



North Fair Oaks Community Council
San Mateo County Coordinated
Departmental Response



DATE: June 18, 2026
NFOCC MEETING DATE: June 25, 2026
SPECIAL NOTICE/HEARING: 10 Days, within 300 feet
VOTE REQUIRED: Majority

TO: Members, North Fair Oaks Community Council

FROM: Planning Staff

SUBJECT: Consideration of an Off-Street Parking Exception, pursuant to Section 8.344.040 of the San Mateo County Zoning Regulations, to allow for the continued use of one covered parking space where two covered parking spaces are required, in association with an internal remodel of an existing single-family residence which includes the creation of a new bedroom.

County File Number: PLN2025-00394 (Koon & Tang)

PROPOSAL

The applicants, Eric Koon and Dara Tang, are requesting an Off-Street Parking Exception to allow for the continued use of a one-car garage where two covered parking spaces are required. This exception is associated with an internal remodel and 730 sq. ft. addition to the existing single-family residence which includes the creation of a fourth bedroom.

RECOMMENDATION

That the North Fair Oaks Community Council provide a recommendation to the Director of Planning and Building on the proposed Off-Street Parking Exception to allow for the continued use of a one-car garage where two covered parking spaces are required.

BACKGROUND

Report Prepared By: Dylan Parker, Project Planner

Owner/Applicant: Eric Koon & Dara Tang

Location: 803 14th Avenue, North Fair Oaks

APN: 055-181-010

Parcel Size: 6,016 sq. ft.

Existing Zoning: R-1/S-73 (One-Family Residential District / 5,000 sq. ft. Minimum Parcel Size)

General Plan Designation: Residential, Medium Density Residential

Existing Land Use: Single-Family Residence

Water Supply: California Water Service – Bear Gulch

Sewage Disposal: Fair Oaks Sewer District

Flood Zone: Zone X (Area of Minimal Flood Hazard); FEMA Panel No. 06081C0302E, Effective October 16, 2012

Environmental Evaluation: This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1, as the project involves minor alterations to an existing structure, involving negligible or no expansion of existing or former use.

Setting: The project site is a flat parcel located within an existing residential neighborhood. The surrounding development is comprised largely of single-family residences with one and two-car covered parking garages. The property is near the intersection of 14th Avenue and Athlone Way. All surrounding parcels in the neighborhood are developed.

Chronology:

<u>Date</u>	<u>Action</u>
November 14, 2025	- Off-Street Parking Exception application submitted
March 13, 2026	- Project Deemed Complete
June 25, 2026	- North Fair Oaks Council Meeting

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan

Urban Land Use Policies

Policy 8.9 of the General Plan designates North Fair Oaks as an urban community, and the North Fair Oaks Community Plan identifies the site as Single-Family Residential. Policy 8.36 supports uses consistent with these land use designations. The subject property is zoned R-1/S-73 and is developed with a permitted single-family residence. The proposed project would maintain this use and would not introduce any new or incompatible land uses.

Policy 8.40 and Chapter 8.344 of the Zoning Regulations establish minimum on-site parking requirements to meet development needs and reduce street congestion. Under these regulations, a dwelling unit with two or more bedrooms must provide two covered parking spaces. While the proposed residence would be subject to this requirement, Chapter 8.344 also provides an exception process where strict compliance would create practical difficulties or unusual hardship.

2. North Fair Oaks Community Plan

Chapter 3: Circulation and Parking

Chapter 3 of the North Fair Oaks Community Plan addresses parking needs and management strategies, and Policy 5E supports reduced parking requirements for minor single-family home expansions where reduced parking demand can be demonstrated.

The proposed project consists of an interior remodel, an addition along the northeasterly side of the residence, and an expansion of the existing attached one-car garage. Due to site constraints, there is insufficient space to widen the garage to accommodate a second covered parking space. The requested Off-Street Parking Exception would address this nonconforming condition, as strict compliance with the current two-covered-space requirement is not practical or feasible.

3. Compliance with the Zoning Regulations

a. S-73 Development Standards

The project includes an interior remodel and an addition along the northeasterly side of the residence, reducing the existing side setback from 8 feet to the minimum permitted 5 feet. It also expands the existing 230 sq. ft. attached one-car garage by 148 sq. ft., resulting in a 378 sq. ft. garage (all numbers approximated). While the expanded garage meets County size and length requirements, its proposed width

of 14 feet 5 inches remains insufficient to accommodate a County-compliant two-car garage.

The Off-Street Parking Exception is required because the addition of a fourth bedroom triggers the requirement for two covered parking spaces. Given the existing layout of the residence and site constraints, providing a second covered space is infeasible. Strict compliance would require substantial redesign of the residence, particularly in the front portion of the home, to accommodate the width necessary for a two-car garage.

b. Parking Requirements

Section 8.344.030 of the County Zoning Regulations requires two covered off-street parking spaces for dwelling units with two or more bedrooms. Because the project adds a fourth bedroom to the existing residence, it must comply with current parking requirements.

Section 8.344.020 requires each covered parking space to be at least 171 sq. ft., and County design standards require a 19-foot by 9-foot parking stall. Accordingly, a minimum 19-foot by 18-foot garage (342 square feet) is needed to accommodate two covered spaces.

The existing residence includes an approximately 20-foot by 11.5-foot attached garage (230 sq. ft.). The proposed expansion would increase the garage's length to approximately 26 feet and the garage's width by 14.5 feet (378 sq. ft.). Although the expanded garage would satisfy the minimum area and length requirements, it would not meet the required 18-foot width. Even with expansion to the minimum 5-foot side setback, the site lacks sufficient width along the northeasterly property line to accommodate a compliant two-car garage.

To achieve the greatest feasible compliance with Section 8.344.030, the applicants proposes to expand the existing single-car attached garage and provide one additional uncovered compact parking space (18 feet by 9 feet) within the driveway.

4. Compliance with Off-Street Parking Exception Findings

The granting of an Off-Street Parking Exception is subject to the following findings:

- a. **That the establishment, maintenance and/or conducting of the off- street parking facilities as proposed are as nearly in compliance with the requirements set forth in Section 8.344.030 hereof as are reasonably possible.**

The project would expand the existing one-car garage, though two covered parking spaces are required based on the project scope of work. Due to the home's layout and site constraints, adding a second covered space is not feasible without substantial project redesign, particularly at the front of the residence. Staff finds there is insufficient space on the parcel to provide a compliant second covered space. Staff also finds that the driveway can accommodate one additional uncovered compact parking space, bringing the project as close as reasonably possible to compliance with Section 8.344.030 and County parking design standards.

