



651 Coleman Avenue | BLD2023-00993 | Project Description

The proposed project at 651 Coleman Avenue in Menlo Park under permit

BLD2023-00993 consists of a detached garage that will be partly converted into an Accessory Dwelling Unit. We will convert 237 sq ft of the garage while adding 441 sq ft for the new ADU.

The color, style and materials will match the existing main house with a mix of dark/light grays and stucco finish. The main use of the ADU is for Cassandra's mother who will be living in the unit to be close to family.

Thank you.

PROJECT INFORMATION APN: 062284100

PROJECT ADDRESS: 651 COLEMAN AVE, MENLO PARK, CA 94025

BUILDING ZONING: R10008
OCCUPANCY GROUPS: R-3U FOR SINGLE FAMILY DWELLING WITH GARAGE
TYPE OF CONSTRUCTION: VB
YEAR BUILT (MAIN HOUSE): 1949
NUMBER OF DWELLING UNITS: 1
STORIES: 1
COVERED PARKING SPACES: 1
UNCOVERED PARKING SPACES: 1
LOT SIZE: 12,000 SQ. FT.

LAND USE GENERAL PLAN DESIGNATION RESIDENTIAL LOW DENSITY (1-5 DU/AC)

FLOOR AREA BREAKDOWN

EXISTING FLOOR AREA
TOTAL EXISTING FLOOR AREA 2,010 SQ. FT.

PROPOSED ADDITION
ADU 441 SQ. FT.

TOTAL PROPOSED FAR 2,010 SQ. FT. + 441 SQ. FT. = 20%

TOTAL EXISTING FAR 2,010 = 17%

TOTAL PROPOSED LOT COVERAGE 2,010 SQ. FT (MAIN HOUSE) + 441 SQ. FT. (ADU) = 2,451 SQ. FT.

TOTAL LOT COVERAGE = 2,451 SQ. FT. < 7,200 SQ. FT. = 12,000 SQ. FT. = OK

SCOPE OF WORK:

GARAGE CONVERSION TO ACCESSORY DWELING UNIT : 1 BED 1 BATH

APPLICABLE CODES:

1. ALL WORK DESCRIBED HEREIN SHALL COMPLY WITH THE LATEST BUILDING CONSTRUCTION CODES AS ADOPTED OR AMENDED BY THE STATE OF CALIFORNIA AND THE CITY OF MENLO PARK.

- CALIFORNIA BUILDING CODE 2022
CALIFORNIA MECHANICAL CODE 2022
CALIFORNIA PLUMBING CODE 2022
CALIFORNIA ELECTRICAL CODE 2022
TITLE 24 ENERGY REGULATIONS 2022
CALIFORNIA FIRE CODE 2022 (CFC)
CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 (CGC)
2022 CALIFORNIA RESIDENTIAL CODE

