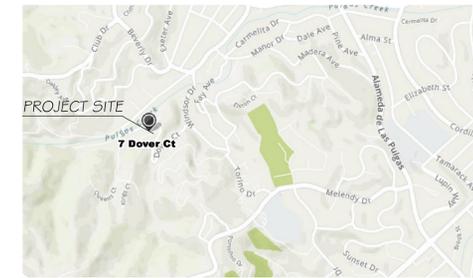


# SHEN RESIDENCE ADDITION

7 DOVER CT. SAN CARLOS, CA 94070



VICINITY MAP

10

**PROPERTY OWNER:**

FRED SHEN  
7 DOVER CT.  
SAN CARLOS, CA 94070

**DESIGNER:**

PLAN A DESIGN GROUP LLC  
LISA WELLMAN  
727 INDUSTRIAL DR SUITE 100  
SAN CARLOS, CA 94070  
(650) 207-1566

**PROJECT DIRECTORY**

11

BEDROOM AND BATHROOM ADDITION (430 SF TOTAL) TO AN EXISTING SPLIT LEVEL SINGLE FAMILY RESIDENCE. NO NEW LANDSCAPING OR GRADING IS PROPOSED AS A PART OF THIS PROJECT.

**PROJECT DESCRIPTION**

12

**LAND USE DATA**

PLANNING DEPT. INFO: COUNTY OF SAN MATEO  
ZONING: R-1 / S-71 / DR  
A.P.N. 049-122-290

**BUILDING DATA**

CONSTRUCTION TYPE: VB  
OCCUPANCY GROUP: R-3/U

**SITE DATA**

TOTAL LOT AREA: 7962.0 SF  
PROPOSED BUILDING FOOTPRINT: 1520.0 SF  
EXISTING BALCONY: 180.0 SF  
EXISTING COVERED ENTRY: 30.0 SF  
PROPOSED LOT COVERAGE: 1730.0 SF  
PERCENT OF PROPOSED LOT COVERAGE: 22.0 %  
AVERAGE LOT SLOPE: 1.6 %

**EXISTING / PROPOSED AREAS**

EXISTING LIVING AREA: 1890.0 SF  
EXISTING GARAGE AREA: 502.0 SF  
PROPOSED LIVING ADDITION: 430.0 SF  
TOTAL PROPOSED LIVING AREA: 2320.0 SF

**BUILDING FLOOR AREA CALC.**

MAX. ALLOWABLE BUILDING FLOOR AREA  
(21 / 7962 - 5000) + 2000 = 2622 SF  
PROPOSED BUILDING FLOOR AREA  
2320 + (302 - 400) = 2422 SF

**FIRE SPINKLER CALC.**

EXISTING BUILDING AREA: 2392.0 SF  
AREA OF ADDITION: 430.0 SF  
AREA OF REMODEL AND ALTERATION: 70.0 SF  
TOTAL AREA OF WORK: 500 / 2392 = 21 %  
FIRE SPINKLERS NOT REQUIRED