ATTACHMENTS

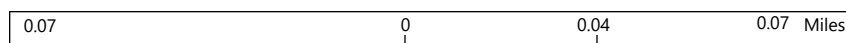
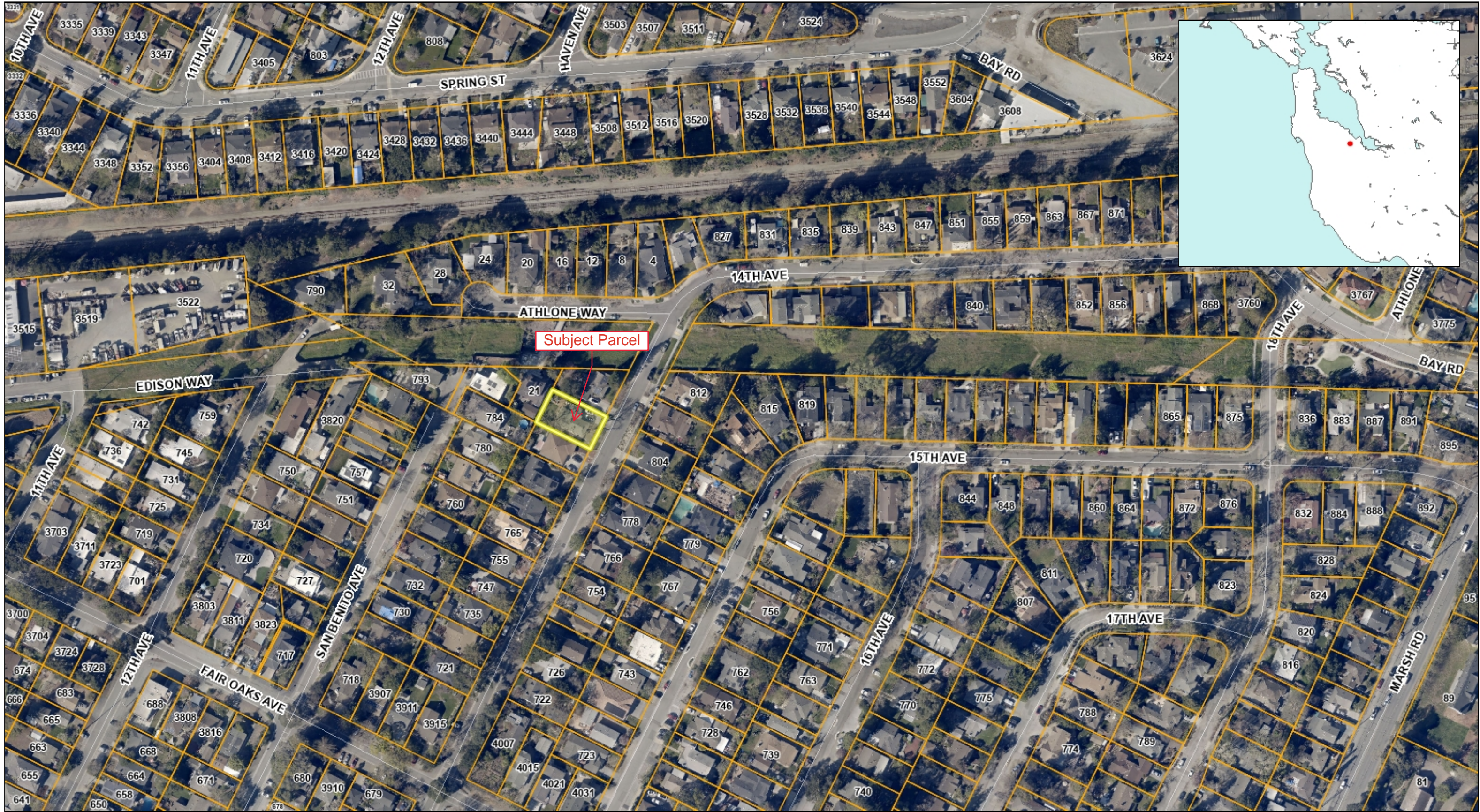
- A. Location Map
- B. Project Plans