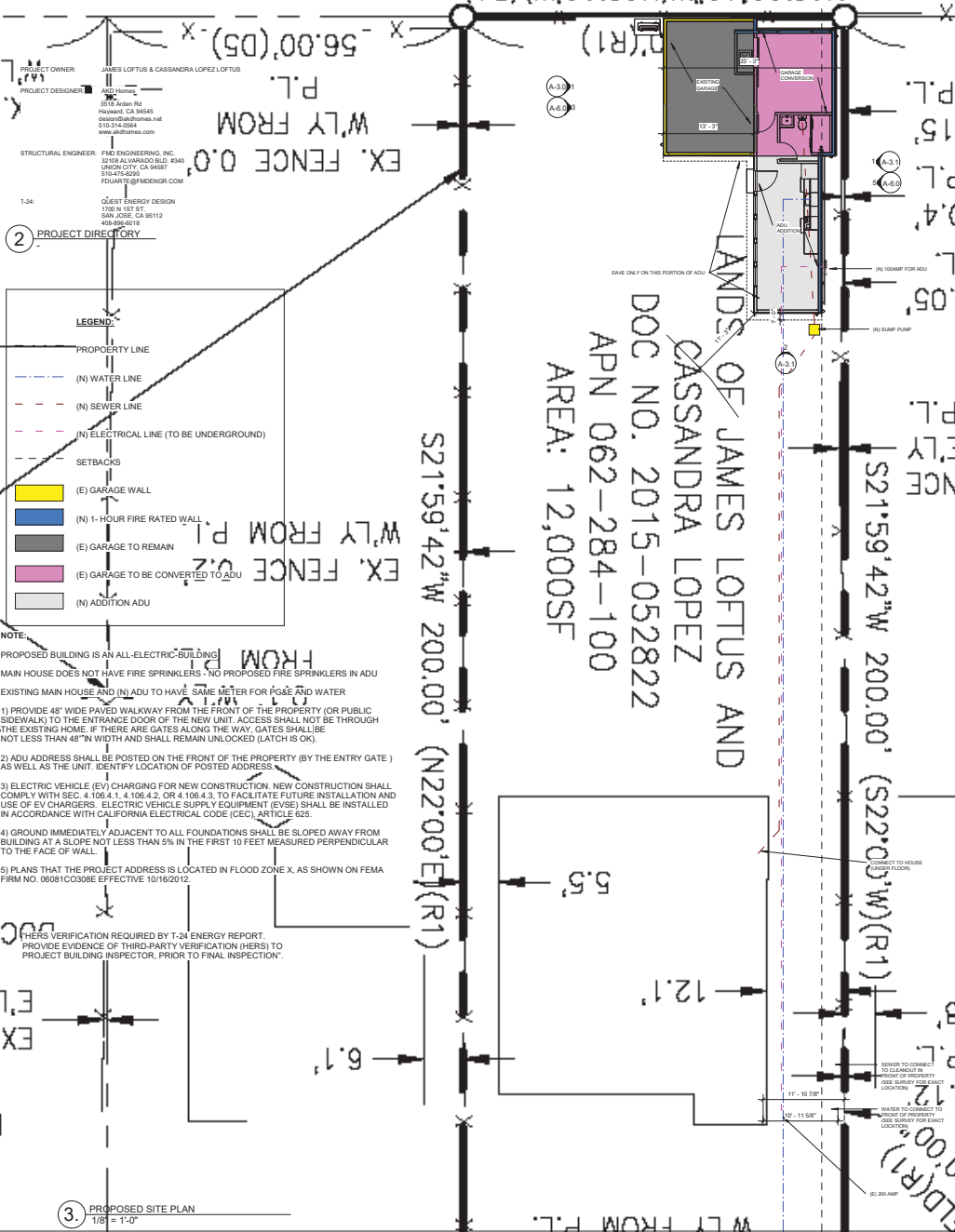
1. PROJECT INFORMATION

SHEET INDEX

#	SHEET #	SHEET NAME
0	A-0.0	COVER SHEET
1	A-0.1	NOTES
2	A-0.2	NOTES
3	A-0.3	BLUEPRINT FOR A CLEAN BAY
4	A-0.4	TOPO / SURVEY
5	A-1.0	EXISTING / DEMO PLANS
6	A-1.1	PROPOSED FLOOR PLANS
7	A-2.0	PROPOSED ROOF PLAN
8	A-3.0	PROPOSED ELEVATIONS
9	A-3.1	PROPOSED ELEVATIONS
10	A-4.0	BUILDING SECTIONS
11	A-6.0	DOOR & WINDOW SCHEDULE



4. PARCEL AND VICINITY MAPS NOT TO SCALE



PROJECT OWNER: JAMES LOFTUS & CASSANDRA LOPEZ LOFTUS
PROJECT DESIGNER: AKD GROUP, INC. 2074 W. 18th St, Hayward, CA 94545
STRUCTURAL ENGINEER: FMD ENGINEERING, INC. 1210 ALVARADO BLVD #340 UNION CITY, CA 94587
QUEST ENERGY DESIGN 170 N 1ST ST SAN JOSE, CA 95112

1-24
QUEST ENERGY DESIGN
170 N 1ST ST
SAN JOSE, CA 95112
408-982-0115
www.questenergy.com

2. PROJECT DIRECTORY

LEGEND:
PROPOERTY LINE
(N) WATER LINE
(N) SEWER LINE
(N) ELECTRICAL LINE (TO BE UNDERGROUND)
SETBACKS
(E) GARAGE WALL
(N) 1-HOUR FIRE RATED WALL
(E) GARAGE TO REMAIN
(E) GARAGE TO BE CONVERTED TO ADU
(N) ADDITION ADU

- NOTES:
PROPOSED BUILDING IS AN ALL-ELECTRIC-BUILDING
MAIN HOUSE DOES NOT HAVE FIRE SPRINKLERS - NO PROPOSED FIRE SPRINKLERS IN ADU
EXISTING MAIN HOUSE AND (N) ADU TO HAVE SAME METER FOR GAS AND WATER
1) PROVIDE 48" WIDE PAVED WALKWAY FROM THE FRONT OF THE PROPERTY (OR PUBLIC SIDEWALK) TO THE ENTRANCE DOOR OF THE NEW UNIT. ACCESS SHALL NOT BE THROUGH THE EXISTING HOME. IF THERE ARE GATES ALONG THE WAY, GATES SHALL BE NOT LESS THAN 48" IN WIDTH AND SHALL REMAIN UNLOCKED (LATCH IS OK).
2) ADU ADDRESS SHALL BE POSTED ON THE FRONT OF THE PROPERTY (BY THE ENTRY GATE) AS WELL AS THE UNIT. IDENTIFY LOCATION OF POSTED ADDRESS.
3) ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION. NEW CONSTRUCTION SHALL COMPLY WITH SEC. 4.106.4.1, 4.106.4.2, OR 4.106.4.3. TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH CALIFORNIA ELECTRICAL CODE (CEC), ARTICLE 625.
4) GROUND IMMEDIATELY ADJACENT TO ALL FOUNDATIONS SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE NOT LESS THAN 5% IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF WALL.
5) PLANS THAT THE PROJECT ADDRESS IS LOCATED IN FLOOD ZONE X, AS SHOWN ON FEMA FIRM NO. 06081C0308E EFFECTIVE 10/16/2012.

