



REGULAR MEETING AGENDA

Date: 7/10/2023
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 862 5880 9056 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

Members of the public can listen to the meeting and participate using the following methods.

How to participate in the meeting

- Access the live meeting, in-person, at the City Council Chambers
- Access the meeting real-time online at:
zoom.us/join – Meeting ID# 862 5880 9056
- Access the meeting real-time via telephone (listen only mode) at:
(669) 900-6833
Regular Meeting ID # 862 5880 9056
Press *9 to raise hand to speak
- Submit a written comment online up to 1-hour before the meeting start time:
planning.commission@menlopark.gov*
Please include the agenda item number related to your comment.

*Written comments are accepted up to 1 hour before the meeting start time. Written messages are provided to the Planning Commission at the appropriate time in their meeting.

Subject to change: The format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the city website menlopark.gov. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.gov/agendas).

Regular Meeting

A. Call To Order

B. Roll Call

C. Reports and Announcements

D. Public Comment

Under “Public Comment,” the public may address the Commission on any subject not listed on the agenda. Each speaker may address the Commission once under public comment for a limit of three minutes. You are not required to provide your name or City of residence, but it is helpful. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

E. Consent Calendar

None

F. Public Hearing

F1. Use Permit/Salar Safaei/1380 Cotton Street:

Consider and adopt a resolution to approve a use permit for excavation within the required side setbacks (east and west) for two basement lightwells associated with a new two-story residence on a standard lot in the R-1-S (Single Family Suburban Residential) zoning district; determine this action is categorically exempt under CEQA Guidelines Section 15303’s Class 3 exemption for new construction or conversion of small structures. The proposal also includes an attached accessory dwelling unit (ADU), which is a permitted use, and not subject to discretionary review. ([Staff Report #23-045-PC](#))

F2. Use Permit/Jensen Smith/1055 San Mateo Drive:

Consider and adopt a resolution to approve a use permit to construct first-story additions and interior alterations to an existing nonconforming one-story, single-family residence located in the R-1-S (Single Family Suburban Residential) zoning district; determine this action is categorically exempt under CEQA Guidelines Section 15301’s Class 1 exemption for existing facilities. The proposed work would exceed 75 percent of the replacement value of the existing nonconforming structure in a 12-month period. ([Staff Report #23-046-PC](#))

F3. Architectural Control/Jonathan Hitchcock/1467 Chilco Street:

Consider and adopt a resolution to approve an architectural control permit for exterior and interior modifications to an existing public facility (Fire Station Number 77). The proposal includes additions for a new fitness room, expansion of the existing mechanic shop, and construction of a new carport. This proposal also includes interior remodeling to the fire station and the addition of an accessible parking stall, in the P-F (Public Facilities) zoning district. Determine this action is categorically exempt under CEQA Guidelines Section 15301’s Class 1 exemption for existing facilities ([Staff Report #23-047-PC](#))

- F4. Easement abandonment for 1585 Bay Laurel Drive:
Adopt a resolution determining that the vacation of a storm drain easement lying within 1585 Bay Laurel Drive is consistent with the General Plan and recommending that the City Council approve the requested abandonment; determine this action is categorically exempt under CEQA Guidelines Section 15305's Class 5 exemption for minor alternations in land use limitations. ([Staff Report #23-048-PC](#))

G. Informational Items

- H1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.

- Regular Meeting: July 24, 2023
- Regular Meeting: August 14, 2023

I. Adjournment

At every regular meeting of the Planning Commission, in addition to the public comment period where the public shall have the right to address the Planning Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during the Planning Commission's consideration of the item.

At every special meeting of the Planning Commission, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during consideration of the item. For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or before, the public hearing.

Any writing that is distributed to a majority of the Planning Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available by request by emailing the city clerk at jaherren@menlopark.gov. Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the City Clerk's Office at 650-330-6620.

Agendas are posted in accordance with Cal. Gov. Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the city website at menlopark.gov/agendas and can receive email notifications of agenda postings by subscribing at menlopark.gov/subscribe. Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 7/5/2023)



STAFF REPORT

Planning Commission

Meeting Date:

7/10/2023

Staff Report Number:

23-045-PC

Public Hearing:

Consider and adopt a resolution to approve a use permit for excavation within the required side setbacks (east and west) for two basement lightwells associated with a new two-story residence on a standard lot in the R-1-S (Single Family Suburban Residential) zoning district at 1380 Cotton Street

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit for excavation within the required side setbacks (east and west) for two basement lightwells associated with a new two-story residence on a standard lot in the R-1-S (Single Family Suburban Residential) zoning district at 1380 Cotton Street. The proposal includes an attached accessory dwelling unit (ADU) which is not subject to discretionary review. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required use permit findings can be made for proposed excavation within the required setbacks associated with the proposed single-family residence.

Background

Site location

The subject property is a corner lot located at the northwestern corner of the intersection of Cotton Street and Valparaiso Avenue in the Central Menlo neighborhood. Neighboring properties to the north are located in the (R-E) Residential Estate zoning district while properties to the east and south are located in the R-1-S zoning district. The Town of Atherton is located across Valparaiso Avenue to the west. A location map is included as Attachment B. The R-E neighborhood features two-story homes. The R-1-S neighborhood features mostly one-story ranch-style homes with some two-story homes included (e.g., 1221 Cotton Street, 1355 Hillview Drive, 1131 Hobart Street, 1150 Hobart Street).

Analysis

Project description

The applicant is proposing to demolish the existing one-story, single-family residence with an attached two-car garage, and construct a new two-story, single-family residence with a basement and attached two-car garage. An attached ADU is proposed at the ground/first level. The subject parcel is a standard lot that

meets the R-1-S zoning district standards for minimum lot area, width, and depth. Because the subject parcel is a standard lot, the proposed two-story residence is a permitted use (i.e., the project could proceed directly to building permit-level review without discretionary action as long as it meets Zoning Ordinance requirements). The proposed attached ADU is not subject to discretionary review pursuant to City and State of California ADU regulations. The use permit request is specific to the proposed excavation within the required side setbacks (east and west) for two basement lightwells. A data table summarizing parcel and project characteristics is included as Attachment C. The project plans and project description letter are included as Attachment A, Exhibits A and B, respectively.

The proposed primary residence would be a five-bedroom, 6.5-bathroom home:

- The basement level would include two bedrooms, three bathrooms, office, gym, sauna, and game room/entertainment area.
- The first floor would be shared living space, including the kitchen, dining room, family room, living room, a half-bathroom, and covered rear patio and entry porch. The proposed one bedroom and one bathroom ADU is located at the first floor.
- The second floor would have three bedrooms and three bathrooms.
- The required parking for the primary residence would be provided by an attached, front-loading, two-car garage. The required parking for the ADU would be provided by a tandem parking space in front of the garage.

With the exception of the proposed excavation within the side setbacks for the basement lightwells (discussed further in this report), the proposed residence would meet all Zoning Ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, parking, and height. Of particular note, the project would have the following characteristics with regard to the Zoning Ordinance:

- The proposed floor area would be at the maximum with 3,869.0 square feet proposed where 3,574.4 square feet is the maximum permitted. The primary residence would be 3,572.8 square feet and the attached ADU would be 296.2 square feet and would exceed the maximum FAL, however, the maximum FAL is permitted to be exceeded by up to 800 square feet in order to accommodate the ADU. The proposed basement square footage is permitted to be excluded from floor area calculations (Municipal Code Section 16.04.313(c)(1)).
- The proposed second floor would be below the second floor limit with 1,374.3 square feet proposed where the maximum allowable second-story floor area is 1,787.2 square feet.
- The proposed residence and ADU would be below the maximum building coverage with 28.5 percent proposed where 35 percent is the maximum.
- The proposed building height would be below the maximum height with 27 feet, 8 inches proposed where 28 feet is the maximum permitted height.

The proposed residence, with main entry facing Cotton Street, would have a front-south setback of 20 feet and a rear-north setback of 53 feet, where 20 feet minimum is required in either case. The project includes a proposed pool/spa at the rear of the property, located at the minimum five feet distance from the rear-north and side-east property lines. The residence is proposed to be built to the 10-foot side-east setback. The proposed ADU has independent entry at the eastern façade and follows the same 10-foot side-east setback as the primary residence, where four feet is the minimum setback. On the opposite, Valparaiso Avenue-facing side of the lot, the proposed residence has a side-west setback of 12 feet, one inch, where 12 feet is the minimum setback. The proposed second story would be stepped back from the first story on all sides. The second story would be stepped back 25 feet, six inches from the southern property line along Cotton Street; 50 feet from the northern property line (57 feet if excluding balcony); 17 feet from the eastern property line (26 feet, 4 inches from the neighboring residence at 1370 Cotton Street); and 24 feet, nine inches from the western property line along Valparaiso Avenue.

Excavation

The proposed residence includes two subterranean lightwells to provide light and air to the basement level, specifically, two bedrooms, gym, and game room/entertainment area. The locations and setbacks of the two proposed lightwells are described below:

- A lightwell is proposed at the right (east) side of the residence, adjacent to the neighboring property at 1370 Cotton Street.
 - The required right (east) side setback for the property is 10 feet and the proposed lightwell encroaches five feet (five-foot setback maintained).
- A lightwell is proposed at the left (west) side of the residence, adjacent to Valparaiso Avenue.
 - The required left (west) side setback for the property is 12 feet and the proposed lightwell encroaches four feet, 11 inches (seven-foot, one-inch setback maintained).

As required by the California Building Code, the perimeters of both subterranean lightwells would be surrounded by a 42-inch height glass guardrail at the ground/first level for fall protection. The right (east) lightwell proposes stairs leading from the basement up to the ground/first level for required egress and the left (west) lightwell proposes an emergency escape ladder that is permanently affixed to the subterranean wall of the lightwell.

The proposed right (east) side lightwell is located five feet from the property line shared with the neighboring property at 1370 Cotton Street and approximately 14 feet, six inches from this neighboring residence. The subject property and the neighboring property are separated by an existing six-foot height wooden fence to remain. The Planning Commission may wish to provide guidance for design modification such as reduced lightwell size, closer to minimum requirement for egress, in this setback area or placement at an alternative building location (e.g., along the rear-north portion of the house).

The proposed left (west) side lightwell is located seven feet, one-inch from the property line facing Valparaiso Avenue and is separated from the street by existing landscaping and a stucco/concrete fence and wall to remain.

As aforementioned, aside from the proposed lightwells excavation, the proposed residence meets Zoning Ordinance requirements for setbacks and all other development regulations. Staff believes that the proposed excavation is relatively modest in scale and would have limited visibility from other properties. Given the location and extent of the excavation, staff believes the proposal would be compatible with the surrounding neighborhood.

Design and materials

The proposed two-story residence is a permitted use and the Planning Commission should focus its review on the request for excavation in the required yards. However, for context, the proposed residence is contemporary in design and features smooth stucco siding, dark colored aluminum-clad wood windows (no grid pattern), and a dark colored standing-seam metal roof (TPO, Thermoplastic Polyolefin, single-ply roofing material at flat roof areas). Three skylights are proposed above the covered rear porch.

Trees and landscaping

The applicant has submitted an arborist report (Attachment D), detailing the species, size, and conditions of on-site and nearby heritage and non-heritage trees. Table 1 below provides a summary of the trees related to the proposed project.

Table 1: Tree Inventory				
	Heritage Trees	Non-Heritage Trees	New Trees	Total Trees
Existing Trees	7	9	-	16
Trees Proposed for Removal	1	6	-	7
Trees Proposed for Addition	-	-	1	1
Total Trees	6	3	1	10

The arborist report lists a total of 16 trees on and around the subject property of which seven are heritage trees and nine are non-heritage trees. Six non-heritage trees are proposed for removal. The applicant previously submitted for and the City Arborist approved a Heritage Tree Removal Permit (HTR2022-00114) for one European white birch tree due to its health rating. The required replacement tree is an avocado tree to be planted at the northwestern corner of the property in the rear yard. The arborist report includes a tree protection plan. Tree protection fencing would be installed at the western and southern portions of the property to protect the heritage street trees along Valparaiso Avenue and Cotton Street, as well as in the northeastern corner of the property to protect the heritage tree of the eastern neighbor. As part of the project review process, the arborist report was reviewed by the City Arborist team. Implementation of all recommendations to mitigate impacts to the heritage trees identified in the arborist report would be ensured as part of condition 1.h.

Correspondence

Within the project description letter (Attachment A, Exhibit B), the applicant indicates that the property owners have conducted outreach to adjacent neighbors both in person and through email. The project outreach section of the letter also contains information provided by the applicant regarding the design/lot limitations and constraints experienced by the project, including detail for prior consideration of alternative lightwells placement.

In December 2022, staff received correspondence from Peter and Mary Beth Suhr, property owners at 1370 Cotton Street (adjacent property to the east), and Barbara Hills, property owner at 1375 Cotton Street (opposite property across Cotton Street to the south). The correspondence expresses concern for the proposed size of the residence, use of the ADU, and impervious surface coverage (Attachment E). With regard to the proposed size of the residence, the project is in compliance with Zoning Ordinance requirements for lot coverage, floor area limit (FAL), daylight plane, and height. With regard to the use of the ADU, there is no owner-occupancy requirement and the City must permit the ADU if it meets objective, codified standards; the ADU is not subject to discretionary review. With regard to impervious surface coverage, the City does not place restrictions on maximum allowable impervious surface area for residential zoning districts; the City has established grading and drainage guidelines and the project was reviewed by the Engineering Division up to this point and will be further reviewed at the Building Permit stage, as appropriate. As of the publication of this report, staff has not received further direct correspondence.

Conclusion

The Planning Commission should consider whether the required use permit findings can be made for proposed excavation within the required setbacks associated with the proposed single-family residence.

Because the subject parcel is a standard lot, the proposed two-story residence is a permitted use (i.e., the project could proceed directly to building permit-level review without discretionary action as long as it meets Zoning Ordinance requirements). The proposed attached ADU is not subject to discretionary review pursuant to City and State of California ADU regulations. The use permit request is specific to the proposed excavation within the required side setbacks (east and west) for two basement lightwells.

Staff believes that the proposed lightwells' excavation is appropriate and would have limited visibility from other properties. The Planning Commission may wish to provide guidance for design modification such as reduced lightwell size in this setback area or placement at an alternative building location. Given the location and extent of the excavation, staff believes the proposal would be compatible with the surrounding neighborhood. Staff recommends that the Planning Commission approve the proposed project. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

- A. Draft Planning Commission Resolution Adopting Findings of Approval for project Use Permit, including project Conditions of Approval
 - Exhibits to Attachment A
 - A. Project Plans
 - B. Project Description Letter
 - C. Conditions of Approval
- B. Location Map
- C. Data Table
- D. Arborist Report
- E. Public Correspondence

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the

information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings, and exhibits are available for public viewing at the Community Development Department.

Exhibits to Be Provided at Meeting

None

Report prepared by:
Calvin Chan, Senior Planner

Report reviewed by:
Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT FOR EXCAVATION WITHIN THE REQUIRED SIDE SETBACKS (EAST AND WEST) FOR TWO BASEMENT LIGHTWELLS ASSOCIATED WITH A NEW TWO-STORY RESIDENCE ON A STANDARD LOT IN THE R-1-S (SINGLE FAMILY SUBURBAN RESIDENTIAL) ZONING DISTRICT AT 1380 COTTON STREET

WHEREAS, the City of Menlo Park (“City”) received an application requesting to demolish an existing one-story, single-family residence, and construct a new two-story, single-family residence on a standard lot in the Single Family Suburban Residential (R-1-S) zoning district; the project includes an attached accessory dwelling unit (collectively, the “Project”) from Salar Safaei (“Applicant”), on behalf of Mehdi Maghsoudnia (“Owner”) located at 1380 Cotton Street (APN 071-044-010) (“Property”). The Project use permit is depicted in and subject to the development plans and project description letter which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family Suburban Residential (R-1-S) district. The R-1-S district supports single-family residential uses; and

WHEREAS, the proposed Project complies with all objective standards of the R-1-S district; and

WHEREAS, the proposed Project was reviewed by the Engineering Division and found to be in compliance with City standards; and

WHEREAS, the Applicant submitted an arborist report prepared by HortScience | Bartlett Consulting which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act (“CEQA,” Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project’s environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures); and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on July 10, 2023, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for excavation within the required side setbacks (east and west) for two basement lightwells associated with a new two-story residence and attached accessory dwelling unit on a standard lot is granted based on the following findings which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
 - a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-S zoning district and the General Plan because two-story residences with basements and attached accessory dwelling unit are allowed to be constructed on standard lots, and the excavation within the required side setbacks for lightwells is allowed, subject to granting of a use permit provided that the proposed residence conforms to applicable zoning standards, including, but not limited to, minimum setbacks, maximum floor area limit, and maximum building coverage. The lightwells' excavation would not be detrimental as no heritage trees would be impacted, and all mechanical

equipment proposed within/adjacent to the lightwells would be subject to the City's noise ordinance (Municipal Code Chapter 8.06).

- b. The proposed residence would include the required number of off-street parking spaces because one covered and one uncovered parking space would be required at a minimum, and two covered parking spaces are provided for the primary residence and one uncovered space is provided for the accessory dwelling unit.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2022-00043, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

- A. The Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures).

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Corinna Sandmeier, Principal Planner and Planning Commission Liaison of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on July 10, 2023, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this 10th day of July, 2023.

Corinna Sandmeier
Principal Planner and Planning Commission Liaison
City of Menlo Park
Exhibits

- A. Project Plans
- B. Project Description Letter
- C. Conditions of Approval



Safaei Design Group
www.safaideign.com
t: +1(415) 96 SALAR



Revision No. _____ Date _____

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be copied, reproduced, or altered in any way, and the designer shall be responsible for all dimensions and conditions shown by these drawings. Drawings shall be submitted to the office for approval before proceeding with fabrication. The drawings and their design content are the sole property of Safaei Design Group and may not be copied or reproduced in any manner without our express written consent.

SIGNATURES

Job Title
1380 Cotton St

Job Address
1380 Cotton St, Menlo Park, CA 94025

Date
05.05.2023

Issued For
PLANNING

Job No.
1380

Drawn By: _____ Checked By: _____
SDG SS

Scale _____

Sheet Title
COVERSHEET

Sheet No. _____

REV.4 - PLANNING
THIS VERSION DATED - 05.05.2023 SUPERSEDES ALL
PREVIOUS VERSIONS

A0



Revision No. _____ Date _____



1 FRONT ELEVATION (NORTH) RENDERED PROPOSED FRONT ELEVATION
3/16" = 1'-0"



2 FRONT PERSPECTIVE

Written dimensions on these drawings shall have precedence over scaled measurements. Drawings shall be used as-is. Dimensions shall only, and be responsible for, all dimensions and conditions shown by these drawings. Drawings shall be submitted to the office for approval before proceeding with fabrication. The drawings and their design content are the sole property of Safaei Design Group and may not be copied or reproduced in any manner without our express written consent.

SIGNATURES

Job Title
1380 Cotton St

Job Address
1380 Cotton St, Menlo Park, CA 94025

Date
05.05.2023

Issued For
PLANNING

Job No.
1380

Drawn By: _____ Checked By: _____
Author: _____

Scale
3/16" = 1'-0"

Sheet Title
PROJECT DATA

Sheet No.
A0.0

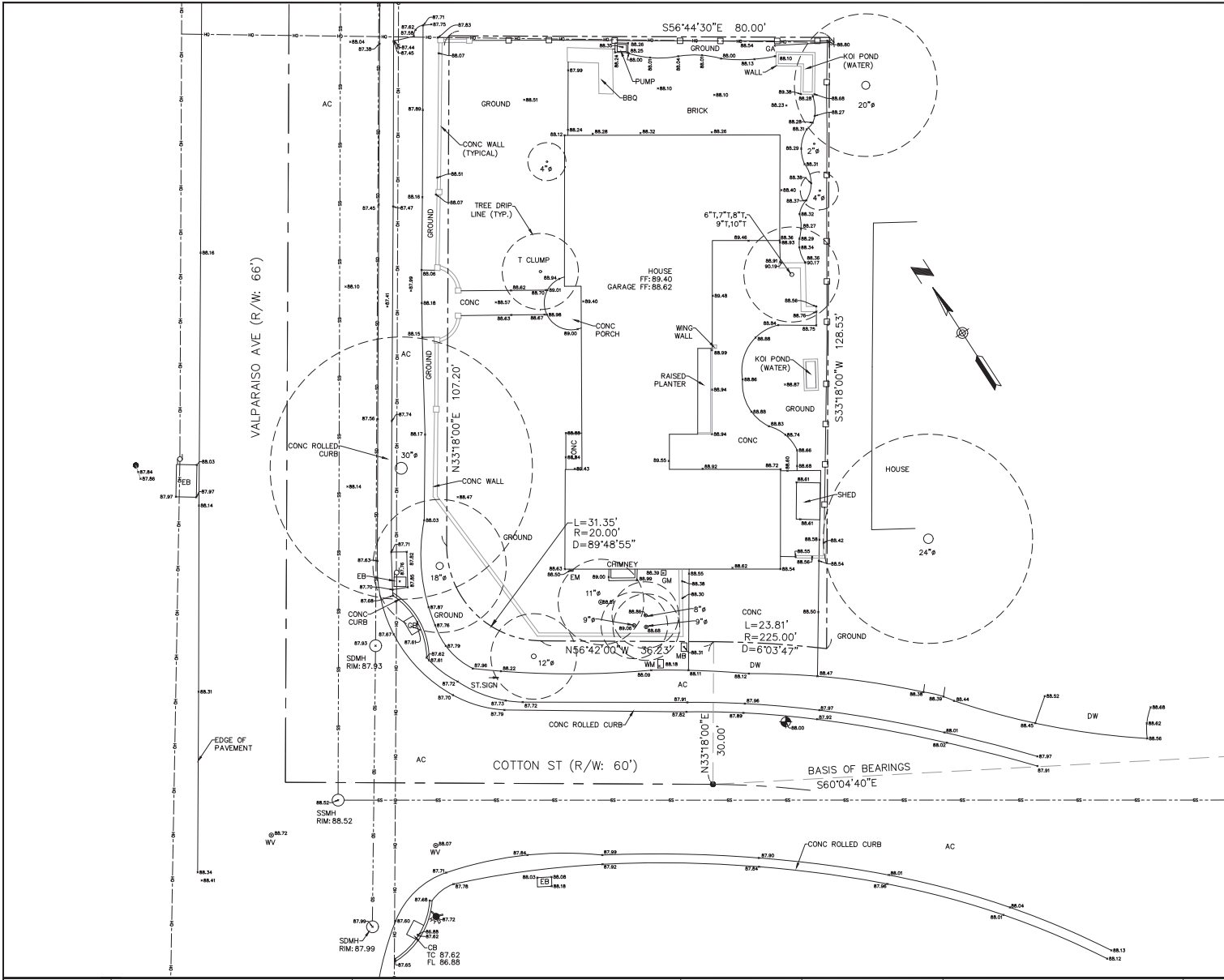
<p>NOTES:</p> <ul style="list-style-type: none"> HERS RATING VERIFICATION ITEMS: <ul style="list-style-type: none"> HVAC COOLING MINIMUM AIRFLOW AND FAN EFFICIENCY HVAC DISTRIBUTION SYSTEMS & DUCT SEALING BUILDING AIR MECHANICAL VENTILATION CONTRACTOR TO PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO BUILDING INSPECTOR PRIOR TO FINAL INSPECTION GREEN BUILDING CODE VERIFICATION: <ul style="list-style-type: none"> THIS PROJECT IS SUBJECT TO THE MANDATORY MEASURE REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE. SEE VERIFICATION CHECKLIST ON SHEET A10. THIRD PARTY VERIFICATION REQUIRED FOR IMPLEMENTATION OF ALL REQUIRED MEASURES. PRIOR TO FINAL INSPECTION. CONSTRUCTION SITE FIRE SAFETY: <ul style="list-style-type: none"> ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND SPECIFICATION S1-7 	
<p>Consultants:</p> <p>OWNER: Safaei Design Group 1380 COTTON ST MENLO PARK, CA 94025 TEL: (415) 962-4000 EMAIL: MAM@SDFDESIGN.COM</p> <p>DESIGNER: SAFAEI DESIGN GROUP 2015 RED TOWER SAN CARLOS, CA 94080 TEL: (415) 962-4000 EMAIL: SAF@SDFDESIGN.COM</p> <p>STRUCTURAL ENGINEER: CIVIL ENGINEER: <u>SAFAR</u> 2580 GARBER LN, LOS ALTOS, CA 94024 TEL: (415) 962-4000 CONTACT: SAF@SDFENGINEERS.COM</p> <p>ARCHITECT:</p>	<p>ENGINEER:</p> <p>LANDSCAPE ARCHITECT: RUSSELL STEINMANN LEED AP BC-C 2015 RED TOWER SAN CARLOS, CA 94080 TEL: (415) 962-4000 EMAIL: RSTEIN@SDFDESIGN.COM</p> <p>TITLE:</p>

<p>PROJECT INFORMATION</p> <p>LOT AREA: +/- 10,097.6 SF.</p> <p>ALLOWABLE BUILT AREA:</p> <p>MAIN HOUSE 2800 + (25% X 3095) = 3,573.75 SF + UP TO 800 SF ADU OVERAGES/EXCEEDANCES: 800 SF MAX ALLOWED FAL: 3574.4 SF</p> <p>EXISTING RESIDENCE: (D) MAIN HOUSE: 2,754.24 SF (D) SHED: 39 SF (D) GARAGE: 435.76 SF TOTAL DEMOLISEHD STRUCTURES: 3,229 SF</p> <p>PROPOSED BUILT AREA: BASEMENT (EXCL. FROM FAL) MAIN LEVEL: ADU: (BEYOND FAL) SECOND LEVEL: TOTAL PROPOSED BUILT AREA COUNTED AGAINST MAX FAL: TOTAL BUILT AREA INCL. ADU+ BASEMENT: 3,572.82 SF 3,384.26 SF</p> <p>GARAGE AREA: 422.13 SF</p> <p>TOTAL HABITABLE AREA INC. ADU: 5,364.26 SF TOTAL HABITABLE AREA MAIN HOUSE: 3645.34 SF</p> <p>REAR COVERED PORCH: 280.13 SF FRONT COVERED PORCH: 103.69 SF</p> <p>TOTAL COVERED AREA: FIRST LEVEL + COVERED PORCHES: 2878.47 SF 28.5%</p>	
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<p>LEGAL INFORMATION</p> <p>PARCEL NUMBER: 071044010 ZONING CODE: R1-S SINGLE-FAMILY OCCUPANCY: SINGLE FAMILY RESIDENTIAL HOME APPLICABLE CODES 2019: CBC, CFC, CPC, CMC, CPC, CEC, CAL GREEN</p> <p>CONSTRUCTION TYPE: VB PLANNING PERMIT NUMBER:</p> <p>UNDER SEPARATE DEFERRED SUBMITTAL PERMIT: AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SUBMITTED DIRECTLY TO SANTA CLARA CO. FIRE DEPT. BY CALIFORNIA LICENSED (C-16) CONTRACTOR.</p> <p>PROJECT DESIGN DATA: 2019 CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA GREEN BUILDING STANDARD CODE 2019 CALIFORNIA ELECTRIC CODE 2019 CALIFORNIA ENERGY CODE & STANDARDS 2019 CALIFORNIA FIRE CODE LOS ALTOS MUNICIPAL CODE ALONG WITH ALL OTHER LOCAL AND STATE LAWS AND REGULATIONS.</p> <p>SCOPE OF WORK</p> <p>1. DEMOLISH (E) SINGLE FAMILY HOUSE AND ACCESSORY STRUCTURE. 2. CONSTRUCT NEW SINGLE FAMILY HOUSE WITH A BASEMENT AND AN ATTACHED SECONDARY DWELING UNIT (ADU). ALSO TO CONSTRUCT A POOL IN THE REAR OF THE PROPERTY.</p>
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<p>DRAWING INDEX</p> <p>ARCHITECTURAL: A0 COVER SHEET A0.0 PROJECT DATA</p> <p>SURVEY: SU 1</p> <p>A1.0 SITE PLAN (E) A1.1 AREA PLAN (P) A1.2 PROPOSED STREET SCAPE ELEVATION AND EXISTING ELEVATIONS</p> <p>A2 SITE PLAN (P) A2.1 TREE PROTECTION / REMOVAL PLAN A3.0 EXISTING / DEMOLITION FLOOR PLAN A3.1 BASEMENT LEVEL FLOOR PLAN A3.2 MAIN LEVEL PLAN A3.3 SECOND LEVEL FLOOR PLAN A3.4 FLOOR AREA DIAGRAM</p> <p>A5.0 ROOF PLAN A5.1 ROOF PLAN - ENLARGED A6 ELEVATIONS A6.1 ELEVATIONS A6.2 SECTIONS A6.3 SECTIONS A6.4 LOT WIDTH & DEPTH DIAGRAM A6.5 3D PERSPECTIVES A12 MATERIAL BOARD</p> <p>ARBORIST REPORT: ARB-1 ARBORIST REPORT ARB-2 ARBORIST REPORT ARB-3 ARBORIST REPORT - TREE ASSESSMENT PLAN ARB-4 ARBORIST REPORT - TREE PROTECTION PLAN</p>	<p>DATE:</p> <p>SCALE:</p> <p>PROJECT DATA:</p>
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LEGEND

---	PROPERTY LINE	AC	ASPHALT
---	EXISTING LOTS	AD	AREA DRAIN
---	CENTERLINE	ANC	ANCHOR
---	EASEMENT LINE	BBSL	BUILDING SETBACK LINE
---	SANITARY SEWER LINE	C&G	CURB AND GUTTER
---	STORM DRAIN LINE	CB	CATCH BASIN
---	OVERHEAD POWER LINE	CO	CLEAN OUT
---	WOOD FENCE	DW	DRIVEWAY
---		EB	ELECTRIC BOX
---		EM	ELECTRIC METER
---		EP	EDGE OF PAVEMENT
---		FH	FIRE HYDRANT
---		GA	GUY ANCHOR
---		GM	GAS METER
---		GV	GAS VALVE
---		IV	IRRIGATION VALVE
---		LP	LIGHT POLE
---		MB	MAIL BOX
---		MH	UTILITY MANHOLE
---		P.U.E.	PUBLIC UTILITY EASEMENT
---		P	BRICK CONC PILLAR
---		PP	POWER POLE
---		(R)	RADIAL BEARING
---		SL	STREET LIGHT
---		SSMH	STORM DRAINAGE MANHOLE
---		SSMH	SANITARY SEWER MANHOLE
---		SSCO	SANITARY SEWER CLEAN OUT
---		TCD	THROUGH CURB DRAIN
---		TS	TRAFFIC SIGN
---		VC	VALLEY GUTTER
---		WM	WATER METER
---		WV	WATER VALVE

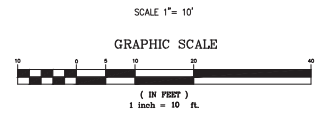
DISCLAIMER:
SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

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.

BASIS OF BEARINGS:
FOUND SURVEY MONUMENTS. RECORD INFORMATION WAS USED. PER CORNER RECORD 1486, WHICH IS FILED IN THE COUNTY OF SAN MATEO RECORDERS OFFICE.

SITE BENCHMARK:
SURVEY CONTROL SET MAG NAIL
ELEVATION=88.00' (NAVD 88 DATUM)

- NOTES:**
1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 2. THE GROSS AREA OF LAND OF RECORD IS 10,097.57 SQ. FT. ±.
 3. THE MAP WAS BASED ON A GRANT DEED DOC.# 59768 BY NORTH AMERICAN TITLE CO. DATED 02/28/2002, RECORDED IN SAN MATEO COUNTY.
 4. ALL EXISTING BUILDINGS ARE WOOD.
 5. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
 6. THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.



SU 1

1380 COTTON ST.
MENLO PARK, CA 94025
APN: 071-044-010



SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale: 1" = 10'
Prepared by: J.N.
Checked by: R.M.
Date: 03/29/2022
Project No: 222039

PRELIMINARY BOUNDARY AND TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF MENLO PARK



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Revision No. _____ Date _____

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SIGNATURES

[Signature]

Job Title
1380 Cotton St

Job Address
1380 Cotton St, Menlo Park, CA 94025

Date
05.05.2023

Issued For
PLANNING

Job No.
1380

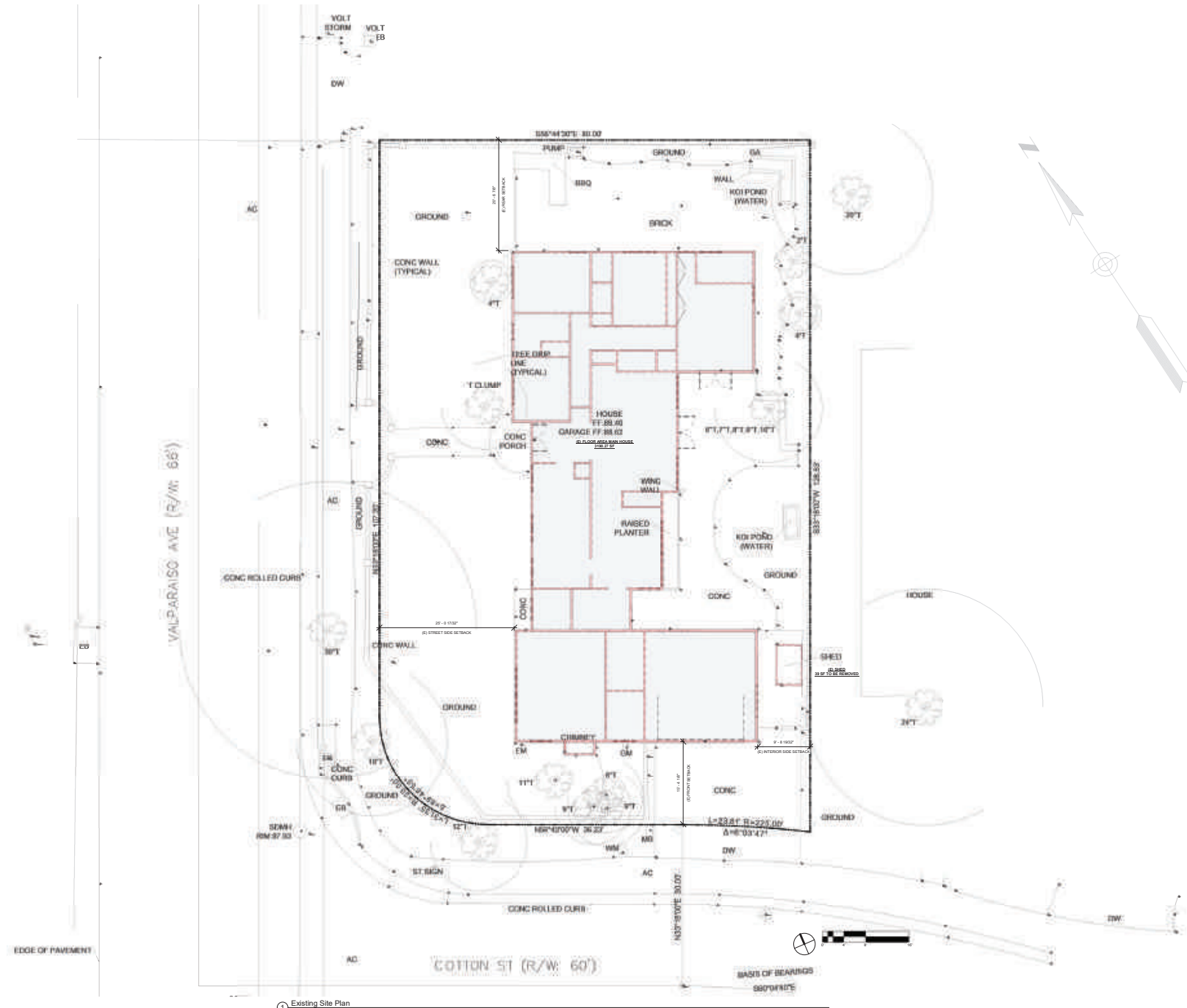
Drawn By: _____
S.S. O.K.

Scale
1/8" = 1'-0"

Sheet Title
SITE PLAN (E)

Sheet No.

