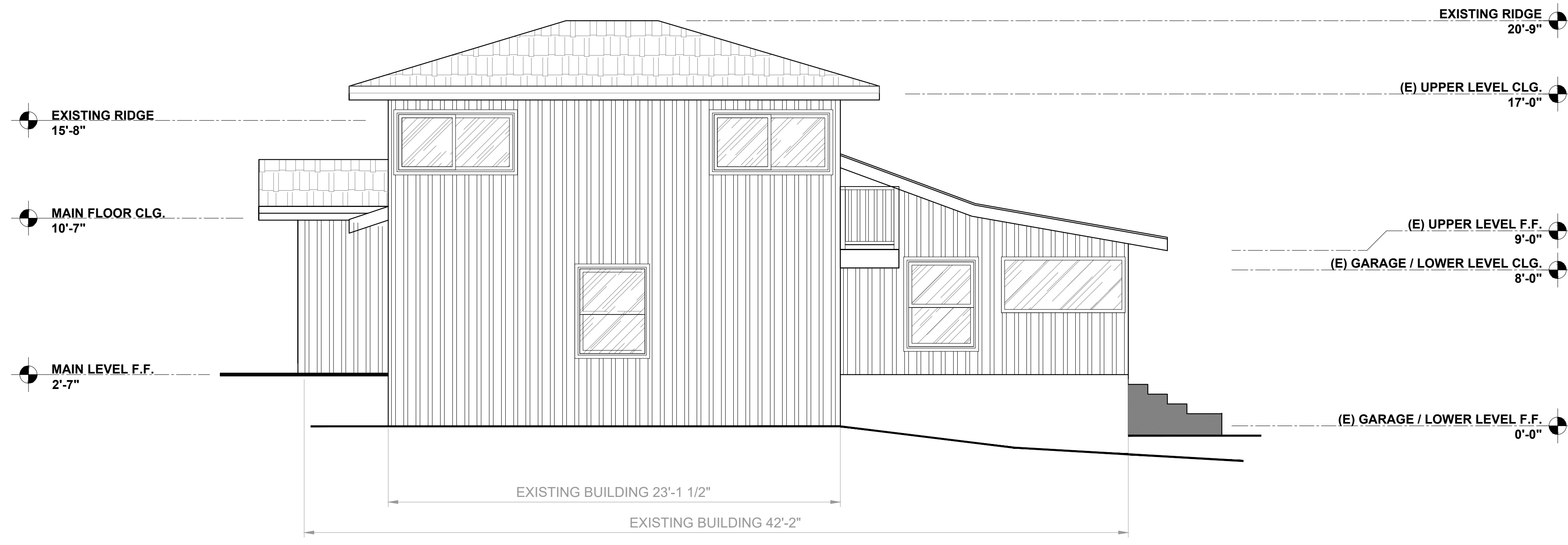
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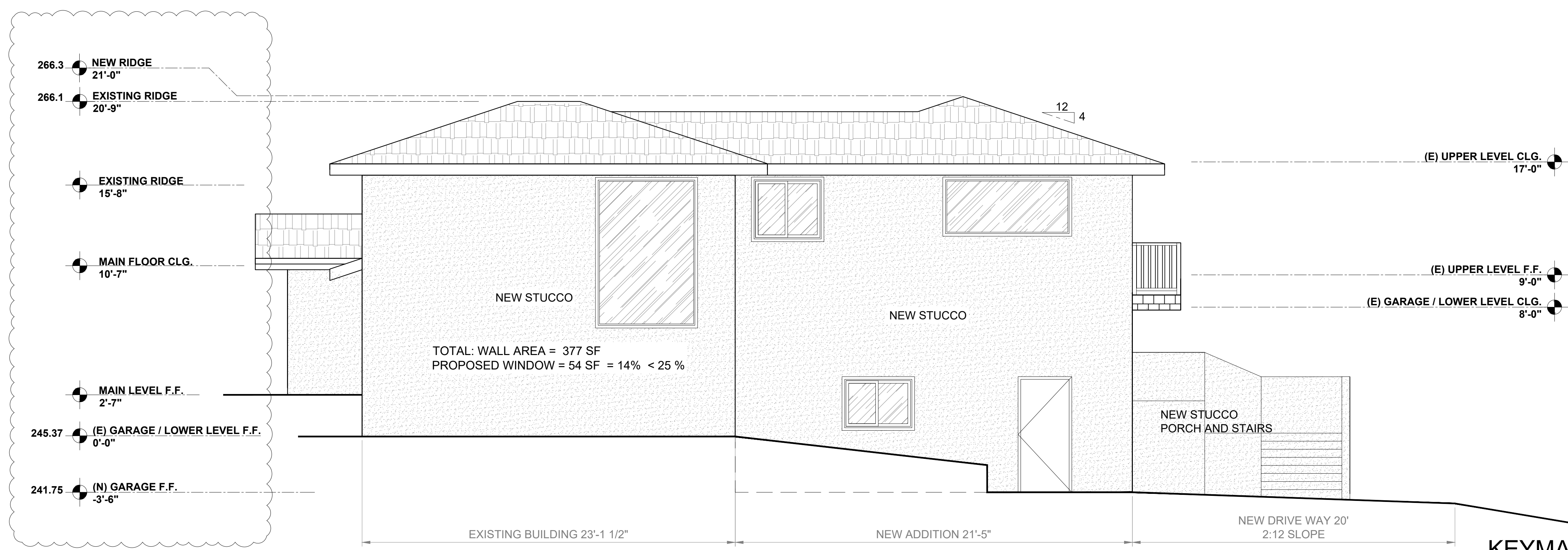
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Project No.: 2024.064
Sheet Title

ELEVATION
Sheet No.

A401
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2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



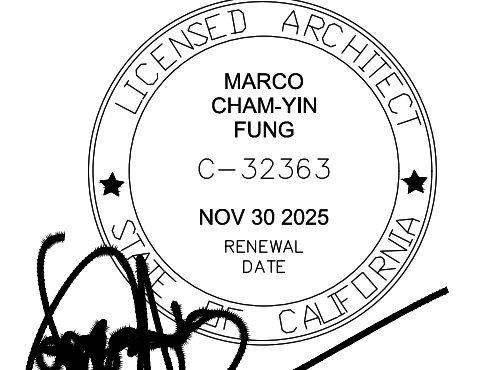
1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

KEYMAP

1/2



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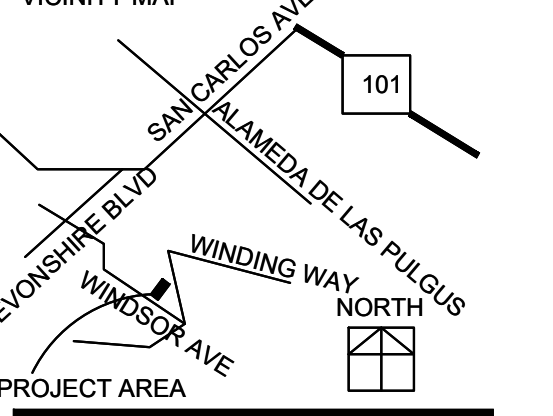
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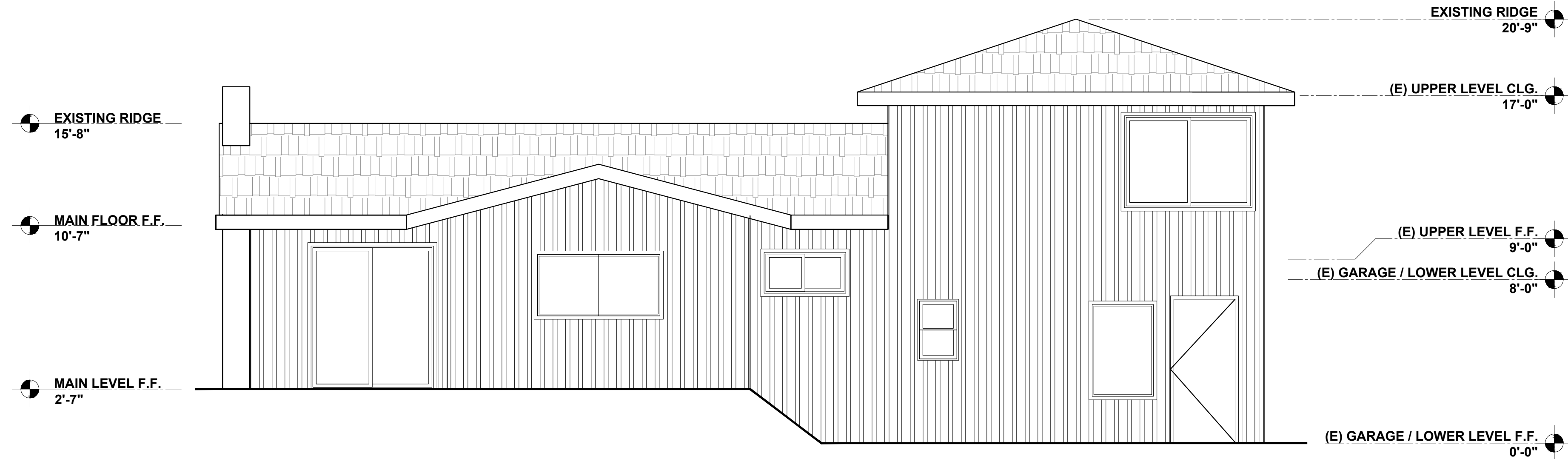
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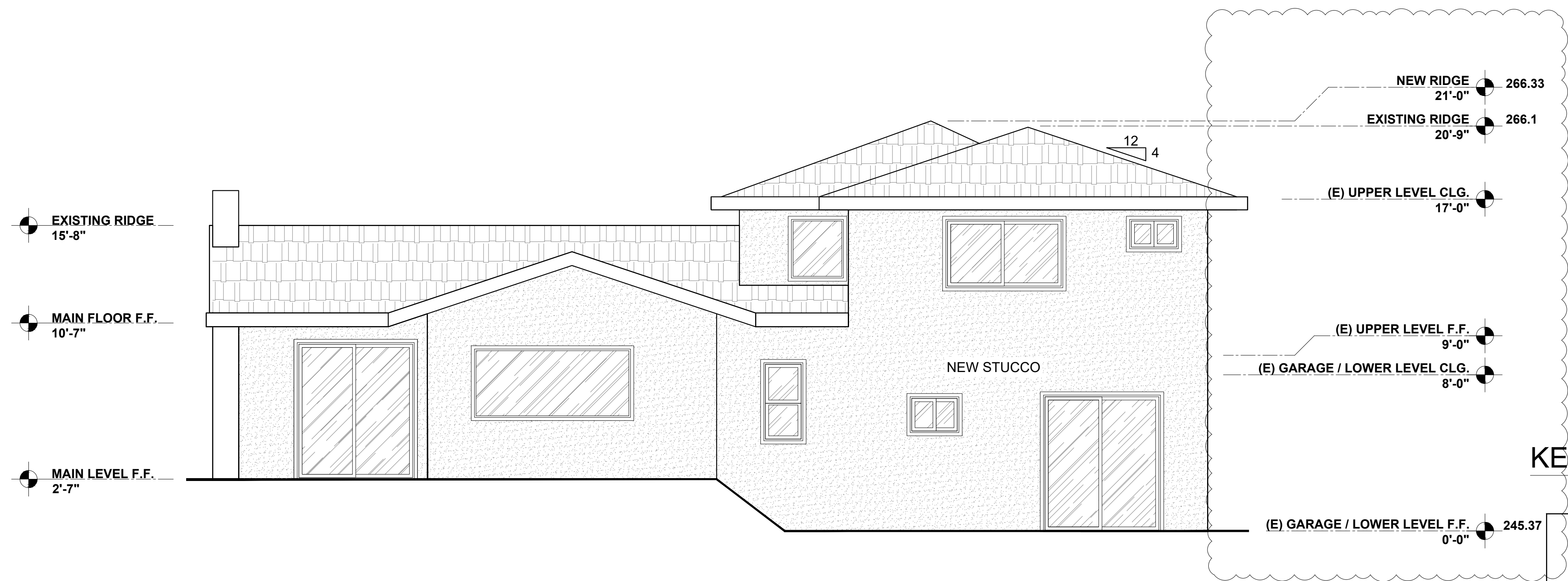
Date 2024.06.21 Project No. 2024.064
Sheet Title

ELEVATION
Sheet No.

A402
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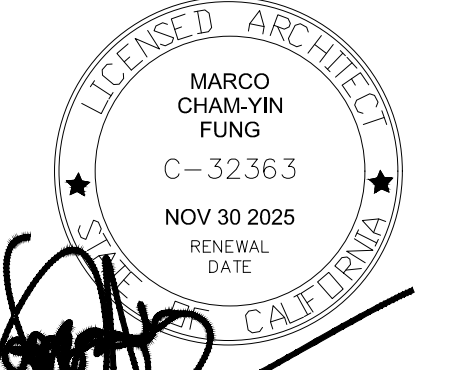


2 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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 mfung@architstudioarchitecture.com

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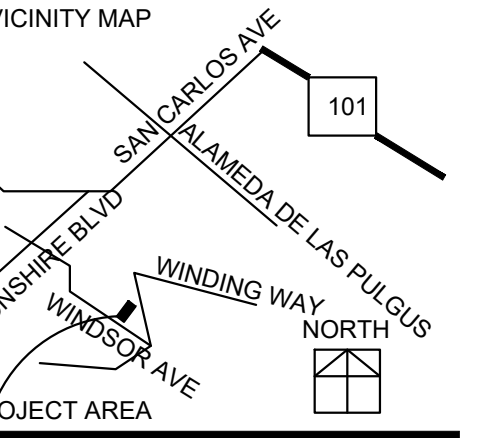
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Ana Oailis

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**RESIDENTIAL
 EXPANSION**

239 WINDSOR AVE
 SAN CARLOS, CA 94070

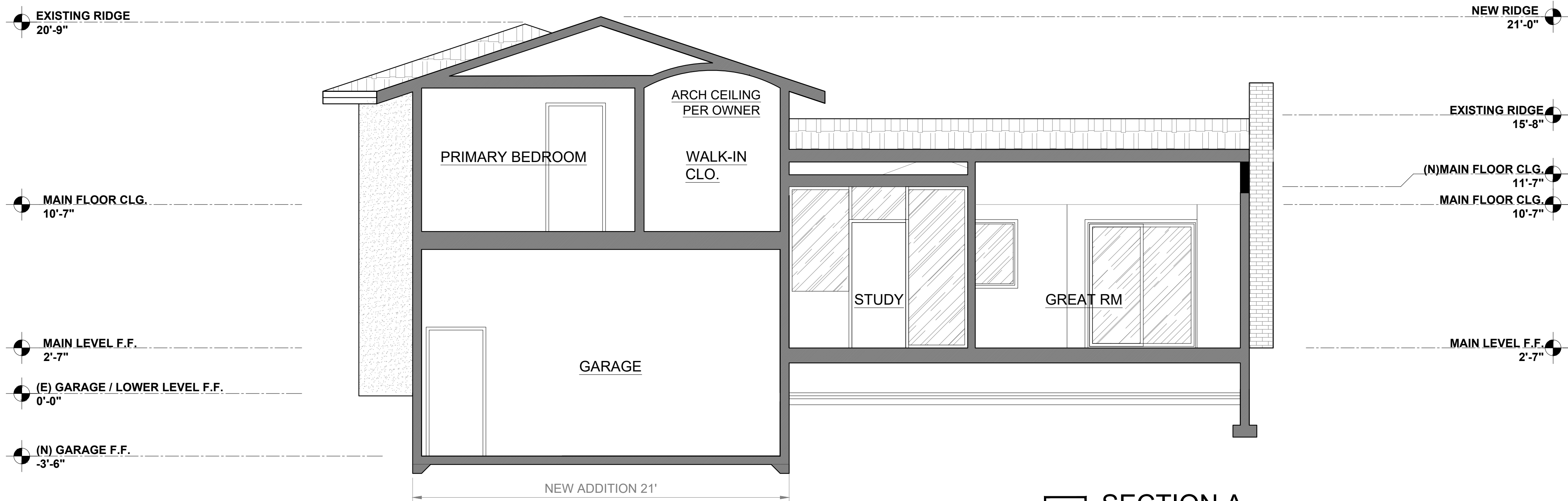


Date: 2024.06.21
 Project No.: 2024.064
 Sheet Title:

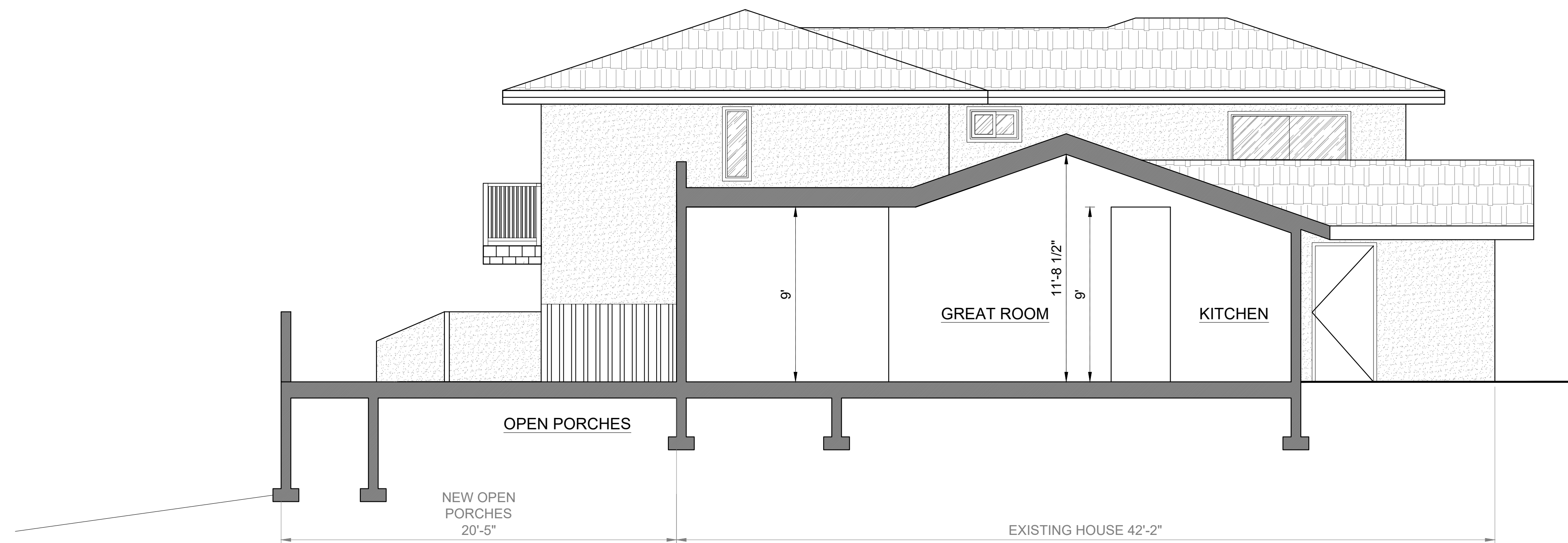
ELEVATION

Sheet No. **A403**
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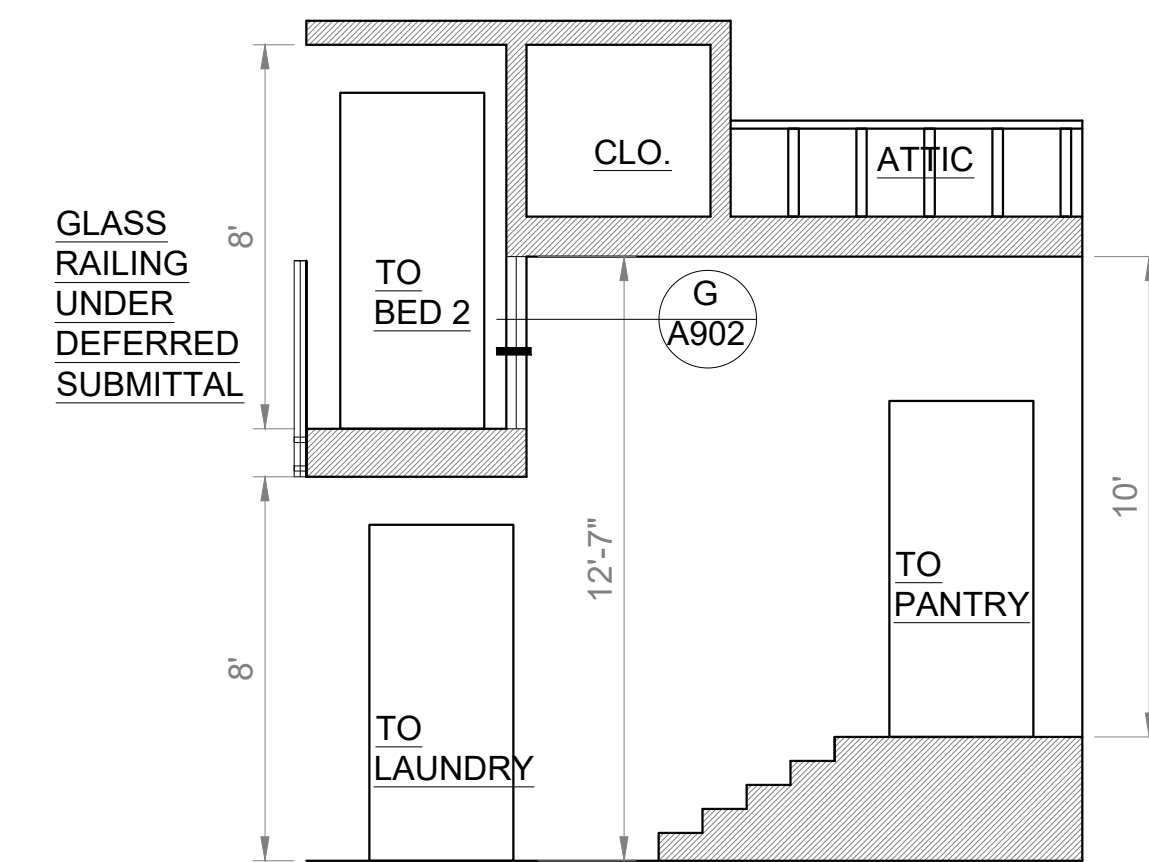




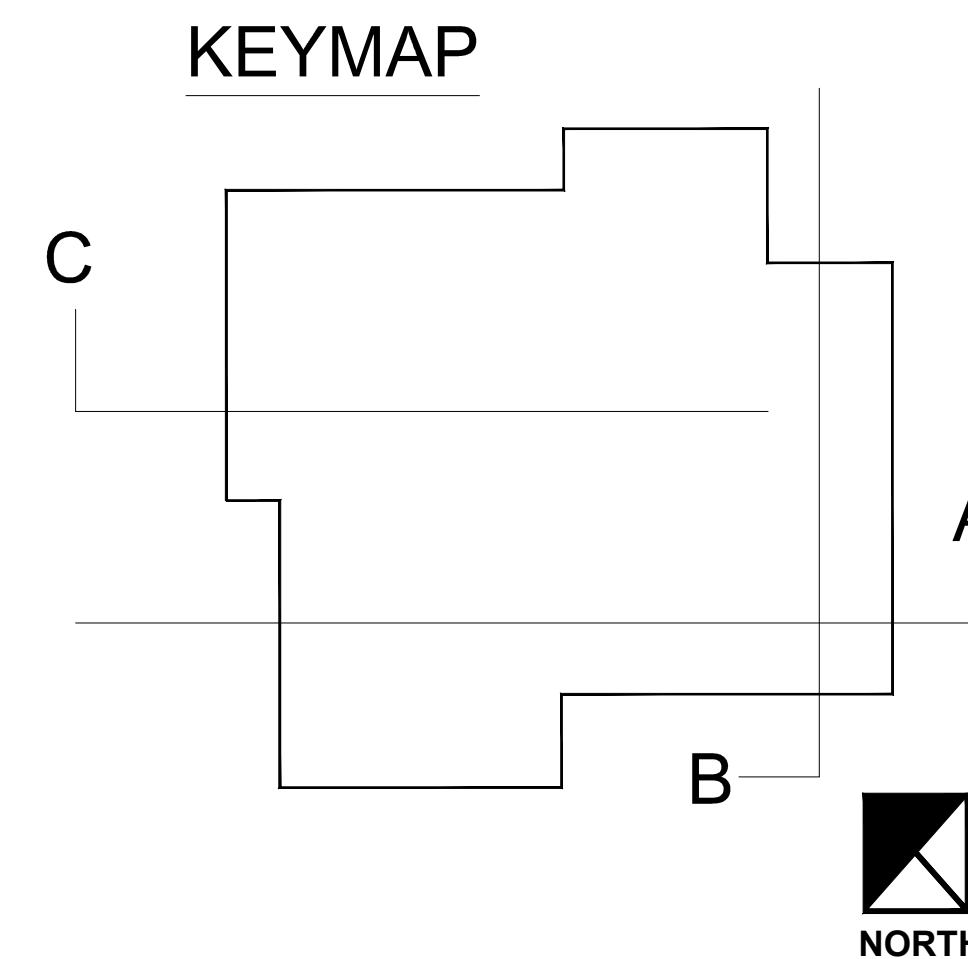
1 SECTION A
SCALE: 1/4" = 1'-0"



2 SECTION B
SCALE: 1/4" = 1'-0"



3 SECTION C
SCALE: 1/4" = 1'-0"



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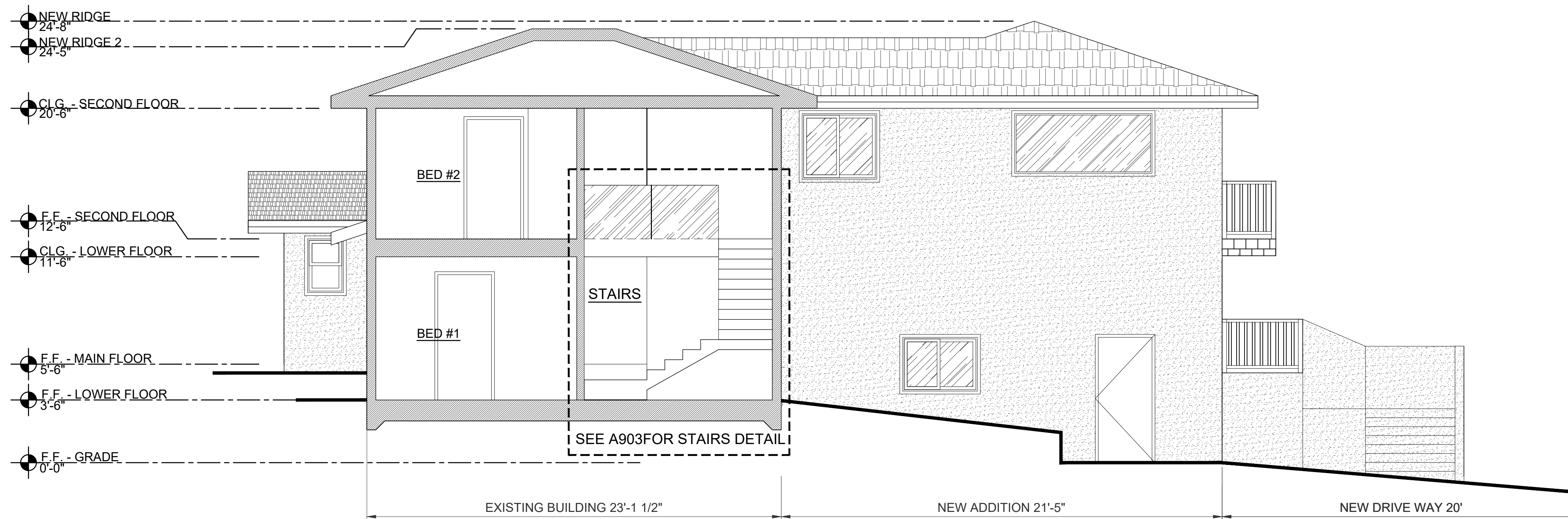
LICENSED ARCHITECT
MARCO CHAM-YIN FUNG
C-32363
NOV 30 2025
RENEWAL DATE
CALIFORNIA
80 Eureka Square, Suite 115,
Pacifica, CA 94044
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mfung@architstudioarchitecture.com

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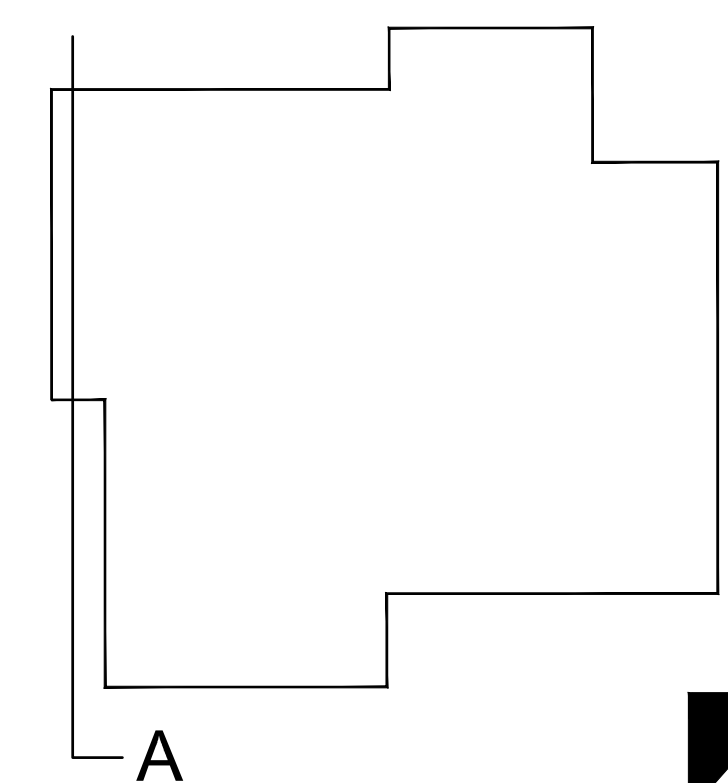
RESIDENTIAL EXPANSION
239 WINDSOR AVE
SAN CARLOS, CA 94070
VICINITY MAP

Date 2024.06.21 Project No. 2024.064
Sheet Title SECTION
Sheet No. A500
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1 SECTION A
SCALE: 1/4" = 1'-0"

KEYMAP



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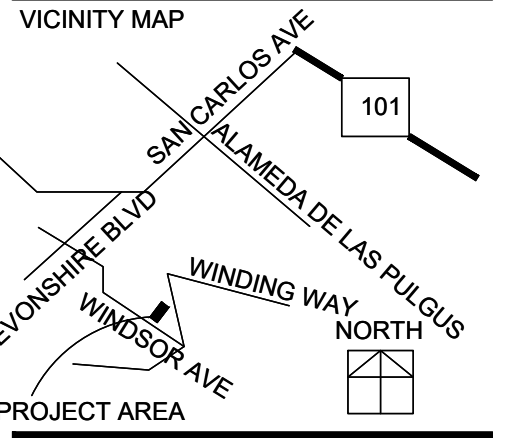
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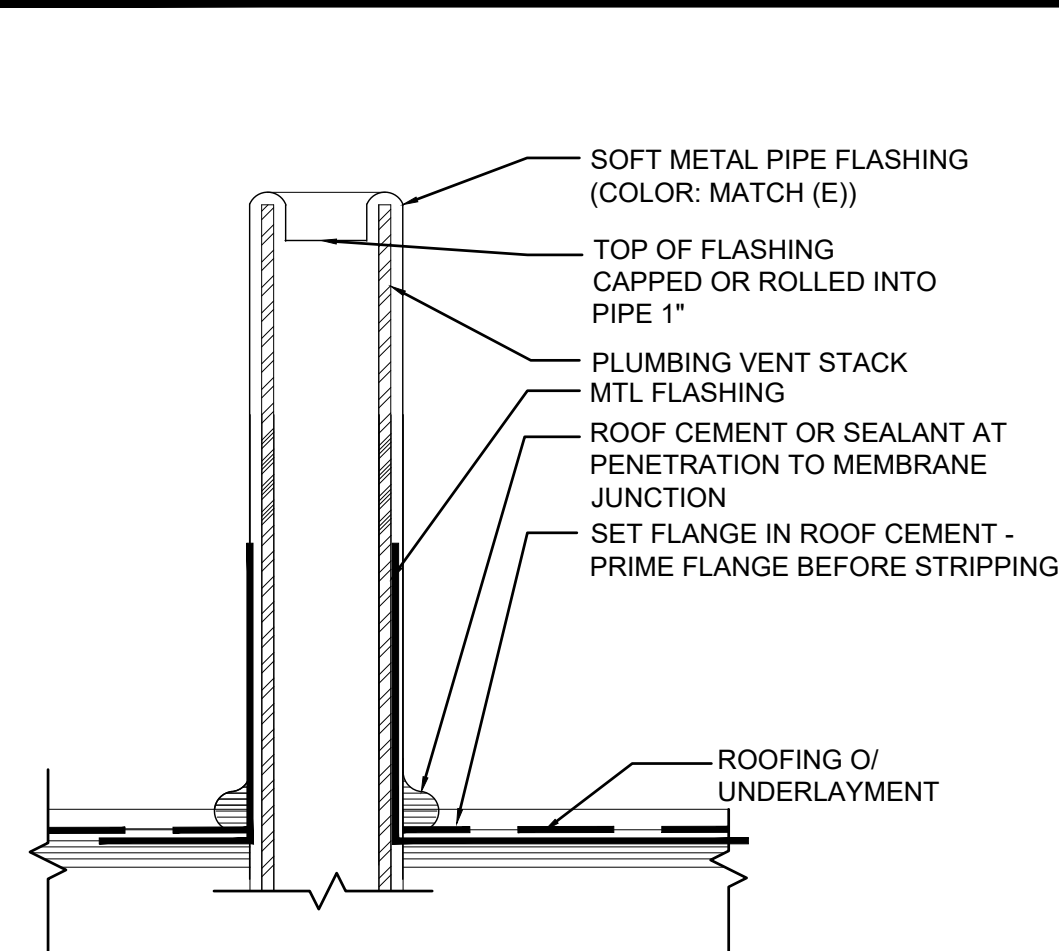
239 WINDSOR AVE
SAN CARLOS, CA 94070



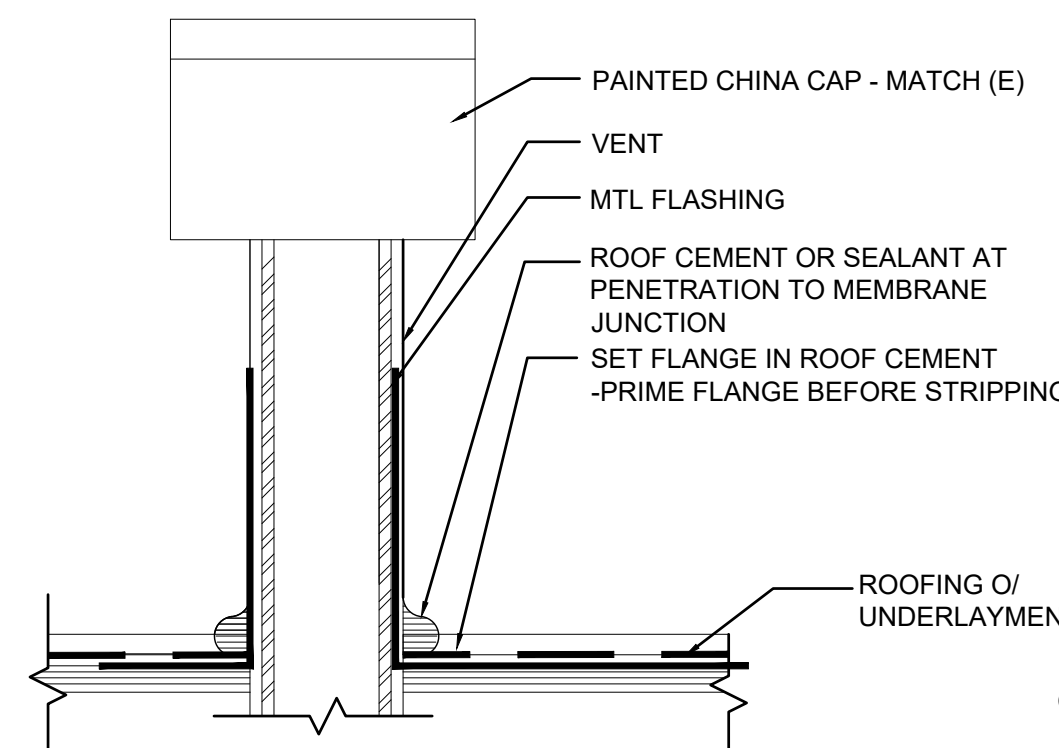
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Sheet Title:

SECTION

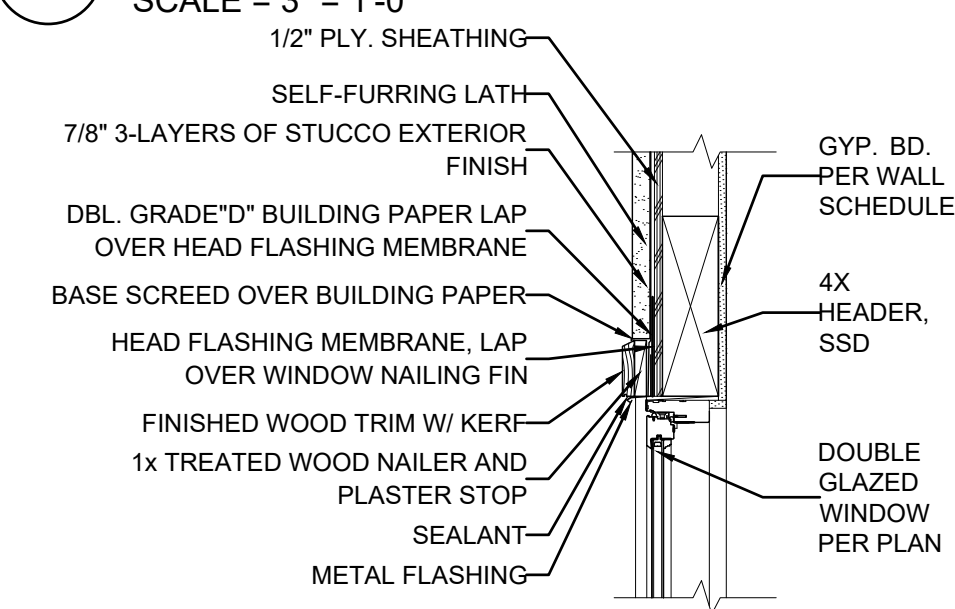
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 Released for Construction
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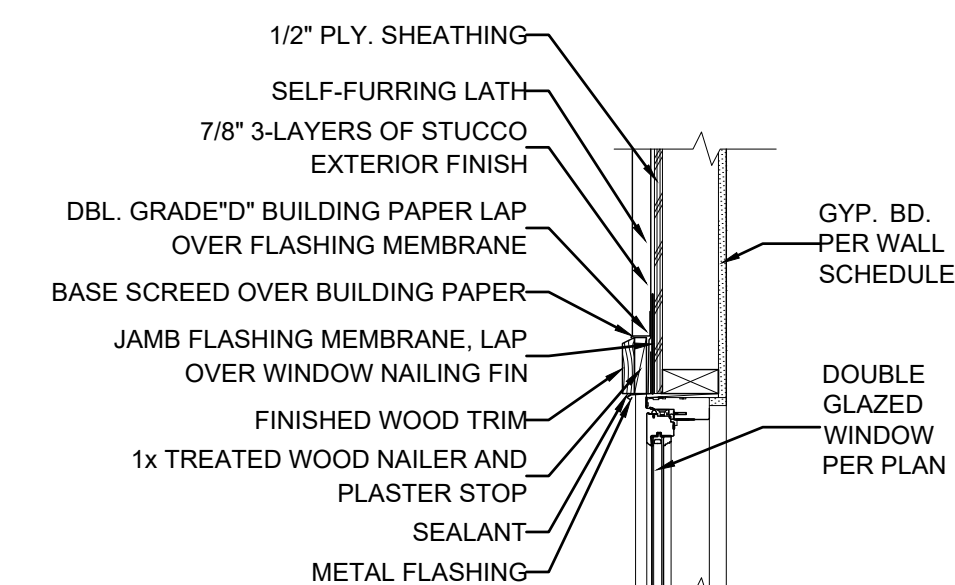
1 PLUMBING VENT THRU ROOF
SCALE = 3" = 1'-0"



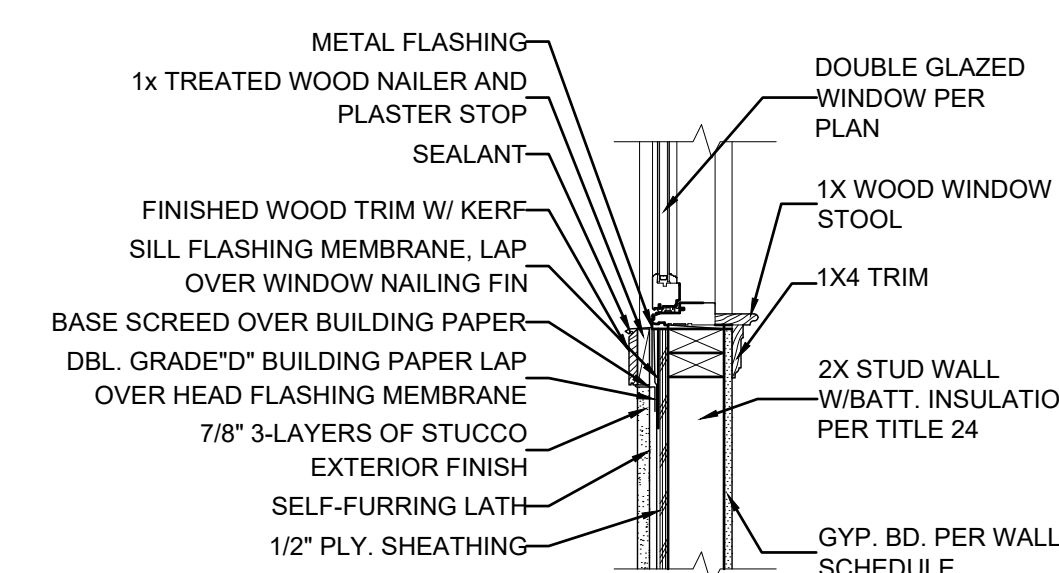
2 VENT THRU ROOF
SCALE = 3" = 1'-0"



WINDOW HEAD DETAIL

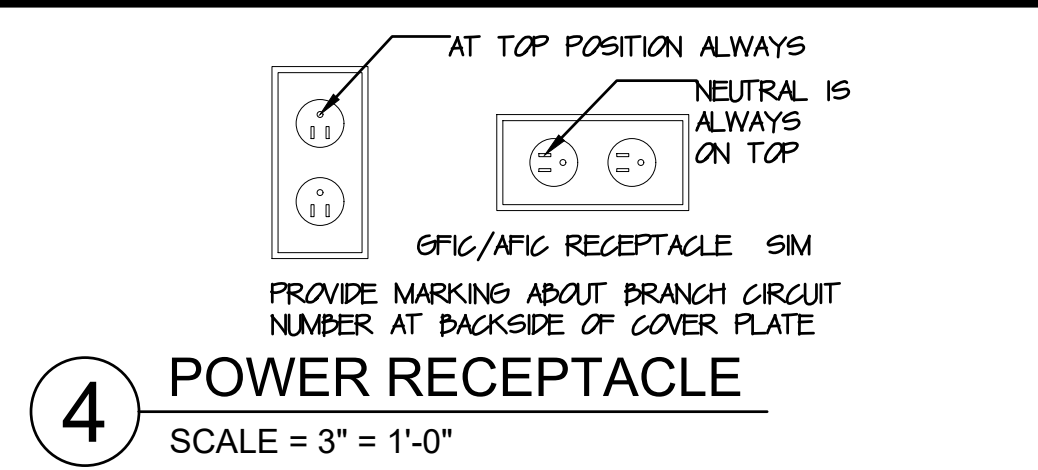


WINDOW JAMB DETAIL



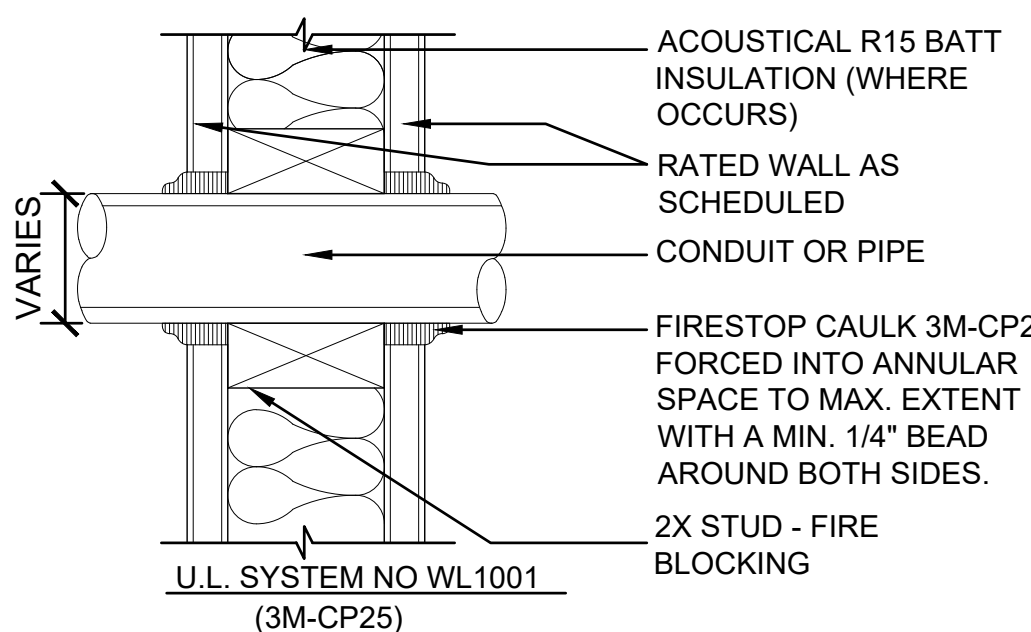
WINDOW SILL DETAIL

3 WINDOW HEAD, JAMB & SILL DETAIL
SCALE = 1" = 1'-0"



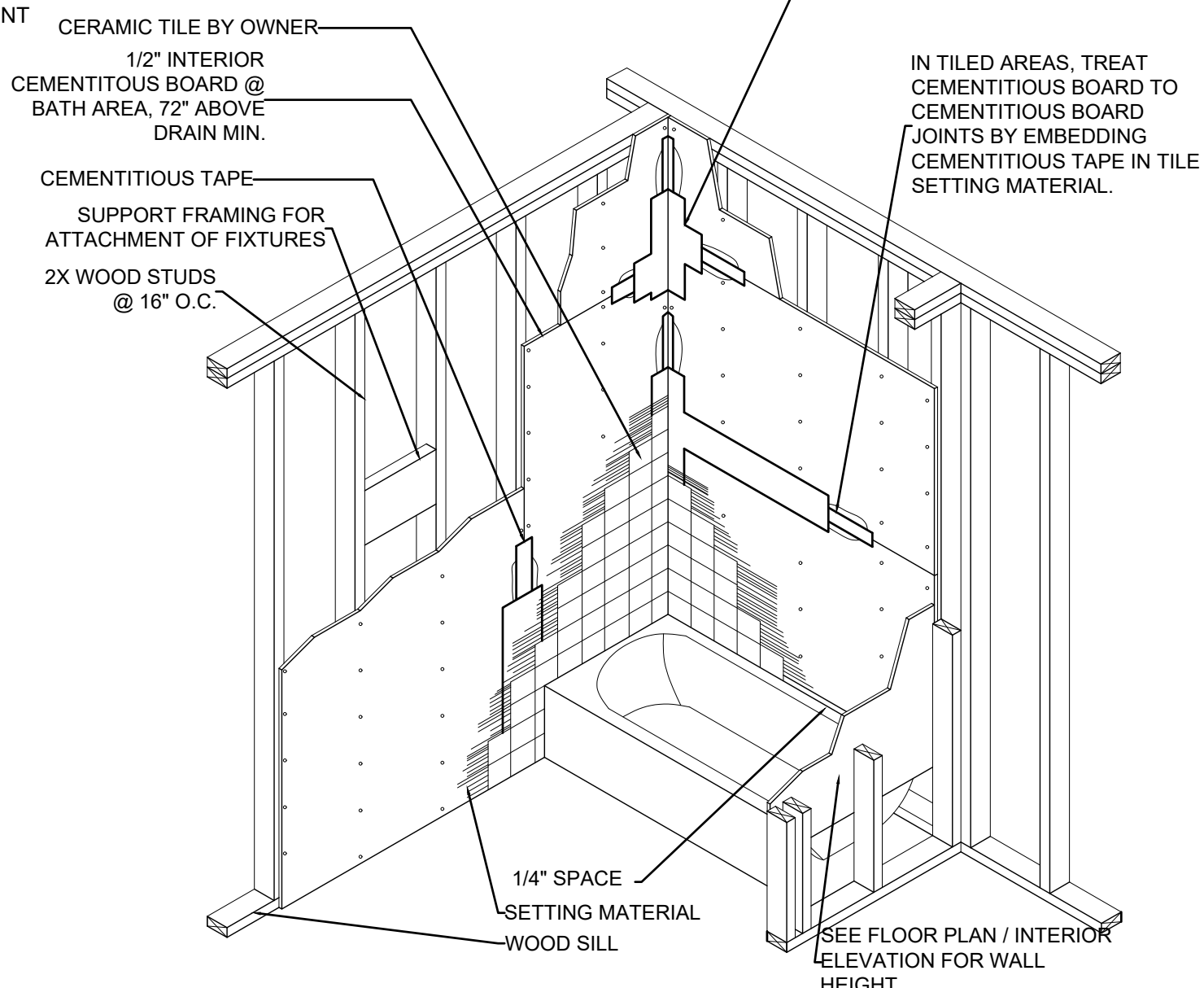
4 POWER RECEPTACLE
SCALE = 3" = 1'-0"

- NOTES:**
1. ANNULAR SPACE 0 - 3/16" FOR 1"C, 0 - 1/4" FOR 1-1/4" - 4"C.
 2. INSTALLATION SHALL CONFORM TO REQUIREMENTS OF SYSTEM
NO. WL1001 LISTED IN 1993 U.L. FIRE RESISTANCE DIRECTORY.
 3. PROVIDE SMOKE DAMPER AT ALL PENETRATIONS AS SHOWN ON MECHANICAL DESIGN-BUILD DWGS.