THREE VERIFICATION REQUIRED BY T-24 ENERGY REPORT. PROVIDE EVIDENCE OF THIRD-PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

3. PROPOSED SITE PLAN 1/8" = 1'-0"

LANDS OF JAMES LOFTUS AND CASSANDRA LOPEZ
DOC NO. 2015-052822
APN 062-284-100
AREA: 12,000SF

GARAGE CONVERSION ONE BED ONE BATH
651 COLEMAN AVE
MENLO PARK, CA 94025



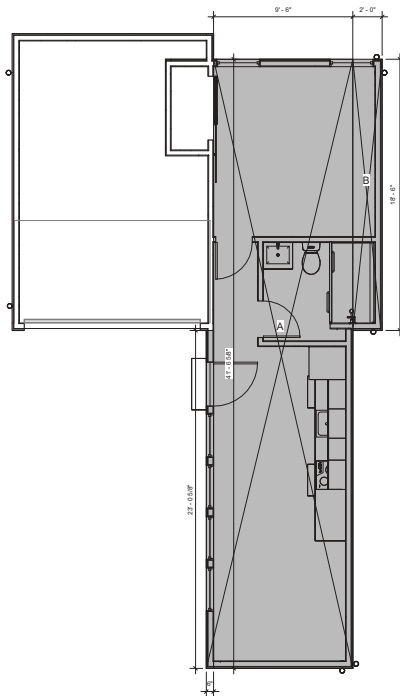
ISSUANCES

No.	Description	Date
1	USE PERMIT	11.18.2024

Checked By: JANELLE VARGAS
COVER SHEET



Drawing Scale: As Indicated
Job No. _____ PLANS
A-0.0



TOTAL PROPOSED SQUARE FOOTAGE BREAKDOWN

A.	9' - 6" X 41' - 0.58"	393 SQ. FT.
B.	2' - 0" X 18' - 0"	37 SQ. FT.
C.	0' - 6" X 23' - 0.58"	11 SQ. FT.
TOTAL		441 SQ. FT.

KEYNOTES

- 1) ROOF OVERHANG, ABOVE
- 2) ALL DOWNSPOUTS TO DISCHARGE ON SPLASH BLOCK
- 3) ALL EXTERIOR LANDINGS AT EXTERIOR DOORS SHALL NOT BE MORE THAN 7.75" BELOW THE TOP OF THE DOOR THRESHOLD. 2022 CRC R311.3.2 AND SLOPE OF ALL EXTERIOR LANDINGS SHALL NOT EXCEED 2% SLOPE. CRC R311.3.
- 4) ALL STEPS SHALL HAVE A MAXIMUM RISE OF 7.75" AND MINIMUM RUN OF 10". 2022 CRC R 311.7.4
- 5) FOUNDATION VENTS (not applicable for this project)
- 6) CRAWL SPACE ACCESS - MIN 18"X24" 2022 CRC 408.4 (not applicable for this project)
- 7) MIN 3" THICK CONCRETE PAD FOR A/C CONDENSER UNIT TO BE ANCHORED TO PAD
- 8) HRV UNIT TO BE LOCATED IN SPACE ABOVE BATH

- 9) KITCHEN HOOD - SEE SHEET A-8.2. HOOD SPECIFIED IS 600 CFM (MIN 100 CFM REQUIRED) WITH 6" DUCT TERMINATED AT ROOF. SHALL BE MIN 3'-0" FROM ANY OPENING INTO BUILDING.
- 10) WANSER DRYER (VENTLESS) DOOR TO LAUNDRY CLOSET SHALL BE LOUVERED TO PROVIDE AN AREA OF NO LESS THAN 100 SQUARE INCHES (3048 CM) FOR MAKE UP AIR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND 2022 CMC.