A1.0

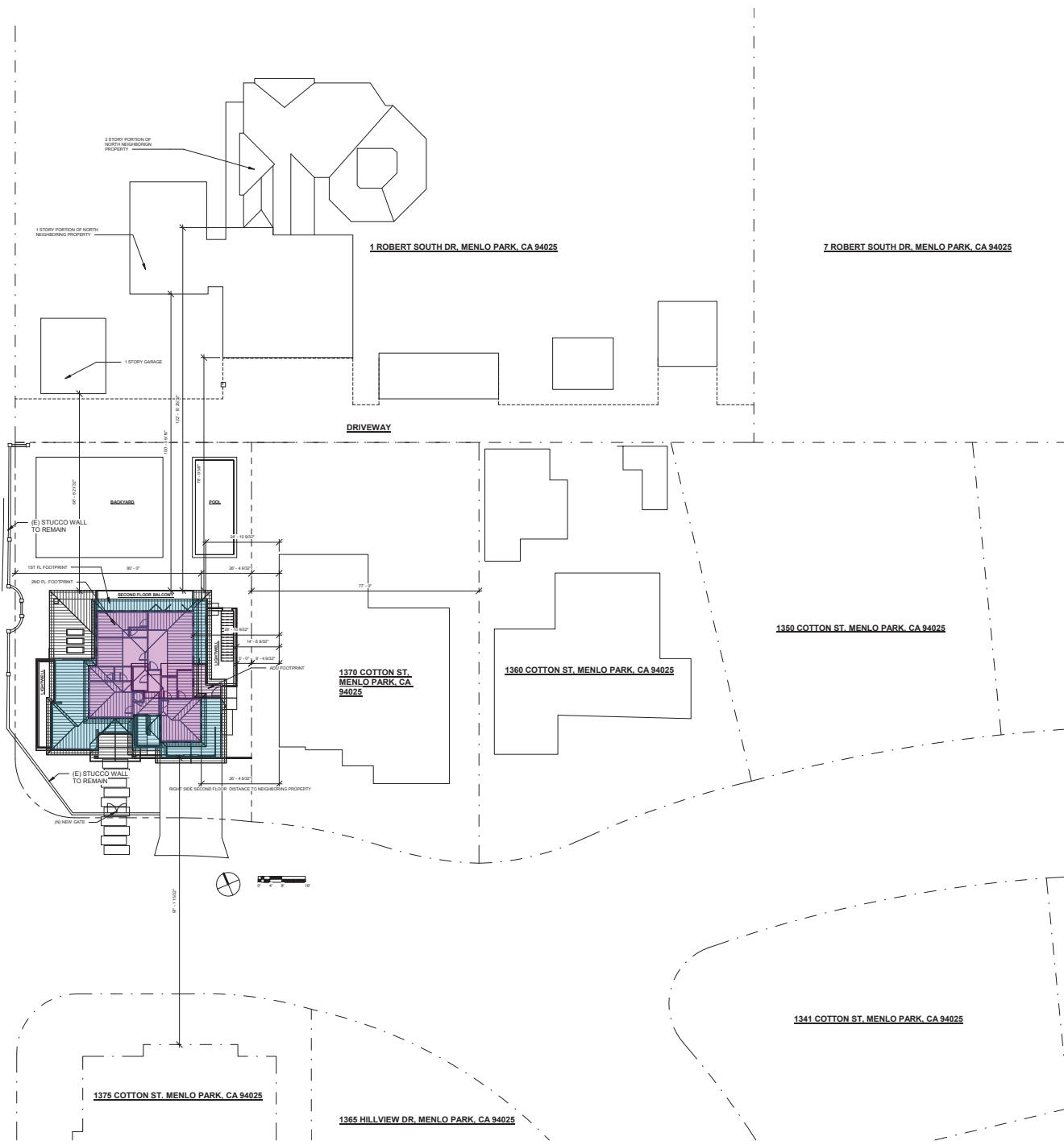


1 Existing Site Plan
1/8" = 1'-0"

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Date
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Job No.
1380

Drawn By: _____ Checked By: _____
Author: _____ Checker: _____

Scale
1/16" = 1'-0"

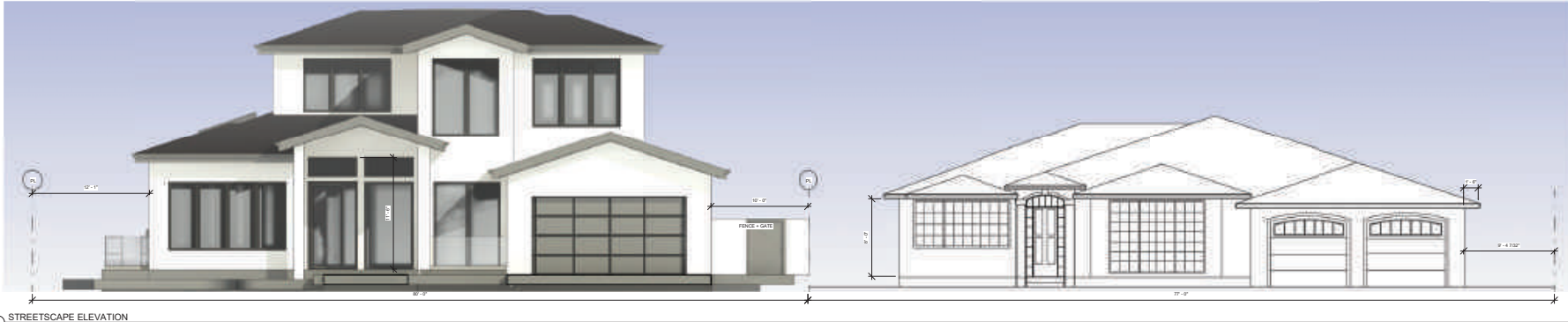
Sheet Title
AREA PLAN

Sheet No.
A1.1

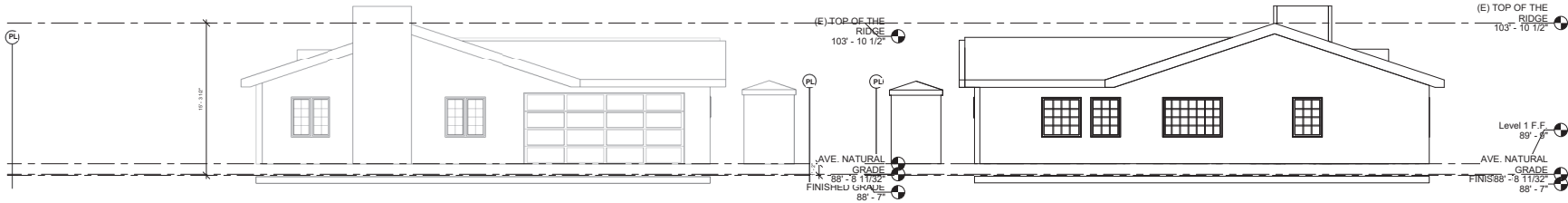
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1 AREA PLAN
1/16" = 1'-0"

A9



1 STREETSCAPE ELEVATION
3/16" = 1'-0"

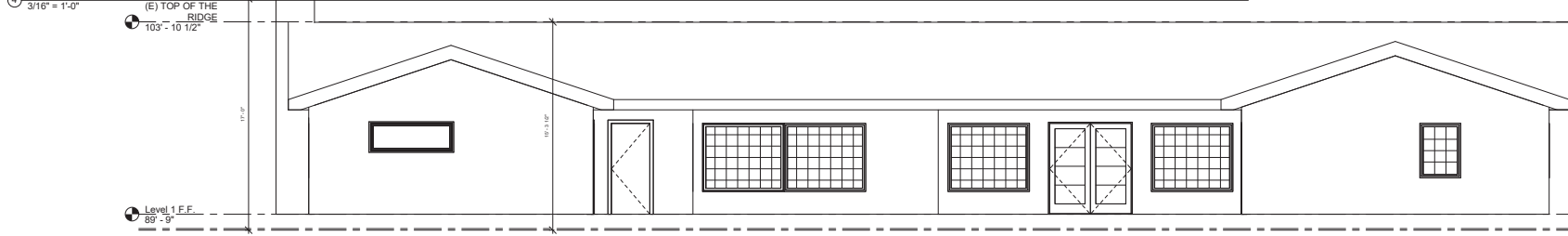


2 (E) FRONT ELEVATION (SOUTH) TO BE DEMOLISHED
3/16" = 1'-0"

3 (E) REAR ELEVATION (NORTH) TO BE DEMOLISHED
3/16" = 1'-0"



4 (E) LEFT SIDE ELEVATION (WEST) TO BE DEMOLISHED
3/16" = 1'-0"



5 (E) RIGHT SIDE ELEVATION (EAST) TO BE DEMOLISHED
1/4" = 1'-0"



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SIGNATURES

[Handwritten Signature]

Job Title
1380 Cotton St

Job Address
1380 Cotton St, Menlo Park, CA 94025

Date
05.05.2023

Issued For
PLANNING

Job No.
1380

Drawn By: _____ Checked By: _____
Author: _____ Checker: _____

Scale
As indicated

Sheet Title
STREETSCAPE ELEVATION & (E) (D) ELEVATIONS

Sheet No. _____

A1.2

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KEY NOTES:

- EXTERIOR LIGHTWELL SURFACE WITH 7" STEP DOWN FROM INTERIOR FINISHED FLOOR. SLOPE TO OUTSIDE DRAIN. VERIFY FINISHED SURFACE, WATERPROOFING, ETC. PRIOR TO CONSTRUCTION.
- AREA DRAINS AND OVERFLOW AT SUNKEN LIGHTWELLS AREA DRAINS AND OVERFLOW AT SUNKEN LIGHTWELLS AND PATIO. FOR STORMWATER COLLECTION TO SUMP PUMP SYSTEM. PROVIDE ALUMINUM PANEL SYSTEM FOR PUMP FAILURE ALERTS. SEE CIVIL PLANS FOR SYSTEM DETAILS.
- HOME THEATER SYSTEM INCLUDING: EQUAL PLUMBING, PROJECTOR AND SCREEN, SEATING, ACOUSTICS, SELECTIONS, ETC. PER OWNER PRIOR TO CONSTRUCTION AT 411.8.
- BUILT-IN SHELVING & CABINETS. VERIFY DESIGN WITH OWNER & ARCHITECT.
- SUNKEN SUMP PUMP COLLECTION SYSTEM FOR EXTERIOR STORMWATER COLLECTION & DISCHARGE FROM LIGHTWELL. VERIFY ALL HARDWARE, UTILITY CONNECTIONS AND DETAILS. VERIFY ALL HARDWARE AND SITE FINISH MATERIALS & SELECTION WITH OWNER PRIOR TO CONSTRUCTION. SEE LANDSCAPE PLANS FOR ALL NEW PAINTING AND IRRIGATION SYSTEMS.
- IN BATHROOM FIXTURES AND EQUIPMENT. PROVIDE EQUAL PLUMBING, CERAMIC TILE FLOORING & SHOWER ENCLOSURE. VERIFY ALL SELECTIONS, FINISHES, ACCESSORIES, ETC. WITH OWNER.
- AT ALL SHOWERS AND TUBS WITH SHOWERS:
 - WALL COVERINGS SHALL BE PORTLAND CEMENT CONCRETE, CERAMIC OR STONE TILE, OR APPROVED EQUAL TO 8" ABOVE DRAIN. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT.
 - VERIFY FINISH MATERIALS. SEE INTERIOR DESIGN PLANS.
 - INSTALL HOT MOP SHOWER PAN IS ALL SHOWERS (TYPICAL). BASE MATERIAL BENEATH SHOWER PAN TO SLOPE TO DRAIN PER 2019 CPC 411.8. VERIFY DRAIN LOCATION W/ OWNER.
 - TEMPERED GLASS & WINDOW AND SHOWER ENCLOSURE. SHOWER DOORS & ENCLOSURES SHALL BE FRAMELESS, TEMPERED, 3/8" GLASS, VERIFY W/ OWNER.
 - SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE ADJUSTED TO 100 DEGREES MAXIMUM.
 - ALL SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED INTERIOR OF 108 SQ IN. AND SHALL ALSO BE CAPABLE OF ENCOMPASSING 30 INCH CIRCLE.
- MECHANICAL ROOM WITH WATER HEATER, AND HVAC UNIT FOR BASEMENT AND FIRST FLOOR LEVELS. VERIFY LAYOUT OF UNITS, DUCTING MANIFOLDS, PANELS, PANELS, PANELS, ACCESSORIES, ETC. FOR SPACE PRIOR TO CONSTRUCTION.
- LAUNDRY ROOM HOOK UPS AND CONNECTIONS, CABINETS & COUNTERTOPS, VERIFY SELECTIONS, APPLIANCES SPECS, ETC. PER OWNER.
- SUNKEN SEWAGE EJECTION SUMP PUMP SYSTEM FOR BASEMENT WASTE LINE COLLECTION & DISCHARGE UP TO FIRST FLOOR GRAVITY LINES. LOCATED IN EXTERIOR LIGHTWELL. ALTERNATE LOCATION IN MECH. ROOM. SEE ALSO CIVIL PLANS FOR THE TOILET STRENGTH. THE MAIN LINE OF EACH EJECTOR OR PUMP TO HAVE A BACKWATER VALVE AND GATE VALVE, AND BE A MINIMUM OF 3" IN DIAMETER. PROVIDE SEWER EJECTION PUMP RECEIVING DISCHARGE OF WATER CLOSET SHALL BE CAPABLE OF PUSING A 1.5 INCH DIAMETER 10' LONG PIPE.
- DEEP WELL SUMP PUMP SYSTEM FOR COLLECTION OF SUBSURFACE GROUND WATER AT BASEMENT PERIMETER AND UNDER-SLAB FOR COLLECTION & DISCHARGE UP TO SURFACE DRAINAGE SYSTEM. SEE (C50) FOR SUMP PUMP.
- LOWEDED CEILING AT HALLWAY AND SECONDARY SPACES. FOR MECHANICAL, DUCTING PATHWAYS, VERIFY FINAL FINISHED CEILING HEIGHTS TO COORDINATE WITH MECHANICAL DESIGN PRIOR TO CONSTRUCTION.
- AT SORT OF USABLE SPACES BELOW STAIRS. PROVIDE 5/8" TYPE "X" GYP. BR. FOR ONE HOUR FIRE PROTECTION.
- STAR UP TO FIRST STORY. MAX. 7/8" RISE. MIN. 10" STAR UP TO FIRST STORY. MAX. 7/8" RISE. MIN. 10" RUN. WITH HANDRAILS & GUARDRAILS PER CODE.
- EXTERIOR STAR DOWN TO BASEMENT LIGHTWELL. MAX. 7/8" RISE. MIN. 11" RUN. WITH HANDRAILS & GUARDRAILS PER CODE.

CALIFORNIA ENERGY CODE REQUIREMENTS FOR NEW HOMES:
 PER CEC 15000, PROVIDE CONTINUOUS MECHANICAL WHOLE HOUSE EXHAUST OR SUPPLY VENTILATION SYSTEM FOR ALL ROOMS. SEE SECTION R310.1 FOR INDOOR AIR QUALITY IN LOW RISE RESIDENTIAL PER EQUATION 4.1A. (CONDITIONED AREA A x 0.03) + 1.75 (X) (# BEDROOMS) + 11 = (6.417 X 0.03) + (7.5 X (6-1)) = 245 CFM
 INSTALL (6) PANASONIC WHISPER GREEN PICK-A-FLOW SPEED SELECTOR WITH TOP FLOW (8 1/4" CFM VENTILATION FAN AT FOUR LOCATIONS. SET SPEED AT 62 CFM EACH AND HAVE THEM FULL-TIME OPERATED AND TO PROVIDE A LABEL AT FAN CONTROL SWITCH READING: "FAN TO BE LEFT ON FOR INDOOR AIR QUALITY".

GENERAL NOTES:

VERIFY ALL HARDWARE & LANDSCAPE LAYOUTS AND FINISHES WITH OWNER. EXTERIOR WALLS: PAINTED SMOOTH STUCCO FINISH. VERIFY SELECTIONS WITH OWNER. 2X6 WALL FRAMING AT EXTERIOR INSULATED WALLS FOR R-21 ENVELOPE. SEE STRUCTURAL PLANS FOR SHEAR WALL AND HOLD-DOWN LOCATIONS & NAILING.
 INTERIOR WALLS: 5/8" GYP. BR. ON 2X4 STUDS @ 16" O.C. U.N.O. SEE STRUCTURAL PLANS FOR SHEAR WALL AND HOLD-DOWN LOCATIONS & NAILING.
 INTERIOR WALLS: 5/8" TYPE "X" GYPSUM BOARD AT ALL GARAGE SEPARATION WALLS & CEILING IN ENCLOSED SPACE UNDER STAIRS.
 ALL WINDOWS & FRENCH DOORS TO BE WOOD FRAME, ALUMINUM CLAD, DUAL-PAN, W/ DIVIDED GLAZES AS SHOWN ON ELEVATIONS. PROVIDE TEMPERED GLASS AT ALL GLAZED DOORS AND GLAZING WITHIN 24" OF A DOOR OR WITHIN 18" OF FINISHED FLOOR. PROVIDE TEMPERED GLAZING AT WINDOWS AT SHOWERS AND ABOVE BATH/TUBS.
 FRAMING CONTRACTOR SHALL CAREFULLY REVIEW ALL ELECTRICAL, MECHANICAL, & STRUCTURAL PLANS AND VERIFY ALL ISSUES IN LOCATION OF SIGNIFICANT BEAMS AND LAYOUT OF FLOOR & CEILING JOISTS TO ACCOMMODATE LIGHT CANS, PLUMBING, MINOR HEADING OFF, CENTER FLOOR REGISTERS W/ DOORS, ALIGN CHUTES & CHASES, ETC.
 SEE ALSO DIMENSION PLAN SHEETS. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF WINDOW/DOOR. TYP. U.N.O. VERIFY ALL CRITICAL DIMENSIONS AT EXISTING ELEMENTS IN FIELD PRIOR TO FRAMING. ANY CONFLICTS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO FURTHER PROGRESS. VERIFY FINISH SELECTIONS: BASEBOARD, CEILING TRIM, AND DOOR & WINDOW CASINGS W/ OWNER IN FIELD. PROVIDE BLOCKING AS NECESSARY. VERIFY PAINT AND COLOR SECTIONS W/ OWNER IN FIELD.
 MECHANICAL CONTRACTOR TO VERIFY ALL AIR DUCTS, CHASES, LOCATIONS, CONFIGURATIONS, ETC. WITH FRAMING CONTRACTOR DURING FOUNDATION WORK. PRIOR TO FRAMING. PLACE DUCTS OUT OF THE WAY OF ATTIC, CRAWLSPACES, ETC. ALL UNDERGROUND AND ABOVE-GROUND WATERPROOFING & FLASHING DETAILS PER WATERPROOFING SPECIALIST SUBCONTRACTOR.

- BUILDING ADDRESSES FOR MAIN BUILDING & ADU SHALL COMPLY WITH SECTION R319.1(C).
- REQUIRED FIRE BLOCKING TO BE INSTALLED IN LOCATIONS PER R302.1(C).
- ALL SHOWERS DOORS TO BE MINIMUM 22" WIDE, AND TO SWING OUT OF THE SHOWER STALL.
- PROVIDE 1/2" GYPSUM ON ALL WALLS AND CEILING FOR ENCLOSED USABLE SPACES UNDER-STAIRS.
- ALL GUARDRAILS TO HAVE A MINIMUM HEIGHT OF 42".
- TYPE IV HOMEWARES (PARTS) TO BE USED UNDER ALL SIDING MATERIAL.
- THE MAXIMUM SPACING OF PICKETS IS 4" ON CENTER. THE SPACE BETWEEN THE BOTTOM RAIL OF THE GUARD SHALL NOT EXCEED 4".
- BASEMENT CONSTRUCTION: ALL WOOD IN CONTACT WITH BASEMENT WALLS ARE REQUIRED TO BE PRESSURE TREATED AND PROPERLY FIRE BLOCKED.

GENERAL NOTES CONTINUED

GENERAL NOTES:
 ALL GRADING, EARTHWORK, FOUNDATION PREPARATION, AND DRAINAGE SUBJECT TO RECOMMENDATIONS BY THE SOILS REPORT BY SILICON VALLEY SOILS ENGINEERING. (REPORT DATE: APRIL 2018)
 SOILS ENGINEER SHALL OBSERVE AND TEST GRADING INCLUDING SUB GRADE PREPARATION TO VERIFY THAT THE CONTRACTOR MEETS THE RECOMMENDED MATERIAL QUALITY, MOISTURE CONDITIONING, AND COMPACTION REQUIREMENTS. SOIL ENGINEER SHALL OBSERVE THE FOOTING EXCAVATIONS PRIOR TO THE PLACEMENT OF REINFORCING STEEL TO CONFIRM THAT THE FOUNDATION IS PLACED IN UNDISTURBED, FIRM NATURAL SOILS AND AT THE MINIMUM DEPTH OR DEEPER.
 SEE CIVIL DRAWINGS BY SMP ENGINEERING FOR ALL GRADING AND DRAINAGE WORK. UTILITY CONNECTIONS AND DETAILS. VERIFY ALL HARDWARE AND SITE FINISH MATERIALS & SELECTION WITH OWNER PRIOR TO CONSTRUCTION. SEE LANDSCAPE PLANS FOR ALL NEW PAINTING AND IRRIGATION SYSTEMS.
 MAINTAIN MINIMUM 2% SLOPE AWAY FROM FOUNDATION AT LANDSCAPE AREAS. MINIMUM 2% SLOPE AWAY AT PAVED AREAS WITHIN 5' OF STRUCTURE. SETBACKS SHALL BE MAINTAINED AS REQUIRED BY A LICENSED SURVEYOR OR CIVIL ENGINEER TO VERIFY THE LOCATION OF STRUCTURE ON THE PROPERTY AND FOUNDATION INSPECTION. VERIFY SPERATE ENCROACHMENT PERMIT APPROVALS PER CITY FOR ANY WORK WITHIN THE RIGHT OF WAY.

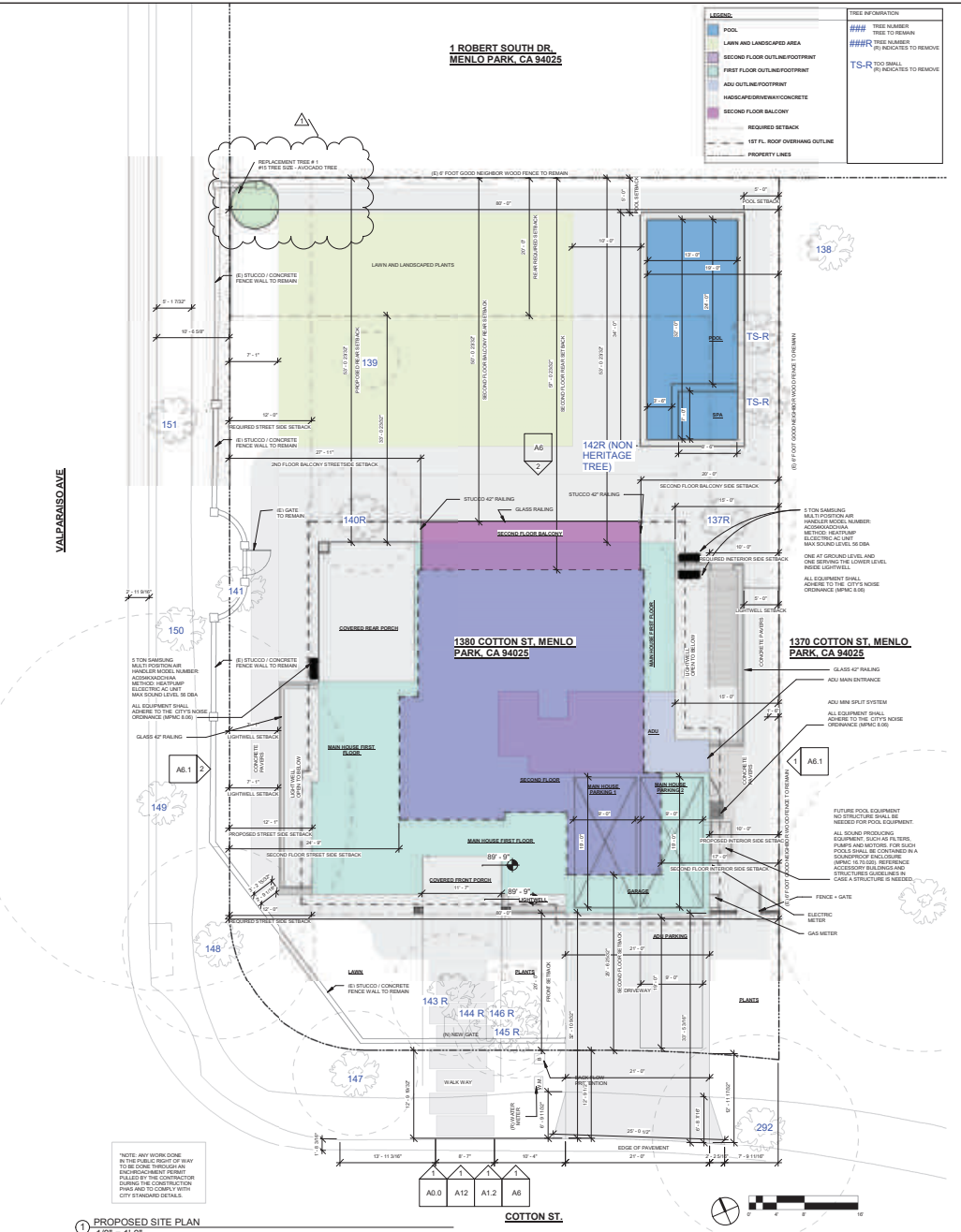
2019 CALGREEN MANDATORY MEASURES:

- DEVELOP A PLAN TO MANAGE STORM WATER DRAINAGE CONSTRUCTION PER CALGREEN SECTION 4.108.2
- PLAN AND DEVELOP GRADING AND PAVING PLAN TO KEEP SURFACE WATER AWAY FROM BUILDING PER CALGREEN SECTION 4.108.3
- SUBMIT CONSTRUCTION WASTE MANAGEMENT PLAN PER CALGREEN SECTION 4.6.29.1 (IN ACCORDANCE WITH THE LOCAL ORDINANCE). OBTAIN A MINIMUM OF 80% OF CONSTRUCTION WASTE TO CITY RECYCLOGY CENTER OR SALVAGE PER SECTION 4.6.29.2
- DUCT SYSTEMS ARE SIZED AND DESIGNED WITH EQUIPMENT SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED, AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
- AT PROJECT COMPLETION, PROVIDE A COPY OF THE OPERATIONS AND MAINTENANCE MANUAL TO THE BUILDING OCCUPANT OR OWNER ADDRESSING ITEMS 1 THROUGH 10 IN SECTION 4.10.1
- PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, & CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.504.1)
- COVER DUCT OPENINGS AND OTHER RELATED UNDESIRABLE COMPONENT OPENINGS DURING CONSTRUCTION (4.504.2.1)
- ADHESIVES, SEALANTS, CHALKS AND OTHER TOXC COMPOUNDS USED DURING CONSTRUCTION SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.1)
- PAINTS, STAINS AND OTHER COATING SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2)
- AEROSOLS, PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MFR LIMITS FOR ROD AND TOXC COMPOUNDS (4.504.2.3)
- CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3)
- MINIMUM 80% OF FLOOR AREA RECEIVING RESIDENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS PER SECTIONS (4.504.4)
- PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (4.504.5)
- INSTALL CAPILLARY BREAK VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS. (4.505.2)
- CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOORING BEFORE ENCLOSURE (4.505.3)

SEE SHEET AD_ FOR ADDITIONAL GREEN BUILDING MEASURES.

GENERAL NOTES CONTINUED

EGRESS WINDOW & DOORS - CRC 310 NOTE:
 ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 20" MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (6.0 AT GRADE LEVEL). NOTE: IN ORDER TO MEET THE MINIMUM CLEAR OPENING OF 5.7 SQUARE FEET, EITHER THE WIDTH OR HEIGHT, OR BOTH, MUST EXCEED THE MINIMUM DIMENSION (SEE FIGURE BELOW). THE NET CLEAR OPENING DIMENSIONS REQUIRED SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE.
 SHOWER WALLS TO BE PROTECTED UP TO 72" PER SECTION R307. CRC. SAFETY GLASS REQUIRED WINDOWS AND DOORS TO BE LABELED WITH 6G.
R311.7.1 WIDTH: STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PER-MITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 41/2 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY AND THE CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31 1/2 INCHES (787 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (686 MM) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
R311.7.2 HEADROOM: THE HEADROOM IN STAIRWAYS SHALL NOT BE LESS THAN 6 FEET 8 INCHES (2032 MM) MEASURED VERTICALLY FROM THE FLOORED LINE ADJOINING THE TREAD NOSING OR FROM THE TOP OF THE SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.
 ALL HANDRAILS TO BE CONTINUOUS FOR ALL STAIRS OR STEPS WITH 1 OR MORE RISERS.
R13 WALLS: WINTER DESIGN U VALUE 0.101, 1" AIR GAP BETWEEN 12" CONCRETE PARAMETER PROPERLY FIRE BLOCKED ANY WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.



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

LEGEND:

- POOL
- LAWN AND LANDSCAPED AREA
- SECOND FLOOR OUTLINE/FOOTPRINT
- FIRST FLOOR OUTLINE/FOOTPRINT
- ADU OUTLINE/FOOTPRINT
- HANDS AND BATHS/ENCLOSURE
- SECOND FLOOR BALCONY
- REQUIRES SETBACK
- 15' FT. R.O.W. OVERHANG OUTLINE
- PROPERTY LINES

TREE INFORMATION:

- ### TREE NUMBER
- ### TREE TO REMAIN
- ### TREE NUMBER
- ### TREE NUMBER
- TS-R TO SMALL
- TS-R TO REMOVED

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

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

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

Revision No. _____ Date _____

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Author: _____
Author: _____

Scale
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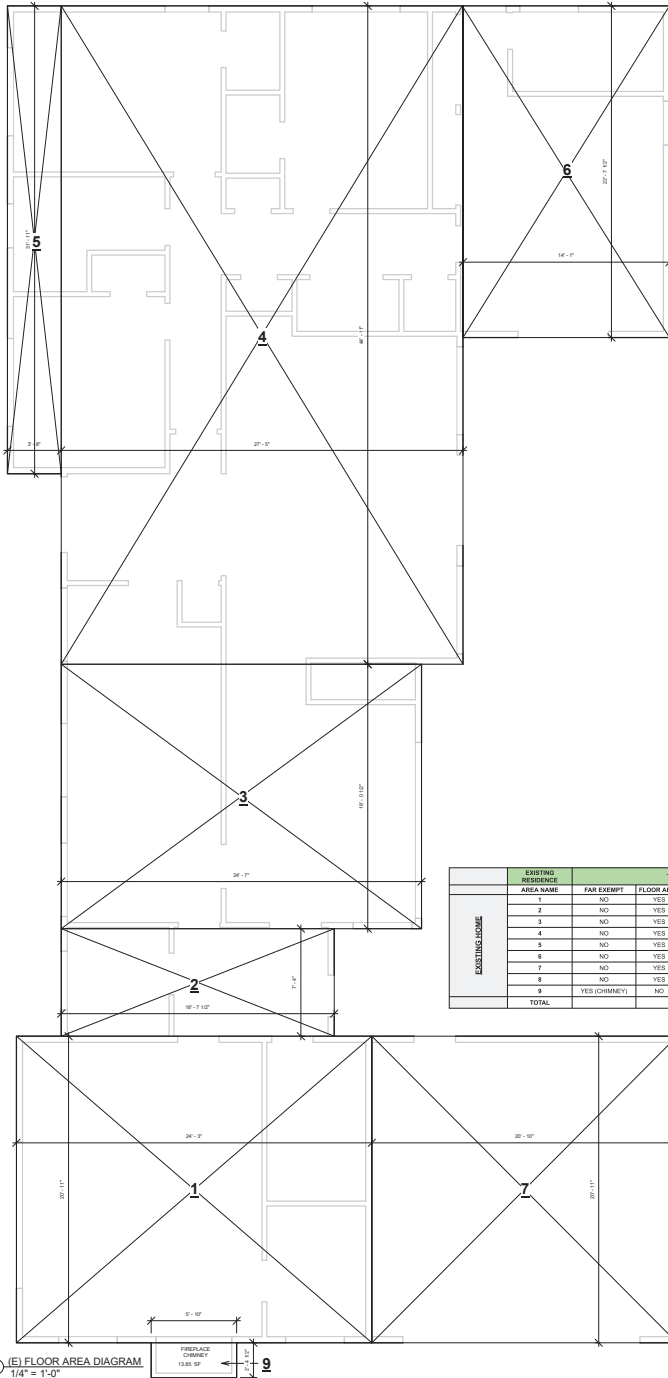
Sheet Title
 SITE PLAN (P)

Sheet No.

A2

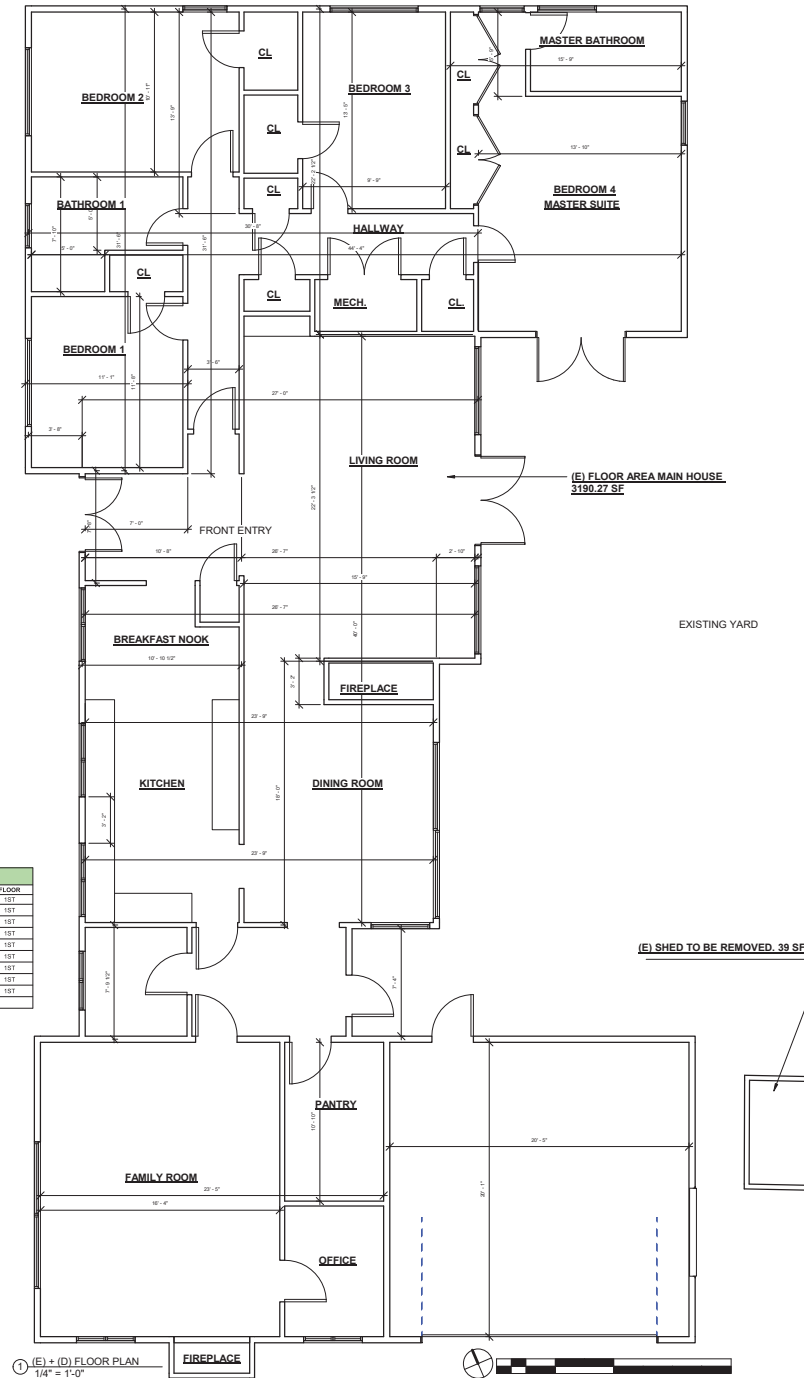
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A11



2 (E) FLOOR AREA DIAGRAM
1/4" = 1'-0"

EXISTING RESIDENCE	TO BE DEMOLISHED							
	AREA NAME	FAR EXEMPT	FLOOR AREA	COVERAGE	WIDTH	DEPTH	SQUARE FEET	FLOOR
1	NO	YES	24'-0"	YES	24'-0"	20'-0"	480.00	1ST
2	NO	YES	16'-7.0"	YES	7'-0"	7'-0"	136.50	1ST
3	NO	YES	24'-0"	YES	16'-0"	16'-0"	440.00	1ST
4	NO	YES	27'-0"	YES	44'-0"	44'-0"	1221.00	1ST
5	NO	YES	3'-0"	YES	31'-0"	31'-0"	117.00	1ST
6	NO	YES	14'-0"	YES	22'-0"	22'-0"	308.00	1ST
7	NO	YES	20'-0"	YES	20'-0"	20'-0"	400.00	1ST
8	NO	YES	5'-0"	YES	7'-0"	7'-0"	35.00	1ST
9	YES (CHIMNEY)	NO	5'-0"	YES	2'-4.0"	2'-4.0"	13.00	1ST
TOTAL							3229	



1 (E) + (D) FLOOR PLAN
1/4" = 1'-0"



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1380

Drawn By: _____
Author: _____

Scale
1/4" = 1'-0"

Sheet Title
EXISTING / DEMOLITION
FLOOR PLAN

Sheet No. _____

A3.0

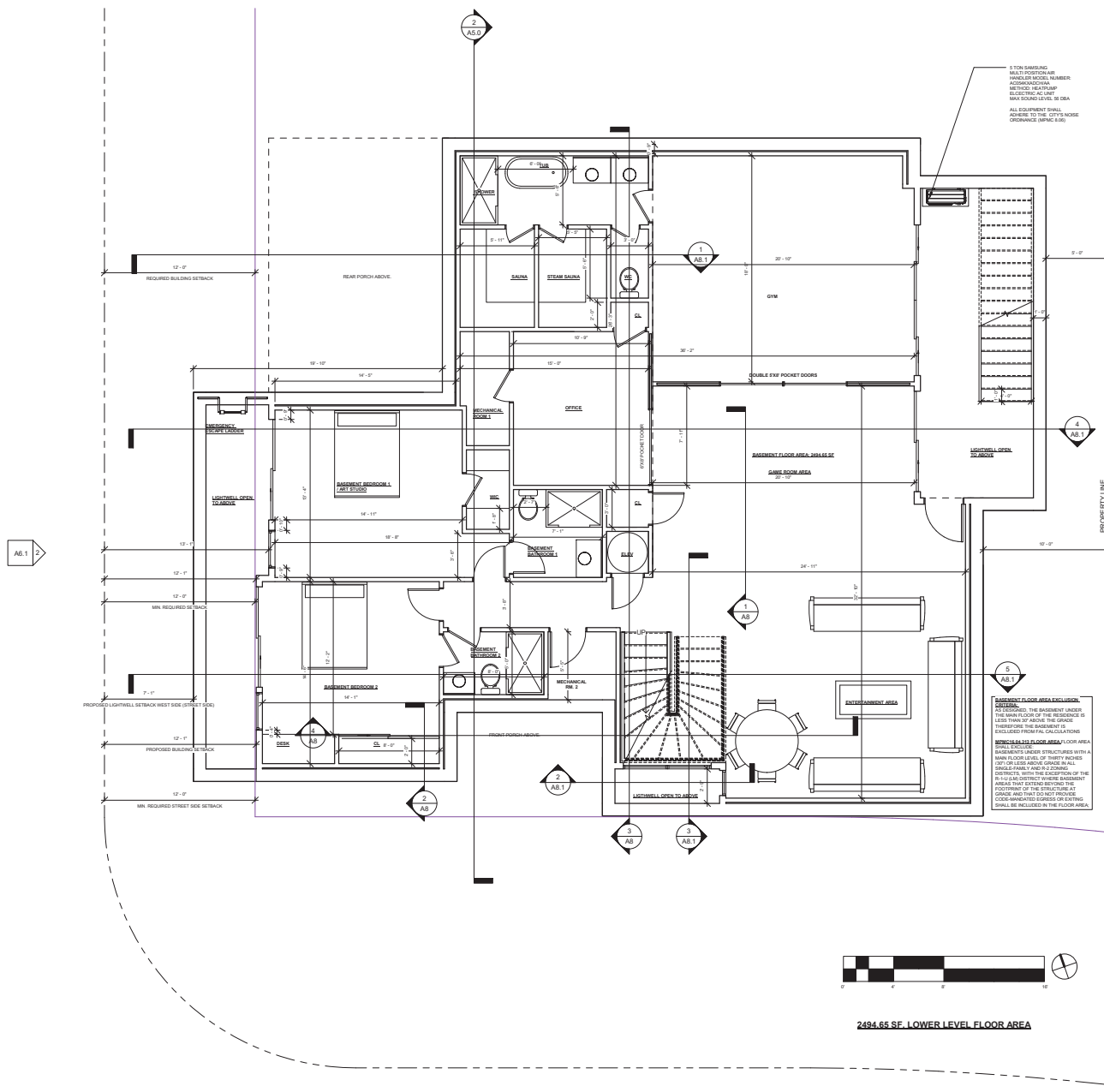
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KEY NOTES:

- EXTERIOR LIGHTWELL SURFACE, WITH 7" STEP DOWN FROM INTERIOR FINISHED FLOOR, SLOPE TO OUTSIDE EDGE TO DRAIN. VERIFY FINISHED SURFACE, WATERPROOFING, ETC. PRIOR TO CONSTRUCTION.
- AREA DRAINS AND OVERFLOW AT SUNKEN LIGHTWELLS AREA DRAINS AND OVERFLOW AT SUNKEN LIGHTWELLS AND PATIO, FOR STORMWATER COLLECTION TO SUMP PUMP SYSTEM TO GRADE. PROVIDE ALARM PANEL SYSTEM FOR FAILURE ALERTS. SEE CIVIL PLANS FOR SYSTEM DETAILS.
- HOME THEATER SYSTEM, VERIFY ALL COMPONENTS, PROJECTOR AND SCREEN, SEATING, ACOUSTICS, SELECTIONS, ETC. PER OWNER PRIOR TO CONSTRUCTION OF THE THEATER.
- BUILT-IN SHELVING & CABINETS, VERIFY DESIGN WITH OWNER & ARCHITECT.
- SUNKEN SUMP PUMP COLLECTION SYSTEM FOR EXTERIOR STORMWATER COLLECTION & DISCHARGE FROM LIGHTWELL SURFACE DRAINS UP TO SURFACE DRAINAGE AND RETENTION SYSTEM. SEE ALSO CIVIL PLANS.
- (N) BATHROOM FIXTURES & FINISHES, KOHLER OR EQUAL PLUMBING, CERAMIC TILE FLOORING & SHOWER ENCLOSURE, VERIFY ALL SELECTIONS, FINISHES, ACCESSORIES, ETC. WITH OWNER.
- AT ALL SHOWERS AND TUBS WITH SHOWERS:
 - WALL COVERINGS SHALL BE PORTLAND CEMENT CONCRETE, CERAMIC OR STONE TILE, OR APPROVED EQUAL TO 80" ABOVE DRAIN. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT.
 - VERIFY FINISH MATERIALS, SEE INTERIOR DESIGN PLANS.
 - INSTALL HOT MOP SHOWER PAN @ ALL SHOWERS (TYPICAL). BASE MATERIAL BENEATH SHOWER PAN TO SLOPE TO DRAIN PER 2019 IRC 411.6. VERIFY DRAIN LOCATION W/ OWNER.
 - TEMPERED GLASS @ WINDOW AND SHOWER ENCLOSURE. SHOWER DOORS & ENCLOSURES SHALL BE FRAMELESS, TEMPERED, 3/8" GLASS, VERIFY W/ OWNER.
 - SHOWERS AND TUBSHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE ADJUSTED TO 120 DEGREES MAXIMUM.
 - ALL SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQ IN. AND SHALL ALSO BE CAPABLE OF ENCOMPASSING OF 30 INCH CIRCLE.
- MECHANICAL ROOM, WITH HOUSE WATER HEATER, AND HVAC UNIT FOR BASEMENT AND FIRST FLOOR LEVELS. VERIFY LAYOUT OF UNITS, DUCTING MANIFOLDS, PANELS, PANELS, CLEARANCE ACCESS, ETC. FOR SPACE PRIOR TO CONSTRUCTION.
- LAUNDRY ROOM HOOKUPS AND CONNECTIONS, CABINETS & COUNTERTOPS, VERIFY SELECTIONS, APPLIANCES SPEC'S, ETC. PER OWNER.
- SUNKEN SEWAGE EJECTION SUMP PUMP SYSTEM FOR BASEMENT WASTE LINE COLLECTION & DISCHARGE UP TO FIRST FLOOR GRAVITY LINES, LOCATED IN EXTERIOR LIGHTWELL (ALTERNATE LOCATION IN MECH ROOM. SEE ALSO CIVIL PLANS FOR TIE-IN TO STREET). THE DISCHARGE PIPING OF EACH EJECTOR OR PUMP TO HAVE A BACKWATER VALVE AND GATE VALVE, AND BE A MINIMUM OF 2-IN IN DIAMETER. THE SEWER EJECTOR/SEWAGE PUMP RECEIVING DISCHARGE OF WATER CLOSET SHALL BE CAPABLE OF PASSING A 1.5 INCH DIAMETER SOLID BALL.
- DEEP WELL SUMP PUMP SYSTEM FOR COLLECTION OF SUBSURFACE GROUND WATER AT BASEMENT PERIMETER AND UNDER-SLAB, FOR COLLECTION & DISCHARGE UP TO SURFACE DRAINAGE SYSTEM. SEE 9 (C&D) FOR SUMP PUMP.
- LOWERED CEILING AT HALLWAY AND SECONDARY SPACES, FOR MECHANICAL DUCTING PATHWAYS, VERIFY FINAL FINISHED CEILING HEIGHTS TO COORDINATE WITH MECHANICAL DESIGN PRIOR TO CONSTRUCTION.
- AT SOFFIT OF USABLE SPACES BELOW STAIRS, PROVIDE 5/8" TYPE "X" GYP BD. FOR ONE-HOUR FIRE PROTECTION.
- STAIR UP TO FIRST STORY, MAX. 7.75" RISE, MIN. 10" STAIR UP TO FIRST STORY, MAX. 7.75" RISE, MIN. 10" RUN, WITH HANDRAILS & GUARDRAILS PER CODE.
- EXTERIOR STAIR DOWN TO BASEMENT LIGHTWELL, MAX. 7" RISE, MIN. 11" RUN, WITH HANDRAILS & GUARDRAILS PER CODE.

GENERAL NOTES:

- CONFIRM BUILDING PAD LOCATION ON SITE WITH LAND SURVEY VERIFICATION TO ESTABLISH PERIMETER AND CONFORMANCE WITH TOWN REQUIRED SITE SETBACKS FOR ALL BUILDING ELEMENTS, INCLUDING ROOF EAVES AND GUTTERS.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF STUD OR CENTERLINE OF WINDOWS, UNLESS OTHERWISE NOTED.
 - FRAMING CONTRACTOR SHALL CAREFULLY REVIEW ALL ELECTRICAL, MECHANICAL, & STRUCTURAL PLANS AND CONSIDER ALL ISSUES IN LOCATION OF SIGNIFICANT BEAMS AND LAYOUT OF FLOOR & CEILING JOISTS TO ACCOMMODATE LIGHT CANS, PLUMBING, MINIMIZE HEADING OFF, CENTER FLOOR REGISTERS W/ WINDOWS, ALIGN CHUTES & CHASES, ETC.
 - SEE DOOR & WINDOW SCHEDULE A1.1, VERIFY ROUGH OPENINGS OF ALL NEW UNITS PRIOR TO CONSTRUCTION. VERIFY ALL PLUMBING FIXTURES, APPLIANCES, LIGHTING SELECTIONS, DIMENSIONS, & REQUIREMENTS ETC. W/ OWNER PRIOR TO ROUGH FRAMING. COORDINATE WITH FRAMING CONTRACTOR.
 - SEE ELECTRICAL PLANS FOR LIGHTS, SWITCHES, OUTLETS, TV, PHONE LOCATIONS, ETC. VERIFY W/ ELECTRICIAN, OWNER DURING FRAMING. COORDINATE ALIGNMENT W/ TILE FINISHES, HEIGHTS, WALL DEPTHS & FINISH BLOCKING, ETC.
 - MECHANICAL CONTRACTOR TO VERIFY ALL AIR DUCTS, CHASSIS LOCATIONS, CONFIGURATIONS, ETC. W/ FRAMING CONTRACTOR DURING FOUNDATION WORK, PRIOR TO FRAMING. PLACE DUCTS OUT OF THE WAY IN ATTICS, CRAWLSPACE, ETC.
- NOTE: **R310.2.1 MINIMUM OPENING AREA.** EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 MD). 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.



1. TYP. DRAWING MULTI POSITION AR. SYMBOLS: ROOM NUMBER, FINISHES, LOCAL METHOD: HEATING, ELECTRICITY, ETC. MAX SOUND LEVEL: 90 DBA. ALL UNITS ARE IN FEET. ADHERE TO THE CITY'S NOISE ORDINANCE (APPLICABLE).



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Job No.
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Author: _____ Checker: _____

Scale
1/4" = 1'-0"

Sheet Title
BASEMENT FLOOR PLAN

Sheet No. _____

A3.1

Basement F.F.
1/4" = 1'-0"



2494.66 SF. LOWER LEVEL FLOOR AREA

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A13



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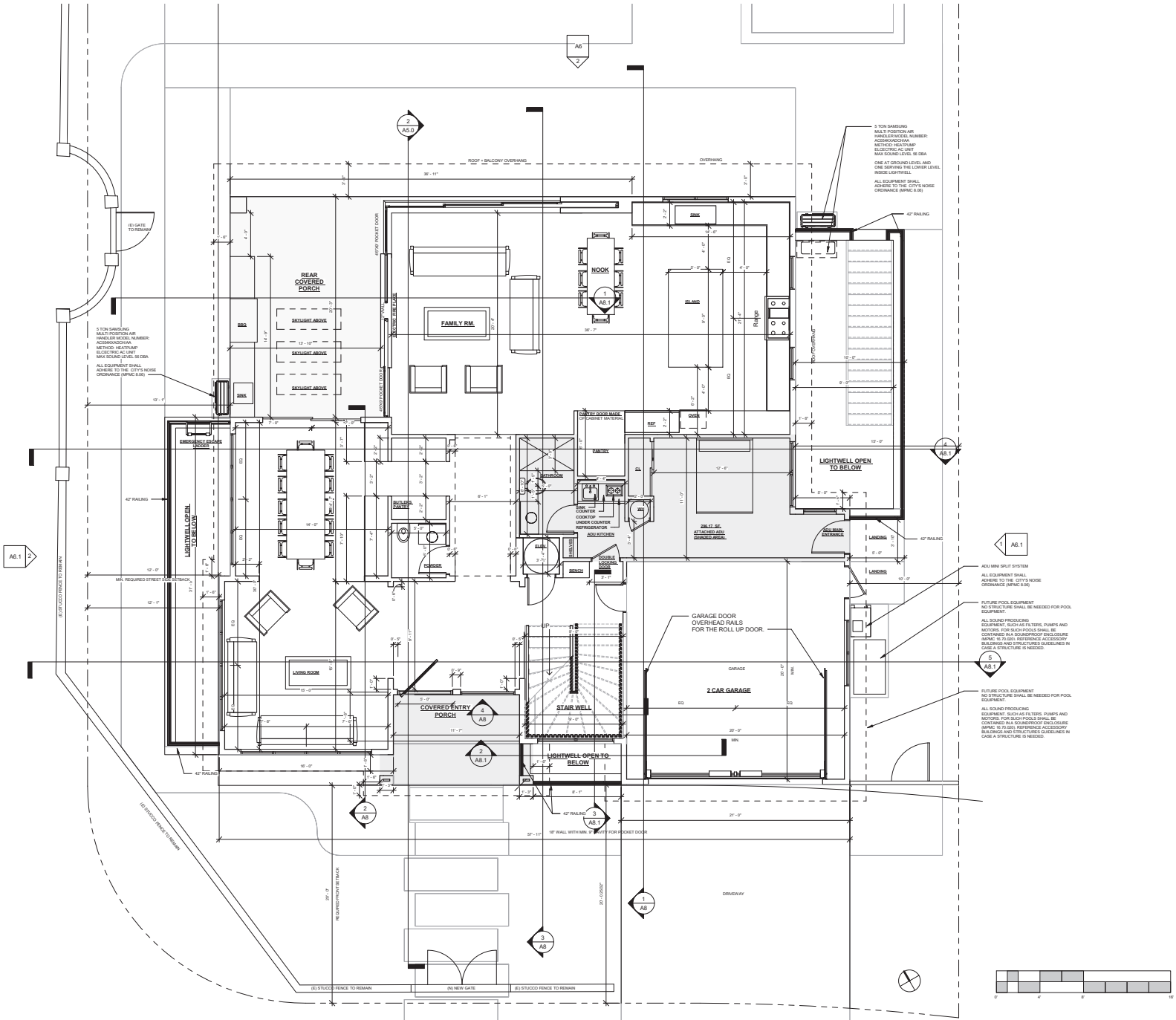
Drawn By: _____ Checked By: _____
Author: _____ Checker: _____

Scale
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Sheet Title
MAIN LEVEL FLOOR PLAN

Sheet No. _____

A3.2



2 Level 1
1/4" = 1'-0"



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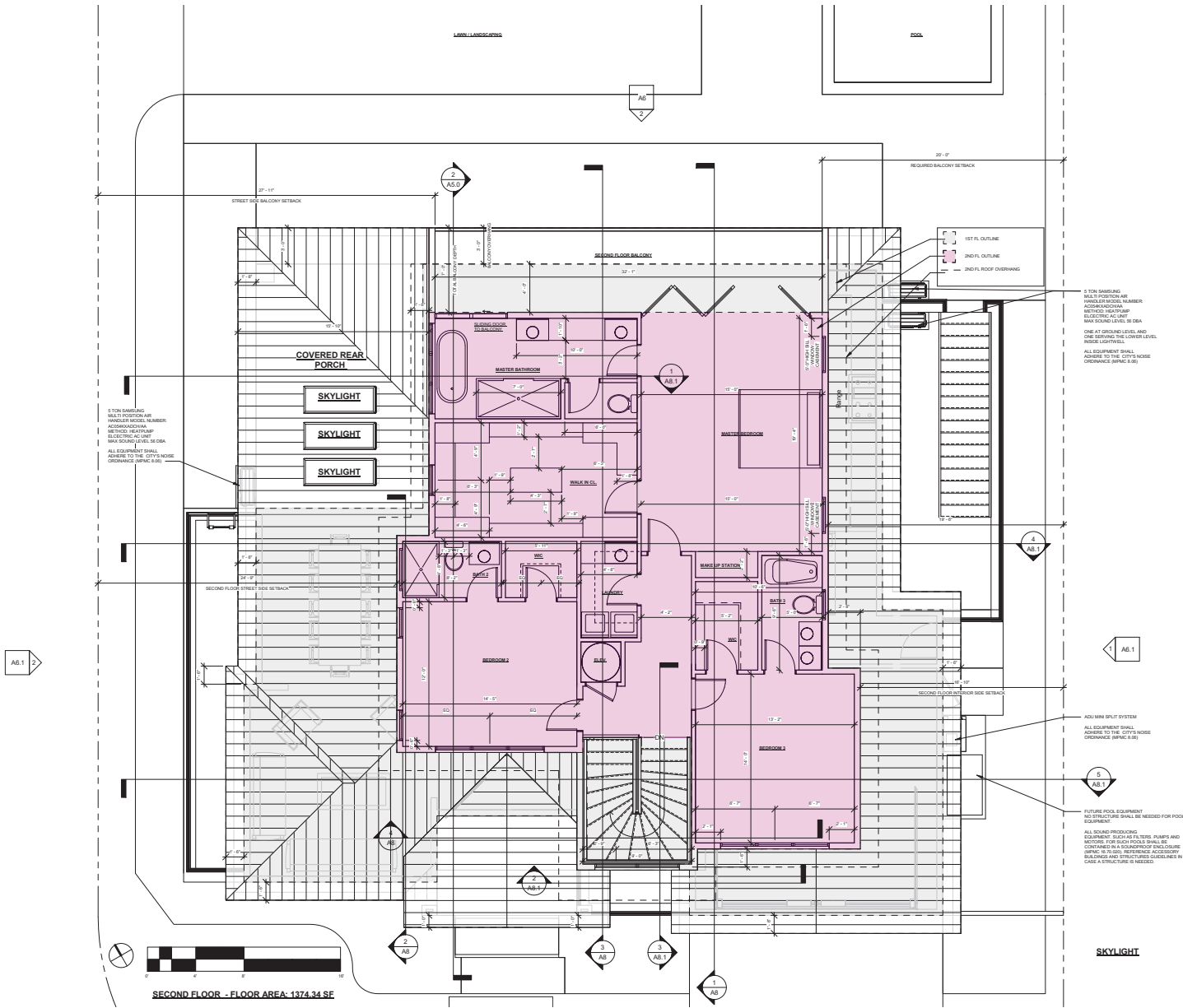
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Author: _____
Checked By: _____
Checker: _____

Scale
1/4" = 1'-0"

Sheet Title
2ND LEVEL FLOOR PLAN

Sheet No.

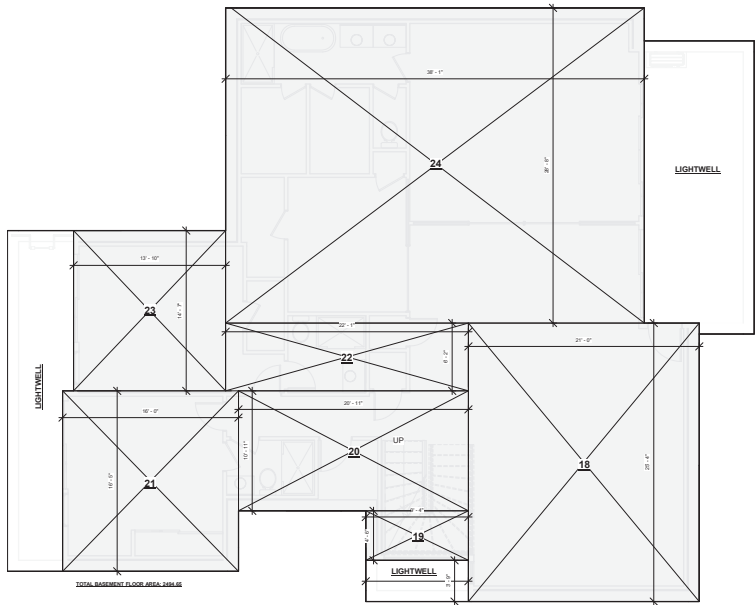
A3.3



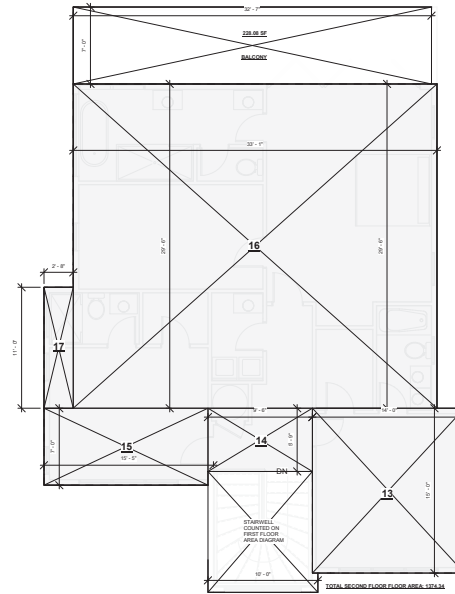
① SECOND FLOOR FF
1/4" = 1'-0"

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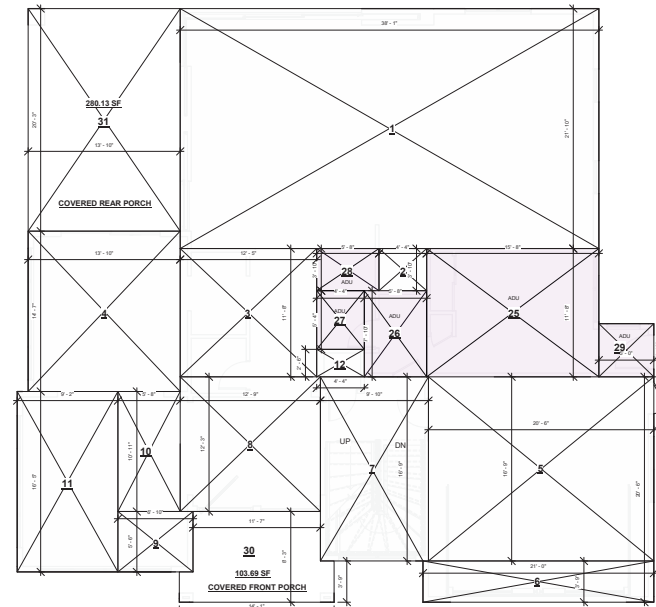
AREA NAME	PAR EXEMPT	FLOOR AREA	COVERAGE	WIDTH	DEPTH	SQUARE FEET	FLOOR
1	NO	YES	YES	38'-1"	21'-0"	791.45	1ST
2	NO	YES	YES	4'-4"	3'-10"	16.61	1ST
3	NO	YES	YES	12'-0"	11'-0"	132.00	1ST
4	NO	YES	YES	13'-10"	14'-7"	201.74	1ST
5	NO	YES	YES	22'-0"	18'-0"	396.00	1ST
6	NO	YES	YES	21'-0"	8'-0"	168.00	1ST
7	NO	YES	YES	8'-10"	18'-0"	160.20	1ST
8	NO	YES	YES	12'-0"	12'-0"	144.00	1ST
9	NO	YES	YES	6'-10"	8'-6"	59.58	1ST
10	NO	YES	YES	8'-8"	10'-11"	91.88	1ST
11	NO	YES	YES	8'-2"	10'-0"	82.00	1ST
12	NO	YES	YES	6'-4"	7'-6"	49.43	1ST
1ST LEVEL SUBTOTAL						2188.48	
DAMAGE	5-6					423.75	
TOTAL HABITABLE FIRST FLOOR MAIN HOUSE						1776.35	
13	NO	YES	NO	14'-0"	15'-0"	210	2ND
14	NO	YES	NO	8'-6"	9'-0"	76.43	2ND
15	NO	YES	NO	15'-0"	7'-0"	104.42	2ND
16	NO	YES	NO	33'-0"	28'-0"	924.00	2ND
17	NO	YES	NO	2'-8"	11'-0"	29.33	2ND
2ND LEVEL SUB TOTAL						1374.34	
TOTAL FLOOR AREA 1ST & 2ND LEVEL MAIN HOUSE						3150.69	
TOTAL HABITABLE AREA 1ST & 2ND LEVEL MAIN HOUSE						3150.69	
18	YES (BASEMENT)	NO	NO	21'-0"	33'-4"	703	BASEMENT
19	YES (BASEMENT)	NO	NO	9'-4"	4'-8"	42	BASEMENT
20	YES (BASEMENT)	NO	NO	20'-11"	10'-11"	229.34	BASEMENT
21	YES (BASEMENT)	NO	NO	16'-0"	16'-0"	256.00	BASEMENT
22	YES (BASEMENT)	NO	NO	22'-1"	6'-2"	136.18	BASEMENT
23	YES (BASEMENT)	NO	NO	13'-10"	14'-7"	201.74	BASEMENT
24	YES (BASEMENT)	NO	NO	38'-1"	28'-0"	1067.72	BASEMENT
BASEMENT LEVEL TOTAL						2484.65	
TOTAL MAIN HOUSE SUB AREA						6087.47	
TOTAL MAIN HOUSE HABITABLE AREA						5665.34	
25	YES (ADU)	NO	NO	13'-0"	11'-0"	143.00	1ST
26	YES (ADU)	NO	NO	8'-8"	7'-10"	61.56	1ST
27	YES (ADU)	NO	NO	6'-4"	6'-4"	40.96	1ST
28	YES (ADU)	NO	NO	8'-8"	7'-10"	61.56	1ST
29	YES (ADU)	NO	NO	8'-2"	4'-10"	32.17	1ST
TOTAL ADU						368.25	
30	YES (COVERAGE)	NO	YES	14'-1"	8'-3"	116.69	1ST
31	YES (COVERAGE)	NO	YES	12'-10"	20'-3"	260.75	1ST
TOTAL COVERED PORCHES						383.82	
TOTAL COVERAGE						387.47	
TOTAL PROPOSED BUILD AREA INCLUDING ADU						6363.64	
TOTAL PROPOSED FLOOR AREA COUNTED AGAINST FAL / EXCLUDING ADU						3150.69	
TOTAL PROPOSED FLOOR AREA INCLUDING ADU (ADU ALLOWED TO EXCEED THE FAL)						3888.95	
TOTAL PROPOSED LIVABLE AREA MAIN HOUSE EXCLUDING ADU						5665.34	
TOTAL PROPOSED LIVABLE AREA INCLUDING ADU						5941.91	



4 Lower Level Floor Area Diagram
3/16" = 1'-0"



2 SECOND FLOOR FLOOR AREA DIAGRAM
3/16" = 1'-0"



TOTAL FIRST FLOOR MAIN HOUSE: 2188.48 SF
TOTAL FIRST FLOOR ADU: 286.17 SF
TOTAL COVERAGE: 3978.47 SF

1 Level 1 Floor Area Diagram
3/16" = 1'-0"



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Scale
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Sheet Title
FLOOR AREA DIAGRAM

Sheet No. _____

A3.4



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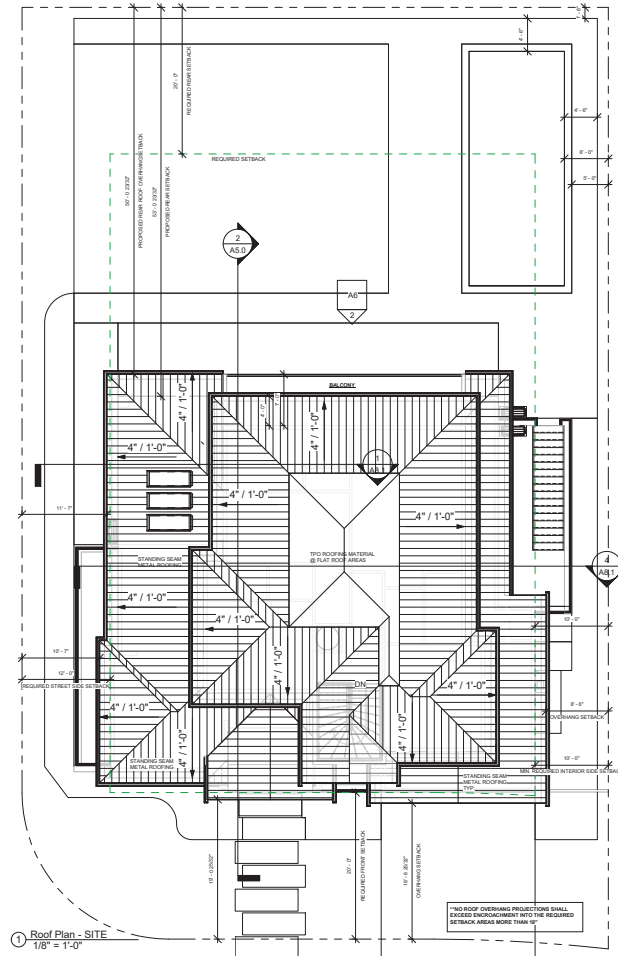
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Author: _____ Checker: _____

Scale
As indicated

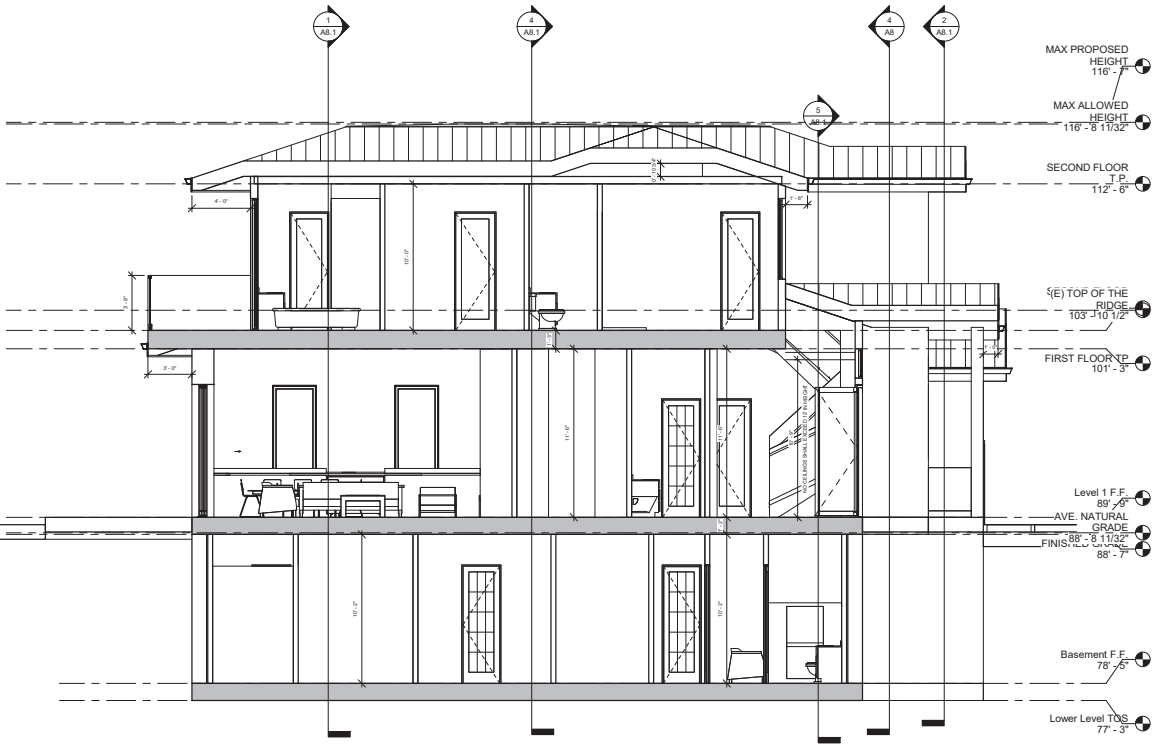
Sheet Title
ROOF PLAN

Sheet No.

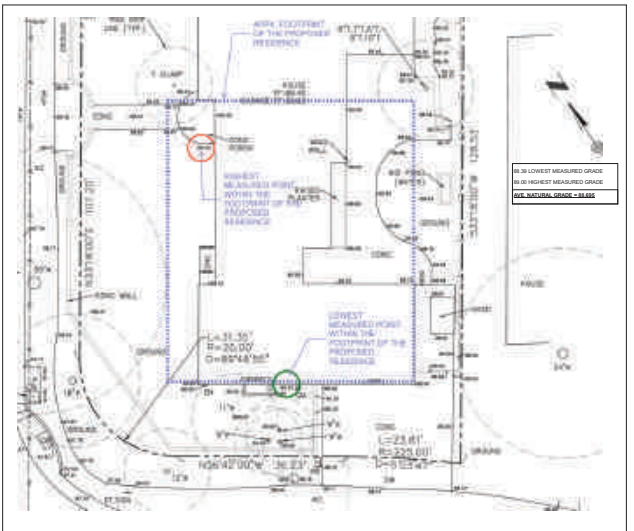
A5.0



1 Roof Plan - SITE
1/8" = 1'-0"



2 REAR YARD SITE SECTION
1/4" = 1'-0"

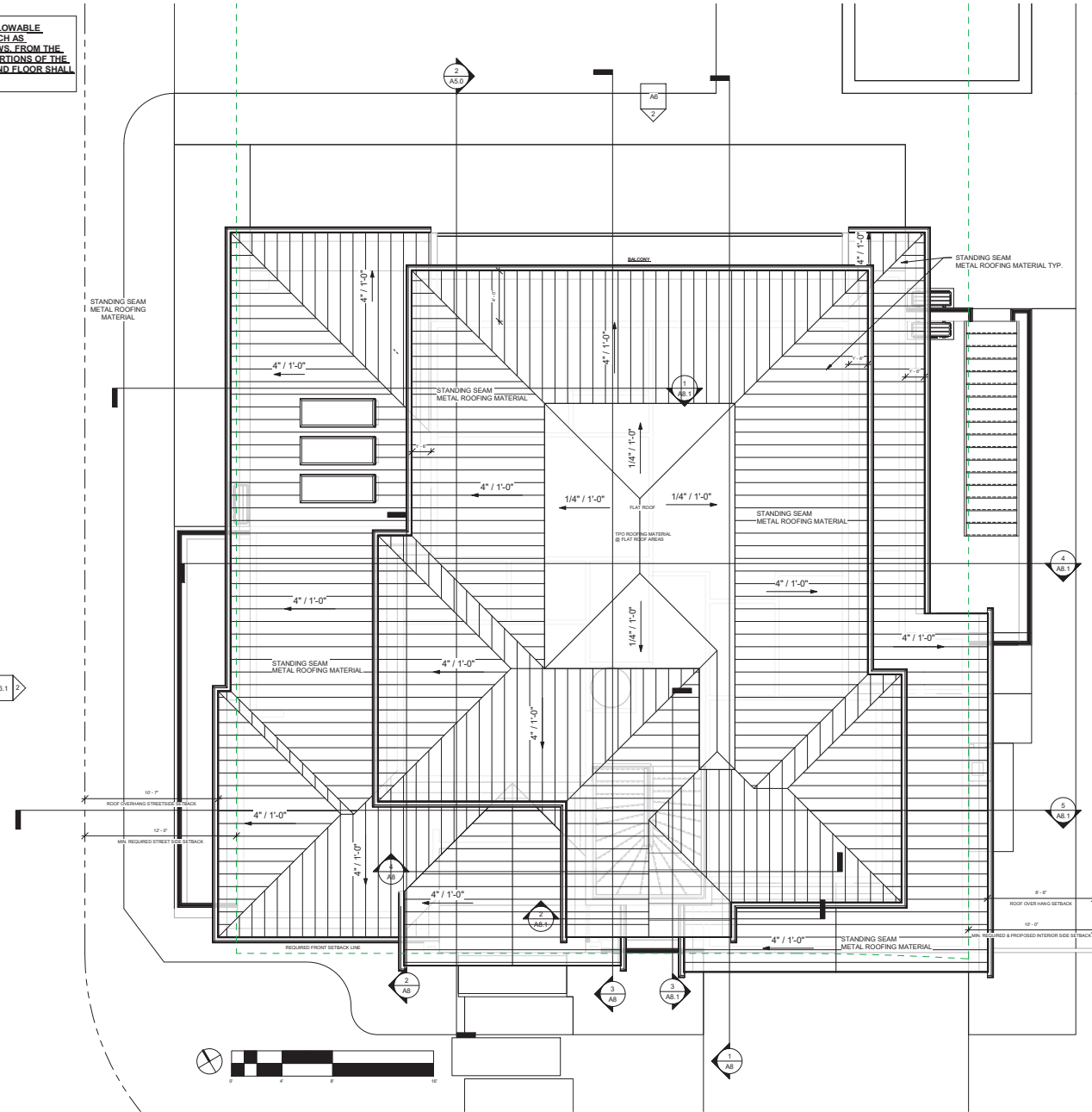


AVERAGE NATURAL GRADE CALCULATION DIAGRAM

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A17

THE MAXIMUM DEPTH OF ALLOWABLE BUILDING PROJECTIONS, SUCH AS BALCONIES, OR BAY WINDOWS, FROM THE REQUIRED SETBACK FOR PORTIONS OF THE BUILDING ABOVE THE GROUND FLOOR SHALL NOT EXCEED 6'.