**HEIGHT OF PROPOSED ADDITION**

± 2'-0" ABOVE FINISH GRADE

**PARKING CALCULATION**

TWO-CAR GARAGE TO REMAIN

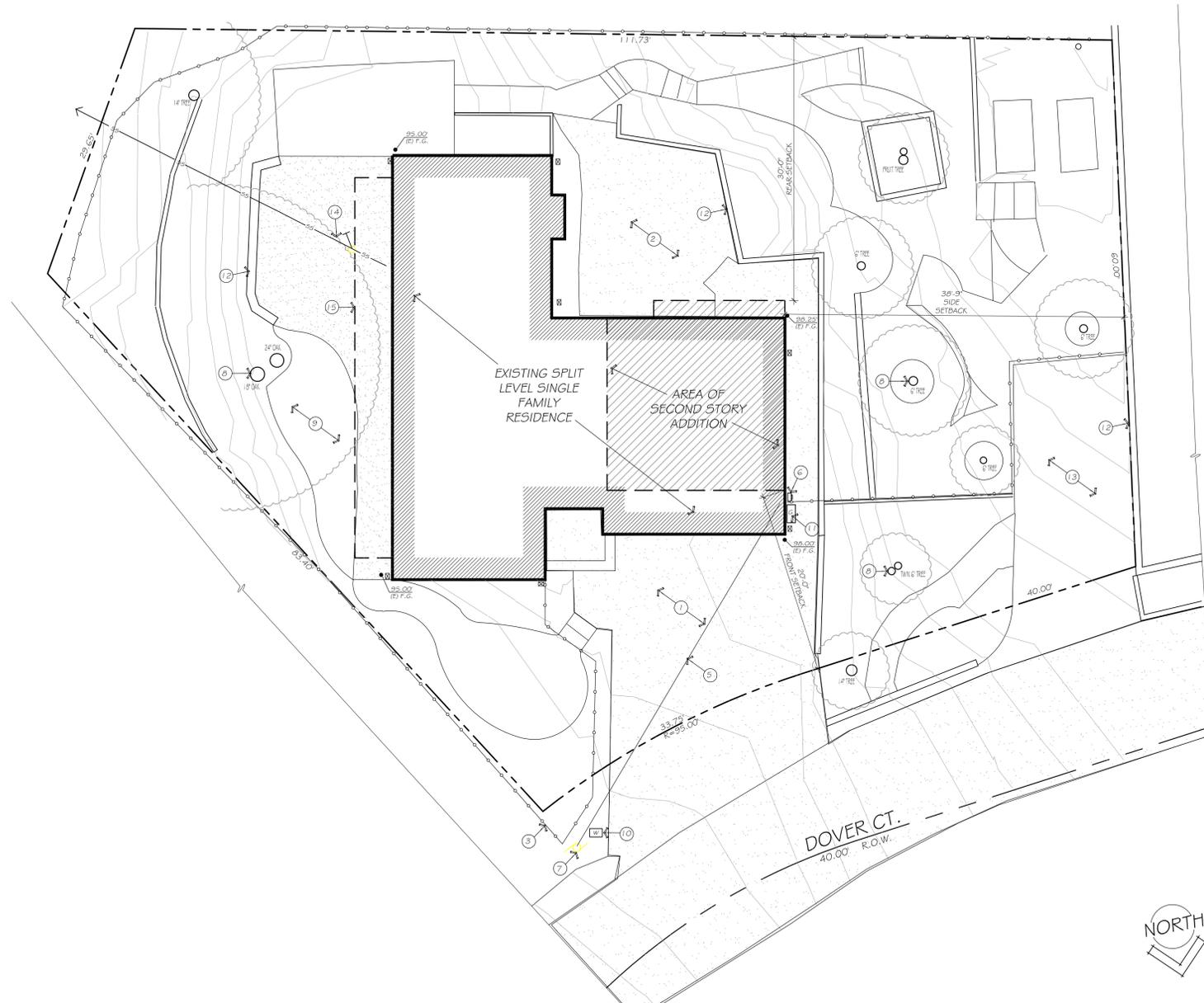
**PROJECT DATA**

13

- A1.0 SITE PLAN / PROJECT DATA
- C1 TOPOGRAPHICAL SURVEY
- A1.1 EXISTING / DEMO FLOOR PLAN
- A1.2 PROPOSED FLOOR PLAN
- A1.3 ROOF PLAN / SECTION
- A2.0 EXTERIOR ELEVATIONS
- A2.1 EXISTING EXTERIOR ELEVATIONS

**SHEET INDEX**

14



ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT ADOPTED BUILDING CODES AND THE REGULATIONS AND CODES OF THE COUNTY OF SAN MATEO. CURRENT APPLICABLE CODES INCLUDE THE FOLLOWING:

- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

2. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

3. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THIS JOB.

4. CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY ON-SITE DISCREPANCIES OR CONFLICTS THAT DO NOT ALLOW THE BUILDING TO BE CONSTRUCTED AS PER PLANS.

**GENERAL NOTES**

23

- 1 EXISTING A/C DRIVEWAY
- 2 EXISTING CONCRETE WALKWAY
- 3 EXISTING WOOD FENCE
- 4 EXISTING SIDEWALK, CURB AND GUTTER
- 5 EXISTING OVERHEAD UTILITY LINES
- 6 EXISTING ELECTRIC METER
- 7 EXISTING UTILITY POLE
- 8 EXISTING TREE TO REMAIN TYP.
- 9 EXISTING ARTIFICIAL TURF AREA
- 10 EXISTING WATER METER
- 11 EXISTING GAS METER
- 12 EXISTING RETAINING WALLS
- 13 EXISTING GRAVEL PARKING SPOT
- 14 EXISTING SEWER LATERAL AND CLEANOUT
- 15 LINE OF EXISTING DECK ABOVE
- 16 DOWNSPOUT LOCATION TYPICAL / DRAIN TO LANDSCAPED AREAS WHERE FEASIBLE

**REFERENCE NOTES**

24

**SITE PLAN**

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

44

PLAN A DESIGN GROUP  
VISUALIZE-DESIGN-MANAGE  
727 INDUSTRIAL RD. SUITE 100 SAN CARLOS, CA  
(650) 207-1566 lis@plandesigngroup.com

OWNER:

FRED SHEN  
7 DOVER COURT  
SAN CARLOS, CA  
94070

PROJECT:  
**SHEN RESIDENCE ADDITION**  
7 DOVER CT.  
SAN CARLOS, CA  
94070

REVISIONS:

Contractor shall notify the Designer of any on-site discrepancies or conflicts that do not allow the building to be constructed as per plans.