_NFOCC SR Template (4-14-17).dotx



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

ABBREVIATIONS

P	PROPERTY LINE	LAB.	LABORATORY
CH	CHANNEL	LAM.	LAMINATE
&	AND	LAV.	LAVATORY
∠	ANGLE	LCKR	LOCKER
@	AT	LKNG	LANDING
⊘	CENTERLINE	LP.	LOW PARTITION
∅	DIAMETER OR ROUND PERPENDICULAR	LT.	LIGHT
//	PARALLEL	MAT.	MATERIAL
ABV.	ABOVE	MAX.	MAXIMUM
ACQUS.	ACQUISICAL	M.B.	MACHINE BOLT
ADJ.	ADJUSTABLE	M.C.	MEDICINE CABINET
A.F.F.	ABOVE FINISHED FLOOR	M.D.F.	MEDIUM DENSITY FIBERBOARD
AGGR.	AGGREGATE	MECH.	MECHANICAL
AL.	ALUMINUM	MEMB.	MEMBRANE
ALUM.	ALUMINUM	MET.	METAL
ANGD.	ANGLED	MANUFACTURER	MANUFACTURER
APPROX.	APPROXIMATE	M.H.	MANHOLE
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
ASB.	ASBESTOS	MIR.	MIRROR
ASPH.	ASPHALT	MISC.	MISCELLANEOUS
A.C.	ASPHALTIC CONCRETE	M.O.	MASONRY OPENING
BAL.	BALANCE	M.S.	MACHINE SCREW
BAS.	BASEMENT	MTD.	MOUNTED
BD.	BOARD	MOUNTING	MOUNTING
BITUM.	BITUMINOUS	MUL.	MULLION
BLDG.	BUILDING	(N)	NEW
BLK.	BLOCK	N	NORTH
BLKG.	BLOCKING	N.I.C.	NOT IN CONTRACT
BLM.	BLIND	NO. OF #	NUMBER
BOT.	BOTTOM	NOM.	NOMINAL
BSP.	BASEMENT	N.T.S.	NOT TO SCALE
BUILD.	BUILDING	O.A.	OVERALL
B.U.R.	BUILT-UP ROOFING	OBS.	OBSERVE
CAB.	CABINET	O.C.	ON CENTER
C.B.	CATCH BASIN	O.C.D.	OUTSIDE DIAMETER (DIM.)
CER.	CERAMIC	O.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
C.C.G.	CORNER GUARD	OFF.	OFFICE
C.I.	CAST IRON	O.F.S.	OUTSIDE FACE OF STUD
C.J.	CONTROL JOINT	O.H.	OPPOSITE HAND
CLG.	CEILING	OPNG.	OPENING
CLGK.	CEILING	OPP.	OPPOSITE
CLO.	CLOSET	P.I.P.	POURED IN PLACE
CLR.	CLEAR	PL.	PLATE
CLRM.	CLASSROOM	PLN.	PLAN
C.M.U.	CONCRETE MASONRY UNIT	P.LAM.	PLASTIC LAMINATE
C.O.	CLEAN OUT	PLAS.	PLASTER
C.O.U.	COLUMN	PLYWD.	PLYWOOD
COMP.	COMPACTOR	PRE-CAST	PRE-CAST
CONC.	CONCRETE	P.T.	POINT
CONSTR.	CONSTRUCTION	P.T.D./R	PAPER TOWEL DISPENSER COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE
CONT.	CONTINUOUS	PTN.	PAPER TOWEL DISPENSER
CORND.	CORNER	P.T.R.	PAPER TOWEL RECEPTACLE
CNTK.	COUNTER	P.T.S.	PNEUMATIC TUBE SYSTEM
CTR.	CENTER	Q.T.	QUARRY TILE
CTSK.	COUNTERSUNK	(R)	RELOCATED EXISTING
DBL.	DOUBLE	RAD.	RADIUS
DEFCT.	DEFLECTION	R.D.	RIFER
DET.	DETAIL	R.D.F.	ROOF DRAIN
D.F.	DRAINING FOUNTAIN	REFL.	REFLECTED
D.I.	DIAMETER	REFR.	REFRIGERATOR
DIM.	DIMENSION	REFR.	REFLECTED
DISP.	DISPENSER	REQ.	REQUIRED
DN.	DOWN	RESID.	RESIDENTIAL
D.O.	DOOR OPENING	R.F.P.	REINFORCED FIBERGLASS PANELS
DR.	DRIVE	R.H.	ROSE HOOK
D.S.P.	DRY STANDPIPE	R.O.	ROUGH OPENING
DWG.	DRAWING	R.W.	RAIN WATER LEADER
DWR.	DRAWER	S.	SOUTH
(E)	EXISTING	S.C.	SOLID CORE
E.	EAST	S.C.D.	SEE CIVIL DWGS.
E.A.	EACH	SCHED.	SCHEDULE
E.L.	EXPANSION JOINT	SCRN.	SCREEN
EL.	ELEVATION	S.D.	SOAP DISPENSER
ELEC.	ELECTRICAL	SECT.	SECTION
ELEV.	ELEVATION	S.E.D.	SEE ELEC. DWGS.
EMER.	EMERGENCY	SHR.	SHOWER
ENCL.	ENCLOSURE	SHT.	SHEET
E.P.	ELECTRICAL PANELBOARD	SIM.	SIMILAR
EQL.	EQUAL	S.M.D.	SEE MECH. DWGS.
EQPT.	EQUIPMENT	S.M.S.	SHEET METAL SCREW
E.W.C.	ELECTRICAL WATER COOLER	S.N.D.	SANITARY NAPKIN DISPENSER
EXT.	EXPOSED	S.N.R.	SANITARY NAPKIN RECEPTACLE
EXPO.	EXPOSURE	SPEC.	SPECIFICATION
EXT.	EXTERIOR	S.P.D.	SEALED PROTECTION DISPENSER
EXT.	EXTRUSION	SQ.	SQUARE
F.A.	FIRE ALARM	S.S.	STAINLESS STEEL
F.B.	FIRE BLANKET	S.S.K.	SERVICE SINK
F.D.	FLOOR DRAIN	STA.	STATION
F.D.N.	FLOOR DRAIN	STD.	STANDARD
F.E.	FIRE EXTINGUISHER	STL.	STEEL
F.E.C.	FIRE EXTINGUISHER CAB.	STOR.	STORAGE
F.H.C.	FIRE HOSE CABINET	STR.	STRUCTURAL
FIN.	FINISH	STRCT.	STRUCTURE
FL.	FLOOR	SUSP.	SUSPENDED
FLASH.	FLASHING	SYM.	SYMMETRICAL
FLUOR.	FLUORESCENT	T.&G.	TONGUE AND GROOVE
F.O.C.	FACE OF CONCRETE	T.B.R.	TO BE REMOVED
F.O.F.	FACE OF FINISH	TEL.	TELEPHONE
F.O.P.	FACE OF LUMBER	TEMP.	TEMPORARY
F.P.F.	FACE OF STUDS	TER.	TERRAZZO
F.R.	FIRE RETARDANT	TOP.	TOP
FRZ.	FREEZER	T.O.C.	TOP OF CURB
F.S.	FLOOR SINK	T.O.P.	TOP OF PAVEMENT
FT.	FOOT OR FEET	T.O.S.	TOP OF SLAB
FTG.	FLOOR TRIM	T.O.W.	TOP OF WALL
FURR.	FURRING	TOIL.	TOILET
FUT.	FUTURE	T.O.P.D.	TOILET PAPER DISPENSER
F.V.	FIELD VERIFY	T.R.	TRASH RECEPTACLE
GA.	GALVE	TREAD.	TREAD
GALV.	GALVANIZED	T.V.	TELEVISION
G.B.	GRAB BAR	T.W.G.	TACKLE WALL COVERING
GL.	GLASS	TR.	TYPICAL
GND.	GROUND	UNF.	UNFINISHED
GR.	GRADE	U.O.N.	UNLESS OTHERWISE NOTED
G.S.M.	GALVANIZED SHEET METAL	UR.	URINAL
GYP.	GYPNUM	VERT.	VERTICAL OR VERTICALLY
H.B.	HOSE BIBB	VEST.	VESTIBULE
H.C.	HANDICAPPED	V.C.T.	VIBRILE COMPOSITION TILE
H.D.	HAND	W.	WEST OR WIRE
H.D.W.	HARDWOOD	W.C.	WATER CLOSET
H.D.WE.	HARDWARE	W/H	WATER HEATER
HGT.	HEIGHT	WD.	WOOD
H.M.	HOLLOW METAL	WDW.	WINDOW
HORIZ.	HORIZONTAL	WK	WORK
HS.	HANGER STRIP	W/O	WHERE OCCURS WITHOUT
H.W.D.	HOT WATER DISPENSER	W/P.	WATERPROOF WORKING POINT
I.D.	INSIDE DIAMETER (DIM.)	W.R.	WATER RESISTANT
INSUL.	INSULATION	WSC.T.	WAINSCOT
INT.	INTERIOR	WT.	WEIGHT
JAN.	JANITOR	WJ	WITH
JOINT.	JOINT		
KIT.	KITCHEN		
K.S.	KNEE SPACE		