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



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Scale
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Sheet Title
ROOF PLAN - ENLARGED

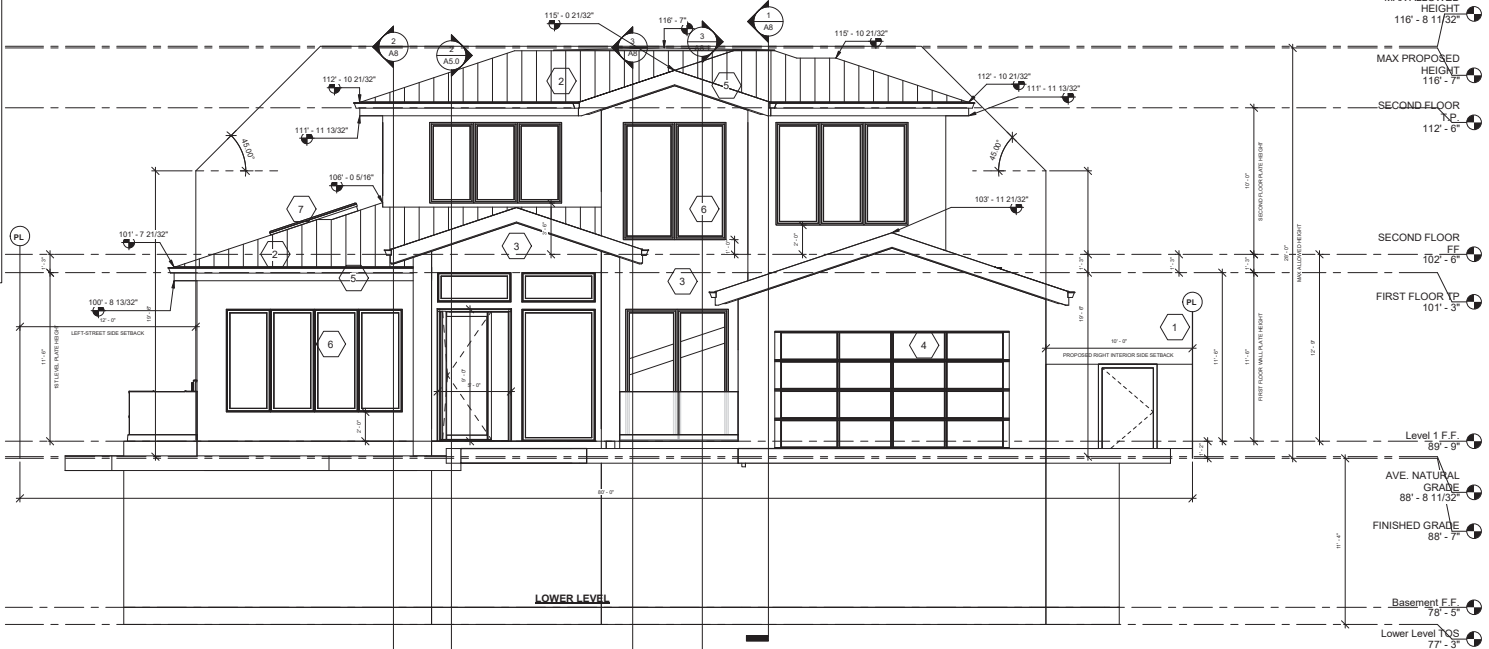
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A5.1

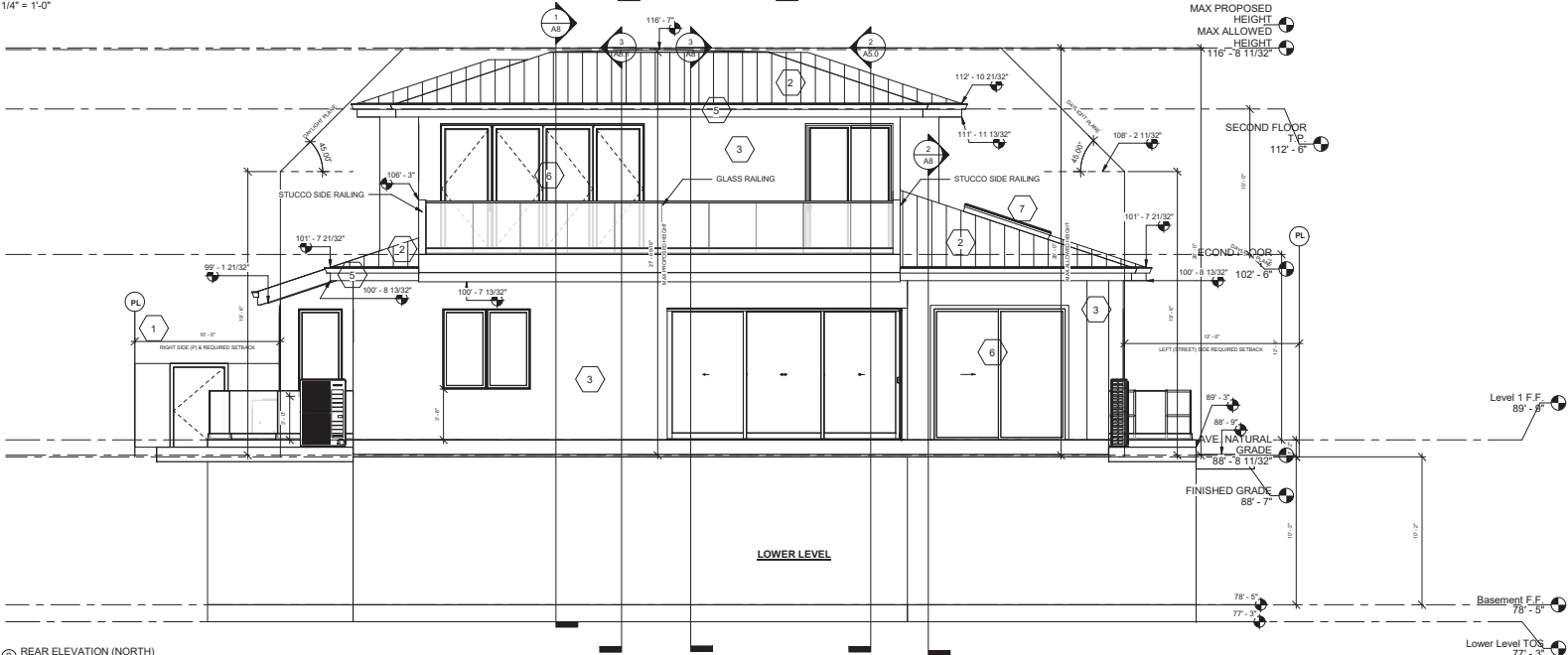
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MATERIAL LEGEND

- 1 TYP. 6' TALL REDWOOD FENCE AND GATE
- 2 STANDING SEAM METAL ROOF - BLACK/DARK GRAY-
- 3 SMOOTH STUCCO
- 4 ALUMINUM & GLASS GARAGE DOOR
- 5 DARK GRAY FASCIA GUTTERS
- 6 BLACK ALUMINUM CLAD WOOD WINDOWS - WHITE INTERIOR
- 7 FIXED VELUX SKYLIGHTS



1 FRONT ELEVATION (SOUTH)
1/4" = 1'-0"



2 REAR ELEVATION (NORTH)
1/4" = 1'-0"



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Job Title
1380 Cotton St

Job Address
1380 Cotton St, Menlo Park, CA 94025

Date
05.05.2023

Issued For
PLANNING

Job No.
1380

Drawn By: _____ Checked By: _____
Author: _____ Checker: _____

Scale
1/4" = 1'-0"

Sheet Title
ELEVATIONS

Sheet No. _____

A6



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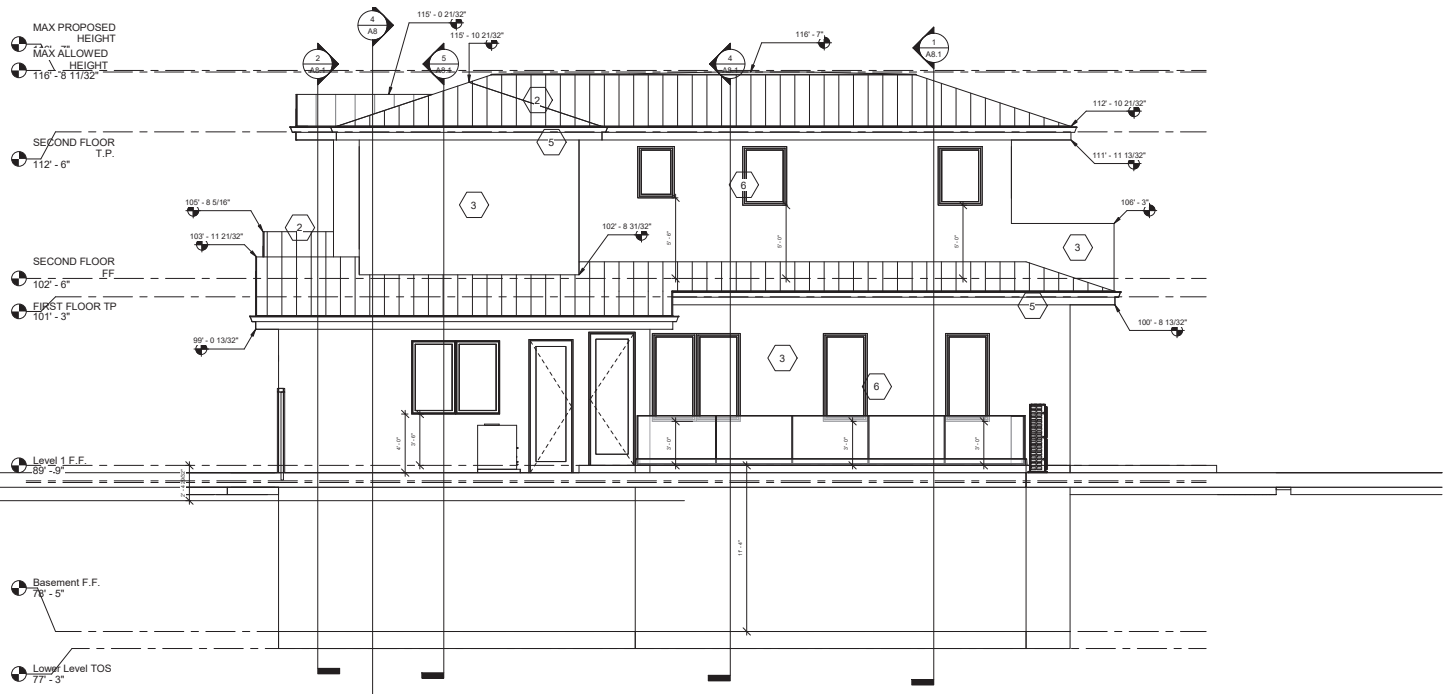
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Sheet Title
ELEVATIONS

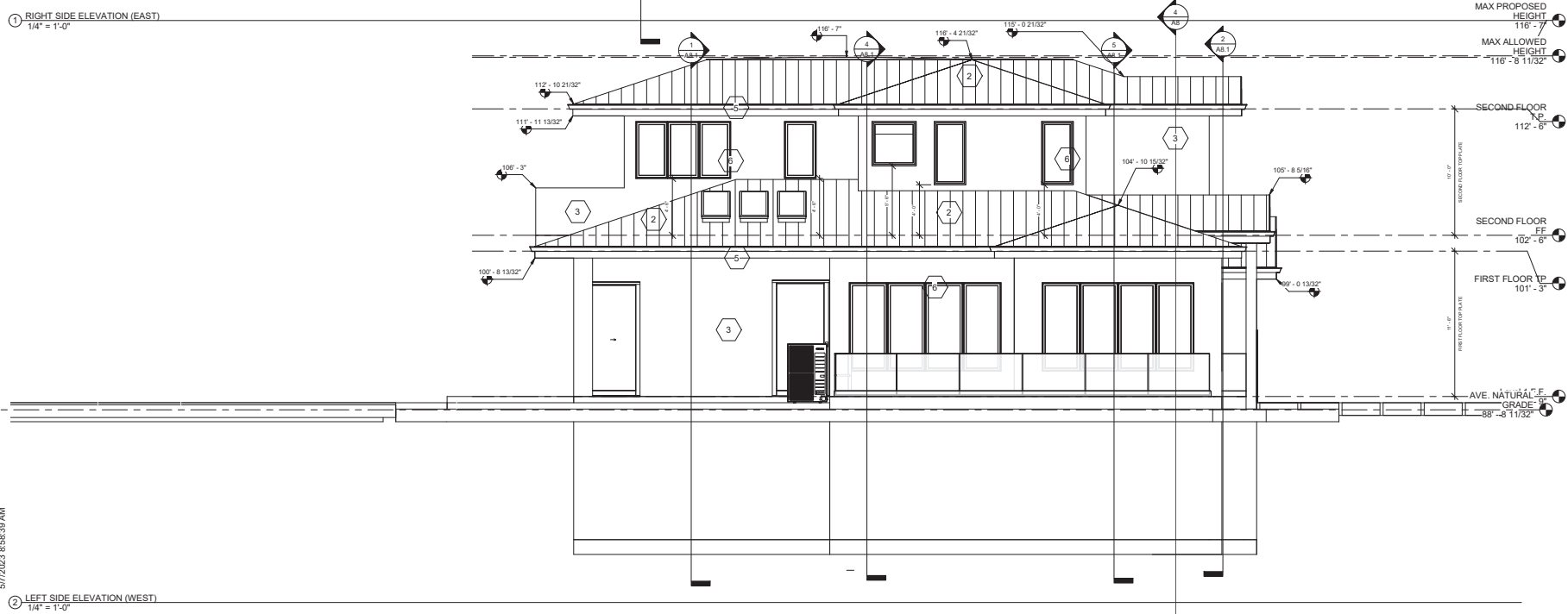
Sheet No.

A6.1

- MATERIAL LEGEND**
- 1 TYP. 6' TALL REDWOOD FENCE AND GATE
 - 2 STANDING SEAM METAL ROOF - BLACK/DARK GRAY-
 - 3 SMOOTH STUCCO
 - 4 ALUMINUM & GLASS GARAGE DOOR
 - 5 DARK GRAY FASCIA GUTTERS
 - 6 BLACK ALUMINUM CLAD WOOD WINDOWS - WHITE INTERIOR
 - 7 FIXED VELUX SKYLIGHTS



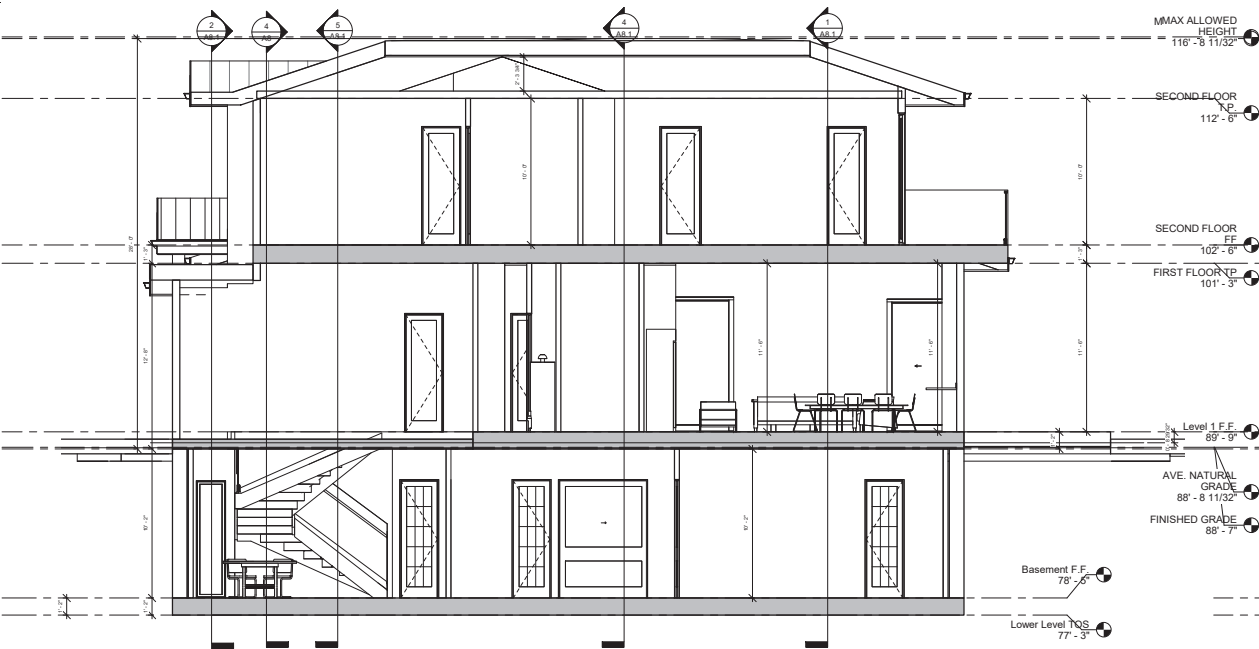
RIGHT SIDE ELEVATION (EAST)
1/4" = 1'-0"



LEFT SIDE ELEVATION (WEST)
1/4" = 1'-0"

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A20



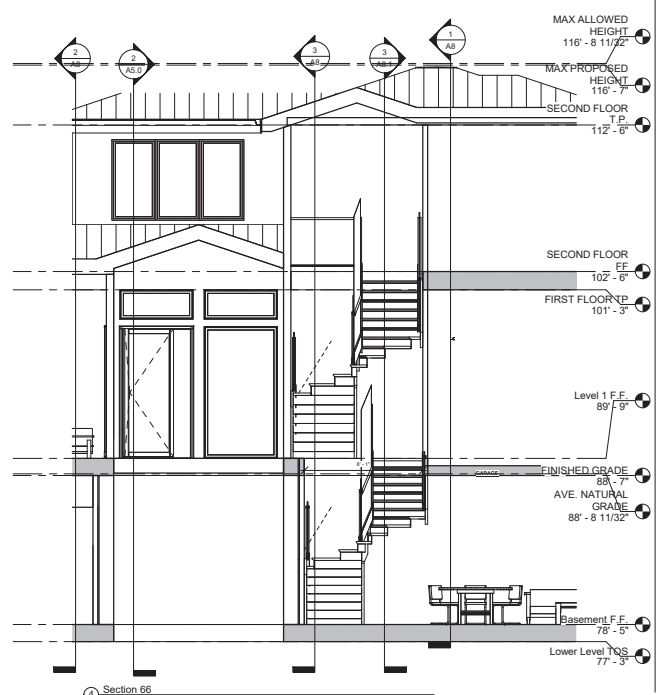
Section 44
1/4" = 1'-0"



Section 43
1/4" = 1'-0"



Section 42
1/4" = 1'-0"



Section 66
1/4" = 1'-0"



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Date
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Issued For
PLANNING

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Drawn By: _____
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Scale
1/4" = 1'-0"

Sheet Title
SECTIONS

Sheet No. _____

A8

A21

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Job No.
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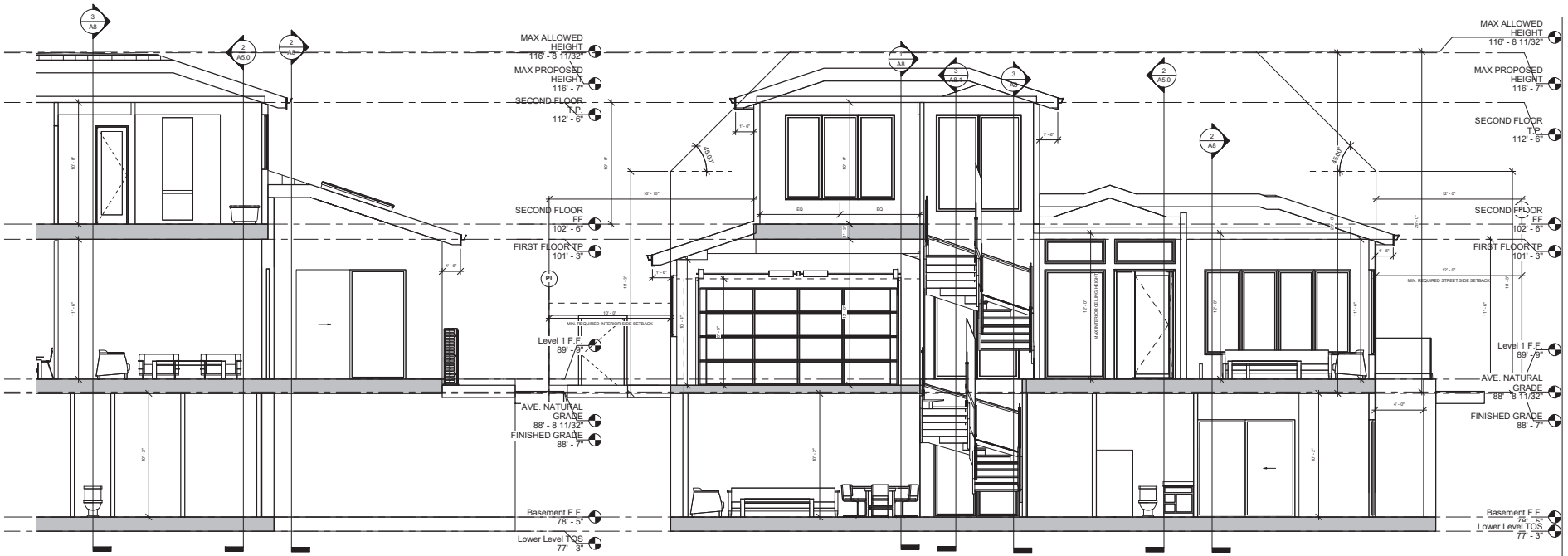
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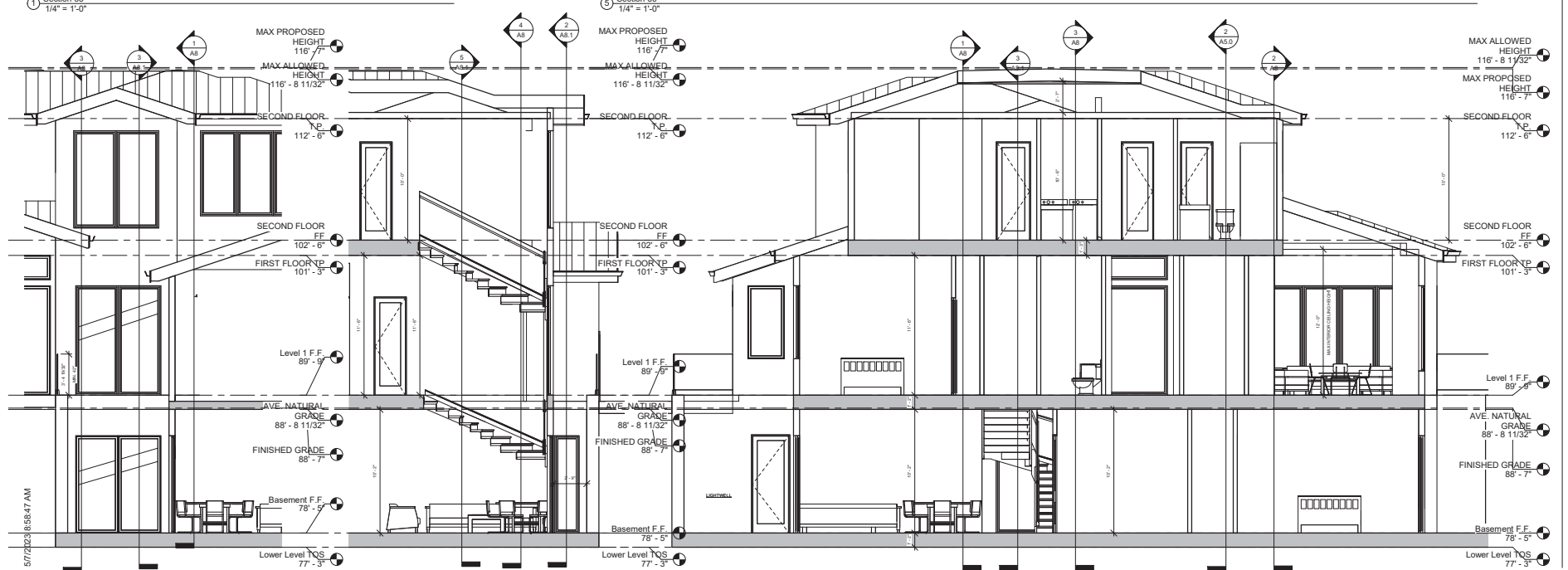
Sheet Title
SECTIONS

Sheet No.

A8.1



1 Section 65
1/4" = 1'-0"



5 Section 60
1/4" = 1'-0"

2 Section 64
1/4" = 1'-0"

3 Section 63
1/4" = 1'-0"

4 Section 62
1/4" = 1'-0"



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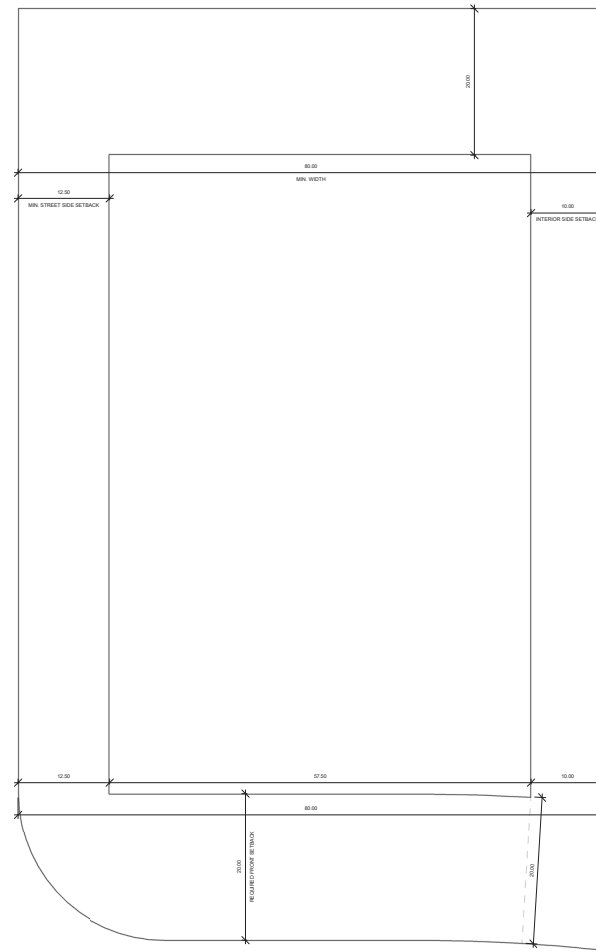
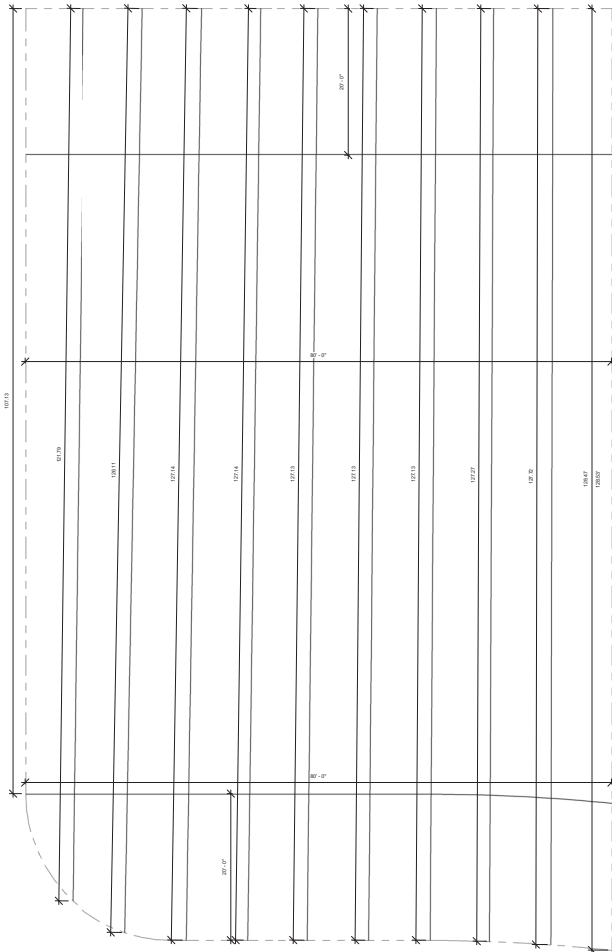
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Author: _____ Checker: _____

Scale
1/8" = 1'-0"

Sheet Title
**LOT WIDTH + DEPTH
DIAGRAM**

Sheet No.

A8.2



① LOT DEPTH DIAGRAM
1/8" = 1'-0"

② LOT WIDTH DIAGRAM
1/8" = 1'-0"

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① FRONT PERSPECTIVE 2



③ REAR PERSPECTIVE 2



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Date
05.05.2023

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PLANNING

Job No.
1380

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Scale _____

Sheet Title
3D PERSPECTIVES

Sheet No. _____

A9



MATERIAL LEGEND	
1	TYP. 6' TALL REDWOOD FENCE AND GATE
2	STANDING SEAM METAL ROOF - BLACK/DARK GRAY.
3	SMOOTH STUCCO
4	ALUMINUM & GLASS GARAGE DOOR
5	DARK GRAY FASCIA GUTTERS
6	BLACK ALUMINUM CLAD WOOD WINDOWS - WHITE INTERIOR
7	FIXED VELUX SKYLIGHTS

MATERIALS MANUFACTURERS CUT SHEETS ARE FOR REPRESENTATION PURPOSES ONLY, AND SHALL BE FINALIZED BETWEEN, OWNER, ARCHITECT AND CONTRACTOR AT TIME BUILDING.

1 MATERIAL BOARD
1/4" = 1'-0"



AVANTE

The AVANTE® garage door is designed to be a statement piece in your home. The new design and glass options make it a perfect choice for your home. The new design and glass options make it a perfect choice for your home.

PANEL CONFIGURATIONS



STYLE AND CONSTRUCTION



- 1. Customizable color options
- 2. New glass options available
- 3. Custom paint options available
- 4. New design and glass options

FRAME/SOLID PANEL COLOR OPTIONS



CUSTOM PAINT OPTIONS



GLASS/PANEL OPTIONS



Revision No. _____ Date _____

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1380 Cotton St, Menlo Park, CA 94025

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Sheet Title
MATERIAL BOARD

Sheet No. _____

A12



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Scale
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Sheet Title
ARBORIST REPORT

Sheet No.
ARB-1

Four European white birch trees were in the front yard between the house and Cotton Street. Birch #143 was in poor condition, having poor form and structure resulting from previous stem and branch failures. Trees #144 - 146 were planted in close proximity to each other in a brazier formation and leaned outwards away from one another. Each was in fair condition with moderate vigor.



Photo 1: The central leader of European white birch #143 had failed (yellow) and had signs of woodpecker excavation.
Photo 2: Trees #144 - 146 were planted in a close group. Each tree leaned outwards.

Japanese maples #137 and 139 were in good condition with dense, vigorous crowns (Photo 3). Maple #142 was in fair condition. It was approximately 4 feet to the west of the house and was sagging in development. Each maple had either codominant or multiple stems ranging from 2 to 8 inches in diameter.

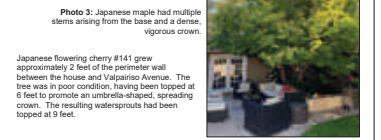


Photo 3: Japanese maple had multiple stems arising from the base and a dense, vigorous crown.
Japanese flowering cherry #141 grew approximately 2 feet of the perimeter wall between the house and Valparaiso Avenue. The tree was in poor condition, having been topped at 6 feet to promote an umbrella-shaped, spreading crown. The resulting watersprouts had been topped at 8 feet.

consulting with a qualified Arborist to confirm root removal does not exceed the tolerance of the tree.
The retention of all trees identified for preservation is predicated on adherence to the **Preliminary Tree Preservation Guidelines**. Some amount of crown and root pruning may be required for these trees.

Estimate of Value
To estimate the reproduction cost of each tree, I used the cost approach, reproduction method, trunk formula technique, as described in the **Guide for Plant Appraisal**, 10th edition (International Society of Arboriculture, Atlanta GA 2018). In addition, I referred to **Species Classification and Group Assignment (2004)**, a publication of the Western Chapter of the International Society of Arboriculture.

When estimating reproduction cost, the trunk formula technique considers four factors: size, condition, functional limitations and external limitations. Size is measured as trunk diameter, normally 54 inches above grade. Condition reflects tree health and structural integrity. Functional limitations reflect constraints to tree development based on the site and species. For example, Deciduar typically thrive in the Bay Area climate, and tree #138 had adequate growing space to develop. Some trees, like sweetgums #150 and 151 along the western side of the site, were limited in growing space due to overhead high-voltage lines and had been repeatedly topped for clearance. Fig #140 was decreed due to the invasive potential of the species. I did not note any external limitations.

Based on the information gathered, I estimated the reproduction cost for individual trees to range from \$700 to \$27,750 for a total of \$83,900 for all trees. The reproduction cost for trees recommended for preservation was \$71,600 and those recommended for removal was \$12,300. Values per tree are depicted in the **Preliminary Disposition and Estimate of Value table** (Table 3, following page).

Description of Trees
Sixteen (16) trees were assessed, representing seven species (Table 1). No species was represented by more than four trees. Most trees on-site were small white larger trees overhanging the site from Cotton Street, Valparaiso Drive, and the neighboring back yard. Descriptions of each tree are found in the **Tree Assessment Form** and approximate locations are shown on the **Tree Assessment Map** (see Exhibits). Overall, four trees were in good condition, six were in fair, and six were in poor (Table 1). Valley oak is native to Menlo Park.

Table 1: Condition ratings and frequency of occurrence of trees
1380 Cotton Street, Menlo Park CA.

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Japanese maple	Acer palmatum	-	1	2	3
European white birch	Betula pendula	1	3	-	4
Deciduar cedar	Deciduar deodara	-	-	1	1
Fig	Ficus carica	-	1	-	1
Sweetgum	Liquidambar styraciflua	3	-	1	4
Japanese flowering cherry	Prunus serrulata	1	-	-	1
Valley oak	Quercus lobata	1	1	-	2
Total		6	6	4	16

Preliminary Evaluation of Impacts and Recommendations
Appropriate tree retention develops a practical match between the location and intensity of construction activities with the quality and health of trees. The **Tree Assessment** was the reference point for tree condition and quality. Impacts from construction were estimated given the project information available to date. To evaluate impacts from the project, I reviewed the Site Plan A2 (Safel Design Group, dated 02/29/2021) depicting the proposed development. Some crown locations were depicted on the plan. Extant structure footprints were not illustrated on the plan.

Plans were preliminary in nature. Depicted tree locations were not surveyed. As such, the assessment of impacts to trees is preliminary. The development proposes to demolish and replace the existing single-story building with a smaller footprint two-story building. An in-ground pool and spa will also be installed. Trees outside these locations may be preserved.

Based on the proposed plan, I recommend removal of seven trees and the preservation of nine trees (Table 3). Trees recommended for removal include:
• Japanese maple #142 and European white birch #143 are each within the footprint of new construction.
• Japanese maple #137 and fig #140 are immediately adjacent to construction. Pruning for clearance during new construction will likely remove more than one-third of the trees' crowns. Roots will also be impacted by moving the footprint of new construction approximately 5 feet from the trunks of each tree.
• European white birch #144 - 146 are adjacent to the installation of a new path.

Trees recommended for preservation are:
• All off-site trees including deciduar cedar #138, sweetgum #147, 150, 151, and 202, and valley oaks #149 and 150.
• Japanese flowering cherry #141. The tree is distant from proposed demolition and construction.
• Japanese maple #139. The trunk is approximately 4 feet from the current structure, but approximately 25 feet from any new construction. If the tree is not mechanically damaged during demolition and it is well irrigated, I expect impacts to be within this tree's tolerance of the tree.
• Street trees #147 and 149 - 151 are outside the project area on the opposite site of a small retaining wall. As long as they are not mechanically damaged, I do not expect impacts to these trees.
• Off-site sweetgum #202 is approximately 2 feet from the current driveway. Plans depict the tree approximately 6 feet from the new driveway alignment, expanding the available space for the tree. Although it is difficult to determine prior to sidewalk removal, I expect, based on the limited landscape damage, that root removal will be minor to moderate and within the tolerance of the trees. Once the current asphalt is removed, I recommend

Preliminary Arborist Report
1380 Cotton Street, Menlo Park, CA

Introduction and Overview
Alma Construction is redeveloping the subject property in Menlo Park, CA. The site is currently a single-story home with an enclosed yard, located at the corner of Cotton Street and Valparaiso Avenue. HortScience | Bartlett Consulting (Divisions of The F.A. Bartlett Tree Expert Co.) was asked to prepare a **Preliminary Arborist Report** for the project site for submission to the City of Menlo Park.

This report provides the following information:
1. An assessment of tree health, structure and suitability for preservation.
2. An estimate of the value of each tree.
3. A preliminary assessment of the impacts of constructing the proposed project and recommendations for action.
4. Preliminary tree preservation guidelines.

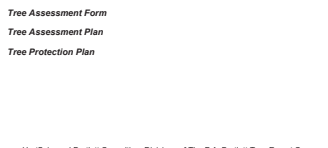
Assessment Methods
Trees were assessed on June 15, 2022. Street tree #202 was assessed on April 17, 2023. Trees 6 inches and greater in diameter were included in the assessment. The assessment procedure consisted of the following steps:

1. Identifying the tree species.
2. Tagging each tree with an identifying number and recording its location on a map.
3. Measuring the trunk diameter at a point 54 inches above grade.
4. Evaluating the health and structural condition using a scale of 1 - 5.
5. A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
6. Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
7. Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
8. Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
9. Tree in severe decline, dieback of small branches and/or trunk, most of foliage from epicormics, extensive structural defects that cannot be abated.
5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.
High: Trees with good health and structural stability that have the potential for longevity at the site.
Moderate: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in good category.
Low: Trees in poor health or with significant structural defects that cannot be mitigated. Trees is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

Preliminary Arborist Report
1380 Cotton Street, Menlo Park, CA

Table of Contents

	Page
Introduction and Overview	1
Assessment Methods	1
Description of Trees	2
Suitability for Preservation	5
Preliminary Evaluation of Impacts and Recommendations	7
Estimate of Value	8
Preliminary Tree Preservation Guidelines	11
List of Tables	
Table 1. Condition ratings and frequency of occurrence of trees	2
Table 2. Tree suitability for preservation	6
Table 3. Preliminary tree disposition and estimate of value	9
Exhibits	
Tree Assessment Form	
Tree Assessment Plan	
Tree Protection Plan	



Preliminary Arborist Report
1380 Cotton Street, Menlo Park, CA

Table of Contents

	Page
Introduction and Overview	1
Assessment Methods	1
Description of Trees	2
Suitability for Preservation	5
Preliminary Evaluation of Impacts and Recommendations	7
Estimate of Value	8
Preliminary Tree Preservation Guidelines	11
List of Tables	
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Exhibits	
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Fig #140 had multiple stems arising from the base, varying between 2 and 6 inches. The three largest stems fused at 3 feet due to the narrow attachments. The crown was spreading and vigorous.

Six off-site trees overhanging the west, south, and east sides of the site:

- Sweetgums #147, 150, and 151 were street trees. Tree #147 was in poor condition and had poor form and structure resulting from a previous stem failure. The paved path on Valparaiso had been installed up to the edge of the trunks of trees #150 and 151. Both were in poor condition and had been repeatedly topped for high voltage line-clearance (Photo 4).
- Sweetgum #202 overhanging the property from in front of the neighboring yard at 1370 Cotton Street. The tree was mature in development with a 24-inch diameter trunk, and in good condition.
- Two valley oak street trees were in fair (#149) and poor condition (#148). Each had been pruned for high voltage line-clearance. Tree #148 had a buried root collar; signs of decay at the base, and a significant with the base of the trunk outside the drip-line. Tree #149 had an approximately 2-foot-long cavity on the northwest side which exhibited signs of decay. New growth was moderately vigorous.
- Deciduar cedar #138 was in the neighboring yard to the southeast. The trunk was only visible over the fence. The cedar was in good condition with a strong, excurrent form typical of the species and a dense, vigorous crown.



Photo 4: Sweetgum #151 was in poor condition, having been repeatedly topped for high voltage line-clearance.

Heritage Trees in Menlo Park
The City of Menlo Park Municipal Code Chapter 13.24.020, Heritage Trees, defines a heritage tree as any tree with a diameter of 15 inches or greater, or any Quercus which is native to California with a diameter of 10 inches or greater. Seven trees met this qualification for Heritage status: deciduar cedar #138, European white birch #143, sweetgums #150, 151, and 202, and valley oak #149.