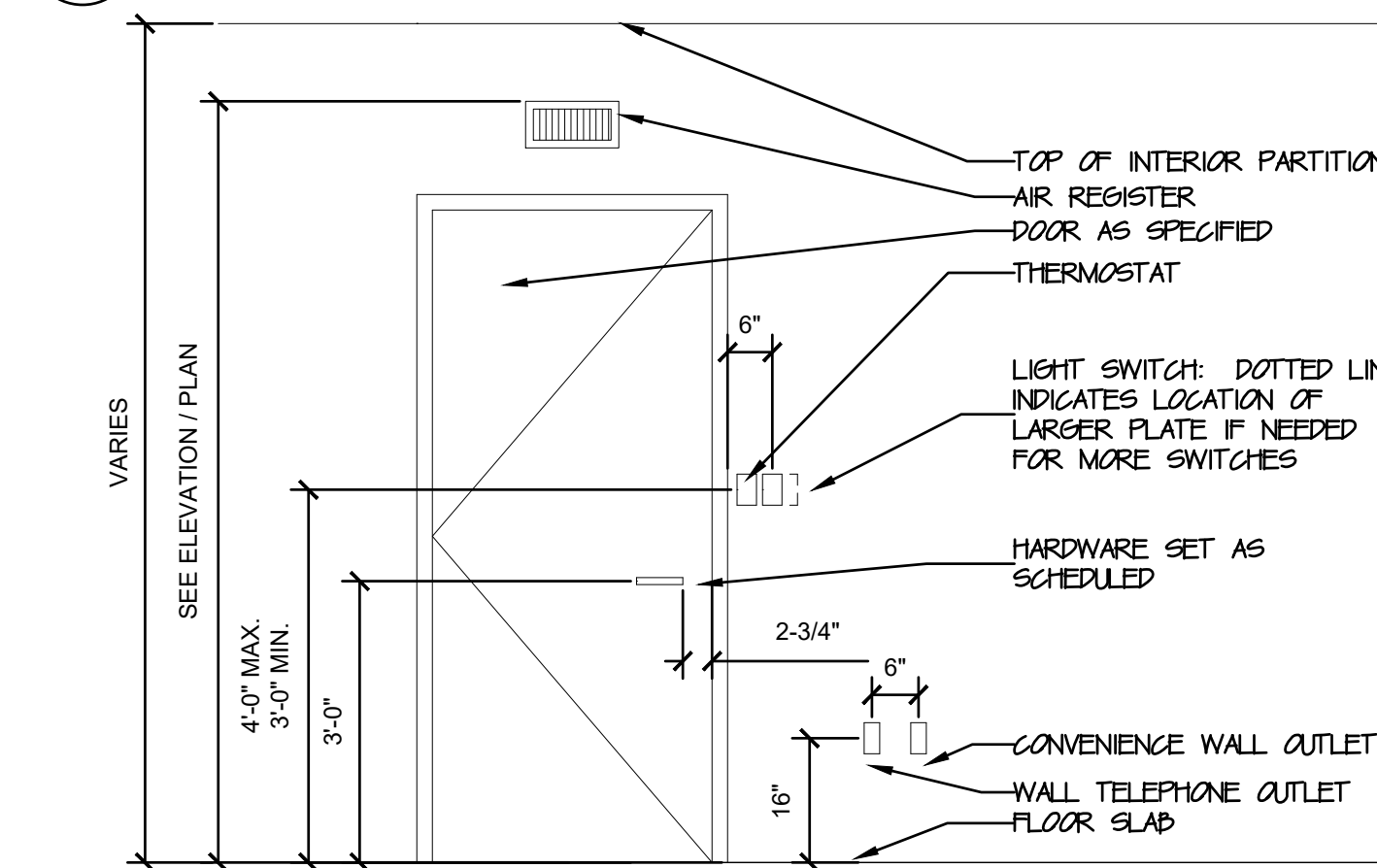


5 CONDUIT THROUGH 1-HR WALL
SCALE = NTS

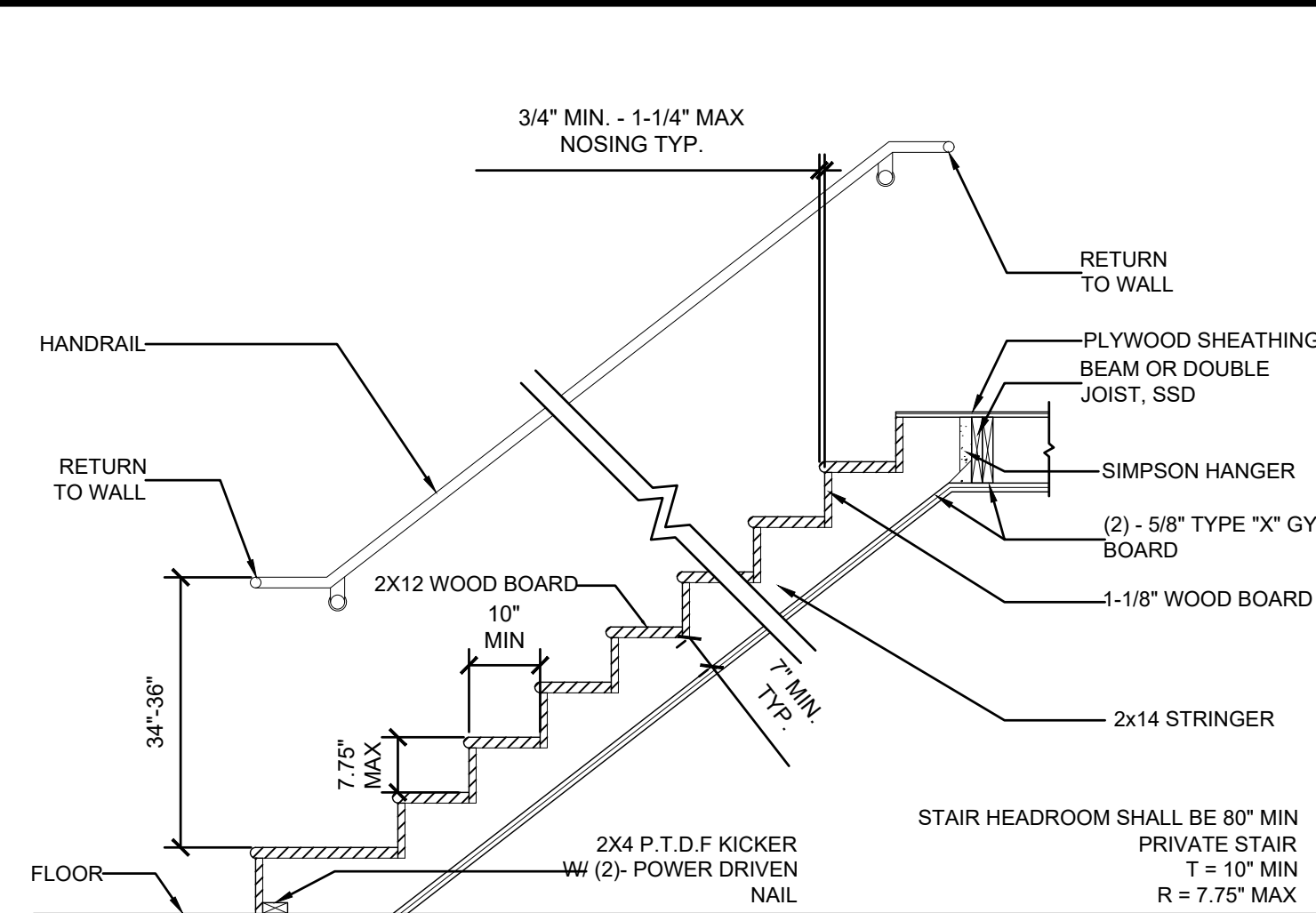
USE ONLY CEMENTITIOUS BOARD FOR THIS DETAIL



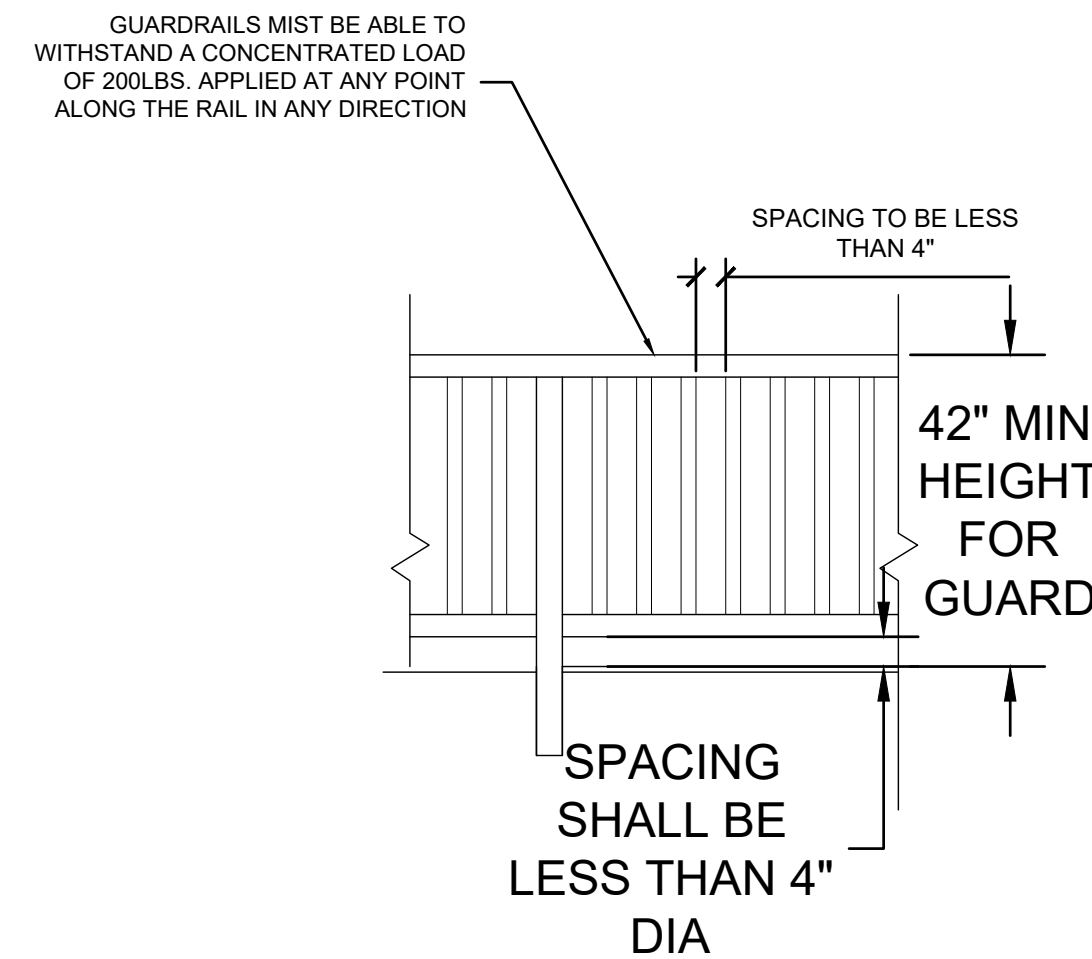
6 TYPICAL BATHROOM DETAIL
SCALE = 1" = 1'-0"



7 TYPICAL FLOOR MOUNTING DETAIL
SCALE = 1/2" = 1'-0"

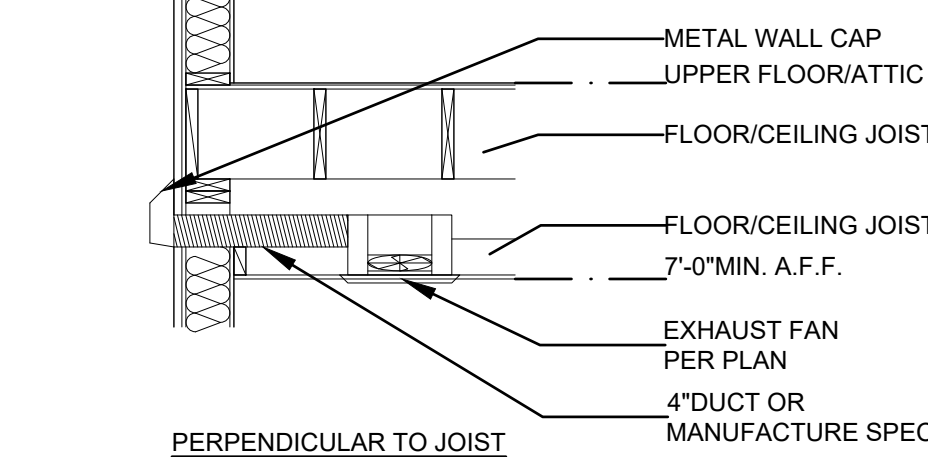
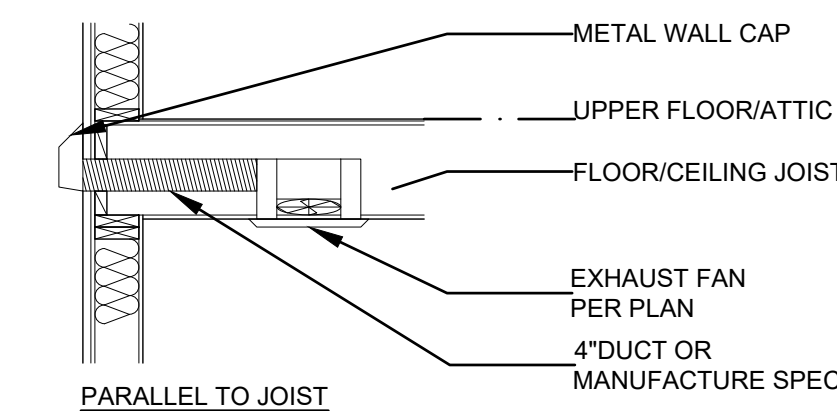


10 INTERIOR STAIR DETAIL
SCALE = NTS



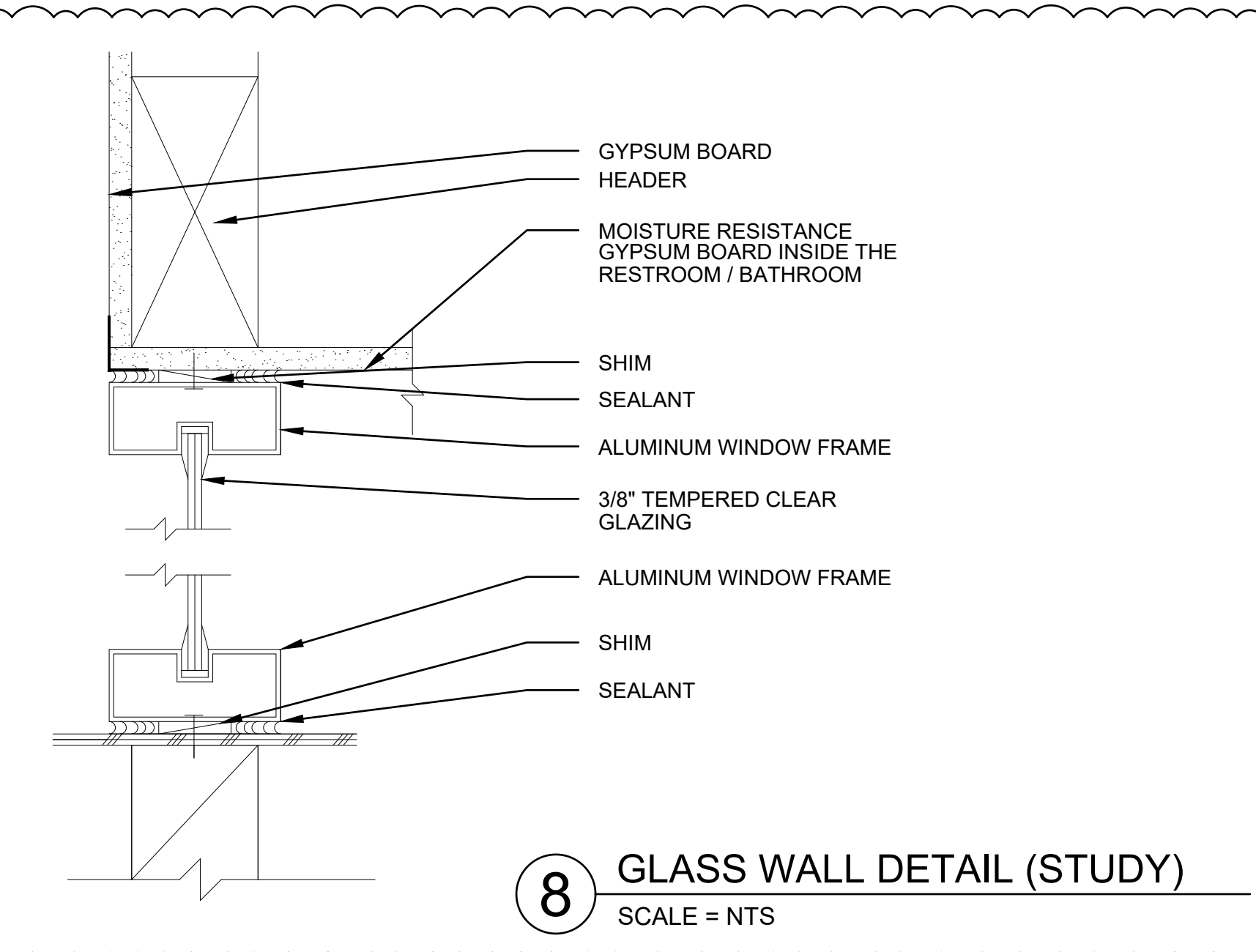
8 RAILING SPACING
SCALE = NTS

9 HAND RAIL DETAIL
SCALE = NTS

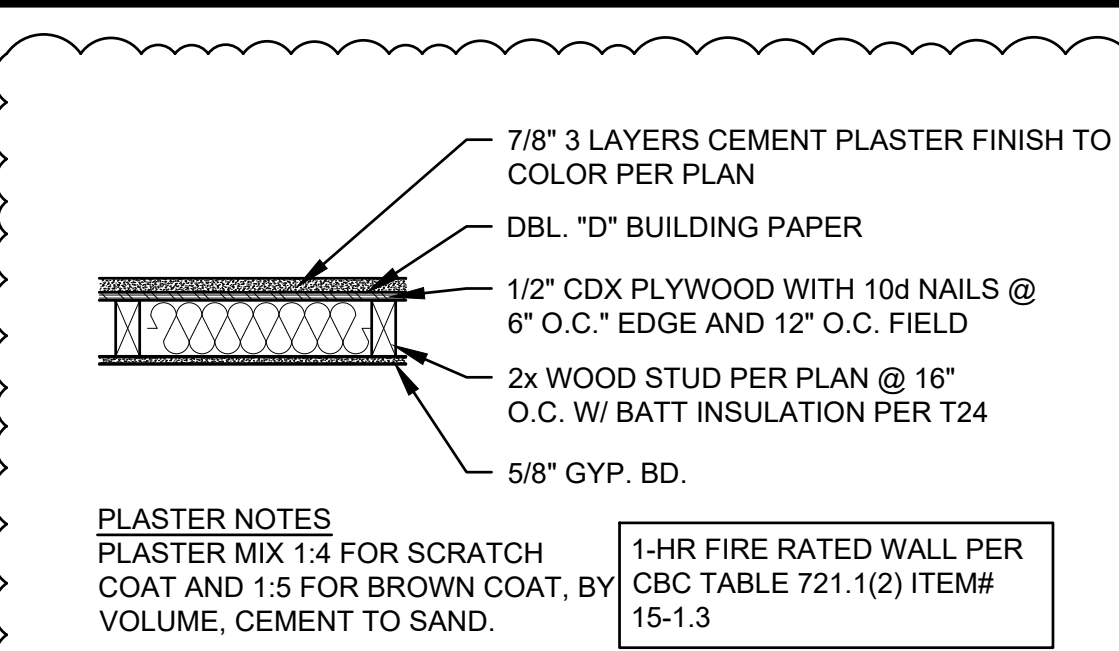


11 TYPICAL BATHROOM EXHAUST VENT
SCALE = NTS

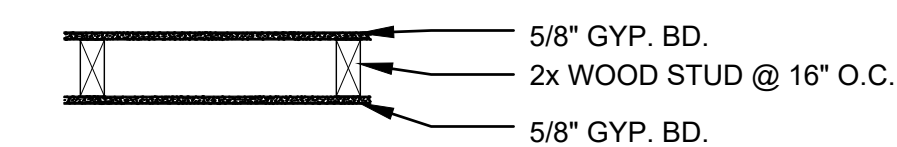
AIR DUCTS SHALL EXHAUST 3'-0" FROM PROPERTY LINE AND 3'-0" FROM OPENINGS INTO THE BUILDING



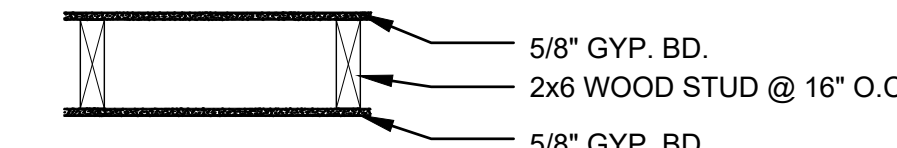
8 GLASS WALL DETAIL (STUDY)
SCALE = NTS



A TYPICAL EXTERIOR WALL DETAIL
SCALE = 1" = 1'-0"

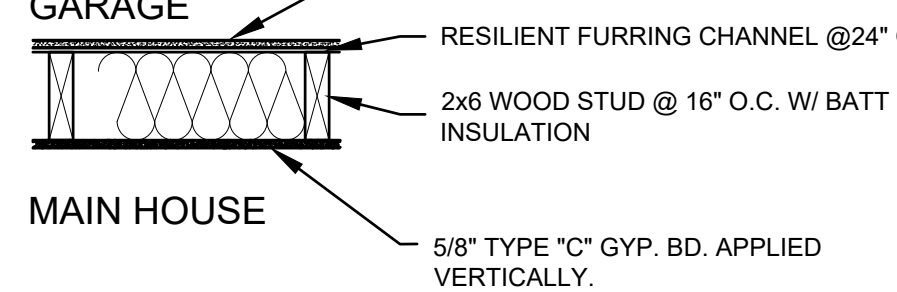


B TYPICAL INTERIOR WALL DETAIL
SCALE = 1" = 1'-0"



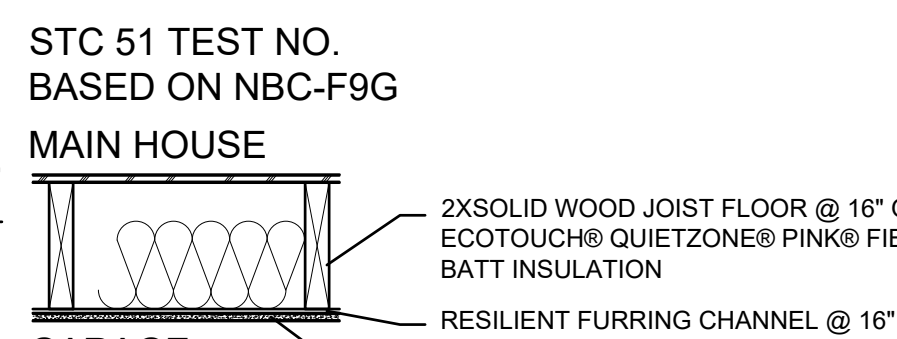
C TYPICAL PLUMBING WALL DETAIL
SCALE = 1" = 1'-0"

STC 50 TEST NO. BASED ON TL77-138



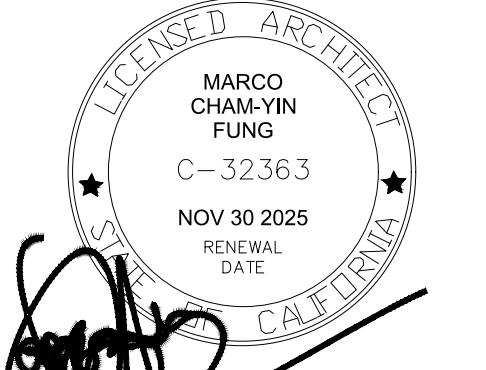
D TYPICAL GARAGE WALL DETAIL
SCALE = 1" = 1'-0"

STC 51 TEST NO. BASED ON NBC-F9G



E TYPICAL RATED CEILING DETAIL
SCALE = 1" = 1'-0"

REFERENCE NBC-F9G OC ASSEMBLY NO. SWJFS807
SOLID WOOD JOIST FLOOR, 38 MM X 235 MM (1-1/2" X 9-1/4") JOISTS, SPACED 406 MM (16") O.C., 15.5 MM (5/8") OSB SUBFLOOR, RESILIENT CHANNELS SPACING SPECIFIED BELOW, SINGLE 152 MM (6") THICKNESS ECOTOUCH® QUIETZONE® PINK® FIBERGLAS® ACOUSTIC BATT INSULATION; TYPE "X" GYPSUM



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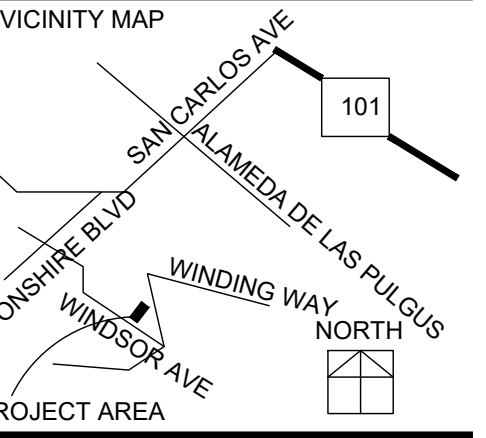
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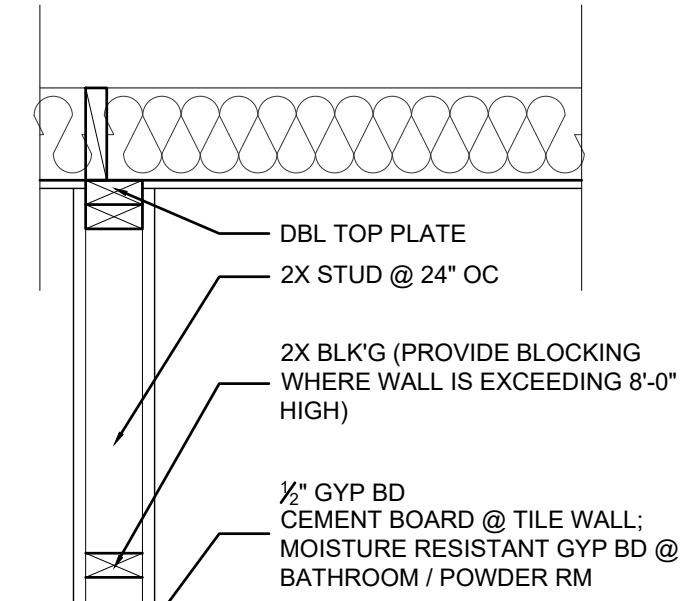
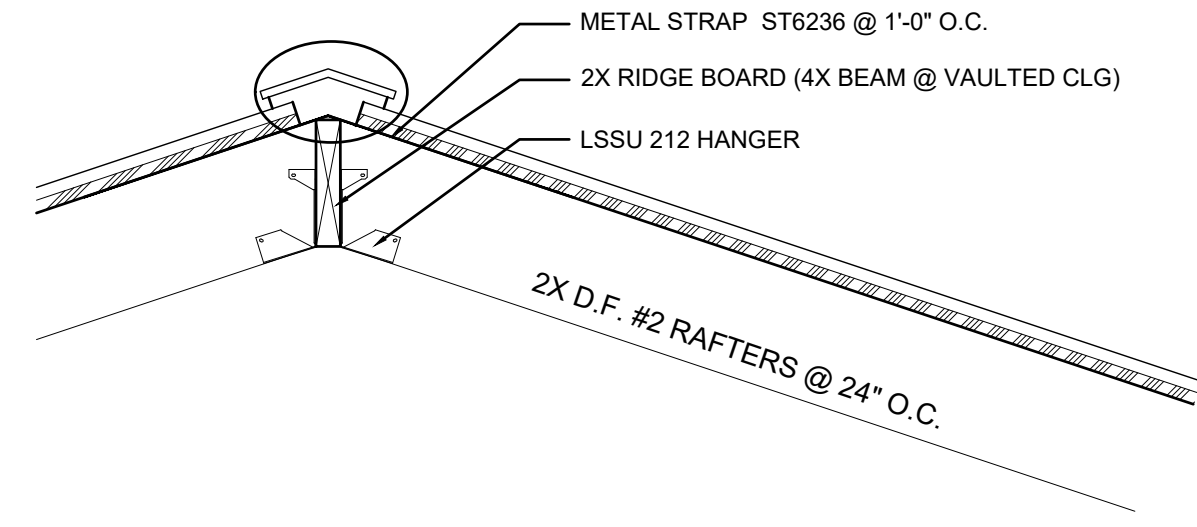
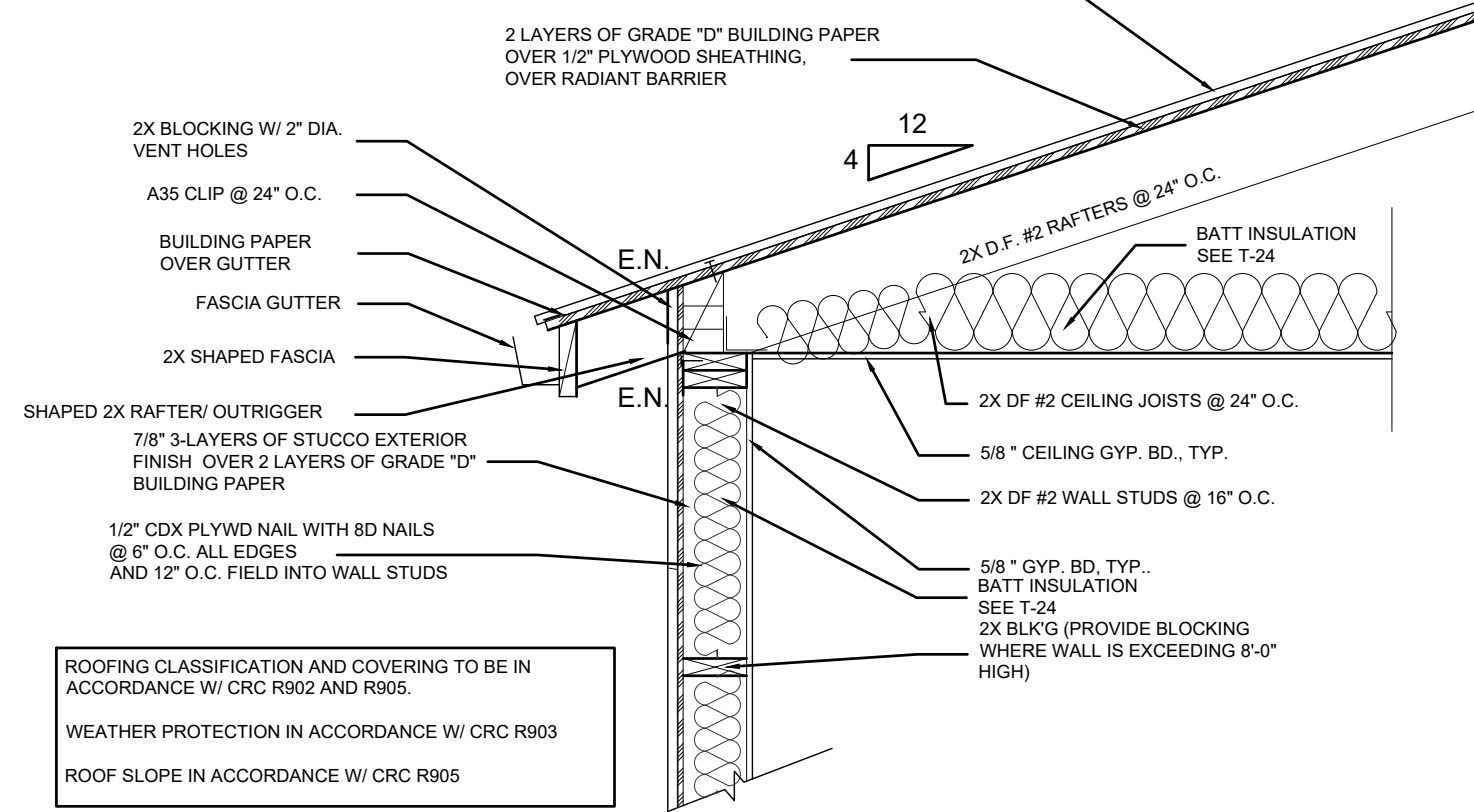
Date: 2024.06.21
Project No.: 2024.064
Sheet Title:

DETAIL

Sheet No. A 900
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Not Released for Construction

1 RIDGE DETAIL
SCALE = 1" = 1'-0"

ASPHALT SHINGLE ROOFING TO MATCH (E) OVER 2 LAYERS OF UNDERLAYMENT TO COMPLY WITH ASTM D226, D1970, D4869 AND D6757. CLASS B ROOFING FIRE RATING MIN. CERTIFIED BY THE CRRC AND MEETS THE APPLICABLE VALUES FOR BOTH THERMAL EMITTANCE AND AGED SOLAR REFLECTANCE.

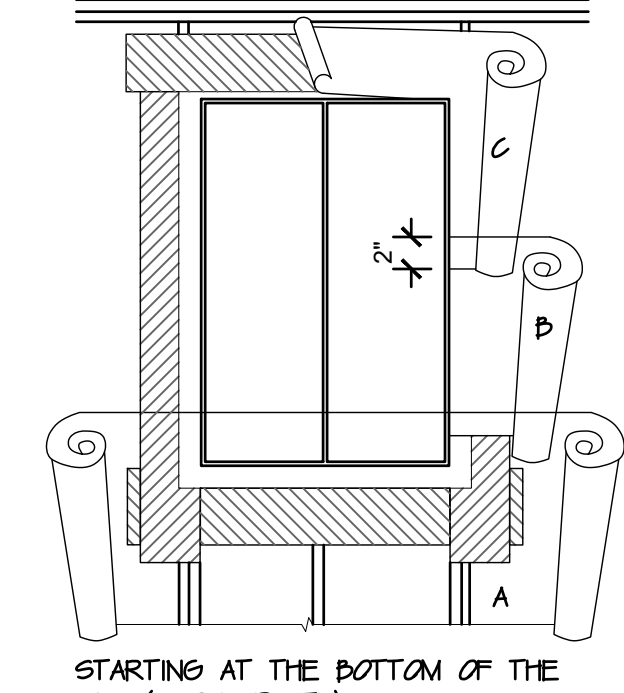
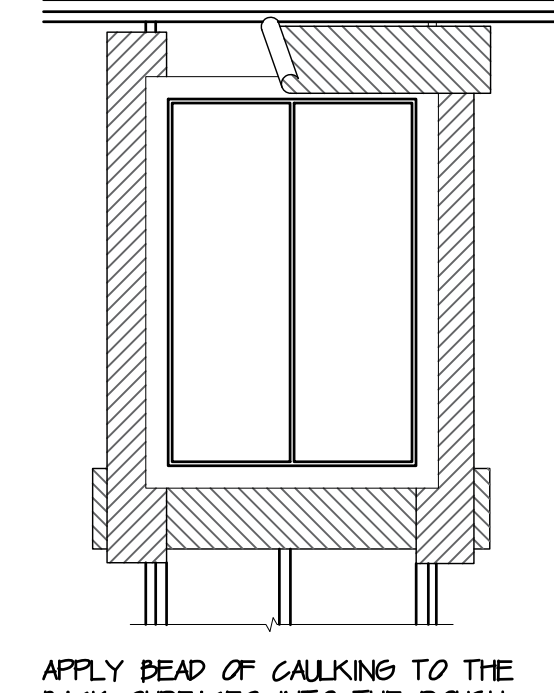
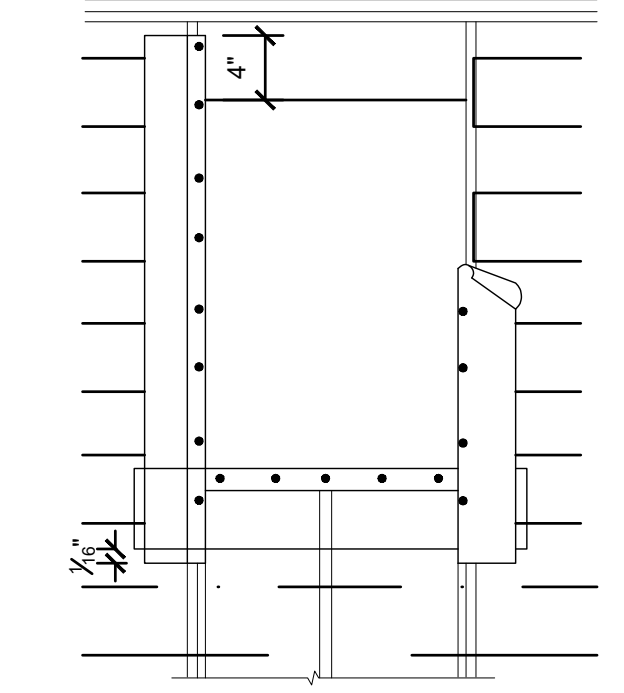
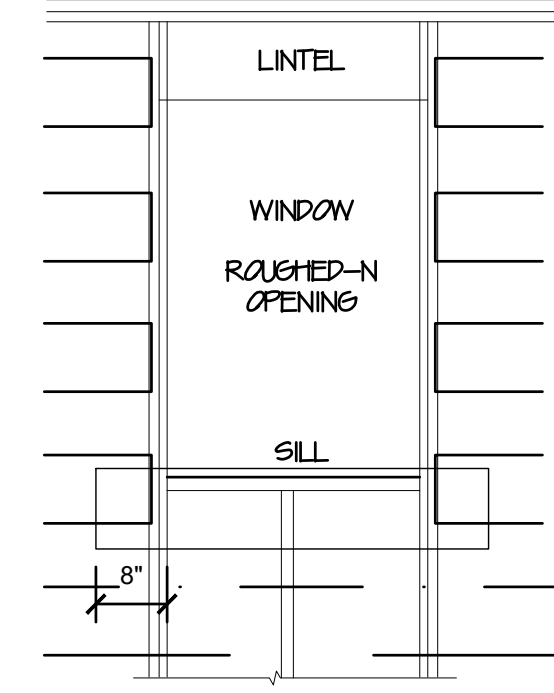


5 TYPICAL WINDOW FLASHING DETAIL
SCALE = 1" = 1'-0"

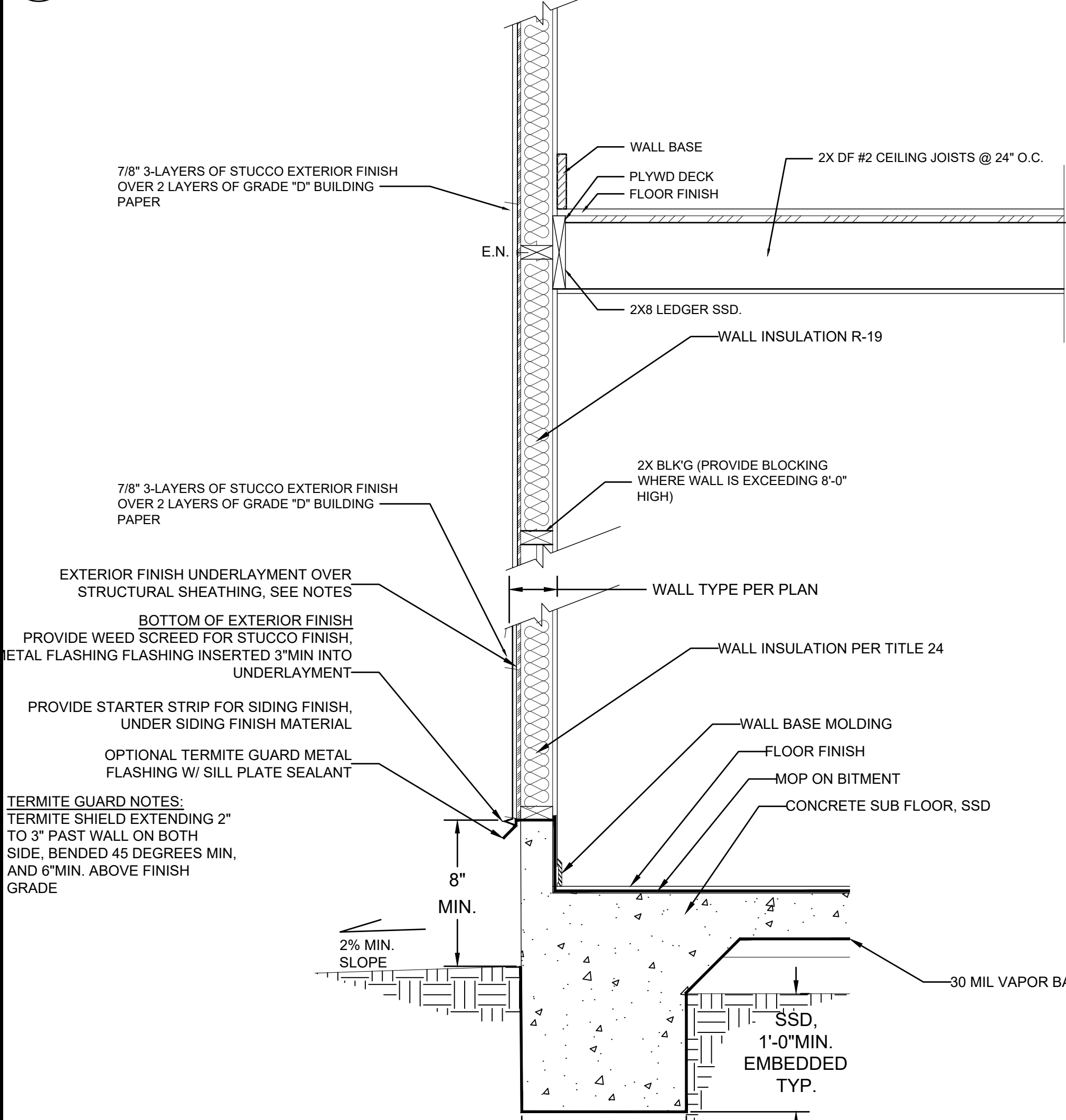
ATTACH A FULL STRIP OF ASPHALT SATURATED ROOFING PAPER AT LEAST 9" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP AT LEAST 8" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW. ATTACH FELT WITH GALVANIZED ROOFING NAILS OR RUST RESISTANT STAPLES.

PROVIDE FLASHING IF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WATERPROOF SINCE CBC DOES NOT OUTLINE PROCEDURES FOR WINDOW FLASHING, TECHNIQUES SHOWN HERE ARE RECOMMENDED. USE 15L.D. ASPHALT SATURATED FELT WHENEVER POSSIBLE FOR FLASHING MATERIAL. CALK BACK OF WINDOW FRAMES BEFORE SETTING. USE WINDOW THAT ARE WATERTIGHT.

LINE WIRE, WHEN USED AS BACKING TO SUPPORT WATER RESISTANT BUILDING PAPER OR FELT BENEATH LATH FOR STUCCO, SHOULD BE INSTALLED ACCORDING TO INDUSTRY AND PRACTICE. NO ATTACHMENT DEVICES NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENING MUST COVER WIRE BACKING.



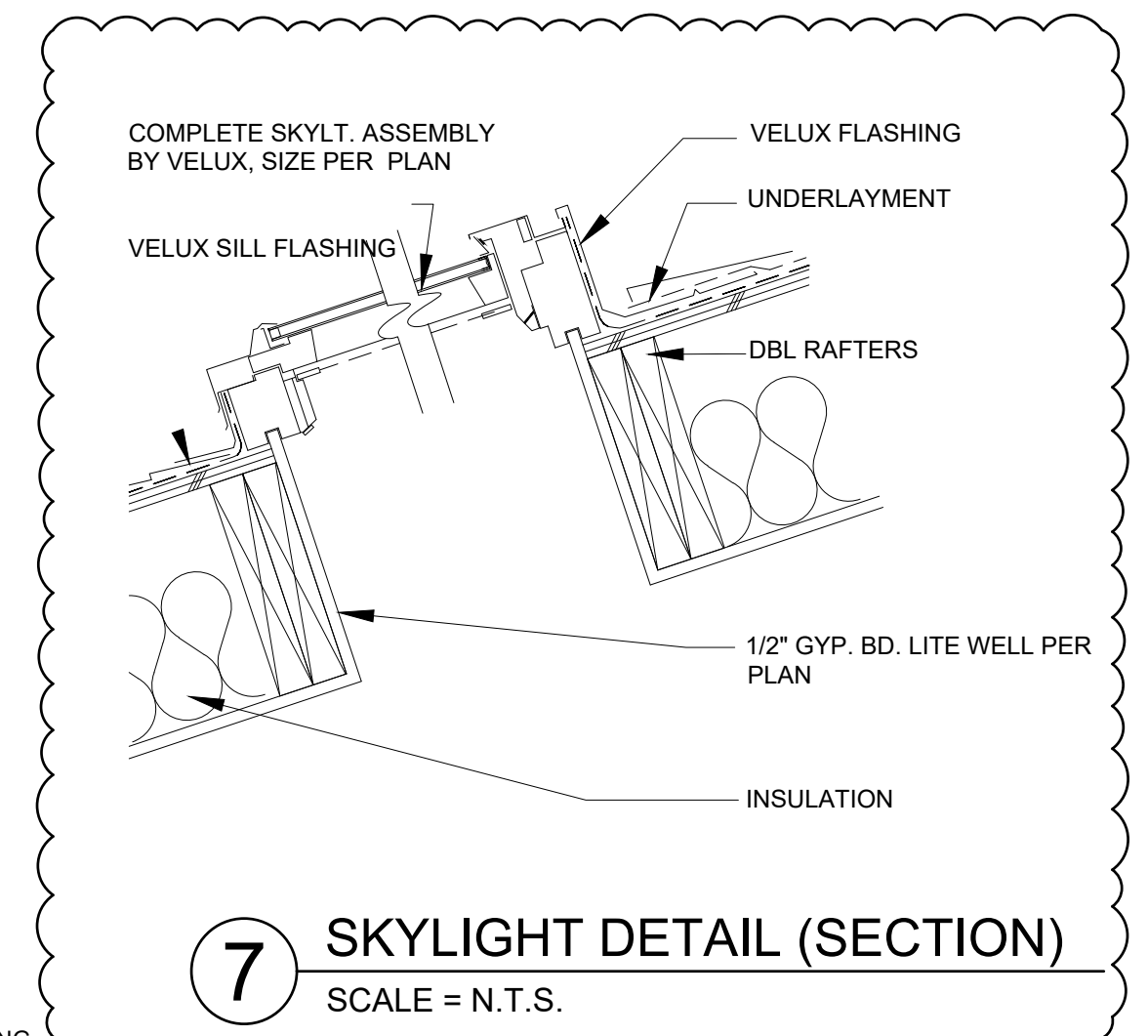
2 TYP. EAVE DETAIL
SCALE = 1" = 1'-0"



3 TYP. FOOTING DETAIL
SCALE = 1" = 1'-0"

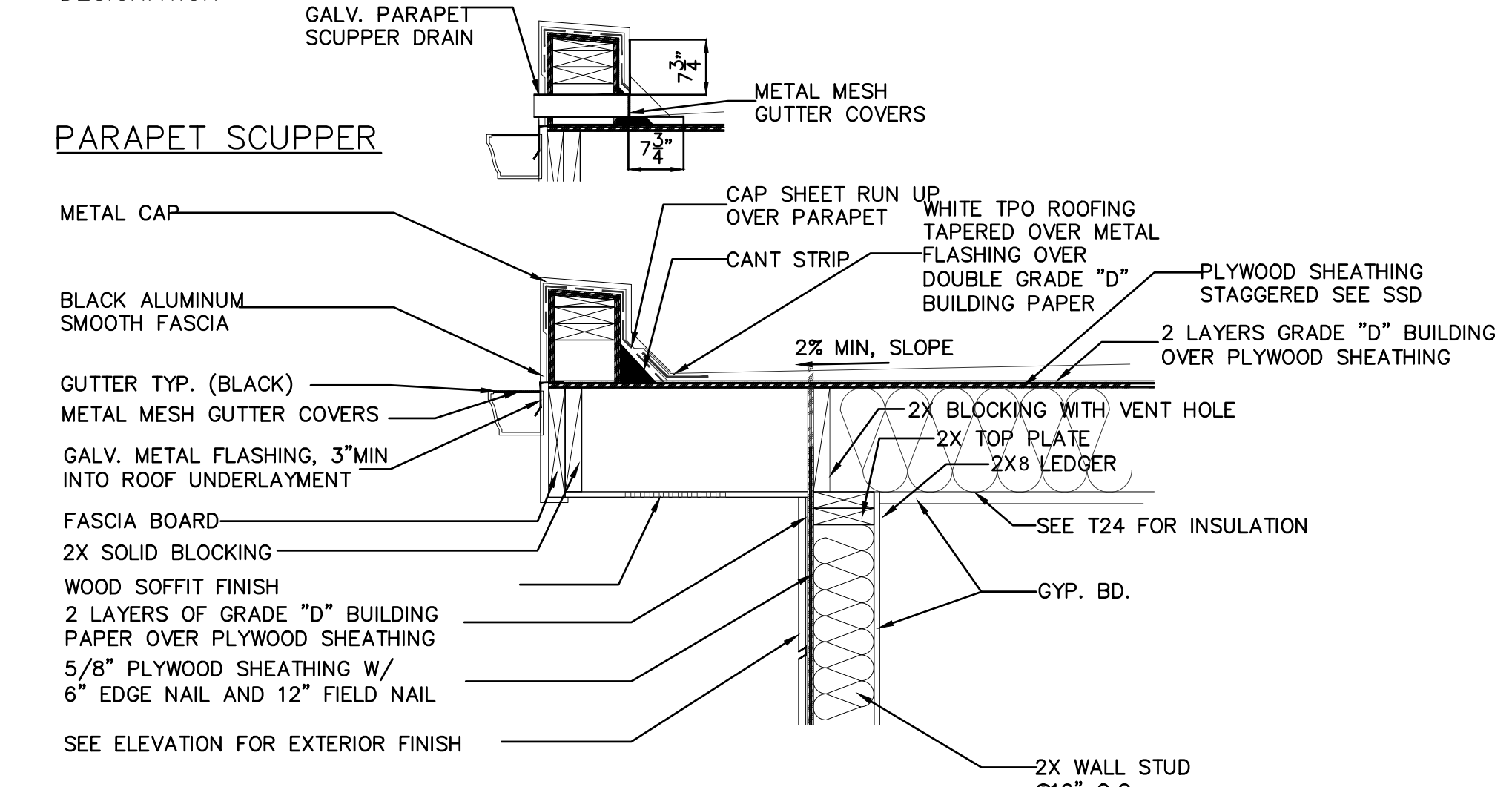


4 TYP. FOOTING DETAIL
SCALE = 1" = 1'-0"

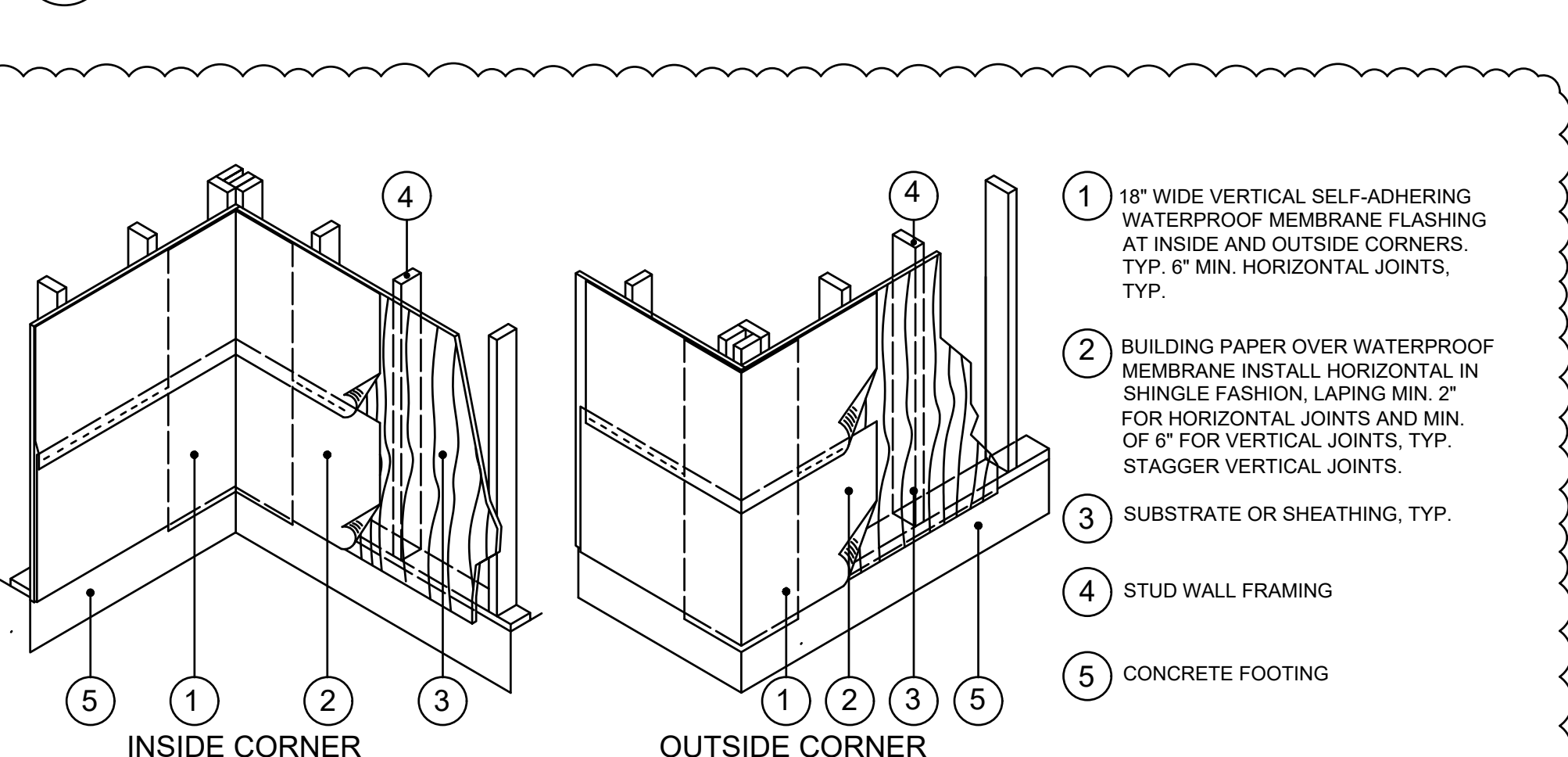


7 SKYLIGHT DETAIL (SECTION)
SCALE = N.T.S.

ROOF UNDERLAYMENT NOTES
MIN. 1 LAYER OF #15 ROOF FELT UNDERPAYMENT OVER SHEATHING OR MATERIALS COMPLY WITH ASTM D226 TYPE I; ASTM D4869 TYPE I, II, III OR IV; ASTM D6757, AND SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION.