BATHROOM NOTES

- 1) ALL SHOWER AND BATHTUB SPACES WITH AN INSTALLED SHOWER HEAD TO BE FINISHED WITH A NON ABSORBENT SURFACE. EXTEND NOT LESS THAN 6 FEET ABOVE THE FLOOR. CRC 1216. CRC SEC. R307.2 TYP.
- 2) ALL SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES FOR PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. CRC SEC. 418.0.
- 3) ALL TILE AND STONE SLABS AT BATHTUBS, SHOWER AND AREAS EXPOSED TO DIRECT WATER OR CONTINUOUS HUMIDITY SHALL BE INSTALLED WITH MORTAR ON FIBER CEMENT BOARDS, TYP. GREEN BOARD SHALL NOT BE USED AT SAID LOCATIONS. CRC SEC. 702.3.8.1
- 4) ALL BATHROOM FLOORS WITH TILE FLOORING SHALL BE RECESSED. SEE PAGE A7.2 SYMBOL HATCH FOR RECESSED FLOORS.
- 5) SHOWER AREAS SHALL HAVE A CLEAR INTERIOR FINISH AREA OF 1.024 SQ. IN. AND BE ABLE TO ACCOMMODATE A MINIMUM 30" CIRCLE AT THE THRESHOLD LEVEL. THESE CLEARANCES SHALL BE MAINTAINED UP TO A HEIGHT OF 70" ABOVE SHOWER DRAIN. PER CPC Section 411.7.
- 6) ALL SHOWER ENCLOSURE DOORS SHALL SWING OUT OF THE SHOWER STALL.

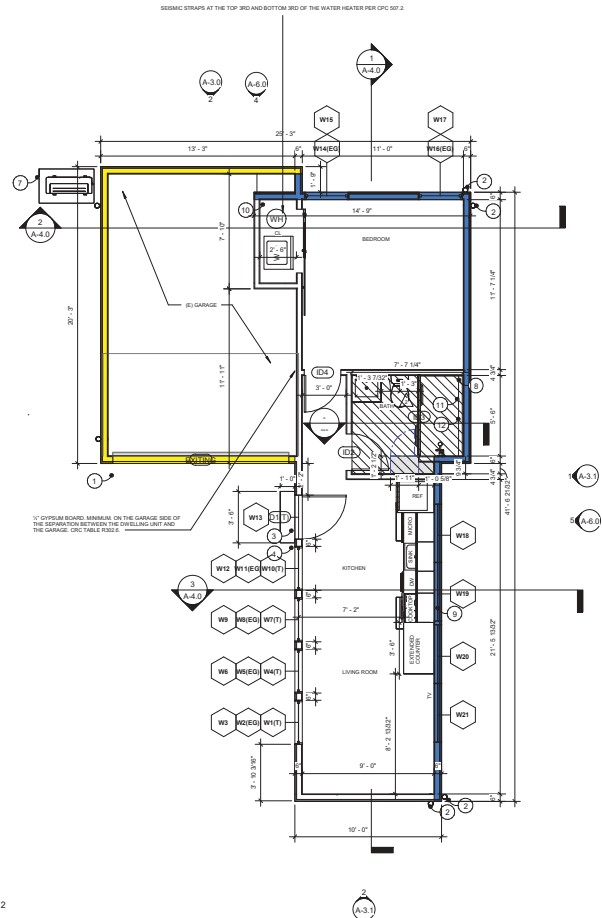
- 12) SOAP NICHE

WALL LEGEND:

- 1-HOUR FIRE RATED WALL
- (E) GARAGE WALL

NOTES:

- 1) EXHAUST DUCT TERMINATION IS AS FOLLOWS PER CMC 502.2.
- (1) 3 FEET FROM A PROPERTY LINE AND FROM OPERABLE SKYLIGHTS.
- (2) 10 FEET FROM A FORCED AIR INLET, AND
- (3) 3 FEET FROM OPENINGS INTO THE BUILDING.
- II) EXHAUST DUCT SHALL NOT DISCHARGE ONTO A PUBLIC WAY. CMC 502.2



**GARAGE CONVERSION
ONE BED ONE BATH**
651 COLEMAN AVE
MENLO PARK, CA 94025



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Checked By: *Judith Hong* Checker