GENERAL NOTES

- ALL WORK SHALL CONFORM TO ALL GOVERNING CODES AND ORDINANCES.
- CONTRACTOR SHALL APPLY FOR, OBTAIN AND PAY FOR ALL LICENSES AND INSPECTIONS AS REQUIRED TO COMPLY WITH ALL CITY AND LOCAL CODES AND LAWS.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR, IN CONFERENCE WITH BUILDING MANAGEMENT, SHALL PREPARE A LIST OF HIS ACTIVITIES THAT WILL, IN ANY WAY, AFFECT THE NORMAL OPERATIONS OF THE BUILDING AND NEIGHBORING TENANTS. PROTECTIVE MEASURES AND SCHEDULING SHALL BE ESTABLISHED TO MINIMIZE DISRUPTION OF PROJECT PROPERTY NOT RELATED TO THIS PROJECT. PROVIDE THE MANAGEMENT WITH A COPY OF THE SCHEDULE AND THE DESCRIPTION OF PROTECTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR INFORMING THE ARCHITECT AND BUILDING MANAGEMENT IN WRITING AND OBTAINING A CLARIFICATION FROM THE ARCHITECT AND BUILDING MANAGEMENT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK. REQUESTS FOR ADDITIONAL CHARGES WILL NOT BE ENTERTAINED FOR THE CONTRACTOR'S FAILURE TO FORESEE MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURES.
- REFERENCES TO MAKES, BRANDS, AND MODELS IS TO ESTABLISH TYPE AND QUALITY DESIRED. SUBSTITUTIONS FOR "EQUALS" WILL NOT BE ACCEPTABLE UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT.
- THE CONTRACTOR SHALL ORDER MATERIALS IN SUFFICIENT TIME FOR ORDERLY INSTALLATIONS. THE ARCHITECT WILL NOT ENTERTAIN ANY REQUESTS FOR MATERIAL SUBSTITUTIONS. IF NECESSARY, THE CONTRACTOR SHALL PROVIDE AND INSTALL TEMPORARY FINISHES OR MATERIALS. MONIES WILL BE WITHHELD PENDING THE SATISFACTORY INSTALLATION OF SPECIFIED FINISHES AND MATERIALS.
- THE CONTRACTOR SHALL DETERMINE ALL LEAD TIMES FOR FINISH MATERIAL AT TIME OF PRICING TO ASSURE AVAILABILITY OF MATERIALS AS SCHEDULE REQUIRES. ANY COSTS FOR SPECIAL HANDLING OR AIR FREIGHT OF MATERIALS IN ORDER TO MEET REQUIRED DEADLINES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- ALL WALL DIMENSIONS ARE FINISHED FACE-OF-WALL, UNLESS SHOWN OR NOTED OTHERWISE.
- ALL CLEAR DIMENSIONS ARE REQUIRED TO BE EXACT WITHIN 1/8" SCALE TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS.
- DIMENSIONS NOTED "V.I.F.": SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- NEW CONSTRUCTION SHALL MATCH EXISTING. EVERY EFFORT MUST BE MADE TO PROVIDE A SEAMLESS, LIKE-NEW SPACE. NO EVIDENCE OF PREVIOUSLY EXISTING CONSTRUCTION SHALL REMAIN. NEW CONSTRUCTION, INCLUDING NEW GYPSUM BOARD PARTITIONS THAT ABUT EXISTING DEMOUNTABLE PARTITIONS, SHALL MEET FLUSH IN THE SAME PLANE WITH NO VISIBLE JOINTS SHOWING U.O.N.
- THE CONTRACTOR SHALL COMPLETE SUBMITTALS FOR ARCHITECT'S APPROVALS PRIOR TO INSTALLATION FOR THE FOLLOWING ITEMS:
 - DOOR HARDWARE
 - 12" X 12" PAINT BRUSH OUTS AND SAMPLES OF ALL FINISH TYPES AND COLORS.
- SHOP DRAWINGS MUST BE SUBMITTED FOR ARCHITECTS AND BUILDING MANAGERMENTS APPROVAL BEFORE ANY MILLWORK, CASWORK, STRUCTURAL OR METAL FABRICATION IS BEGUN. PRIOR TO SUBMITTAL TO ARCHITECT AND BUILDING MANAGEMENT, SHOP DRAWINGS HAVE BEEN CHECKED FOR CONFORMANCE WITH CONTRACT DOCUMENTS.
- SHOP DRAWINGS ARE NOT CONSIDERED CONTRACT DOCUMENTS. THEY ARE ONLY A CONVENIENCE TO FACILITATE PROGRESS OF WORK. SHOP DRAWINGS WILL BE REVIEWED BY ARCHITECT, TENANT AND BUILDING MANAGEMENT FOR GENERAL REQUIREMENTS.
- UPON PROJECT COMPLETION, CLEAN AND POLISH ALL ORNAMENTAL METAL, GLASS, HARDWARE, RESIDENT FLOORING, CERAMIC TILE AND OTHER SUCH ITEMS WITH FACTORY FINISHES. REMOVE ALL DUST WITH DUST-CLOTH OR VACUUM CLEANERS. VACUUM/CLEAN CARPET.
- PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENTIAL PROPERTY, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET CURRENT FLOW RATES WILL NEED TO BE UPGRADED. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 GPM WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 GPM. SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 1.8 GPM SHOWER HEAD. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 GPM (OR 1.8 GPM FOR KITCHEN FAUCETS).
- ANY DEVIATIONS FROM APPROVED PLANS, INCLUDING HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED, OR THESE PLANS, MAY REQUIRE FURTHER CITY APPROVALS INCLUDING POSSIBLE REVIEW BY THE PLANNING COMMISSION. THE BUILDING OWNER, PROJECT DESIGNER, AND/OR CONTRACTOR MUST SUBMIT A REVISION TO THE CITY AND RECEIVE APPROVAL FOR ANY WORK NOT GRAPHICALLY ILLUSTRATED ON THE JOB COPY OF THE PLANS PRIOR TO PERFORMING THE WORK.
- WASTE MANAGEMENT PLAN - PART 2 FINAL SUMMARY STATEMENT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT FINAL INSPECTION. THIS FORM SHALL BE COMPLETED WITH ALL RECEIPTS FROM THE RECYCLING/DISPOSAL CENTER ATTACHED REQUIRED PLUMBING FIXTURE UPGRADES FOR ANY IMPROVEMENT OF \$1,000 OR MORE. PLUMBING FIXTURE UPGRADES: ROOMS UNDERGOING ALTERATION SHALL HAVE PLUMBING FIXTURES THAT COMPLY WITH CURRENT 2022 CODE REQUIREMENT. ANY EXISTING PLUMBING FIXTURES, IN ROOMS NOT UNDERGOING ALTERATION, AND THAT DO NOT COMPLY WITH THE MINIMUM FLOWS ESTABLISHED IN 1994 CPC SHALL BE UPGRADED TO MEET THE FLOW REQUIREMENTS OF THE 2022 CPC. IN ACCORDANCE WITH CIVIL CODE SECTION 1101.1-1101.9.

WATER CLOSET:	1.6 GAL/ FLUSH	1.28 GAL/FLUSH
SHOWER HEAD:	2.5 GPM MAX	1.8 GPM MAX
KITCHEN FAUCET:	2.2 GPM MAX	1.8 GPM MAX
BATHROOM FAUCET:	2.2 GPM MAX	1.2 GPM MAX
- HERS VERIFICATION REQUIRED BY T-24 ENERGY REPORT. PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