Preliminary Tree Preservation Guidelines

The following recommendations will help reduce impacts to trees from development as well as maintain and improve their health and vitality through the clearing, grading and construction phases. The key elements of a tree preservation plan for 1380 Cotton Street would include:

- Establishing **Tree Protection Zones** for each tree to be preserved. **Tree Protection Zones** are identified by the Consulting Arborist based on species tolerance, tree condition, trunk diameters and the nature and proximity of the proposed disturbance.
- Providing supplemental irrigation prior to and during the demolition and construction phases.
- Provide surveyed trunk locations on plans to reevaluate impacts, particularly regarding off-site sweetgum #292.
- Preserve current hardscape near tree #292 for as long as possible in the construction process to protect any roots beneath the driveway.

Design recommendations

- All areas affecting trees shall be reviewed by the Consulting Arborist regarding tree impacts. These include, but are not limited to, demolition plans, grading and utility plans, landscape and irrigation plans.
- For trees identified for preservation, designate a **Tree Protection Zone** in which no construction, grading and underground services including utilities, sub-drains, water or sewer will be located (Figure 1). For design purposes, potential **Tree Protection Zone** footprints are depicted on the **Tree Protection Plan** (see **Attachments**).
- No grading, excavation, construction, or storage of materials shall occur within that zone.
- No underground services including utilities, sub-drains, water or sewer shall be placed in the **Tree Protection Zone**.
- Irrigation systems must be designed so that no trenching will occur within the **Tree Protection Zone**.
- As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.

Pre-construction treatments and recommendations

- The demolition contractor shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
- Where possible, cap and abandon all existing underground utilities within the **Tree Protection Zone** in place. Removal of utility boxes by hand is acceptable but no trenching should be performed within the **Tree Protection Zone** in an effort to remove utilities, irrigation lines, etc.

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- Fence all trees to be retained to completely enclose the **Tree Protection Zone** prior to demolition, grubbing or grading. Fences shall be 6-foot chain link fencing mounted on 8-foot tall, 2-inch diameter galvanized posts driven 24 inches into the ground and spaced no more than 10 feet apart. Fences shall be posted with signs saying "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY ARBORIST". Fences are to remain until all grading and construction is completed. Suggested fence layouts are depicted in the **Tree Protection Plan** (see **Attachments**).
- Trees to be preserved may require pruning. All pruning shall be done by a State of California Licensed Tree Contractor (C51/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the latest edition of the Best Management Practices for Pruning (International Society of Arboriculture) and adhere to the most recent editions of the American National Standard for Tree Care Operations (ANSI Z39.1) and Pruning (ANSI). The Consulting Arborist will provide pruning specifications prior to site demolition. Branches extending into the work area that may require any removal shall be tied back and protected from damage.
- All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503.35(3) to not disturb nesting birds. Tree pruning and removal should be scheduled outside of the breeding season to avoid scheduling delays. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.
- Trees to be removed shall be felled so as to fall away from **Tree Protection Zone** and avoid pulling and breaking of roots of trees to remain. If roots are entangled, the consultant may require first severing the major woody root mass before extracting the trees, or grinding the stump below ground.
- Apply and maintain 4-6 inches of wood chip mulch within the **Tree Protection Zone** for all-site trees to be preserved.

Recommendations for tree protection during construction

- Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
- All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
- Any grading, construction, demolition, or other work that is expected to encounter tree roots should be monitored by the Consulting Arborist. An exploratory trench should be dug by hand at the edge of excavation near off-site tree #136 prior to excavation of the pool. Roots should be cut at the edge of excavation with a sharp saw.
- Tree protection fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist.

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- Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
- Prior to grading, pad preparation, excavation for foundations/footings/paths, trenching, trees may require root pruning outside the **Tree Protection Zone** by cutting all roots clearly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, with a vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. The Consulting Arborist will identify where root pruning is required and monitor all root pruning activities.
- If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
- No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **Tree Protection Zone**.
- Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

Maintenance of impacted trees

Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. Inspect trees annually and following major storms to identify conditions requiring treatment to manage risk associated with tree failure.

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

If you have any questions about my observations or recommendations, please contact me.

HortScience | Bartlett Consulting

Ryan Suttie, Consulting Arborist & Urban Forester
ISA Board Certified Master Arborist, Utility Specialist No. WE-12647BU
ISA Tree Risk Assessment Qualified



Table 3: Preliminary Disposition and Estimate of Value.
1380 Cotton Street, Menlo Park

Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Condition	Proposed Action	Comments	Estimated Value
137	Japanese maple	8,7.6,6.6,	No	4	Remove	~5 feet from construction	\$3,500
138	Decid. oak	4	Heritage	4	Preserve	~12 feet from construction	\$10,750
139	Japanese maple	28	No	5	Preserve	Demolition within drip-line, ~25 feet from construction	\$1,300
140	Fig	6.6,5.4,4, 3.2,2	No	3	Remove	Demolition and construction within drip-line, <5 feet from new construction	\$1,250
141	Japanese flowering cherry	7	No	2	Preserve	~12 feet from construction	\$700
142	Japanese maple	6.6	No	3	Remove	In construction footprint	\$1,700
143	European white birch	18	Heritage	2	Remove	In construction footprint	\$2,600
144	European white birch	11	No	3	Remove	~3 feet from construction	\$1,250
145	European white birch	11	No	3	Remove	~3 feet from construction	\$1,250
146	European white birch	8	No	3	Remove	~3 feet from construction	\$750
147	Sweetgum	14	No	2	Preserve	Street tree, ~25 feet from construction	\$2,650
148	Valley oak	20	Heritage	2	Preserve	Street tree, ~10 feet from construction	\$4,550
149	Valley oak	39	Heritage	3	Remove	Street tree, ~15 feet from construction	\$27,750
150	Sweetgum	26	Heritage	2	Preserve	Street tree, ~15 feet from construction	\$800
151	Sweetgum	24	Heritage	2	Preserve	Street tree, ~20 feet from construction	\$700
292	Sweetgum	24	Heritage	4	Preserve	~8 feet from new driveway alignment	\$13,400
Total							\$83,900

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Tree Assessment

1380 Cotton Street
Menlo Park, CA
April 2023

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition	Suitability for Preservation	Comments
151	Sweetgum	24	Heritage	2	Low	Street tree; multiple narrow attachments at 10 feet with included bark; topped for high voltage line clearance; paving at trunk on 3 sides of tree; overhangs site by approximately 10 feet.
148	Valley oak	20	Heritage	2	Low	Sinoous trunk; history of large branch removal; heavy lean SE with base of trunk outside dripline; root collar buried S side with signs of decay.
140	Fig	6,6,5,4,4, 3,2,2	No	3	Moderate	Multiple stems arise from base; three largest stems fused at 3 feet; 6 feet away from house; vigorous, spreading crown.
142	Japanese maple	6,6	No	3	Moderate	Codominant at base; sinoous stems curve together and fuse at 4-5 feet before separating; vigorous crown; slightly one-sided E from suppression from large street trees.
149	Valley oak	39	Heritage	3	Moderate	Street tree; paved walking trail less than 1 inch from trunk flare on all sides; 2 foot long, 2 inch wide cavity NW side with decay; multiple attachments at 6 feet; V-pruned for high voltage line clearance; slight lean S; overhangs site by approximately 20 feet.
292	Sweetgum	25	Heritage	4	High	Street tree; upright; multiple attachments at 6 and 12 feet; good vigor; stone mulch

Exhibits

- Tree Assessment Form
- Tree Assessment Plan
- Tree Protection Plan



Revision No. _____ Date _____

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be modified. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. They shall notify the architect in writing if approved before proceeding with fabrication. The design and tree design content are the sole property of Safel Design Group and may not be copied or reproduced in any manner without our express written consent.

SIGNATURES

[Handwritten Signature]

Job Title
1380 Cotton St

Job Address
1380 Cotton St, Menlo Park, CA 94025

Date
05.05.2023

Issued For
PLANNING

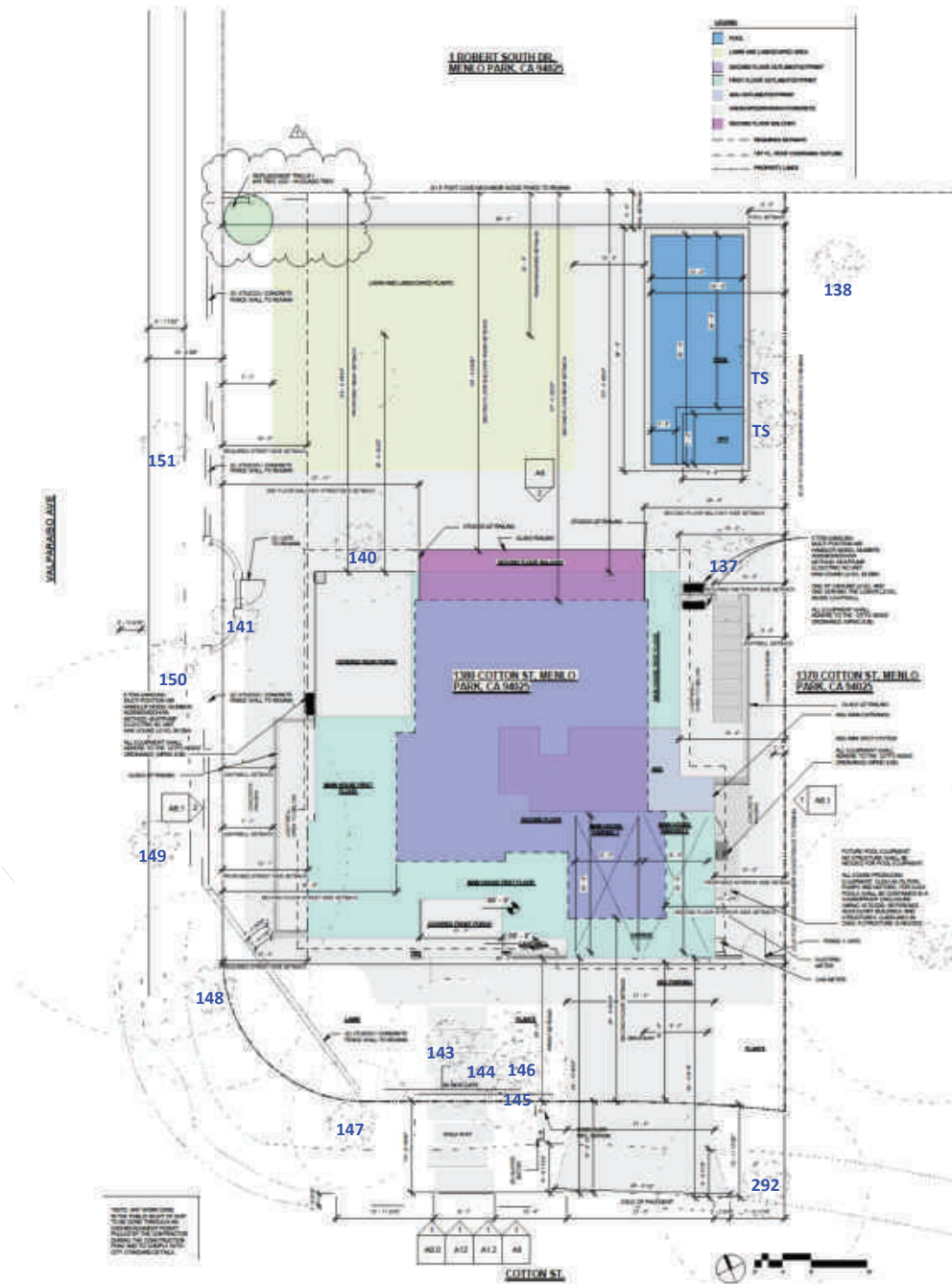
Job No.
1380

Drawn By: _____
Author: _____

Scale
1/4" = 1'-0"

Sheet Title
ARBORIST REPORT

Sheet No.
ARB-2



Tree Assessment Map

1380 Cotton St
Menlo Park, CA

Prepared for:
Almo Construction
Redwood City, CA

Revised April 2023



No Scale

Notes:

Base map provided by:
Safai Design Group

Numbered tree locations are approximate.

TS = too small to be classified as a tree



2550 Ninth Street, Suite 112
Berkeley, California 94709
Phone 925.484.0211
Fax 925.484.0596



Safai Design Group
www.safaidesign.com
t: +1 (415) 86 SALAR

Revision No. _____ Date _____

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be copied, reproduced, modified, or otherwise used without the written consent of Safai Design Group. The drawings and their design content are the sole property of Safai Design Group and may not be copied or reproduced in any manner without our express written consent.

SIGNATURES

Job Title
1380 Cotton St

Job Address
1380 Cotton St, Menlo Park, CA 94025

Date
05.05.2023

Issued For
PLANNING

Job No.
1380

Drawn By: _____
Author: _____
Checked By: _____

Scale
1/4" = 1'-0"

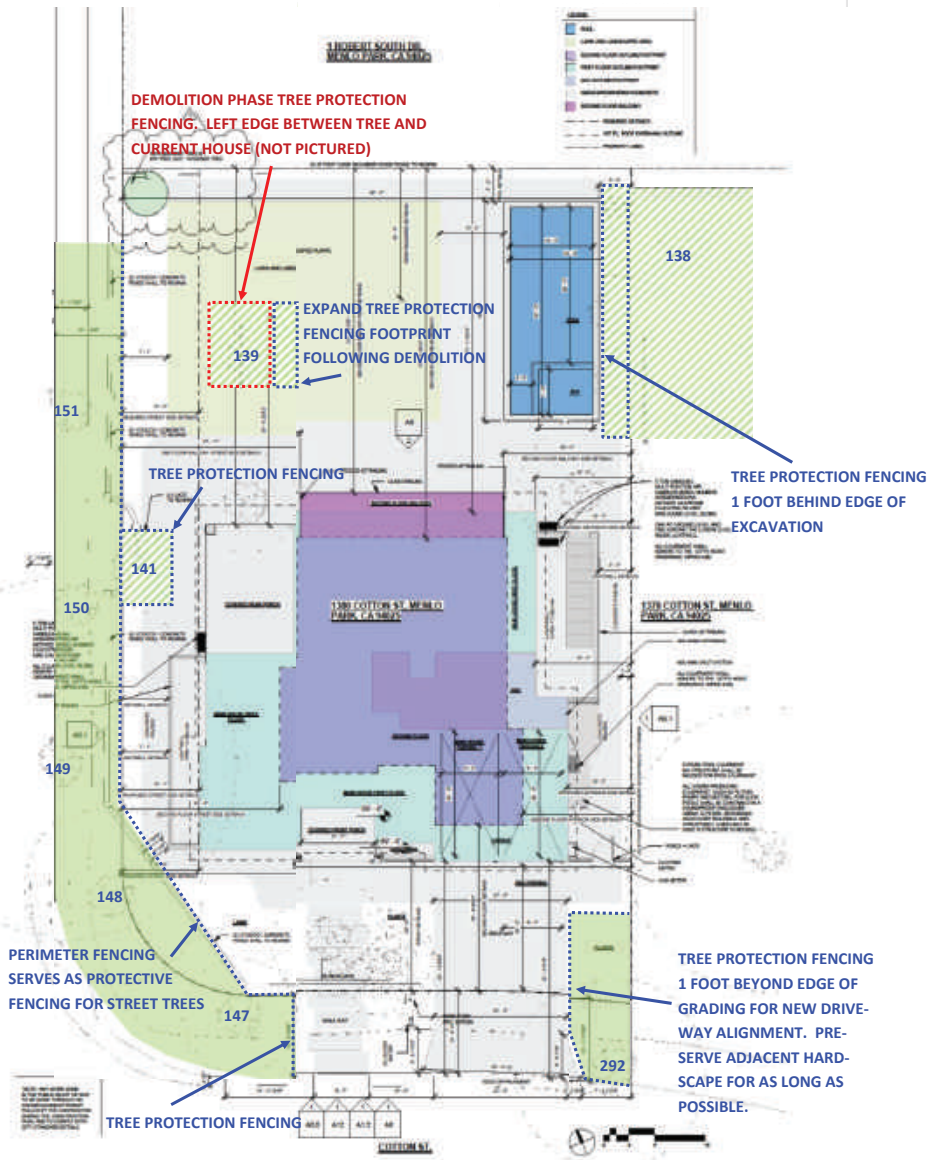
Sheet Title
ARBORIST REPORT
TREE ASSESSMENT PLAN

Sheet No.

ARB-3

Recommendations for tree protection during construction

1. Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures. Fence all trees to be retained to completely enclose the **Tree Protection Zone** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by the Consulting Arborist. Fences are to remain until all grading and construction is completed.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Any grading, construction, demolition, or other work that is expected to encounter tree roots should be monitored by the Consulting Arborist. An exploratory trench should be dug by hand at the edge of excavation near off-site tree #138 prior to excavation of the pool. Roots should be cut at the edge of excavation with a sharp saw.
4. Tree protection fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist.
5. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
6. Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the **Tree Protection Zone** by cutting all roots cleanly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, with a vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. The Consulting Arborist will identify where root pruning is required and monitor all root pruning activities.
7. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
8. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **Tree Protection Zone**.
9. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.



Tree Protection Plan

**1380 Cotton St
Menlo Park, CA**

Prepared for:
**Almo Construction
Redwood City, CA**

Revised April 2023



No Scale

Notes:

Base map provided by:
Safei Design Group

Numbered tree locations are approximate.

Trees identified for removal are not pictured



Safei Design Group
www.safeideSIGN.com
t: +1 (415) 86 SALAR

Revision No. _____ Date _____

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be copied. Contractors shall verify and be responsible for all dimensions and conditions shown by these drawings. Site conditions should be verified by the client for approval before proceeding with operations. The drawings and their design content are the sole property of Safei Design Group and may not be copied or reproduced in any manner without our express written consent.

SIGNATURES

Job Title
1380 Cotton St

Job Address
1380 Cotton St, Menlo Park, CA 94025

Date
05.05.2023

Issued For
PLANNING

Job No.
1380

Drawn By: _____ Checked By: _____
Author: _____

Scale
1/4" = 1'-0"

Sheet Title
**ARBORIST REPORT
TREE PROTECTION PLAN**

Sheet No.
ARB-4



(PLN2022-00043)

1380 Cotton Street. Menlo Park. CA

Proposed project at 1380 Cotton St. is a new two-story single-family Residence on a corner lot with an attached ADU and an attached two car garage. Main residence is highlighted with high-end materials such as aluminum-clad-wood windows with modern lines, standing-seam metal roof; exterior of the home shall be equipped with smooth acrylic base stucco. The combination of materials selected for this project is designed to add a high scale characteristic to the neighborhood and add value to the neighboring houses. The proposed design for this residence includes a 5 bedrooms, 6.5 bathrooms main residence and 1 bedroom 1 bathroom attached ADU. First floor of the main residence includes a kitchen and family room, dining and living room. Second level of this main residence will have three bedrooms and three bathrooms. In the basement level of this residence, there will be two bedrooms, with emergency egress access from the lightwell located on the left side of the of the residence. The lightwell on the right side of the property acts as the main light source to the main areas of the basement such as the Gym, and the Game room area with stair access to the backyard. This home has been designed for the specific needs of the clients and their family and elder parents to be able to have proper accommodations and comfortable living. The lot is corner parcel, and is approximately +/- 10097 SF in the R-1-s zoning district. The proposed design for this project would adhere to all zoning ordinance regulations for setbacks, lot coverage, floor area limit, height, daylight plane, and parking.

Updated design: in order to respect the privacy of the direct neighboring property at 1370 Cotton St., we have adjust the design to address privacy concerns of the second story windows on the right side (interior side) adjacent to the 1370 Cotton we have removed all second story windows but 3 small high-sill window. This will eliminate any privacy concerns of windows overlapping or having visual contact with the neighboring property on the right side of the proposed residence. These three windows are located the bathroom for light and ventilation and. Two additional windows are placed in the master bedroom above the nightstands for ventilation purposes and they placed 5' above the finished floor which provides privacy to the owners at 1380 and neighboring property. light

Project outreach –

Home owner and residents of the subject property for the past twenty years have kept a very open mind about the design and process of developing their future forever-home here in Menlo park. Therefore they have been in direct communications with their neighbors both in person and electronically through email. Several emails have been exchanged with the neighboring property at 1370 Cotton and property across the street at 1375 Cotton. Planning staff has received these emails and they can be reviewed as a part of the documents. However, below we'll explain some of the challenges with the lot and the reasons why we have designed the project of the past year diligently and with great care and consideration for the neighboring properties as well as needs of the property owners as for their future residence and forever home.

The reason this property and project is brought forth to the commission review and chair and is presented to the neighborhood is due to the location of lightwells of the basements being inside required side yard and street side setback. Please note that we have worked with the owners, Mr. Mehdi Maghsoodnia and his family and have designed multiple iterations of this residence wherein we do not have to go through Planning commission process as this lot is a conforming lot, however, for the amount of time, effort and resources, they have spent and given this project, this design and all of its features as designed and submitted in front of you today is the only and best solution for their specific needs we are unable to place the lightwells anywhere else. All of the design features included in the project as submitted before you today, are results of specific requirements and specific needs of this family for their future home. We appreciate you looking at this project and understanding the time and efforts the owners have endured in order to come up with a home that they can continue living in, happily in a neighborhood that they love.

Limitations and challenges of the lot:

Please note that this lot is eighty (80) feet in width and with a Ten feet (10') interior setback and a twelve feet (12') street side setback. that limits their maximum frontage of the residence to be fifty eight feet. A required twenty one foot (20 foot clearance) for a two car garage reduces front exposure of the livable area to only thirty seven feet (37'). This is a decent front exposure – however, if this was reduced by another 10-12 feet required for lightwells at the side of the residence, then the resulting design would be a very narrow and unattractive design and would not allow the residence to have sufficient backyard for the client/owners' needs.

Lot depth challenge:

Secondly, we considered putting the lightwells in the rear of the property. As it stands now – they have a very limited amount of area dedicated for a backyard space as this property is a corner lot. If the lightwell was in the rear yard, then they will not have much of a back yard left for their use. The results would become a very long house and eliminates their ability to build back yard and the pool they need for their family and their children. Please note that we have gone through these different iterations and have realized that it needs to be designed

ADU:

Please note ADU is not a part / or required to be a part of the conversation in the design review commission and shall be excluded from all of the neighboring comments and concerns. Planning staff please advise neighboring properties that the subject of ADU is not allowed to be a part of the conversation during the design review hearing process.

Neighborhood outreach and correspondence:

Correspondence with neighbor at 1260 Cotton Ave. between Owner Mr. Mehdi Maghsoodnia and Ms. Sharon Swann

From Mr. Mehdi Maghsoodnia

To: project designer Salar Safaei (Safaei Design Group) 1/5/2023 1:35 PM

Salar,

Sharon has known me for 20 years and she came out telling how upset she is with my project without knowing any of the facts.

I spent some time explaining that the project is within code and that many of the comments from MaryBeth and Peter Suhr were false.

She agreed that she does not want to get involved and will not show up to the hearing. She also is opposed to any restrictive covenant that the Suhr's are asking to be put on the project.

Begin forwarded message:

From: Sharon Swann <sharon.swann@icloud.com>

Subject: Re: Thanks for spending time

Date: January 5, 2023 at 12:55:16 PM PST

To: Mehdi Maghsoodnia <mmaghsoodnia@gmail.com>

Hi Medhi

I am definitely not agreeable to a restrictive covenant agreement.

Stay dry!

Sent from my iPhone

On Jan 5, 2023, at 11:44 AM, Mehdi Maghsoodnia <mmaghsoodnia@gmail.com> wrote:

Sharon,

It was good to see you today.

I know that the neighborhood is changing and that makes you sad. I hope you understand that I love this neighborhood and I am hoping that my family and our grandchildren get to grow up in this house.

I did not want to drag you into the drama around this project but when you talked to me, it was obvious that Mary Beth had already talked to you and I wanted to make sure you understand the facts.

We are not building the property to sell it. We are not moving out as they say in the city complaint.

Mary Beth and Peter in their letter to the city dated Dec 7, 2022 are asking that a restrictive covenant agreement be established around my property giving them and future owners of their home enforcing authority over my home and coverage of their legal fees.

I want you to think about this and make sure you understand the implications for our neighborhood. If the city of Menlo Park ever does this, it will destroy the fabric of every neighborhood in Menlo Park.

Imagine if you neighbors could ask for a restrictive covenant agreement to enforce city code on you and have you pay their legal fees.

I know you don't want to get involved and I wish Mary Beth did not get you and others in the neighborhood involved in the first place but I am hoping that if the city comes around to ask, you will be against such intrusive ask for one neighbor to enforce rules on another while getting paid for it.

Correspondence with Neighboring property at 1370 Cotton Ave.

Please include this in your submission.

Begin forwarded message:

From: Mehdi Maghsoodnia <mmaghsoodnia@gmail.com>

Subject: Re: Very disappointed

Date: January 11, 2023 at 10:20:48 PM PST

To: MaryBeth Suhr <mbsuhr@comcast.net>, Peter Suhr <peter@dotylaw.com>

Cc: Parisa Golestani <pgolestani@gmail.com>

Mary Beth,

During the holidays, I ran into a few of our neighbors and realized that you have been actively campaigning against our project and creating a negative environment for me and my family. One of our neighbors that I have known for 20 years was mad at me without even knowing the facts.

You have told people that we are moving which is completely untrue, and that our daughter is out of the house, which is only temporary as she is completing her undergraduate degree at NY and will be done next year.

You did not know that my mother in law is living with us and we plan to take care of her permanently, she is in her late 70's.

You did not clarify to the neighbors that our plans are all within the city regulations and rules and we are not asking for any exception or special permission for this build.

You forgot to clearly articulate that in your letter to the city, you are asking for a restrictive covenant agreement that is enforceable by you as a neighbor and potentially by future owner of your property on my property.

As far as I know this is very unusual and when I clearly showed this language to our neighbors they were shocked with the implication of having their neighbors be able to enforce agreement on them and make legal fees at the same time.

All of this negative campaigning really impacted my family and we think that after 20 years of being neighbors with us, you could have at least have the decency to come and talk to us first before you started a negative campaign with the neighbors over something like this.

The only neighbor that has submitted a copy of your letter to the city again without a single conversation with us is Barbara who has only had one long conversation with me in 20 years.

That conversation was to ask why our friend was parking his car in front of her house. She had seen an Indian driver park in front of her house and she assumed that the Indian driver must be a friend of ours, given our appearance presumably. We are not even Indian and that was the longest conversation I have had with Barbara

Now she has submitted a letter to the city against our proposed project again without understanding the facts behind our family situation or the project.

It is quite sad that we are here at this point, but unfortunately we are here as neighbors.

The notion that you think you can dictate what kind of house is or is not in the neighborhood character is a bit presumptuous. I am hoping that the city of Menlo Park will judge this project within the rules and regulations of the city and will tell us if any aspect of our project is in anyway violating the city and county codes that we will of course adhere to.

I tend to think that character of neighborhood is more about how people respect and interact with each other than what their homes look like. Your action speak volume on the type of neighborhood you are advocating for, one in which a neighbor can decide to impose their taste and preferences on others through restrictive covenant agreements. I don't call that a charming neighborhood.

On Dec 15, 2022, at 9:29 AM, Mary Beth Suhr <mbsuhr@comcast.net> wrote:

Hi Mehi,

If you would like to build a home like ours, you have our full support.

When we built our home, we did not build a second floor as a courtesy to our neighbors and to preserve the charming character of our neighborhood.

What you have proposed is not in keeping with the character of our neighborhood.

Merry Christmas!

Mary Beth and Peter

On 12/15/2022 8:36 AM Mehdi Maghsoodnia <mmaghsoodnia@gmail.com> wrote:

Mary beth, Peter,

we been neighbors for 20 years and we supported you guys when you build your home and did not complain at all.

I am very disappointed and honestly not sure how to react to what you guys are doing.

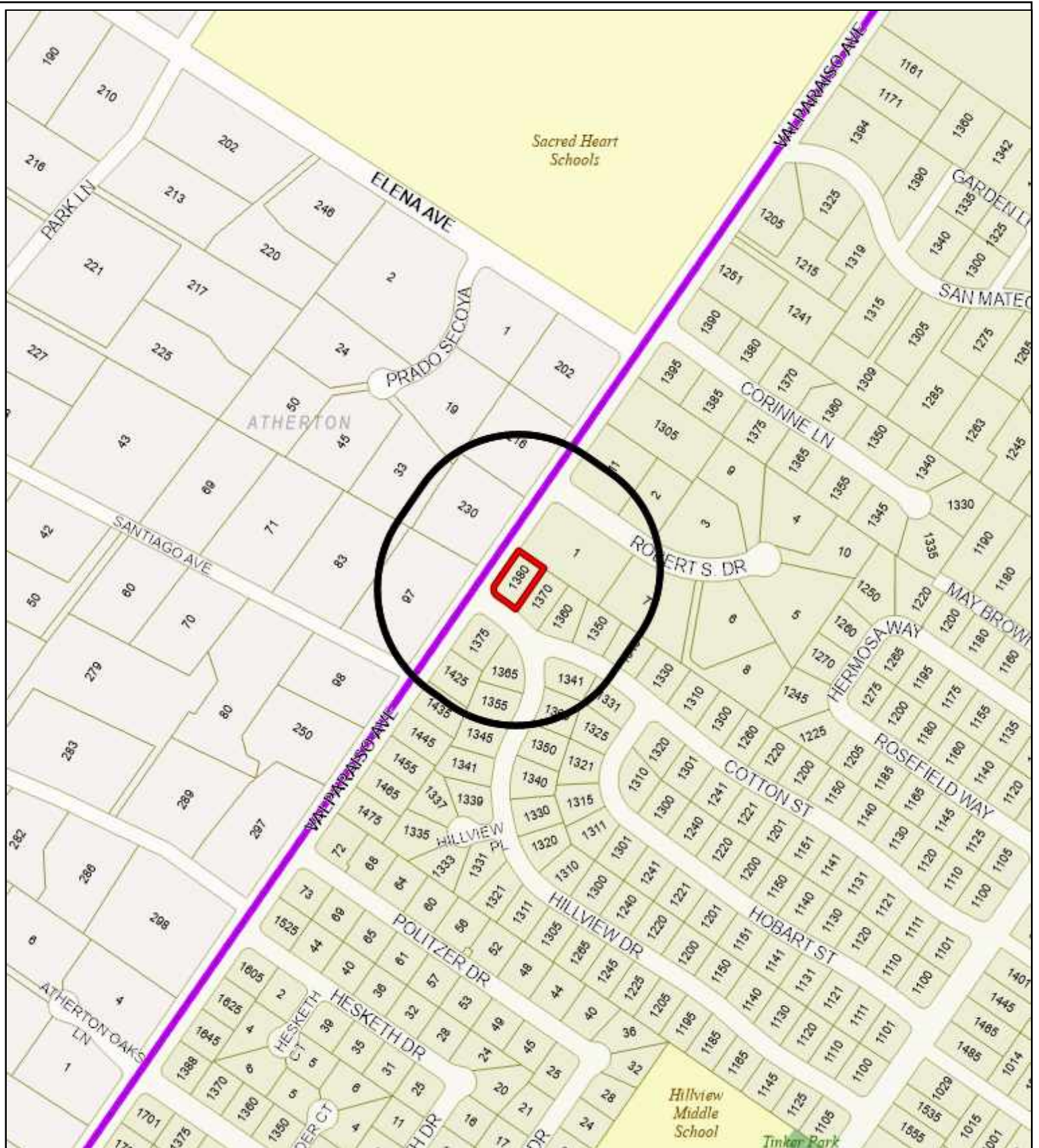
LOCATION: 1380 Cotton Street	PROJECT NUMBER: PLN2022-00043	APPLICANT: Salar Safaei	OWNER: Mehdi Maghsoudnia
--	---	-----------------------------------	------------------------------------

PROJECT CONDITIONS:

1. The use permit shall be subject to the following standard conditions:
 - a. The applicant shall be required to apply for a building permit within one year from the date of approval (by July 10, 2024) for the use permit to remain in effect.
 - b. Development of the project shall be substantially in conformance with the plans prepared by Safaei Design Group, Inc. consisting of 25 plan sheets, dated received May 10, 2023 and approved by the Planning Commission on July 10, 2023, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - c. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies’ regulations that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
 - f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
 - g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
 - h. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by HortScience | Bartlett Consulting dated June 2022 and revised May 2023.
 - i. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.
 - j. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant’s or permittee’s duty to so defend, indemnify, and hold harmless shall be subject to the City’s promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City’s full cooperation in the applicant’s or permittee’s defense of said claims, actions, or proceedings.
 - k. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this

1380 Cotton Street – Exhibit C: Conditions of Approval

LOCATION: 1380 Cotton Street	PROJECT NUMBER: PLN2022-00043	APPLICANT: Salar Safaei	OWNER: Mehdi Maghsoudnia
<p>development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.</p> <p>2. The use permit shall be subject to the following project-specific conditions:</p> <ul style="list-style-type: none">a. Remove and replace the parking strip along the entire project frontage prior to building permit final inspection, to the satisfaction of the Public Works Department.b. Remove and replace concrete valley gutter along entire project frontage prior to building permit final inspection, to the satisfaction of the Public Works Department.			



City of Menlo Park
 Location Map
 1380 Cotton Street
 PLN2022-00043



Scale: 1:4,000

Drawn By: CC

Checked By: CDS

Date: 7/10/2023

Sheet: 1

1380 Cotton Street – Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	10,097.6 sf	10,097.6 sf	10,000.0 sf min
Lot width	80.0 ft	80.0 ft	80.0 ft min
Lot depth	124.9 ft	124.9 ft	100.0 ft min
Setbacks¹			
Front (South-Cotton St)	20.0 ft	15.3 ft	20.0 ft min
Rear (North)	53.0 ft	20.5 ft	20.0 ft min
Side-left (West-Valparaiso Ave)	12.1 ft	25.0 ft	12.0 ft min
Side-right (East)	10.0 ft	9.7 ft	10.0 ft min
Building coverage	2,878.5 sf 28.5 %	3,242.9 sf 32.1 %	3,534.2 sf max 35.0 % max
FAL (Floor Area Limit) ²	3,869.0 sf	3,229.0 sf	3,574.4 sf max
Square footage by floor	2,494.7 sf-basement ³ 1,776.4 sf-1st 1,374.3 sf-2nd 422.1 sf-garage 296.2 sf-ADU	N/A sf-basement 2,754.5 sf-1st N/A sf-2nd 435.8 sf-garage 38.8 sf-shed	
Square footage of buildings	6,363.7 sf	3,242.9 sf	
Building height	27.7 ft	15.3 ft	28.0 ft max
Parking	2 covered spaces; 1 ADU space	2 covered spaces	1 covered space; 1 uncovered space; 1 ADU space
Areas shown highlighted indicate a nonconforming or substandard situation			
Trees	Heritage trees 7	Non-Heritage trees 9	New trees 1
	Heritage trees proposed for removal 1	Non-Heritage trees proposed for removal 6	Total Number of trees 10
Trees summary includes trees on and surrounding the property. See Arborist Report. Heritage Tree Removal Permit 2022-00114 is approved.			

Note 1: The project proposes excavation within the required side setbacks (east and west) for two basement lightwells.

Note 2: The Floor Area Limit is permitted to be exceeded by the ADU (MPMC 16.79.050(b)(4)).

Note 3: The basement square footage is permitted to be excluded from floor area calculations (MPMC 16.04.313(c)(1)).

Preliminary Arborist Report

1380 Cotton Street
Menlo Park, CA

PREPARED FOR:
Almo Construction
370 Convention Way, Unit 312
Redwood City, CA 94063

PREPARED BY:
HortScience | Bartlett Consulting
325 Ray Street
Pleasanton, CA 94566

June 2022
Revised May 2023



Preliminary Arborist Report

1380 Cotton Street
Menlo Park, CA

Table of Contents

	Page
Introduction and Overview	1
Assessment Methods	1
Description of Trees	2
Suitability for Preservation	5
Preliminary Evaluation of Impacts and Recommendations	7
Estimate of Value	8
Preliminary Tree Preservation Guidelines	11

List of Tables

Table 1. Condition ratings and frequency of occurrence of trees	2
Table 2. Tree suitability for preservation	6
Table 3. Preliminary tree disposition and estimate of value	9

Exhibits

Tree Assessment Form

Tree Assessment Plan

Tree Protection Plan

Preliminary Arborist Report

1380 Cotton Street
Menlo Park, CA

Introduction and Overview

Almo Construction redeveloping the subject property in Menlo Park, CA. The site is currently a single-story home with an enclosed yard, located at the corner of Cotton Street and Valparaiso Avenue. HortScience | Bartlett Consulting (Divisions of The F. A. Bartlett Tree Expert Co.) was asked to prepare a **Preliminary Arborist Report** for the project site for submission to the City of Menlo Park.

This report provides the following information:

1. An assessment of tree health, structure and suitability for preservation.
2. An estimate of the value of each tree.
3. A preliminary assessment of the impacts of constructing the proposed project and recommendations for action.
4. Preliminary tree preservation guidelines.

Assessment Methods

Trees were assessed on June 15, 2022. Street tree #292 was assessed on April 17, 2023. Trees 6 inches and greater in diameter were included in the assessment. The assessment procedure consisted of the following steps:

1. Identifying the tree species;
2. Tagging each tree with an identifying number and recording its location on a map;
3. Measuring the trunk diameter at a point 54 inches above grade;
4. Evaluating the health and structural condition using a scale of 1 – 5:
 - 5** - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
 - 4** - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
 - 3** - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
 - 2** - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
 - 1** - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
5. Rating the suitability for preservation as “high”, “moderate” or “low”. Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.
 - High:** Trees with good health and structural stability that have the potential for longevity at the site.
 - Moderate:** Trees with somewhat declining health and/or structural defects than can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in ‘good’ category.
 - Low:** Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

Description of Trees

Sixteen (16) trees were assessed, representing seven species (Table 1). No species was represented by more than four trees. Most trees on-site were small while larger trees overhung the site from Cotton Street, Valparaiso Drive, and the neighboring back yard. Descriptions of each tree are found in the **Tree Assessment Form** and approximate locations are shown on the **Tree Assessment Map** (see Exhibits). Overall, four trees were in good condition, six were in fair, and six were in poor (Table 1). Valley oak is native to Menlo Park.