Judith Hong
10/10/2024

PROPOSED FLOOR PLANS

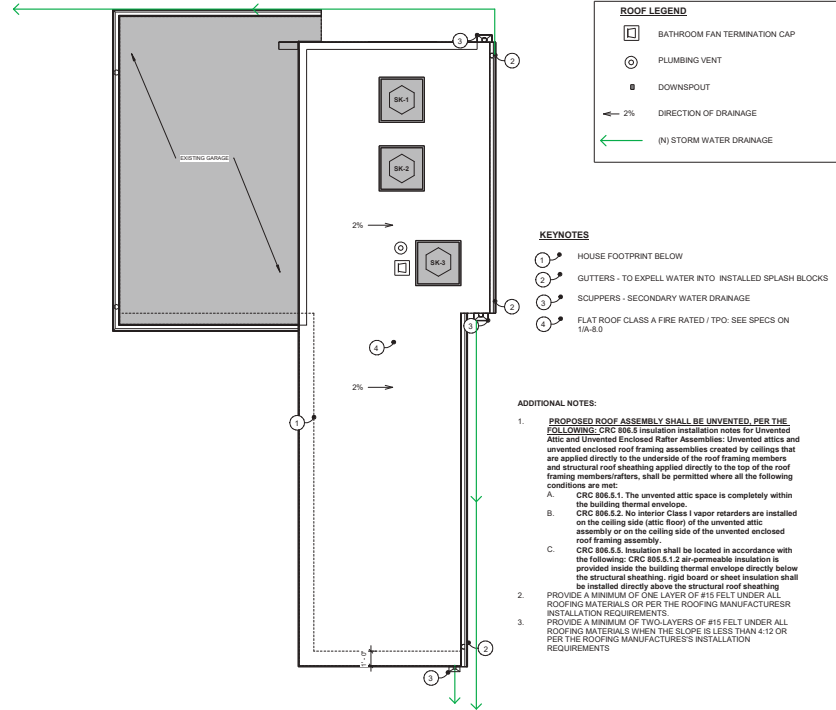
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Job No. PLANS

A-1.1

3 PROPOSED SQUARE FOOTAGE PLAN
1/4" = 1'-0"

1 POTENTIAL FLOOR PLAN
1/4" = 1'-0"



- ROOF LEGEND**
- BATHROOM FAN TERMINATION CAP
 - PLUMBING VENT
 - DOWNSPOUT
 - 2% DIRECTION OF DRAINAGE
 - (N) STORM WATER DRAINAGE

- KEYNOTES**
- 1 HOUSE FOOTPRINT BELOW
 - 2 GUTTERS - TO EXPELL WATER INTO INSTALLED SPLASH BLOCKS
 - 3 SCUPPERS - SECONDARY WATER DRAINAGE
 - 4 FLAT ROOF CLASS A FIRE RATED / TPO: SEE SPECS ON 1/A-8.0

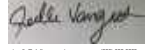
- ADDITIONAL NOTES:**
1. **PROPOSED ROOF ASSEMBLY SHALL BE UNVENTED, PER THE FOLLOWING:** CRC 806.5.1 insulation installation notes for Unvented Attic and Unvented Enclosed Rafter Assemblies: Unvented attics and unvented enclosed roof framing assemblies created by ceilings that are applied directly to the underside of the roof framing members and structural roof sheathing applied directly to the top of the roof framing members rafters, shall be permitted where all the following conditions are met:
 - A. CRC 806.5.1. The unvented attic space is completely within the building thermal envelope.
 - B. CRC 806.5.2. No interior Class I vapor retarders are installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed roof framing assembly.
 - C. CRC 806.5.5. Insulation shall be located in accordance with the following: CRC 806.5.1.2 air-permeable insulation is provided inside the building thermal envelope directly below the structural sheathing, rigid board or sheath insulation shall be installed directly above the structural roof sheathing
 2. PROVIDE A MINIMUM OF ONE LAYER OF #15 FELT UNDER ALL ROOFING MATERIALS OR PER THE ROOFING MANUFACTURER'S INSTALLATION REQUIREMENTS.
 3. PROVIDE A MINIMUM OF TWO LAYERS OF #15 FELT UNDER ALL ROOFING MATERIALS WHEN THE SLOPE IS LESS THAN 4:12 OR PER THE ROOFING MANUFACTURER'S INSTALLATION REQUIREMENTS

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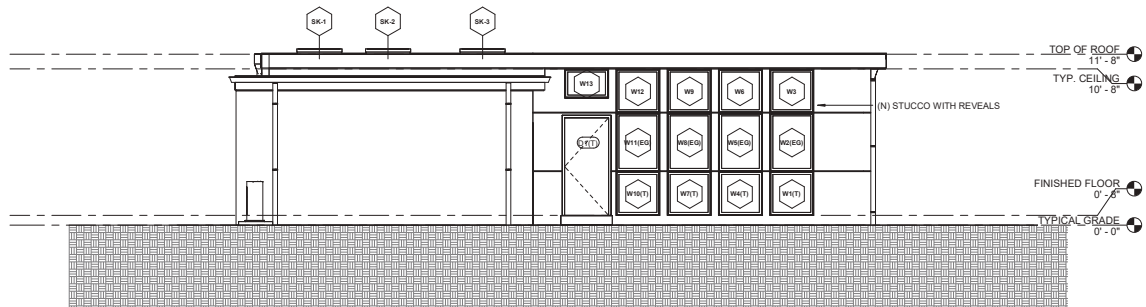
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PROPOSED ROOF PLAN