- SINGLE-FAMILY RESIDENTIAL ADDITION -

803 14th AVENUE

MENLO PARK, CA 94025

APN: 055181010

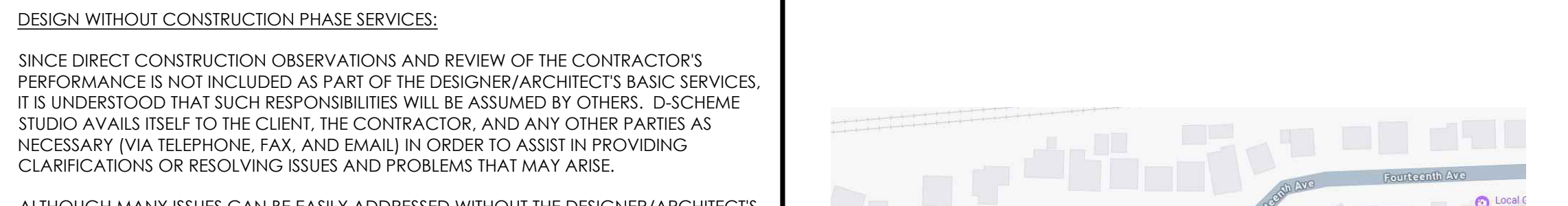
PROJECT DATA

LOCATION:	803 14TH AVENUE MENLO PARK, CA 94025
PARCEL NUMBER:	055181010
ZONING:	R-1/S-73, NORTH FAIR OAKS NEIGHBORHOOD
OCCUPANCY:	R3 - SINGLE-FAMILY RESIDENCE
CONSTRUCTION TYPE:	TYPE V-B, NON-SPRINKLERED (NO CHANGE)
EXISTING PARCEL AREA:	(E) 6,015 S.F.
EXISTING BUILDING AREA:	(E) FIRST FLOOR : 1,581 G.S.F.
PROPOSED BUILDING AREA:	(E) FIRST FLOOR: 1,581 G.S.F. (N) ADDITION: 876 G.S.F. 582 S.F. GARAGE, AND 148 S.F. PORCH AND DECK)
TOTAL:	2,459 G.S.F.
APPLICABLE CODES:	2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA FIRE CODE CALIFORNIA GREEN BUILDING STANDARDS CODE SAN MATEO COUNTY MUNICIPAL CODE

DESIGN/BUILD NOTES

- THE G.C. SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND COORDINATION OF ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION WORK. THIS INCLUDES ANY APPLICABLE DRAWINGS, DETAILS, CALCULATIONS, ETC., THAT MAY BE REQUIRED TO OBTAIN PERMITS AND TO PROPERLY EXECUTE THIS WORK.
 - LOCATIONS, QUANTITIES AND CODE COMPLIANCE OF ALL NEW AND RECONFIGURED MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DEVICES ARE THE SOLE RESPONSIBILITY OF THE G.C.
 - THE NEW MECHANICAL, ELECTRICAL, & PLUMBING SYSTEMS SHALL REUSE EXISTING WHERE APPROPRIATE. COORDINATE WITH BUILDING MANAGEMENT AND BUILDING OWNER.
- THE G.C. SHALL KEEP THE ARCHITECT, TENANT, AND BUILDING MANAGEMENT ABBREAST OF ALL DESIGN/BUILD PROGRESS. SUBMIT COPIES PRIOR TO FABRICATION / INSTALLATION. SUBMIT PRINTS TO THE ARCHITECT, TENANT, AND BUILDING MANAGEMENT FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK.
- MECHANICAL DRAWINGS TO BE DESIGN/BUILD FOR HVAC REQUIREMENTS.
- ELECTRICAL DRAWINGS TO BE DESIGN/BUILD FOR ELECTRICAL REQUIREMENTS.
- PLUMBING DRAWINGS TO BE DESIGN/BUILD FOR PLUMBING REQUIREMENTS.

ASSESSOR MAP



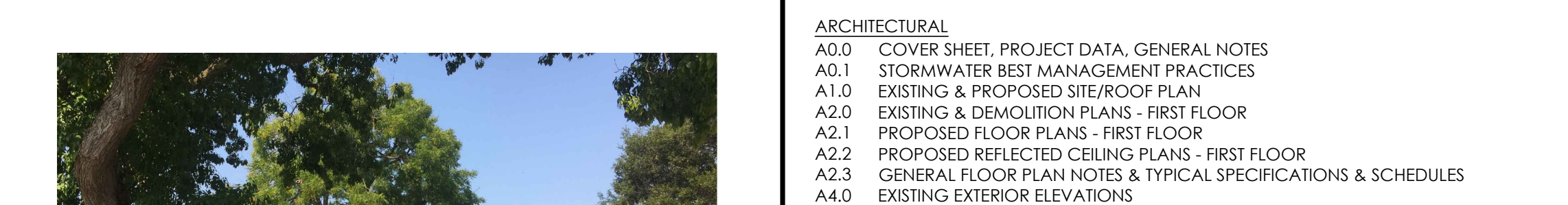
ADDITIONAL NOTES

DESIGN WITHOUT CONSTRUCTION PHASE SERVICES:

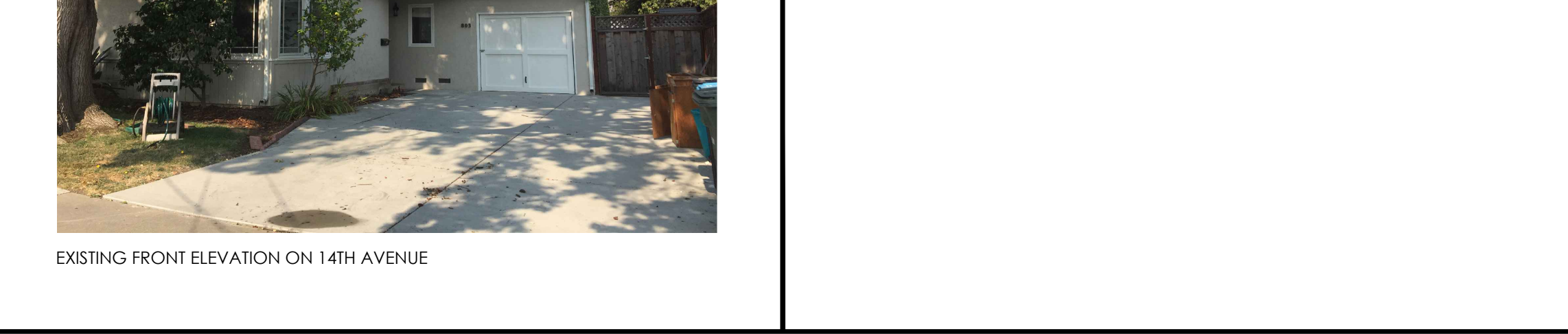
SINCE DIRECT CONSTRUCTION OBSERVATIONS AND REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INCLUDED AS PART OF THE DESIGNER/ARCHITECT'S BASIC SERVICES, IT IS UNDERSTOOD THAT SUCH RESPONSIBILITIES WILL BE ASSUMED BY OTHERS. D-SCHEME STUDIO AVAILS ITSELF TO THE CLIENT, THE CONTRACTOR, AND ANY OTHER PARTIES AS NECESSARY (VIA TELEPHONE, FAX, AND EMAIL) IN ORDER TO ASSIST IN PROVIDING CLARIFICATIONS OR RESOLVING ISSUES AND PROBLEMS THAT MAY ARISE.