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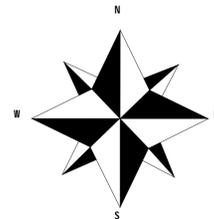
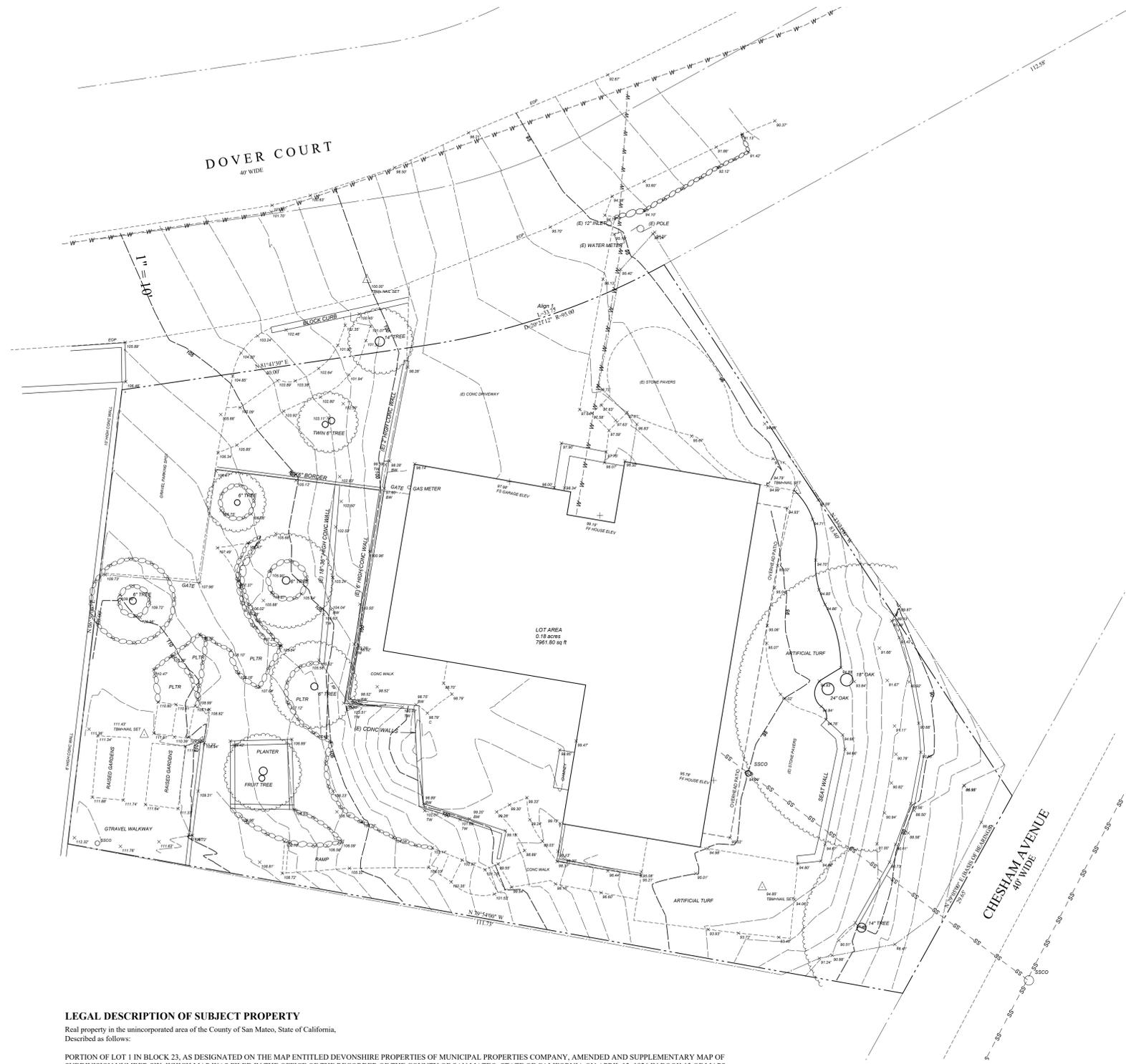
DATE: FEBRUARY 24, 2021

SHEET TITLE:

SITE PLAN /  
PROJECT DATA

SHEET NUMBER:

**A1.0**



1" = 8'

**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

Real property in the unincorporated area of the County of San Mateo, State of California, Described as follows:

PORTION OF LOT 1 IN BLOCK 23, AS DESIGNATED ON THE MAP ENTITLED DEVONSHIRE PROPERTIES OF MUNICIPAL PROPERTIES COMPANY, AMENDED AND SUPPLEMENTARY MAP OF SUBDIVISION NUMBER SIX, WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON APRIL 13, 1926 IN BOOK 13 OF MAPS AT PAGE 52 TO 55 INCLUSIVE, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF CHESHAM AVENUE, AS SAID AVENUE IS SHOWN ON THE MAP ABOVE MENTIONED, THE FOLLOWING COURSES AND DISTANCES FROM THE MOST SOUTHERLY CORNER OF SAID LOT; NORTHERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 101.8 FEET; THE TANGENT TO WHICH AT ITS POINT OF BEGINNING BEARS NORTH 31°25' EAST, AN ARC DISTANCE OF 63.34 FEET, NORTH 4°14' WEST, 189.43 FEET; ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 120 FEET, 69.78 FEET AND NORTH 29°05' EAST, 110 FEET TO THE BEGINNING, ALSO BEING THE MOST EASTERLY CORNER OF LANDS CONVEYED TO STEPHEN FOTENOS AND WIFE, BY DEED DATED JUNE 1, 1934 AND RECORDED JUNE 11, 1934 IN BOOK 628 OF OFFICIAL RECORDS AT PAGE 131; RUNNING THENCE ALONG THE SAID NORTHWESTERLY LINE OF CHESHAM AVENUE, NORTH 29°05' EAST, 29.65 FEET TO THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED OF TRUST FROM HELEN E. SCHAEFFER, A MARRIED WOMAN AND JOSEPH P. SCHAEFFER, HER HUSBAND TO CALIFORNIA PACIFIC TITLE AND TRUST COMPANY, A CORPORATION, AS TRUSTEE AND SIERRA REALTY CORPORATION, A CORPORATION, AS BENEFICIARY, DATED JULY 10, 1933 AND RECORDED MARCH 1, 1934 IN BOOK 612 OF OFFICIAL RECORDS AT PAGE 350; RUNNING THENCE NORTH 33°21' WEST, 83.4 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF DOVER COURT, AS SAID COURT IS DESCRIBED IN THAT CERTAIN GRANT OF RIGHT OF WAY FROM SIERRA REALTY CORPORATION, A CORPORATION, TO PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION, DATED NOVEMBER 22, 1932 AND RECORDED DECEMBER 14, 1932 IN BOOK 577 OF OFFICIAL RECORDS AT PAGE 454; RUNNING THENCE ALONG SAID LINE OF DOVER COURT, SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING RADIUS OF 95 FEET, TANGENT TO SAID CURVE, AT ITS POINT OF BEGINNING, BEING SOUTH 61°17' WEST, AN ARC DISTANCE OF 33.84 FEET AND SOUTH 81°41'-1/2' WEST, 40 FEET; THENCE LEAVING SAID LINE OF DOVER COURT, SOUTH 6°50' WEST, 60 FEET TO THE NORTHWESTERLY CORNER OF LANDS CONVEYED TO FOTENOS, BEFOREMENTIONED RUNNING THENCE ALONG SAID LINE SOUTH 79°54' EAST, 111.73 FEET TO THE POINT OF BEGINNING.

