

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** February 20, 2025

**TO:** Zoning Hearing Officer

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Use Permit, pursuant to Chapter 8.348 of the County of San Mateo Zoning Regulations, to allow for three detached accessory buildings in rear yard, where only one is allowed.

County File Number: PLN2023-00291 (Mi/Bayley)

**PROPOSAL**

The applicant is proposing to legalize three detached accessory buildings in the rear yard of the subject property which were constructed without permits. Chapter 8.348 of the County Zoning Regulations limits the number of detached accessory buildings on each residentially zoned parcel to one. Therefore, the applicant has applied for a Use Permit to legalize three detached accessory buildings. The applicant utilizes the buildings for meditation, healing purposes, and as an art studio. The buildings are not utilized for habitation.

**RECOMMENDATION**

That the Zoning Hearing Officer approve the Use Permit, County File Number PLN2023-00291, by making the required findings and adopting the conditions of approval included in Attachment A.

**BACKGROUND**

Report Prepared By: Samuel Becker, Project Planner; [sbecker@smcgov.org](mailto:sbecker@smcgov.org)

Applicant/Owner(s): Yanli Mi and Peter Bayley

Public Notification: Ten-day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in a newspaper (San Mateo County Times) of general public circulation.

Location: 1591 Lexington Avenue, San Mateo Highlands

APN: 041-033-070

Size: 8,568 sq. ft.

Existing Zoning: R-1/S-8 (Single-Family Residential District, 7,500 sq. ft. minimum parcel size)

General Plan Designation: Residential, Medium Low Density Residential (2.4 -6.0 dwelling units per acre)

Sphere-of-Influence: City of San Mateo

Existing Land Use: Single-Family Residence

Water Supply: California Water Service Company- San Mateo

Sewage Disposal: Crystal Springs County Sanitation District

Flood Zone: Zone X (Area of Minimal Flooding), Map page 06081C0165E; effective date October 16, 2012

Environmental Evaluation: Categorically exempt from the California Environmental Quality Act (CEQA) Guidelines, pursuant to Section 15303, Class 3, related to the construction of accessory (appurtenant) structures.

Setting: The project site is located on a flat developed parcel in an urbanized residential neighborhood in San Mateo Highlands. The parcel is developed with an existing single-family residence with an attached garage. The three detached accessory buildings are “tuff sheds”, which are the subject of this permit, are located in the rear yard of the subject property and are surrounded by hand-watered landscaping. The adjacent parcels are all developed with single-family residential development.

Chronology:

<u>Date</u>	<u>Action</u>
August 17, 2023	- Violation case opened based on neighbor complaint of multiple detached accessory buildings (VIO2023-00149).
September 11, 2023	- Planning application opened to resolve violation (PLN2023-00291).
December 05, 2024	- Application deemed complete.
February 20, 2024	- Zoning Hearing Officer Meeting.

## **DISCUSSION**

### A. KEY ISSUES

#### 1. Conformance with the General Plan

Staff has reviewed the project and found it to be compliant with the policies of the General Plan. The relevant policies are discussed below:

a. Visual Quality

Policy 4.36 (*Urban Area Design Concept*) and Policy 8.15 (*Land Use Compatibility*) seek to maintain and improve upon the appearance and visual character of development in urban areas, to ensure that proposed development contributes to the orderly and harmonious nature of the locality, and to protect and enhance the character of existing single-family areas.

The subject buildings on site are identical, prefabricated models from the company, Tuff Shed. Each model is 120 sq. ft. in floor area and 10 feet 5 inches in height. As shown in Attachment C, the buildings are named “Shed No.1, Shed No.2, and Shed No.3, with Shed No.1 and No.2 placed next to each other on the right side of the rear yard, and Shed No.3 located apart from the other two in the left side of the rear yard. As shown in Tables 1 and 2, the buildings to be legalized conform with the locational requirements of the applicable Zoning Regulations. Specifically, the buildings meet the setback requirements of –Chapter 8.348 that dictate that they must be located at least 3 feet from any property line and at least 5 feet from the main building. Due to the number of buildings and their proximity to one another and the abutting property lines, the applicant has provided quotes from the Tuff Shed manufacturer showing the materials that in addition and replacement, will allow the buildings to meet current Building and Fire department’s standards for detached accessory buildings. Some of these upgrades that would be installed upon approval, include Fire-resistant Wildland Urban Interface (WUI) siding, tempered windows, ember resistant vents, etc. The existence of these multiple detached accessory buildings does not change the existing single-family residential use.

b. Urban Land Use

Policy 8.35 (*Zoning Regulations*) and Policy 8.36 (*Uses*) aim to regulate urban uses by providing development standards that are consistent with the overall land use designation.

As noted previously, the detached accessory buildings adhere to all applicable regulations except for the number of detached accessory buildings. Additionally, the applicant would be utilizing the sheds for personal meditation, healing, and art activities, which would align with other activities that customarily occur in residential districts. None of the proposed activities would conflict with the overall land use designation for a single-family neighborhood as these are accessory activities that can be considered hobbies. There are no additional

habitable spaces or dwellings that are proposed as part of this project. The single-family home on property and its intended use as single-family residential space would remain the same should the detached accessory buildings be granted a Use Permit. Given the substantial conformity with the applicable regulations and their overall design, they were found to be compatible with the neighborhood.