ALTHOUGH MANY ISSUES CAN BE EASILY ADDRESSED WITHOUT THE DESIGNER/ARCHITECT'S INVOLVEMENT, THERE ARE TIMES WHEN PARTICIPATION IS ADVISABLE. DETERMINATION OF WHEN INVOLVEMENT IS APPROPRIATE IS LEFT TO THE PROFESSIONAL DISCRETION OF THE CONTRACTOR. IT IS UNDERSTOOD THAT THE CLIENT AND/OR THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THE INTERPRETATION OF THE DRAWINGS, AND ANY OTHER SUPPLEMENTAL INFORMATION, AND WHEN THE DESIGNER/ARCHITECT IS DENIED THE OPPORTUNITY TO PROVIDE CLARIFICATIONS OR PARTICIPATE IN CHANGES TO THE DESIGN OR THE RESOLUTION OF ISSUES OR PROBLEMS, ALL PARTIES WAIVE ANY CLAIMS AGAINST THE DESIGNER/ARCHITECT THAT MAY BE IN ANY WAY CONNECTED THERETO. D-SCHEME STUDIO IS HELD HARMLESS FROM LOSS, CLAIM, OR COSTS ARISING OR RESULTING FROM MODIFICATIONS OR CHANGES MADE TO THE DESIGN (WITHOUT THE KNOWLEDGE OF THE DESIGNER/ARCHITECT) DUE TO CONDITIONS OR CIRCUMSTANCES (ANTICIPATED OR NOT) BEYOND THE DESIGNER/ARCHITECTS CONTROL.

VICINITY MAP



EXISTING PHOTOS



PROJECT DESCRIPTION

REMODEL AND ADDITION OF EXISTING 1-STORY SINGLE-FAMILY RESIDENCE W/ 3 BEDROOMS AND 2 BATH.

SCOPE OF WORK TO INCLUDE:

- (N) 582 S.F. ADDITION W/ (N) LIVING ROOM, (N) MASTER SUITE WITH (N) BATHROOM
- (N) 148 S.F. GARAGE EXPANSION
- (N) 126 S.F. DECK (12' HIGH)
- (N) 22 S.F. FRONT PORCH EXTENSION

PROJECT TEAM

OWNER: ERIC KOON AND DARA TANG 803 14TH AVENUE MENLO PARK, CA 94025	ARCHITECT: D-SCHEME STUDIO 222 8TH STREET SAN FRANCISCO, CA 94103 CONTACT: MARC DIMALANTA T: 415.252.0888 F: 415.252.8388 E: M.DIMALANTA@DScheme.COM
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BLDG. SITE COVERAGE CALC.

	FLOOR AREA	EXISTING LOT AREA	LOT COVERAGE RATIO
EXISTING SITE COVERAGE	1,571 S.F.	6,015.5 S.F.	26 %
PROPOSED SITE COVERAGE	2,301 S.F.	6,015.5 S.F.	38 %
MAXIMUM SITE COVERAGE ALLOWED	3007.75 S.F.	6,015.5 S.F.	50 %

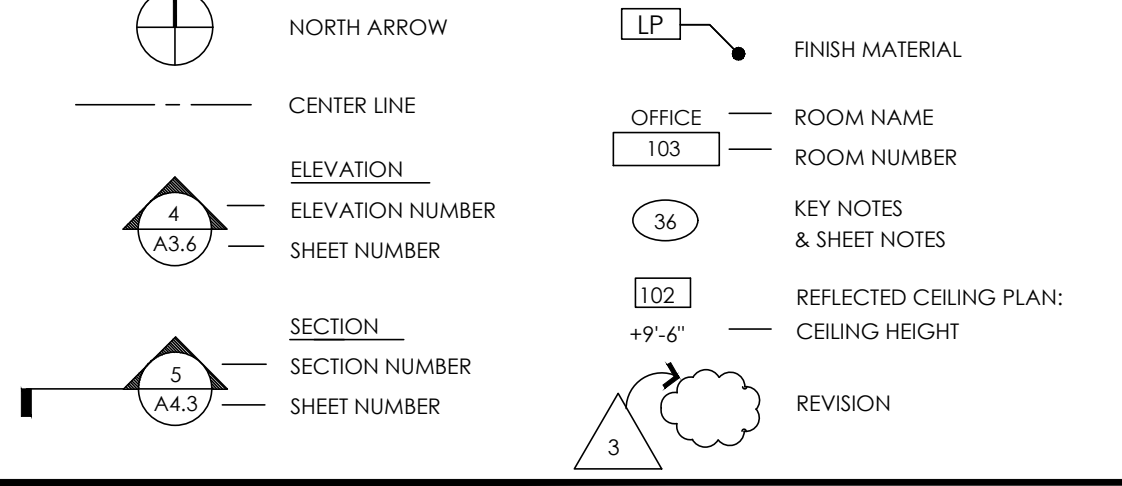
BLDG. FLOOR AREA CALC.

EXISTING FLOOR AREA	1,581 S.F. (INCLUDE 10 S.F. (E) COVERED PORCH)
PROPOSED FLOOR AREA	2,459 S.F. (INCLUDES 158 S.F. COVERED PORCH AND DECK)
MAXIMUM FLOOR AREA ALLOWED	0.26 (6,015.5 S.F. - 5,000 S.F.) + 2,600 S.F. = 2,864.03 S.F.

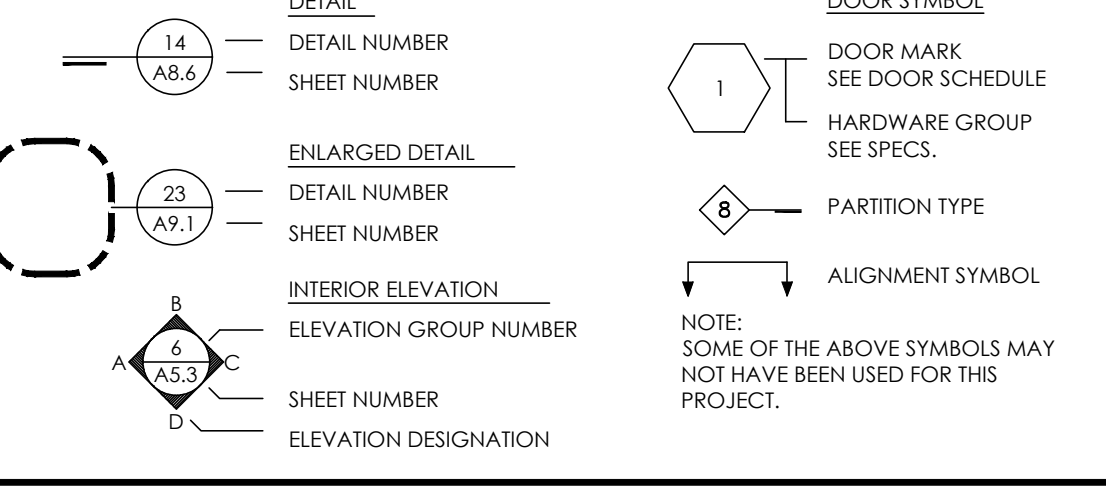
BLDG. SETBACKS

SETBACKS:	ALLOTTED:	EXISTING:	PROPOSED:
FRONT	20'-0"	(E) 17'-6"	(E) 17'-6" (NO CHANGE)
LEFT SIDE	5'-0"	(E) 11'-7"	(E) 11'-7" (NO CHANGE)
RIGHT SIDE	5'-0"	(E) 8'-0"	(N) 5'-0"
REAR	20'-0"	(E) 31'-6"	(N) 20'-0"