JPN:049-012-122-29  
APN:049-122-290

Preliminary Report Dated as of July 15, 2014 at 7:30 AM.  
First American Title Company, Inc.  
Three Lagoon Drive  
Redwood City, CA 94070  
Order No: 4101-469186



**BASIS OF BEARINGS**

THE BEARING N 29°05'00" E ALONG THE NORTHWESTERLY 269.69' LINE OF CHESHAM AVENUE AS SHOWN ON THAT CERTAIN MAP FILED AS RSM 13 RSM 53, SAN MATEO COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

**TREE NOTES:**

SPECIES OF TREES TO BE DETERMINED BY AN ARBORIST.  
DRIP LINES ARE NOT SHOWN ON THIS MAP AND ARE TO BE MEASURED IN THE FIELD ONLY TREES LARGER THAN 8 INCHES IN DIAMETER ARE SHOWN ON THIS MAP

**DISCLAIMER:**

JLK ASSOCIATES, INC. OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

**NOTE:**

THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE. CURBLINE OFFSETS ARE TO FACE OF CURB. MANHOLES AND FLAT GRATE OFFSETS ARE TO THERE RESPECTIVE CENTERS. HOODED CATCH BASINS ARE MEASURED FROM THE TOP OF HOOD AND INVERTS FOR MANHOLES ARE MEASURED FROM THE RIM. THE TOPOGRAPHY CONTROL LINE(S) DEPICTED ON THIS MAP IS BASED ON FOUND MONUMENTS, A SPLIT OF IMPROVEMENTS OR A COMBINATION THEREOF. THE TOPOGRAPHY CONTROL LINE(S) SHOULD NOT BE TAKEN AS REPRESENTING THE RECORD CENTERLINE OF THE STREETS.

**NOTES:**

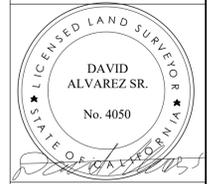
1. CONTOURS & ELEVATIONS ARE FIELD LOCATED AND ARE BASED ON ASSUMED DATUM
2. BOUNDARY INFO TAKEN FROM RECORD MAPS AND TITLE INFORMATION. HOWEVER THIS MAP SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES. THE REPLACEMENT OF THE PROPERTY CORNERS WILL NECESSITATE THE FILING OF A RECORD OF SURVEY MAP BY A LICENSED SURVEYOR.
3. TREES TYPES ARE APPROXIMATED AND ARE TO BE IDENTIFIED BY OTHERS
4. X 23.56' INDICATES FIELD LOCATED ELEVATION SPOT SHOT.
5. Δ TBM INDICATES TEMPORARY BENCH MARK AS DESCRIBED
6. APN:049-122-290
7. CONTOUR INTERVAL = 1'

Chief	
By	
Date	
Revision	
No.	