2. Conformance with the Zoning Regulations

a. Development Standards

The project parcel is zoned R-1/S-8 (Single-Family Residential District/7,500 sq. ft. Minimum Parcel Size). As shown in Table 1 below, the legal 8,568 sq. ft. parcel is conforming as it meets the minimum width and lot area required for the S-8 Zoning District. The parcel is developed with an existing, legal non-conforming single-family residence that meets all relevant development standards with the exception of front setback. However, the subject project does not propose any modifications to the residence. While the subject Use Permit will address the number of detached accessory buildings, they otherwise conform to the Zoning Regulations as detailed in both Tables 1 and 2 below:

Table 1. S-8 Development Standards				
	<i>Required</i>	<i>Existing</i>	<i>Proposed</i>	<i>Complies?</i>
Minimum Side Yards Setback	5 ft.	Left: 6'-5". Right: 6"	<i>No change</i>	Yes
Minimum Front Setback	20 ft.	12'	<i>No change</i>	No, legal non-conforming
Minimum Rear Setback	20 ft.	45'	<i>No change</i>	Yes
Maximum Building Height	36 ft.	22 ft.	<i>No change</i>	Yes
Maximum Floor Area Ratio	N/A	2,130 sq. ft.	2,490 sq. ft. 3 120-sq. ft. sheds (+ 360 sq. ft.)	Yes
Maximum Lot Coverage Ratio	3,427 sq. ft. (40%)	1,730 sq.ft.	2,090 sq. ft. (24%)	Yes
Minimum Average Lot Width	50 ft.	72.31 ft.	<i>No change</i>	Yes
Minimum Lot Size	7,500 sq. ft.	8,568 sq. ft.	<i>No change</i>	Yes

<b>Table 2. Detached Accessory Building Standards</b>			
	<i>Required</i>	<i>Proposed Sheds No.1 – No.3</i>	<i>All Sheds Comply?</i>
Maximum Floor Area of Rear Yard Area	30 % (900 sq. ft.)	12% (360 sq. ft.)	Yes
Maximum Floor Area	1,000 sq. ft.	360 sq. ft.	Yes
Maximum Plate Height	10 ft.	7'-5"	Yes
Minimum Front Yard Setback	Not allowed	N/A Detached Accessory Buildings in rear yard	Yes
Minimum Left Side Yard Setback	3 ft.	Shed No.1: 47' Shed No.2: 47' Shed No.3: 5'-5"	Yes
Minimum Right Side Yard Setback	3 ft.	Shed No.1: 7' Shed No.2: 7' Shed No.3: 51'	Yes
Minimum Rear Yard Setback	3 ft.	Shed No.1: 9'-3" Shed No.2: 8' Shed No.3: 5'-5"	Yes
Minimum Distance from Residence	5 ft.	Shed No.1: 14'-7" Shed No.2: 15'-10" Shed No.3: 40'	Yes

As shown by Table 2 above, the buildings comply with the regulations set forth in Chapter 8.348) including site coverage of rear yard area and the required setbacks from property lines and main residence. The distances to property lines shown in Table 2 are based on the applicant's provided site plans. Staff has discussed with the applicant that setback verification, performed by a licensed surveyor, will be required at the building permit stage. In addition, in the event that setback verification confirms a setback that is less than the minimum required by the Zoning Regulations the applicant would be required to physically relocate the sheds to a conforming setback, remove them, or apply for a new Use Permit to have the Zoning Hearing Officer consider new plans showing the updated information. Condition of Approval number No.5 has been added to reflect this requirement.

3. Conformance with the Use Permit Regulations

As discussed previously, aside from the quantity, the detached accessory buildings meet all of the S-8 development standards as well as the detached accessory building requirements detailed in Chapter 8.348 of Zoning Regulations. Chapter 8.348 of the Zoning Regulations also provides that a use permit may be granted in accordance with the provisions of Chapter 8.280 and upon finding of unusual circumstance, for detached accessory buildings that (outside Menlo Park) do not conform with the provisions of the chapter. The following finding, as required by Section 8.280.030, must be made in order to approve a use permit for the proposed project:

**That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.**

As proposed and conditioned, staff has determined that the detached accessory buildings on site do not impact the public welfare or cause detriment to property or improvements in the neighborhood. The subject property is a slightly oversized lot, approximately 1,068 sq. ft. larger than the zoning district minimum and has the available space to reasonably fit multiple detached accessory buildings without conflict to neighboring properties. Specifically, the increased lot coverage incurred by the detached buildings is feasible as it still complies with S-8 zoning district's 40 % maximum coverage requirement (See Table 1); the applicant provided plans to support that the building are adequately distanced from property lines and other buildings in accordance with all applicable setback requirements; and the requirement of fire rated materials (as conditioned) would mitigate any potential hazard to nearby structures. Other than the conditions for fire rated materials, all agencies that reviewed did not provide any further comments or request revisions for the project. Furthermore, the project site is not located within the Coastal Zone and therefore does not generate a significant adverse impact to coastal resources.