SYMBOLS



SYMBOLS



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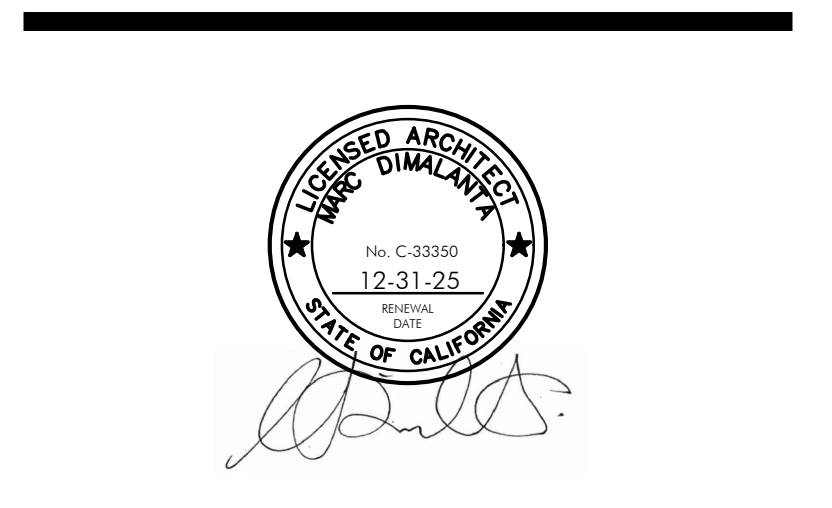
14TH AVENUE

MENLO PARK, CA 94025

APN: 055181010

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DATE: 01.06.2025 CHECKED BY: MD

SCALE: AS NOTED

SHEET TITLE: COVER PAGE

SHEET NUMBER: A0.0

803

14TH AVENUE
 MENLO PARK, CA 94025
 APN: 055181010

ROOF PLAN KEY NOTES

- (R1) (N) ROOF. REFER TO A4.2 FOR FINISH MATERIAL.
- (R2) (N) SUN TUNNEL SKYLIGHT. REFER TO A2.1 FOR SPECIFICATION.
- (R3) (N) SKYLIGHT. REFER TO A2.1 FOR SPECIFICATION.

SITE PLAN DEMO KEY NOTES

- (D1) PORTION OF (E) ROOF TO BE REMOVED.
- (D2) (E) DECK TO BE REMOVED.
- (D3) PORTION OF (E) LANDSCAPING TO BE REMOVED, PER (N) WORK.
- (D4) REMOVE (E) GATE AND FENCE, PER (N) WORK.
- (D5) PREPARE AREA FOR (N) SLAB FOR (N) GARAGE, PER (N) WORK.
- (D6) (E) CHIMNEY TO BE REMOVED, PER (N) WORK.
- (7) (N) FINISH GRADE WHERE OCCURS AT (N) ADDITION SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THAN 1/2" PER FOOT FOR A MAXIMUM OF 3'-0".

LEGEND

- EXISTING WALL / ITEM TO BE REMOVED
- NEW ROOF - ASPHALT SHINGLE

GENERAL SITE PLAN NOTES

1. EXISTING SITE PLAN AND DIMENSIONS SHOWN ARE BASED ON EXISTING AS-BUILT DOCUMENTS AND ARE SHOWN FOR REFERENCE ONLY. ALL ITEMS TO BE FIELD VERIFIED ON SITE PRIOR TO ANY WORK.
2. NOT USED.
3. GENERAL CONTRACTOR TO CONFIRM SIZE AND LOCATION OF SEWER LATERAL DURING DEMOLITION.
4. SITE CONSTRUCTION TO BE IN ACCORDANCE WITH STORM WATER POLLUTION PREVENTION PLAN.
5. DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES, AND DRAINAGE COURSES.
6. DURING CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TEMPORARY EROSION CONTROLS TO STABILIZE ALL DENUDEED AREAS UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED.
7. DIRECT ROOF RUNOFF FROM SIDEWALKS, WALKWAYS, AND PATIOS ONTO VEGETATED AREAS.
8. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, RINSE WATER FROM ARCHITECTURAL COPPER, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
9. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS/WASTES PROPERLY TO PREVENT CONTACT WITH STORMWATER.
10. DO NOT CLEAN, FUEL, OR MAINTAIN VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
11. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES/SUBCONTRACTORS RE: CONSTRUCTION BMPs.
12. PROTECT ALL STORM DRAIN INLETS IN VICINITY OF SITE USING SEDIMENT CONTROLS SUCH AS BERMS, FIBER ROLLS, OR FILTERS.
13. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
14. PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER ONLY.
15. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING AND OBTAIN NECESSARY PERMITS.
16. TRAP SEDIMENT ON-SITE, USING BMPs SUCH AS SEDIMENT BASINS OR TRAPS, EARTHEN DIKES OR BERMS, SILT FENCES, CHECK DAMS, SOIL BLANKETS/MATS, COVERS FOR SOIL STOCK PILES, ETC.
17. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER APPROPRIATE MEASURES.
18. PROVIDE NOTES, SPECIFICATIONS, OR ATTACHMENTS DESCRIBING THE FOLLOWING:
 - CONSTRUCTION, OPERATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS, INCLUDE INSPECTION FREQUENCY
 - METHODS AND SCHEDULE FOR GRADING, EXCAVATION, FILLING, CLEARING OF VEGETATION, AND STORAGE OF 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