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A-2.0

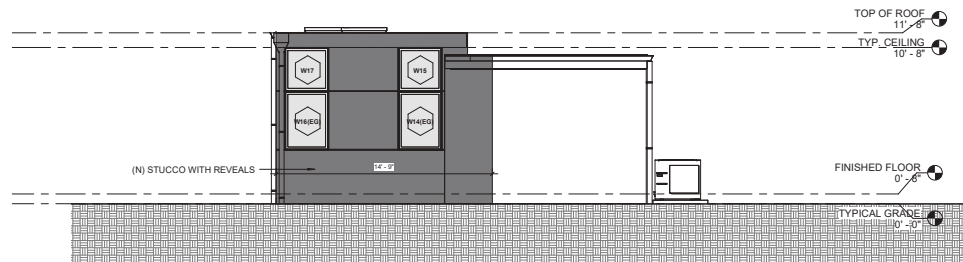


1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

EXTERIOR WALL OPENING BREAKDOWN

	WALL SQUARE FOOTAGE	164 SQ. FT.
	WINDOW OPENING SQUARE FOOTAGE	40 SQ. FT.

164 SQ. FT. X 25% = 41 SQ. FT.
41 SQ. FT. > 40 SQ. FT. = OK



2 PROPOSED LEFTSIDE ELEVATION
1/4" = 1'-0"

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
Julie King
2024-05-02

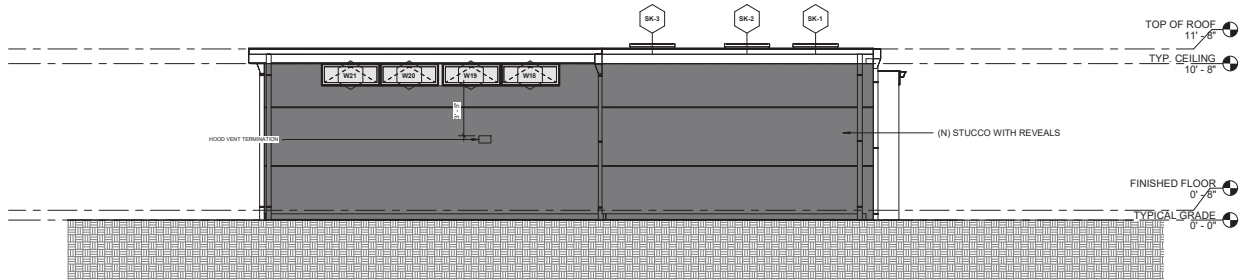
PROPOSED ELEVATIONS

Drawing Scale: 1/4" = 1'-0"
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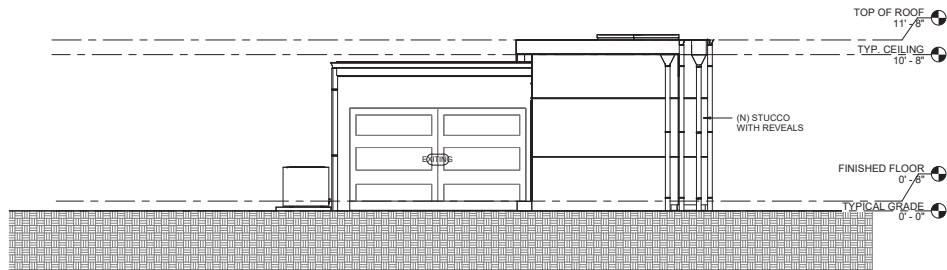
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EXTERIOR WALL OPENING BREAKDOWN

	WALL SQUARE FOOTAGE	428 SQ. FT.
	WINDOW OPENING SQUARE FOOTAGE	24 SQ. FT.
428 SQ. FT. X 25% = 107 SQ. FT.		
107 SQ. FT. > 24 SQ. FT. = OK		



1 PROPOSED REAR ELEVATION
1/4" = 1'-0"



2 PROPOSED RIGHTSIDE ELEVATION
1/4" = 1'-0"

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Julie King
AKD ARCHITECTURE INC. 2020-05-020