6 ROOF DETAIL
SCALE = N.T.S.



8 CORNER WALL FLASHING
SCALE = N.T.S.



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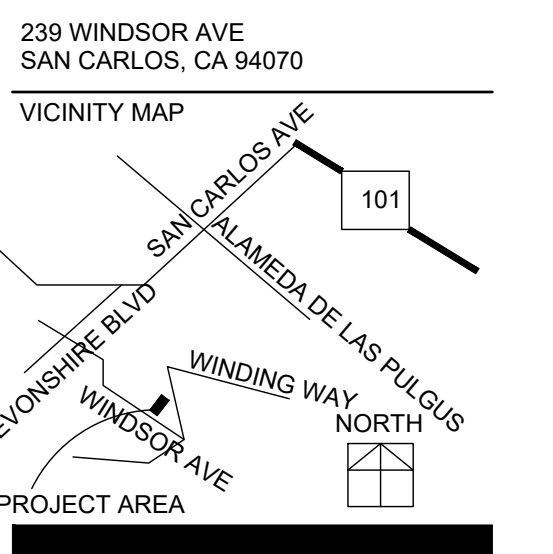
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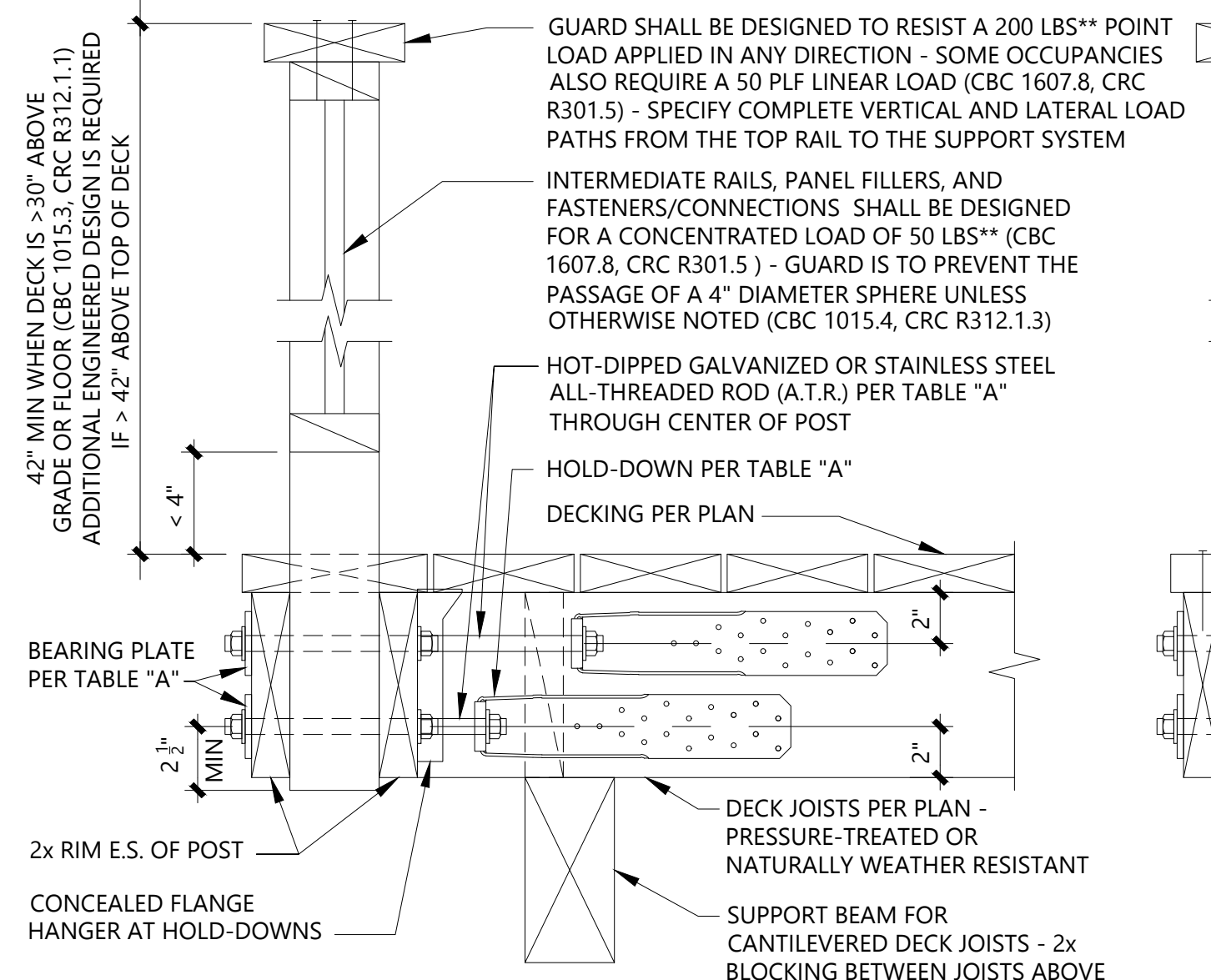


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DETAIL
Sheet No.

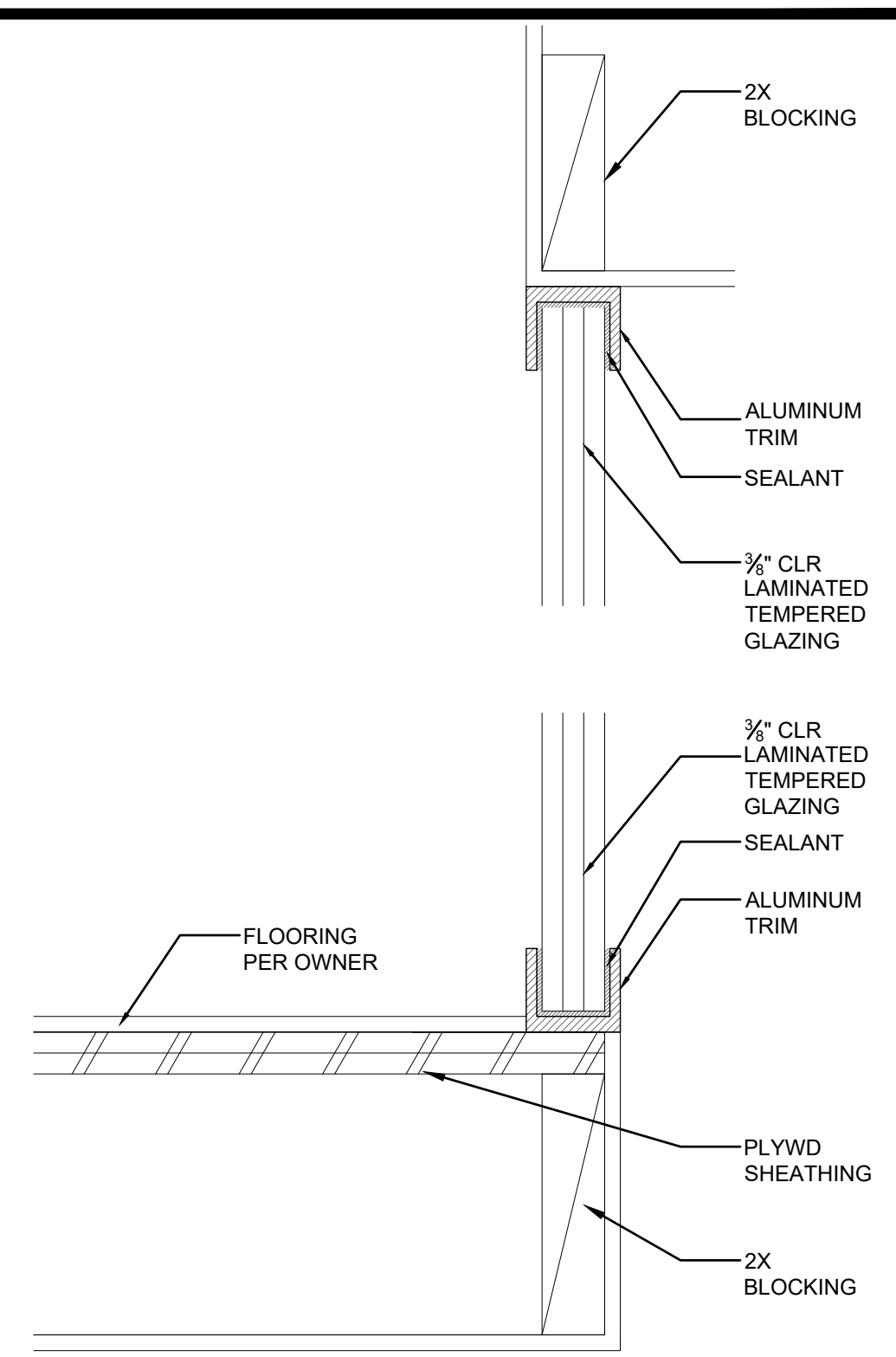
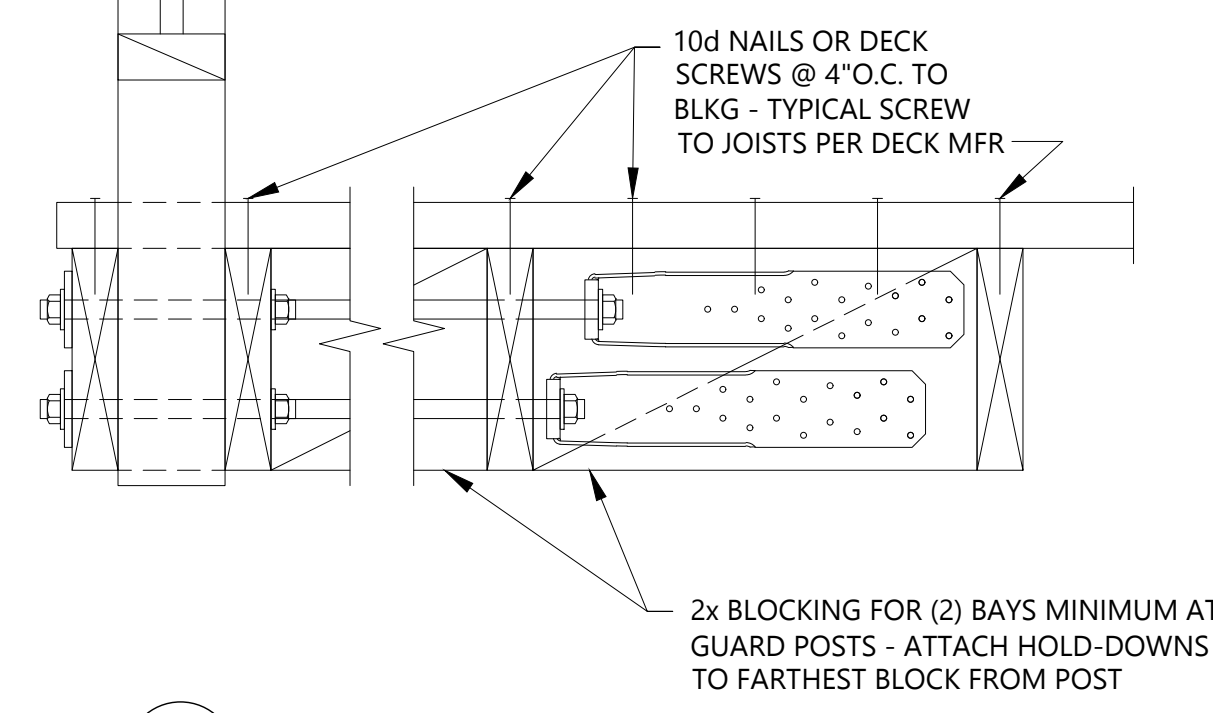
A 901
Released for Construction
Not Released for Construction

** POINT LOADS AT GUARDS AND HANDRAILS ARE TO BE DESIGNED WITH A SAFETY FACTOR OF 4 WHEN UTILIZING GLAZING IN THE CONSTRUCTION (CRC R301.5)



ALL FRAMING INSTALLED IN WET LOCATIONS IS TO BE PRESSURE TREATED OR NATURALLY WEATHER RESISTANT - FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD AND/OR INSTALLED IN WET CONDITIONS ARE TO BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. (CBC 2304.10.5.1, CRC R317.3)

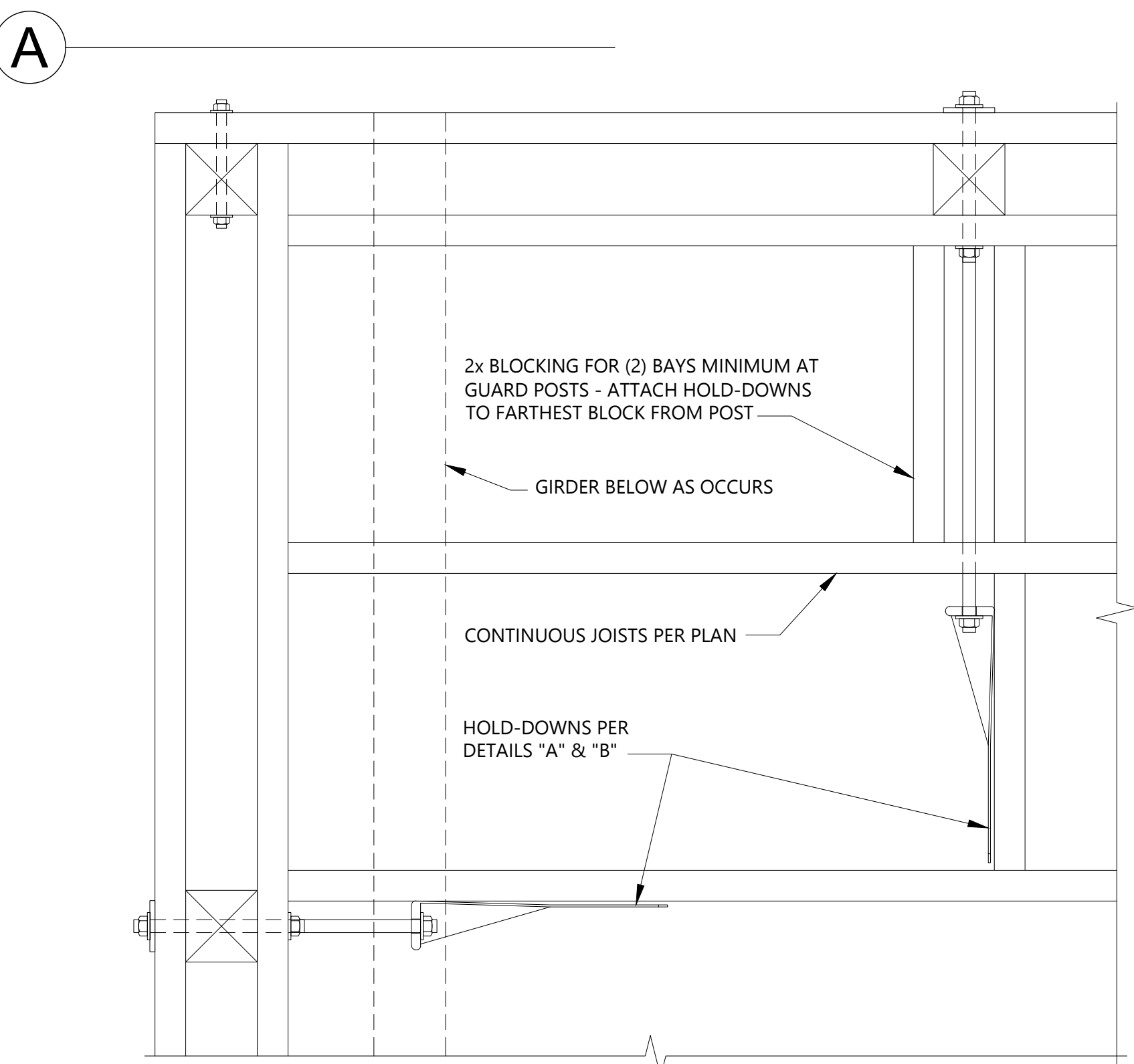
FOR INFORMATION NOT NOTED, SEE DETAIL "A"



CONDITION @ WOOD SUB-FLOOR

*TABLE "A"	HOLD-DOWN	BEARING PLATE	A.T.R.
AT 2x8 JOISTS MINIMUM	HTT4	BP 5/8"	3/8" φ
AT 2x10 JOISTS MINIMUM	DTT2Z TO 3x JST MIN	BP 3/4"	3/8" φ

* SPECIFIED HOLD-DOWNS ARE BY SIMPSON STRONG-TIE, BUT APPROVED ENGINEERED EQUALS ARE ALSO ACCEPTABLE



C PLAN VIEW
SCALE = NTS

1 DECK GUARDRAILS DETAIL
SCALE = NTS

DISCRETIONARY REVIEW IS REQUIRED IN HILLSIDE AREAS (OVER 10% SLOPE), IN SCENIC CORRIDORS, AND IN HISTORICAL AREAS.

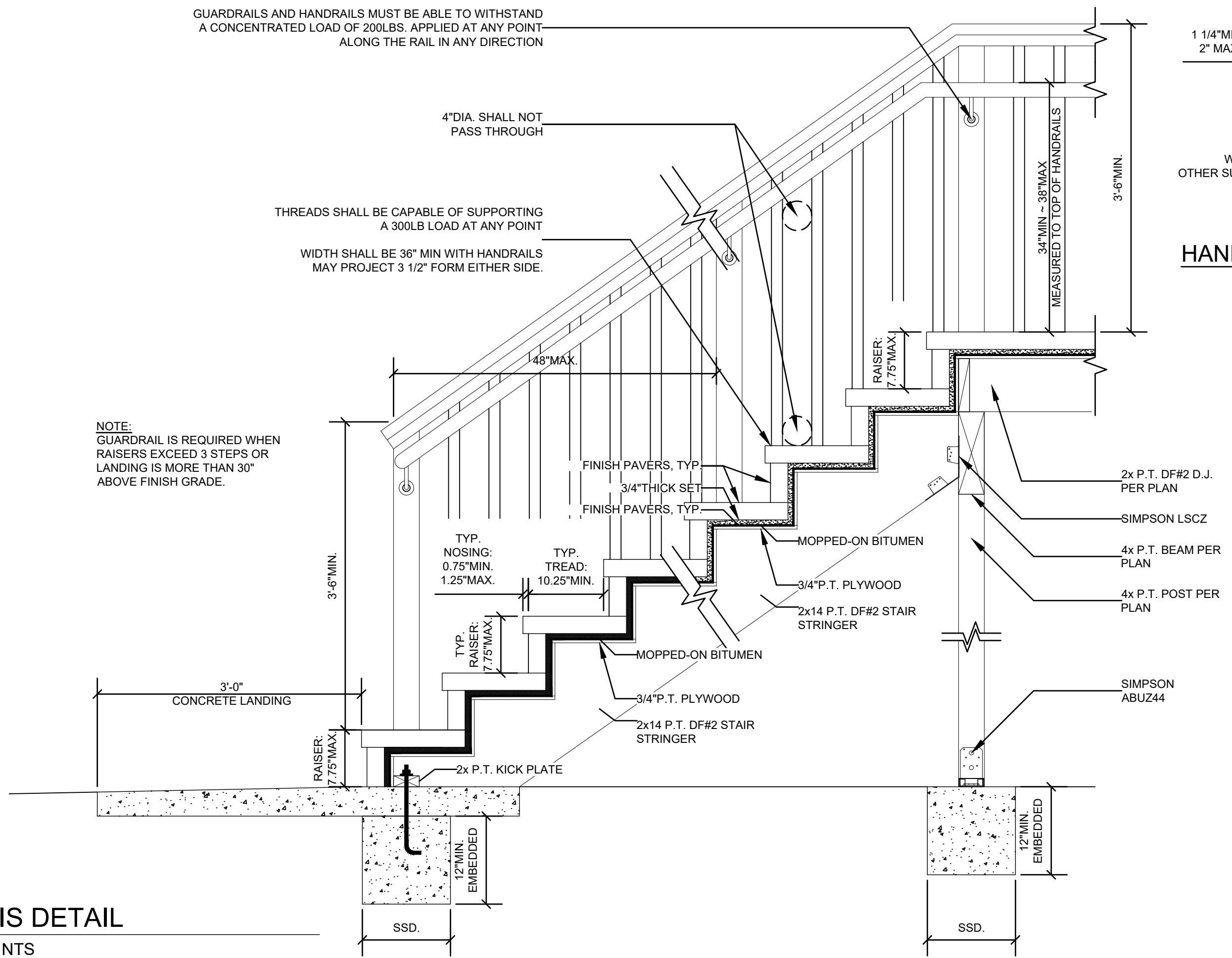
IF A DISCRETIONARY REVIEW IS REQUIRED, APPROVAL THROUGH THE PLANNING DIVISION IS REQUIRED PRIOR TO SUBMITTAL FOR BUILDING PLAN REVIEW. A REQUEST MAY BE MADE OF THE CHIEF BUILDING OFFICIAL FOR CONCURRENT SUBMITTAL

FULL-HEIGHT POSTS (TO FOUNDATION) MAY CHANGE TIE-BACK/MOMENT CONNECTION DESIGN - THE EXAMPLE SHOWN IS FOR REFERENCE ONLY, AND IS NOT A SUBSTITUTE FOR ACCURATE DRAWINGS PREPARED FOR EACH PROPOSED CONSTRUCTION PROJECT.

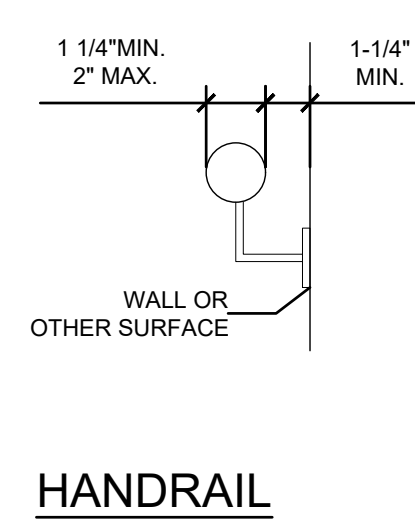
GUARDRAILS AND HANDRAILS MUST BE ABLE TO WITHSTAND A CONCENTRATED LOAD OF 200LBS. APPLIED AT ANY POINT - ALONG THE RAIL IN ANY DIRECTION

4" DIA. SHALL NOT PASS THROUGH
 THREADS SHALL BE CAPABLE OF SUPPORTING A 300LB LOAD AT ANY POINT
 WIDTH SHALL BE 36" MIN WITH HANDRAILS MAY PROJECT 3 1/2" FORM EITHER SIDE

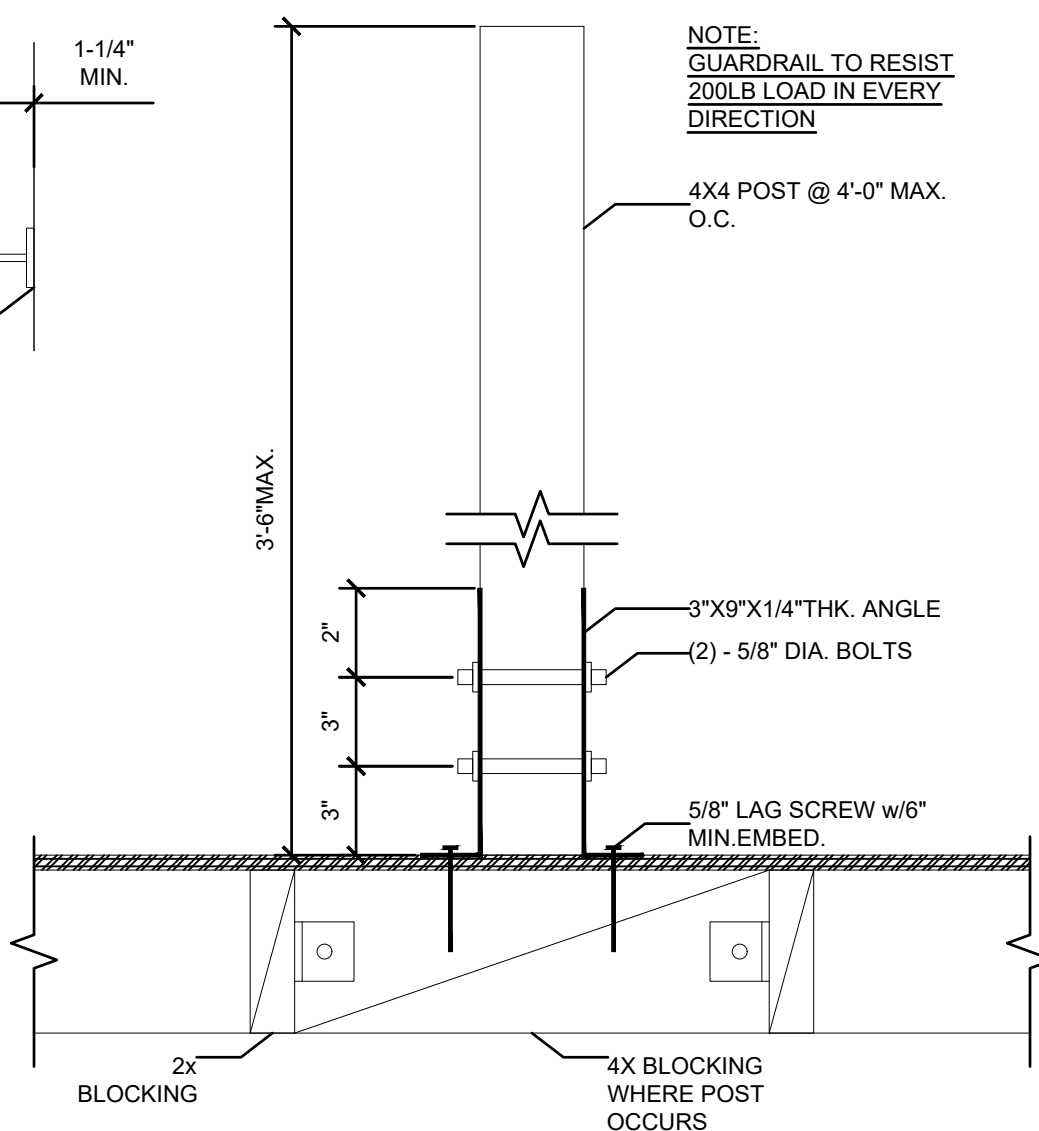
NOTE: GUARDRAIL IS REQUIRED WHEN RAISERS EXCEED 3 STEPS OR LANDING IS MORE THAN 30" ABOVE FINISH GRADE.



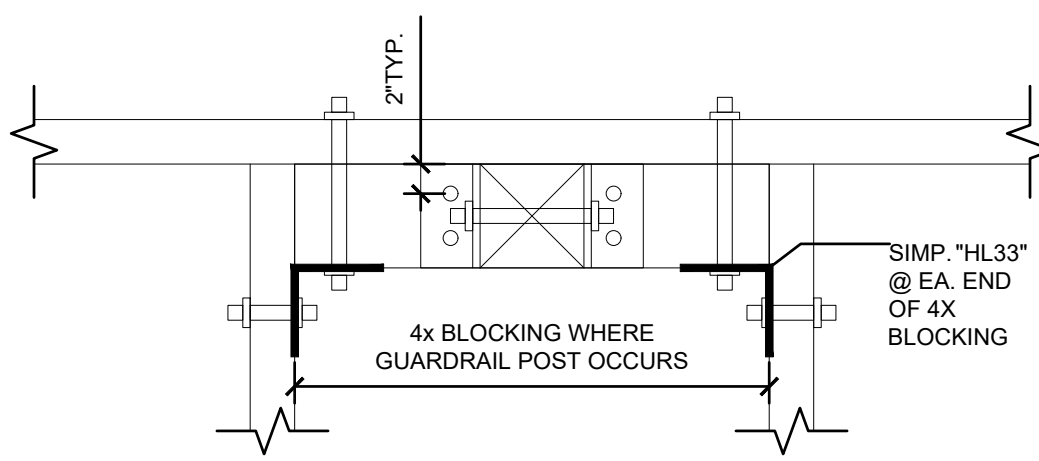
2 STARIS DETAIL
SCALE = NTS



HANDRAIL



GUARD RAIL ELEVATION



GUARD RAIL PLAN VIEW



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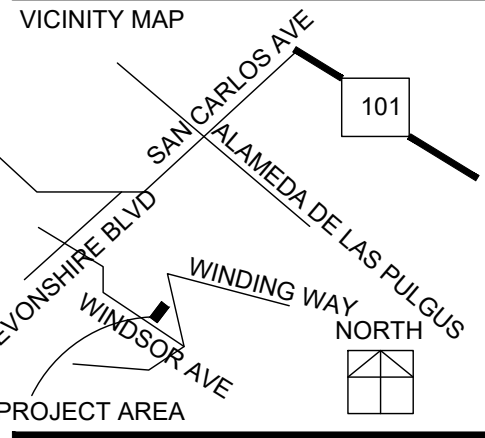
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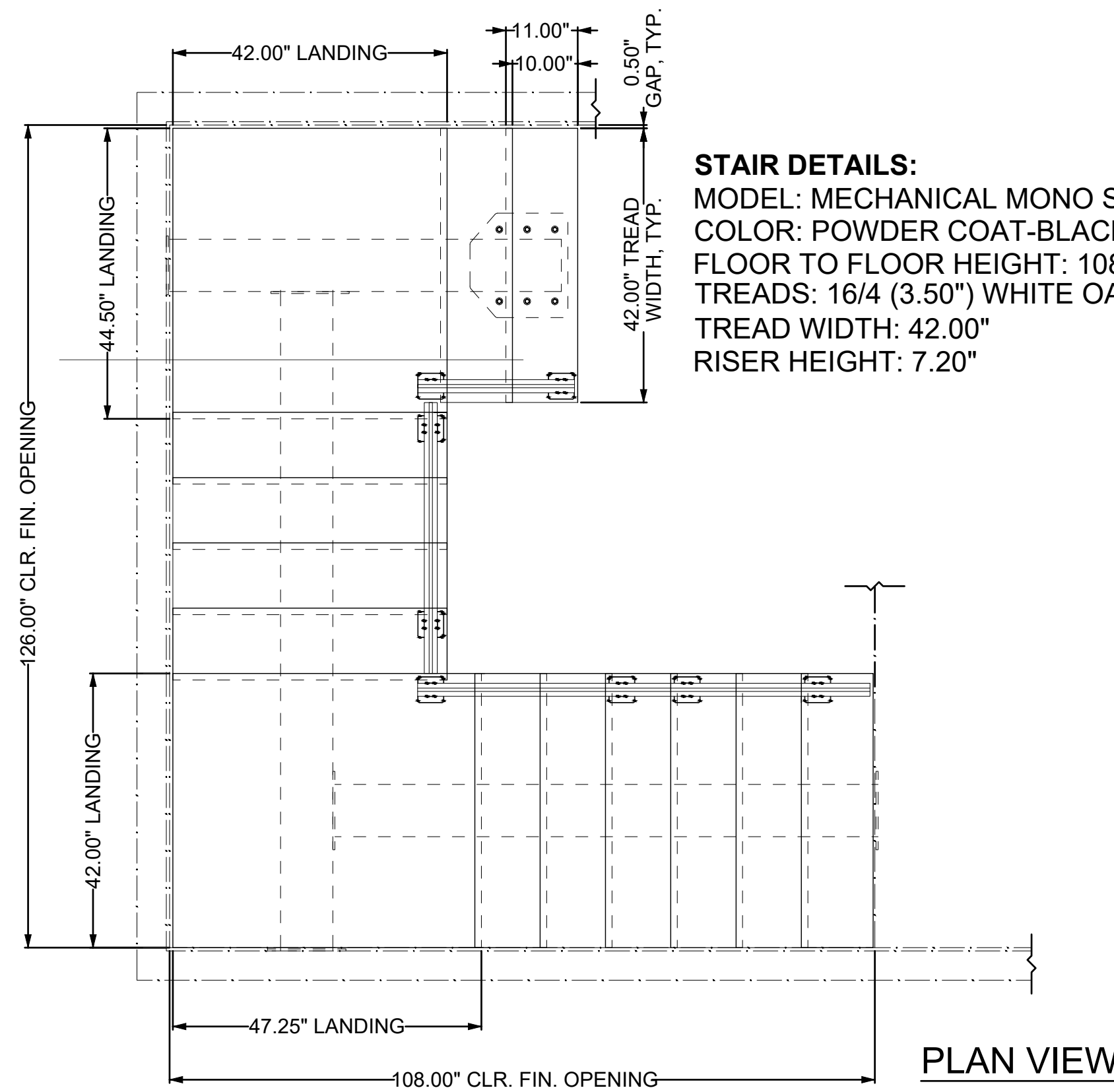
239 WINDSOR AVE
 SAN CARLOS, CA 94070



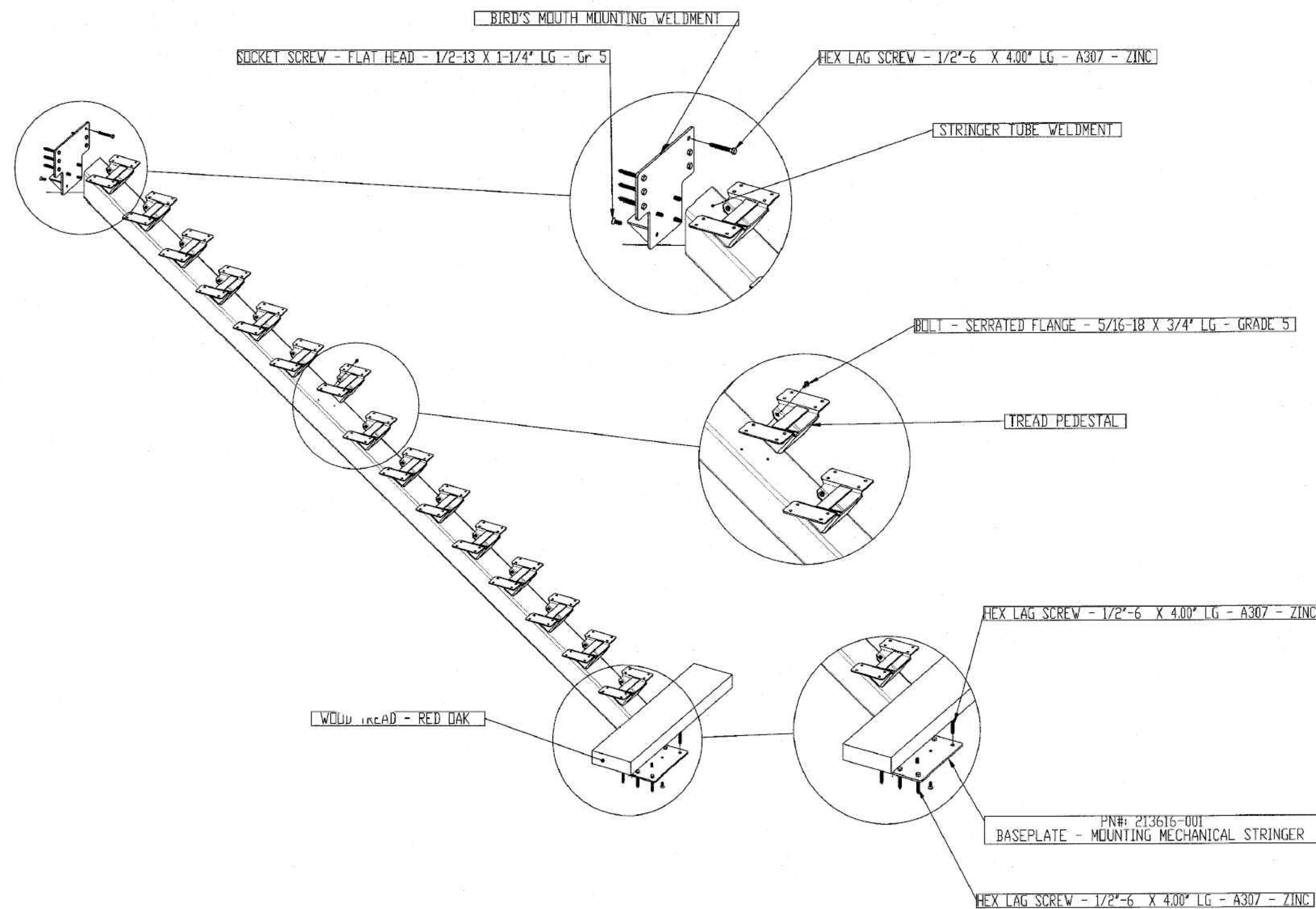
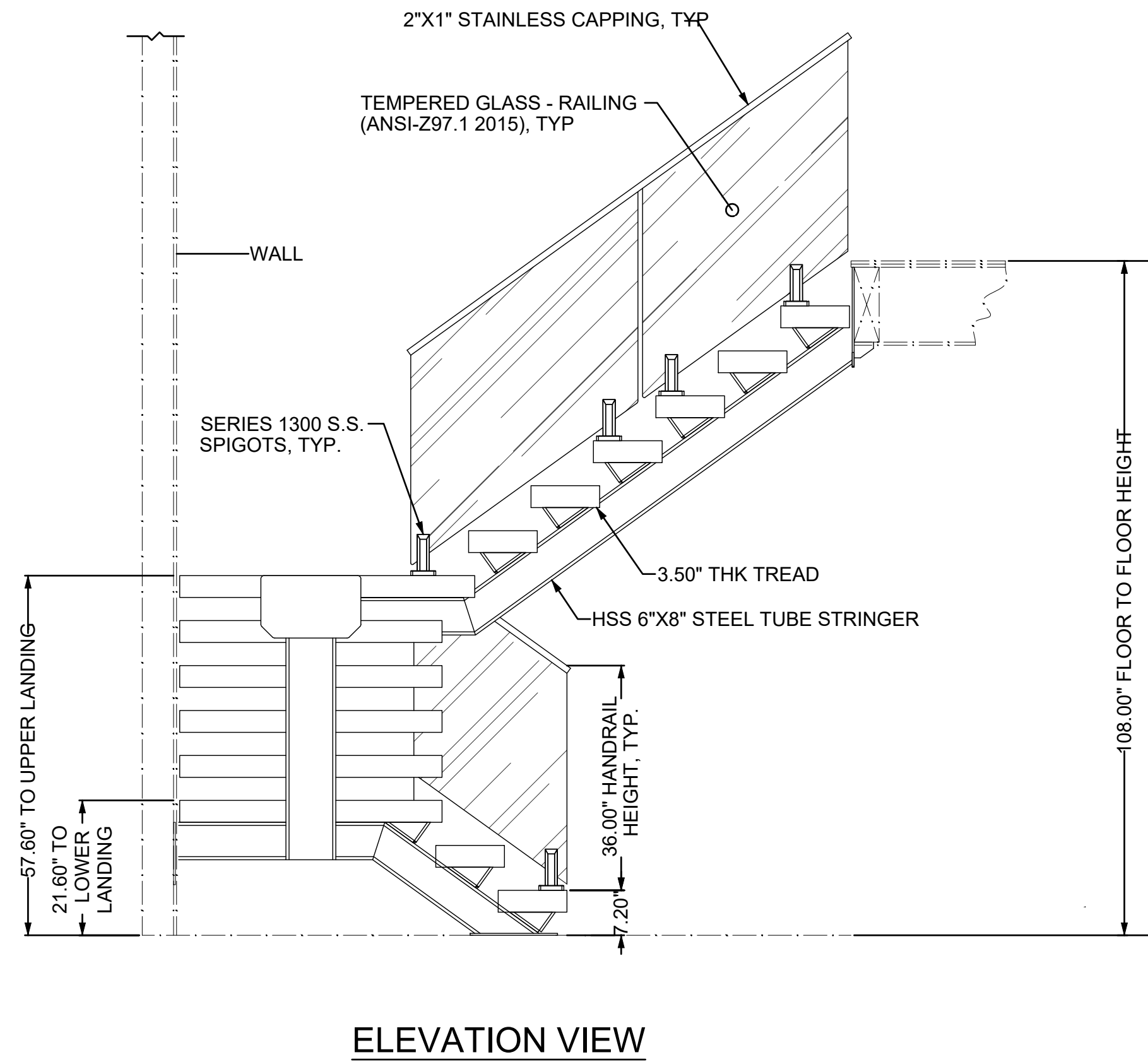
Date: 2024.06.21
 Project No.: 2024.064
 Sheet Title

DETAIL

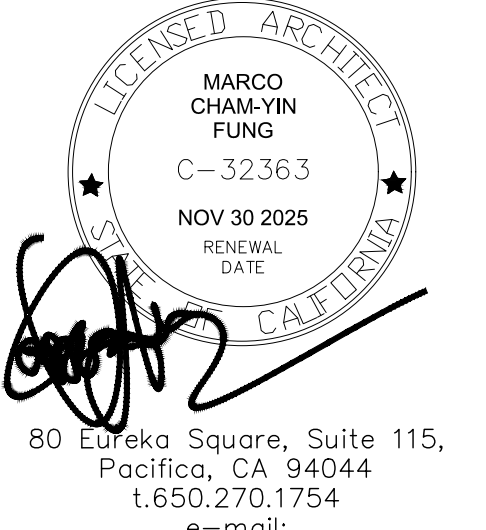
A 902
 Released for Construction
 Not Released for Construction



STAIR DETAILS:
 MODEL: MECHANICAL MONO STRINGER
 COLOR: POWDER COAT-BLACK
 FLOOR TO FLOOR HEIGHT: 108.00"
 TREADS: 16/4 (3.50") WHITE OAK
 TREAD WIDTH: 42.00"
 RISER HEIGHT: 7.20"



**STAIRS SHOP DRAWING
 UNDER DEFERRED SUBMITTAL**



Print Record
 2025.08.08 PC #1

STAMP AREA:

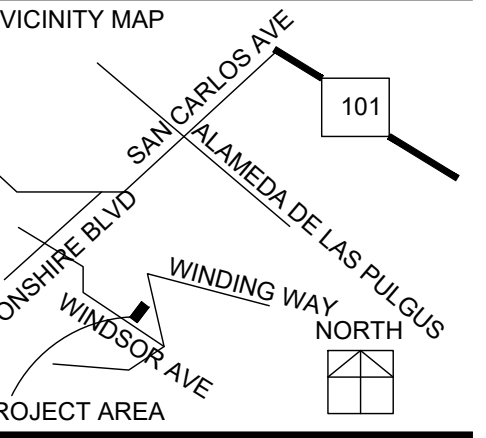
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Oct 14 2025
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 Ana Avilio

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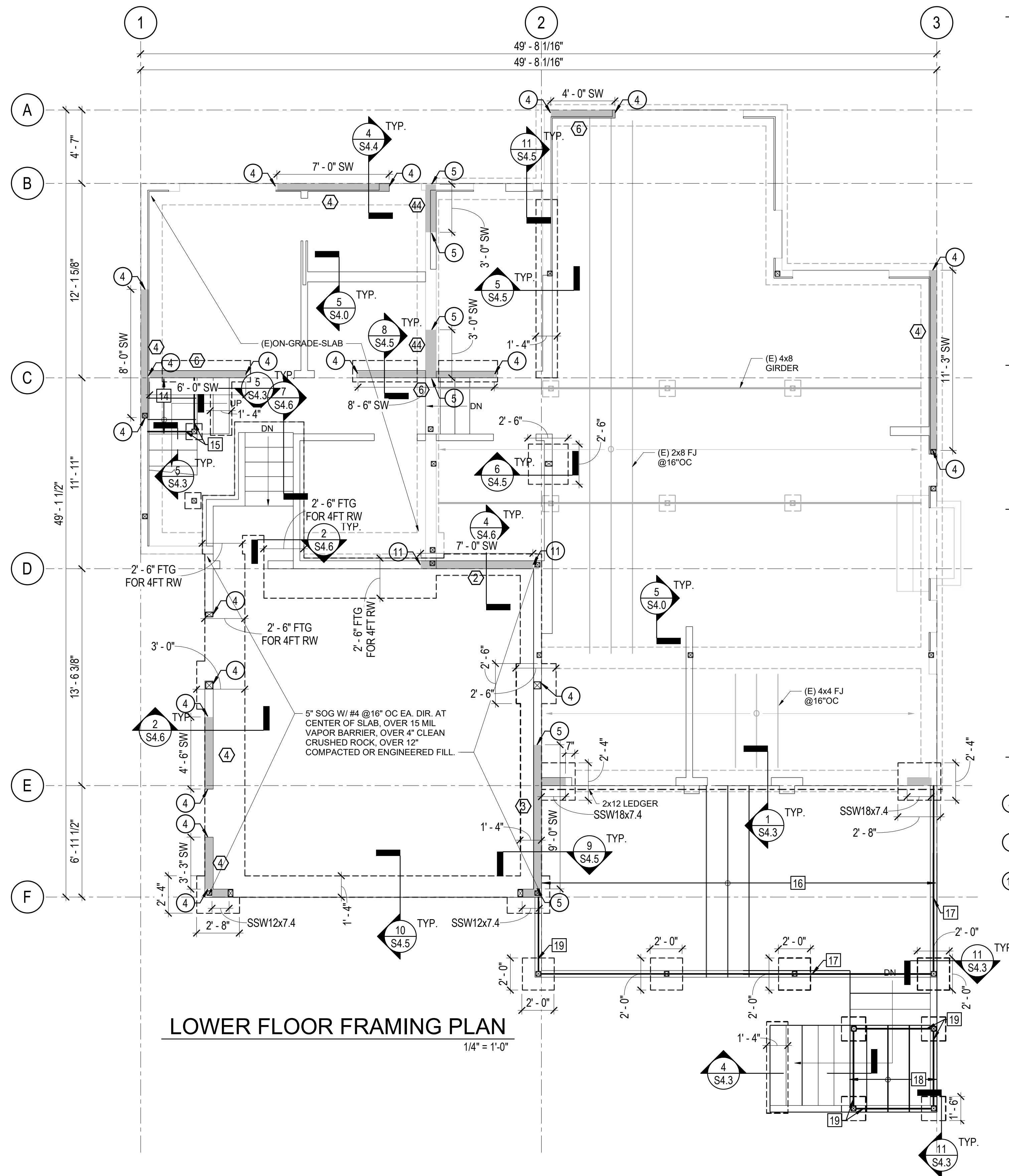
239 WINDSOR AVE
 SAN CARLOS, CA 94070



Date: 2024.06.21 Project No.: 2024.064
 Sheet Title:

DETAIL

Sheet No. A 903
 Released for Construction
 Not Released for Construction



LOWER FLOOR FRAMING PLAN

1/4" = 1'-0"

extend a minimum of 6" into shallow sandstone per the project geotechnical engineer's recommendations

FRAMING LEGEND

- NEW WALL ABOVE
- NEW WALL BELOW
- EXISTING WALL ABOVE
- EXISTING WALL BELOW
- SHEAR WALL / SIMPSON STRONG WALL
- INDICATES 6x6 POST
- INDICATES 4x6 POST
- INDICATES 4x4 POST
- RAFTERS/JOISTS
- HEADERS/LEDGERS
- GIRDER/HIP/ALLEY/RIDGE BEAMS

FOUNDATION LEGEND

- 1'-6" DEEP FTG U.O.N., SEE PLAN FOR DIMENSIONS
- EXISTING FOUNDATION, DIMENSIONS VIF

SHEAR WALL LEGEND

- MINIMUM SHEAR PLYWOOD LENGTH
- INDICATES PLYWOOD AND ANCHOR BOLT TYPE
- WALL TO FOUNDATION HOLD DOWN
- INDICATES WALL TO WALL HOLD DOWN

FLOOR TO FOUNDATION HOLD DOWN SCHEDULE

- ④ SIMPSON HDU4-SDS2.5 W/ SSTB24 ANCHOR BOLT OR 5/8" DIA. THREADED ROD, EMBED. 14" MIN. INTO CONC., SECURED ON (2) 2x OR 4x POST.
- ⑤ SIMPSON HDU5-SDS2.5 W/ SSTB28 ANCHOR BOLT OR 3/4" DIA. THREADED ROD, EMBED. 18" MIN. INTO CONC., SECURED ON (2) 2x OR 4x POST
- ⑪ SIMPSON HDU11-SDS2.5 W/ SSTB34 ANCHOR BOLT OR 1" DIA. THREADED ROD, EMBED. 21" MIN. INTO CONC., SECURED ON (3) 2x OR 6x POST

FRAMING NOTES

1. PLACE SHEAR PANEL ON SHEAR WALLS PRIOR TO THE CONSTRUCTION OF INTERSECTING WALLS. SEE SHEAR WALL PLANS FOR ALL SHEAR WALL POSTS AND HOLDDOWNS.
2. ALL NAILS SHALL BE COMMON NAILS U.O.N. NAILS SHALL NOT BE DRIVEN CLOSER TOGETHER THAN 1/2 OF THEIR LENGTH NOR CLOSER TO THE EDGE OF THE MEMBER THAN 1/4 OF THEIR LENGTH. PREDRILL HOLES WHERE WOOD TENDS TO SPLIT. THE PENETRATION OF THE NAIL INTO THE PIECE RECEIVING THE POINT SHALL NOT BE LESS THAN 1/2 THE NAIL LENGTH.
3. WHERE ENGINEERED LUMBER (TJI JOISTS) IS BEING USED FOR FRAMING MEMBERS, ENGINEERED LUMBER (LVL OR LSL) SHALL BE USED FOR BLOCKING, LEDGERS, AND RIMS.
4. PROVIDE 2x BLKGS TO REDUCE UNBRACED LENGTHS OF ALL JOISTS, RAFTERS, AND STUDS TO 8'-0" OR LESS.
5. CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI. CONCRETE SHALL BE CURED FOR TEN DAYS FROM TIME OF POUR BEFORE ANY LOAD MAY BE APPLIED.

FRAMING CALL OUTS

- ① 2x8 ROOF RAFTERS @ 24" O.C. W/ LUS FACEMOUNT HANGER AS REQ'D, PROVIDE SLOPED OR SKEWED OPTIONS AS REQ'D
- ② 2x10 CEILING JOIST @ 16" O.C. W/ LUS FACEMOUNT HANGER AS REQ'D
- ③ 4x8 BEAM
- ④ 3 1/2" x 11 1/4" 2.0E PARALLAM PSL BEAM
- ⑤ 4x12 BEAM
- ⑥ 5 1/4" x 11 7/8" 2.0E PARALLAM PSL BEAM
- ⑦ 5 1/4" x 11 1/4" 2.0E PARALLAM PSL BEAM
- ⑧ 14" TJI 230 FLOOR JOIST @ 16" OC, W/ LUS HANGERS AS REQ'D.
- ⑨ 5 1/4" x 11 7/8" 2.0E PARALLAM PSL BEAM
- ⑩ 5 1/4" x 18" 2.0E PARALLAM PSL BEAM
- ⑪ 5 1/4" x 16" 2.0E PARALLAM PSL BEAM
- ⑫ 3 1/2" x 18" 2.0E PARALLAM PSL BEAM
- ⑬ 3 1/2" x 9 1/4" 2.0E PARALLAM PSL BEAM
- ⑭ 2x6 FLOOR JOIST @ 16" O.C. W/ LUS FACEMOUNT HANGER AS REQ'D
- ⑮ 4x8 BEAM
- ⑯ 2x12 DECK JOIST @ 16" O.C. W/ LUS FACEMOUNT HANGER AS REQ'D
- ⑰ 4x12 BEAM
- ⑱ 2x6 FLOOR JOIST @ 16" O.C. W/ LUS FACEMOUNT HANGER AS REQ'D
- ⑲ 4x8 BEAM
- ⑳ 3 1/2" x 11 1/4" 2.0E PARALLAM PSL BEAM
- ㉑ 2x8 ROOF RAFTERS @ 24" O.C. W/ LUS FACEMOUNT HANGER AS REQ'D, PROVIDE SLOPED OR SKEWED OPTIONS AS REQ'D
- ㉒ 2x4 CEILING JOIST @ 16" O.C. W/ LUS FACEMOUNT HANGER AS REQ'D

SHEAR WALL SCHEDULE

	Min. Plywood Thickness	Plywood Grade	Common Nail Size	Edge Nailing	Field Nailing	Unsupported Panel Edges	Panel Edge Studs Required	Allowable Shear lbs/ft	Sole Plate Nailing 16d Face	Shear Clip Spacing ⁽¹⁾	Anchor Bolt Spacing ⁽²⁾	Plate Size
⑥	15/32"	STRUCT. 1	10d	6" o.c.	12" o.c.	Blocked	2x	310	8 1/2" o.c.	16" o.c.	48" o.c.	2x
④	15/32"	STRUCT. 1	10d	4" o.c.	12" o.c.	Blocked	2x	460	5 1/2" o.c.	10" o.c.	36" o.c.	2x
③	15/32"	STRUCT. 1	10d	3" o.c.	12" o.c.	Blocked	3x	600	4 1/2" o.c.	9" o.c.	36" o.c.	3x
②	15/32"	STRUCT. 1	10d	2" o.c.	12" o.c.	Blocked	3x	770	3 1/2" o.c.	6" o.c.	24" o.c.	3x
④④	15/32"	STRUCT. 1	10d	4" o.c.	12" o.c.	Blocked	3x	920	5 1/2" o.c.	6" o.c.	24" o.c.	3x
③③	15/32"	STRUCT. 1	10d	3" o.c.	12" o.c.	Blocked	3x	1200	4 1/2" o.c.	6" o.c.	18" o.c.	3x
②②	15/32"	STRUCT. 1	10d	2" o.c.	12" o.c.	Blocked	3x	1540	3 1/2" o.c.	12" o.c. ⁽⁴⁾	12" o.c.	3x

- NOTE:
1. SEE S4.4 FOR ADDITIONAL SHEAR WALL FRAMING NOTES AND DETAIL.
 2. SHEAR CLIPS SHALL BE A35 CLIPS U.O.N., LTP4 CLIPS MAY BE USED IN LIEU OF A35 CLIPS.
 3. ANCHOR BOLTS INTO NEW CONCRETE FOOTING SHALL BE 5/8" GALV. HOOKED ANCHOR BOLTS WITH A MINIMUM EMBEDMENT OF 8". ANCHOR BOLTS INTO EXISTING CONCRETE FOUNDATION SHALL BE SIMPSON 5/8" TITEN HD (ESR-2713) WITH A MINIMUM EMBEDMENT OF 5 3/4". PROVIDE 3x3x1/4" PLATE WASHER AT EACH ANCHOR BOLT.
 4. SHEAR CLIPS AT DOUBLE SIDED SHEAR WALLS SHALL BE HSLQ37 HEAVY SHEAR TRANSFER ANGLE.
 5. 44, 33, 22 CALLOUT INDICATES PLYWOOD ON BOTH SIDES OF STUD WALL.
 6. 6, 4, 3, 2 CALLOUT, PLYWOOD MAY BE INSTALLED ON EITHER SIDE OF STUD WALL.