**Table 1: Condition ratings and frequency of occurrence of trees
 1380 Cotton Street, Menlo Park CA.**

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Japanese maple	<i>Acer palmatum</i>	-	1	2	3
European white birch	<i>Betula pendula</i>	1	3	-	4
Deodar cedar	<i>Cedrus deodara</i>	-	-	1	1
Fig	<i>Ficus carica</i>	-	1	-	1
Sweetgum	<i>Liquidambar styraciflua</i>	3	-	1	4
Japanese flowering cherry	<i>Prunus serrulata</i>	1	-	-	1
Valley oak	<i>Quercus lobata</i>	1	1	-	2
Total		6	6	4	16

Four European white birch trees were in the front yard between the house and Cotton Street. Birch #143 was in poor condition, having poor form and structure resulting from previous stem and branch failures. Trees #144 – 146 were planted in close proximity to each other in a triangle formation and leaned outwards away from one another. Each was in fair condition with moderate vigor.



Photo 1: The central leader of European white birch #143 had failed (yellow) and had signs of woodpecker excavation.



Photo 2: Trees #144 – 146 were planted in a close group. Each tree leaned outwards.

Japanese maples #137 and 139 were in good condition with dense, vigorous crowns (Photo 3). Maple #142 was in fair condition. It was approximately 4 feet to the west of the house and was suppressed in development. Each maple had either codominant or multiple stems ranging from 2 to 8 inches in diameter.

Photo 3: Japanese maple had multiple stems arising from the base and a dense, vigorous crown.

Japanese flowering cherry #141 grew approximately 2 feet of the perimeter wall between the house and Valpairiso Avenue. The tree was in poor condition, having been topped at 6 feet to promote an umbrella-shaped, spreading crown. The resulting watersprouts had been topped at 9 feet.



Fig #140 had multiple stems arising from the base, varying between 2 and 6 inches. The three largest stems fused at 3 feet due to the narrow attachments. The crown was spreading and vigorous.

Six off-site trees overhung the west, south, and east sides of the site:

- Sweetgums #147, 150, and 151 were street trees. Tree #147 was in poor condition and had poor form and structure resulting from a previous stem failure. The paved path on Valparaiso had been installed up to the edge of the trunks of trees #150 and 151. Both were in poor condition and had been repeatedly topped for high voltage line-clearance (Photo 4).
- Sweetgum #292 overhung the property from in front of the neighboring yard at 1370 Cotton Street. The tree was mature in development with a 24-inch diameter trunk, and in good condition.
- Two valley oak street trees were in fair (#149) and poor condition (#148). Each had been pruned for high voltage line-clearance. Tree #148 had a buried root collar, signs of decay at the base, and a significant with the base of the trunk outside the dripline. Tree#149 had an approximately 2-foot-long cavity on the northwest side which exhibited signs of decay. New growth was moderately vigorous.
- Deodar cedar #138 was in the neighboring yard to the southeast. The trunk was only visible over the fence. The cedar was in good condition with a strong, excurrent form typical of the species and a dense, vigorous crown.



Photo 4: Sweetgum #151 was in poor condition, having been repeatedly topped for high voltage line-clearance.

Heritage Trees in Menlo Park

The City of Menlo Park Municipal Code Chapter 13.24.020, *Heritage Trees*, defines a heritage tree as any tree with a diameter of 15 inches or greater, or any *Quercus* which is native to California with a diameter of 10 inches or greater. Seven trees met this qualification for *Heritage* status: deodar cedar #138, European white birch #143, sweetgums #150, 151, and 292, and valley oak #149.

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health present a low risk of damage or injury if they fail.

We must be concerned, however, about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure, and death should be allowed to continue.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than non-vigorous trees are. For example, Japanese maple #137 was in good health and vigorous, while European white birch #143 had extensive twig and small branch dieback and would likely not respond well to change.
- **Structural integrity**
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are more likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. For example, sweetgum #147 had a history of stem failure and weakly attached branches.
- **Species response**
There is a wide variation in the response of individual species to construction impacts and changes in the environment. For example, Japanese maples and Japanese flowering cherries are moderately tolerant of root severance and general construction impacts and benefit from irrigation following impact. Deodar cedars are tolerant of root severance and moderately tolerant of general construction impacts. Valley oaks and sweetgums are moderately tolerant of root severance and general construction impacts. European white birches are intolerant of both root severance and general construction impacts.
- **Tree age and longevity**
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change. Several Japanese maples were young and able to respond well to change. The valley oaks overhanging the western side of the site were mature, and likely less tolerant to change.

▪ **Invasiveness**

Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (<https://www.cal-ipc.org/paf/>) lists species identified as being invasive. Menlo Park is part of the Central West Floristic Province. Fig is noted as having moderate invasive potential.

Each tree was rated for suitability for preservation based upon its age, health, structural condition, and ability to safely coexist within a development environment (Table 2).

**Table 2: Tree suitability for preservation.
1380 Cotton Street, Menlo Park**

High	Trees in good health and with structural stability that have the potential for longevity at the site. Four trees had high suitability for preservation: Japanese maple #137 and 139, deodar cedar #138, and sweetgum #292.
Moderate	Trees in fair health and/or with structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the “high” category. Three trees had moderate suitability for preservation: fig #140, Japanese maple #142, and valley oak #149.
Low	Trees in poor health or with significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Nine trees had low suitability for preservation: four European birches, Japanese flowering cherry #141, sweetgums #147, 150, and 151, and valley oak #148.

We consider trees with high suitability for preservation to be the best candidates for preservation. We do not normally recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Preliminary Evaluations of Impacts and Recommendations

Appropriate tree retention develops a practical match between the location and intensity of construction activities with the quality and health of trees. The ***Tree Assessment*** was the reference point for tree condition and quality. Impacts from construction were estimated given the project information available to date. To evaluate impacts from the project, I reviewed the Site Plan A2 (Safaei Design Group, dated 9/28/2021) depicting the proposed development. Some crown locations were depicted on the plan. Extant structure footprints were not illustrated on the plan.

Plans were preliminary in nature. Depicted tree locations were not surveyed. As such, the assessment of impacts to trees is preliminary. The development proposes to demolish and replace the existing single-story building with a smaller footprint two-story building. An in-ground pool and spa will also be installed. Trees outside these locations may be preserved.

Based on the proposed plan, I recommend removal of seven trees and the preservation of nine trees (Table 3). Trees recommended for removal include:

- Japanese maple #142 and European white birch #143 are each within the footprint of new construction.
- Japanese maple #137 and fig #140 are immediately adjacent to construction. Pruning for clearance during new construction will likely remove more than one-third of the trees' crowns. Roots will also be impacted by moving the footprint of new construction approximately 5 feet from the trunks of each tree.
- European white birch #144 – 146 are adjacent to the installation of a new path.

Trees recommended for preservation are:

- All off-site trees including deodar cedar #138, sweetgum #147, 150, 151, and 292, and valley oaks #149 and 150.
- Japanese flowering cherry #141. The tree is distant from proposed demolition and construction.
- Japanese maple #139. The trunk is approximately 4 feet from the current structure, but approximately 25 feet from any new construction. If the tree is not mechanically damaged during demolition and it is well irrigated, I expect impacts to be within this tree's tolerance.
- Street trees #147 and 149 – 151 are outside the project area on the opposite site of a small retaining wall. As long as they are not mechanically damaged, I do not expect impacts to these trees.
- Off-site deodar cedar #138 is approximately 15 feet from the edge of the new pool. I expect impacts to be mild and within the tolerance of the tree.
- Off-site sweetgum #292 is approximately 2 feet from the current driveway. Plans depict the tree approximately 6 feet from the new driveway alignment, expanding the available space for the tree. Although it is difficult to determine prior to sidewalk removal, I expect, based on the limited hardscape damage, that root removal will be minor to moderate and within the tolerance of the trees. Once the current asphalt is removed, I recommend

consulting with a qualified Arborist to confirm root removal does not exceed the tolerance of the tree.

The retention of all trees identified for preservation is predicated on adherence to the ***Preliminary Tree Preservation Guidelines***. Some amount of crown and root pruning may be required for these trees.

Estimate of Value

To estimate the reproduction cost of each tree, I used the cost approach, reproduction method, trunk formula technique, as described in the ***Guide for Plant Appraisal***, 10th edition (International Society of Arboriculture, Atlanta GA, 2018). In addition, I referred to ***Species Classification and Group Assignment*** (2004), a publication of the Western Chapter of the International Society of Arboriculture.

When estimating reproduction cost, the trunk formula technique considers four factors: size, condition, functional limitations and external limitations. Size is measured as trunk diameter, normally 54 inches above grade. Condition reflects tree health and structural integrity. Functional limitations reflect constraints to tree development based on the site and species. For example, Deodar typically thrive in the Bay Area climate, and tree #138 had adequate growing space to develop. Some trees, like sweetgums #150 and 151 along the western side of the site, were limited in growing space due to overhead high-voltage lines and had been repeatedly topped for clearance. Fig #140 was depreciated due to the invasive potential of the species. I did not note any external limitations.

Based on the information gathered, I estimated the reproduction cost for individual trees to range from \$700 to \$27,750 for a total of \$83,900 for all trees. The reproduction cost for trees recommended for preservation was \$71,600 and those recommended for removal was \$12,300. Values per tree are depicted in the ***Preliminary Disposition and Estimate of Value*** table (Table 3, following page).

**Table 3: Preliminary Disposition and Estimate of Value.
 1380 Cotton Street, Menlo Park**

Tree No.	Species	Trunk Diameter (in.)	Protected Tree	Condition 1=poor 5=excellent	Proposed Action	Comments	Estimated Value
137	Japanese maple	8,7,6,6,6,4	No	4	Remove	~5 feet from construction	\$3,500
138	Deodar cedar	28	Heritage	4	Preserve	~12 feet from construction	\$19,750
139	Japanese maple	5,2	No	5	Preserve	Demolition within dripline, ~25 feet from construction	\$1,300
140	Fig	6,6,5,4,4,3,2,2	No	3	Remove	Demolition and construction within dripline, <5 feet from new construction	\$1,250
141	Japanese flowering cherry	7	No	2	Preserve	~12 feet from construction	\$700
142	Japanese maple	6,6	No	3	Remove	In construction footprint	\$1,700
143	European white birch	18	Heritage	2	Remove	In construction footprint	\$2,600
144	European white birch	11	No	3	Remove	~3 feet from construction	\$1,250
145	European white birch	11	No	3	Remove	~3 feet from construction	\$1,250
146	European white birch	8	No	3	Remove	~3 feet from construction	\$750
147	Sweetgum	14	No	2	Preserve	Street tree, ~25 feet from construction	\$2,650
148	Valley oak	20	Heritage	2	Preserve	Street tree, ~10 feet from construction	\$4,550
149	Valley oak	39	Heritage	3	Preserve	Street tree, ~15 feet from construction	\$27,750
150	Sweetgum	26	Heritage	2	Preserve	Street tree, ~15 feet from construction	\$800
151	Sweetgum	24	Heritage	2	Preserve	Street tree, ~20 feet from construction	\$700
292	Sweetgum	24	Heritage	4	Preserve	~6 feet from new driveway alignment	\$13,400
Total							\$83,900

Preliminary Tree Preservation Guidelines

The following recommendations will help reduce impacts to trees from development as well as maintain and improve their health and vitality through the clearing, grading and construction phases. The key elements of a tree preservation plan for 1380 Cotton Street would include:

- Establishing **Tree Protection Zones** for each tree to be preserved. **Tree Protection Zones** are identified by the Consulting Arborist based on species tolerances, tree condition, trunk diameters and the nature and proximity of the proposed disturbance.
- Providing supplemental irrigation prior to and during the demolition and construction phases.
- Provide surveyed trunk locations on plans to reevaluate impacts, particularly regarding off-site sweetgum #292.
- Preserve current hardscape near tree #292 for as long as possible in the construction process to protect any roots beneath the driveway.

Design recommendations

1. All plans affecting trees shall be reviewed by the Consulting Arborist regarding tree impacts. These include, but are not limited to, demolition plans, grading and utility plans, landscape and irrigation plans.
2. For trees identified for preservation, designate a **Tree Protection Zone** in which no construction, grading and underground services including utilities, sub-drains, water or sewer will be located (Figure 1). For design purposes, potential **Tree Protection Zone** footprints are depicted on the **Tree Protection Plan** (see **Attachments**).
3. No grading, excavation, construction, or storage of materials shall occur within that zone.
4. No underground services including utilities, sub-drains, water or sewer shall be placed in the **Tree Protection Zone**.
5. Irrigation systems must be designed so that no trenching will occur within the **Tree Protection Zone**.
6. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.

Pre-construction treatments and recommendations

1. The demolition contractor shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
2. Where possible, cap and abandon all existing underground utilities within the **Tree Protection Zone** in place. Removal of utility boxes by hand is acceptable but no trenching should be performed within the **Tree Protection Zone** in an effort to remove utilities, irrigation lines, etc.

3. Fence all trees to be retained to completely enclose the **Tree Protection Zone** prior to demolition, grubbing or grading. Fences shall be 6-foot. chain link fencing mounted on 8-foot tall, 2-inch diameter galvanized posts driven 24 inches into the ground and spaced no more than 10 feet apart. Fences shall be posted with signs saying "TREE PROTECTION FENCE – DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY ARBORIST." Fences are to remain until all grading and construction is completed. Suggested fence layouts are depicted in the **Tree Protection Plan** (see **Attachments**).
4. Trees to be preserved may require pruning. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the latest edition of the Best Management Practices for Pruning (International Society of Arboriculture) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300). The Consulting Arborist will provide pruning specifications prior to site demolition. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
5. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. Tree pruning and removal should be scheduled outside of the breeding season to avoid scheduling delays. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.
6. Trees to be removed shall be felled so as to fall away from **Tree Protection Zone** and avoid pulling and breaking of roots of trees to remain. If roots are entwined, the consultant may require first severing the major woody root mass before extracting the trees, or grinding the stump below ground.
7. Apply and maintain 4-6 inches of wood chip mulch within the **Tree Protection Zone** for on-site trees to be preserved.

Recommendations for tree protection during construction

1. Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Any grading, construction, demolition, or other work that is expected to encounter tree roots should be monitored by the Consulting Arborist. An exploratory trench should be dug by hand at the edge of excavation near off-site tree #138 prior to excavation of the pool. Roots should be cut at the edge of excavation with a sharp saw.
4. Following demolition of the current driveway and before any grading or excavation required to replace it, dig a 1-foot wide by 2-foot-deep trench at the edge of work by hand or air spade. Cut all roots larger than 2 inches in diameter cleanly at the edge of excavation with a sharp saw. The Consulting Arborist will supervise any root cutting of roots exceeding 2 inches in diameter.
5. Tree protection fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist.

6. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
7. Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the **Tree Protection Zone** by cutting all roots cleanly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, with a vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. The Consulting Arborist will identify where root pruning is required and monitor all root pruning activities.
8. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
9. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **Tree Protection Zone**.
10. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

Maintenance of impacted trees

Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. Inspect trees annually and following major storms to identify conditions requiring treatment to manage risk associated with tree failure.

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

If you have any questions about my observations or recommendations, please contact me.

HortScience | Bartlett Consulting



Ryan Suttle, Consulting Arborist & Urban Forester
ISA Board Certified Master Arborist, Utility Specialist No. WE-12647BU
ISA Tree Risk Assessment Qualified



Exhibits

Tree Assessment Form

Tree Assessment Plan

Tree Protection Plan

Tree Assessment

1380 Cotton Street
Menlo Park, CA
April 2023



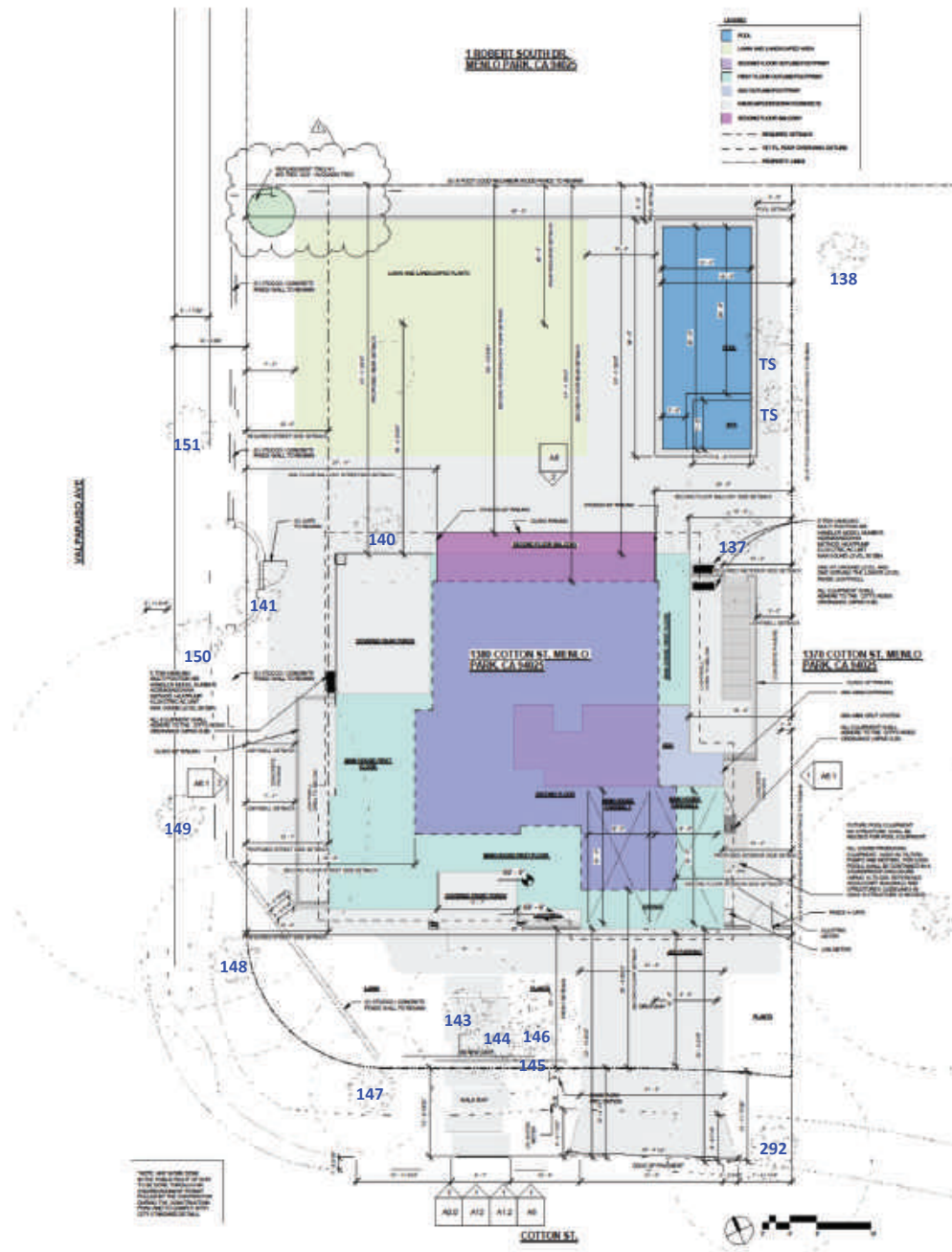
Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
137	Japanese maple	8,7,6,6,6,4	No	4	High	Multiple attachments arise from base; included bark on several until 3 feet; spreading, dense, vigorous crown.
138	Deodar cedar	28	Heritage	4	High	Off-side at NE corner; estimated DBH, trunk not visible below fence; overhangs W approximately 18 feet; strong excurrent form; dense, vigorous crown.
139	Japanese maple	5,2	No	5	High	4 feet from building; slightly one-sided crown W from suppression until 10 feet; good vigor; overhangs house 8 feet to the E.
143	European white birch	18	Heritage	2	Low	Previously topped at 18 feet; main epicormic leader at topping point is dead; history of branch and stem failure; signs of woodpecker boring below stem failure.
144	European white birch	11	No	3	Low	Planted in group of 3; largest in group; pronounced lean S from crowding with base of trunk nearly outside dripline; slight twig dieback throughout crown.
145	European white birch	11	No	3	Low	Planted in group of three; heavy lean SE with base of trunk outside dripline; multiple narrow attachments at 12 feet with long lever arms; moderate vigor.
146	European white birch	8	No	3	Low	Planted in group of three; heavy lean NE from crowding; narrow codominant attachment at 12 feet; sinuous trunks above codominant attachment; moderate vigor.
141	Japanese flowering cherry	7	No	2	Low	Topped at 6 feet to achieve umbrella form; sprouts further topped at 9 feet; vigorous epicormic growth from upper topping point; 1.5 feet from stone wall.
147	Sweetgum	14	No	2	Low	Street tree; multiple attachments between 5 and 7 feet; poor form and structure; history of stem failure; overhangs site by approximately 6 feet.
150	Sweetgum	26	Heritage	2	Low	Narrow codominant union at 8 feet; topped for high voltage line clearance; large, girdling root NW side; large, 6" surface root cut at trunk on N side; paved walking trail at trunk on 3 sides of tree; overhangs site by approximately 12 feet.

Tree Assessment

1380 Cotton Street
Menlo Park, CA
April 2023



Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
151	Sweetgum	24	Heritage	2	Low	Street tree; multiple narrow attachments at 10 feet with included bark; topped for high voltage line clearance; paving at trunk on 3 sides of tree; overhangs site by approximately 10 feet.
148	Valley oak	20	Heritage	2	Low	Sinuus trunk; history of large branch removal; heavy lean SE with base of trunk outside dripline; root collar buried S side with signs of decay.
140	Fig	6,6,5,4,4, 3,2,2	No	3	Moderate	Multiple stems arise from base; three largest stems fused at 3 feet; 6 feet away from house; vigorous, spreading crown.
142	Japanese maple	6,6	No	3	Moderate	Codominant at base; sinuous stems curve together and fuse at 4-5 feet before separating; vigorous crown; slightly one-sided E from suppression from large street trees.
149	Valley oak	39	Heritage	3	Moderate	Street tree; paved walking trail less than 1 inch from trunk flare on all sides; 2 foot long, 2 inch wide cavity NW side with decay; multiple attachments at 6 feet; V-pruned for high voltage line clearance; slight lean S; overhangs site by approximately 20 feet.
292	Sweetgum	25	Heritage	4	High	Street tree; upright; multiple attachments at 6 and 12 feet; good vigor; stone mulch



Tree Assessment Map

1380 Cotton St
Menlo Park, CA

Prepared for:
Almo Construction
Redwood City, CA

Revised April 2023



No Scale

Notes:

Base map provided by:
Safeti Design Group

Numbered tree locations are approximate.

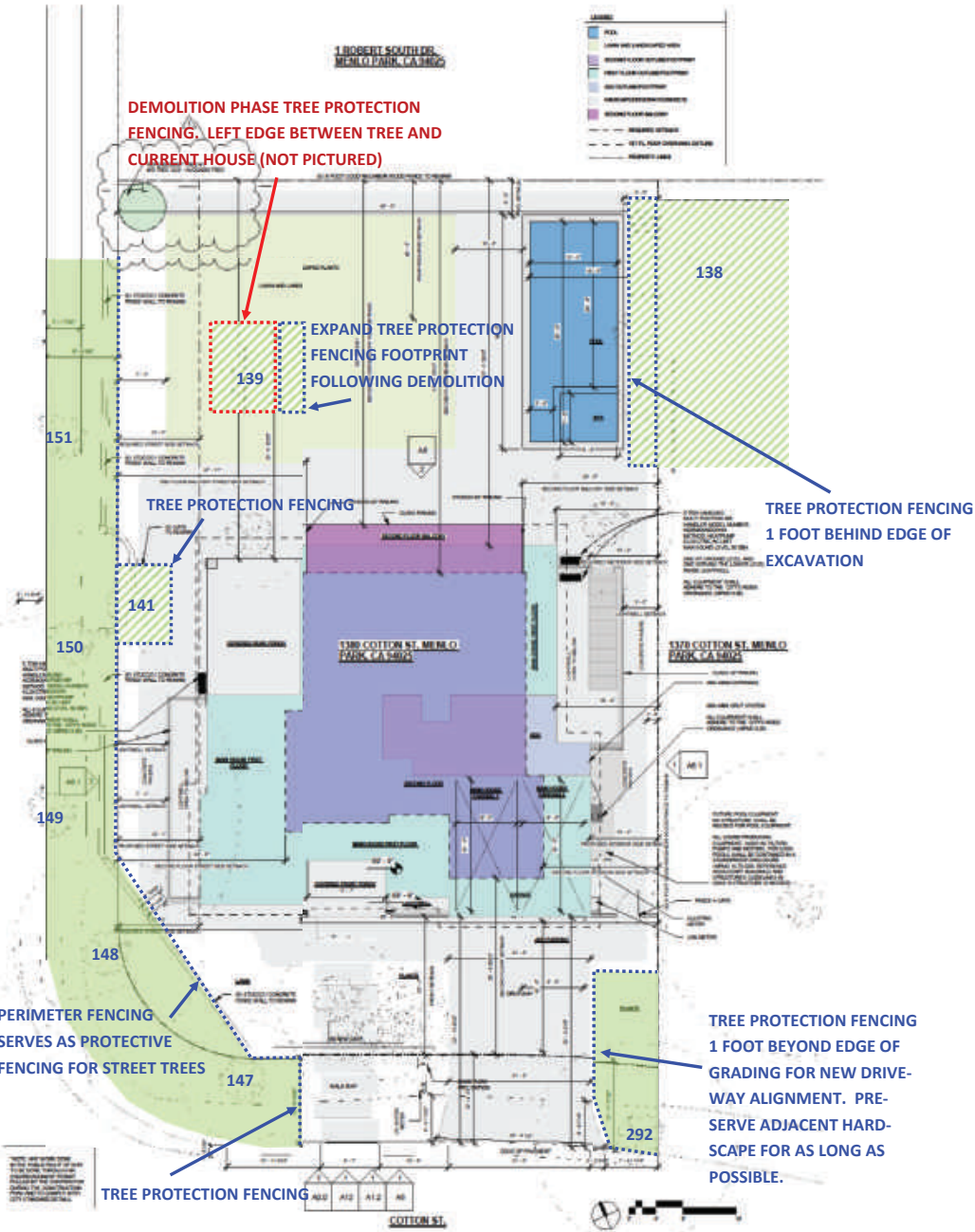
TS = too small to be classified as a tree



2550 Ninth Street, Suite 112
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Recommendations for tree protection during construction

1. Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures. Fence all trees to be retained to completely enclose the **Tree Protection Zone** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by the Consulting Arborist. Fences are to remain until all grading and construction is completed.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Any grading, construction, demolition, or other work that is expected to encounter tree roots should be monitored by the Consulting Arborist. An exploratory trench should be dug by hand at the edge of excavation near off-site tree #138 prior to excavation of the pool. Roots should be cut at the edge of excavation with a sharp saw.
4. Tree protection fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist.
5. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
6. Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the **Tree Protection Zone** by cutting all roots cleanly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, with a vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. The Consulting Arborist will identify where root pruning is required and monitor all root pruning activities.
7. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
8. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **Tree Protection Zone**.
9. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.



Tree Protection Plan

**1380 Cotton St
Menlo Park, CA**

Prepared for:
Almo Construction
Redwood City, CA

Revised April 2023



No Scale

Notes:

Base map provided by:
Safei Design Group

Numbered tree locations are approximate.

Trees identified for removal are not pictured



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**Peter and Mary Beth Suhr
1370 Cotton Street
Menlo Park, CA 94025**

December 7, 2022

Mr. Calvin Chan
Senior Planner
Community Development – Planning Division
701 Laurel Street
Menlo Park CA 94025

Re: Proposed Construction at 1380 Cotton Street, CA

Dear Mr. Chan:

This letter is in response to the City's November notice about a request for a use permit for excavation within the required setback for two basement lightwells at 1380 Cotton Street. That property is owned by Mehdi and Parisa Maghsoodnia. Our property is next door at 1370 Cotton Street. We met with Christine at the offices of the Planning Division on November 29th and were staggered upon learning of the enormity of the proposed new house. We below present our understanding of the situation, our concerns, and our requests.

Our Understanding.

The proposed construction would have a **34.9%** above-ground floor area ratio ("FAR"), that is, **over 50% larger than the current average on our street**. The average now is **22.7%**. (See, Exhibit A.) The new house would include a 2,200 square foot main level, a 1,372 square foot second level, and last but not least a 2,500 square foot basement. The total would be 6,072 square feet on a 10,240 square foot lot including 6 bedrooms and 7½ bathrooms with 1 bedroom and 1 bathroom in an ADU on the main level of the house.

Our Concerns and Requests.

1. The Enormity of the House.

The proposed construction does not fit on our street and would set the stage for future monster houses that would upend the character and relative affordability of our street. According to Zillow, 1380 Cotton Street is currently worth approximately \$4,215,800. (https://www.zillow.com/homedetails/1380-Cotton-St-Menlo-Park-CA-94025/15594538_zpid/ (12/6/2022).) The proposed construction may make it worth approximately \$8 million. In 2021, nearby 1355 Hillview (with a "mere" 6 bedrooms and 4½ bathrooms) sold for \$6,880,000 and it

Mr. Calvin Chan
Senior Planner
Community Development – Planning Division

“only” had 3,768 square feet of living area. (https://www.zillow.com/homedetails/1355-Hillview-Dr-Menlo-Park-CA-94025/15594463_zpid/.)¹

Request 1: Scrutinize plans for the proposed house for compliance with applicable laws.

Request 2: Promptly provide us with notice after engineering plans are filed because they may suggest foreseeable deviations from filed architectural plans.

2. The Future of the ADU is Doubtful.

800 square feet of the proposed construction is possible only because of the ADU included in the plans. While we appreciate that ADUs may provide needed affordable housing,² we believe that precautions must be taken or the proposed ADU space is likely to be general living space in a 6,000 square foot house. We cannot imagine that someone would build or purchase an \$8 million house and then allow one or more individuals to live independently in the middle of it. We refer to the foreseeable behavior of a purchaser because we understand the Maghsoodnias intend to move.

Request: Require as a precondition for any permit to facilitate the proposed construction a restrictive covenant agreement running with the land recorded in San Mateo County that provides: (a) the ADU space may never be converted to general living space, (b) the then-current owner of the property at 1380 Cotton will annually report to the City and the then-current owner of 1370 Cotton about the status and use of the ADU, (c) the then-current owner of the property at 1370 Cotton has the right to enforce the agreement, and (d) the prevailing party in litigation concerning the agreement is entitled to attorney’s fees.

3. The Future of Impervious Coverage Should Be Protected.

We suspect that so large a construction project on a 10,240 square foot lot may only temporarily comply with impervious coverage requirements. Things like gravel and dirt have a way of being replaced by cement or asphalt.

¹ The estimated value of our property is \$4,421,400. (https://www.zillow.com/homes/1370-Cotton-St-Menlo-Park-CA-94025_rb/15594539_zpid/) (12/6/2022).

² “ADUs, and junior ADUs, or JADUs, have been the focus of recent State legislation, as they can provide needed housing without materially changing the visual character of a neighborhood.” (<https://menlopark.gov/Government/Departments/Community-Development/Planning-Division/Accessory-dwelling-units.>)

Mr. Calvin Chan
Senior Planner
Community Development – Planning Division

Request: Require as a precondition for any permit to facilitate the proposed construction a restrictive covenant agreement running with the land recorded in San Mateo County that provides: (a) the property will always comply with current impervious coverage requirements, (b) the then-current owner of the property at 1380 Cotton will annually report to the City and the then-current owner of 1370 Cotton about the status of the impervious coverage on the property, (c) the then-current owner of the property at property 1370 Cotton has the right to enforce the agreement, and (d) the prevailing party in litigation concerning the agreement is entitled to attorney's fees.

4. The Position of the Proposed Construction.

The current plan calls for basement lightwells in the setback next to our property to facilitate minimizing the distance between our house and the proposed house.

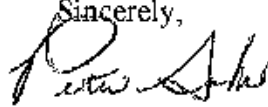
Request 1: Do not issue a permit that allows construction in the setback. More of the construction may instead be along Valparaiso Avenue and towards the rear of the lot away from our property.

Request 2: Require as a precondition for any excavation in the setback a soil engineering report and soil stabilization including but not limited to shoring so that our adjacent property is not adversely impacted by the proposed excavation.

5. The Appearance of the New House.

Request: Require as a precondition for a permit for so large a house on a relatively small lot the inclusion of architectural concepts that make the house appear smaller (e.g., different paint shades and construction materials [e.g., stone, stucco, and paneling] on the exterior).

Thank you for your consideration and assistance.

Sincerely,

Peter Suhr



Mary Beth Suhr

Exhibit A

Cotton Street Address	Lot Size Square Feet	Living Area Square Feet	Ratio of Living Area to Lot Size
1380	10240	2600	25.4%
1375	12197	2290	18.8%
1370	10367	2854	27.5%
1360	10672	1970	18.5%
1350	10236	1970	19.2%
1341	9321	1960	21.0%
1340	10900	1960	18.0%
1331	9583	2540	26.5%
1330	10900	2640	24.2%
1310	10497	1840	17.5%
1301	9931	1840	18.5%
1300	10280	2740	26.7%
1260	10105	2760	27.3%
1241	9844	2110	21.4%
1220	10105	2360	23.4%
1201	10018	1900	19.0%
1200	10018	2090	20.9%
1151	10018	1920	19.2%
1150	10193	1960	19.2%
1141	10079	3150	31.3%
1140	9975	2100	21.1%
1131	10018	1900	19.0%
1130	10062	1960	19.5%
1121	10018	2738	27.3%
1120	9931	2430	24.5%
1110	9713	3000	30.9%
1101	10693	2410	22.5%
1100	10900	3070	28.2%
Averages	10243	2323	22.7%

The information in the chart was obtained from Zillow.

The houses at 1221 and 1111 Cotton Street are under construction and not addressed above.

8:29



1380-0003-LTR-Planning...



Barbara Hills
1375 Cotton Street
Menlo Park, CA 94025

December 17, 2022

Mr. Calvin Chan
Senior Planner
Community Development -- Planning Division
701 Laurel Street, Menlo Park CA 94025

Re: Proposed Construction at 1380 Cotton
Street, CA

Dear Mr. Chan:

I reside at 1375 Cotton Street, which is across the street from 1380 Cotton Street. My neighbors, the Suhrs at 1370 Cotton Street, recently told me what they learned about the proposed construction when they went to the Planning Division in November. I was mad then and I am mad now. I purchased and invested in my property because I appreciated our street's charm. I do not want to be looking at a 28-foot house or living on a street of similar outsized houses for the rest of my life.

Any portion of the proposed house that is based upon an exception in the building code should be the subject of a restrictive covenant agreement running with the land recorded in San Mateo County that provides: (a) the basis of the exception (e.g., an ADU) may never be eliminated, (b) the then-current owner of the property at 1380 Cotton will annually report to the City and the then-current owner of 1375 Cotton about the status of the basis of the exception, (c) the then-current owner of the property at 1375 Cotton has the right to enforce the agreement, and (d) the prevailing party in litigation concerning the agreement is entitled to attorney's fees. As to the proposed ADU in particular, if the developers of 1375 intend to benefit by an exception intended to provide more housing in Menlo Park, let's make sure that the ADU has a future and is not converted into living space in a 6,000-square-foot house that burdens neighboring properties.

In closing, I express my support for everything said in the Suhr letter to you dated December 7, 2022.

Very truly yours,

Barbara Hills



STAFF REPORT

Planning Commission

Meeting Date:

7/10/2023

Staff Report Number:

23-046-PC

Public Hearing:

Consider and adopt a resolution to approve a use permit to remodel and construct first-story additions to an existing nonconforming, one-story, single-family residence in the R-1-S (Single Family Suburban Residential) zoning district, at 1055 San Mateo Drive

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit to remodel and construct first-story additions to an existing nonconforming, one-story, single-family residence in the R-1-S (Single Family Suburban Residential) zoning district, at 1055 San Mateo Drive. The value of the proposed project would exceed 75 percent of the replacement value of the existing nonconforming structure in a 12-month period and requires approval of a use permit by the Planning Commission. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required use permit findings can be made for the proposal.

Background

Site location

The subject property is located on San Mateo Drive, facing the street's intersection with Wallea Drive and close to the intersection of San Mateo Drive and Santa Cruz Avenue. San Mateo Drive is a curvilinear street that winds north to south, between Valparaiso Avenue and San Francisquito Creek, where it has a dead-end. The homes on streets near and along San Mateo Drive are mostly in the R-1-S zoning district, though some properties to the north of the subject property are zoned R-E (Residential Estate), along with some properties to the south that are located along Hermosa Way and Cotton Street that are also zoned R-E. Houses along San Mateo Drive include both one- and two-story residences, developed in a variety of architectural styles, including ranch, craftsman, and some contemporary styles. A location map is included as Attachment B.

Analysis

Project description

The subject property is developed with a one-story residence with an attached, two-car garage. The

existing residence is nonconforming to the current setback requirements, with a front setback of 15.5 feet, where a minimum of 20 feet is required, a right-side setback of 9.5 feet, where a minimum of 10 feet is required, and a rear setback of 11.8 feet, where a minimum of 20 feet is required. With the removal of encroachments into the clear space of the garage, the proposed project would include two conforming covered parking spaces.

With the proposed additions and interior modifications, the residence would include a total of four bedrooms and 4.5 bathrooms. The value of the proposed work would equal 134 percent of the replacement value of the existing non-conforming residence in a 12-month period, exceeding the 75-percent use permit threshold for one-story residences.

Apart from the existing nonconforming portions of the house, the residence would meet all Zoning Ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, and height. Of particular note with regard to Zoning Ordinance requirements:

- The first floor additions would be located along all four elevations of the existing residence, with a 10-foot setback for the additions along the right side, an 11-foot setback for the addition along the left side, a minimum 20-foot setback for the front-facing addition, and a minimum 24-foot setback for the rear-facing additions. The proposed additions would add 911.6 square feet to the residence for a total floor area of 3,827.7 square feet where the permitted FAL for the lot is 3,864.3 square feet.
- As a result of comprehensive increases in wall and plate heights, several rooms within the residence would be beneath the roof ridge extending beyond a height of 17 feet. This combined area, which constitutes 486.2 square feet, has been counted at 200 percent within the floor area calculations.
- The one-story residence, with additions and modifications, would increase from 13.7 to 19.6 feet in height, where 28 feet is the maximum permitted.
- The proposed project would be constructed well below the maximum building coverage, with a total of 30.4 percent where 35 percent is allowed.