PROPOSED ELEVATIONS

Drawing Scale: 1/4" = 1'-0"
Job No. _____ PLANS

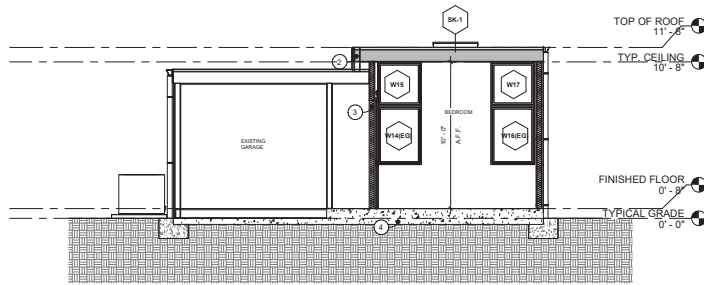
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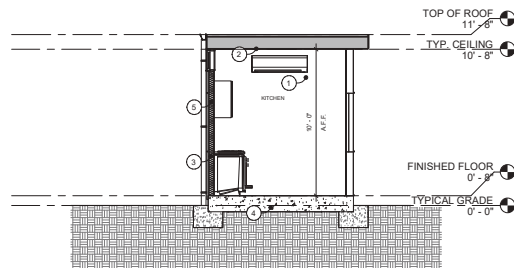
1 Section 10
1/4" = 1'-0"

KEYNOTE

- 1 HEAT PUMP
- 2 RUF INSULATION-TYPICAL INSULATOR-H4
- 3 WALL INSULATION R-21
- 4 CONCRETE SLAB
- 5 HOOK WALL CONSTRUCTION



2 Section 11
1/4" = 1'-0"



3 Section 12
1/4" = 1'-0"

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Julie King
julie@akd.com 650-455-4200

BUILDING SECTIONS

Drawing Scale: 1/4" = 1'-0"

Job No. _____ PLANS

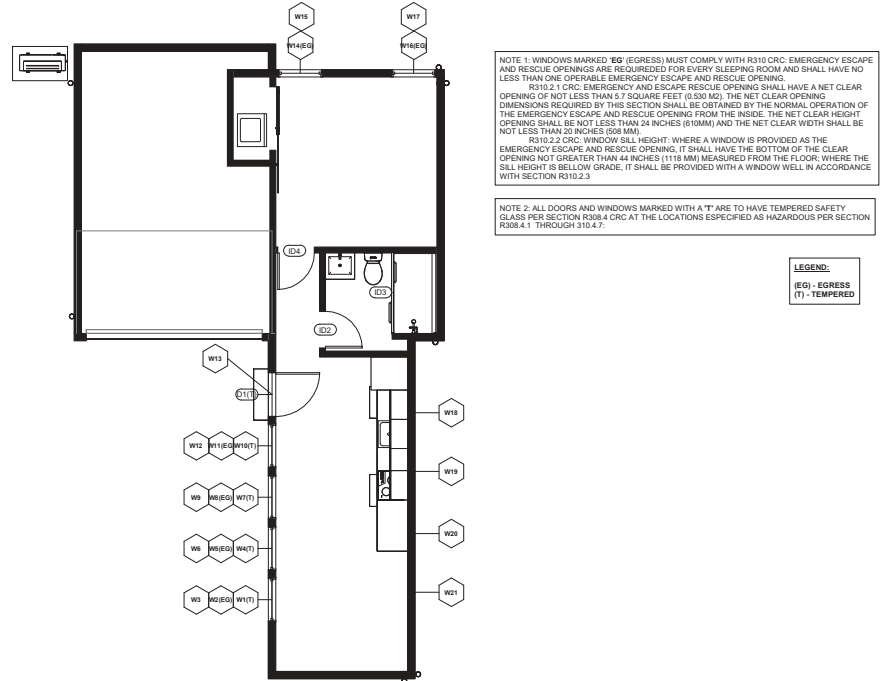
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WINDOW SCHEDULE						
MARK	DESCRIPTION	W	H	MANUFACTURER	FINISH	COMMENTS
SK-1	OPERABLE SKYLIGHT	3'-0"	3'-0"	VELUX		
SK-2	OPERABLE SKYLIGHT	3'-0"	3'-0"	VELUX		
SK-3	OPERABLE SKYLIGHT	3'-0"	3'-0"	VELUX		
W1(T)	FIXED	3'-0"	3'-0"	ANDERSON 100 SERIES		
W2(EG)	CASEMENT	3'-0"	4'-0"	ANDERSON 100 SERIES		
W3	FIXED	3'-0"	3'-0"	ANDERSON 100 SERIES		
W4(T)	FIXED	3'-0"	3'-0"	ANDERSON 100 SERIES		
W5(EG)	CASEMENT	3'-0"	4'-0"	ANDERSON 100 SERIES		
W6	FIXED	3'-0"	3'-0"	ANDERSON 100 SERIES		
W7(T)	FIXED	3'-0"	3'-0"	ANDERSON 100 SERIES		
W8(EG)	CASEMENT	3'-0"	4'-0"	ANDERSON 100 SERIES		
W9	FIXED	3'-0"	3'-0"	ANDERSON 100 SERIES		
W10(T)	FIXED	3'-0"	3'-0"	ANDERSON 100 SERIES		
W11(EG)	CASEMENT	3'-0"	4'-0"	ANDERSON 100 SERIES		
W12	FIXED	3'-0"	3'-0"	ANDERSON 100 SERIES		
W13	FIXED	3'-0"	2'-0"	ANDERSON 100 SERIES		
W14(EG)	CASEMENT	3'-0"	4'-0"	ANDERSON 100 SERIES		
W15	FIXED	3'-0"	3'-0"	ANDERSON 100 SERIES		
W16(EG)	CASEMENT	3'-0"	4'-0"	ANDERSON 100 SERIES		
W17	FIXED	3'-0"	3'-0"	ANDERSON 100 SERIES		
W18	FIXED	4'-0"	1'-6"	ANDERSON 100 SERIES		
W19	FIXED	4'-0"	1'-6"	ANDERSON 100 SERIES		
W20	FIXED	4'-0"	1'-6"	ANDERSON 100 SERIES		
W21	FIXED	4'-0"	1'-6"	ANDERSON 100 SERIES		