LOWER FLOOR FRAMING PLAN

ADDITION AND ALTERATION
239 WINDSOR DR. SAN CARLOS, CA 94070

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Ana Ochoa

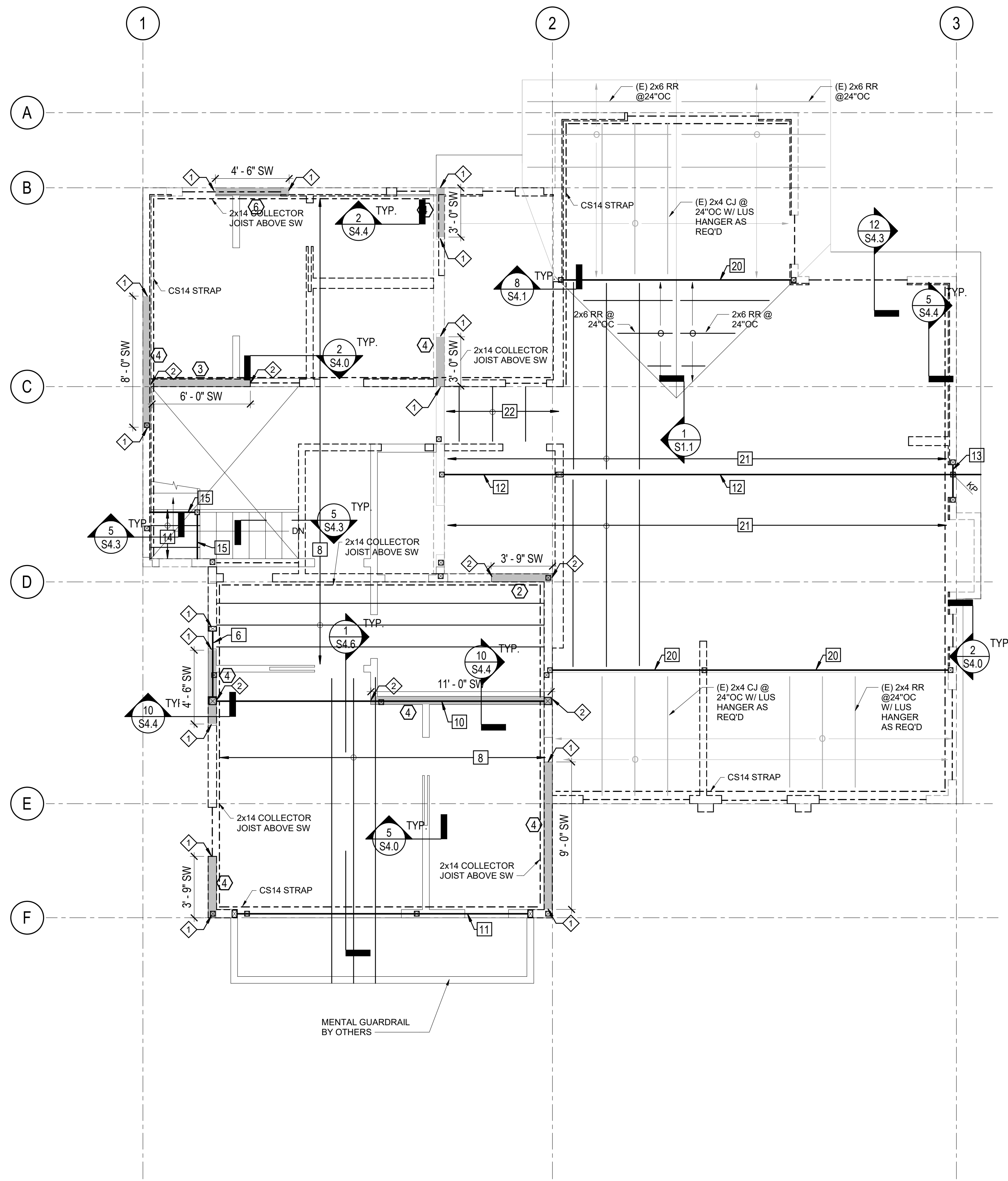
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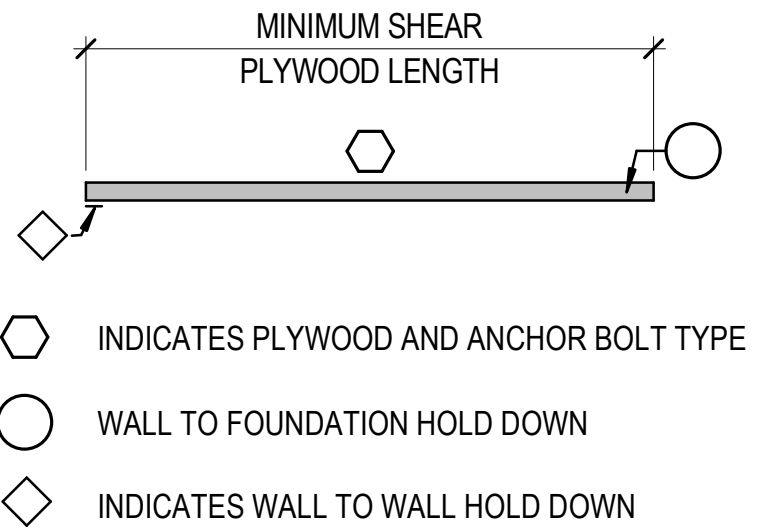


UPPER FLOOR FRAMING PLAN
1/4" = 1'-0"

FLOOR TO FLOOR HOLD DOWN CALLOUT

- ◇ SIMPSON MST48 STRAP; 2x OR 4x STUD
- ◇ (2) SIMPSON MST48 STRAP; 2x OR 4x STUD

SHEAR WALL LEGEND

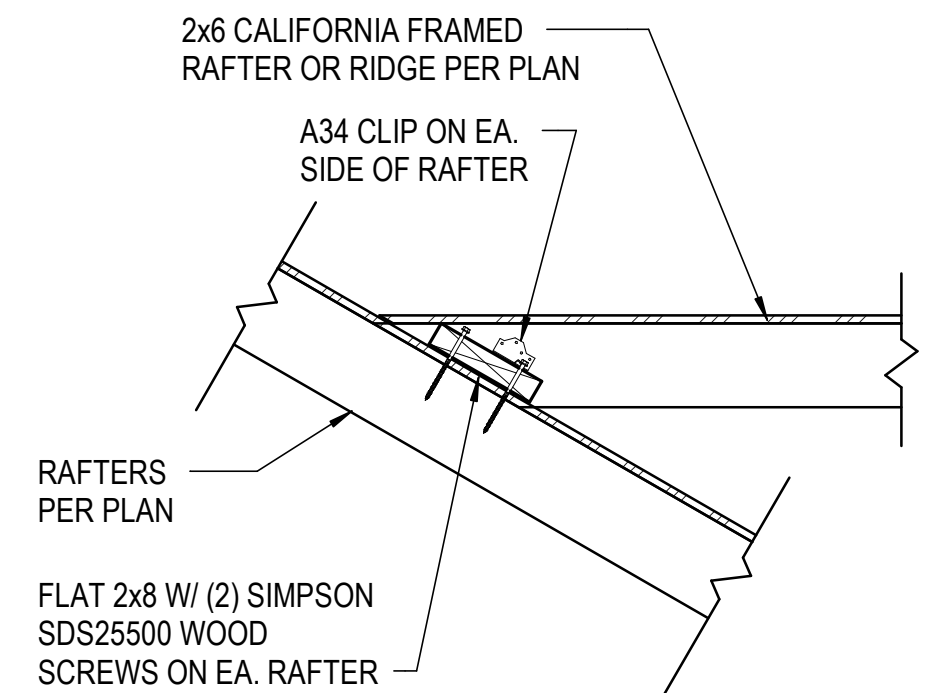


FRAMING LEGEND

- NEW WALL ABOVE
- - - - - NEW WALL BELOW
- EXISTING WALL ABOVE
- - - - - EXISTING WALL BELOW
- SHEAR WALL / SIMPSON STRONG WALL
- ▣ INDICATES 6x6 POST
- ▣ INDICATES 4x6 POST
- ▣ INDICATES 4x4 POST
- RAFTERS/JOISTS
- - - - - HEADERS/LEDGERS
- GIRDER/HIP/VALLEY/RIDGE BEAMS

FRAMING CALL OUTS

- 1 2x8 ROOF RAFTERS @ 24" O.C. W/ LUS FACEMOUNT HANGER AS REQ'D, PROVIDE SLOPED OR SKEWED OPTIONS AS REQ'D
- 2 2x10 CEILING JOIST @ 16" O.C. W/ LUS FACEMOUNT HANGER AS REQ'D
- 3 4x8 BEAM
- 4 3 1/2" x 11 1/4" 2.0E PARALLAM PSL BEAM
- 5 4x12 BEAM
- 6 5 1/4" x 11 7/8" 2.0E PARALLAM PSL BEAM
- 7 5 1/4" x 11 1/4" 2.0E PARALLAM PSL BEAM
- 8 14" TJI 230 FLOOR JOIST @ 16" OC, W/ LUS HANGERS AS REQ'D.
- 9 5 1/4" x 11 7/8" 2.0E PARALLAM PSL BEAM
- 10 5 1/4" x 18" 2.0E PARALLAM PSL BEAM
- 11 5 1/4" x 16" 2.0E PARALLAM PSL BEAM
- 12 3 1/2" x 18" 2.0E PARALLAM PSL BEAM
- 13 3 1/2" x 9 1/4" 2.0E PARALLAM PSL BEAM
- 14 2x6 FLOOR JOIST @ 16" O.C. W/ LUS FACEMOUNT HANGER AS REQ'D
- 15 4x8 BEAM
- 16 2x12 DECK JOIST @ 16" O.C. W/ LUS FACEMOUNT HANGER AS REQ'D
- 17 4x12 BEAM
- 18 2x6 FLOOR JOIST @ 16" O.C. W/ LUS FACEMOUNT HANGER AS REQ'D
- 19 4x8 BEAM
- 20 3 1/2" x 11 1/4" 2.0E PARALLAM PSL BEAM
- 21 2x8 ROOF RAFTERS @ 24" O.C. W/ LUS FACEMOUNT HANGER AS REQ'D, PROVIDE SLOPED OR SKEWED OPTIONS AS REQ'D
- 22 2x4 CEILING JOIST @ 16" O.C. W/ LUS FACEMOUNT HANGER AS REQ'D



CALIFORNIA FRAMING DETAIL
N.T.S. 1



UPPER FLOOR FRAMING PLAN

ADDITION AND ALTERATION
239 WINDSOR DR. SAN CARLOS, CA
94070

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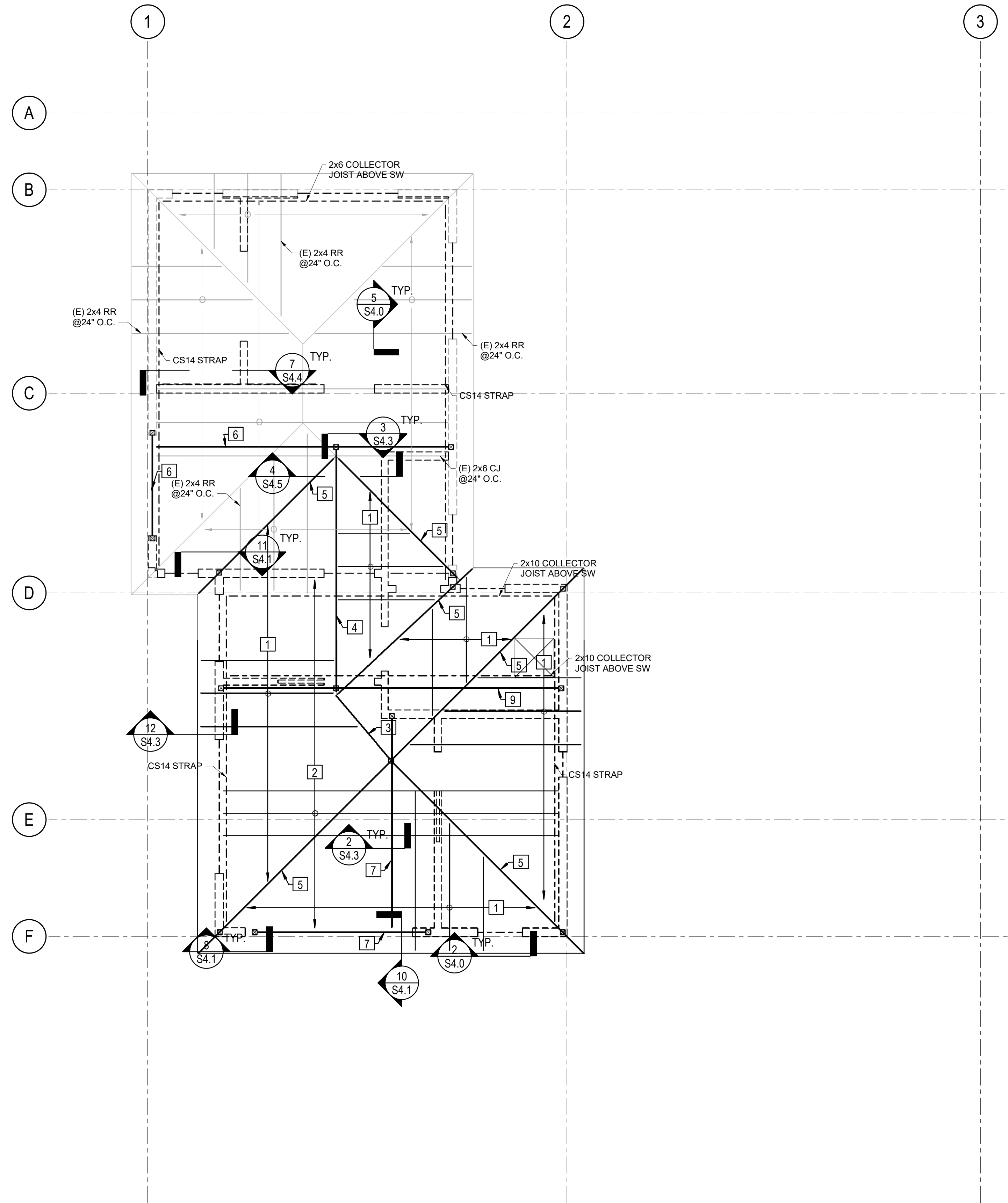
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LOWER FLOOR FRAMING PLAN
1/4" = 1'-0"

ROOF FRAMING NOTES

1. ROOF PLYWOOD TO BE 5/8" PERFORMANCE CATEGORY APA RATED SHEATHING, 32/16, STRUCTURAL 1, EXPOSURE 1 W/ 6" E.N., 12" F.N., 6" B.N.
2. PLACE SHEAR PANEL ON SHEAR WALLS PRIOR TO THE CONSTRUCTION OF INTERSECTING WALLS.
3. ALL NAILS SHALL BE COMMON NAILS U.O.N. NAILS SHALL NOT BE DRIVEN CLOSER TOGETHER THAN 1/2 OF THEIR LENGTH NOR CLOSER TO THE EDGE OF THE MEMBER THAN 1/4 OF THEIR LENGTH. PREDRILL HOLES WHERE WOOD TENDS TO SPLIT. THE PENETRATION OF THE NAIL INTO THE PIECE RECEIVING THE POINT SHALL NOT BE LESS THAN 1/2 THE NAIL LENGTH.
4. EXTERIOR STUD WALLS SHALL HAVE 15/32" PERFORMANCE CATEGORY APA RATED SHEATHING, 32/16, STRUCTURAL 1, EXPOSURE 1 W/ 6" E.N., 12" F.N., 6" B.N., TYP. U.O.N. ON SHEAR WALL PLANS.

FRAMING LEGEND

- NEW WALL ABOVE
- - - - - NEW WALL BELOW
- EXISTING WALL ABOVE
- - - - - EXISTING WALL BELOW
- SHEAR WALL / SIMPSON STRONG WALL
- INDICATES 6x6 POST
- INDICATES 4x6 POST
- INDICATES 4x4 POST
- RAFTERS/JOISTS
- - - - - HEADERS/LEDGERS
- GIRDER/HIP/VALLEY/RIDGE BEAMS

FRAMING CALL OUTS

- 1 2x8 ROOF RAFTERS @ 24" O.C. W/ LUS FACEMOUNT HANGER AS REQ'D, PROVIDE SLOPED OR SKEWED OPTIONS AS REQ'D
- 2 2x10 CEILING JOIST @ 16" O.C. W/ LUS FACEMOUNT HANGER AS REQ'D
- 3 4x8 BEAM
- 4 3 1/2" x 11 1/4" 2.0E PARALLAM PSL BEAM
- 5 4x12 BEAM
- 6 5 1/4" x 11 7/8" 2.0E PARALLAM PSL BEAM
- 7 5 1/4" x 11 1/4" 2.0E PARALLAM PSL BEAM
- 8 14" TJI 230 FLOOR JOIST @ 16" OC, W/ LUS HANGERS AS REQ'D.
- 9 5 1/4" x 11 7/8" 2.0E PARALLAM PSL BEAM
- 10 5 1/4" x 18" 2.0E PARALLAM PSL BEAM
- 11 5 1/4" x 16" 2.0E PARALLAM PSL BEAM
- 12 3 1/2" x 18" 2.0E PARALLAM PSL BEAM
- 13 3 1/2" x 9 1/4" 2.0E PARALLAM PSL BEAM
- 14 2x6 FLOOR JOIST @ 16" O.C. W/ LUS FACEMOUNT HANGER AS REQ'D
- 15 4x8 BEAM
- 16 2x12 DECK JOIST @ 16" O.C. W/ LUS FACEMOUNT HANGER AS REQ'D
- 17 4x12 BEAM
- 18 2x6 FLOOR JOIST @ 16" O.C. W/ LUS FACEMOUNT HANGER AS REQ'D
- 19 4x8 BEAM
- 20 3 1/2" x 11 1/4" 2.0E PARALLAM PSL BEAM
- 21 2x8 ROOF RAFTERS @ 24" O.C. W/ LUS FACEMOUNT HANGER AS REQ'D, PROVIDE SLOPED OR SKEWED OPTIONS AS REQ'D
- 22 2x4 CEILING JOIST @ 16" O.C. W/ LUS FACEMOUNT HANGER AS REQ'D



ROOF FRAMING PLAN
ADDITION AND ALTERATION
239 WINDSOR DR. SAN CARLOS, CA 94070

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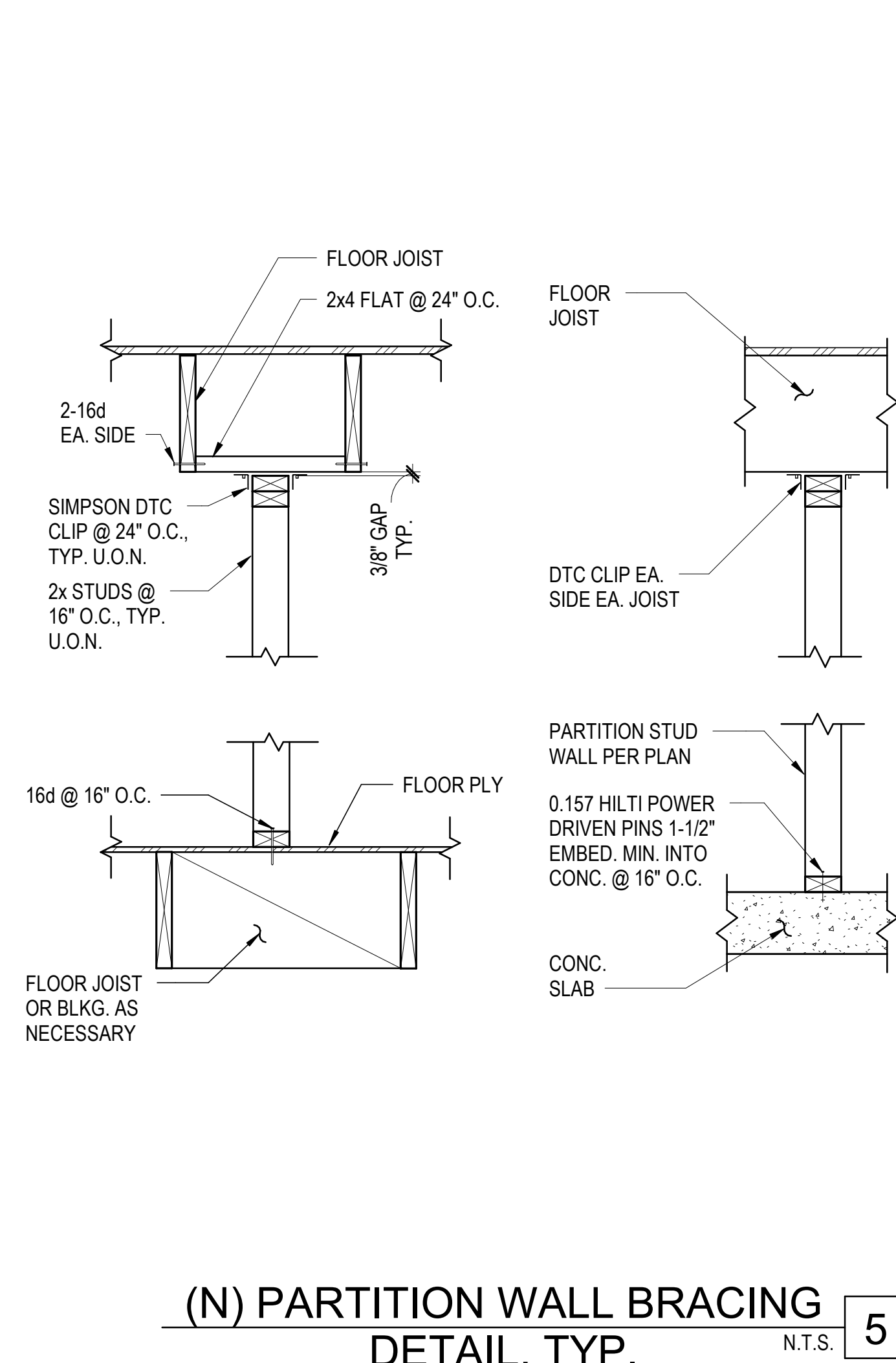
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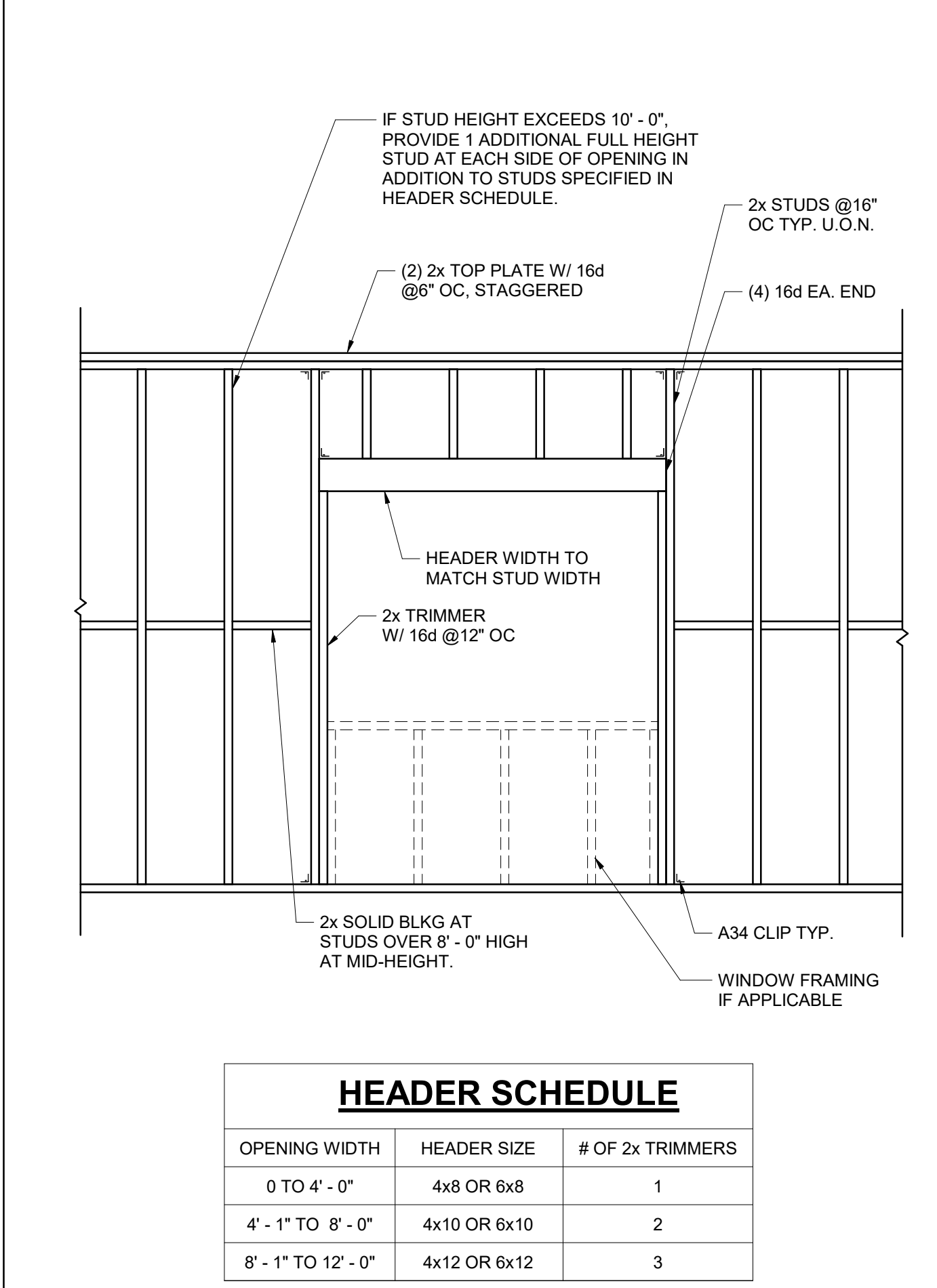
FASTENING SCHEDULE [2022 CBC TABLE 2304.10.2] - THE FOLLOWING ARE GENERAL REQUIREMENTS OF THE FASTENING SCHEDULE BASED ON THE 2022 CA BUILDING CODE.

ELEMENT / CONNECTION	FASTENER	LOCATION	ELEMENT / CONNECTION	FASTENER	LOCATION
ROOF			FLOOR		
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	4-8d BOX (2 1/2" x 0.131") 3-8d COMMON (2 1/2" x 0.131") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3/4" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL EACH END	24. 2 SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3 1/2" x 0.135") 2-16d COMMON (3 1/2" x 0.162")	BLIND AND FACE NAIL
2. BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON (2 1/2" x 0.131") 2-3" x 0.131" NAILS 2-3" 14 GAGE STAPLES	TOENAIL EACH END	25. 2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	3-16d BOX (3 1/2" x 0.135") 2-16d COMMON (3 1/2" x 0.162") 20d COMMON (4" x 0.192")	EACH BEARING, FACE NAIL
3. CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST) (TABLE AND SECTION 2308.7.3.1)	3-16d COMMON (3 1/2" x 0.162") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL	26. BUILT UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d BOX (3" x 0.128") 3" x 0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN AND: 2-20d COMMON (4" x 0.192") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	32" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES 24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES ENDS AND AT EACH SPLICE, FACE NAIL
4. CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (TABLE AND SECTION 2308.7.3.1)	PER TABLE 2308.7.3.1	FACE NAIL	27. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d COMMON (3 1/2" x 0.162") 4-16d BOX (3 1/2" x 0.135") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST OR RAFTER, FACE NAIL
5. COLLAR TIE TO RAFTER	3-10d COMMON (3" x 0.148") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL	28. JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON (3 1/2" x 0.162") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
6. RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5, TABLE 2308.7.5)	3-10 COMMON (3" x 0.148") 3-16d BOX (3 1/2" x 0.135") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	2 TOENAILS ON ONE SIDE AND 1 TOENAIL ON OPPOSITE SIDE OF RAFTER OR TRUSS	29. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d COMMON (2 1/2" x 0.131") 2-10d BOX (3" x 0.128") 2-3" x 0.131" NAILS 2-3" 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOENAIL
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS, OR ROOF RAFTER TO 2-INCH RIDGE BEAM	2-16d COMMON (3 1/2" x 0.162") 3-16d BOX (3 1/2" x 0.135") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING^(a)		
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162") 10d BOX (3" x 0.128") 3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	24" O.C. FACE NAIL 16" O.C. FACE NAIL	30. 3/8" - 1/2"	6d COMMON OR DEFORMED (2" x 0.113") (SUBFLOOR AND WALL) 2-3/8" x 0.113" NAIL (SUBFLOOR AND WALL)	6" EDGE 12" INTERMEDIATE SUPPORTS
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162") 16d BOX (3 1/2" x 0.135") 3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL 12" O.C. FACE NAIL	31. 19/32" - 3/4"	8d COMMON OR DEFORMED (2 1/2" x 0.131") (SUBFLOOR AND WALL) 8d COMMON OR DEFORMED (2 1/2" x 0.131") (SUBFLOOR AND WALL) 8d COMMON OR DEFORMED (2 1/2" x 0.131") (SUBFLOOR AND WALL) 13/4" 16 GAGE STAPLE, 7/16" CROWN (SUBFLOOR AND WALL) 23/8" x 0.113" x 0.266" HEAD NAIL 13/4" 16 GAGE STAPLE, 7/16" CROWN (ROOF) 8d COMMON (2 1/2" x 0.131") (SUBFLOOR AND WALL) 8d COMMON OR DEFORMED (2 1/2" x 0.131") (SUBFLOOR AND WALL) 2-3/8" x 0.113" x 0.266" HEAD NAIL OR 2" 16 GAGE STAPLE, 7/16" CROWN 10d COMMON (3" x 0.148") (ROOF) DEFORMED (2 1/2" x 0.131") (ROOF)	6" EDGE 6" INTERMEDIATE SUPPORTS 6" EDGE 6" INTERMEDIATE SUPPORTS 4" EDGE 8" INTERMEDIATE SUPPORTS 3" EDGE 3" INTERMEDIATE SUPPORTS 3" EDGE 3" INTERMEDIATE SUPPORTS 6" EDGE 12" INTERMEDIATE SUPPORTS 6" EDGE 6" INTERMEDIATE SUPPORTS 3" EDGE 6" INTERMEDIATE SUPPORTS 3" EDGE 6" INTERMEDIATE SUPPORTS
10. BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON (3 1/2" x 0.162") 16d BOX (3 1/2" x 0.135") 3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. EACH EDGE, FACE NAIL 12" O.C. EACH EDGE, FACE NAIL	32. 7/8" - 1 1/4"	10d COMMON (3" x 0.148") DEFORMED (2 1/2" x 0.131") (SUBFLOOR AND WALL)	6" EDGE 12" INTERMEDIATE SUPPORTS
11. CONTINUOUS HEADER TO STUD	4-8d COMMON (2 1/2" x 0.131") 4-10d BOX (3" x 0.128") 4-8d BOX (2 1/2" x 0.113")	TOENAIL	33. 1/2" FIBERBOARD SHEATHING ^(b)	1 1/2" x 0.120" GALVANIZED ROOFING NAIL (7/16" HEAD DIAMETER); OR 1 1/4" 16 GAGE STAPLE WITH 7/16" OR 1" CROWN	3" EDGE 6" INTERMEDIATE SUPPORTS
12. TOP PLATE TO TOP PLATE	16d COMMON (3 1/2" x 0.162") 10d BOX (3" x 0.128") 3" x 0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL 12" O.C. FACE NAIL	34. 25/32" FIBERBOARD SHEATHING ^(b)	1 3/4" x 0.120" GALVANIZED ROOFING NAIL (7/16" HEAD DIAMETER); OR 1 1/2" 16 GAGE STAPLE WITH 7/16" OR 1" CROWN	3" EDGE 6" INTERMEDIATE SUPPORTS
13. TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d COMMON (3 1/2" x 0.162"); 12-16d BOX (3 1/2" x 0.135") 12-10d BOX (3" x 0.128") 12-3" x 0.131" NAILS 12-3" 14 GAGE STAPLES, 7/16" CROWN	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)	35. 3/4" AND LESS	8d COMMON (2 1/2" x 0.131") DEFORMED (2" x 0.113") DEFORMED (2" x 0.120")	6" EDGE 12" INTERMEDIATE SUPPORTS
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162") 16d BOX (3 1/2" x 0.135") 3" x 0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL 12" O.C. FACE NAIL	36. 7/8" - 1"	8d COMMON (2 1/2" x 0.131") DEFORMED (2 1/2" x 0.131") DEFORMED (2 1/2" x 0.120")	6" EDGE 12" INTERMEDIATE SUPPORTS
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	2-16d COMMON (3 1/2" x 0.162") 3-16d BOX (3 1/2" x 0.135") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	16" O.C. FACE NAIL	37. 1 1/8" - 1 1/4"	10d COMMON (3" x 0.148") DEFORMED (2 1/2" x 0.131") DEFORMED (2 1/2" x 0.120")	6" EDGE 12" INTERMEDIATE SUPPORTS
16. STUD TO TOP OR BOTTOM PLATE	3-16d BOX (3 1/2" x 0.135") 4-8d COMMON (2 1/2" x 0.131") 4-10d BOX (3" x 0.128") 4-3" x 0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL	38. 1/2" OR LESS	6d CORROSION-RESISTANT SIDING (1 7/8" x 0.106") 6d CORROSION-RESISTANT CASING (2" x 0.099")	6" EDGE 12" INTERMEDIATE SUPPORTS
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON (3 1/2" x 0.162") 3-16d BOX (3 1/2" x 0.135") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL	39. 5/8"	8d CORROSION-RESISTANT SIDING (2 3/8" x 0.128") 8d CORROSION-RESISTANT CASING (2 1/2" x 0.113")	6" EDGE 12" INTERMEDIATE SUPPORTS
18. 1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2 1/2" x 0.113") 2-8d COMMON (2 1/2" x 0.131") 2-10d BOX (3" x 0.128") 2-3" x 0.131" NAILS 2-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL	40. 1/4"	4d CASING (1 1/2" x 0.098") 4d FINISH (1 1/2" x 0.072")	6" EDGE 12" INTERMEDIATE SUPPORTS
19. 1" x 6" SHEATHING TO EACH BEARING	3-8d BOX (2 1/2" x 0.113") 2-8d COMMON (2 1/2" x 0.131") 2-10d BOX (3" x 0.128") 2-13/4" 16 GAGE STAPLES, 1" CROWN	FACE NAIL	41. 3/8"	6d CASING (2" x 0.099") 6d FINISH (2" x 0.092") (PANEL SUPPORTS AT 24 INCHES)	6" EDGE 12" INTERMEDIATE SUPPORTS
20. 1" x 8" AND WIDER SHEATHING TO EACH BEARING	3-8d COMMON (2 1/2" x 0.131") 3-8d BOX (2 1/2" x 0.113") 3-10d BOX (3" x 0.128") 3-13/4" 16 GAGE STAPLES, 1" CROWN WIDER THAN 1" x 8" 3-8d COMMON (2 1/2" x 0.131"); OR 4-8d BOX (2 1/2" x 0.113"); OR 3-10d BOX (3" x 0.128"); OR 4-13/4" 16 GAGE STAPLES, 1" CROWN	FACE NAIL	INTERIOR PANELING		
21. JOIST TO SILL, TOP PLATE, OR GIRDER	4-8d BOX (2 1/2" x 0.113") 3-8d COMMON (2 1/2" x 0.131") 3-10d BOX (3" x 0.128") 3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL	a.	Nails spaced at 6 inches at intermediate supports where spans are 48" or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.	
22. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d BOX (2 1/2" x 0.113") 8d COMMON (2 1/2" x 0.131") 10d BOX (3" x 0.128") 3" x 0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN	4" O.C., TOE NAIL 6" O.C., TOENAIL	b.	Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).	
23. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2 1/2" x 0.113") 2-8d COMMON (2 1/2" x 0.131") 3-10d BOX (3" x 0.128") 2-13/4" 16 GAGE STAPLES, 1" CROWN	FACE NAIL	c.	Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafters shall be permitted to be reduced by one nail.	
			d.	RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.	
			e.	Tabulated fastener requirements apply where the ultimate design wind speed is less than 140 mph. For wood structural panel roof sheathing attached to gable-end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 4 inches on center where the ultimate design wind speed is greater than 130 mph in Exposure B or greater than 110 mph in Exposure C. Spacing exceeding 6 inches on center at intermediate supports shall be permitted where the fastening is designed per the AWC NDS.	
			f.	Fastening is only permitted where the ultimate design wind speed is less than or equal to 110 mph. Nails and staples are carbon steel meeting the specifications of ASTM F1667. Connections using nails and staples of other materials, such as stainless steel, shall be designed by acceptable engineering practice or approved under Section 104.11.	
			g.	Nails and staples are carbon steel meeting the specifications of ASTM F1667. Connections using nails and staples of other materials, such as stainless steel, shall be designed by acceptable engineering practice or approved under Section 104.11.	
				**See Table 2304.10.2 for more information	

FASTENING SCHEDULE 12" = 1'-0" **8**



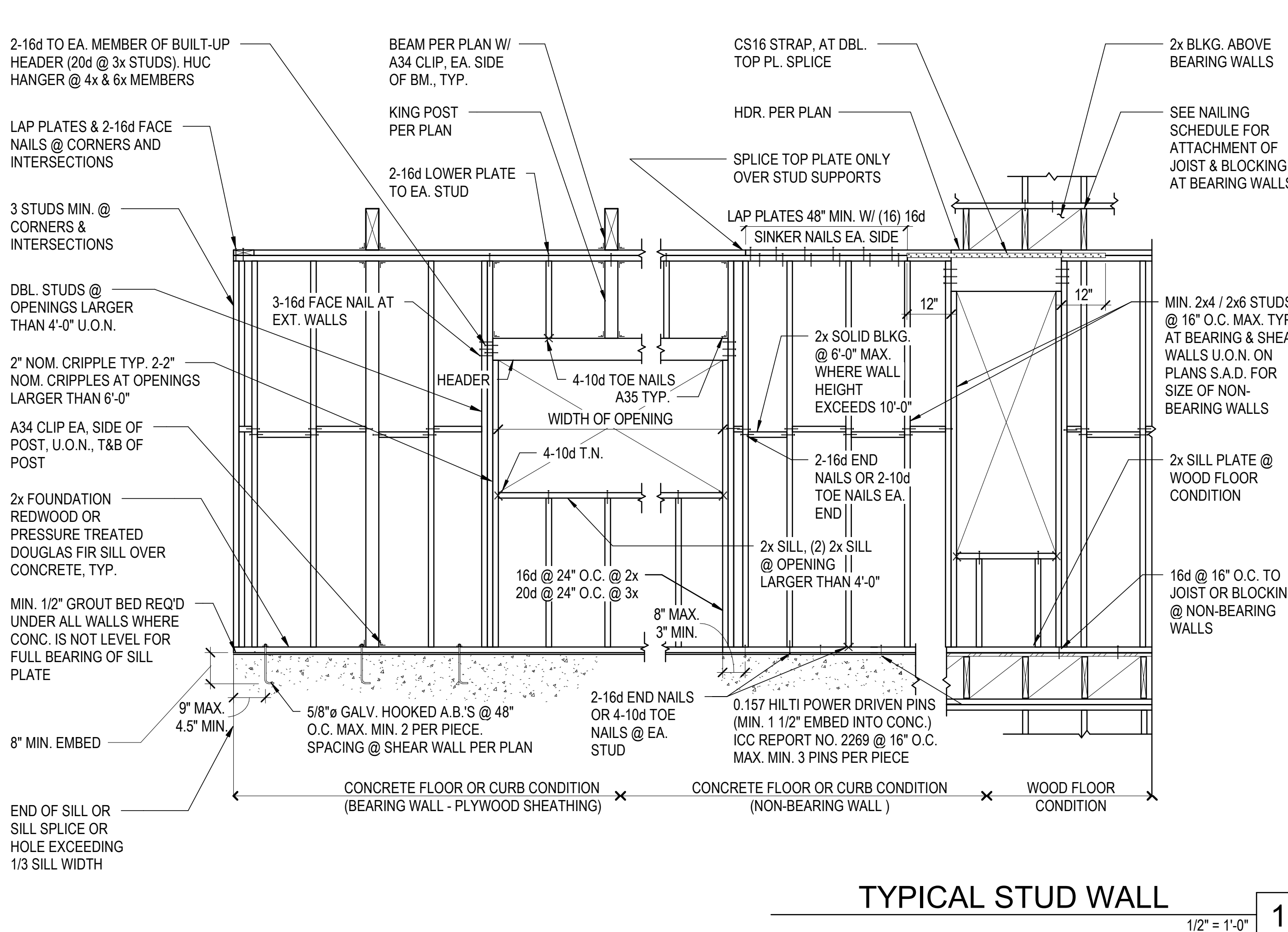
(N) PARTITION WALL BRACING DETAIL, TYP. N.T.S. **5**



HEADER SCHEDULE

OPENING WIDTH	HEADER SIZE	# OF 2x TRIMMERS
0 TO 4'-0"	4x8 OR 6x8	1
4'-1" TO 8'-0"	4x10 OR 6x10	2
8'-1" TO 12'-0"	4x12 OR 6x12	3

HEADER OPENING DETAIL N.T.S. **2**

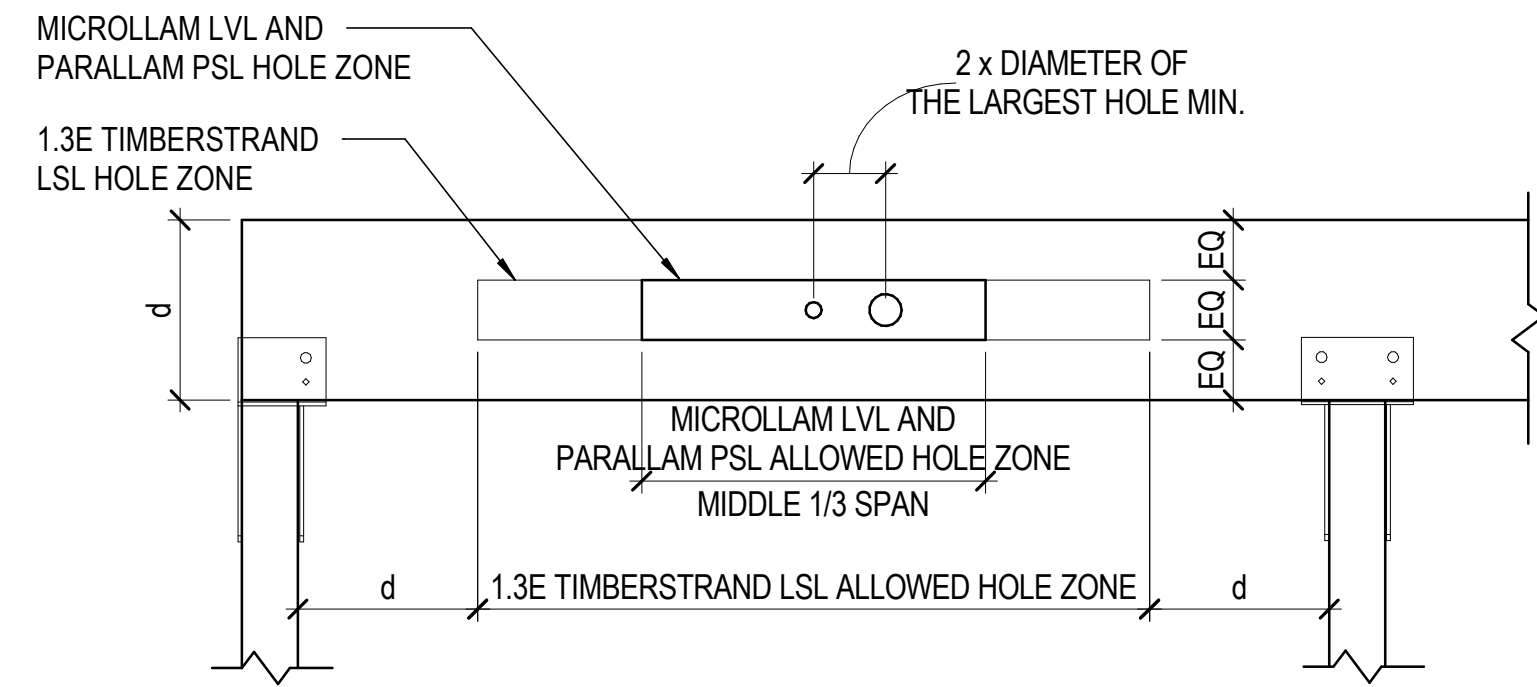


ENGINEERED LUMBER BEAMS

HEADER OR BEAM DEPTH	MAX. ROUND HOLE SIZE
4 3/8"	1"
5 1/2"	1 3/4"
7 1/4" - 20"	2"

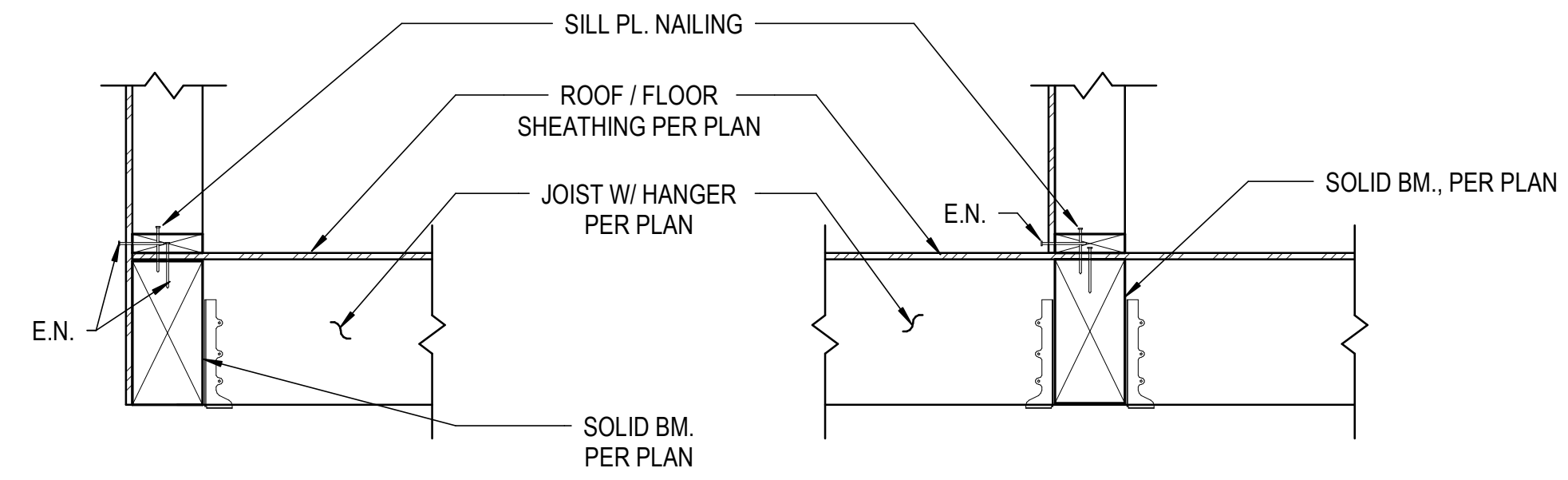
GENERAL NOTES

1. ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM LOAD ONLY - NO HOLES ALLOWED IF BEAM SUPPORTING POST FROM ABOVE.
2. ROUND HOLES ONLY.
3. NO HOLES IN CANTILEVERS.
4. NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.