B. ENVIRONMENTAL REVIEW

This project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines, pursuant to Section 15303, Class 3, related to construction of accessory (appurtenant) structures on a site in an urbanized area, zoned for residential use.

C. REVIEWING AGENCIES

San Mateo County Fire  
Building Inspection Section  
California Water Service  
San Mateo Highlands Community Association

## **ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Plans
- D. Tuff Shed Specification Manual, Quote for Fire Rated Materials

County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN2023-00291      Hearing Date: February 20, 2025

Prepared By: Samuel Becker, Planner      For Adoption By: Zoning Hearing Officer

**RECOMMENDED FINDINGS**

For the Environmental Review, Find:

1. That the project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines, pursuant to Section 15303, Class 3, related to the construction of accessory (appurtenant) structures on a site in an urbanized area, zoned for residential use.

For the Use Permit, Find:

2. That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood, as the site is not located within the Coastal Zone and the proposed project generates negligible impacts on adjacent parcels and the surrounding neighborhood.

**RECOMMENDED CONDITIONS OF APPROVAL**

Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report and submitted to and approved by the Zoning Hearing Officer on February 20, 2025. The Director of Planning and Building may approve minor revisions or modifications to the project if they are consistent with the intent of and in substantial conformance with this approval.
2. This Use Permit is valid for one year from the date of final approval in which time a valid building permit shall be issued. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable fees 60 days prior to expiration.
3. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section.



4. The applicant shall plant one tree, minimum 15 gallon in size as a replacement tree for the tree approved for removal per PLN2017-00355.
5. The applicant must provide setback verification letter at the building permit stage to confirm the distances of the detached accessory buildings to property lines as shown on approved plans. If the setback verification shows the buildings do not match the approved plans but they still comply, the applicant will either be required to move the buildings or gain approval at another Zoning Hearing Officer meeting for the updated distances.