DOOR SCHEDULE							
wt	FUNCTION	Description	Width	Height	Manufacturer	Comments	
D1(T)	Exterior	SWING	3'-0"	6'-8"	CUSTOM		
ID2	Interior	SWING	2'-6"	6'-0"	MASONITE OR EQUAL		
ID3	Interior	CUSTOM	5'-6"	7'-0"	CUSTOM		
ID4	Interior	SWING	2'-6"	6'-0"	MASONITE OR EQUAL		
ID-3	Interior	BARN DOOR SLIDER	4'-6"	8'-0"	MASONITE OR EQUAL		

Contractor shall confirm the following:
 Per California Fire code 2013 / 708A 2.1 Exterior glazed door assemblies shall comply with one of the following requirements:
 1. Be constructed of multi-pane glazing with a minimum of one tempered pane meeting the requirements of Section 2406 Safety Glazing, or
 2. Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257 or
 3. Be tested to meet the performance requirements of SFM 12-7A-2.
 Per California Fire code 2013 / 708A 3 and 708A 3.1 Solid exterior doors shall comply with the following:
 1. The exterior surface or cladding shall be of noncombustible or ignition-resistant material, or
 2. Shall be constructed of solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 1 1/4 inches thick, or
 3. Shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252.
 Egress: Solid doors having a fire-resistance rating of not less than 20 minutes may have untested glazing that complies with section 708A.2.
 4. Shall be tested to meet the performance requirements of standard SFM 12-7A-1, 708A.3.1 Exterior door glazing. Glazing in exterior doors shall comply with Section 708A.2.1.

2 DOOR & WINDOW SCHEDULE NOTES
 1/4" = 1'-0"



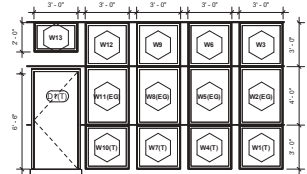
NOTE 1: WINDOWS MARKED 'EG' (EGRESS) MUST COMPLY WITH R310 CRC. EMERGENCY ESCAPE AND RESCUE OPENINGS ARE REQUIRED FOR EVERY SLEEPING ROOM AND SHALL HAVE NO LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING.
 R310.2.1 CRC: EMERGENCY AND ESCAPE RESCUE OPENING SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2), THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508MM).
 R310.2.2 CRC: WINDOW SILL HEIGHT: WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3

NOTE 2: ALL DOORS AND WINDOWS MARKED WITH A "T" ARE TO HAVE TEMPERED SAFETY GLASS PER SECTION R308.4 CRC AT THE LOCATIONS ESPECIFIED AS HAZARDOUS PER SECTION R308.4.1 THROUGH 310.4.2.

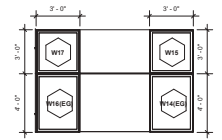
LEGEND:
 (EG) - EGRESS
 (T) - TEMPERED

1 PROPOSED KEY PLAN - MODULE 1-1BR
 1/4" = 1'-0"

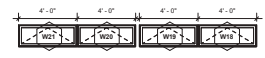
3 PROPOSED FRONT WINDOW AND DOORS
 1/4" = 1'-0"



4 PROPOSED LEFTSIDE WINDOWS AND DOORS
 1/4" = 1'-0"



5 PROPOSED REAR WINDOW AND DOOR
 1/4" = 1'-0"



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1	USE PERMIT	11.18.2024

Checked By: *Andie King* Checker
 DOOR & WINDOW SCHEDULE

Drawing Scale: 1/4" = 1'-0"
 Job No. PLANS

A-6.0