DATE OF SURVEY: 07-01-2020

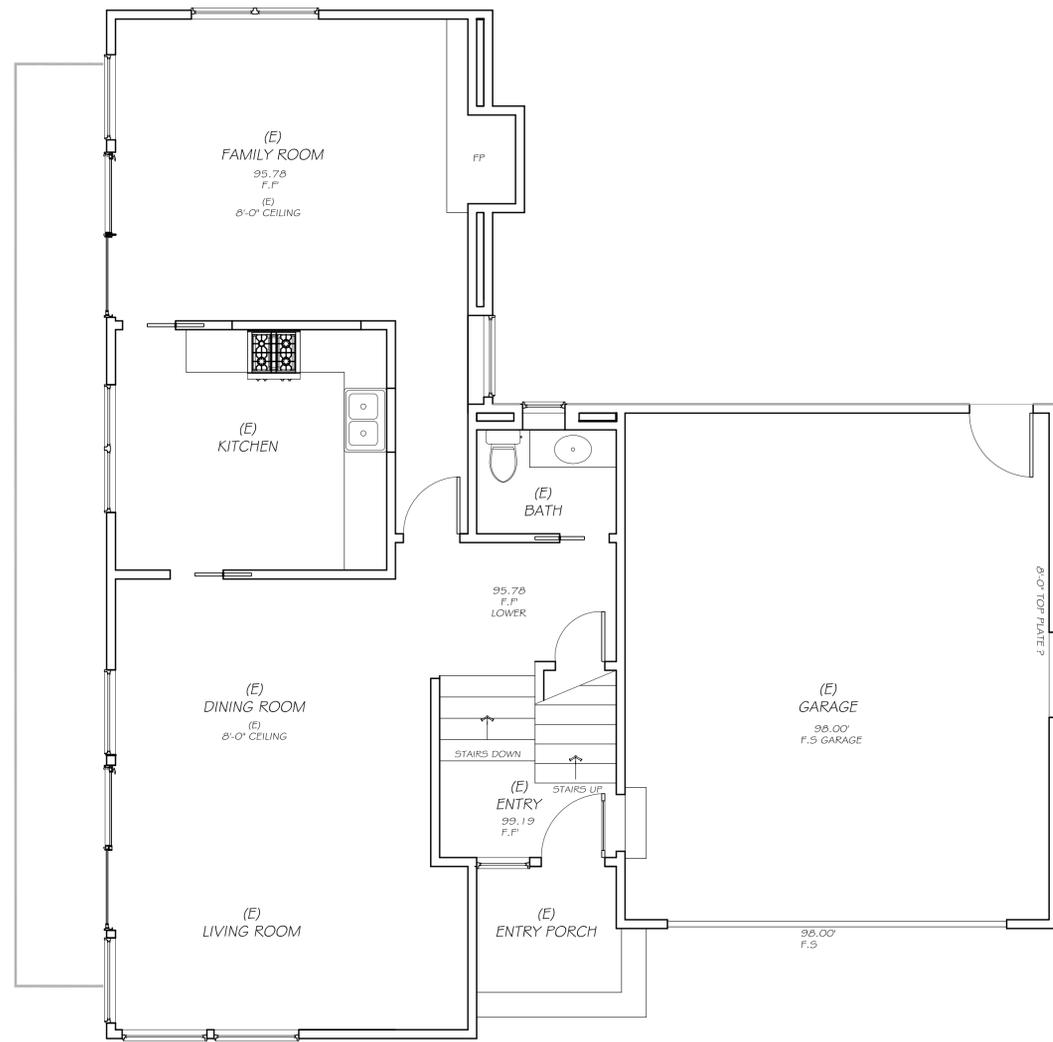
**JLK ASSOCIATES**  
SURVEYORS / ENGINEERS  
73 CEDAR LANE  
SAN JOSE, CA. 95127  
408-910-3230

**TOPOGRAPHICAL SITE SURVEY PLAN**  
**7 DOVER COURT**  
**SAN CARLOS**  
**SAN MATEO COUNTY**  
**CALIFORNIA**



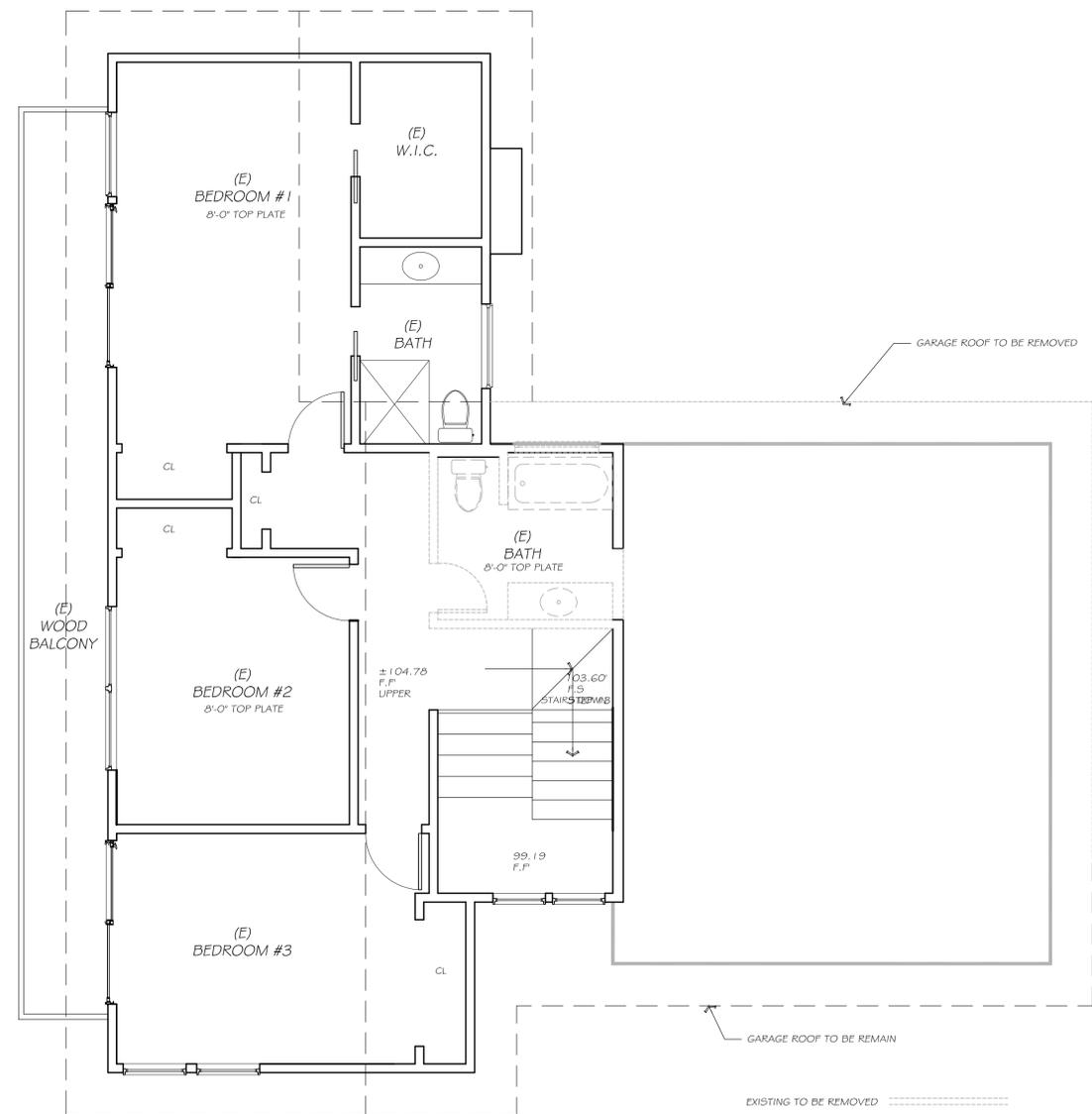
SCALE: 1" = 8'