#### Building Inspection Section

6. A building permit shall be required for detached accessory buildings that have utilities.

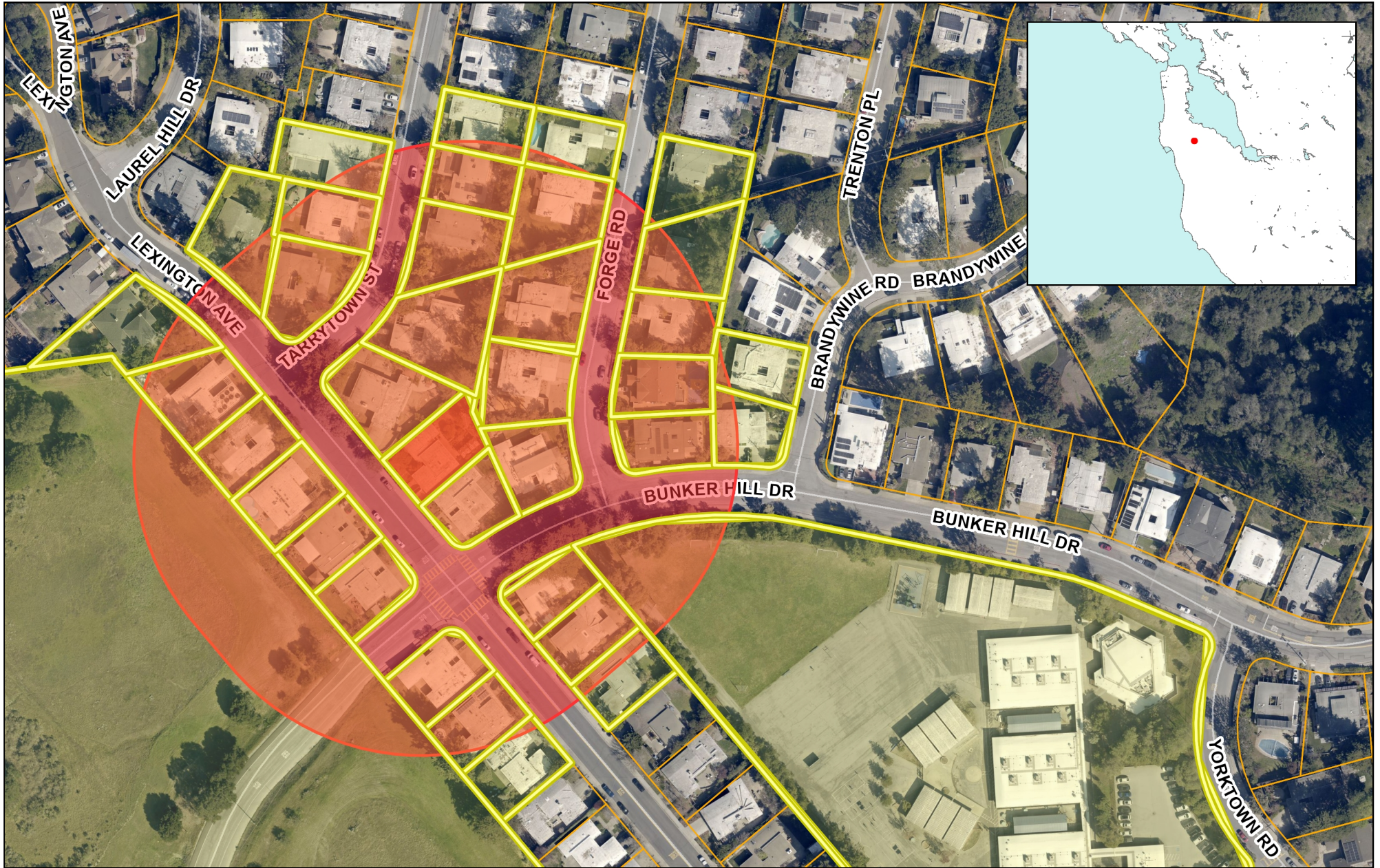
#### County Fire Department

7. Prior to building permit final inspection, the applicant must install fire fated materials that meet Chapter 7A of building code requirements. The materials installed must match the materials listed on quote provided by Tuff Sheds. The materials installed in each of the three buildings would “retrofit” the buildings in order to meet County Fire standards.



**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

# **ATTACHMENT B**



0.08 0 0.04 0.08 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1:2,404 

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

# **ATTACHMENT C**

**Title: Site Plan and Elevation Plan for Shed Addition Application of 1591 Lexington Ave**

**Information Table**

Assessor's Parcel Numbers	041-033-070
Address	1591 Lexington Ave, San Mateo, CA, 94402
Zoning District	R-1/S-8
Parcel Size	8568 SF
Square Footage of Structures (Existing and Proposed)	Existing: 1730 square feet + garage (~400 SF) Proposed: 3 X sheds (120 sf each, 360 sf total)
Lot Coverage with Calculations	Maximum Allowed: 3427 SF Proposed: 2090 SF
Floor Area Ratio (FAR) with Calculations (Maximum Allowed/Proposed)	FAR = 3427 SF /2090 SF FAR = 1.64

**Attachment 1: Shed Site Plan for 1591 Lexington (All 3 Shed dimensions Are Identical)**

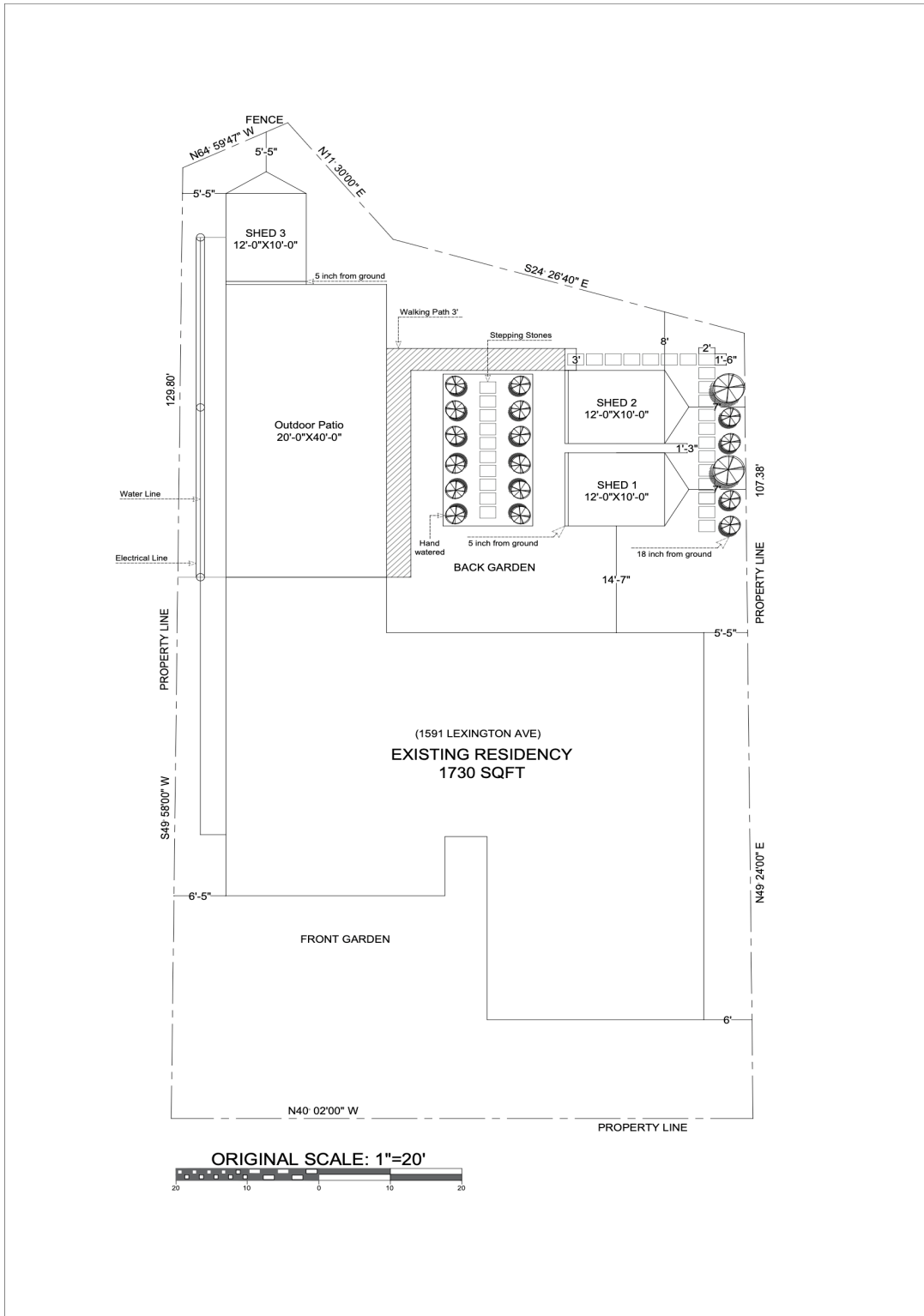
**-One with Utility: Water, Electricity, and Plumbing)**