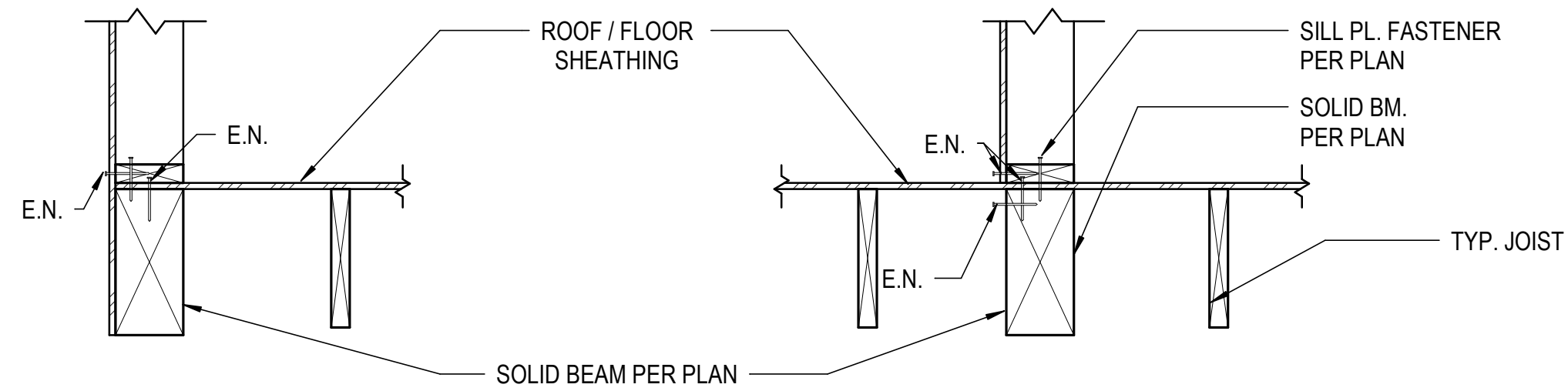


HOLES THRU PSL AND LVL

N.T.S. **9**



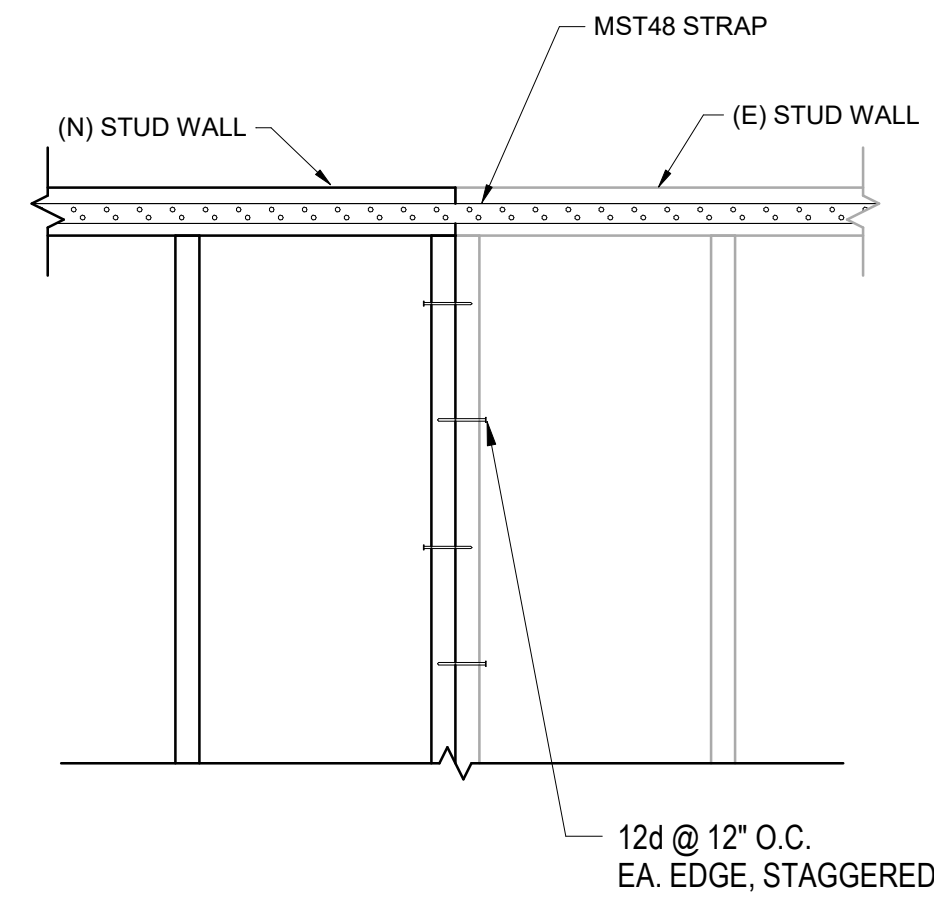
FRAMING PERPENDICULAR TO BEAM



FRAMING PARALLEL TO BEAM

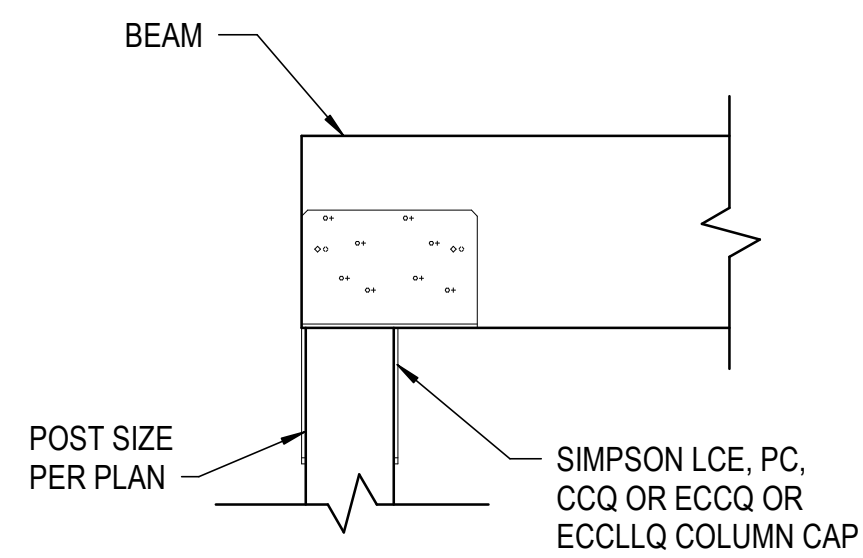
TYPICAL FRAMING DETAIL

N.T.S. **2**



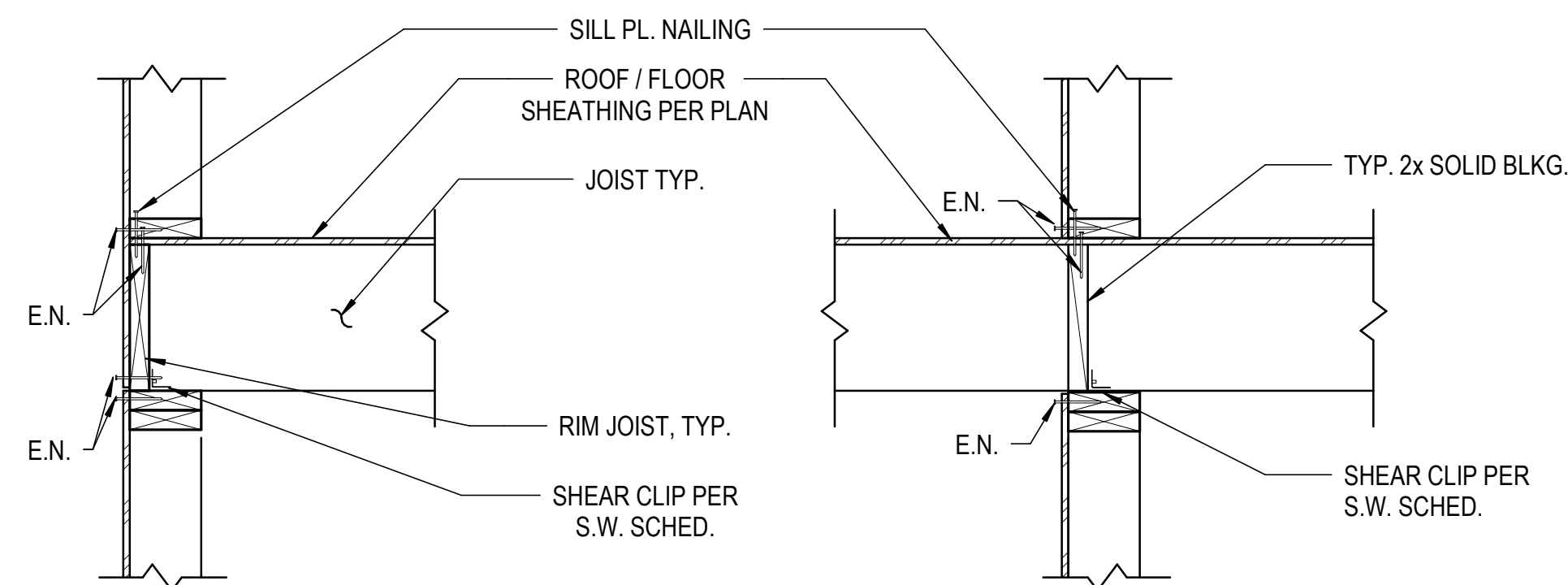
(E) WALL TO (N) WALL CONNECTION

N.T.S. **11**

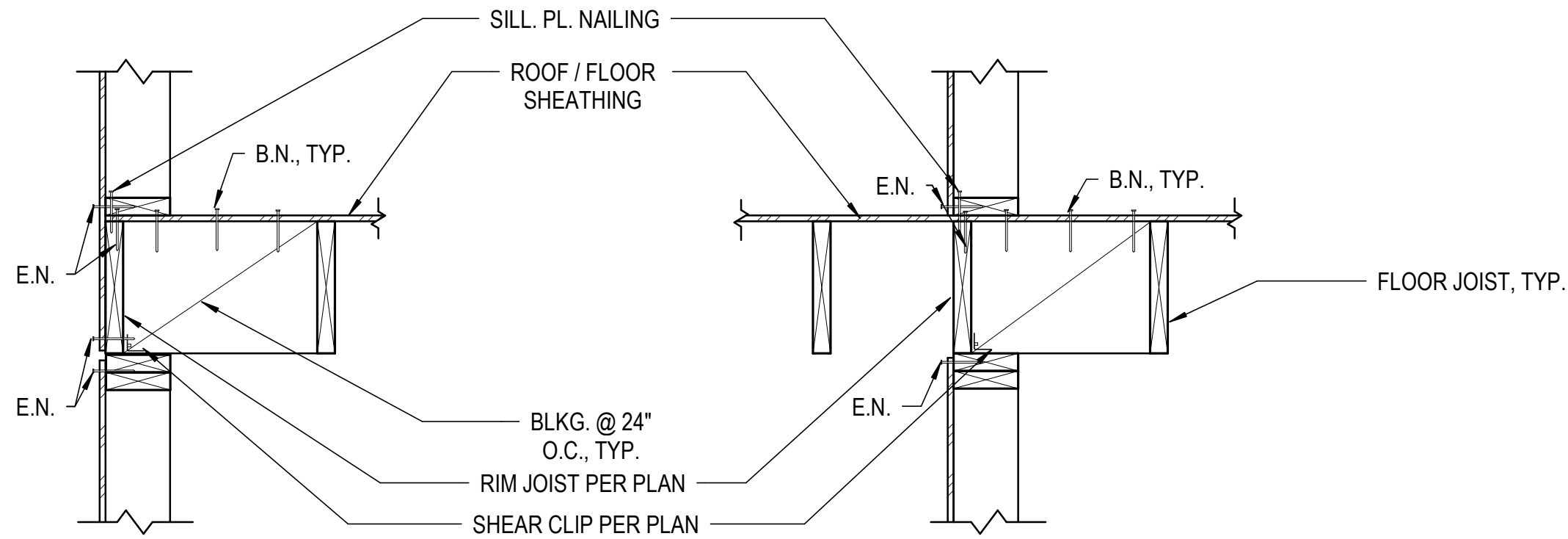


POST AND BEAM CONNECTION DETAIL

N.T.S. **8**



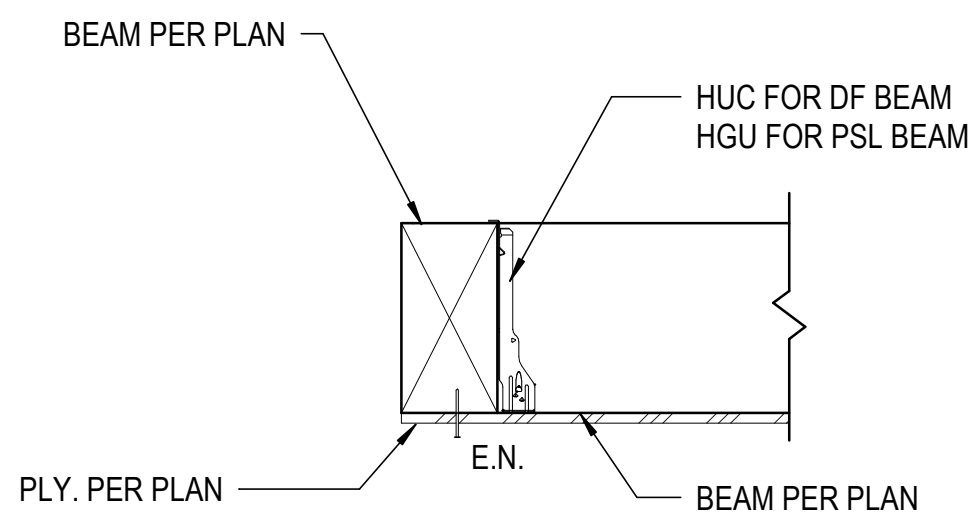
FRAMING PERPENDICULAR TO WALL



FRAMING PARALLEL TO WALL

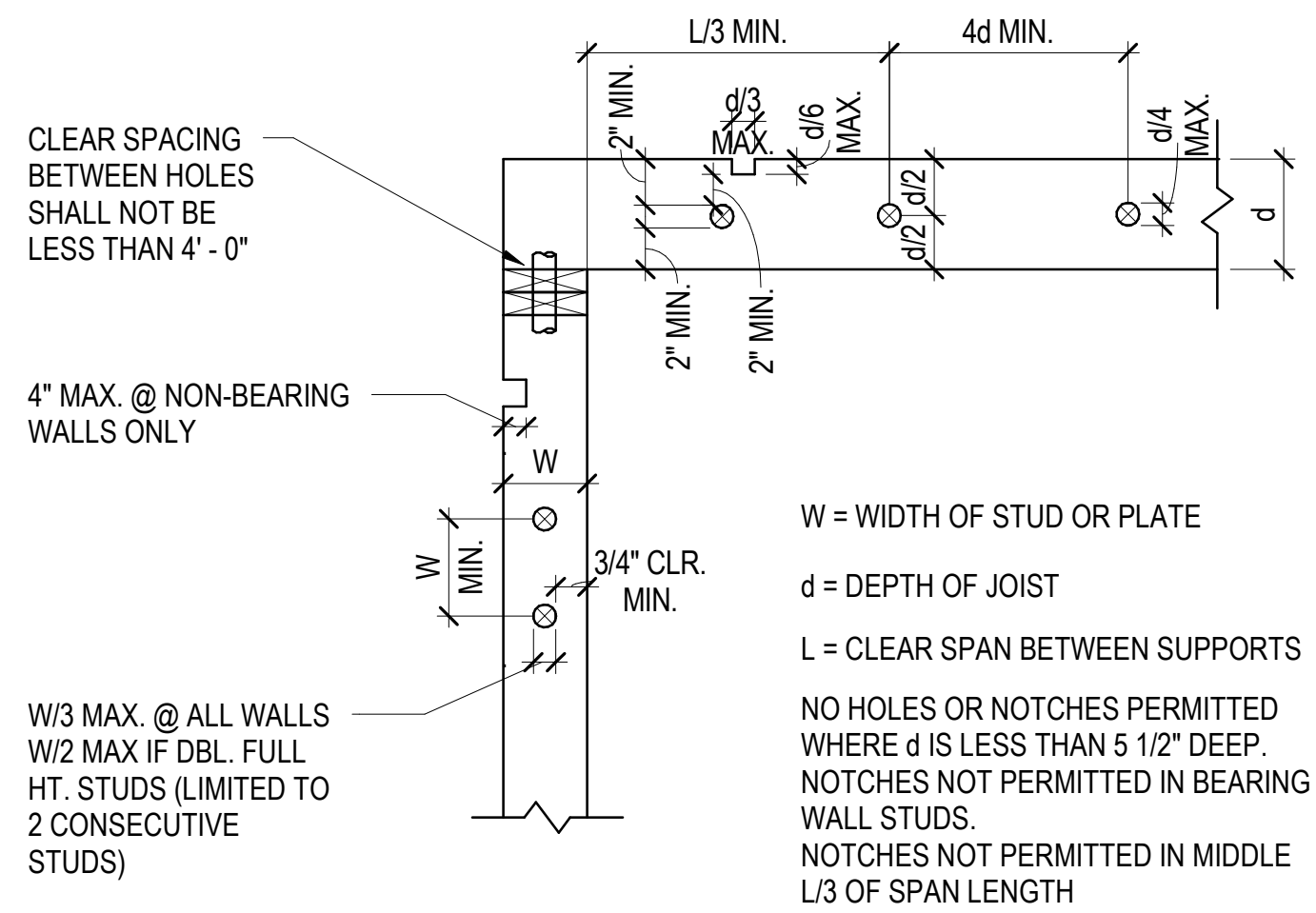
TYPICAL FRAMING DETAIL

N.T.S. **1**



BEAM TO BEAM CONNECTION DETAIL

N.T.S. **10**



HOLES & NOTCHES IN SAWN LUMBER

N.T.S. **7**



DETAILS

ADDITION AND ALTERATION
239 WINDSOR DR. SAN CARLOS, CA 94070

REVIEWED FOR CODE COMPLIANCE
This review does not authorize violation of State or County building laws.

Oct 14 2025

SAN MATEO CO. BLDG. INSP. DIV.

Ana Ovelis

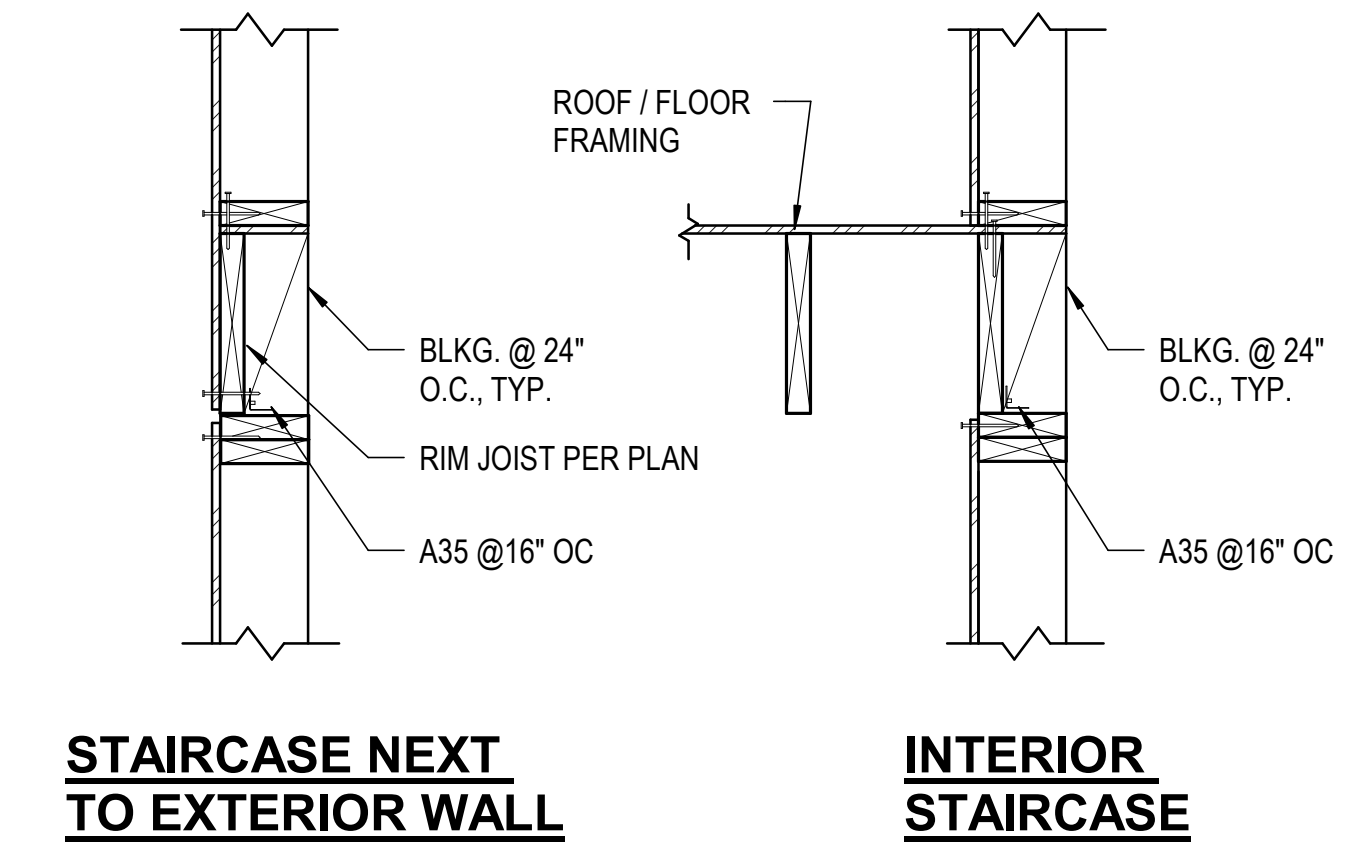
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REV	DATE	DESCRIPTION



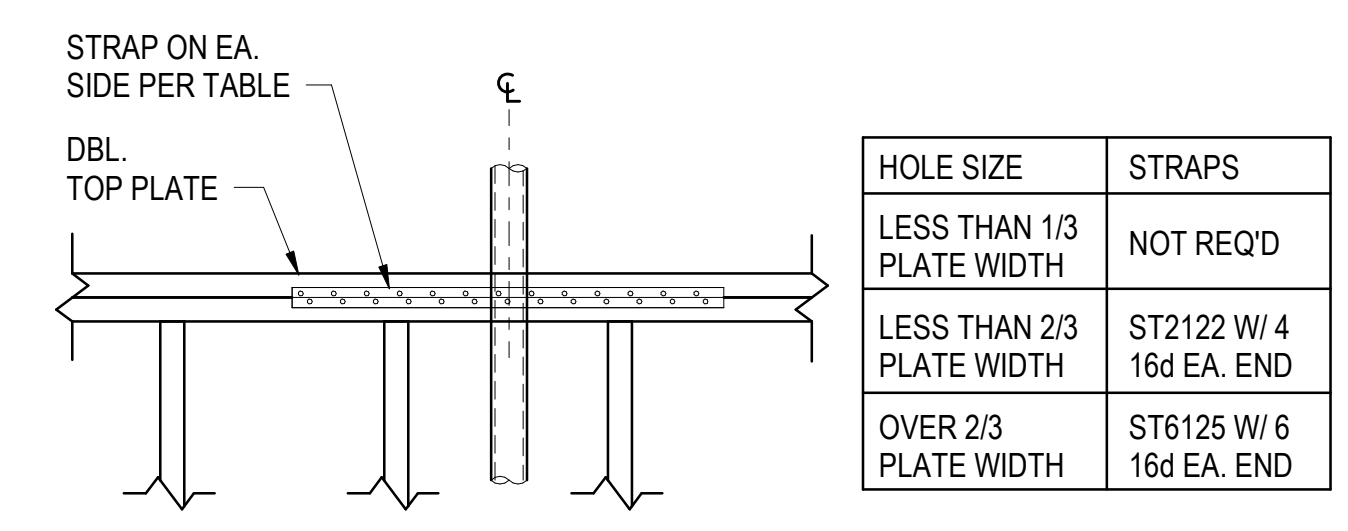
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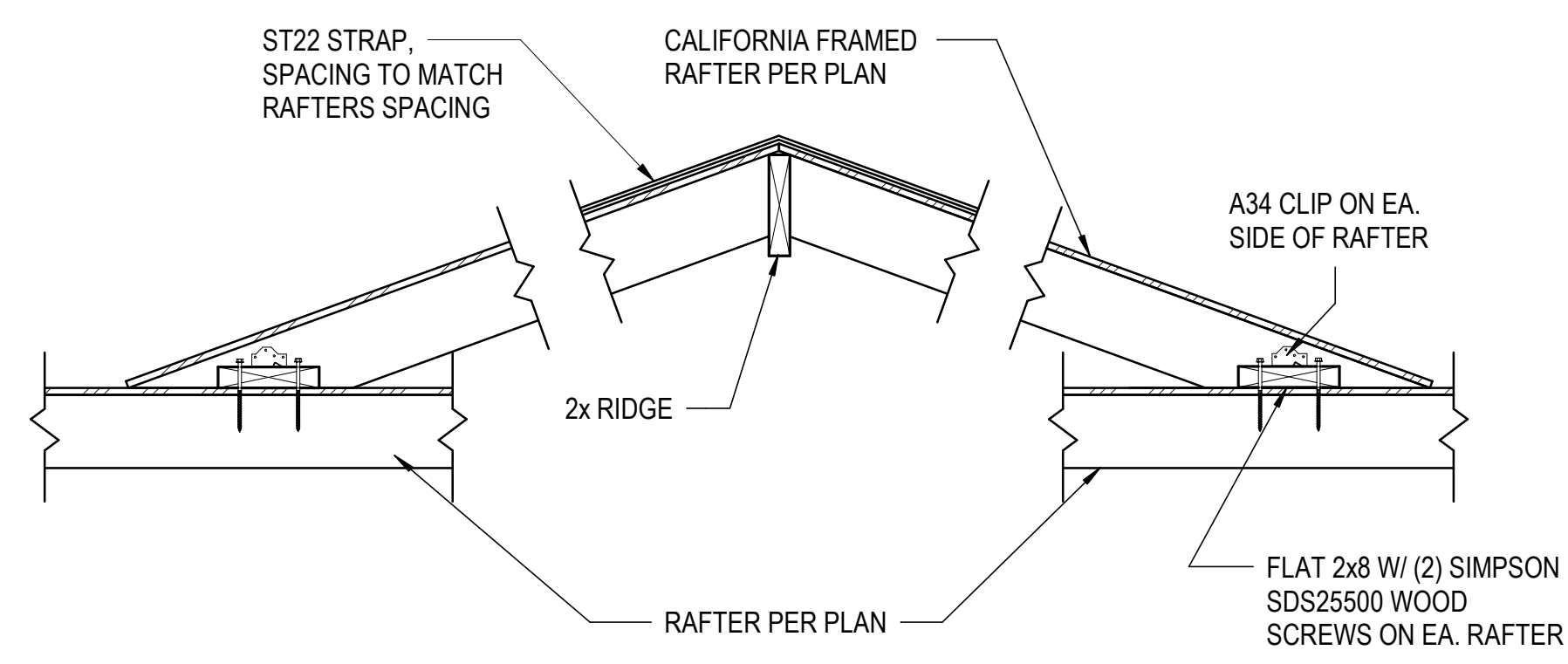


STAIRCASE NEXT TO EXTERIOR WALL **INTERIOR STAIRCASE**

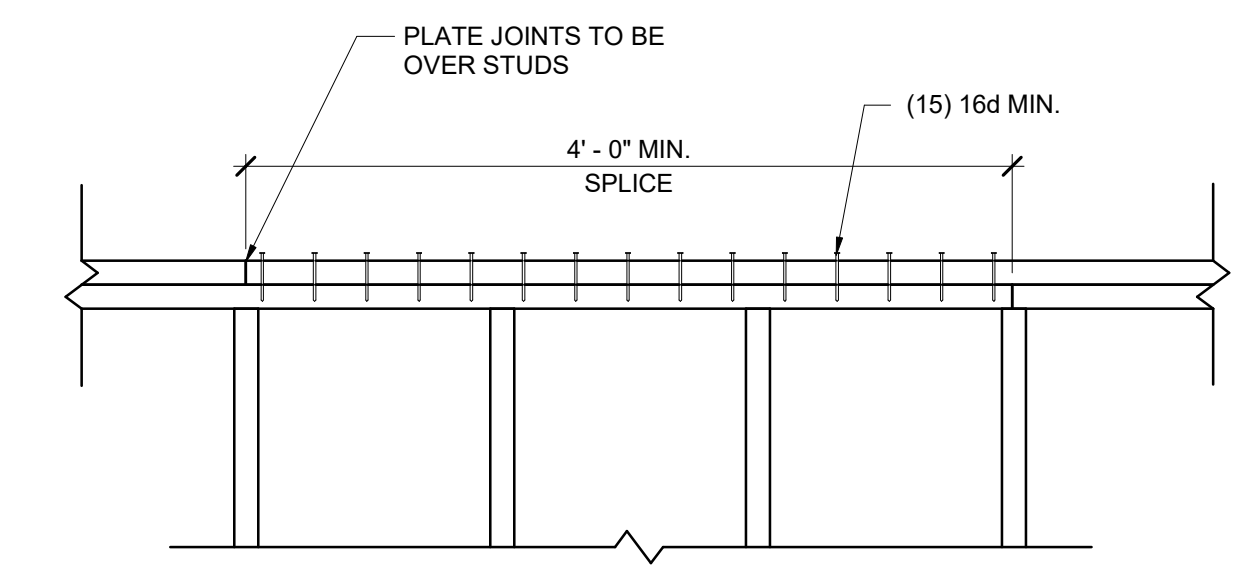
WALL FRAMING NEXT TO STAIRCASE OPENING N.T.S. **3**



STRAP @ PLATE OPENING N.T.S. **2**



CALIFORNIA FRAMING DETAIL N.T.S. **4**



TOP PLATE SPLICE DETAIL N.T.S. **1**



DETAILS

ADDITION AND ALTERATION

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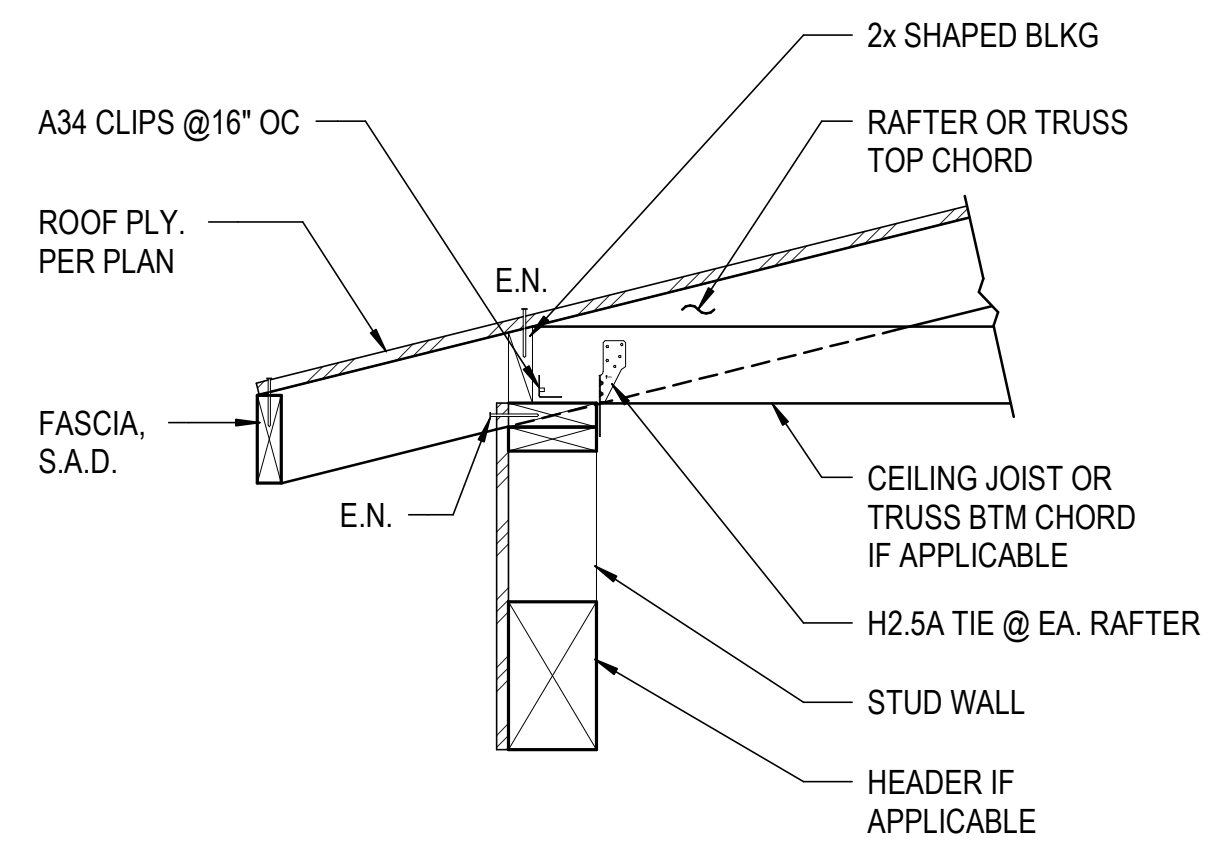
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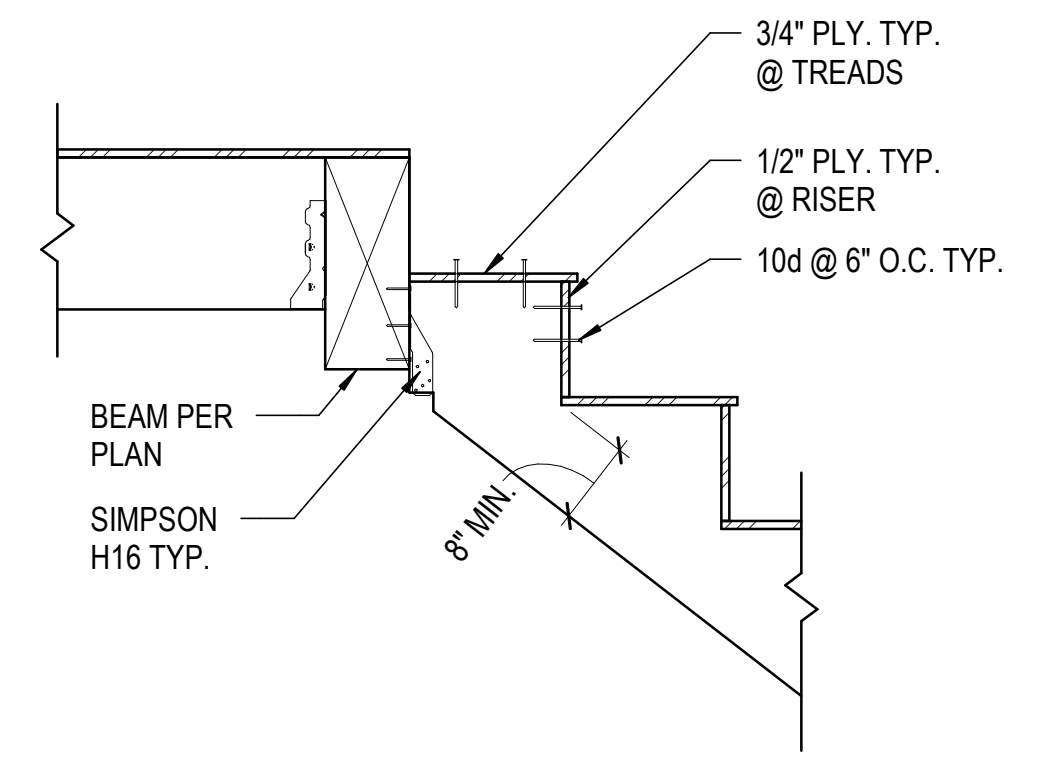
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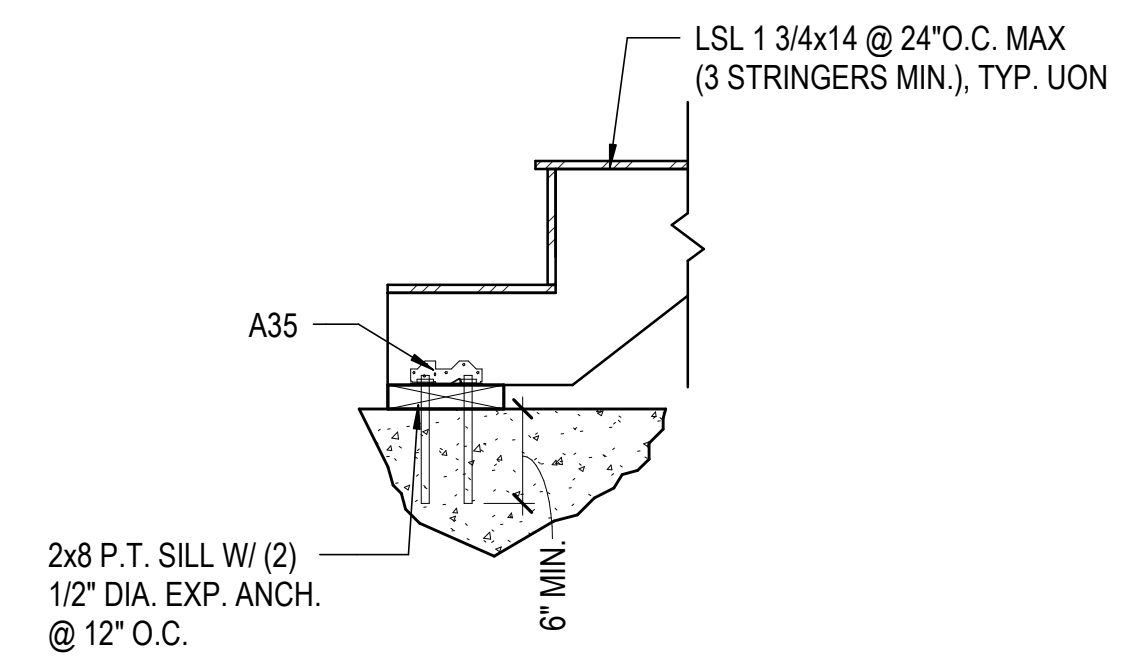
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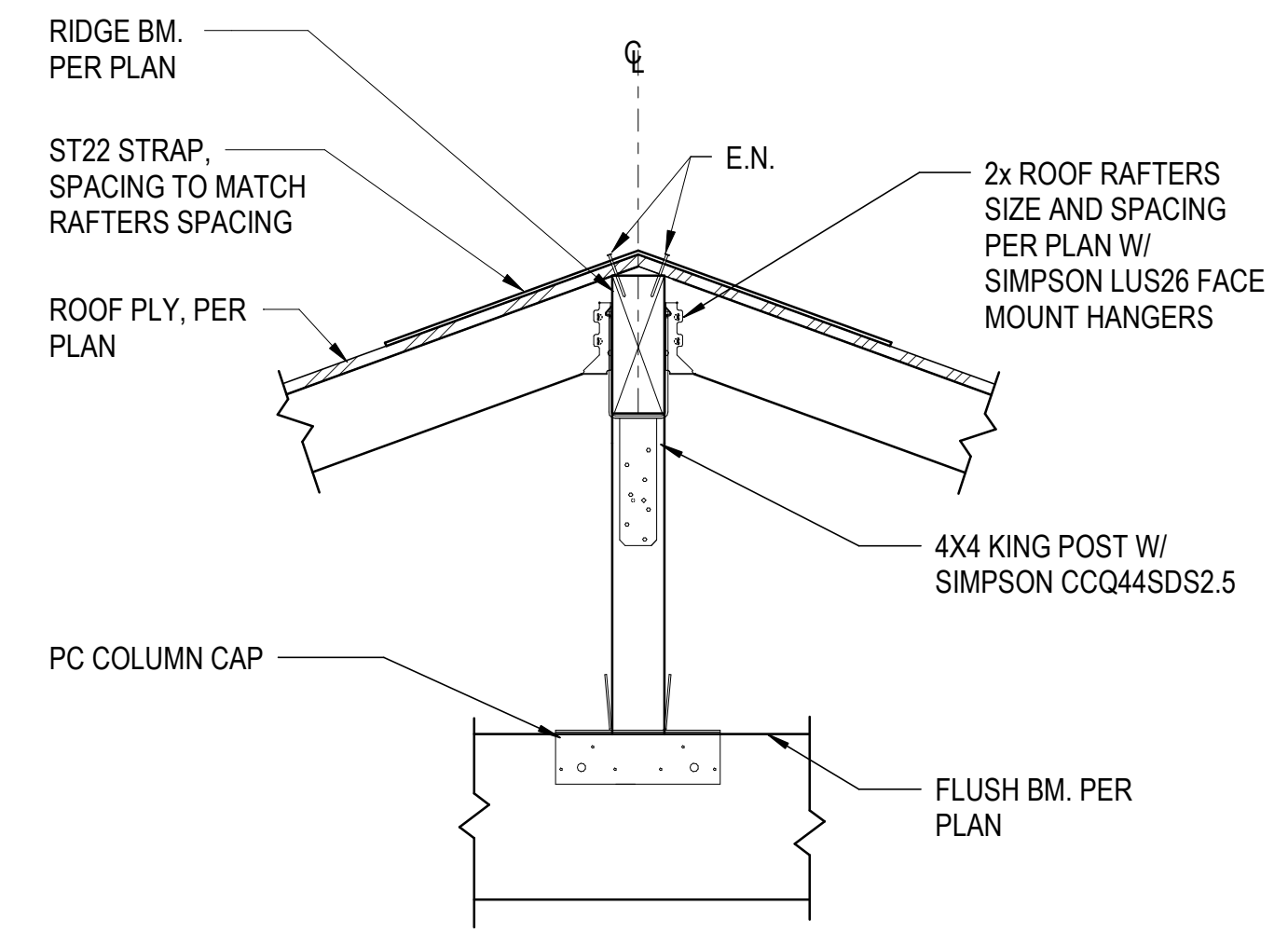
TYP. ROOF FRAMING PERPENDICULAR TO WALL N.T.S. **12**