The existing residence is set back 20.2 feet from the left side property line. With the proposed additions, the residence would be set back 11 feet from the left side property line. As stated earlier, a 10-foot setback is required for both side setbacks within the R-1-S zoning district. The residence would maintain the nonconforming encroachments at the front setback (15.5 feet), right-side setback (9.5 feet), and rear setback (11.8 feet) for the existing portions of the residence, but all proposed additions would meet the required setback distances.

A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Exhibits A and B within Attachment A, respectively.

Design and materials

The existing residence is built in a ranch architectural style. The applicant states in their project description letter that the proposed project is designed in a "Sea Ranch" style, which the applicant states as borrowing from American vernacular styles and other folk types of houses that use simple shapes, such as barns. The main entry door would be centered along the front elevation, and framed by limestone veneer. Along much of the front elevation, wood vertical siding would be the predominant material, with some stucco

along the front façades and stucco as the predominant wall material for the other elevations. The new windows would contain aluminum framing, and contain simulated true divided lights, with interior and exterior grids and spacer bars between the panes. All roofing would be standing seam metal.

Staff believes that the scale, materials, and style of the proposed residence would result in a consistent aesthetic approach and the proposed project would be generally consistent with the broader neighborhood, given the variety of architectural styles and sizes of structures in the area. In addition, the building would remain one story in height.

Trees and landscaping

The applicant has submitted an arborist report (Attachment D), detailing the species, size, and conditions of the nearby heritage and non-heritage trees. The report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance and protection. As part of the project review process, the arborist report was reviewed by the City Arborist. Table 1 below summarizes the project trees by species, size, condition, and whether the trees are proposed to be preserved or removed.

Table 1: Project tree summary				
Tree Number	Species	Size (DBH, in inches)	Condition	Removal/Reason
1	English laurel	9 (non-heritage size)	Good	To be preserved
2	Coast redwood	36 (heritage size)	Fair	To be preserved
3	Coast redwood	37 (heritage size)	Fair	To be preserved
4	Coast redwood	48 (heritage size)	Fair	To be preserved
5	Fern podocarpus	15 (heritage size)	Poor	To be preserved
6	Crape myrtle	8 (non-heritage size)	Fair	To be preserved
7	Cherry	4 (non-heritage size)	Fair	To be preserved
8	Japanese maple	5 (non-heritage size)	Good	To be removed
9	Cherry	3 (non-heritage size)	Fair	To be preserved
10	Cherry	3 (non-heritage size)	Fair	To be preserved

* Of the four heritage trees, one is located in the neighboring property to the right, along the shared property line, and three are located in the rear left corner of the subject property.

To protect the heritage and non-heritage trees on site, the arborist report has identified such measures as root pruning by hand for roots greater than two inches in diameter, tree protection fencing, and installing boring machines outside drip lines. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 1h.

Correspondence

The applicant states in their project description letter that the property owner has completed outreach efforts, which involved contacting three sets of neighbors and showing them the proposed design. The applicant provided emails from these neighbors expressing support for the project as part of the project description letter. The emails of support are from a neighboring property adjoining the rear of the subject property, a property adjoining the right side of the subject property, and a neighboring property on the opposite side of San Mateo Drive.

As of the writing of this report, staff has not received any direct correspondence.

Conclusion

Staff believes that the scale, materials, and style of the proposal are generally compatible with the surrounding neighborhood, and would result in a consistent aesthetic approach. The building would remain one story in height and the applicant has submitted emails of support from surrounding neighbors. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

- A. Draft Planning Commission Resolution
 - Exhibits to Attachment A
 - A. Project Plans
 - B. Project Description Letter
 - C. Conditions of Approval

- B. Location Map
- C. Data Table
- D. Arborist Report

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings, and exhibits are available for public viewing at the Community Development Department.

Exhibits to Be Provided at Meeting

None

Report prepared by:
Matt Pruter, Associate Planner

Report reviewed by:
Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO CONSTRUCT FIRST-FLOOR ADDITIONS AND INTERIOR MODIFICATIONS TO AN EXISTING NONCONFORMING SINGLE-FAMILY RESIDENCE IN THE R-1-S (SINGLE FAMILY SUBURBAN RESIDENTIAL) ZONING DISTRICT

WHEREAS, the City of Menlo Park (“City”) received an application requesting to construct first-floor additions and interior modifications to an existing nonconforming one-story, single-family residence in the Single Family Suburban Residential (R-1-S) zoning district, in which the proposed work would exceed 75 percent of the replacement value of the existing nonconforming structure in a 12-month period—(collectively, the “Project”) from Gary McClure (“Applicant”), on behalf of the property owners Jensen Smith and Justin Pirzadeh (“Owner”), located at 1055 San Mateo Drive (APN 071-221-070) (“Property”). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family Suburban Residential (R-1-S) district. The R-1-S district supports single-family residential uses; and

WHEREAS, the proposed Project complies with all objective standards of the R-1-S district; and

WHEREAS, the proposed Project was reviewed by the Engineering Division and found to be in compliance with City standards; and

WHEREAS, the Applicant submitted an arborist report prepared by Heartwood Consulting Arborists, which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act (“CEQA,” Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project’s environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15301 et seq. (Existing Facilities); and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on July 10, 2023, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for the proposed first-floor additions and interior modifications is granted based on the following findings which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
 - a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-S zoning district and the General Plan because the construction of first-floor additions and interior modifications to an existing nonconforming one-story, single-family residence are allowed to be constructed and exceed 75 percent of the replacement value of the existing nonconforming structure subject to granting of a use permit and provided that the proposed residence conforms to applicable zoning standards, including, but not limited to, minimum setbacks (note: only the new portions of the residence would comply with setbacks), maximum floor area limit, and maximum building coverage.
 - b. The proposed residence would include the required number of off-street parking spaces because one covered and one uncovered parking space

would be required at a minimum, and two covered parking spaces are provided.

- c. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the new residence would be located in a single-family neighborhood and designed such that privacy concerns would be addressed through the building remaining single-story.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2023-00005, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 4. Environmental Review. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

- A. The Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15301 et seq. (Existing Facilities)

Section 5. Severability.

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Corinna Sandmeier, Principal Planner and Planning Commission Liaison of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on July 10, 2023, by the following votes:

AYES:

NOES:

ABSENT:

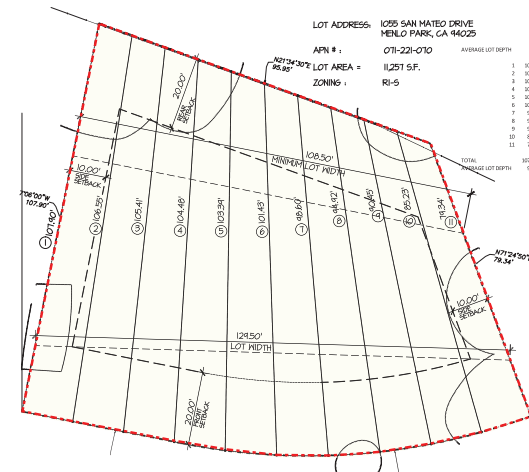
ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this 10th day of July, 2023

Corinna Sandmeier
Principal Planner and Planning Commission Liaison
City of Menlo Park

Exhibits

- A. Project Plans
- B. Project Description Letter
- C. Conditions of Approval



NEW ADDITION AND REMODEL FOR JENSON SMITH AND JUSTIN PIRZADEH

1055 SAN MATEO DRIVE
MENLO PARK, CA 94025

AVERAGE LOT DEPTH CALCULATION
1/16" = 1'-0"



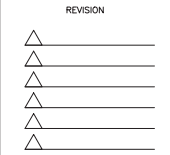
STREETSCAPE
1/16" = 1'-0"



PROJECT DATA	
OWNER: JUSTIN PIRZADEH & JENSON SMITH	
ADDRESS: 1055 SAN MATEO DRIVE, MENLO PARK, CA 94025	
A.P.N.#: 071-221-070	
ZONE: R-1-S	
LOT AREA:	11,297.0 S.F.
BUILDING COVERAGE = 30%	3,389.0 S.F.
FLOOR AREA LIMIT (FAL) 2800 S.F. + 25% (LOT AREA - 7000) =	3,064.3 S.F.
EXISTING FLOOR AREA LIMIT (FAL) CALCULATION	
(C) HOUSE (HABITABLE)	1,957.7 S.F.
(G) GARAGE	481.1 S.F.
(E) TOTAL EXISTING AREA	2,438.8 S.F.
(C) POOL EQUIP SEED	111.9 S.F.
(C) TOOL SEED	18.1 S.F.
(E) TOTAL EXISTING AREA	2,568.8 S.F.
EXISTING BUILDING COVERAGE CALCULATION	
(C) HOUSE	2,438.8 S.F.
(C) POOL EQUIP SEED	111.9 S.F.
(C) TOOL SEED	18.1 S.F.
(C) FIREPLACE	13.5 S.F.
(C) FRONT PORCH	32.5 S.F.
(C) REAR PORCH	254.8 S.F.
(C) SIDE PORCH	28.8 S.F.
(E) TOTAL BUILDING COVERAGE	25.9% = 2,910.5 S.F.
PROPOSED FLOOR AREA LIMIT (FAL) CALCULATION	
(C) FLOOR AREA TO REMAIN (HABITABLE)	2,429.9 S.F.
(N) AREA OF ADDITION	911.6 S.F.
(N) TOTAL FLOOR AREA	3,341.5 S.F.
(N) AREA OVER 17' HIGH (COUNTS TWICE)	486.2 S.F.
(N) TOTAL FLOOR AREA	3,827.7 S.F.
PROPOSED BUILDING COVERAGE CALCULATION	
(N) PROPOSED FLOOR AREA	3,341.5 S.F.
(N) FIREPLACE	13.5 S.F.
(N) FIREPLACE	18.6 S.F.
(N) FRONT PORCH	48.6 S.F.
(N) TOTAL BUILDING COVERAGE	30.4% = 3,420.4 S.F.
GENERAL INFORMATION	
OCCUPANCY GROUP:	R-3/U
TYPE OF CONSTRUCTION:	TYPE V-B
STORIES:	1
FIRE SPRINKLERS:	DS - YES <input type="checkbox"/> NO <input type="checkbox"/> (PER MFPFD, INSTALL NFA 13D FIRE SPRINKLERS)
GROUND FLOOR (HEATED):	2,860.4 S.F.
GARAGE:	481.1 S.F.
TOTAL BUILDING AREA:	3,341.5 S.F.

SHEET LIST	
GENERAL INFORMATION	
A-0	FRONT ELEVATION, PROJECT DATA SHEET INDEX, VICINITY MAP, STREETScape & AVERAGE LOT DEPTH CALCULATION
A-0-1	AREA PLAN
ARCHITECTURAL	
A-1.1	SITE DEMO & TREE PROTECTION PLAN
A-1.2	SITE PLAN
A-1.3	EXISTING FLOOR PLAN
A-1.4	EXISTING ROOF PLAN
A-1.5	EXISTING FRONT, RIGHT SIDE, REAR, & LEFT SIDE ELEVATIONS
A-1.6	EXISTING FLOOR AREA DIAGRAMS & CALCULATIONS
A-1.7	NEW FLOOR AREA DIAGRAMS & CALCULATIONS
A-1.8	NEW ATTIC SPACE OVER 17' AREA DIAGRAMS & CALCULATIONS
A-1.9	NEW WORK VALUE CALCULATION AREA DIAGRAMS
A-1.10	NEW WORK VALUE CALCULATION AREA DIAGRAMS
A-1.11	EXISTING DEMO PLAN
A-2	GROUND FLOOR PLAN
A-3	ROOF PLAN
A-4	FRONT ELEVATION & RIGHT SIDE ELEVATION
A-5	REAR ELEVATION & LEFT SIDE ELEVATION
A-6	SECTION A-A AND SECTION B-B
CIVIL	
SV-1	BOUNDARY & TOPOGRAPHIC SURVEY
LANDSCAPE	
LI	LANDSCAPE PLAN
VICINITY MAP	

PROJECT TITLE & LOCATION
PROPOSED ADDITION AND REMODEL FOR SMITH-PIRZADEH RESIDENCE
1055 SAN MATEO DRIVE, MENLO PARK, CA 94025



J. MALIKSI & ASSOC.
ARCHITECTURE & INTERIOR DESIGN
675 MENLO AVENUE, MENLO PARK, CA 94025
TEL. NO. 650 323 2902
FAX NO. 650 323 6433

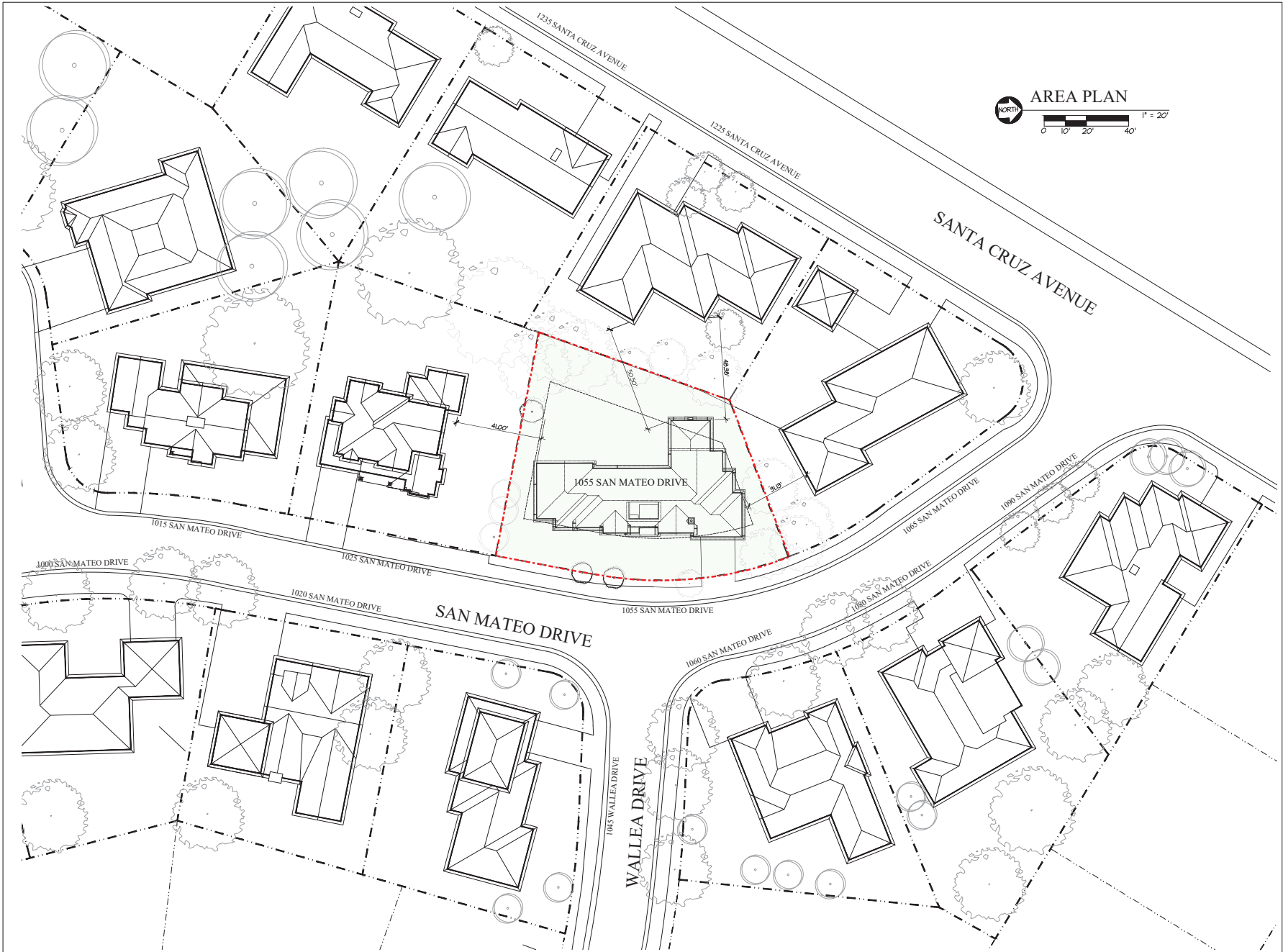


NO.	DATE	ISSUE
01M	3-6-23	FOR USE PERMITS

DRAWING TITLE
PROJECT DATA SHEET INDEX, VICINITY MAP, AVERAGE LOT DEPTH CALCULATION & STREETScape

SCALE: AS NOTED
PROJECT NAME: SMITH-PIRZADEH
CADD FILE NO.
DRAWING NO.

A-0



PROJECT TITLE & LOCATION
**PROPOSED ADDITION
 AND REMODEL**
 FOR
**SMITH-PIRZADEH
 RESIDENCE**

1055 SAN MATEO DRIVE
 MENLO PARK, CA 94025

REVISION

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J MALIKSI & ASSOC.
 ARCHITECTURE + INTERIOR DESIGN
 675 MENLO AVENUE
 MENLO PARK, CA 94025
 TEL. NO. 650 323 2902
 FAX NO. 650 323 6433



NO.	DATE	ISSUE
01M	5-4-23	FOR USE PERMIT
01M	3-6-23	FOR USE PERMIT

ALL DIMENSIONS AND MATERIALS PROVIDED HEREIN CONSTITUTE THE EXCLUSIVE AND UNREVOKED SOLE PROPERTY OF THE ARCHITECT AND SHALL BE USED FOR THE EXCLUSIVE USE OF THE ARCHITECT. NO OTHER PARTY SHALL BE HELD RESPONSIBLE FOR THE QUALITY OR QUANTITY OF THE WORK. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE QUALITY AND QUANTITY OF THE WORK.

DRAWING TITLE

AREA PLAN

SCALE: AS NOTED
 PROJECT NAME: SMITH-PIRZADEH
 CADD FILE NO.
 DRAWING NO.

A-0.1

TREE PROTECTION NOTES

Pre-Construction Meeting with the Project Arborist

Tree protection locations should be marked before any fencing contractor arrives.

Tree Protection Zones and Fence Specifications

Tree protection zones should be established prior to the arrival of construction equipment or materials on site. Fence should be comprised of six-foot high chain link fence mounted on eight-foot tall, 2.75-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

The fence should be maintained throughout the site during the construction period and should be inspected periodically for damage and proper functions. Fence should be repaired, as necessary, to provide a physical barrier from construction activities.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Restrictions Within the Tree Protection Zone

No storage of construction materials, debris, or excess soil will be allowed within the Tree Protection Zone. Spills from the trenching shall not be placed within the tree protection zone either temporarily or permanently. Construction personnel and equipment shall be routed outside the tree protection zones.

Root Pruning

When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handaw, reciprocating saw, or chain saw rather than left crushed or torn. When completed, exposed roots should be kept moist with burlap or burlaped within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots are in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Timing

If the construction is to occur during the summer months supplemental watering and treatments should be applied to help ensure survival during and after construction.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61(D)-49 California Contractors License. Tree pruning should be specified in writing according to ANSI A-300 grading standards and limitations and adhere to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the sections are Tree Protection Zones and that disturbance is prohibited. Text on the signs should be in both English and Spanish (Appendix D).

**TREE PROTECTION AREA
KEEP OUT!**

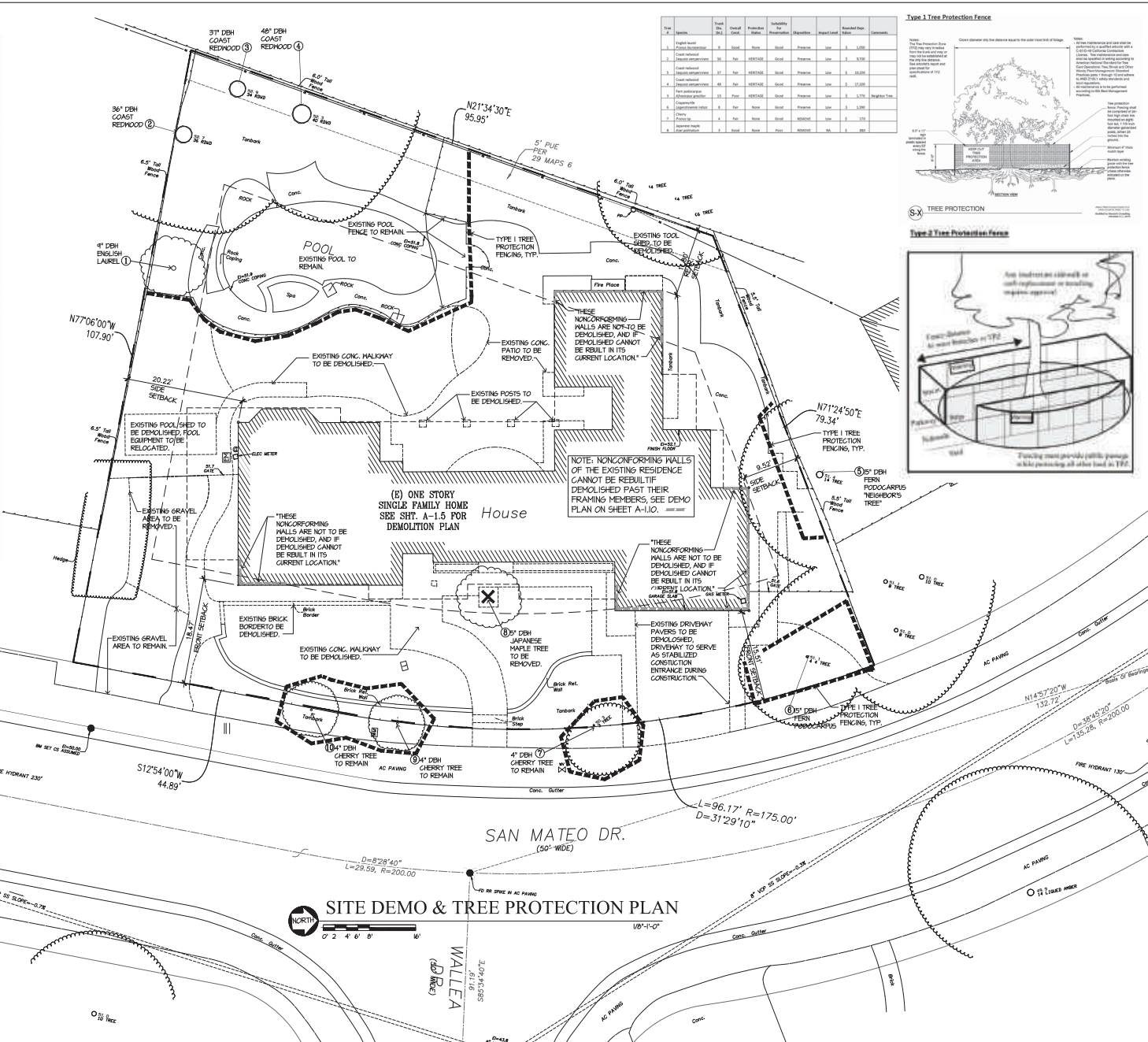
CONSTRUCTION OF THIS TREE PROTECTION ZONE HAS BEEN APPROVED BY THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS UNDER PERMITS BY LOCAL GOVERNMENT PROVIDED THAT THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:

- THE PROTECTED TREE PROTECTION AREA MUST NOT BE REMOVED
- NO PERSON SHALL ENTER THE PROTECTIVE AREA
- NO MACHINERY OR EQUIPMENT SHALL ENTER THE PROTECTIVE AREA
- NO MATERIALS SHALL BE DEPOSITED IN THE PROTECTIVE AREA
- NO SIGN SHALL BE DISAPPOINTED BY THE PROTECTIVE AREA
- NO EXCAVATION SHALL BE MADE IN THE PROTECTIVE AREA
- NO OTHER WORK SHALL BE DONE WITHIN THE PROTECTIVE AREA UNLESS APPROVED BY THE PROJECT ARCHITECT

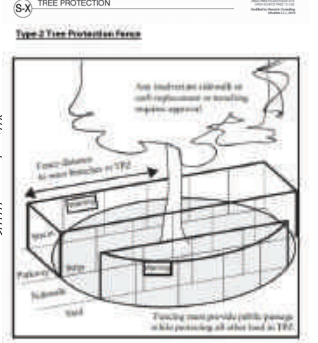
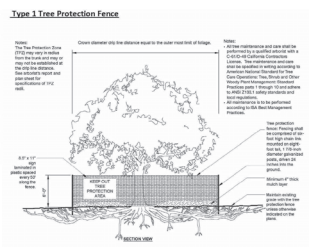
Violations of these rules, including those in 8 27 a 117, including that all persons within the protective area shall be liable for the same shall be reported to the Project Architect immediately and shall be subject to prosecution, as well as the issuance of a Stop Work Order.

Signs of similar design to those shown here shall be used.

These signs should be in both English and Spanish.



Tree	Species	DBH	Health	Location	Remarks	Protection	Special	Remarks	Comments
1	English Laurel	4"	Good	North	See Note	Zone 1	Zone 1	Zone 1	Zone 1
2	Coast Redwood	36"	Good	West	See Note	Zone 2	Zone 2	Zone 2	Zone 2
3	Coast Redwood	48"	Good	West	See Note	Zone 3	Zone 3	Zone 3	Zone 3
4	Coast Redwood	36"	Good	West	See Note	Zone 4	Zone 4	Zone 4	Zone 4
5	Coast Redwood	36"	Good	West	See Note	Zone 5	Zone 5	Zone 5	Zone 5
6	Coast Redwood	36"	Good	West	See Note	Zone 6	Zone 6	Zone 6	Zone 6
7	Coast Redwood	36"	Good	West	See Note	Zone 7	Zone 7	Zone 7	Zone 7
8	Coast Redwood	36"	Good	West	See Note	Zone 8	Zone 8	Zone 8	Zone 8
9	Coast Redwood	36"	Good	West	See Note	Zone 9	Zone 9	Zone 9	Zone 9
10	Coast Redwood	36"	Good	West	See Note	Zone 10	Zone 10	Zone 10	Zone 10



PROJECT TITLE & LOCATION
**PROPOSED ADDITION
 AND REMODEL**
 FOR
**SMITH-PIRZADEH
 RESIDENCE**
 1055 SAN MATEO DRIVE
 MENLO PARK, CA 94025

- REVISION
- △
 - △
 - △
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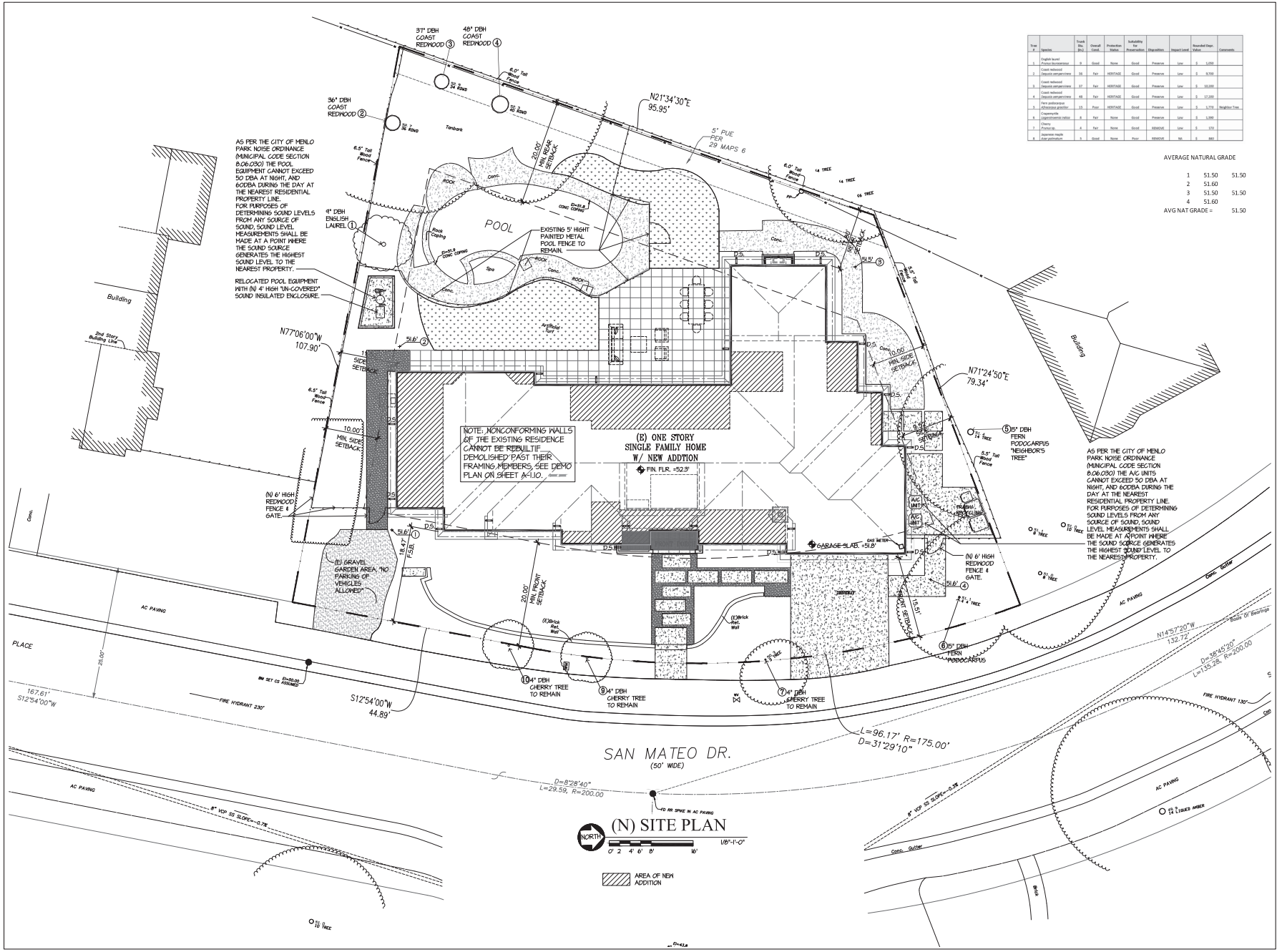
NO.	DATE	ISSUE
6/14	5-4-23	FOR USE PER-41
6/14	3-6-23	FOR USE PER-41

NO. DATE ISSUE
 6/14 5-4-23 FOR USE PER-41
 6/14 3-6-23 FOR USE PER-41

SITE DEMO & TREE PROTECTION PLAN

SCALE: 1/8" = 1'-0"
 PROJECT NAME: SMITH-PIRZADEH
 CADD FILE NO.
 DRAWING NO.

A-1.1



Item	Quantity	Unit	Material	Subcontractor	Estimate	Notes
1	1	Pool	Pool	Pool	1.00	
2	1	Pool	Pool	Pool	1.00	
3	1	Pool	Pool	Pool	1.00	
4	1	Pool	Pool	Pool	1.00	
5	1	Pool	Pool	Pool	1.00	
6	1	Pool	Pool	Pool	1.00	
7	1	Pool	Pool	Pool	1.00	
8	1	Pool	Pool	Pool	1.00	
9	1	Pool	Pool	Pool	1.00	
10	1	Pool	Pool	Pool	1.00	

AVERAGE NATURAL GRADE

1	51.50	51.50
2	51.60	
3	51.50	51.50
4	51.60	
AVG NAT GRADE =		51.50

PROJECT TITLE & LOCATION
PROPOSED ADDITION AND REMODEL
 FOR
SMITH-PIRZADEH RESIDENCE
 1055 SAN MATEO DRIVE
 MENLO PARK, CA 94025

REVISION

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NO. DATE ISSUE

67M 5-4-25 FOR USE PERMIT

67M 3-4-25 FOR USE PERMIT

ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED. CONSULT THE ORIGINAL AND UNAPPROVED STATE OF THE ARCHITECT'S WORK FOR ALL DIMENSIONS, USE OF UNUSUAL MATERIALS OR METHODS OF CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE ARCHITECT.

DRAWING TITLE

(N) SITE PLAN

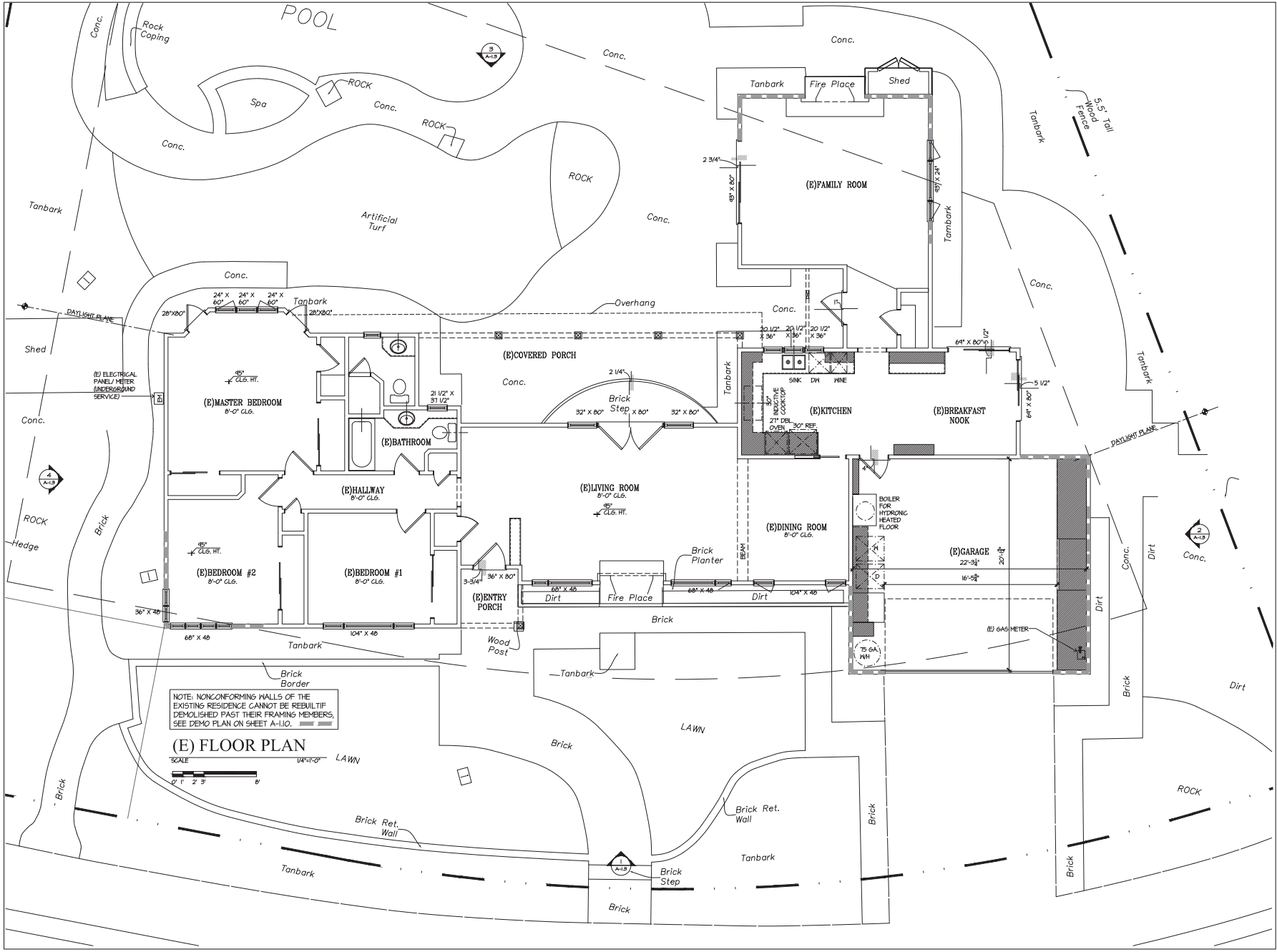
SCALE: 1/8" = 1'-0"

PROJECT NAME: SMITH-PIRZADEH

CADD FILE NO.

DRAWING NO.

A-1.2



NOTE: NON-CONFORMING WALLS OF THE EXISTING RESIDENCE CANNOT BE REBUILT IF DEMOLISHED PAST THEIR FRAMING MEMBERS, SEE DEMO PLAN ON SHEET A-1.10.

(E) FLOOR PLAN

SCALE 1/4" = 1'-0"
0' 1' 2' 3' 4'

PROJECT TITLE & LOCATION
PROPOSED ADDITION AND REMODEL
 FOR
SMITH-PIRZADEH RESIDENCE
 1055 SAN MATED DRIVE
 MENLO PARK, CA 94025

REVISION



J. MALIKSI & ASSOC.
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NO.	DATE	ISSUE
67M	5-4-23	FOR USE PERMIT
67M	3-6-23	FOR USE PERMIT

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 DRAWING TITLE

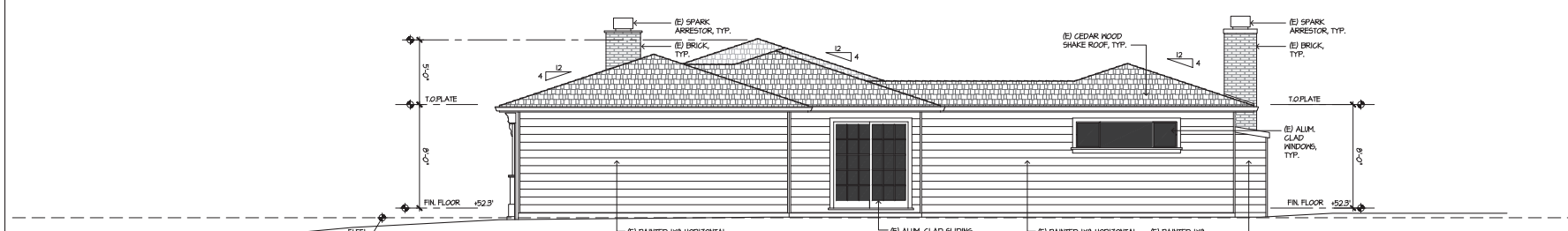
EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"
 PROJECT NAME: SMITH-PIRZADEH
 CAD FILE NO.
 DRAWING NO.