**Attachment 2: Shed Elevation Plan 1591 Lexington (All Shed Dimensions Are Identical)**

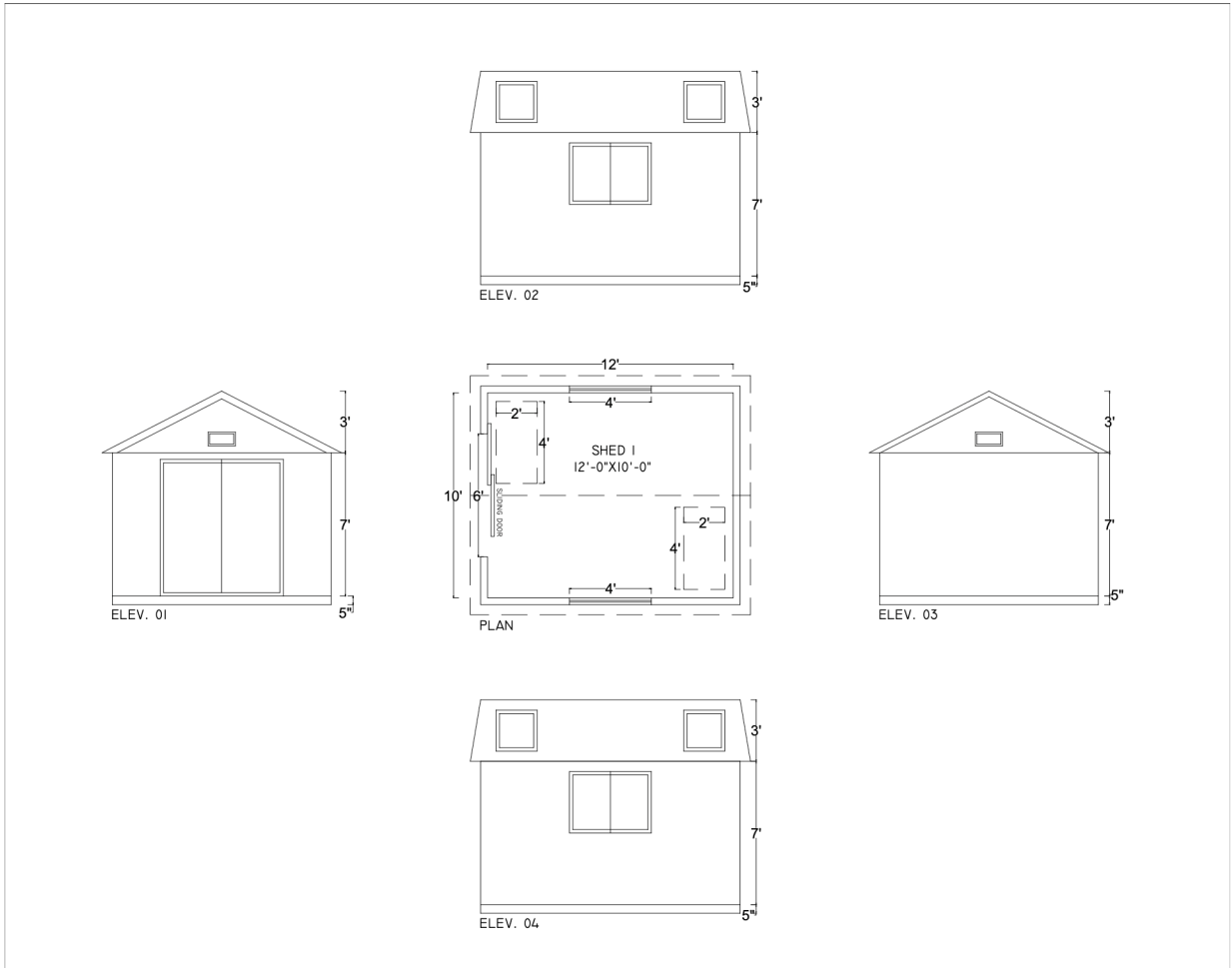
**Attachment 3: Section 6300: Regulations for "S" Districts**

# Attachment 1: Shed Site Plan for 1591 Lexington (All 3 Shed Dimensions Are Identical)

-One with Utility: Water, Electricity, and Plumbing)