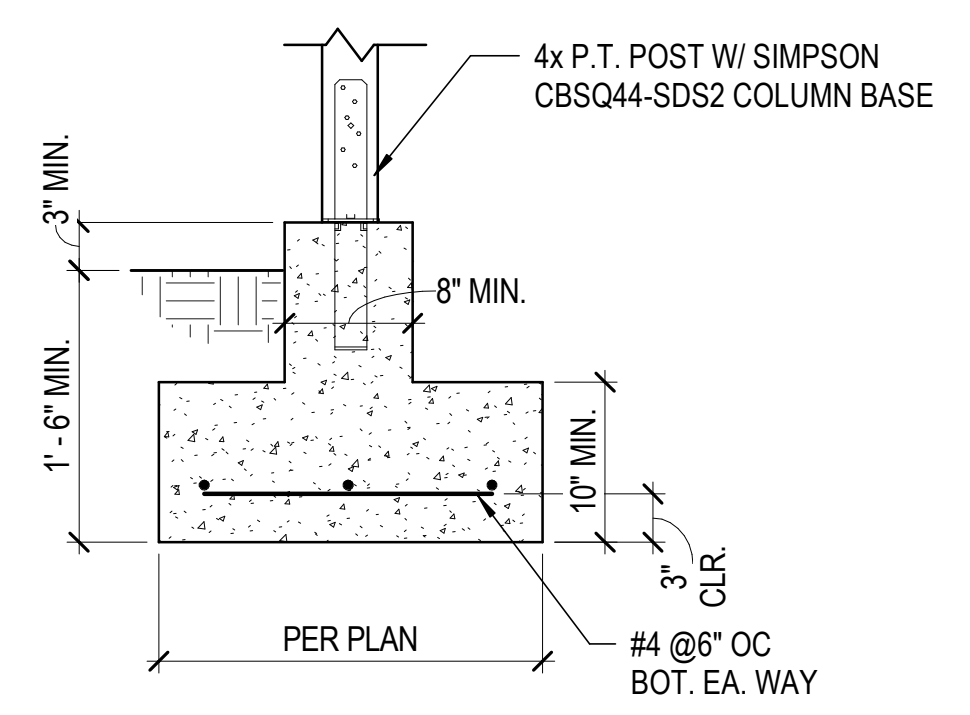
STRINGER TO LANDING TOP



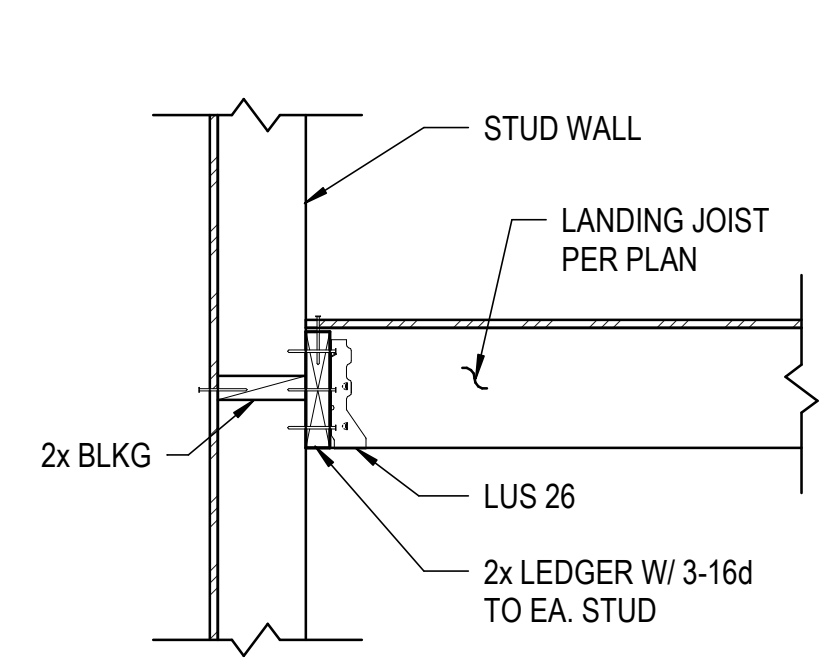
STRINGER TO SLAB



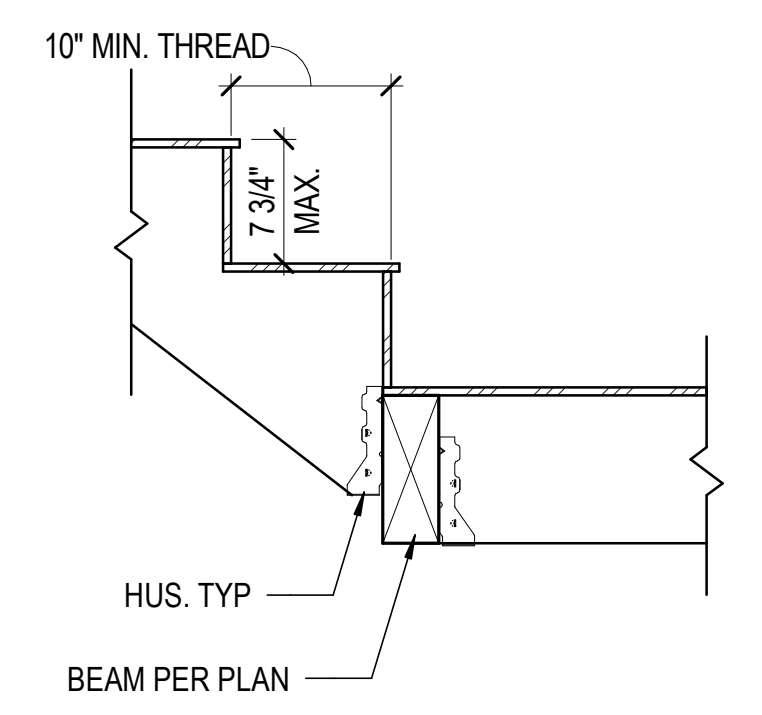
TYPICAL RIDGE DETAIL N.T.S. **3**



ISOLATED FOOTING DETAIL N.T.S. **11**



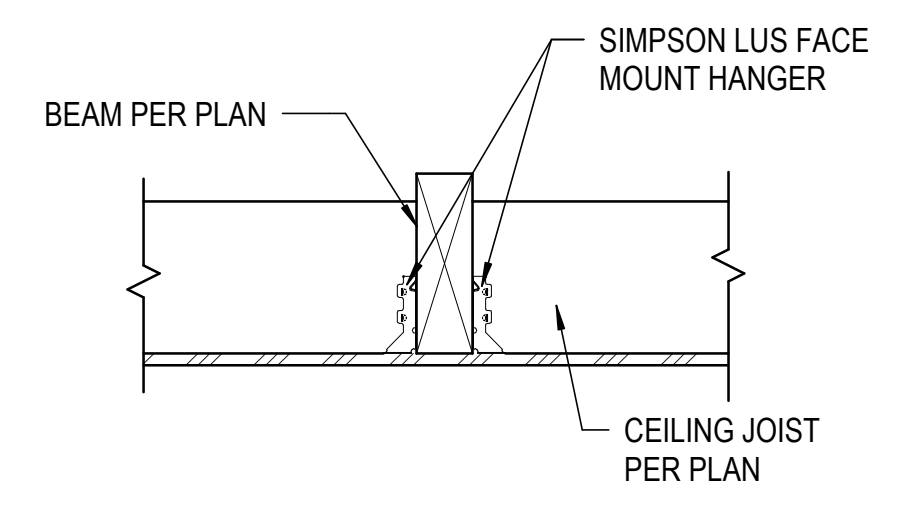
LANDING TO WALL



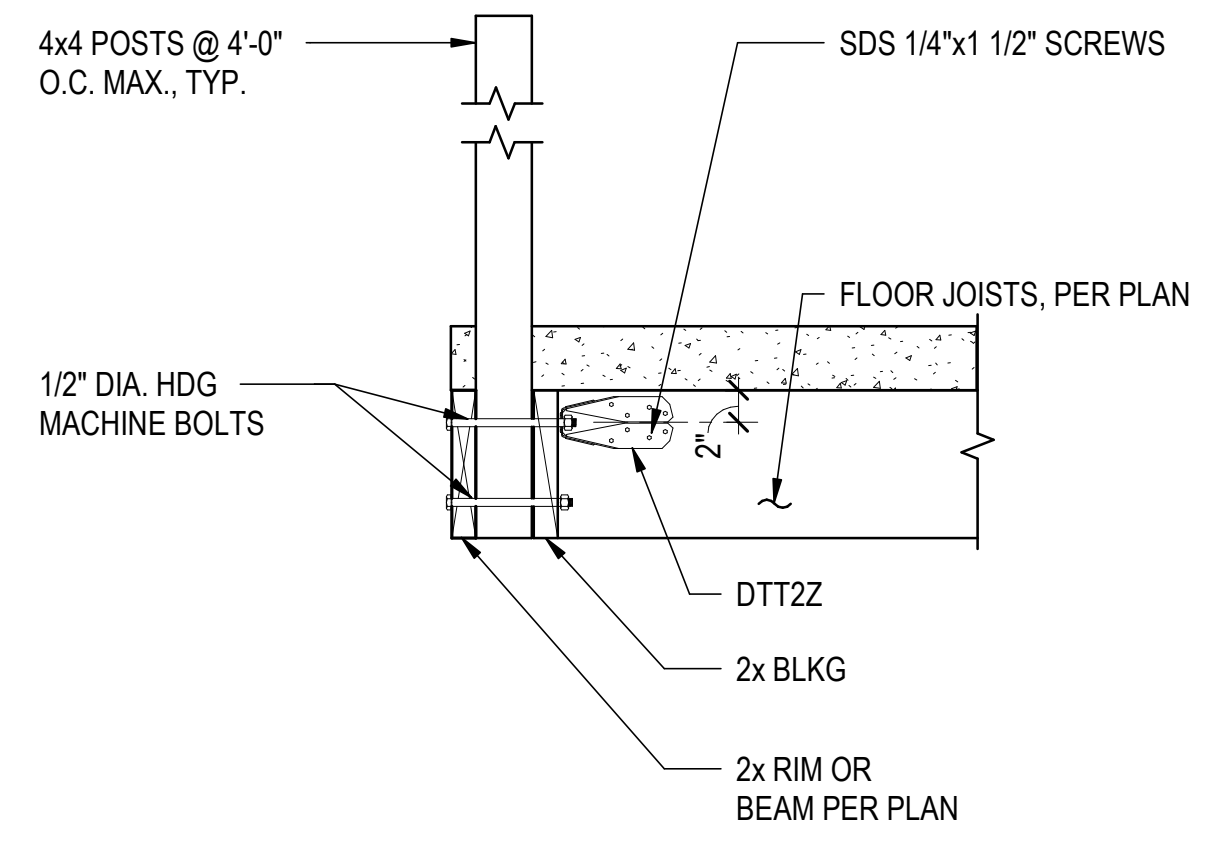
STRINGER TO LANDING BOT

NOTES
STAIRWAY TO HAVE MIN. 7' HEADROOM @ TOP OF NOSING
HANDRAIL MUST BE SPACED SO NO SPHERE 4\"/>

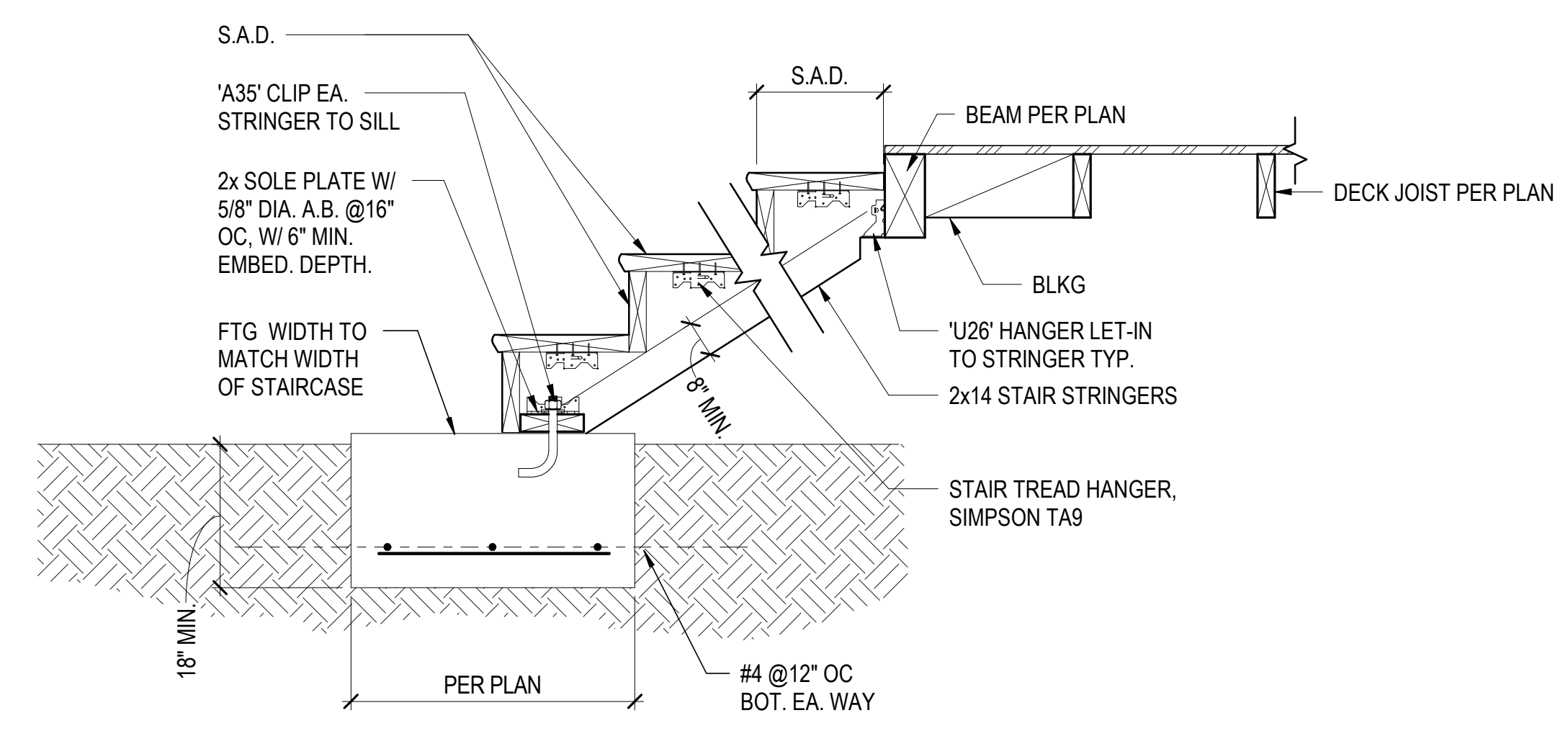
STAIRCASE DETAIL N.T.S. **5**



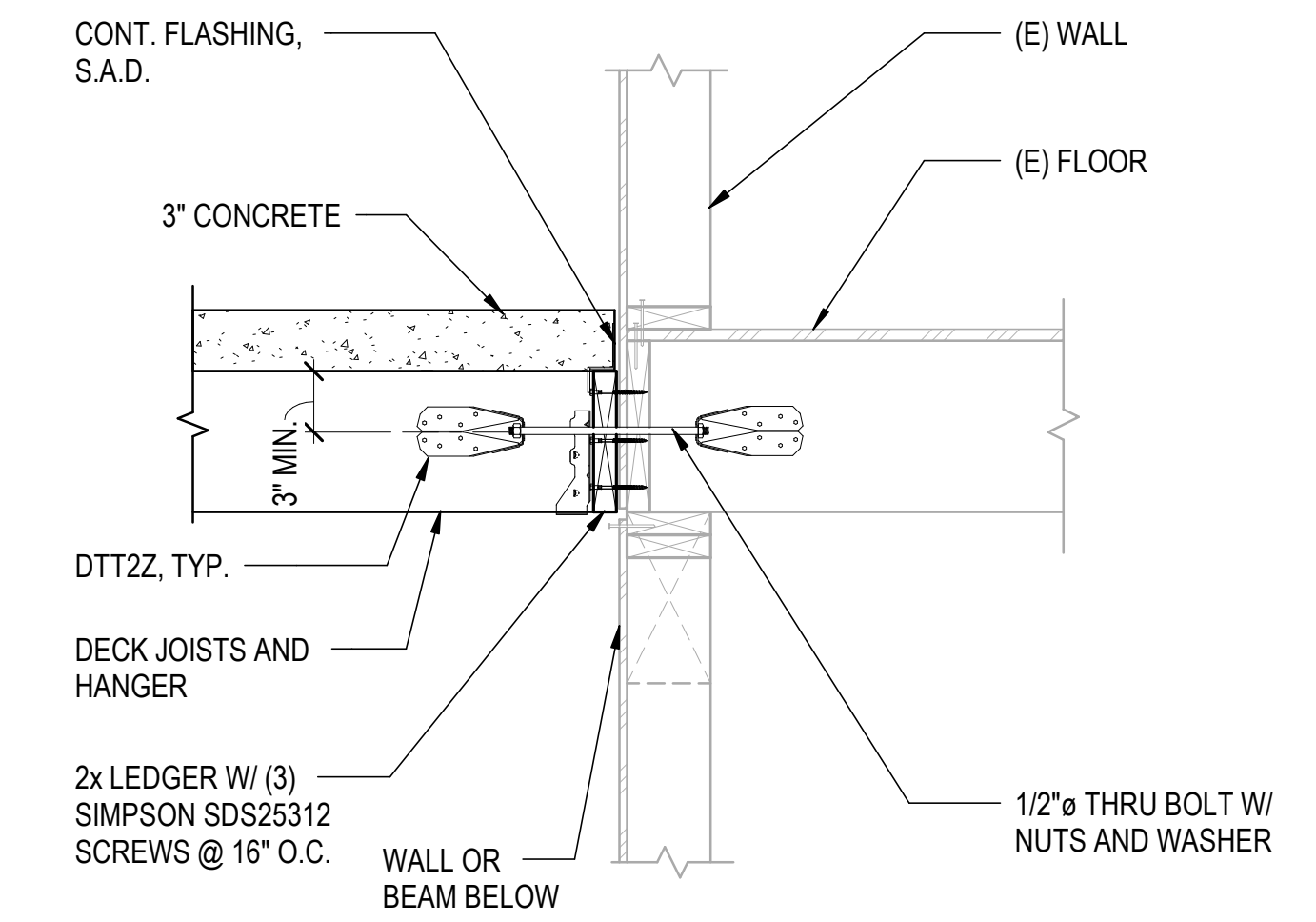
UPTURNED BEAM DETAIL N.T.S. **2**



RAILING ATTACHMENT DETAIL N.T.S. **10**



EXTERIOR STAIR LANDING N.T.S. **4**



(N) DECK TO (E) HOUSE CONNECTION DETAIL N.T.S. **1**



DETAILS
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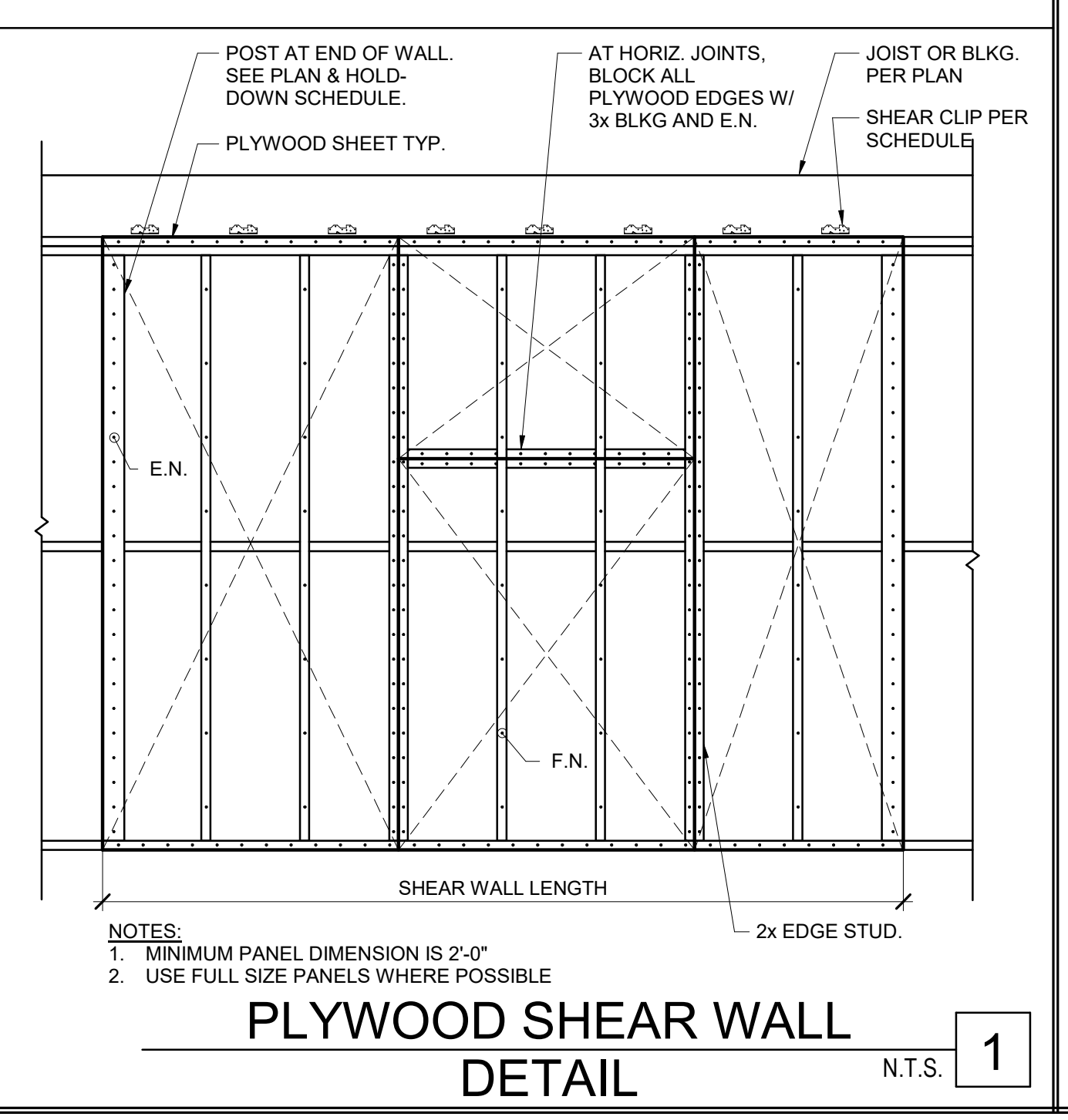
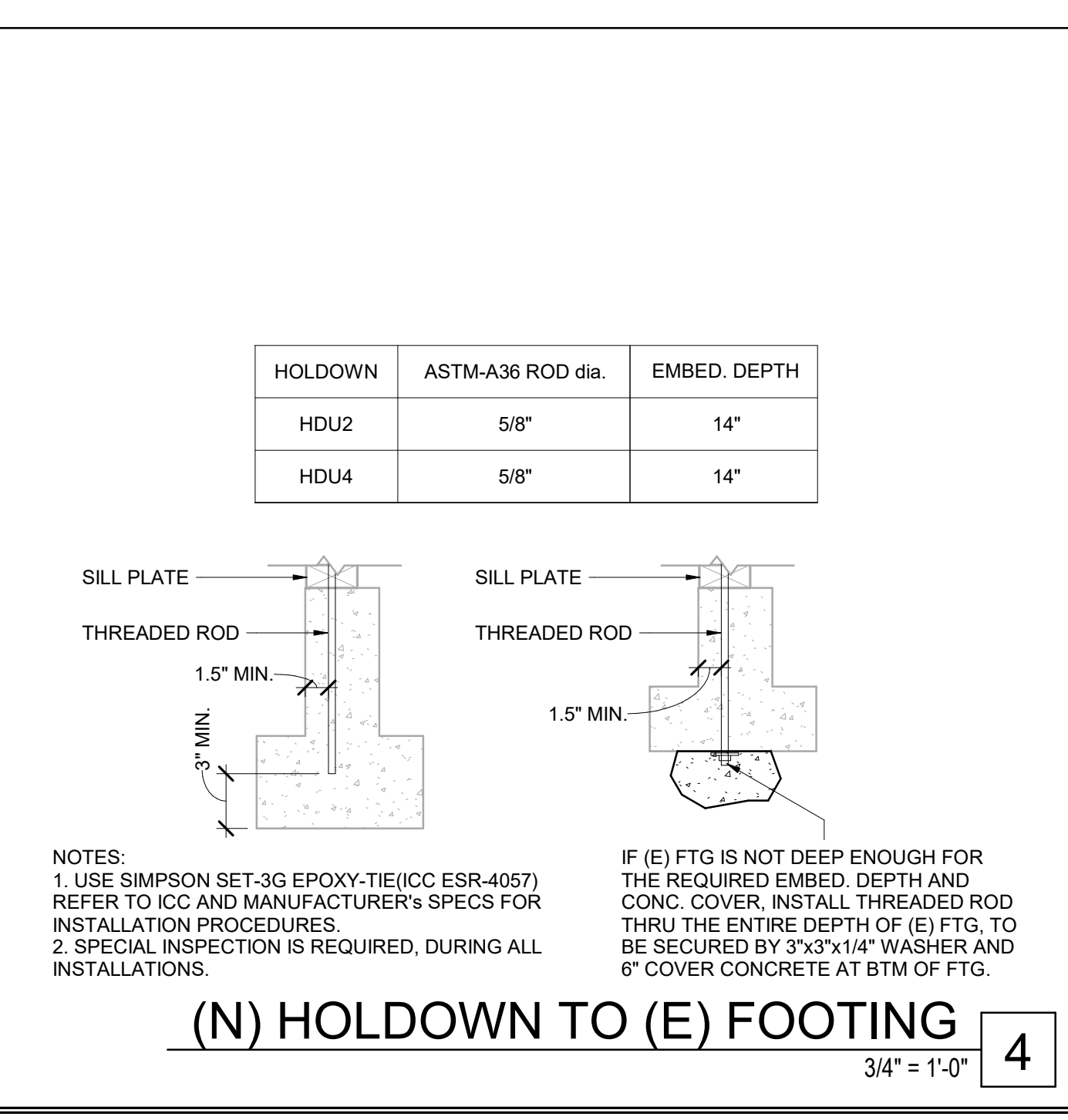
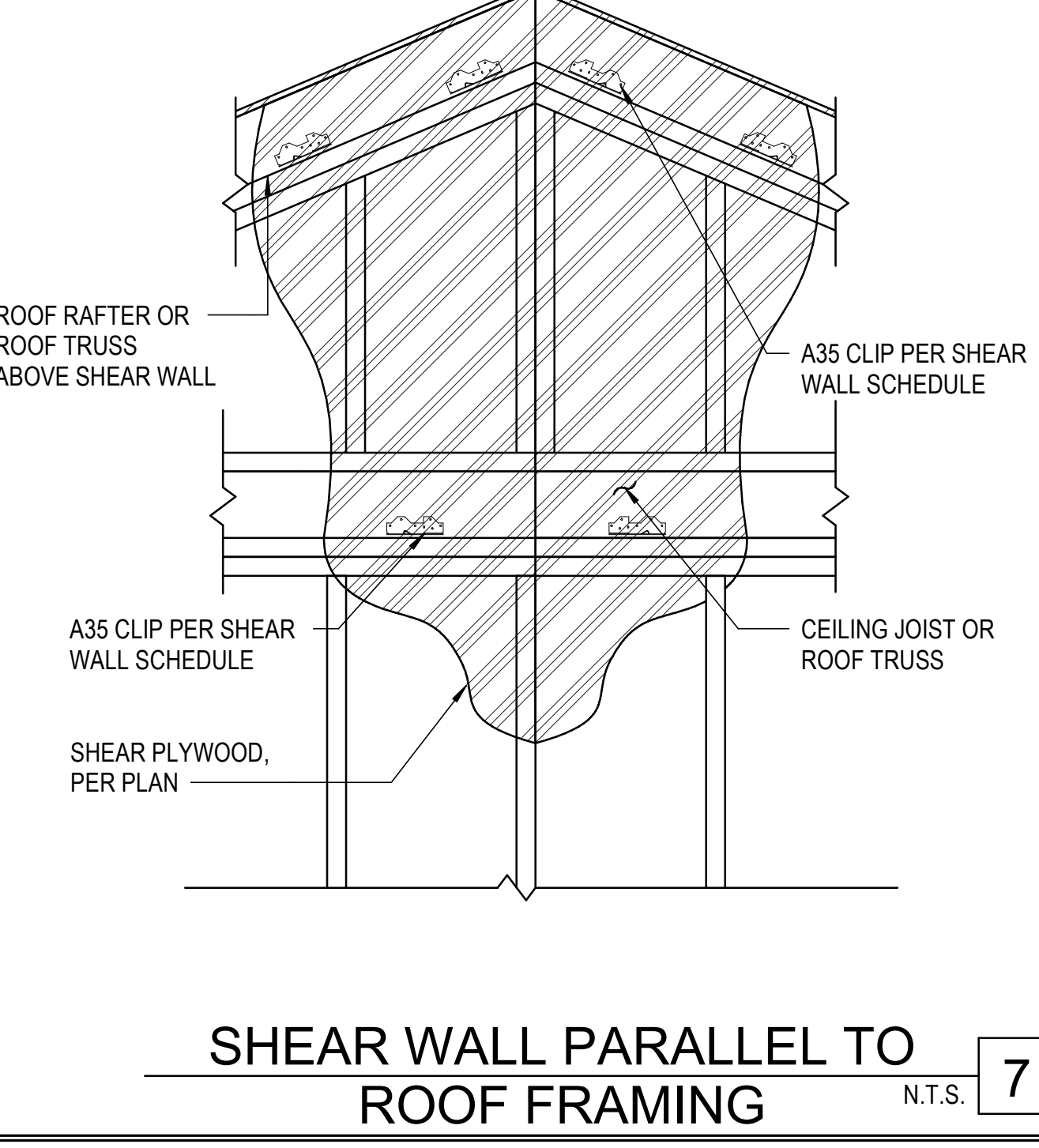
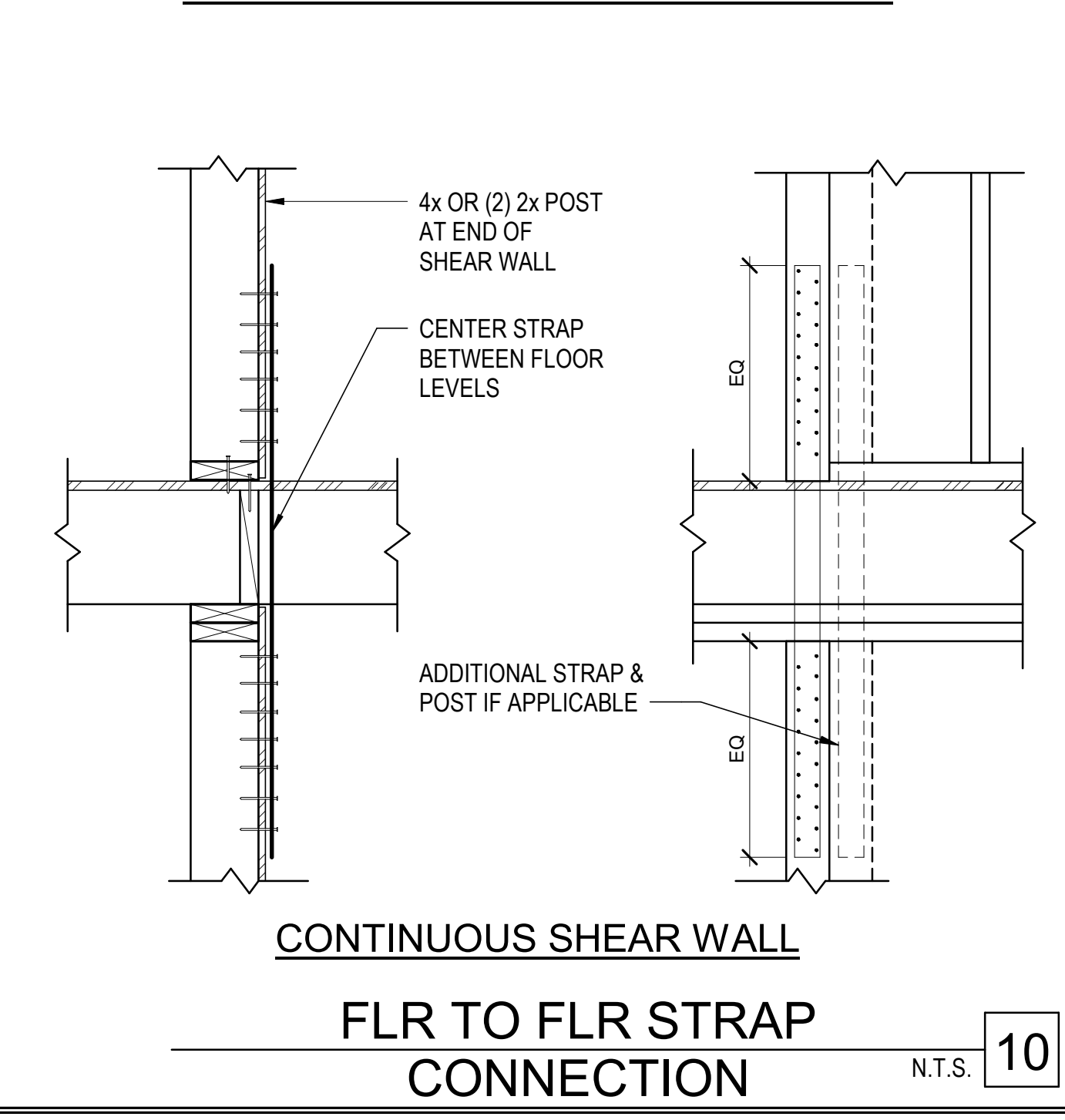
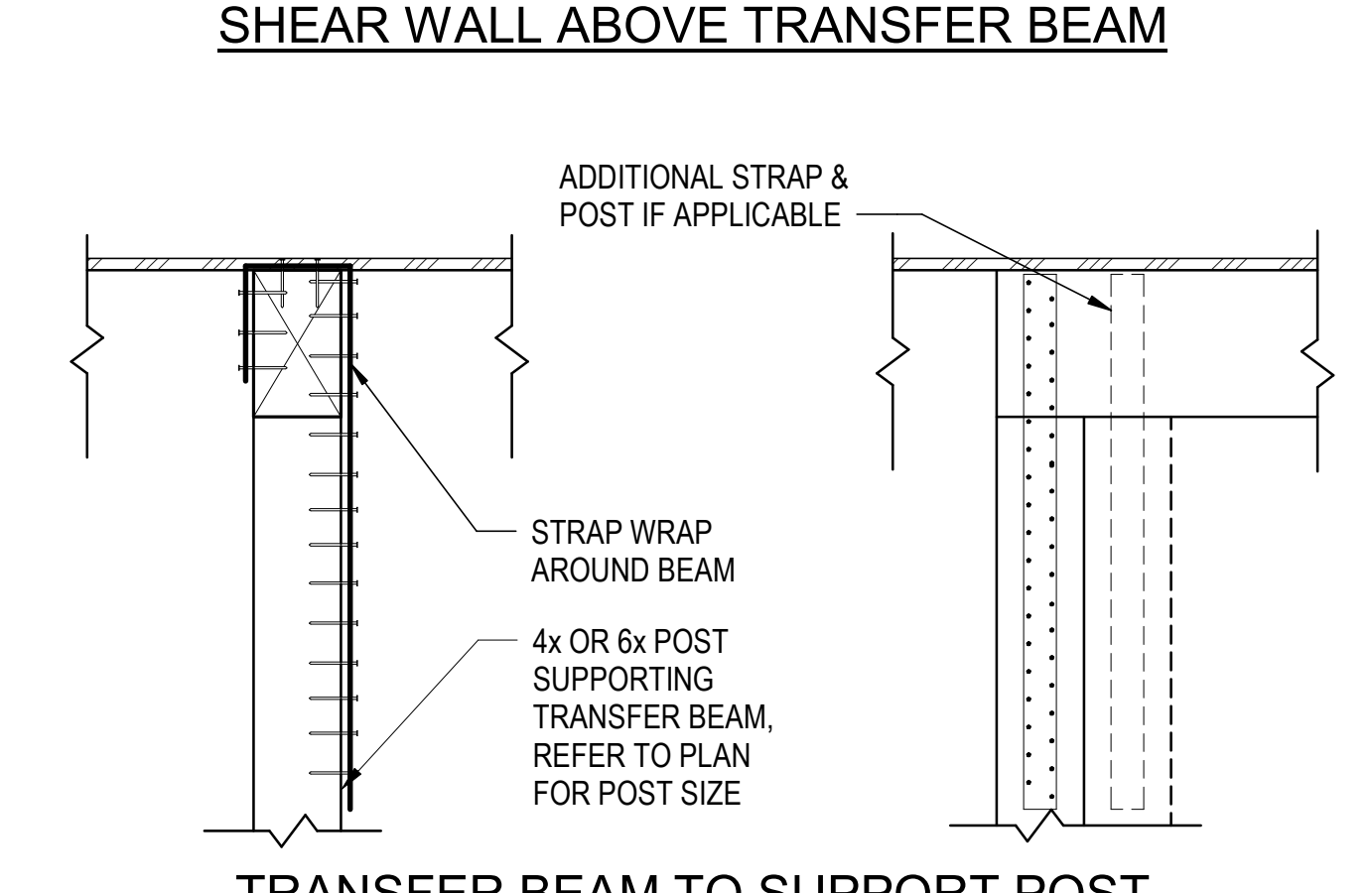
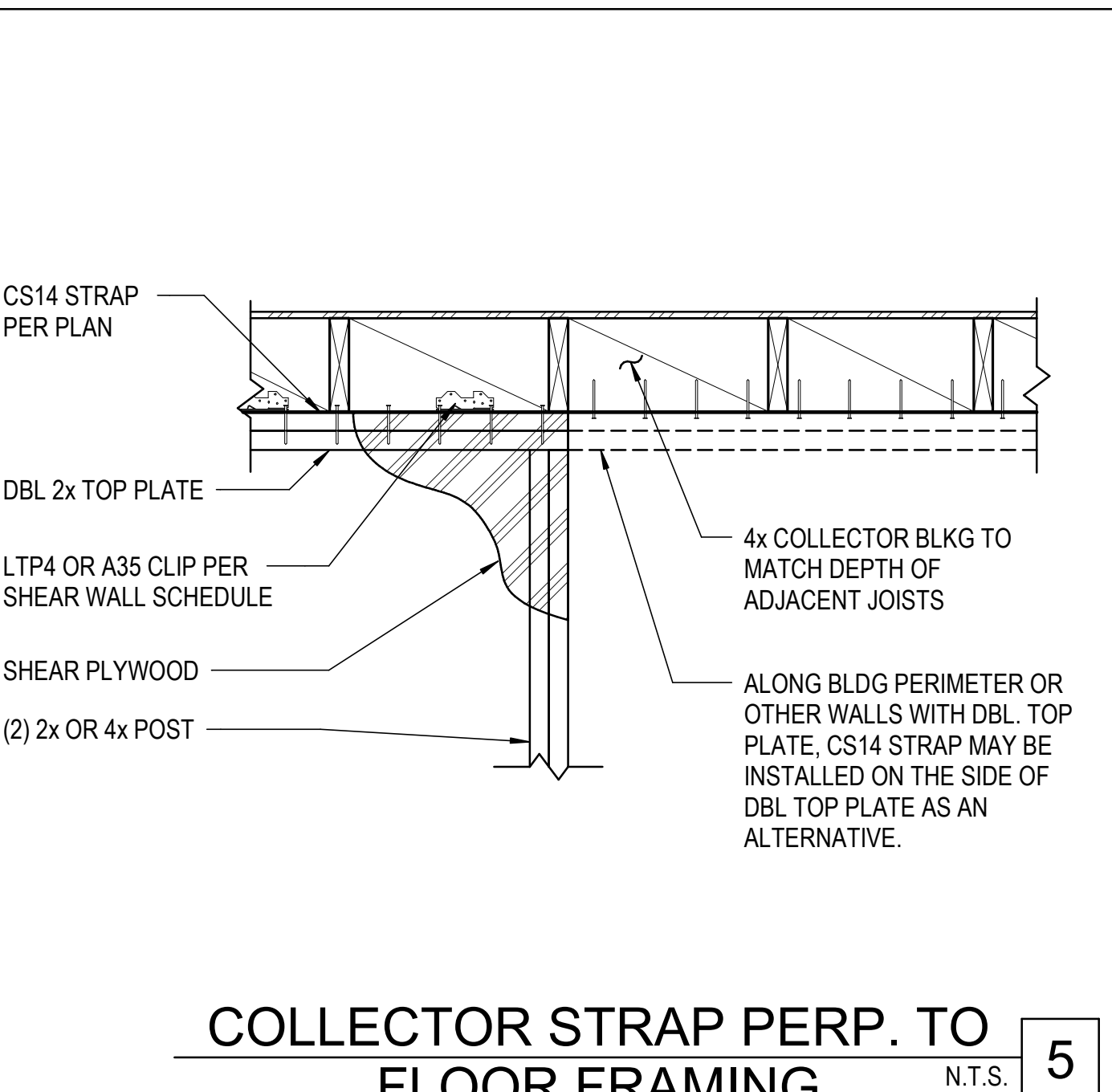
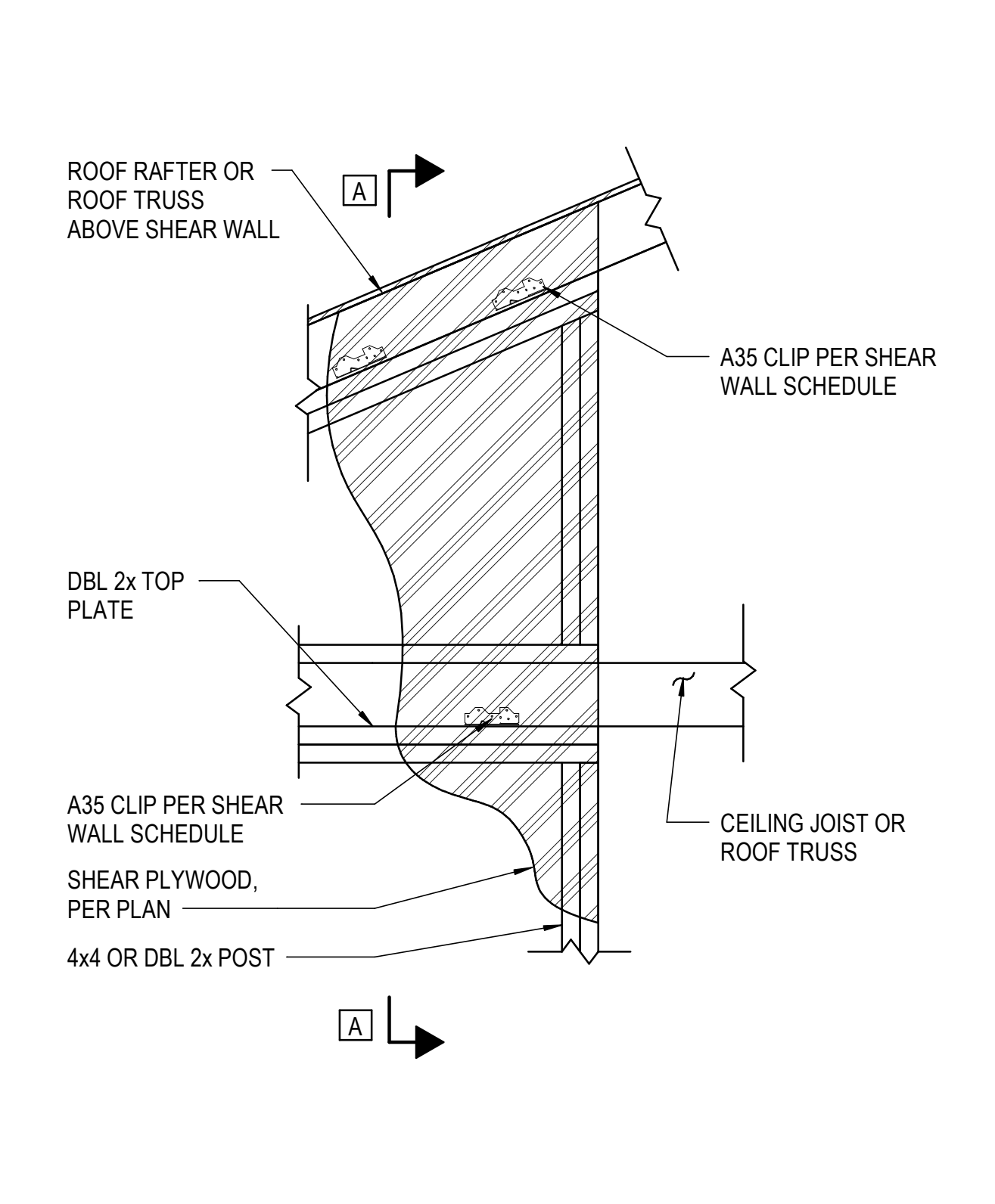
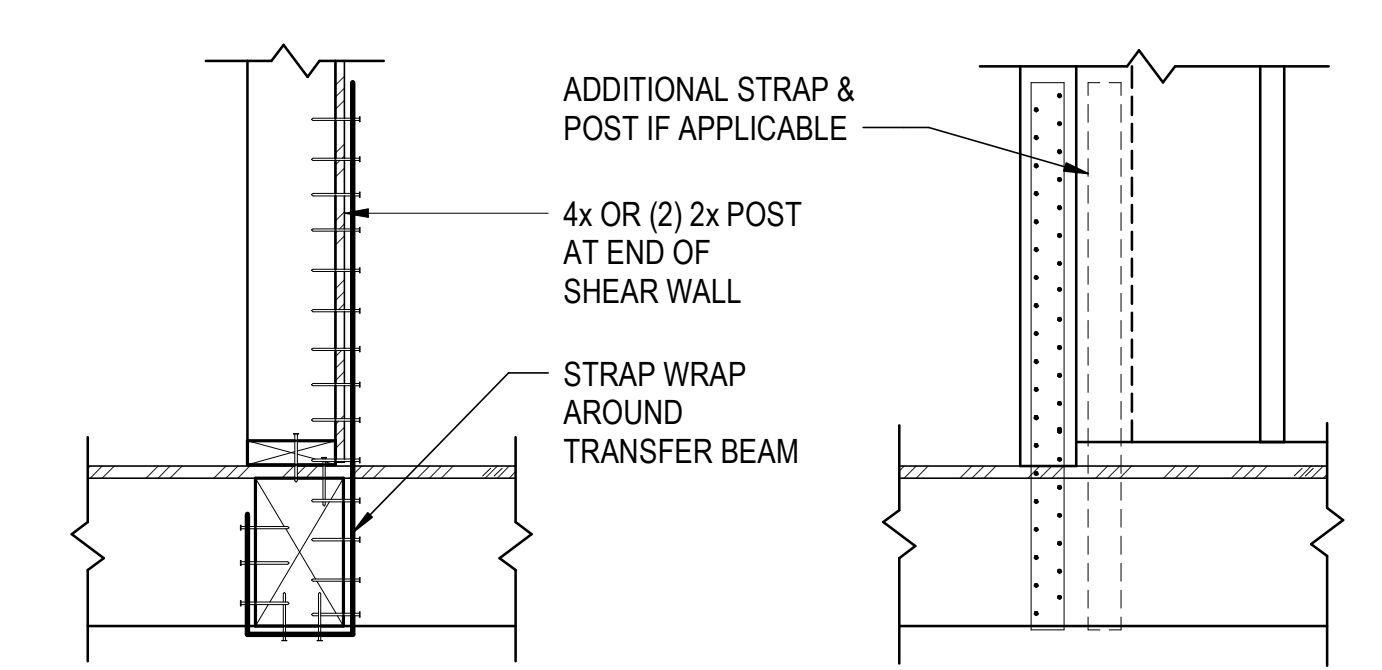
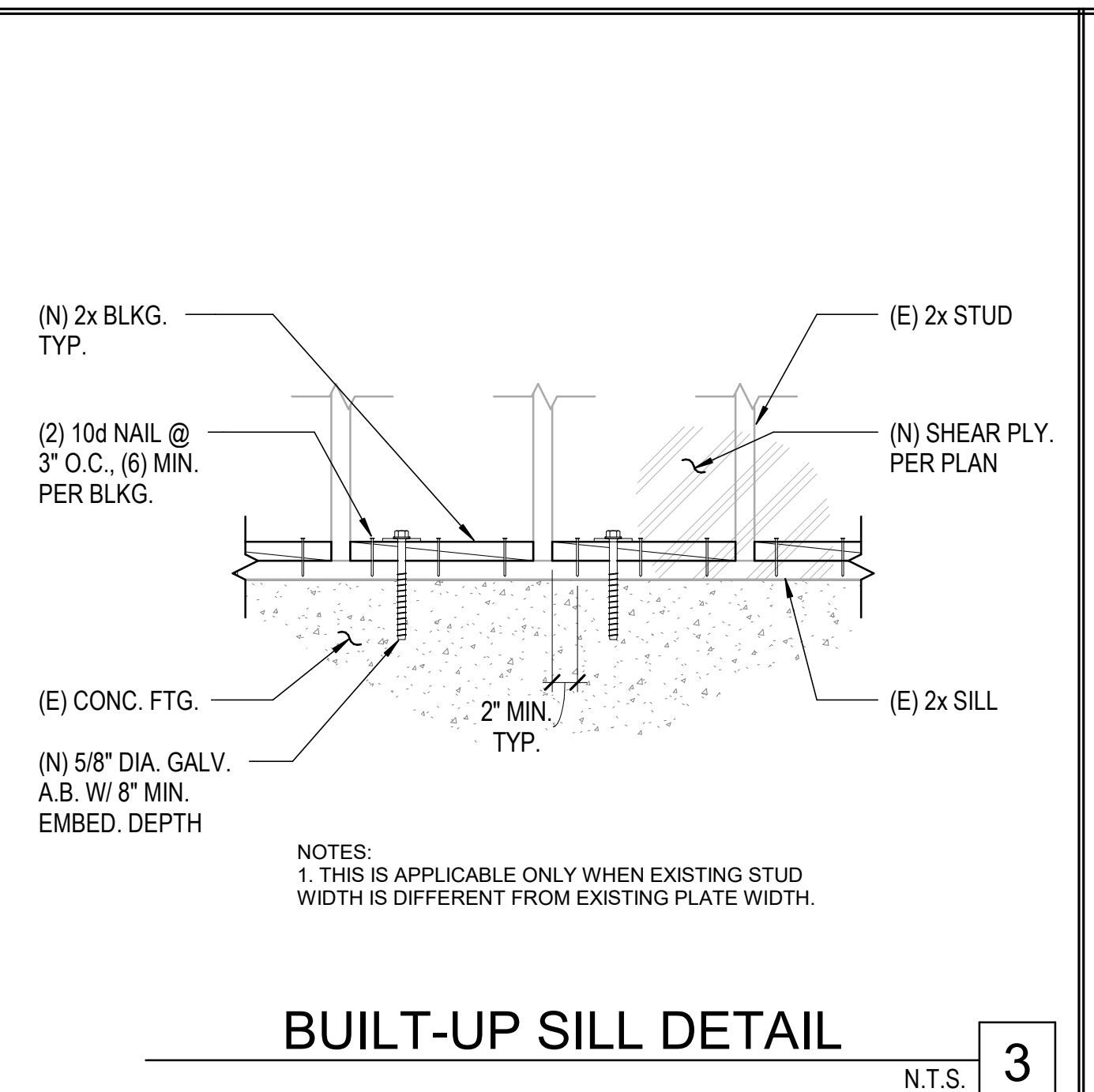
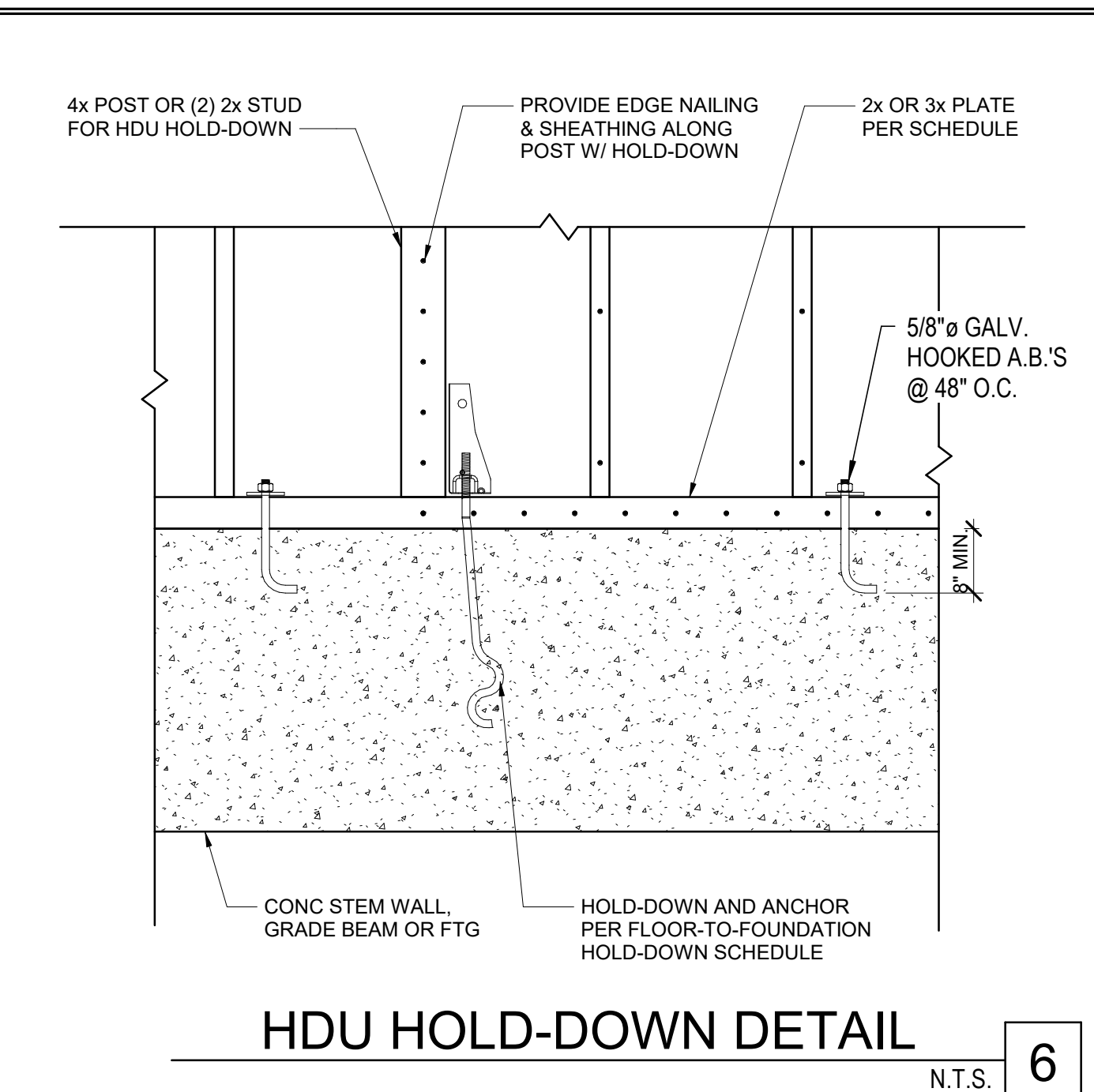
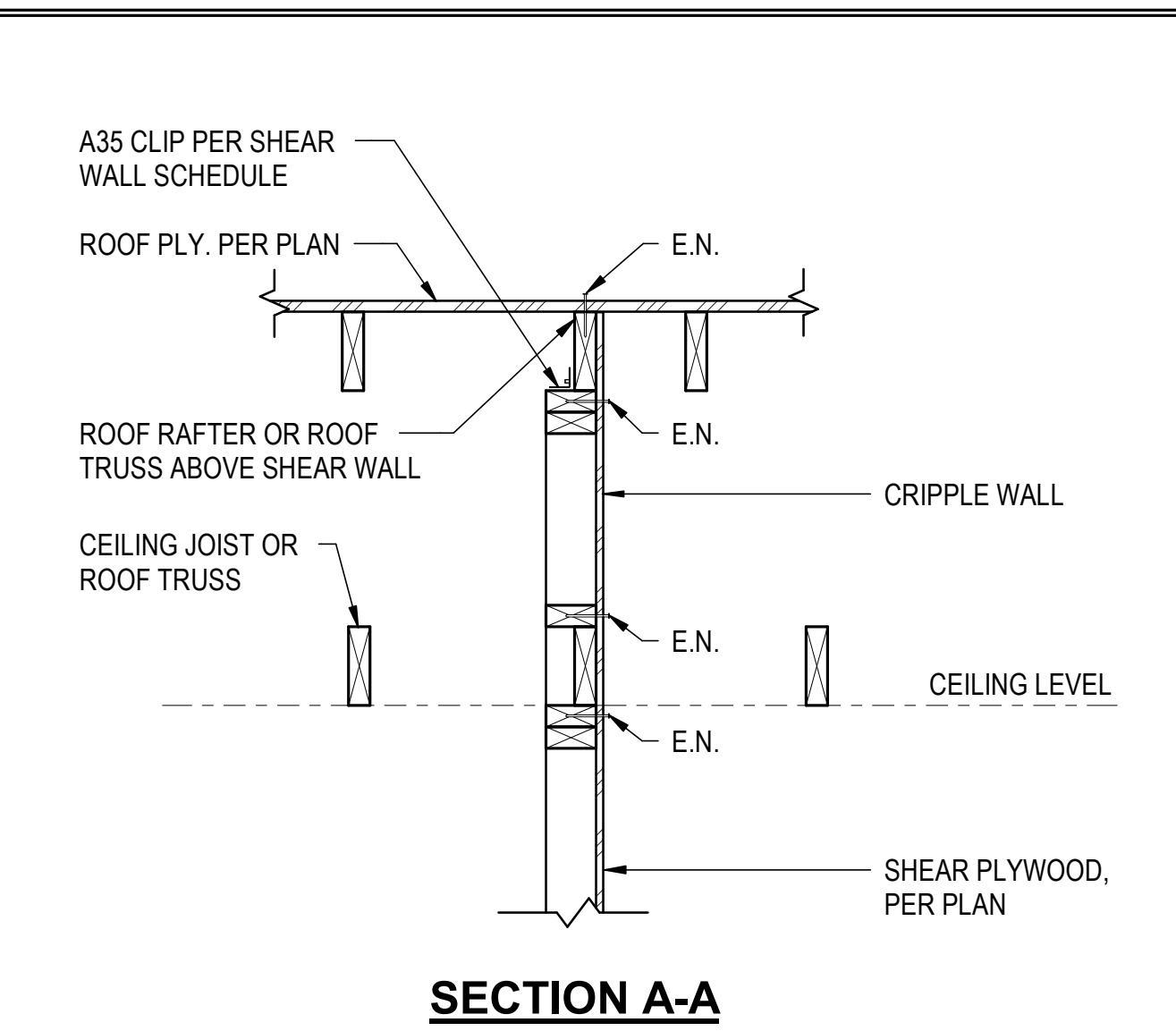
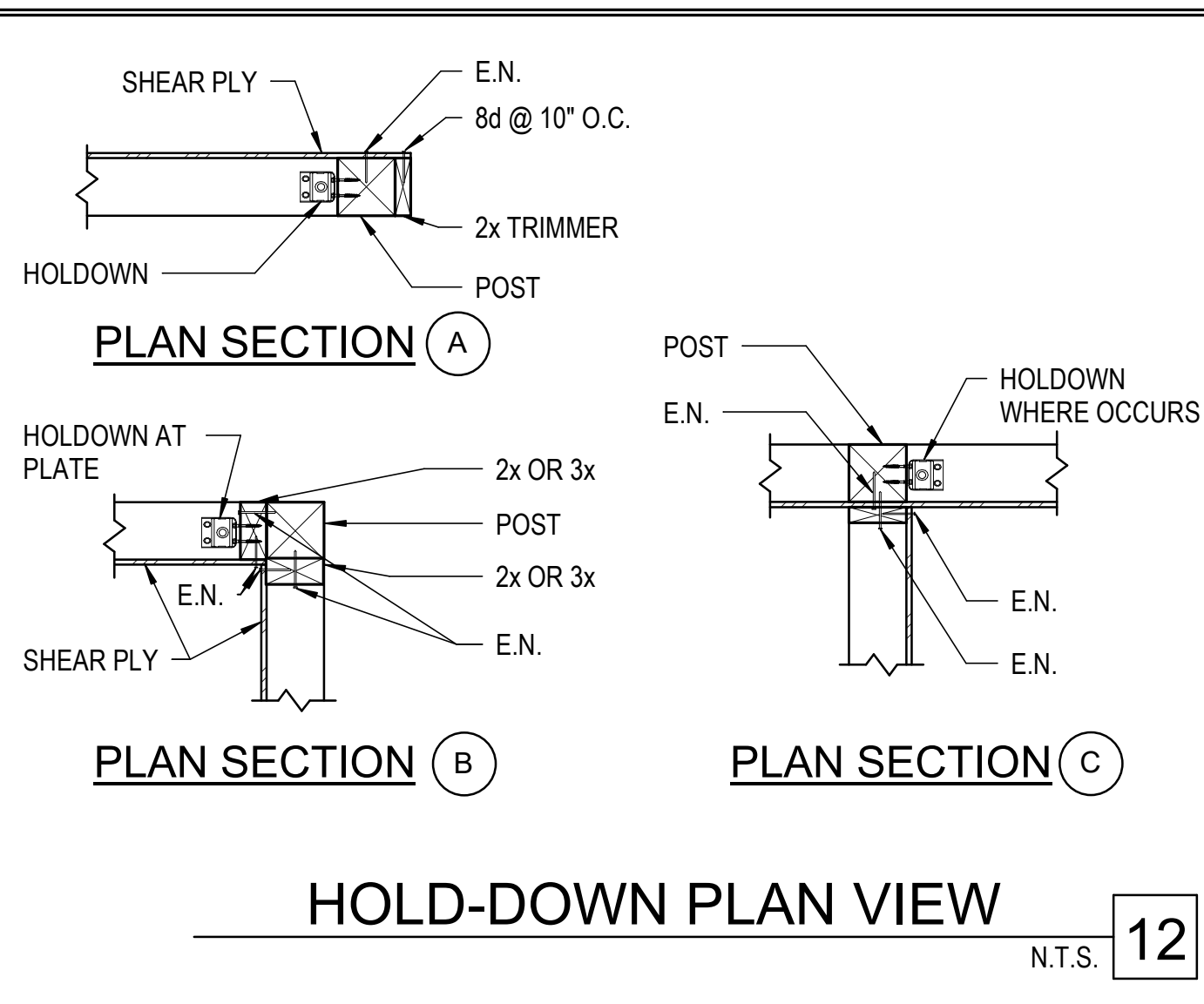
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PROJECT #:	

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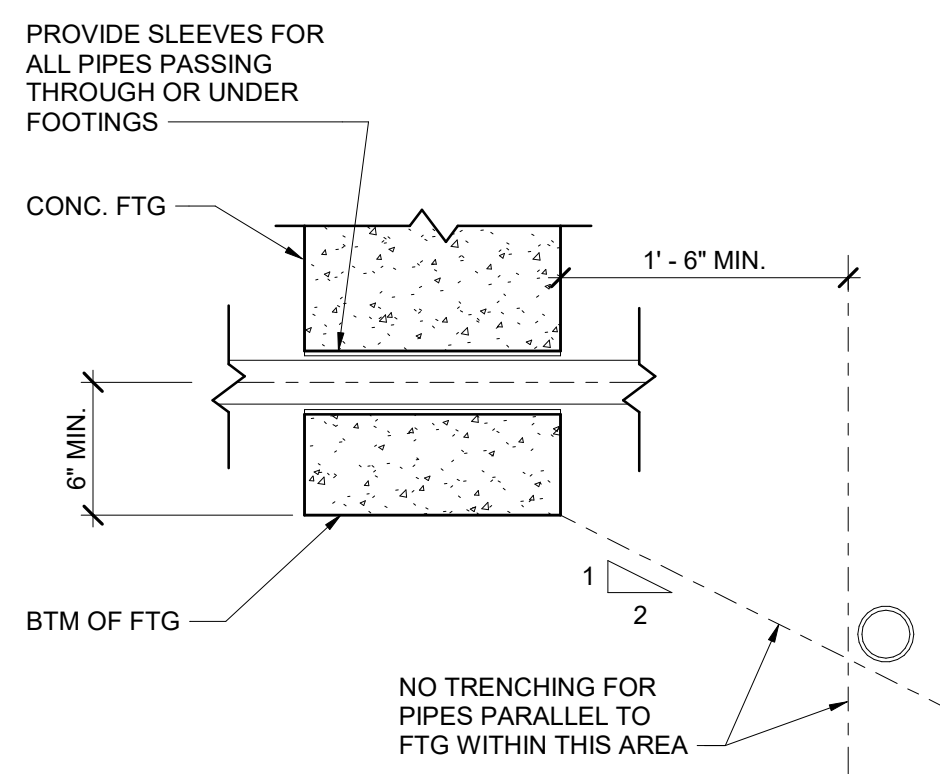
DETAILS
ADDITION AND ALTERATION
239 WINDSOR DR. SAN CARLOS, CA 94070

REV	DATE	DESCRIPTION

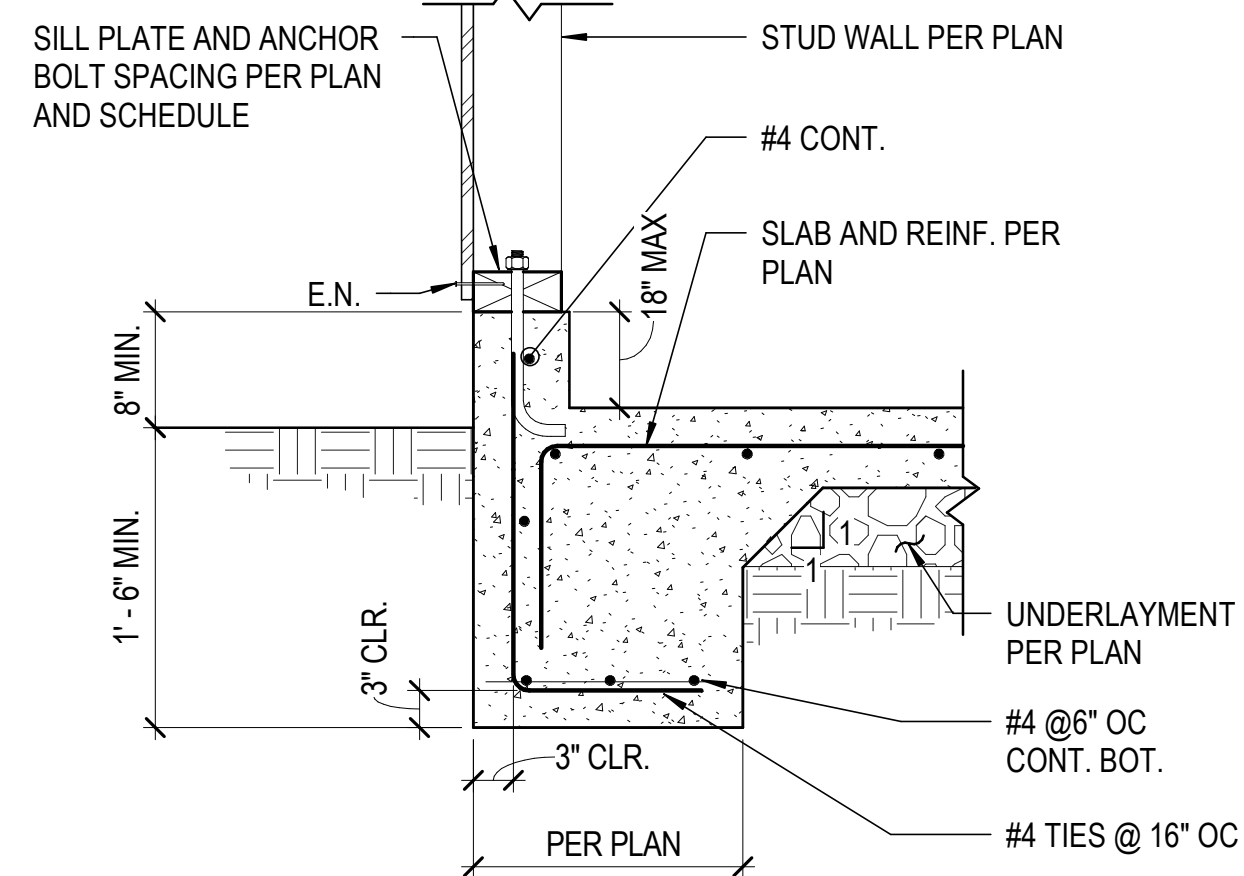
SIGN DATE: 8/8/2025
SCALE: As indicated
DRAWN BY: MY
CKD BY: MY
PROJECT #:
S4.4

REVIEWED FOR CODE COMPLIANCE
This review does not authorize violation of State or County building laws.
Oct 14 2025
SAN MATEO CO. BLDG. INSP. DIV.
Ana Avilio

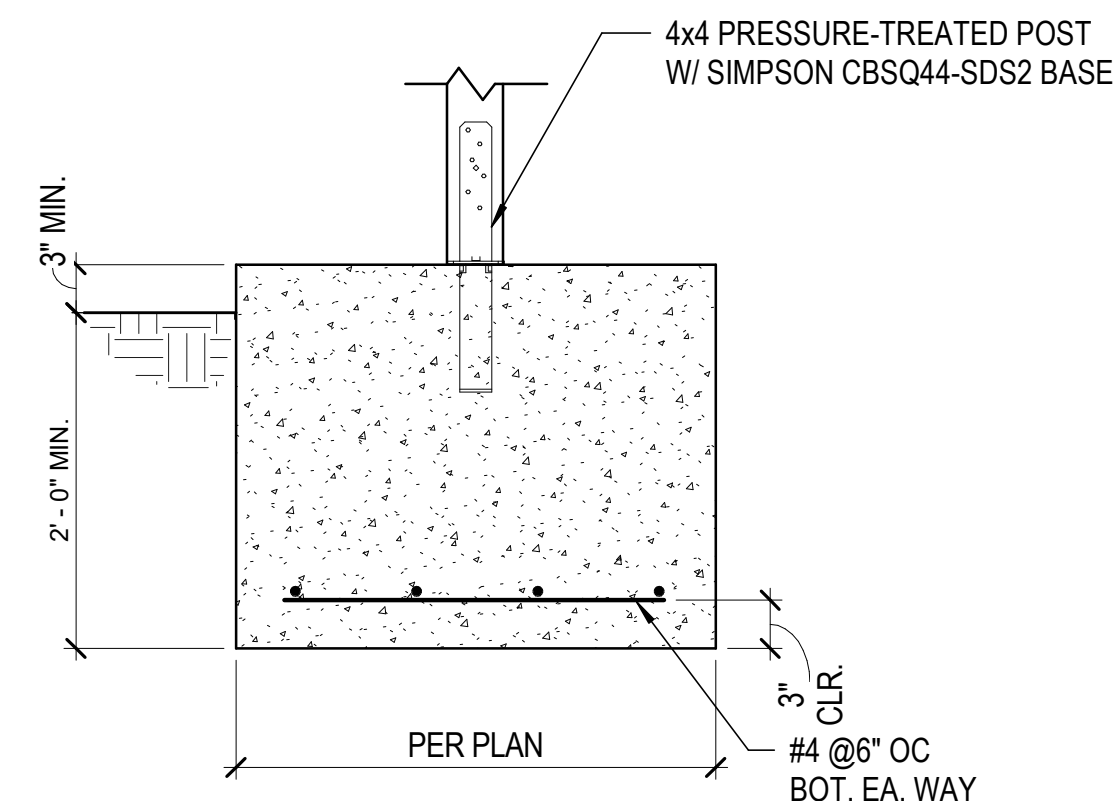
JOB COPY TO REMAIN ON SITE AT ALL TIMES



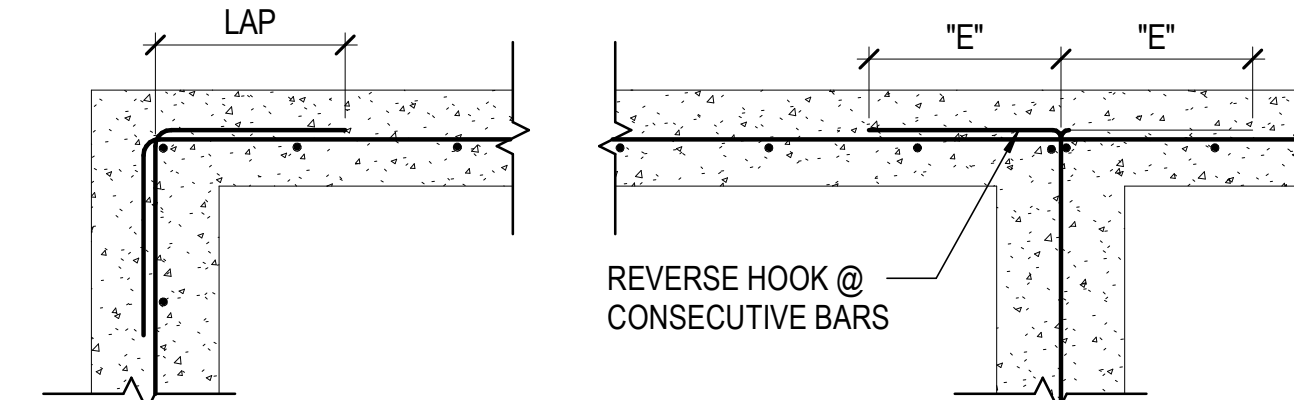
PIPE CLEARANCE @ FOOTING N.T.S. **12**



TYP. EXTERIOR FOOTING W/ S.O.G. N.T.S. **9**



ISOLATED FOOTING DETAIL N.T.S. **6**

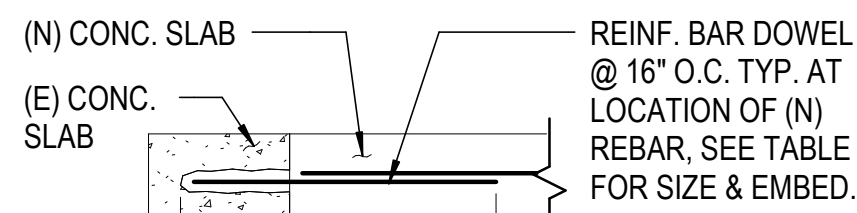


BAR SIZE	BAR DIA	40 DIA
#4	0.5"	1' - 6"
#5	0.625"	2' - 1"
#6	0.75"	2' - 6"

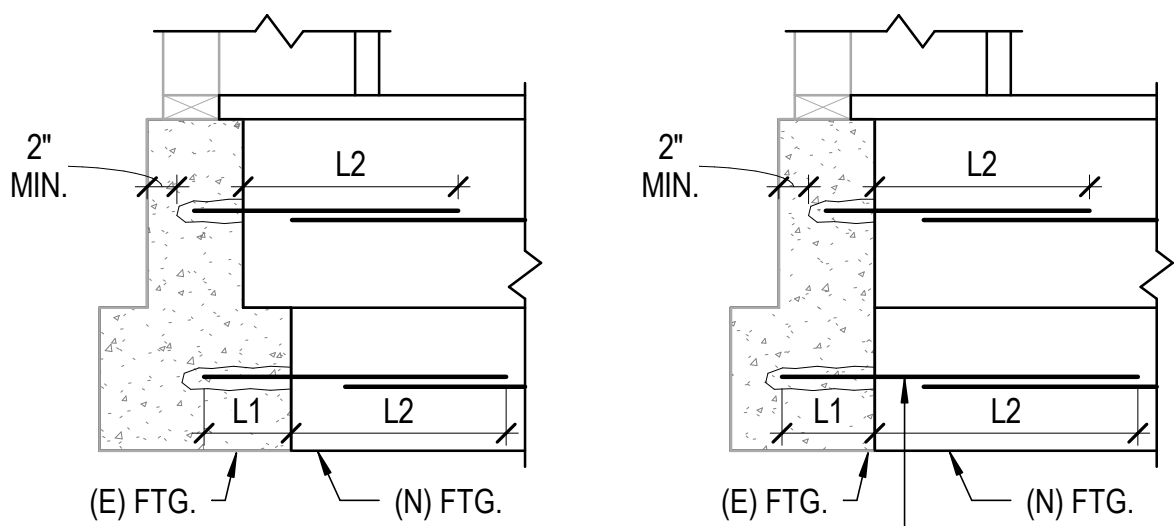
NOTES:
 1. "E" = STANDARD HOOK LENGTH = 24"
 2. "LAP" = REINF. SPLICE LENGTH = 40 REBAR DIAMETERS MIN. TYP. U.O.N.