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11.12.25 FOR PLANNING

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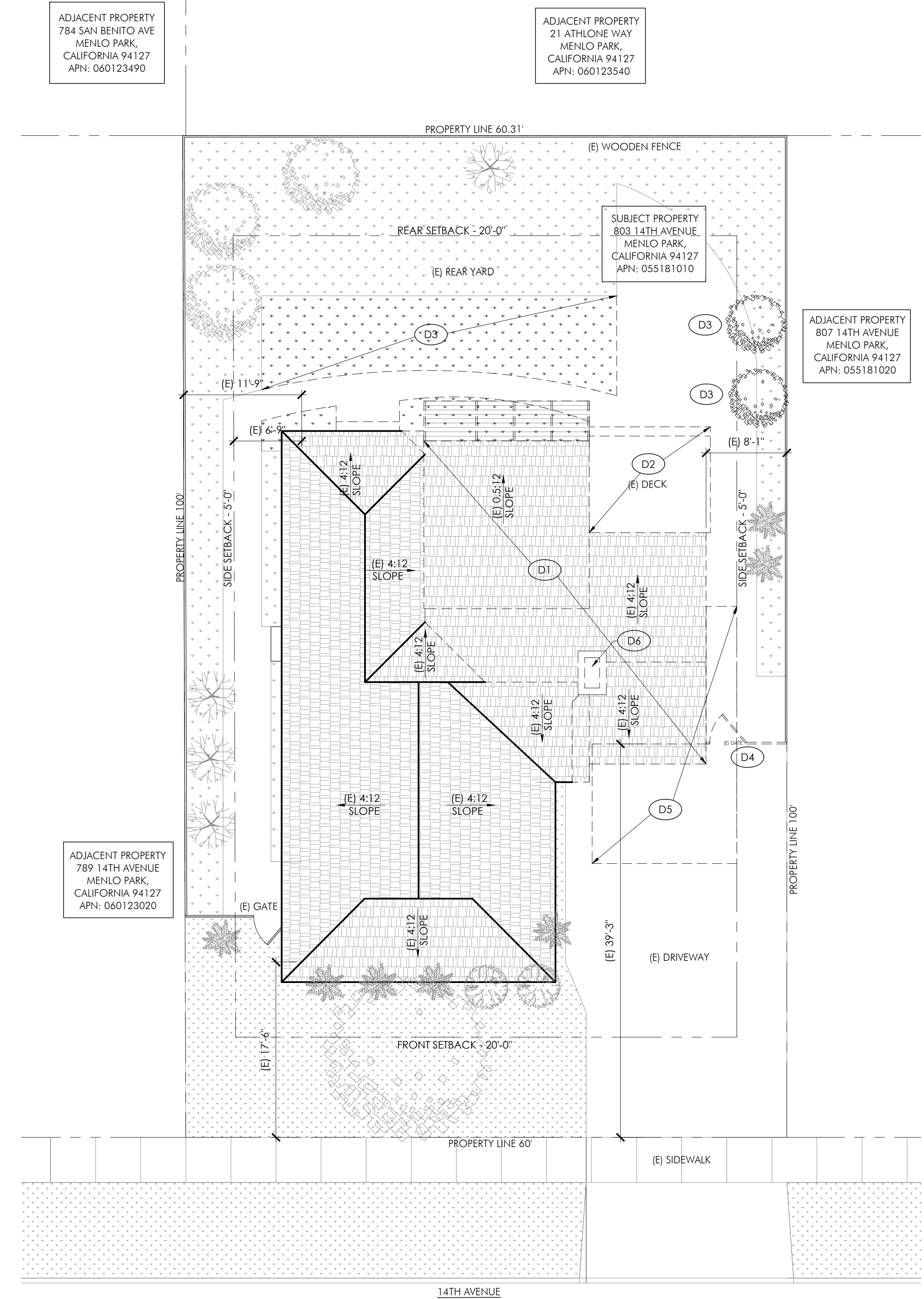
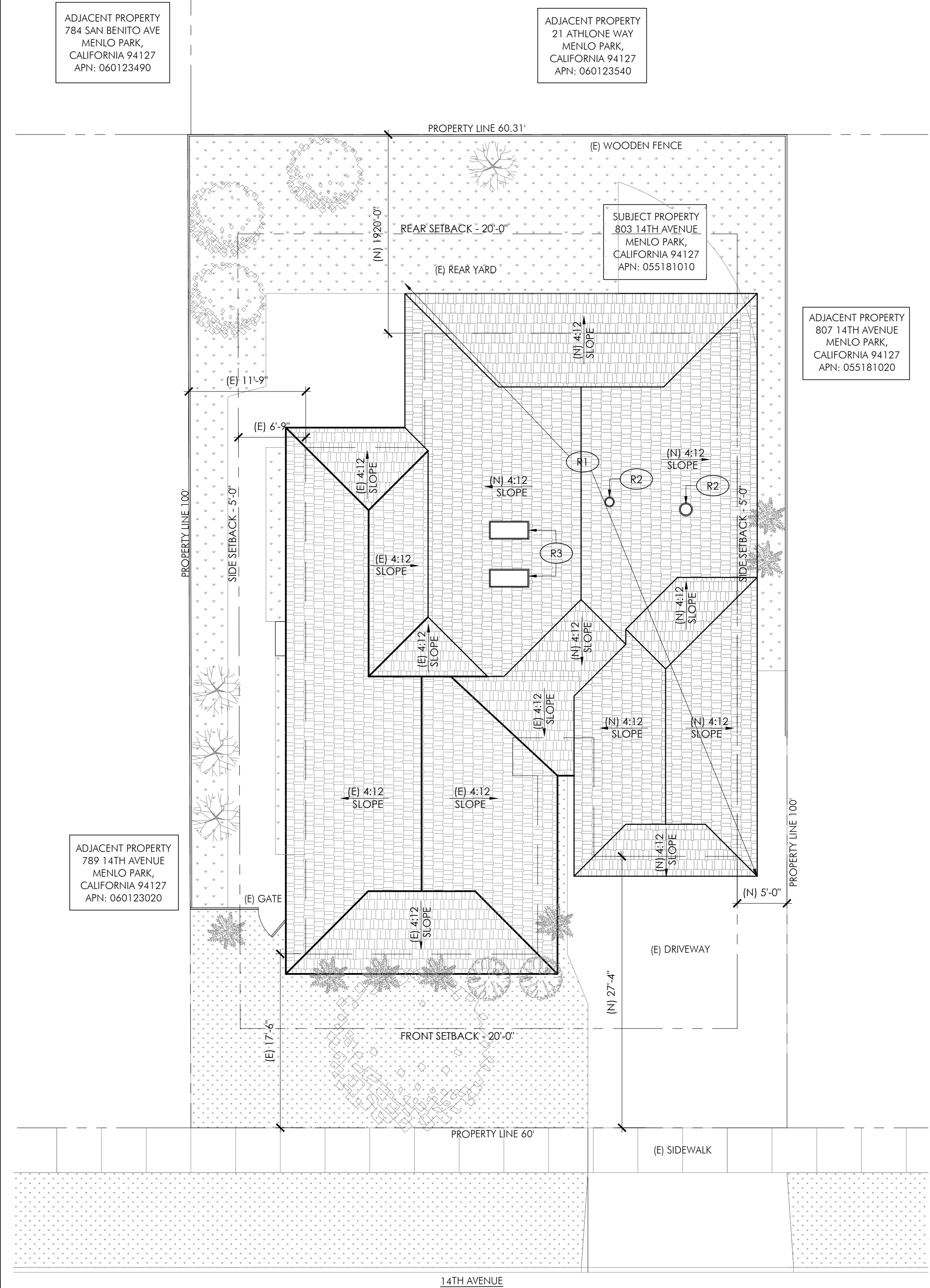
DATE: 01.06.2025 CHECKED BY: MD

SCALE:

SHEET TITLE:
**EXISTING & PROPOSED
 SITE PLAN &
 ROOF PLAN**

SHEET NUMBER:

A1.0



2 | PROPOSED SITE & ROOF PLAN
 1/8"=1'-0"

1 | EXISTING SITE & ROOF PLAN
 1/8"=1'-0"