**Attachment 2: Shed Elevation Plan 1591 Lexington (All Shed Dimensions Are Identical)**



# Attachment 3: Section 6300: Regulations for “S” Districts

## CHAPTER 20. “S” DISTRICTS (COMBINING DISTRICTS)

**SECTION 6300. REGULATIONS FOR “S” DISTRICTS.** In any District with which is combined any “S” District, the following regulations as specified for the respective “S” Districts shall apply:

TABLE 1									
District	Minimum Building Site		Minimum Lot Area Per Dwelling Unit (Sq. Ft.)	Minimum Yards Required			Maximum Height Permitted		Maximum Coverage Permitted (%)
	Average Width (Ft.)	Minimum Area (Ft.)		Front (Ft.)	Side (Ft.)	Rear (Ft.)	Stories	Ft.	
S-1	50	5,000	500	20	5	20	3	36	50
S-2	50	5,000	1,000	20	5	20	3	36	50
S-3	50	5,000	1,250	20 <sup>3</sup>	5	20	3 <sup>3</sup>	36 <sup>3</sup>	50
S-4	50	5,000	1,650	20	5	20	3	36	50
S-5	50	5,000	2,500	20	5	20	3	36	50
S-6	50	5,000	3,500	20	5	20	3	36	50
S-7	50	5,000	5,000	20	5	20	3	36	50
<del>S-8</del>	<del>50</del>	<del>7,500</del>	<del>7,500</del>	<del>20</del>	<del>5</del>	<del>20</del>	<del>3</del>	<del>36</del>	<del>40</del>
S-9	50	10,000	10,000	20	10	20	3	36	30
S-10	75	20,000	20,000	20	10	20	3	36	25
S-11	100	1 – 5 ac. <sup>1</sup>	1 – 5 ac. <sup>1</sup>	50	20	20	3	36	15
S-12	175	2 1/2 – 5 ac. <sup>1</sup>	2 1/2 – 5 ac. <sup>1</sup>	50	20	20	3	36	10
S-13	250	5 ac. <sup>1</sup>	5 ac. <sup>1</sup>	50	20	20	3	36	10
S-17	... <sup>2</sup>	... <sup>2</sup>	... <sup>2</sup>	... <sup>2</sup>	... <sup>2</sup>	... <sup>2</sup>	... <sup>2</sup>	... <sup>2</sup>	... <sup>2</sup>

<sup>1</sup>See Section 6300.1 for precise lot area requirements in S-11 and S-12 Districts.

<sup>2</sup>See Section 6300.2 for precise requirements in the S-17 District.

<sup>3</sup>For buildings on land zoned C-1/S-3 located in the Midcoast LCP Update Project Area, as shown by the Midcoast Project Area Zoning Map included in San Mateo County Ordinance Code, Division IV, Chapter 15, Appendix, the following provisions shall apply:

(a) Buildings with No Residential Units  
Maximum Height Permitted – 28 feet.

(b) Buildings with Residential Units – One of the following provisions shall apply, as determined by the property owner:

(1) Maximum Front Yard Required – None.  
Maximum Height Permitted – 28 feet; or

(2) Maximum Front Yard Required – 20 feet.  
Maximum Height Permitted – 32 feet.

Maximum coverage limitations shall apply to all structures except:

(a) Structures in C, H, M, or P Districts in which there are no dwelling facilities.

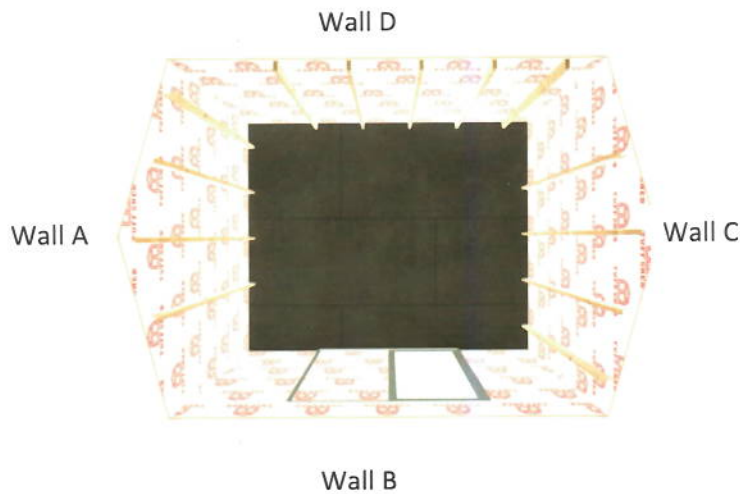
(b) Greenhouses, lathhouses, or other structures used exclusively for flower growing.





**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

**ATTACHMENT D**



**Base Details**

- Building Size & Style** 
- TR-800 - 10' wide by 12' long
- Paint Selection**
- Base: No Paint, Trim: No Paint
- Roof Selection**
- Golden Cedar 3 Tab
- Drip Edge**
- White

\*Shed = 120 sqft.