SHEET: C-1



EXISTING LOWER FLOOR PLAN ( NO WORK )  
SCALE: 1/4" = 1'-0"

44



EXISTING / DEMO UPPER FLOOR PLAN  
SCALE: 1/4" = 1'-0"

24

OWNER:  
FRED SHEN  
7 DOVER COURT  
SAN CARLOS, CA  
94070

PROJECT:  
**SHEN RESIDENCE ADDITION**  
7 DOVER CT.  
SAN CARLOS, CA  
94070

REVISIONS:

Contractor shall notify the Designer of any on-site discrepancies or conflicts that do not allow the building to be constructed as per plans.  
Contractor shall verify and be responsible for all dimensions and conditions on this job.

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DATE: FEBRUARY 24, 2021

SHEET TITLE:

EXISTING / DEMO  
FLOOR PLAN

SHEET NUMBER:

**A1.1**

OWNER:  
 FRED SHEN  
 7 DOVER COURT  
 SAN CARLOS, CA  
 94070

PROJECT:  
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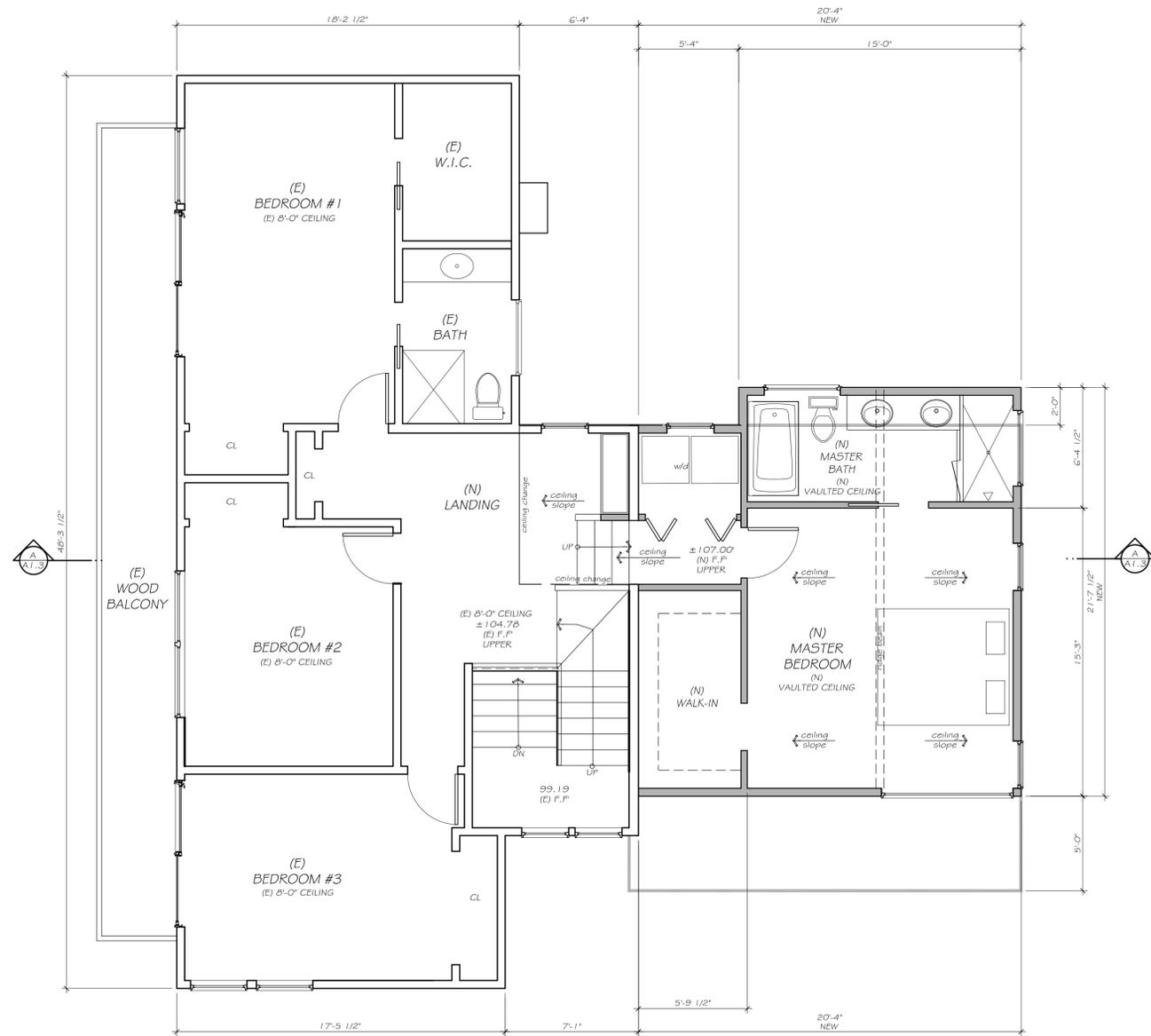
DATE: FEBRUARY 24, 2021