TYPICAL HORIZONTAL REINFORCEMENT DETAIL N.T.S. **3**

BAR SIZE	DRILL BIT DIAMETER	L1	L2
#4	5/8"	6"	2'-0"
#5	3/4"	6"	2'-0"
#6	7/8"	6"	2'-0"



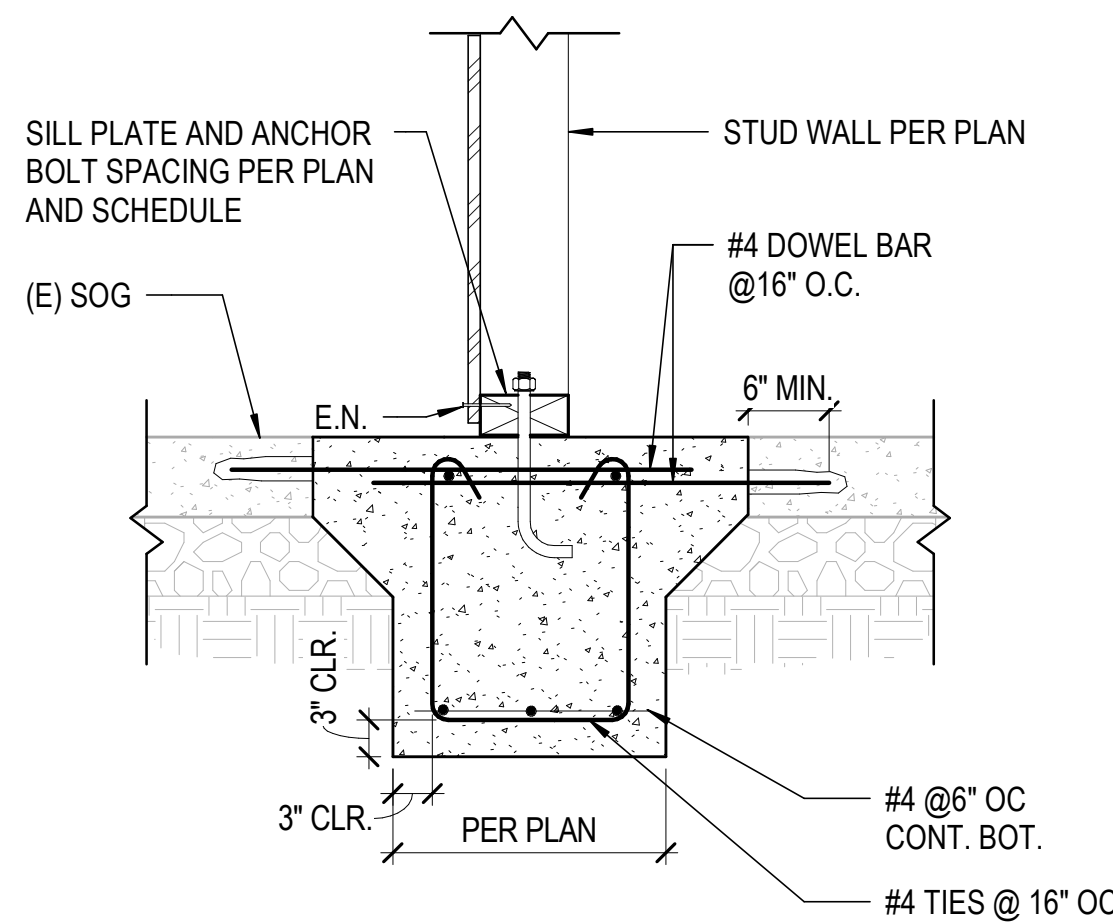
SLAB ELEVATION



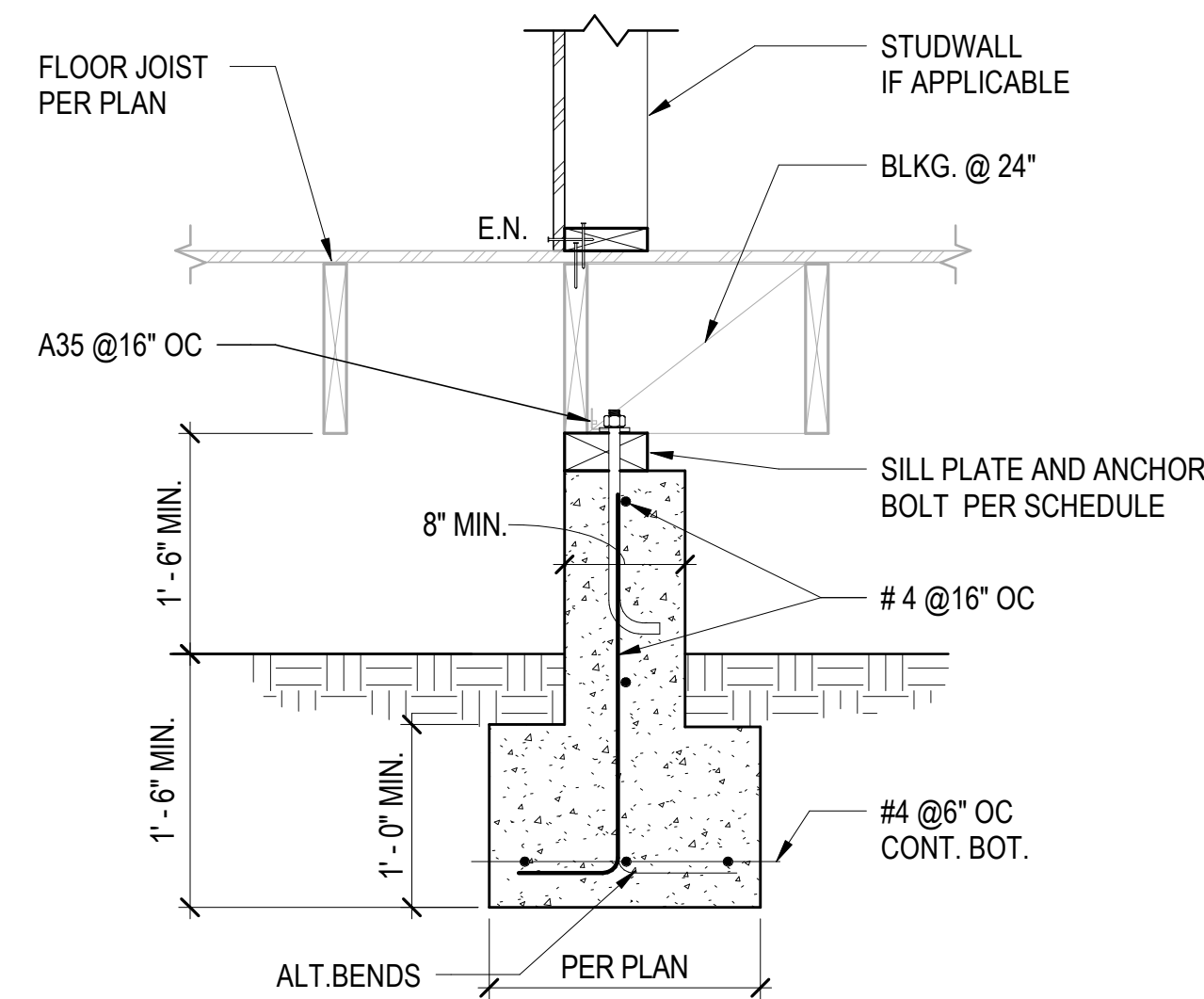
FOOTING ELEVATION

DRILLED DOWEL NOTES:
 1. WHERE THICKNESS OF EXISTING CONCRETE DOES NOT PERMIT SCHEDULED EMBEDMENT, SHORTEN EMBEDMENT TO MAINTAIN 2 IN. MINIMUM CONCRETE OVER AT END OF DOWEL.
 2. USE SIMPSON SET-XP EPOXY, W/ MIN. (2) DOWELS TO TIE (N) FTG. TO (E) FTG.
 3. DO NOT CUT EXISTING REINF. WHEN DRILLING.

TYPICAL DOWEL CONNECTION N.T.S. **11**



TYP. INTERIOR FOOTING W/ S.O.G. N.T.S. **8**

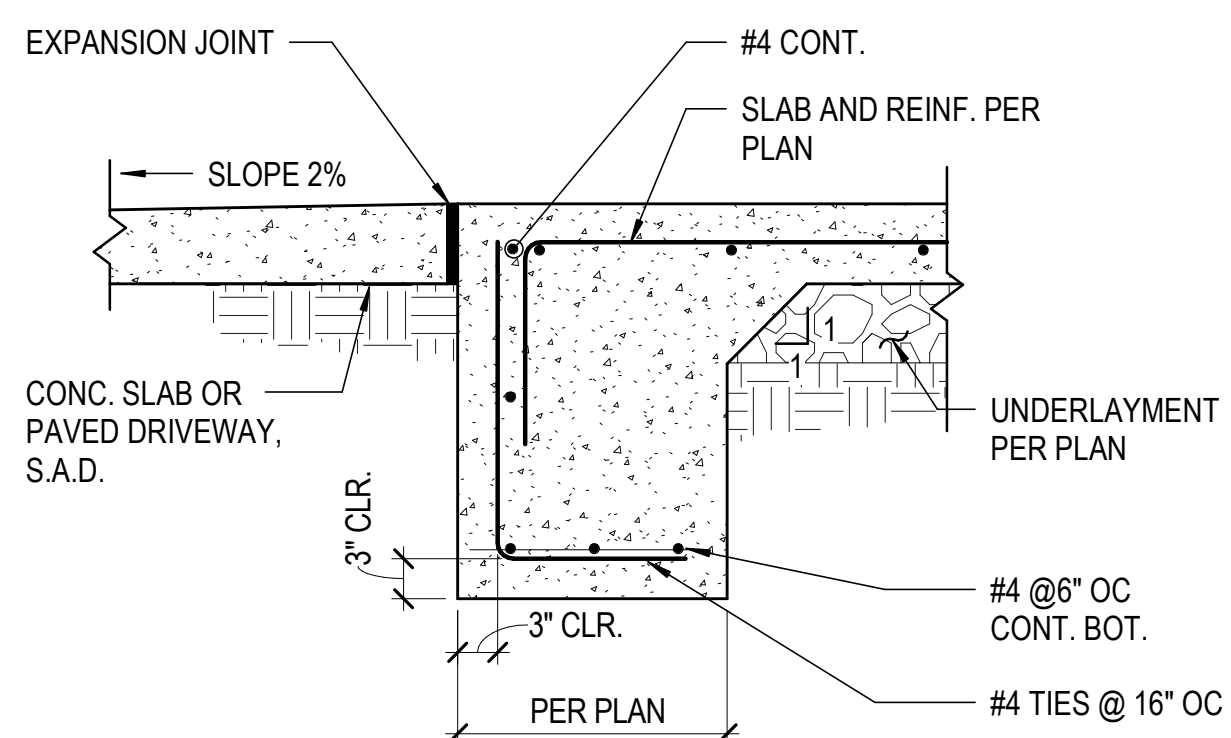


TYP. INTERIOR FOOTING W/ RAISED FLOOR N.T.S. **5**

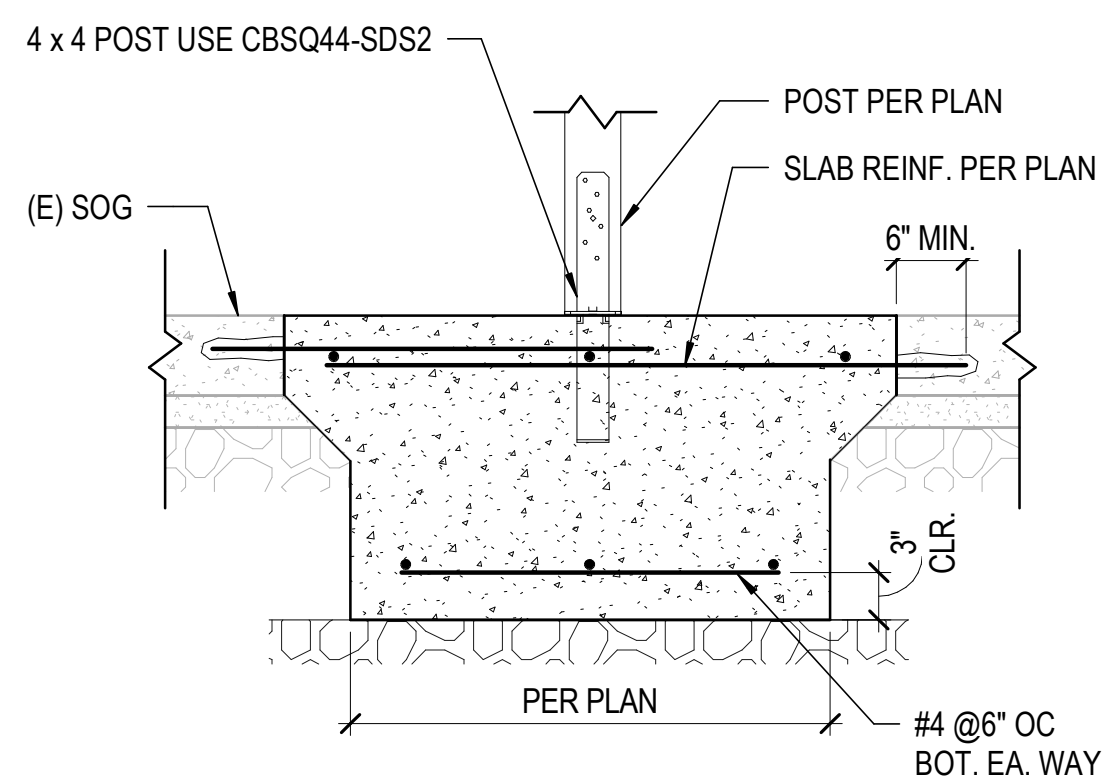
BAR SIZE	2500 PSI CONC.		3000 PSI CONC.
	VERT. FTG BARS	HORIZ. FTG BARS, SHOTCRETE BARS	
#3	1' - 10"	2' - 4"	2' - 6"
#4	2' - 5"	3' - 1"	3' - 2"
#5	3' - 0"	3' - 11"	4' - 0"
#6	3' - 7"	4' - 8"	4' - 8"
#7	5' - 3"	6' - 9"	6' - 10"
#8	6' - 0"	7' - 9"	7' - 10"
#9	6' - 9"	8' - 9"	8' - 10"

1. THE TABLE ABOVE IS BASED ON ACI 318, CASE 1, CLASS B, LAP SPLICE (1.3 TIMES DEVELOPMENT LENGTH) WITH BEAM & COLUMN BARS SPACED AT LEAST 2 DIAMETERS ON CENTER (1.33" MIN.), AND WALL & SLAB REBAR SPACED NO CLOSER THAN 3 DIAMETERS ON CENTER, FOR MORE CLOSELY SPACED REBAR, SEE STRUCTURAL ENGINEER FOR SPECIAL LAP SPLIE LENGTH.
 2. CLASS A LAP SPLICES ARE 75% OF THE LENGTHS SHOWN IN TABLE ABOVE. CLASS A LAP SPLICES MAY ONLY BE USED WHERE SPECIFICALLY CALLED OUT ON THE STRUCTURAL DRAWINGS (ONLY PERMITTED WHERE REBAR IS LESS THAN 50% STRESSED). CLASS A SPLICES SHALL BE STAGGERED AT LEAST ONE SPLICE LENGTH.

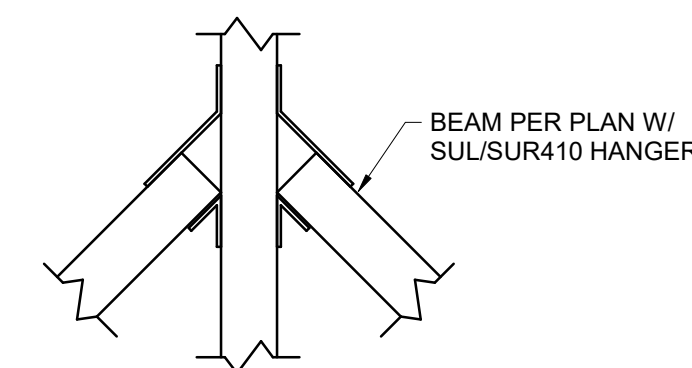
TYP. BAR LAP SPLICE N.T.S. **2**



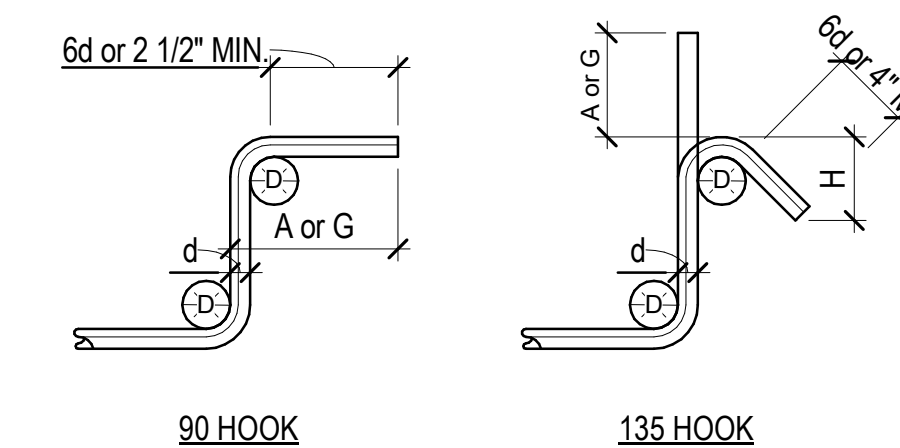
DRIVEWAY DETAIL N.T.S. **10**



ISOLATED FOOTING DETAIL N.T.S. **7**



BEAM CONNECTION DETAIL N.T.S. **4**



BAR SIZE	STIRRUP & 90 HOOK		STIRRUP & 135 HOOK	
	D	A or G	H (APPROX.)	A or G
#4	2"	4.5"	4 1/2"	6.5"
#5	2.5"	6"	5 1/2"	8"
#6	3"	8"	7"	10"

TYPICAL STIRRUP BEND AND HOOKS N.T.S. **1**



DETAILS
 ADDITION AND ALTERATION
 239 WINDSOR DR. SAN CARLOS, CA 94070

REV	DATE	DESCRIPTION



SIGN DATE: 8/8/2025
 SIGN DATE: 8/8/2025
 SCALE: As indicated
 DRAWN BY: MY
 CKD BY: MY
 PROJECT #:

S4.5

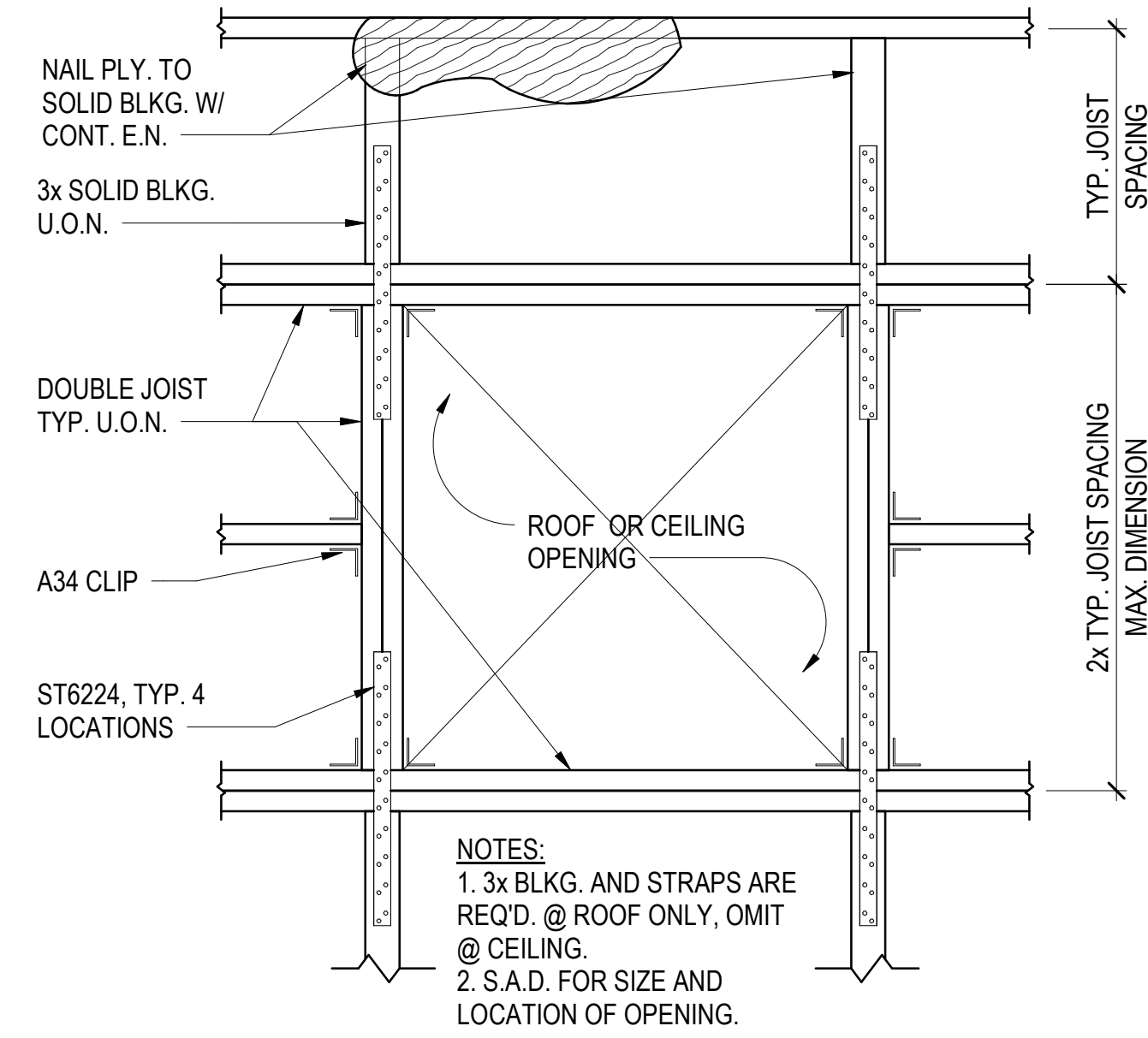
REVIEWED FOR CODE COMPLIANCE
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Oct 14 2025

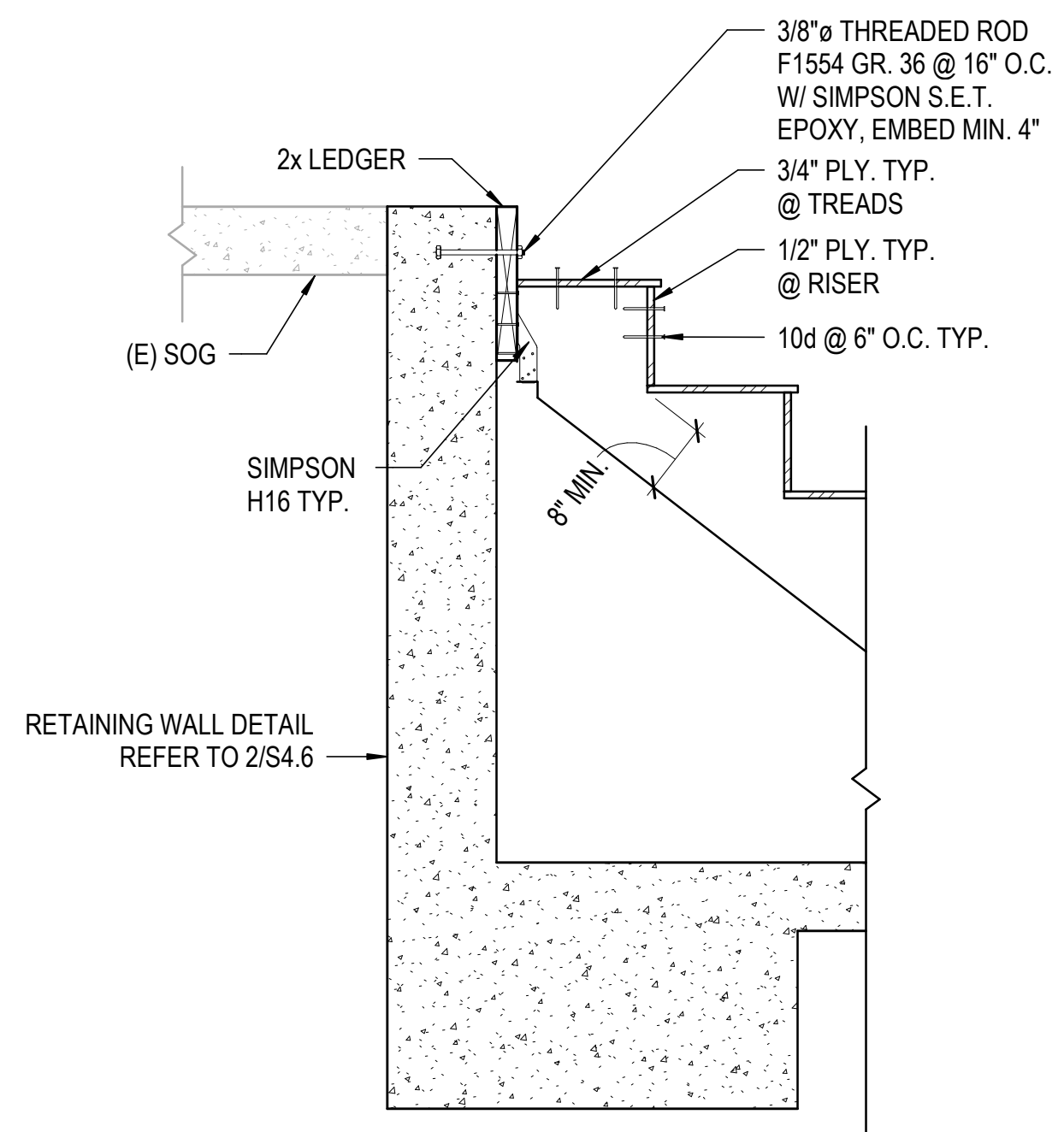
SAN MATEO CO. BLDG. INSP. DIV.

Ana Oailis

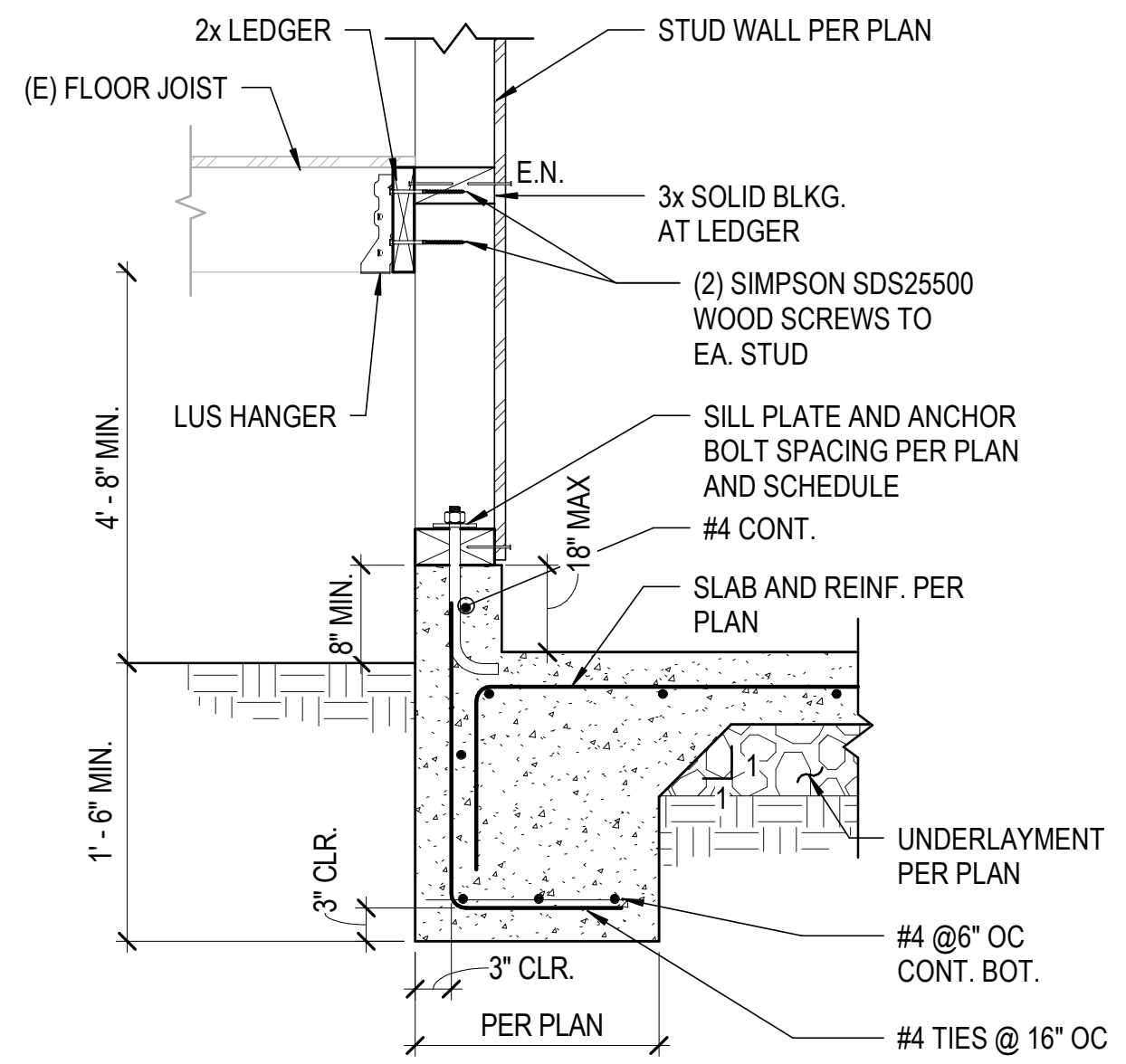
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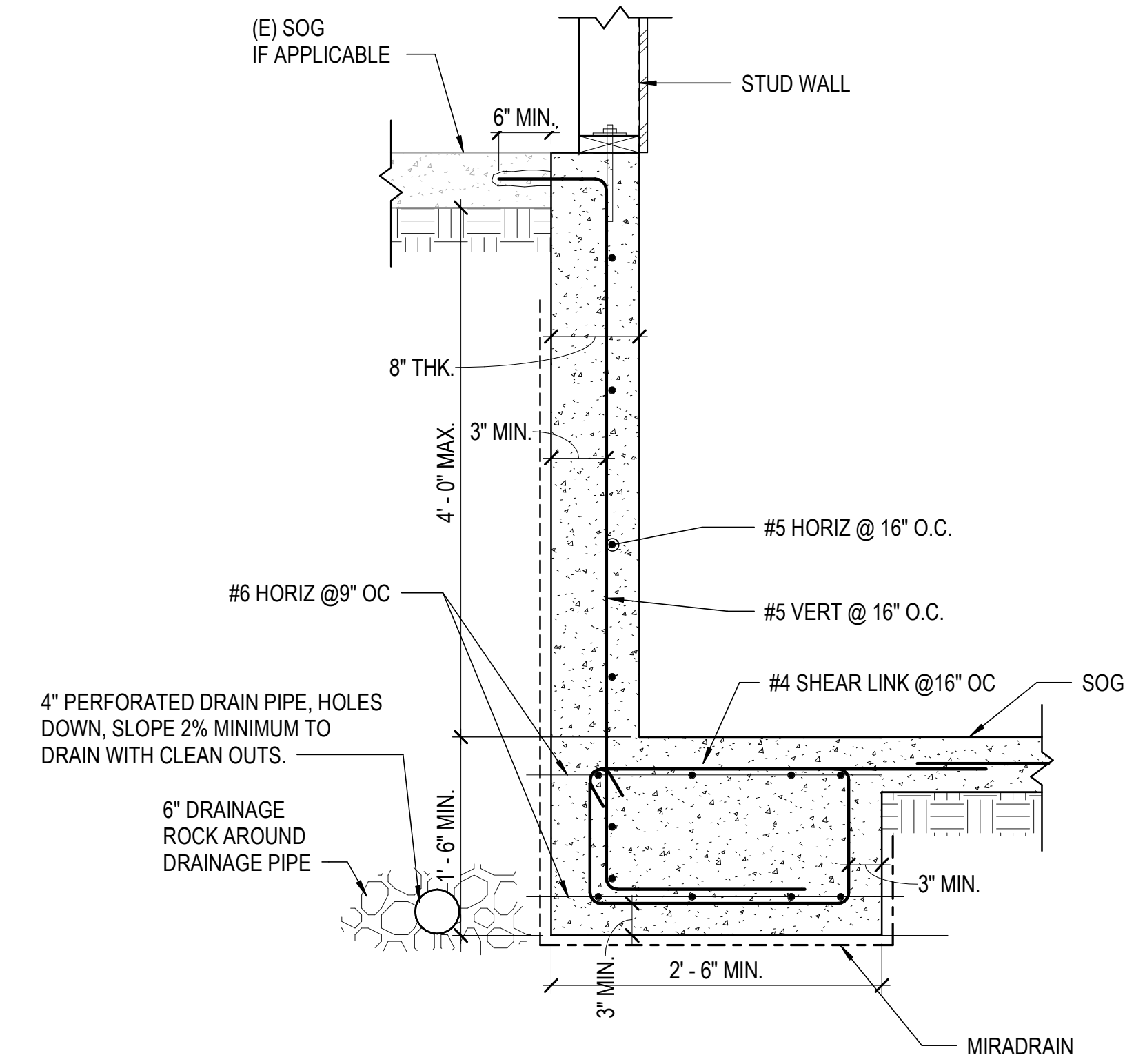
SKYLIGHT OPENING DETAIL
N.T.S. **8**



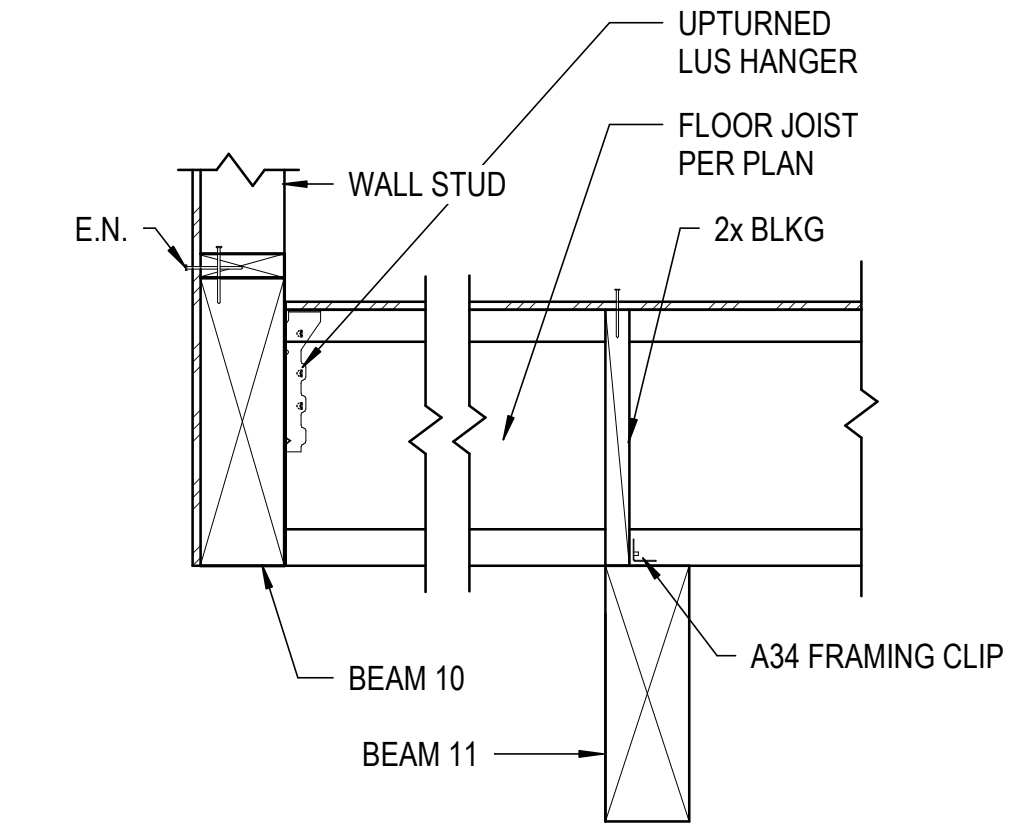
STAIRCASE SECTION DETAIL
N.T.S. **7**



SOG AND RAISED FLOOR TRANSITION
N.T.S. **4**



RETAINING WALL DETAIL
N.T.S. **2**



CANTILEVER JOIST DETAIL
N.T.S. **1**



DETAILS
ADDITION AND ALTERATION
239 WINDSOR DR. SAN CARLOS, CA
94070

REVIEWED FOR CODE COMPLIANCE
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Oct 14 2025

SAN MATEO CO. BLDG. INSP. DIV.

Ana Ochoa

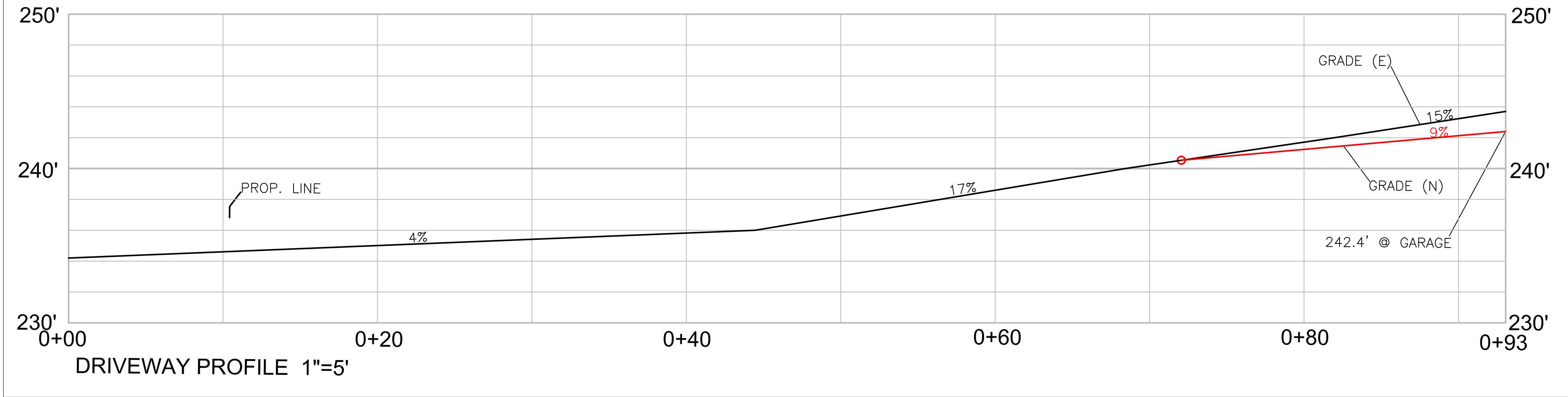
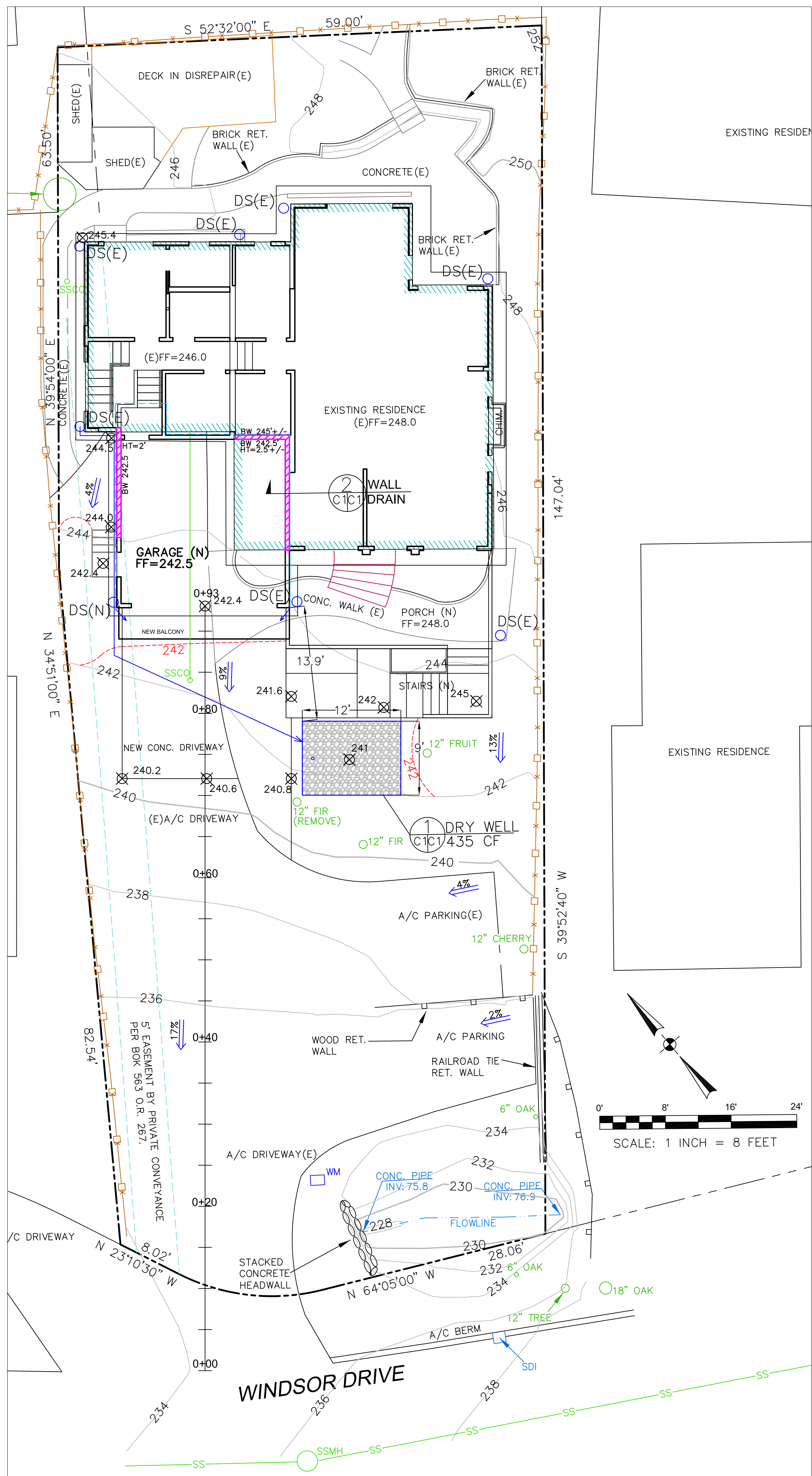
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REV	DATE	DESCRIPTION



SIGN DATE: 8/8/2025
SIGN DATE: 8/8/2025
SCALE: As indicated
DRAWN BY: MY
CKD BY: MY
PROJECT #:

S4.6



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- DS
- 4" SOLID DRAIN PIPE
- 4" PERFORATED DRAIN PIPE
- DIRECTION OF SURFACE DRAINAGE
- PROPOSED RETAINING WALL

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: FARIS SAID, OWNER
2. TOPOGRAPHY BY BGT LAND SURVEYING, SURVEYED 8-6-24.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM NAVD88.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
2. ALL NEW DOWNSPOUT DRAIN LINES SHALL LEAD TO DRY WELL, AS SHOWN.
3. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DRY WELL TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.
5. NO NET INCREASE IN STORMWATER RUNOFF (RELATIVE TO UNDEVELOPED CONDITIONS) MAY DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.
6. THE OWNER SHALL ADEQUATELY MAINTAIN THE PROPERTY'S STORMWATER MANAGEMENT FACILITIES.
7. ADD SPLASH BLOCKS TO ALL EXISTING DOWNSPOUT OUTLETS.

GRADING NOTES

CUT VOLUME: 10 CY (FOR FOUNDATION)
 FILL VOLUME: 0 CY

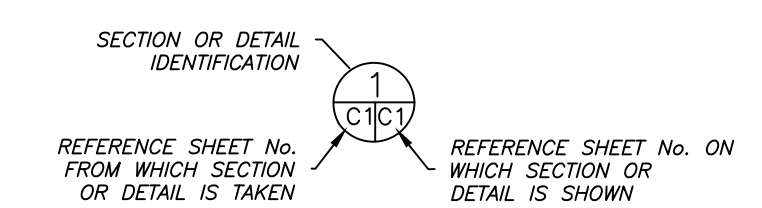
VOLUMES ABOVE ARE APPROXIMATE.

THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

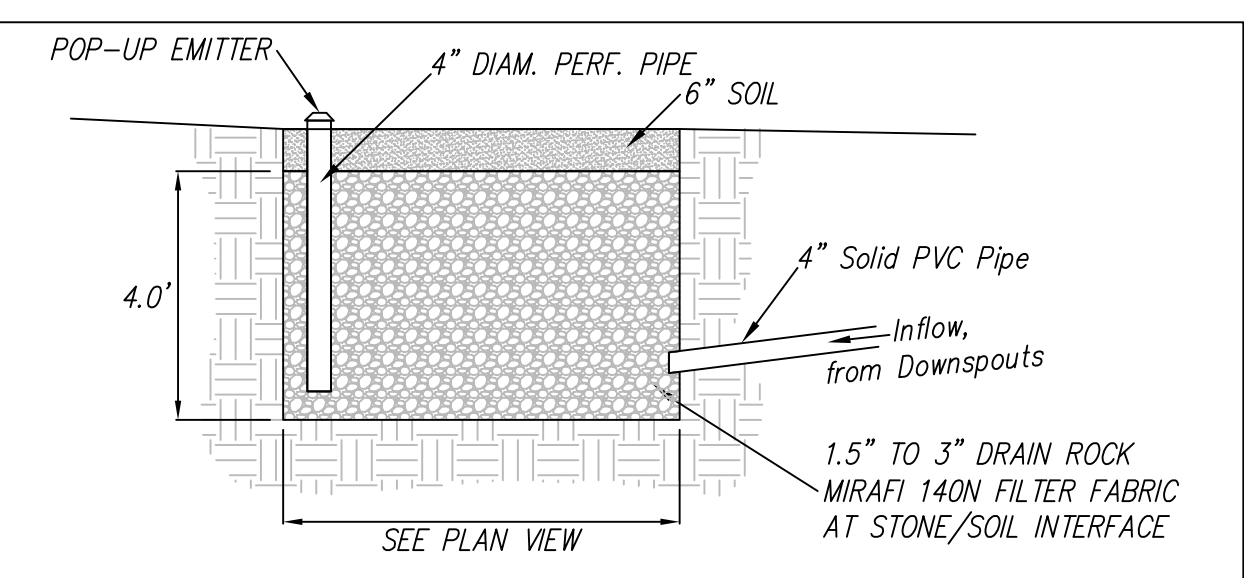
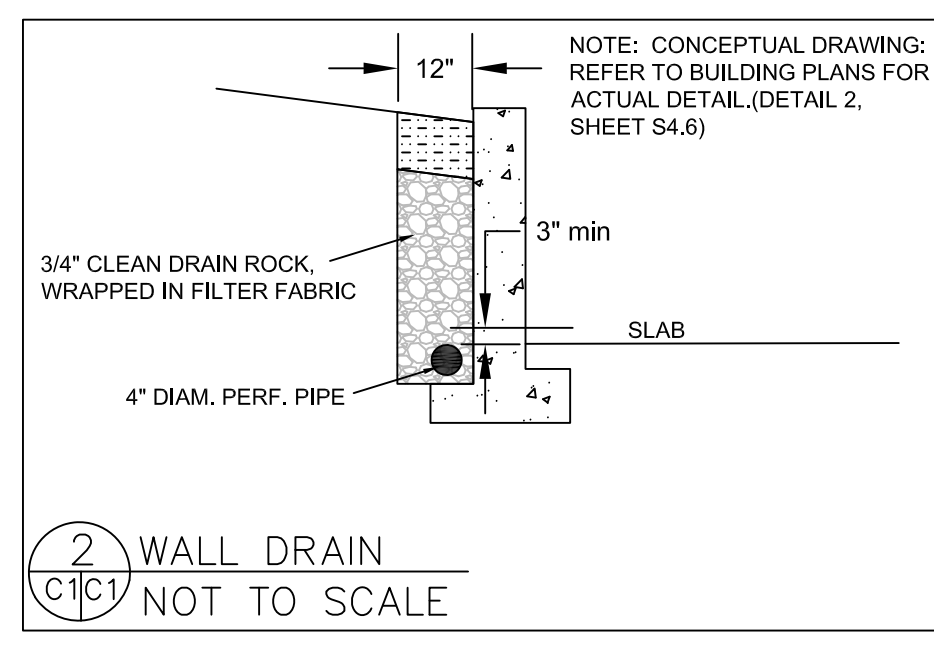
ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

SECTION AND DETAIL CONVENTION



FOR YOUR PROTECTION
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Sigma Prime Geotechnics, Inc.
 SIGMA PRIME GEOTECHNICAL SERVICES, INC.
 332 PRINCETON AVENUE SUITE 940
 HALF MOON BAY, CA 94040
 (650) 728-3555
 FAX 728-3555



Dry Well Sizing Table

Contributing Area (sq. ft.)	Dry Well Volume Without Fill (cubic ft)	Dry Well with Gravel Fill (cubic ft)
<500	35	100
500 - 1,000	70	200
1,001 - 1,500	105	300
1,501 - 2,000*	140	400

* Projects adding roof or impervious areas in excess of 2,000 sq ft shall add 35 cubic ft of dry well volume (without fill) or 100 cubic ft of dry well volume (with gravel fill) per every 500 sq ft of additional area.

DESIGN BASIS: COUNTY DRAINAGE MANUAL, PRESCRIPTIVE DRAINAGE REQUIREMENTS FOR CONTRIBUTING AREA 1540 SF (435 CF)

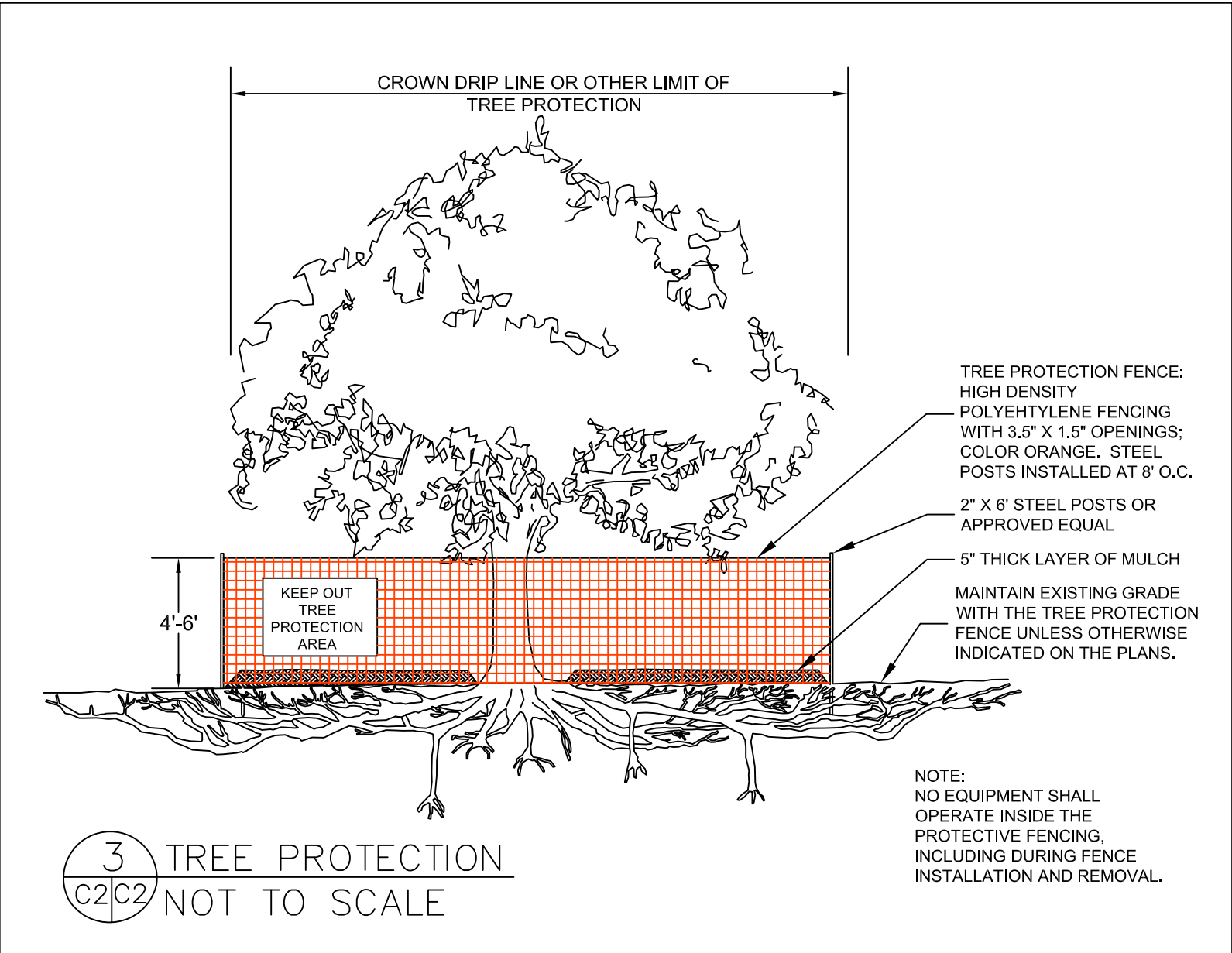
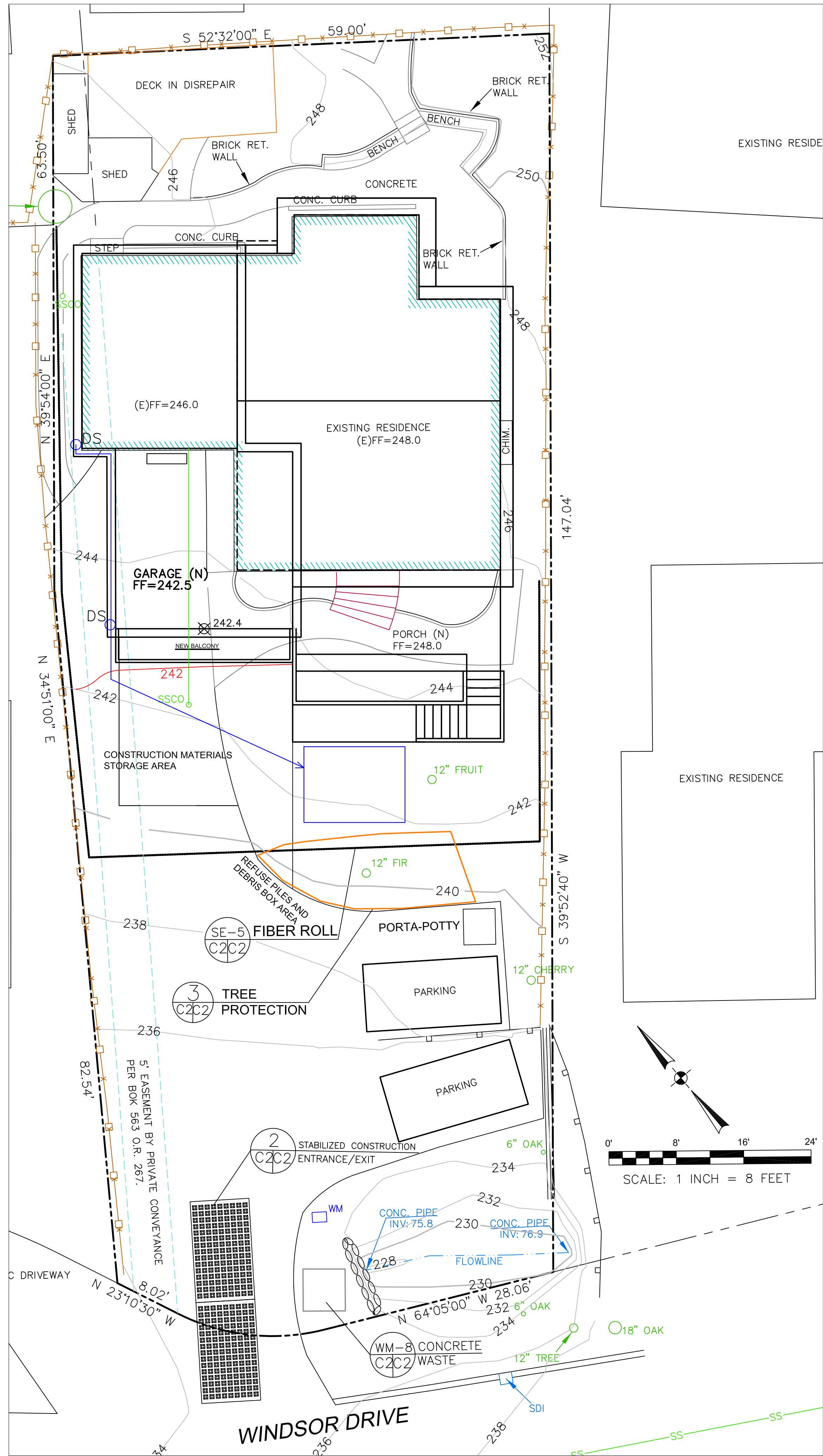
1 DRY WELL
 C1C1 NOT TO SCALE

DATE: 12-10-24
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE: 8-6-25
 REV. DATE: 9-26-25
 REV. DATE:

PRESCRIPTIVE AND GRADING AND DRAINAGE PLAN

S/AD PROPERTY DRIVE
 239 WINDSOR DRIVE
 SAN CARLOS

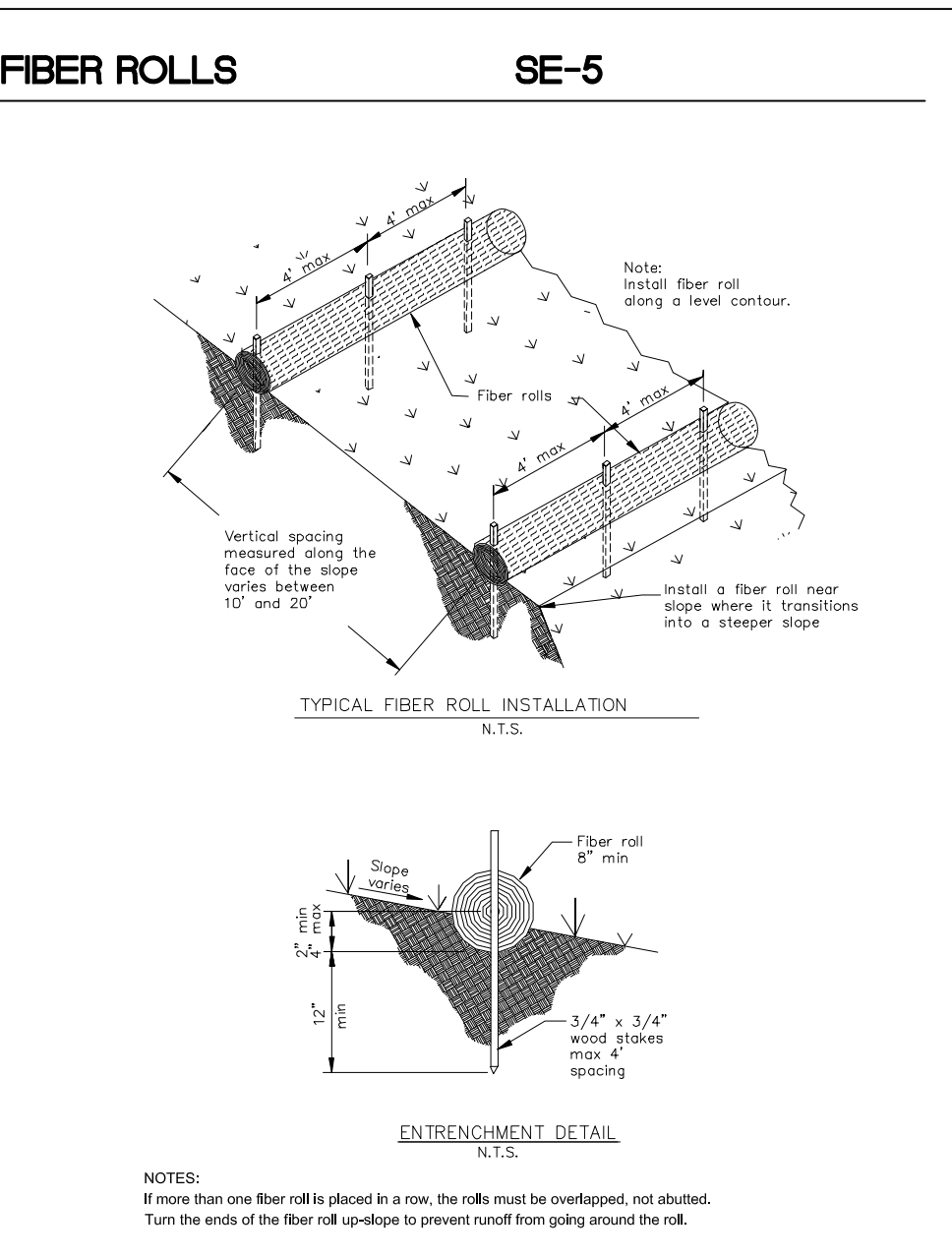
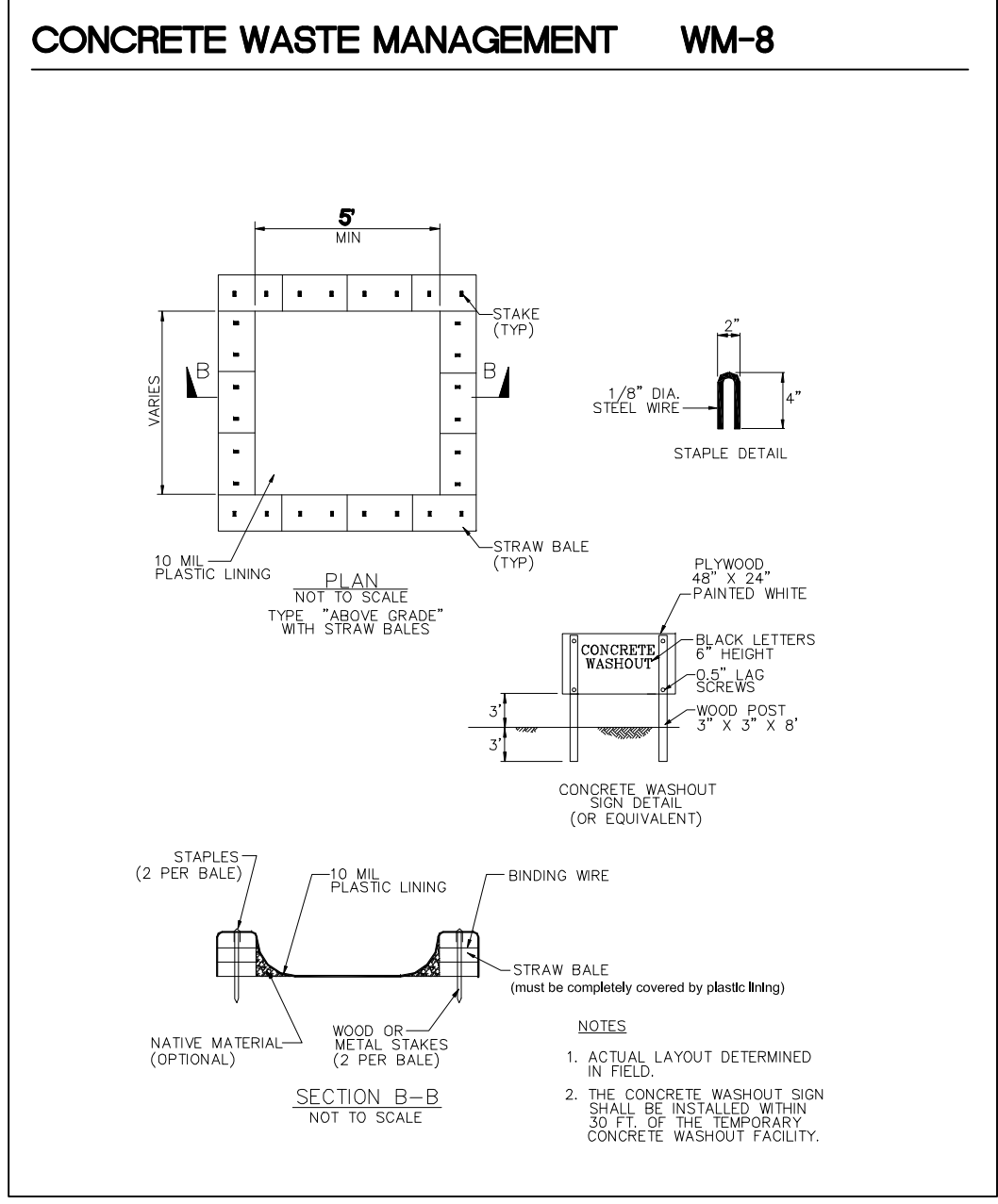
SHEET C-1



3 TREE PROTECTION
C2C2 NOT TO SCALE

TREE PROTECTION NOTES

- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
- TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
- OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.
- ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.
- ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.
- PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.



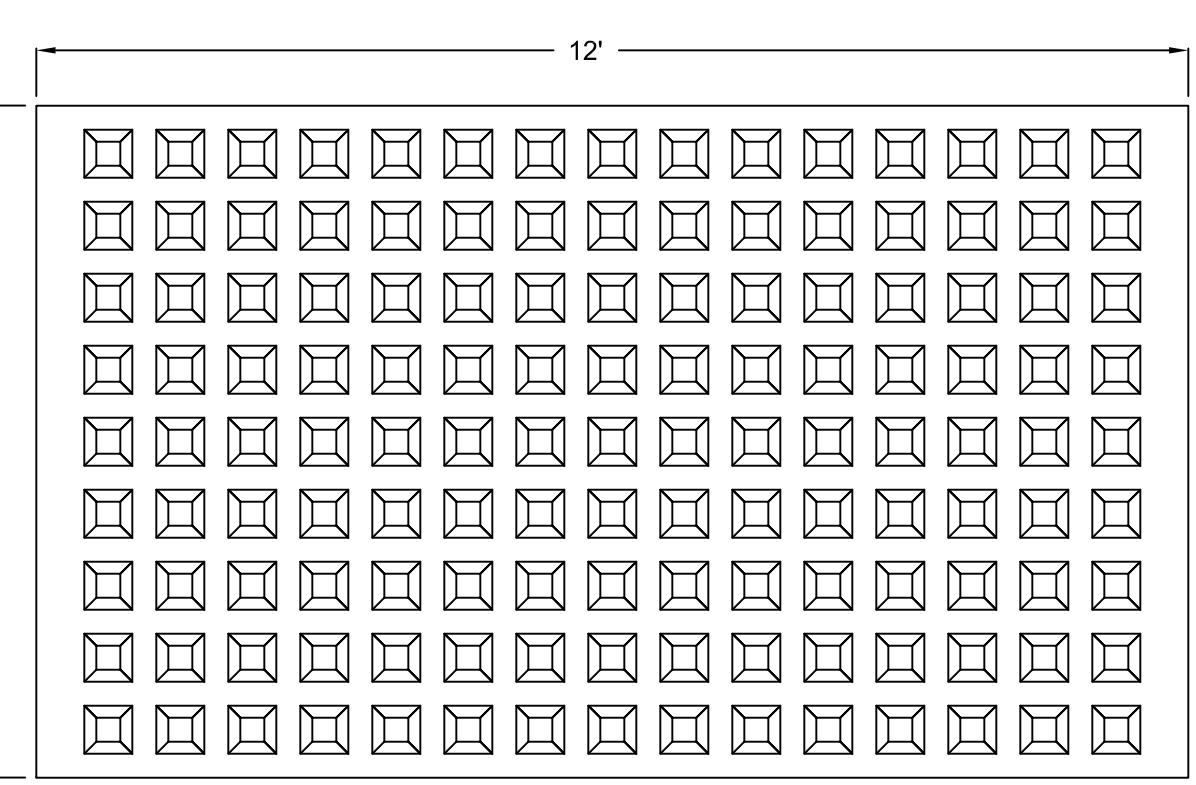
GENERAL EROSION AND SEDIMENT CONTROL NOTES

- FIBER ROLL**
INSTALL AT LOCATIONS SHOWN.
AFIX AS SHOWN IN DETAIL SE-5
- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
 - Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
 - Erosion control materials to be on-site during off-season.
 - Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
 - Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
 - Limit construction access routes to stabilized, designated access points
 - Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
 - Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - Placement of erosion materials is required on weekends and during rain events.
 - The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
 - Dust control is required year-round.
 - Erosion control materials shall be stored on-site.

EROSION CONTROL POINT OF CONTACT

THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: FARIS SAID
TITLE/QUALIFICATION: OWNER
PHONE: 650-483-1243
PHONE:
E-MAIL: FARIS.SAID2@GMAIL.COM



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Sigma Engineering Sciences, Inc.
SIGMA PRINCIPAL ENGINEER
332 PRINCETON AVENUE, SUITE 200
HALF MOON BAY, CA 94040
(650) 728-3550
FAX 728-3550

DATE: 12-10-24
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 9-26-25
REV. DATE:
REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN

SAID PROPERTY
239 WINDSOR DRIVE
SAN CARLOS

SHEET
C-2

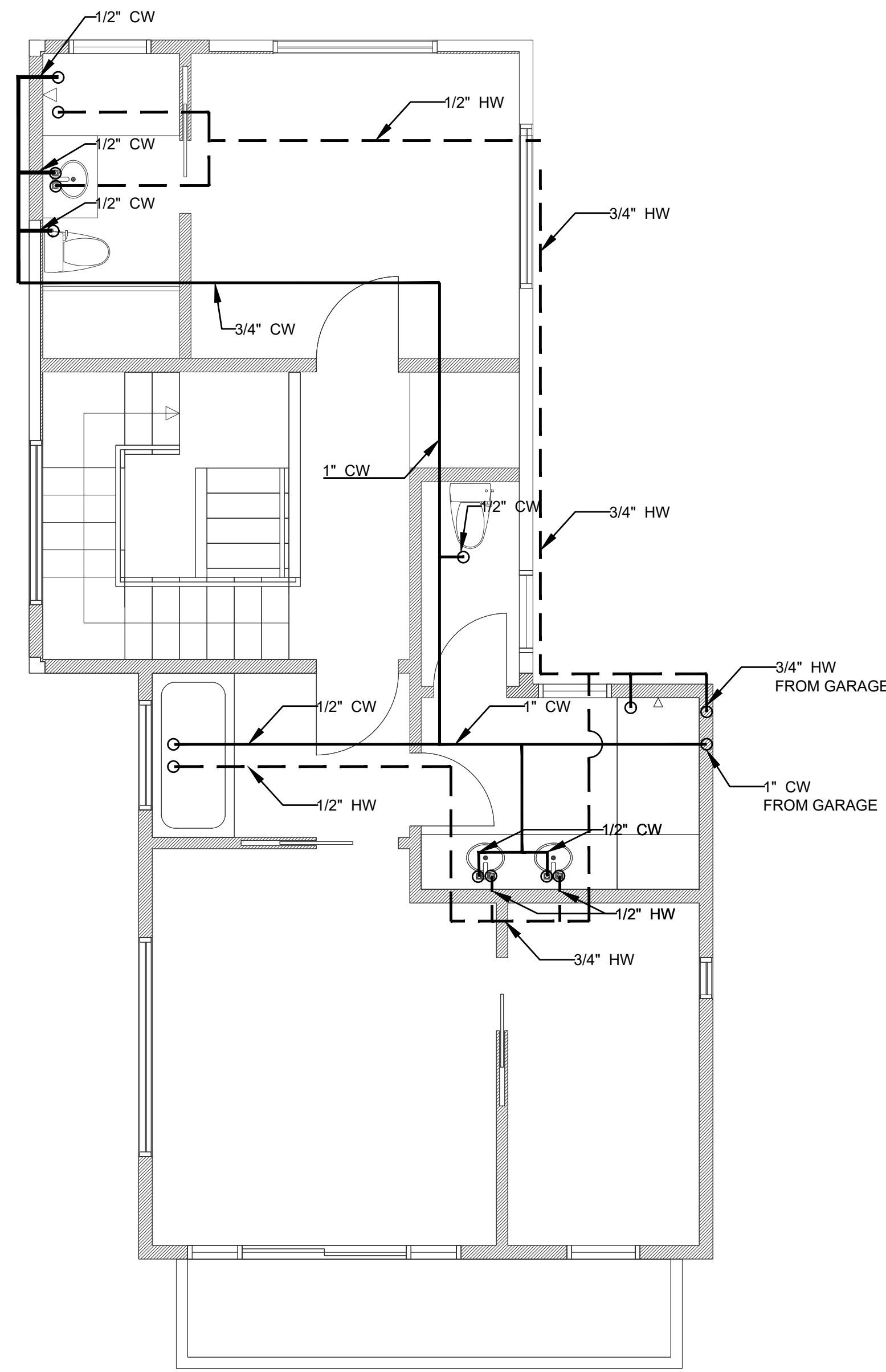
RESIDENTIAL WATER DEMAND FIXTURE UNIT CALCULATOR - MAIN HOUSE			
TYPE OF FIXTURE	QUANTITY	MULTIPLY BY	FIXTURE UNITS
CLOTHES WASHER	1	4	4
LAUNDRY SINK	2	1.5	3
DISH WASHER	2	1.5	3
KITCHEN SINK	1	1.5	1.5
WATER CLOSET	3	2.5	7.5
LAVATORY	6	1	6
TUB OR TUB/SHOWER	1	4	4
SHOWER	2	2	4
HOSE BIBB (FIRST)	1	2.5	2.5
HOSE BIBB (ADDITION)	1	1	1
TOTAL:			33.5

WATER PIPE LONGEST RUN: 147'-0"
 PRESSURE RANGE: OVER 60PSI.
 PROJECT NEEDS:
 3/4" MIN. FOR MAIN SERVICE
 1" MIN FOR BRANCH SERVICE
 *TABLE DATA INCLUDED BOTH ADDITION & EXISTING HOUSE PLUMBING FIXTURE COUNT

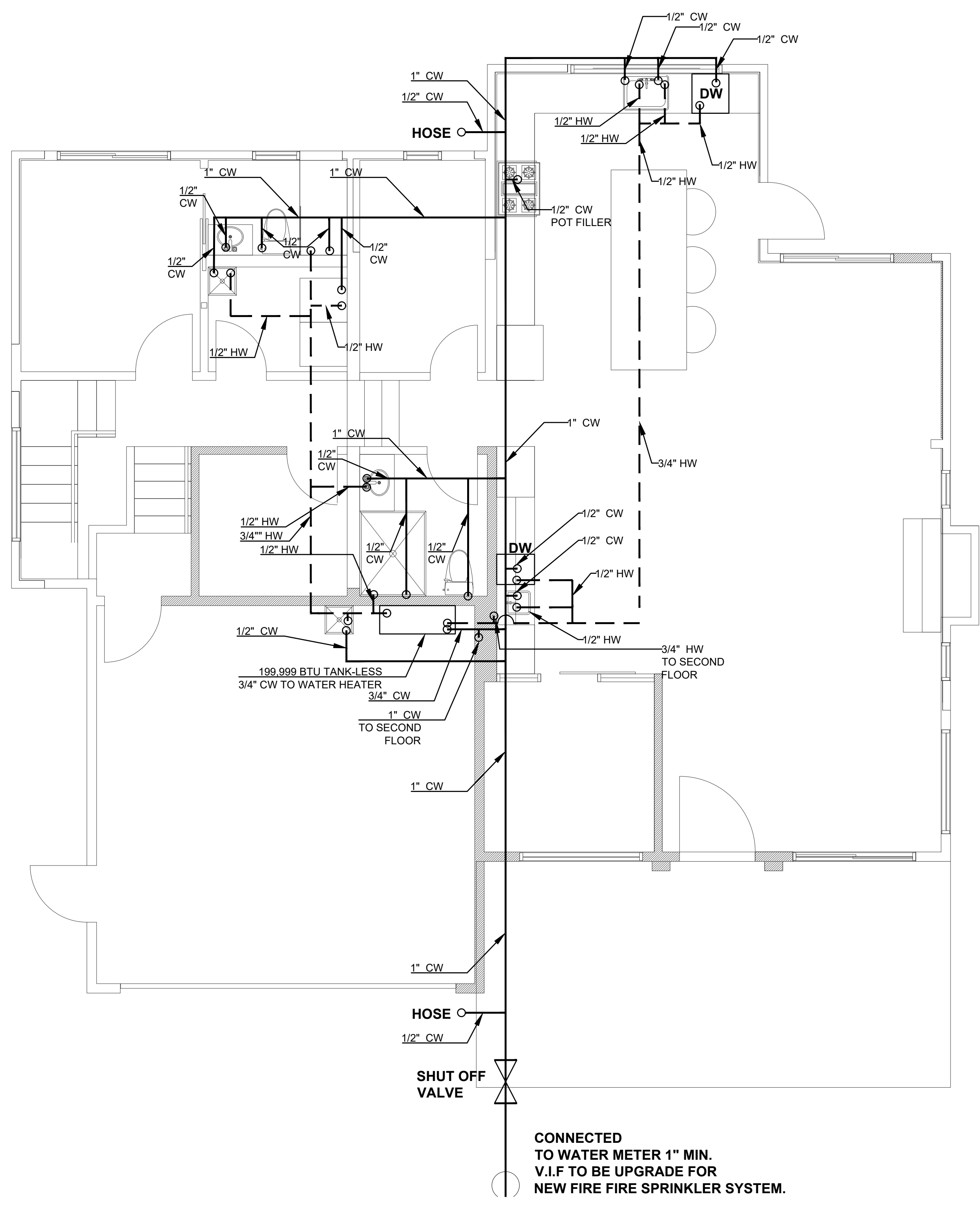
PAGE 6 OF 6
>60 PSI

METER AND STREET SERVICE	BUILDING SUPPLY AND BRANCHES	MAXIMUM ALLOWABLE LENGTH															
		40' (12m)	60' (18m)	80' (24m)	100' (30m)	150' (46m)	200' (61m)	250' (76m)	300' (91m)	400' (122m)	500' (152m)	600' (183m)	700' (213m)	800' (244m)	900' (274m)	1000' (305m)	
3/4"	1/2"	7	7	7	6	5	4	3	3	2	1	1	1	1	1	0	
3/4"	3/4"	20	20	20	20	17	13	11	10	8	7	6	6	5	4	4	
3/4"	1"	33	33	33	33	35	30	27	24	21	17	14	13	12	12	11	
1"	1"	33	33	33	33	38	32	29	26	22	18	14	13	12	12	11	
3/4"	1/4"	33	33	33	33	33	33	33	33	34	28	26	25	23	22	21	
1"	1/4"	78	78	78	78	74	62	53	47	33	26	25	23	22	21	21	
1/2"	1/4"	78	78	78	78	74	65	54	43	34	26	25	23	22	21	21	
1"	1/2"	85	85	85	85	85	85	85	81	64	51	48	46	43	40	40	
1/2"	1/2"	151	151	151	151	151	130	113	88	73	51	51	46	43	40	40	
2"	1/2"	151	151	151	151	151	142	122	98	82	64	51	46	43	40	40	
1"	2"	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	
1/2"	2"	370	370	370	370	360	335	305	282	244	212	187	172	153	141	129	
2"	2"	370	370	370	370	370	370	340	288	245	204	172	153	141	129	129	
2"	2 1/2"	654	654	654	654	654	650	610	570	510	460	430	404	380	356	329	

>60 PSI EQUIVALENT TO >414KPA AVAILABLE STATIC PRESSURE AFTER HEAD LOSS
 *BUILDING SUPPLY, NOT LESS THAN THREE-QUARTER (3/4) INCH (20MM) NOMINAL SIZE.



2 PLUMBING PLAN COLD/HOT WATER PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 PLUMBING PLAN COLD/HOT WATER PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND PLUMBING

- HW — COPPER TYPE L HOT WATER SUPPLY LINE WITH R8 RIGID INSULATION
- CW — COPPER TYPE L COLD WATER SUPPLY LINE



80 Eureka Square, Suite 115,
 Pacifica, CA 94044
 t: 650.270.1754
 e-mail: info@architstudioarchitecture.com
 mfung@architstudioarchitecture.com

Print Record

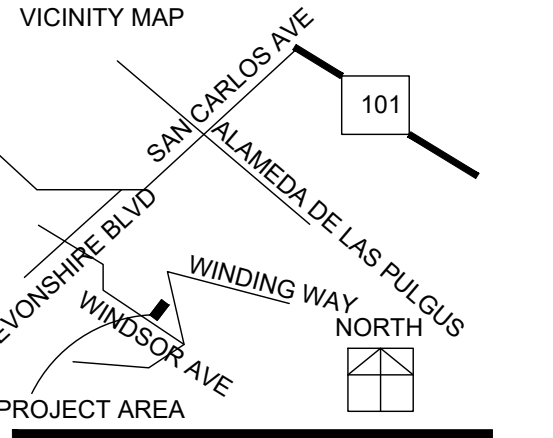
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 Ana Avilio

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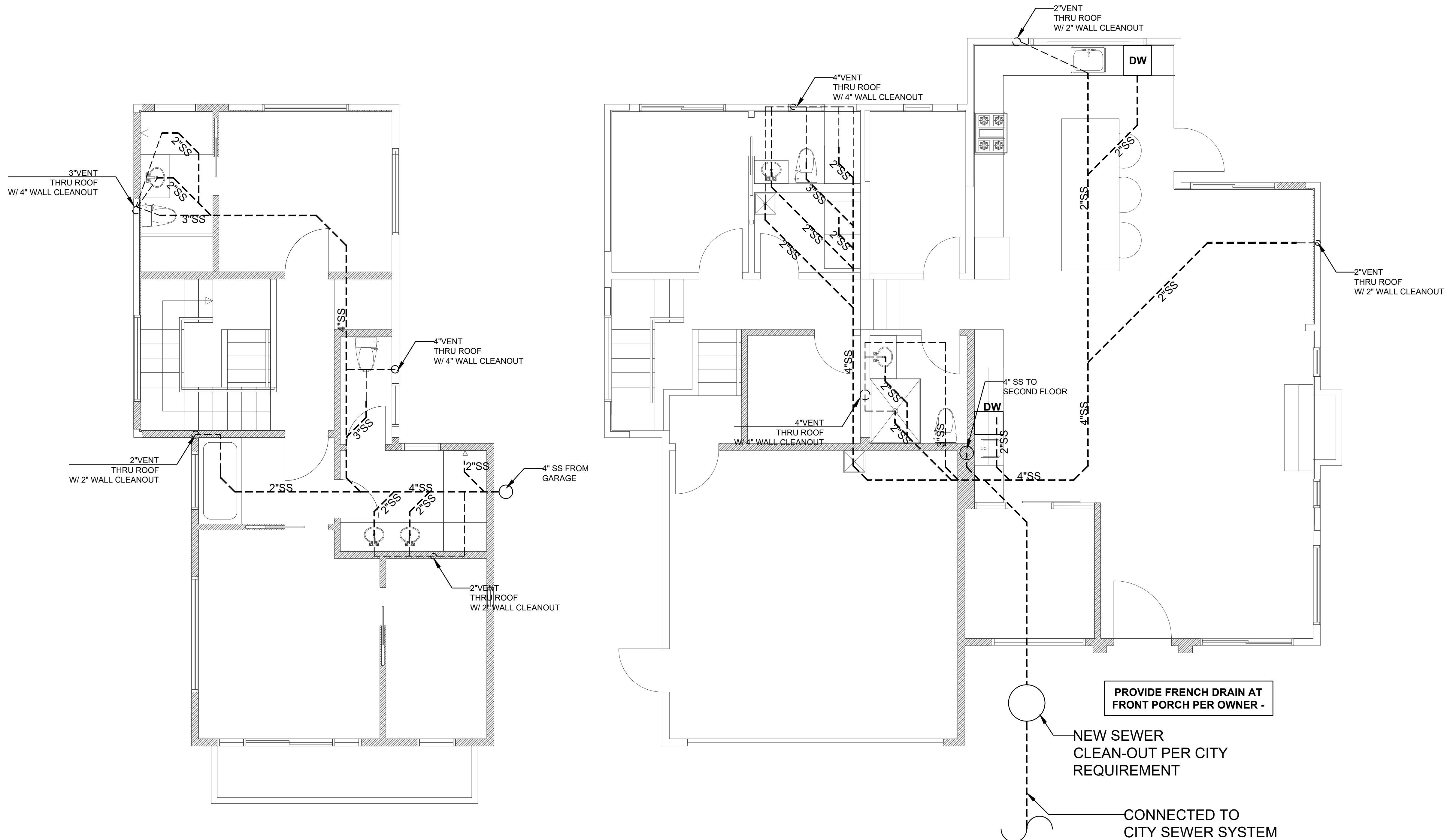
239 WINDSOR AVE
 SAN CARLOS, CA 94070



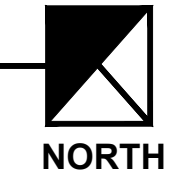
Date: 2024.06.21
 Sheet Title: PLUMBING PLAN
 Project No.: 2024.064

PLUMBING PLAN
 Sheet No.

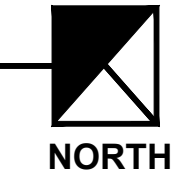
P200
 Released for Construction
 Not Released for Construction



2 PLUMBING PLAN SANITARY
PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 PLUMBING PLAN SANITARY
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



MARCO CHAM-YIN FUNG
C-32363
NOV 30 2025
RENEWAL DATE
CALIFORNIA

80 Eureka Square, Suite 115,
Pacifica, CA 94044
t. 650.270.1754
e-mail: mfung@architstudioarchitecture.com

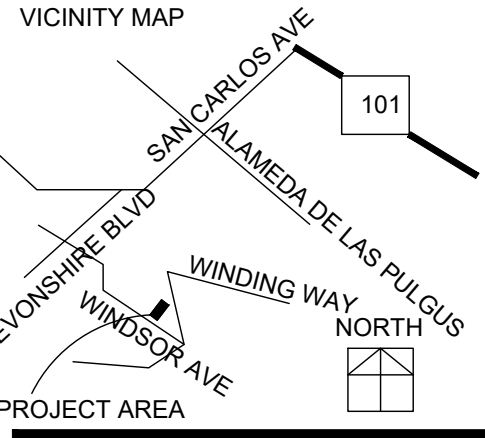
Print Record

REVIEWED FOR CODE COMPLIANCE
This review does not authorize violation
of State or County building laws.

Oct 14 2025
SAN MATEO CO. BLDG. INSP. DIV.
Ana Avilio

JOB COPY
RESIDENTIAL MAIN ON
EXPANSION
SITE AT ALL TIMES

239 WINDSOR AVE
SAN CARLOS, CA 94070



Date: 2024.06.21
Project No.: 2024.064
Sheet Title

PLUMBING
PLAN

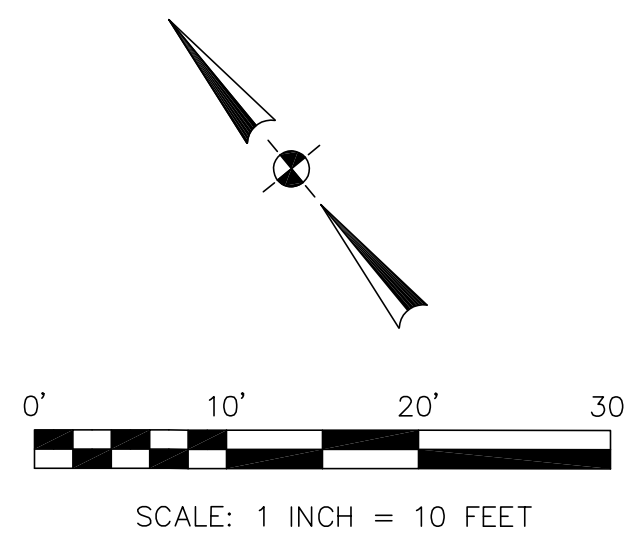
P201
 Released for Construction
 Not Released for Construction

ROSLYN AVENUE

N 52°32'00" W 58.40'

FOUND OLD 3/4" OPEN IRON PIPE

FOUND 3/4" IP WITH PLASTIC PLUG AND TACK 'LS 7701



BASIS OF BEARINGS

BEARINGS/LOT LINES ARE PER CORNER RECORD 2790 (2 MONUMENTS SHOWN HEREON) WHICH IS FILED IN THE PUBLIC WORKS DEPARTMENT OF THE COUNTY OF SAN MATEO.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE CITY OF SAN CARLOS BENCHMARK #17, A 2" BRASS DISK WITH CROSS ON TOP OF CURB 25'± WEST OF CENTERLINE OF ASHFORD AVENUE ON WINDSOR DRIVE WITH A PUBLISHED ELEVATION OF 277.51 FEET.

NOTES:

BGT RELIED UPON AN ORANGE COAST TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 520-2387067, AS TITLE REFERENCE FOR ALL EASEMENTS OF RECORD REFERENCED HEREON.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT. AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

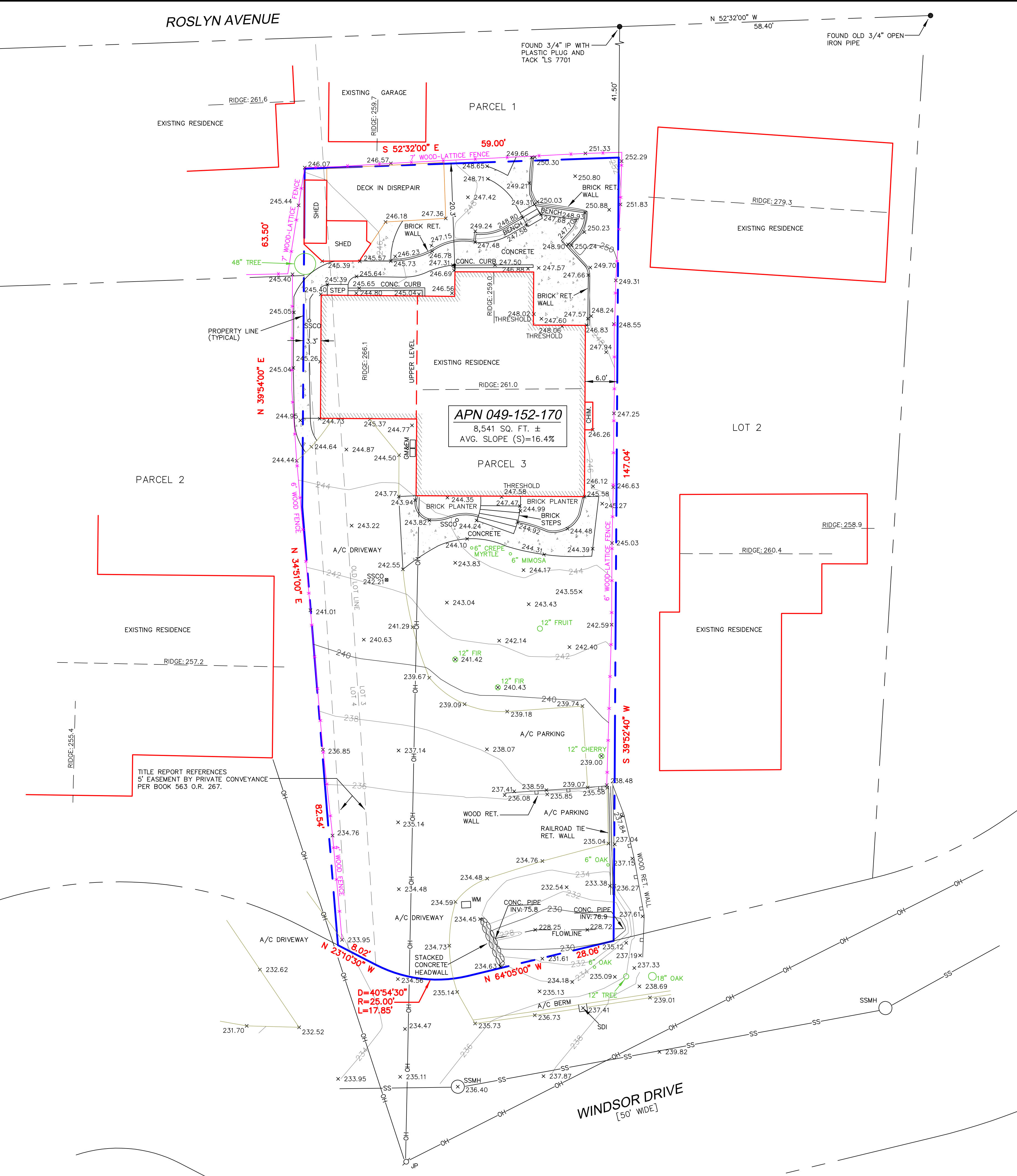
SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

DATE OF FIELD SURVEY: AUGUST 6, 2024
JOB NUMBER: 24-091
REVISION - SEPTEMBER, 2025 - RIDGE ELEVATIONS

13 MAPS 49-51
BLOCK 13

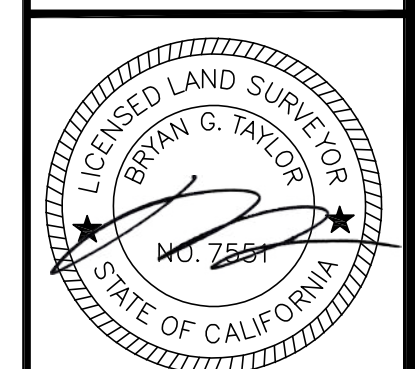
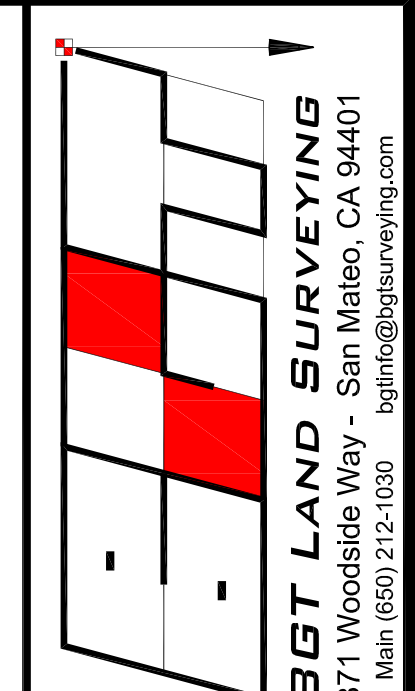
LEGEND

- AC ASPHALT CONCRETE
- AD AREA DRAIN
- BW BACK OF WALK
- CB CATCH BASIN
- C/L CENTERLINE
- CMP CORRUGATED METAL PIPE
- CI CAST IRON PIPE
- CO CLEAN OUT BOX
- CPP CORRUGATED PLASTIC PIPE
- CTV CABLE TELEVISION VAULT
- DI DROP INLET
- EM ELECTRIC METER
- EV ELECTRIC VAULT
- FF FINISHED FLOOR
- FL FLOWLINE
- FH FIRE HYDRANT
- GM GAS METER
- GRD GROUND
- GV GAS VALVE
- GUY GUY ANCHOR
- HCR HANDICAP RAMP
- HVE HIGH-VOLT ELECTRIC
- INV INVERT
- IP IRON PIPE
- JP JOIN POLE
- LAT LATERAL
- LG LIP OF GUTTER
- MH MH (TYPE UNKNOWN)
- MON-MON MONUMENT TO MONUMENT DISTANCE
- PBV PACBELL/SBC VAULT
- PGE PG&E VAULT
- PIV POST INDICATOR VALVE
- SDI STORM DRAIN INLET
- SDMH STORM DRAIN MANHOLE
- SLV STREET LIGHT VAULT
- SSMH SANITARY SEWER MANHOLE
- SSV SANITARY SEWER VAULT
- TBC TOP BACK OF CURB
- TBM TEMPORARY BENCHMARK
- TS TRAFFIC SIGNAL
- TSB TRAFFIC SIGNAL BOX
- UNK UNKNOWN TYPE
- VCP VITRIFIED CLAY PIPE
- WBF WATER BACK FLOW VALVE
- WM WATER METER BOX
- WV WATER VALVE
- E- ELECTRICAL LINE
- G- GAS LINE
- OH- OVERHEAD LINE
- SD- STORM DRAIN LINE
- SS- SANITARY SEWER LINE
- W- WATER LINE



TITLE REPORT REFERENCES
5' EASEMENT BY PRIVATE CONVEYANCE
PER BOOK 563 O.R. 267.

WINDSOR DRIVE
[50' WIDE]



BOUNDARY AND TOPOGRAPHIC SURVEY
PARCEL 3, MAPS 49-51
239 WINDSOR DRIVE
SAN CARLOS, COUNTY OF SAN MATEO, CALIFORNIA
JOB COPY
TO REMAIN ON SITE AT ALL TIMES

Assessor Parcel Number:
049-152-170

Prepared For:
FARIS SAID
239 WINDSOR DRIVE
SAN CARLOS, CA 94070

Date: NOV. 2024

Scale: 1" = 10'

Contour Interval: 2'

Drawn by: BGT

Revisions:

Job No. 24-091

REVIEW FOR CODE COMPLIANCE
This review does not authorize violation
of the Code of County Building Laws.
DATE: 11/20/24
BY: [Signature]

SAN MATEO COUNTY INSPECTION DIV.
PARCEL 3, MAPS 49-51
239 WINDSOR DRIVE
SAN CARLOS, COUNTY OF SAN MATEO, CALIFORNIA

SU-1

Re: 239 Windsor: Major Changes - REV2025-00744-001/PLN2024-00316



Faris Said <faris.said2@gmail.c

To ● Camille Leung

Cc ○ Jun Ruan; ● Jonathan Bruns; ○ Marco Fung; ○ salma ferdowsi;
○ Marcus Yan



Fri 4/24

Retention Policy Default 2 year delete (2 years)

Expires 4/23/2028



Follow up. Start by Friday, April 24, 2026. Due by Friday, April 24, 2026.

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CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Camille,

For the May 20th hearing, the changes and rational:

- Reduced chimney height with gable windows in place to take in scenic view of hillside above side-yard fence. Right gable window is not elongated due to shear wall requirement.
- Increased interior kitchen ceiling height from existing 8ft to 9ft, to match front of house 9ft interior ceiling height approved construction plan.
- Updated window and door information for congruence. Title 24 and Calgreen documentation updated.

Best Regards,

Faris Said

+1-650-483-1243

faris.said2@gmail.com