**Options Details**

- Doors**
- Sliding Glass Door (6' x 6'8"),
- Windows**
- 4 Ea 3'x3' Insulated Horizontal Sliding Window, window box
- Walls**
- 364 Sq Ft House Wrap
- Roof**
- 148 Sq Ft Radiant Barrier Roof Decking
- 148 Sq Ft Roof - 6/12 Roof Pitch Upgrade
- 2 Ea 2x4 Skylight
- Floor and Foundation**
- 120 Sq Ft 3/4" Treated Floor Decking Upgrade
- Vents**
- 2 Ea 16"x8" Wall Vent - White

**Jobsite/Installer Details**

- Do you plan to insulate this building after Tuff Shed installs it?**
- Yes
- Is there a power outlet within 100 feet of installation location?**
- Yes
- The building location must be level to properly install the building. How level is the install location?**
- Within 4" of level
- Will there be 18" of unobstructed workspace around the perimeter of all four walls?**
- Yes
- Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**
- Yes
- Substrate Shed will be installed on?**
- Dirt/Gravel

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# QUOTE

DATE:  
5/20/2024

TO:

INVOICE #  
100

CUSTOMER ID:  
Yanli Me  
1591 Lexington avenue  
San Mateo CA

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Edgar	10x12 Q-1157336	Due on receipt	5/20/2024

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	WUI Siding		1,152.20
1	House wrap <i>#150-</i>	<del>\$</del> 180 <sup>*</sup>	180.00
1	Removal of all trim, vents doors and windows		450.00
1	3x3 tempered window	4	2200.00
1	16x8 ember resistant vents		89.00.
	paint		407.00

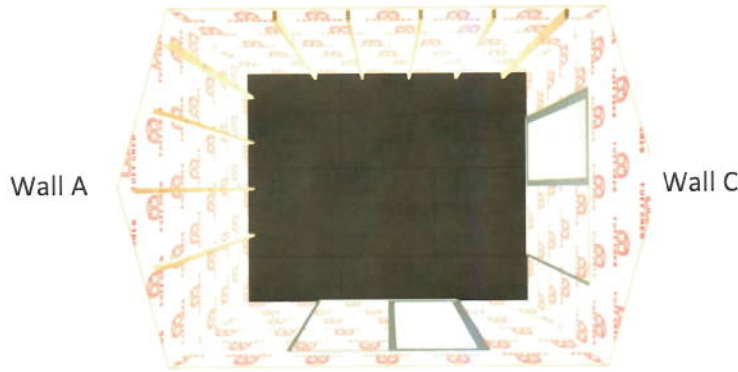
*Shed = 120 sq Ft. (K)*

		SUBTOTAL	4478.20
Taxes not yet included on subtotal	<i>* Amount of Material <del>marked</del> Cost - \$ 150 / Unit Price</i> <i>(K)</i>	SALES TAX	.00
		TOTAL	0





Wall D



Wall B

**Base Details**

- Building Size & Style** 
  - TR-800 - 10' wide by 12' long
- Paint Selection**
  - Base: No Paint, Trim: No Paint
- Roof Selection**
  - Golden Cedar 3 Tab
- Drip Edge**
  - White

**Options Details**

- Special Instructions**
  - 1
- Doors**
  - 2 Ea Sliding Glass Door (6' x 6'8"),
- Windows**
  - 2 Ea 3'x3' Insulated Horizontal Sliding Window, window box
- Walls**
  - 364 Sq Ft House Wrap
- Roof**
  - 148 Sq Ft Radiant Barrier Roof Decking
  - 148 Sq Ft Roof - 6/12 Roof Pitch Upgrade
  - 2 Ea 2x4 Skylight
- Floor and Foundation**
  - 120 Sq Ft 3/4" Treated Floor Decking Upgrade
- Vents**
  - 2 Ea 16"x8" Wall Vent - White

**Jobsite/Installer Details**

- Do you plan to insulate this building after Tuff Shed installs it?**
  - Yes
- Is there a power outlet within 100 feet of installation location?**
  - Yes
- The building location must be level to properly install the building. How level is the install location?**
  - Within 4" of level
- Will there be 18" of unobstructed workspace around the perimeter of all four walls?**
  - Yes
- Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**
  - Yes
- Substrate Shed will be installed on?**
  - Dirt/Gravel