SHEET TITLE:

**PROPOSED FLOOR PLAN**

SHEET NUMBER:

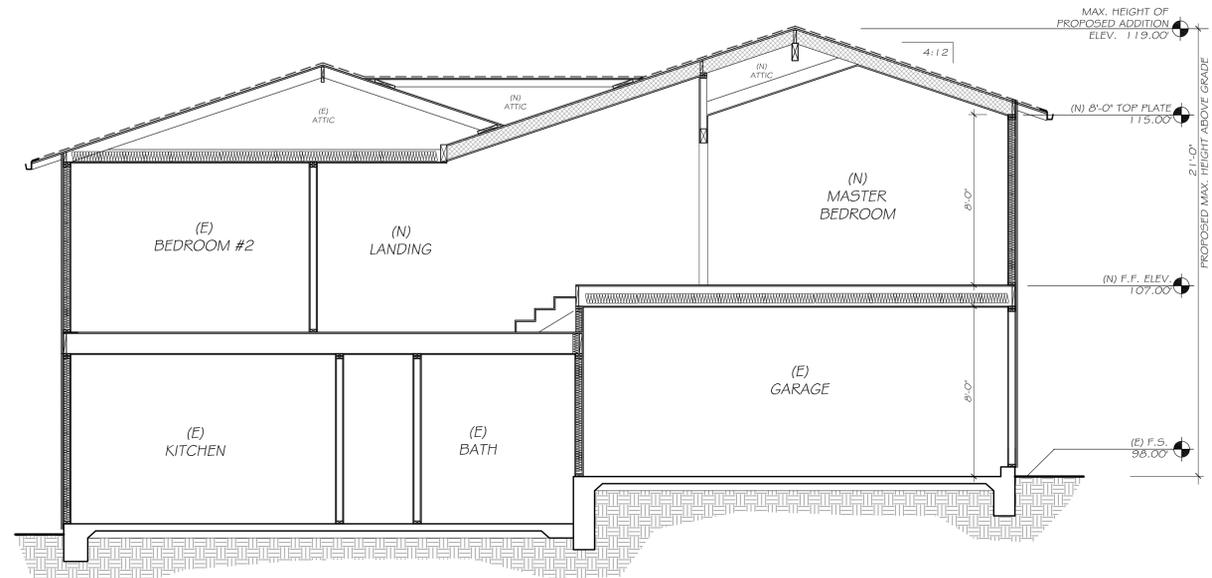
**A1.2**



NEW WALL:   
 EXISTING WALL TO REMAIN:   
 WALL LEGEND

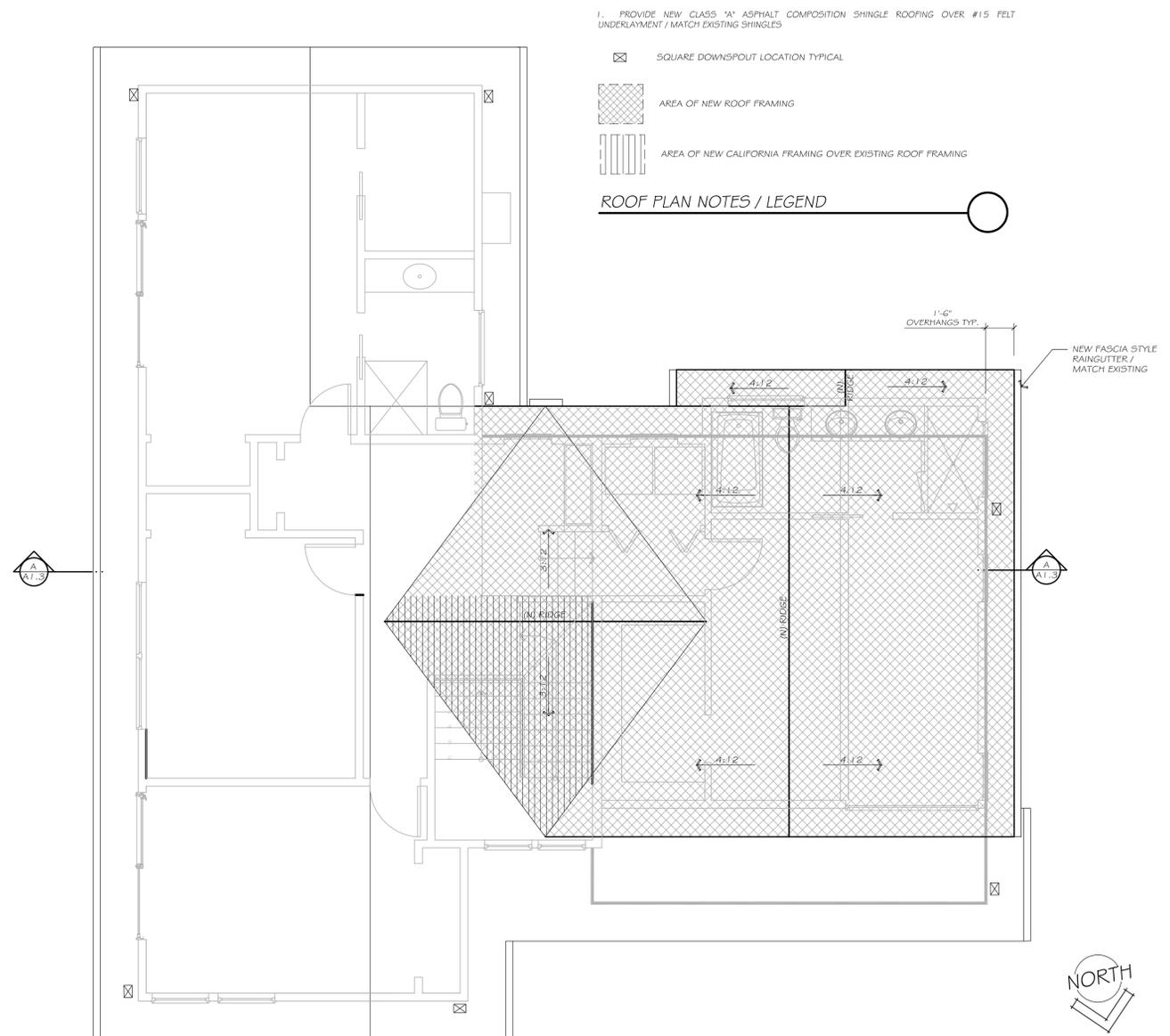


**PROPOSED UPPER FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



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

22



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

24

OWNER:  
FRED SHEN  
7 DOVER COURT  
SAN CARLOS, CA  
94070

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DATE: FEBRUARY 24, 2021

SHEET TITLE:

**ROOF PLAN**

SHEET NUMBER:

**A1.3**

OWNER:  
 FRED SHEN  
 7 DOVER COURT  
 SAN CARLOS, CA  
 94070

PROJECT:  
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DATE: FEBRUARY 24, 2021

SHEET TITLE:  
**PROPOSED EXTERIOR ELEVATIONS**

SHEET NUMBER:

**A2.0**



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

23



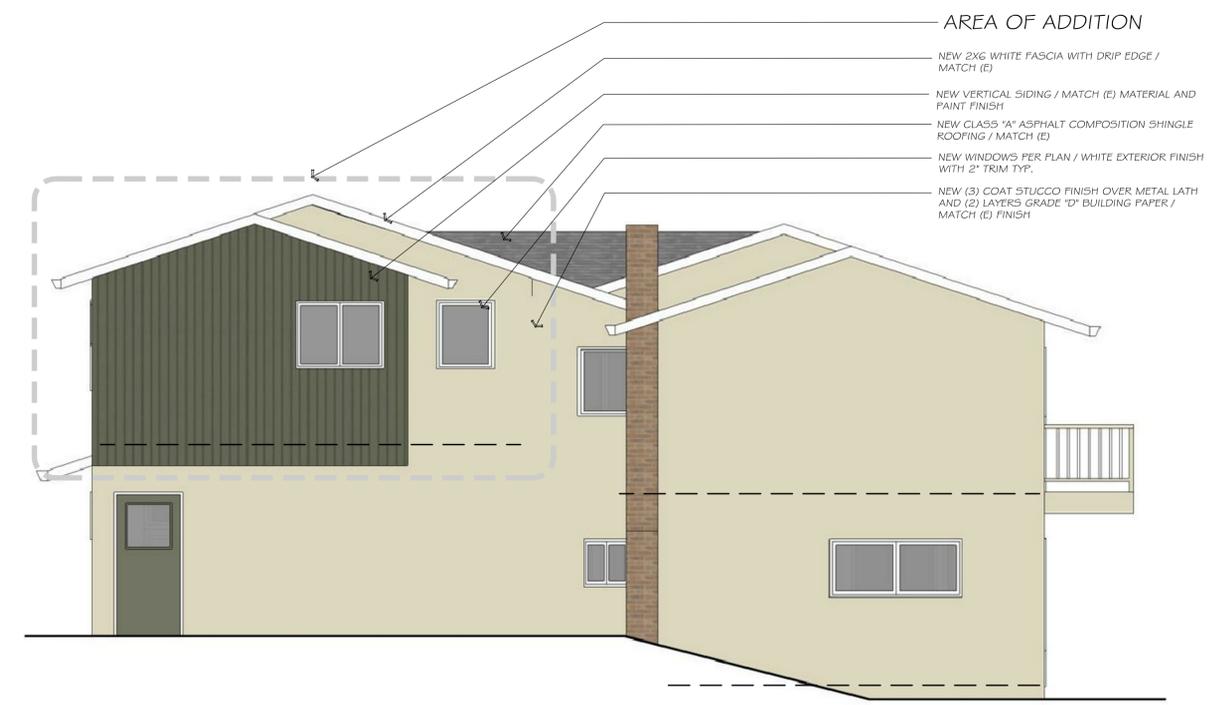
**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

21



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

24



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

22

- AREA OF ADDITION
- NEW 2X6 WHITE FASCIA WITH DRIP EDGE / MATCH (E)
- NEW VERTICAL SIDING / MATCH (E) MATERIAL AND PAINT FINISH
- NEW CLASS "A" ASPHALT COMPOSITION SHINGLE ROOFING / MATCH (E)
- NEW WINDOWS PER PLAN / WHITE EXTERIOR FINISH WITH 2" TRIM TYP.
- NEW (3) COAT STUCCO FINISH OVER METAL LATH AND (2) LAYERS GRADE "D" BUILDING PAPER / MATCH (E) FINISH



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

27



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

25



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

28



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

26

OWNER:  
FRED SHEN  
7 DOVER COURT  
SAN CARLOS, CA  
94070

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SHEN RESIDENCE ADDITION  
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DATE: FEBRUARY 24, 2021

SHEET TITLE:

EXISTING  
EXTERIOR  
ELEVATIONS

SHEET NUMBER:

A2.2