\*Shed = 120 Sq Ft.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# QUOTE

**DATE:**  
5/20/2024

**TO:**

**INVOICE #**  
100

**CUSTOMER ID:**  
Yanli Me  
1591 Lexington avenue  
San Mateo CA

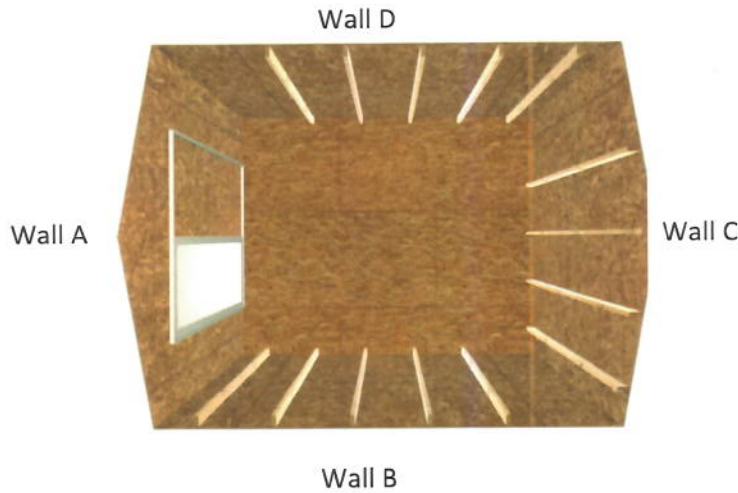
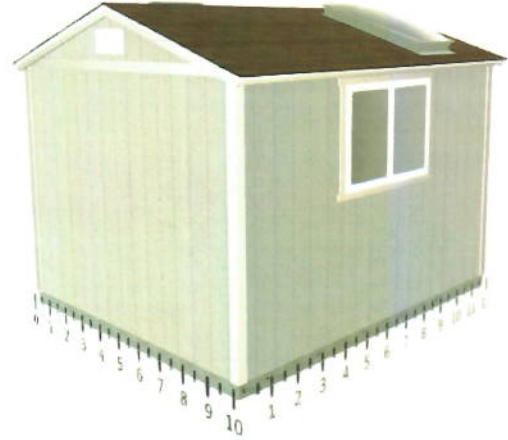
SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Edgar	10x12 Q-1157516	Due on receipt	5/20/2024

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	WUI Siding		1,152.20
1	House wrap <i>\$ 180 -</i>	<i>\$ 180 *</i>	180.00
1	Removal of all trim, vents doors and windows		450.00
1	3x3 tempered window	2	1100.00
1	16x8 ember resistant vents		89.00.
	paint		407.00
<i>Shed = 120 sq Ft <math>\times</math> <math>\text{\textcircled{K}}</math></i>			

Taxes not yet included on subtotal

*\* Amount of material ~~removed~~.*  
*Cost \$ 180 / Unit Price  $\text{\textcircled{K}}$*

<b>SUBTOTAL</b>	<b>3378.20</b>
<b>SALES TAX</b>	<b>.00</b>
<b>TOTAL</b>	<b>0</b>



### Base Details

**Building Size & Style**  
TR-800 - 10' wide by 12' long

**Paint Selection**  
Base: Solitary State, Trim: Delicate White

**Roof Selection**  
Golden Cedar 3 Tab

**Drip Edge**  
White

**Is a permit required for this job?**  
No, If local jurisdiction requires a permit, fees will be added before installation can take place

### Options Details

- Doors**  
Sliding Glass Door (6' x 6'8"),
- Windows**  
2 Ea 4'x3' Insulated Horizontal Sliding Window
- Roof**  
2 Ea 2x4 Skylight
- Vents**  
2 Ea 16"x8" Wall Vent - White

### Jobsite/Installer Details

- Do you plan to insulate this building after Tuff Shed installs it?**  
No
- Is there a power outlet within 100 feet of installation location?**  
Yes
- The building location must be level to properly install the building. How level is the install location?**  
Within 4" of level
- Will there be 18" of unobstructed workspace around the perimeter of all four walls?**  
Yes
- Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**  
Yes
- Substrate Shed will be installed on?**  
Dirt/Gravel

\* Shed Size = 120 sq ft.

DocuSigned by:  
Signature: Yanli Mi Date: 4/27/2023  
BB211EA481404C5...

# QUOTE

DATE:  
5/20/2024

TO:

INVOICE #  
100

CUSTOMER ID:  
Yanli Me  
1591 Lexington avenue  
San Mateo CA

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Edgar	10x12 Q-7012358	Due on receipt	5/20/2024

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	WUI Siding		1,152.20
1	House wrap <b>\$ 180</b>	<b>* 180 *</b>	180.00
1	Removal of all trim, vents doors and windows		400.00
1	3x3 tempered window	2	1100.00
1	16x8 ember resistant vents		89.00.
	paint		407.00
	<b>Shed = 120 sq ft. (K)</b>		

Taxes not yet included on subtotal

**\* Amount of material ~~2332.00~~.**  
**Cost \$ 180 / Unit Price (K)**

SUBTOTAL	3328.20
SALES TAX	.00
TOTAL	0

**ATTACHMENT: INFORMATION ON SIDING, ROOF, WINDOWS AND VENTS**

**From:** Ken Sorensen <[ksorensen@tuffshed.com](mailto:ksorensen@tuffshed.com)>

**Sent:** Wednesday, May 22, 2024 1:17 PM

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**Subject:** RE: Tuff Shed

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Here is the information on the Siding, Roof, Windows and Vents that comply with California Building Code, Chapter 7A requirements. Please let us know if there is any other information that is needed.

Thank you

**The Siding:**

Hardie Panel Sierra 8 Cedarmill Fiber Cement Vertical Siding

ASTM E136 noncombustible

HZ10 engineering means it is made to withstand high heat, humidity, moisture, hail, tropical storms and hurricane winds

Complies with ASTM E136 as a noncombustible cladding that is recognized by fire departments across the U.S.

**The Roof:**

**GAF** Timberline HDZ Resistant Laminated High Definition Shingles

Highest Roofing Fire Rating - UL Class A, Listed to ANSI/UL 790

Feltbuster Synthetic Roofing Underlayment,

Metal roof edge.

Windows will be replaced with tempered ones.

Vents will be Ember/fire resistant.



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