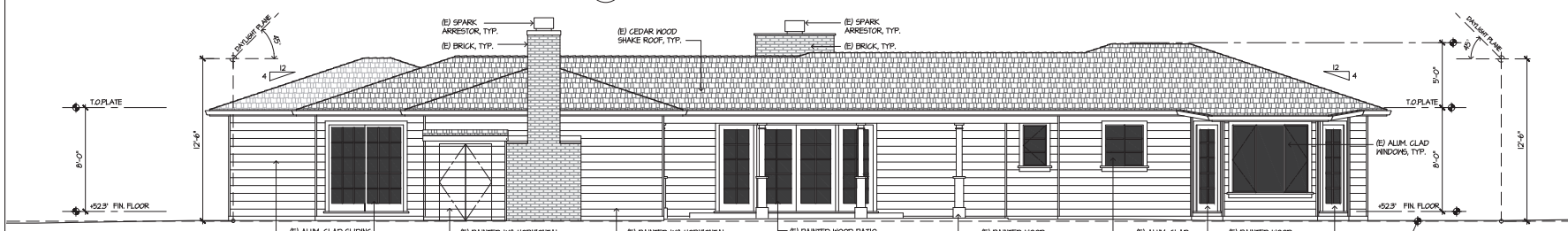
A-1.3



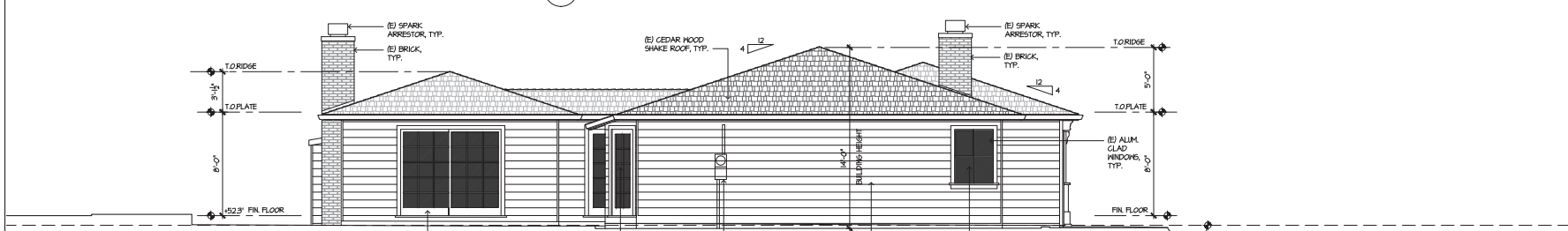
1 Existing - Front Elevation



2 Existing - Right Side Elevation



3 Existing - Rear Side Elevation



4 Existing - Left Side Elevation

PROJECT TITLE & LOCATION
PROPOSED ADDITION AND REMODEL
 FOR
SMITH-PIRZADEH RESIDENCE
 1055 SAN MATED DRIVE
 MENLO PARK, CA 94025

REVISION



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NO.	DATE	ISSUE
07M	5-4-28	FOR USE PERMIT
07M	3-4-28	FOR USE PERMIT

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DRAWING TITLE
 (E) FRONT ELEVATION, (E) RIGHT SIDE ELEVATION, (E) REAR ELEVATION, & (E) LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"
 PROJECT NAME: SMITH-PIRZADEH
 CAD FILE NO.
 DRAWING NO.

A-1.4

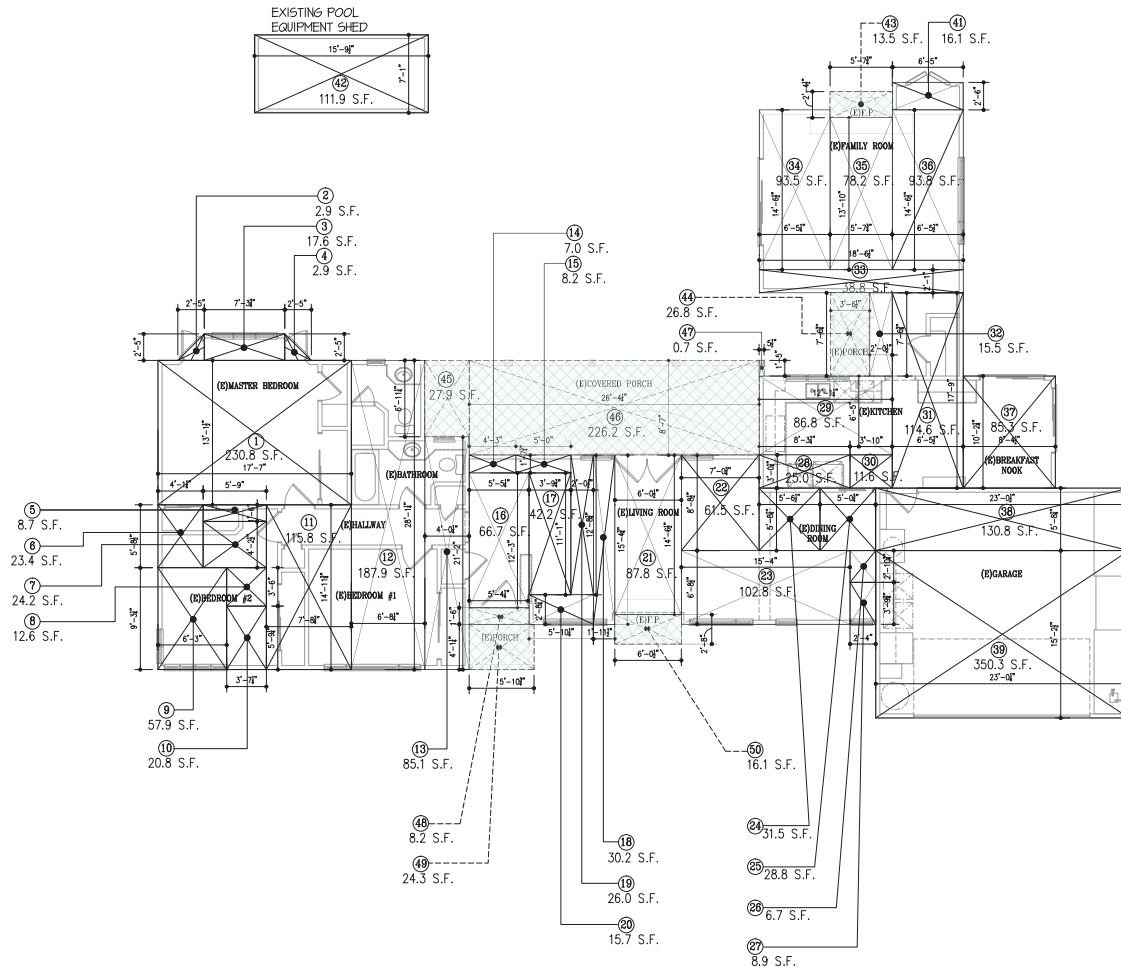
EXISTING FLOOR AREA LIMIT (FAL) CALCULATION

SECTION	DIMENSIONS	AREA
EXISTING HABITABLE FLOOR AREA		
1	17'-7" X 13'-1 1/2"	230.8 S.F.
2	2'-5" X 2'-5" / 2	2.9 S.F.
3	7'-3 3/4" X 2'-5"	17.6 S.F.
4	2'-5" X 2'-5" / 2	2.9 S.F.
5	5'-9" X 1'-6"	8.7 S.F.
6	4'-1 1/4" X 5'-8 1/2"	23.4 S.F.
7	5'-9" X 4'-2 1/4"	24.2 S.F.
8	3'-7 1/4" X 3'-8"	12.6 S.F.
9	6'-3" X 9'-3 1/4"	57.9 S.F.
10	3'-7 1/4" X 5'-9 1/4"	20.8 S.F.
11	7'-8 3/4" x 14'-11 3/4"	115.8 S.F.
12	6'-8 1/4" x 28'-1 1/4"	187.9 S.F.
13	4'-0 1/4" X 21'-2"	85.1 S.F.
14	4'-3" x 1'-7 3/4"	7.0 S.F.
15	5'-0" x 1'-7 3/4"	8.2 S.F.
16	5'-5 1/4" x 12'-3"	66.7 S.F.
17	3'-9 3/4" x 11'-1"	42.2 S.F.
18	2'-0 1/2" x 12'-8 3/4"	30.2 S.F.
19	1'-11 1/2" x 15'-4 3/4"	28.0 S.F.
20	5'-10 1/4" x 2'-8 1/4"	15.7 S.F.
21	6'-0 1/2" x 14'-8 1/2"	87.8 S.F.
22	7'-0 3/4" x 8'-8 1/2"	61.5 S.F.
23	15'-4" x 6'-9 1/2"	102.8 S.F.
24	5'-9 1/4" x 5'-8 1/4"	31.5 S.F.
25	4'-10" X 5'-8 1/4"	28.8 S.F.
26	2'-4" X 2'-10 3/4"	6.7 S.F.
27	2'-4" X 3'-9 3/4"	8.9 S.F.
28	8'-3 1/4" X 3'-0 1/4"	25.0 S.F.
29	12'-1 1/4" X 6'-5"	86.8 S.F.
30	3'-10" X 3'-0 1/4"	11.6 S.F.
31	6'-5 1/2" X 17'-9"	114.6 S.F.
32	2'-0 1/2" X 7'-6 3/4"	15.5 S.F.
33	18'-6 1/2" X 2'-1"	38.8 S.F.
34	6'-5 1/4" X 14'-6 1/2"	93.5 S.F.
35	5'-7 3/4" X 13'-10"	78.2 S.F.
36	6'-5 1/2" X 14'-6 1/2"	93.8 S.F.
37	8'-4 1/2" X 10'-2 1/4"	85.3 S.F.
EXISTING GARAGE		
38	22'-1" X 5'-8 1/4"	130.8 S.F.
39	23'-0 1/4" X 15'-2 1/2"	350.3 S.F.
EXISTING SHEDS TO BE DEMOLISHED		
41	6'-5" X 2'-6"	16.1 S.F.
42	15'-9 1/2" X 7'-1"	111.9 S.F.
TOTAL EXISTING FLOOR AREA :		
		2566.8 S.F.
EXISTING BUILDING COVERAGE CALCULATION		
FIREPLACE	43 5'-8" X 2'-4 1/2"	13.5 S.F.
SIDE PORCH	44 3'-6 1/2" X 7'-6 3/4"	28.8 S.F.
REAR PORCH	45 4'-0 1/4" X 6'-11 1/4"	27.9 S.F.
	46 26'-4 1/4" X 8'-7"	226.2 S.F.
	47 0'-5 1/2" X 1'-5"	0.7 S.F.
COVERED FRONT PORCH	48 5'-4 1/4" X 1'-6"	8.2 S.F.
	49 5'-10 3/4" X 4'-1 1/4"	24.3 S.F.
FIREPLACE	50 6'-0 1/2" X 2'-8"	16.1 S.F.
TOTAL EXISTING BUILDING COVERAGE		2910.5 S.F.
		25.9%

LEGEND



EXISTING AREA DOES NOT COUNT TOWARDS FLOOR AREA BUT COUNTS TOWARDS LOT COVERAGE



(E) FLOOR AREA DIAGRAM



3/16"=1'-0"

PROJECT TITLE & LOCATION

PROPOSED ADDITION AND REMODEL

FOR

SMITH-PIRZADEH RESIDENCE

1055 SAN MATEO DRIVE
MENLO PARK, CA 94025

REVISION

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J MALIKSI & ASSOC.
ARCHITECTURE + INTERIOR DESIGN

675 MENLO AVENUE
MENLO PARK, CA 94025
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NO.	DATE	ISSUE
67M	5-22-23	FOR USE PERMIT
67M	3-4-23	FOR USE PERMIT

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DRAWING TITLE





EXISTING & NEW FLOOR AREA DIAGRAM AND AREA CALCULATIONS

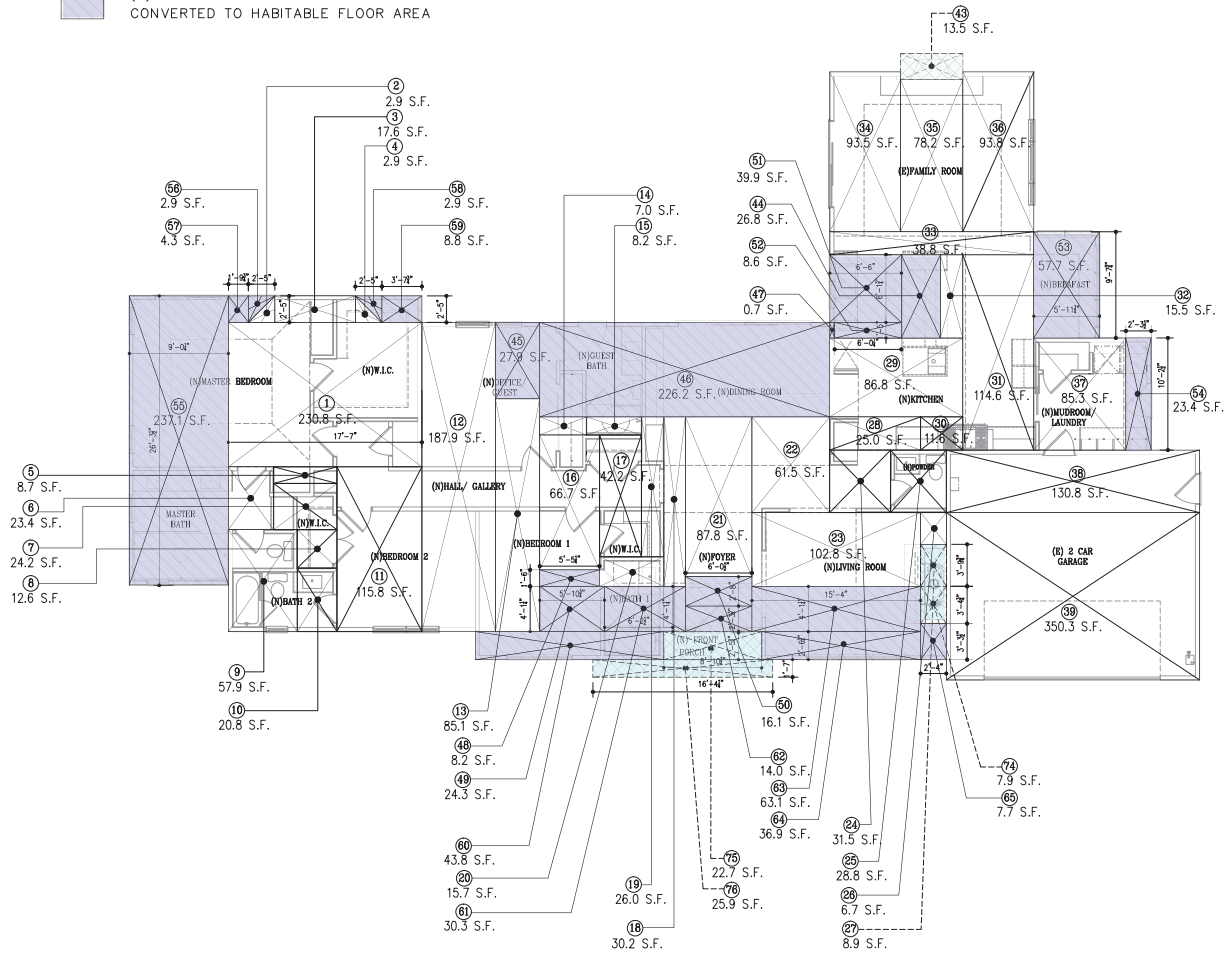
SCALE: 3/16" = 1'-0"
PROJECT NAME: SMITH-PIRZADEH
CADD FILE NO.
DRAWING NO.

A-1.5

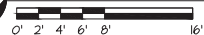
NEW FLOOR AREA LIMIT (FAL) CALCULATION		
EXISTING FLOOR AREA CONVERTED TO NEW LOT COVERAGE		
27	2'-4" X 3'-9 3/4"	8.9 S.F.
EXISTING FLOOR AREA TO REMAIN 2429.9 S.F.		
EXISTING AREA COUNTED AS LOT COVERAGE CONVERTED TO NEW FLOOR AREA		
44	3'-6 1/2" X 7'-6 3/4"	26.8 S.F.
45	4'-0 1/4" X 6'-11 1/4"	27.9 S.F.
46	26'-4 1/4" X 8'-7"	226.2 S.F.
47	0'-5 1/2" X 1'-5"	0.7 S.F.
48	5'-4 1/4" X 1'-6"	8.2 S.F.
49	5'-10 3/4" X 4'-1 1/4"	24.3 S.F.
50	6'-0 1/2" X 2'-8"	16.1 S.F.
NEW FLOOR AREA ADDITION		
51	6'-6" X 6'-1 3/4"	39.9 S.F.
52	6'-0 3/4" X 1'-5"	8.6 S.F.
53	5'-11 3/4" X 9'-7 3/4"	57.7 S.F.
54	2'-3 1/2" X 10'-2 1/2"	23.4 S.F.
55	9'-0 1/4" X 28'-3 1/2"	237.1 S.F.
56	2'-5" X 2'-5 1/2"	2.9 S.F.
57	1'-9 3/4" X 2'-5"	4.3 S.F.
58	2'-5" X 2'-5 1/2"	2.9 S.F.
59	3'-7 3/4" X 2'-5"	8.8 S.F.
60	5'-5 1/4" X 1'-6"	43.8 S.F.
61	6'-2 1/2" X 4'-1 1/4"	30.3 S.F.
62	6'-0 1/2" X 2'-3 3/4"	14.0 S.F.
63	15'-4" X 4'-1 1/4"	63.1 S.F.
64	15'-4" X 2'-6 3/4"	36.9 S.F.
65	2'-4" X 3'-3 1/2"	7.7 S.F.
TOTAL FLOOR AREA OF NEW ADDITION 911.6 S.F.		
SUB TOTAL NEW FLOOR AREA : 3341.5 S.F.		
AREA OVER 17' COUNTS TWICE		
66	2'-8 1/4" X 14'-4"	38.6 S.F.
67	5'-0 1/2" X 2'-1"	10.5 S.F.
68	15'-5 3/4" X 6'-5 3/4"	100.4 S.F.
69	14'-2 3/4" X 12'-2"	173.1 S.F.
70	18'-4 1/2" X 3'-7"	65.9 S.F.
71	20'-11 1/4" X 2'-11 1/4"	61.3 S.F.
72	1'-11 3/4" X 12'-2 3/4"	24.3 S.F.
73	0'-7 1/4" X 20'-1 3/4"	12.1 S.F.
TOTAL AREA OVER 17' 486.2 S.F.		
TOTAL NEW FLOOR AREA : 3827.7 S.F.		
NEW BUILDING COVERAGE CALCULATION		
NEW BUILDING FOOTPRINT 3341.5 S.F.		
EXISTING FIREPLACE		
FIREPLACE		
43	5'-8" X 2'-4 1/2"	13.5 S.F.
EXISTING FLOOR AREA CONVERTED TO FIREPLACE		
27	2'-4" X 3'-9 3/4"	8.9 S.F.
NEW FIREPLACE		
74	2'-4" X 3'-4 3/4"	7.9 S.F.
NEW COVERED FRONT PORCH		
75	8'-10 3/4" X 2'-5 1/4"	22.7 S.F.
76	16'-4 1/4" X 1'-7"	25.9 S.F.
TOTAL NEW BUILDING COVERAGE: 3420.4 S.F.		
BUILDING COVERAGE = 30.4%		
LOT AREA 11257.0 S.F.		

LEGEND

-  EXISTING AREA DOES NOT COUNT TOWARDS FLOOR AREA BUT COUNTS TOWARDS LOT COVERAGE
-  NEW AREA DOES NOT COUNT TOWARDS FLOOR AREA BUT COUNTS TOWARDS LOT COVERAGE
-  (N) FLOOR AREA - ADDITION
-  (E) AREA COUNTED AS LOT COVERAGE CONVERTED TO HABITABLE FLOOR AREA



(N) FLOOR AREA DIAGRAM



3/16" = 1'-0"

PROJECT TITLE & LOCATION

PROPOSED ADDITION AND REMODEL

FOR

SMITH-PIRZADEH RESIDENCE

1055 SAN MATEO DRIVE
MENLO PARK, CA 94025

REVISION

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TEL. NO. 650 323 2902
FAX NO. 650 323 6433



NO. DATE ISSUE

67M 5-22-23 FOR USE PERMIT

67M 3-4-23 FOR USE PERMIT

REVISIONS

THE ARCHITECT HAS REVIEWED THESE PLANS FOR CONFORMANCE WITH THE CITY OF MENLO PARK AND HAS ISSUED THIS SET OF ARCHITECTURAL PLANS. THE ARCHITECT HAS NO LIABILITY FOR ANY VIOLATIONS OF ANY APPLICABLE CODES OR REGULATIONS THAT MAY BE INCURRED BY THE USER OF THESE PLANS.

DRAWING TITLE

NEW FLOOR AREA
DIAGRAM AND
AREA
CALCULATIONS

SCALE: 3/16" = 1'-0"

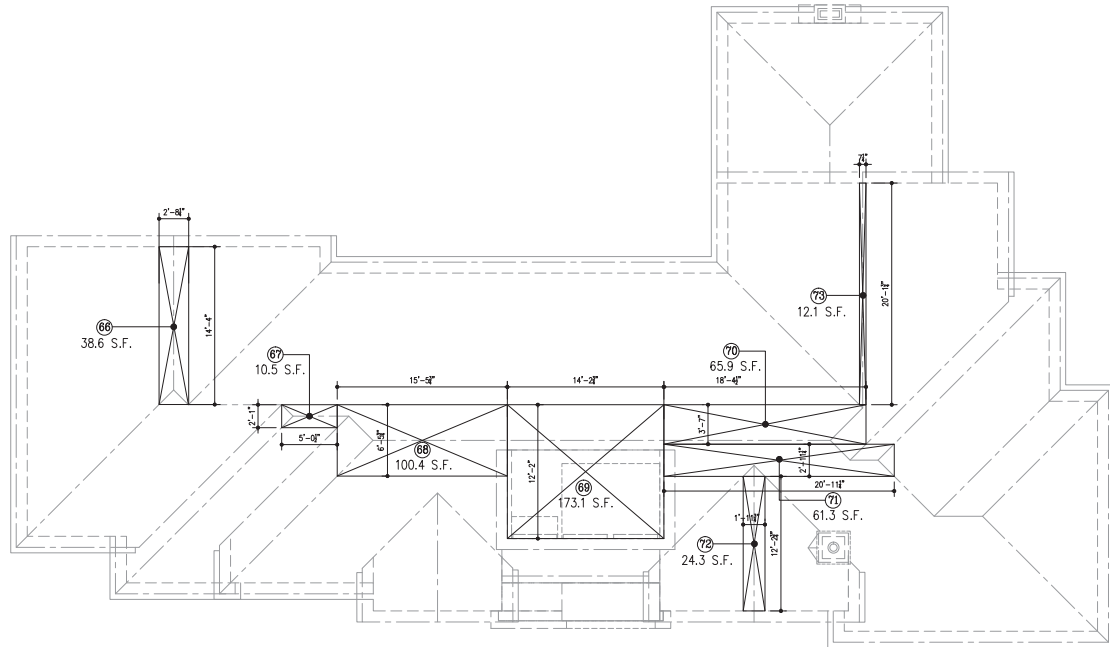
PROJECT NAME: SMITH-PIRZADEH

CADD FILE NO.

DRAWING NO.

A-1.6

NEW FLOOR AREA LIMIT (FAL) CALCULATION		
EXISTING FLOOR AREA CONVERTED TO NEW LOT COVERAGE		
27	2'-4" X 3'-9 3/4"	8.9 S.F.
EXISTING FLOOR AREA TO REMAIN 2429.9 S.F.		
EXISTING AREA COUNTED AS LOT COVERAGE CONVERTED TO NEW FLOOR AREA		
44	3'-6 1/2" X 7'-6 3/4"	26.8 S.F.
45	4'-0 1/4" X 6'-11 1/4"	27.9 S.F.
46	26'-4 1/4" X 8'-7"	226.2 S.F.
47	0'-5 1/2" X 1'-5"	0.7 S.F.
48	5'-4 1/4" X 1'-6"	8.2 S.F.
49	5'-10 3/4" X 4'-1 1/4"	24.3 S.F.
50	6'-0 1/2" X 2'-8"	16.1 S.F.
NEW FLOOR AREA ADDITION		
51	6'-6" X 6'-1 3/4"	39.9 S.F.
52	6'-0 3/4" X 1'-5"	8.6 S.F.
53	5'-11 3/4" X 9'-7 3/4"	57.7 S.F.
54	2'-3 1/2" X 10'-2 1/2"	23.4 S.F.
55	9'-0 1/4" X 26'-3 1/2"	237.1 S.F.
56	2'-5" X 2'-5" 1/2	2.9 S.F.
57	1'-9 3/4" X 2'-5"	4.3 S.F.
58	2'-5" X 2'-5" 1/2	2.9 S.F.
59	3'-7 3/4" X 2'-5"	8.8 S.F.
60	5'-5 1/4" X 1'-6"	43.8 S.F.
61	6'-2 1/2" X 4'-1 1/4"	30.3 S.F.
62	6'-0 1/2" X 2'-3 3/4"	14.0 S.F.
63	15'-4" X 4'-1 1/4"	63.1 S.F.
64	15'-4" X 2'-6 3/4"	36.9 S.F.
65	2'-4" X 3'-3 1/2"	7.7 S.F.
TOTAL FLOOR AREA OF NEW ADDITION 911.6 S.F.		
SUB TOTAL NEW FLOOR AREA : 3341.5 S.F.		
AREA OVER 17' COUNTS TWICE		
66	2'-8 1/4" X 14'-4"	38.6 S.F.
67	5'-0 1/2" X 2'-1"	10.5 S.F.
68	15'-5 3/4" X 6'-5 3/4"	100.4 S.F.
69	14'-2 3/4" X 12'-2"	173.1 S.F.
70	18'-4 1/2" X 3'-7"	65.9 S.F.
71	20'-11 1/4" X 2'-11 1/4"	61.3 S.F.
72	1'-11 3/4" X 12'-2 3/4"	24.3 S.F.
73	0'-7 1/4" X 20'-1 3/4"	12.1 S.F.
TOTAL AREA OVER 17' 486.2 S.F.		
TOTAL NEW FLOOR AREA : 3827.7 S.F.		
NEW BUILDING COVERAGE CALCULATION		
NEW BUILDING FOOTPRINT 3341.5 S.F.		
EXISTING FIREPLACE		
FIREPLACE		
43	5'-8" X 2'-4 1/2"	13.5 S.F.
EXISTING FLOOR AREA CONVERTED TO FIREPLACE		
27	2'-4" X 3'-9 3/4"	8.9 S.F.
NEW FIREPLACE		
74	2'-4" X 3'-4 3/4"	7.9 S.F.
NEW COVERED FRONT PORCH		
75	8'-10 3/4" X 2'-5 1/4"	22.7 S.F.
76	16'-4 1/4" X 1'-7"	25.9 S.F.
TOTAL NEW BUILDING COVERAGE: 3420.4 S.F.		
BUILDING COVERAGE = 30.4%		
LOT AREA 11257.0 S.F.		



(N) AREA OVER 17' HEIGHT DIAGRAM
 SCALE: 3/16" = 1'-0"
 0' 2' 4' 6' 8' 16'

PROJECT TITLE & LOCATION
**PROPOSED ADDITION
 AND REMODEL
 FOR
 SMITH-PIRZADEH
 RESIDENCE**

1055 SAN MATEO DRIVE
 MENLO PARK, CA 94025

REVISION

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J. MALIKSI & ASSOC.
 ARCHITECTURE + INTERIOR DESIGN
 675 MENLO AVENUE
 MENLO PARK, CA 94025
 TEL. NO. 650 323 2902
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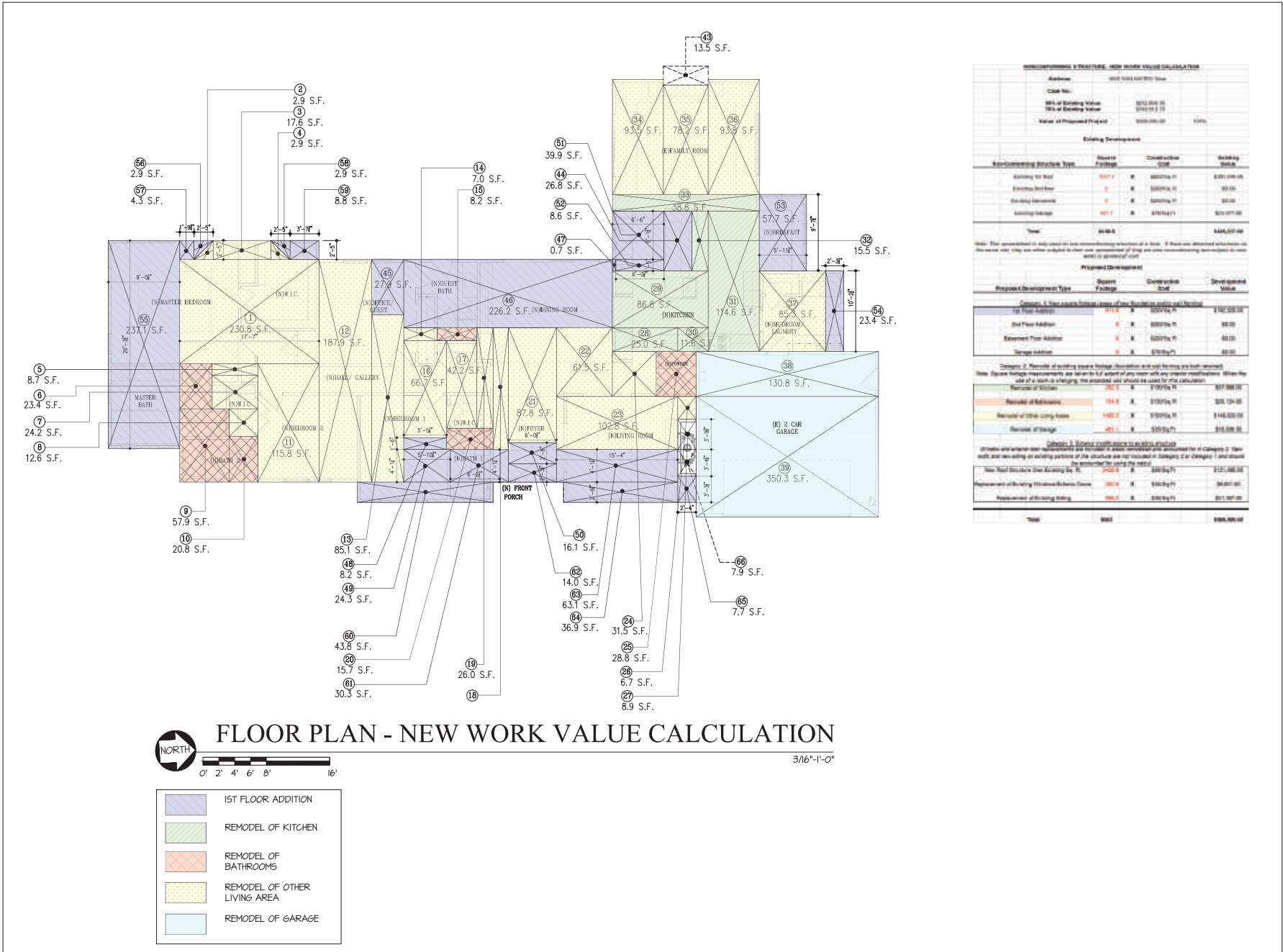
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07M	3-4-23	FOR USE PERMIT

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 DRAWING TITLE

**NEW AREA OVER 17'
 HEIGHT AREA
 DIAGRAM AND
 AREA
 CALCULATIONS**

SCALE: 3/16" = 1'-0"
 PROJECT NAME: SMITH-PIRZADEH
 CADD FILE NO.
 DRAWING NO.

A-1.7



PROJECT TITLE & LOCATION
PROPOSED ADDITION AND REMODEL
 FOR
SMITH-PIRZADEH RESIDENCE
 1055 SAN MATEO DRIVE
 MENLO PARK, CA 94025

EXISTING DEVELOPMENT				
Market/Building Structure Type	Source	Package	Construction Cost	Building Value
Existing 1st floor	1007.7	0	\$200,000.00	\$200,000.00
Existing 2nd floor	0	0	\$0.00	\$0.00
Existing Garage	0	0	\$0.00	\$0.00
Existing Porch	1071.0	0	\$100,000.00	\$100,000.00
Total	2078.7	0	\$300,000.00	\$300,000.00

PROPOSED DEVELOPMENT				
Proposed Development Type	Source	Package	Construction Cost	Development Value
Category 1: New square footage (less of new structure and net build)	1st Floor Addition	0	\$0.00	\$0.00
2nd Floor Addition	0	0	\$0.00	\$0.00
Basement Floor Addition	0	0	\$0.00	\$0.00
Garage Addition	0	0	\$0.00	\$0.00
Category 2: Remodel of existing square footage (less of net building and net removed)	Remodel of Kitchen	200.0	\$100,000.00	\$100,000.00
Remodel of Bathrooms	114.0	0	\$100,000.00	\$100,000.00
Remodel of Other Living Area	140.0	0	\$100,000.00	\$140,000.00
Remodel of Garage	201.0	0	\$100,000.00	\$100,000.00
Category 3: Existing construction to existing structure	New 1st Floor Addition	200.0	\$100,000.00	\$100,000.00
Replacement of Existing Construction	200.0	0	\$100,000.00	\$100,000.00
Replacement of Existing Building	200.0	0	\$100,000.00	\$100,000.00
Total	901.0	0	\$900,000.00	\$900,000.00

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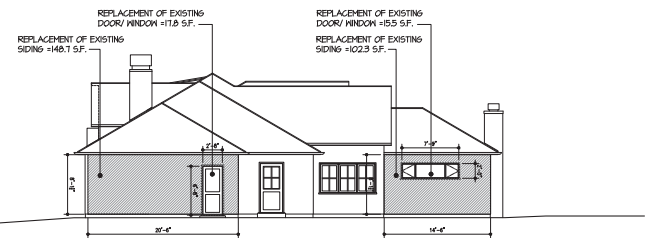
NEW WORK VALUE CALCULATION AND DIAGRAMS

SCALE: 3/16" = 1'-0"
 PROJECT NAME: SMITH-PIRZADEH
 CADD FILE NO.
 DRAWING NO.

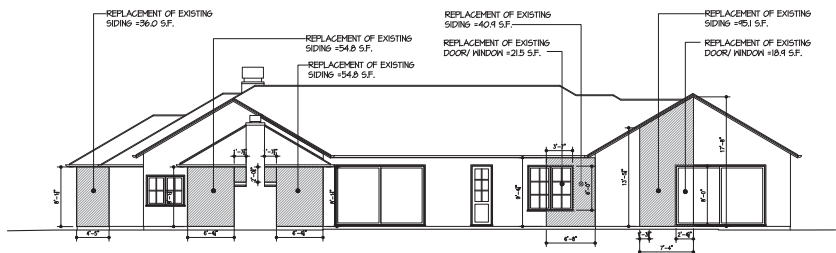
A-1.8



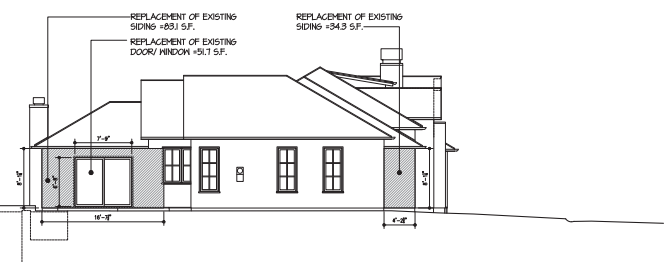
1 (N) FRONT ELEVATION
0' 2' 4' 6' 8' 10' 1/8"=1'-0"



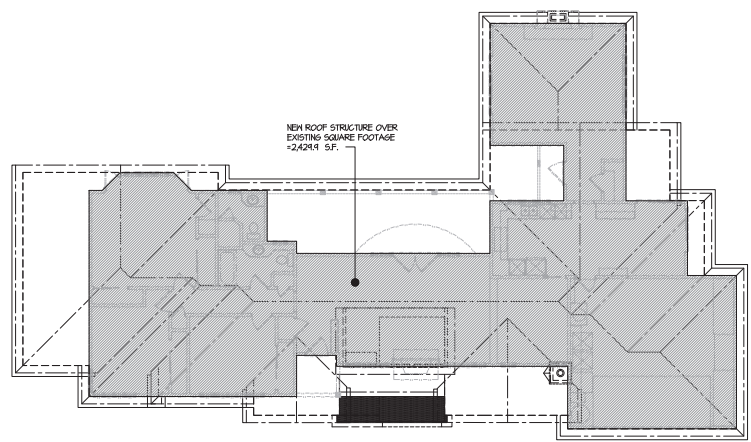
2 (N) RIGHT SIDE ELEVATION
0' 2' 4' 6' 8' 10' 1/8"=1'-0"



3 (N) REAR ELEVATION
0' 2' 4' 6' 8' 10' 1/8"=1'-0"



4 (N) LEFT SIDE ELEVATION
0' 2' 4' 6' 8' 10' 1/8"=1'-0"



ROOF PLAN - NEW WORK VALUE CALCULATION
0' 1' 2' 3' 4' 5' 6' 1/8"=1'-0"

EXISTING DEVELOPMENT				PROPOSED DEVELOPMENT			
Replacement Detail Type	Area (SQ FT)	Construction Cost	Market Value	Replacement Detail Type	Area (SQ FT)	Construction Cost	Market Value
Garage to Roof	1007.7	\$	\$2015.4	2nd Floor Addition	871.0	\$	\$1742.0
Existing 2nd Floor	0	\$	\$0.0	3rd Floor Addition	0	\$	\$0.0
Existing Decking	0	\$	\$0.0	Basement Floor Addition	0	\$	\$0.0
Existing Garage	1007.7	\$	\$2015.4	Garage Addition	0	\$	\$0.0
Total	1007.7	\$	\$2015.4				

EXISTING DEVELOPMENT				PROPOSED DEVELOPMENT			
Replacement Detail Type	Area (SQ FT)	Construction Cost	Market Value	Replacement Detail Type	Area (SQ FT)	Construction Cost	Market Value
Removal of Siding	-2426.1	\$	\$1213.05	Removal of Siding	-2426.1	\$	\$1213.05
Removal of Decking	-114.0	\$	\$57.00	Removal of Decking	-114.0	\$	\$57.00
Removal of Other Living Areas	-140.0	\$	\$70.00	Removal of Other Living Areas	-140.0	\$	\$70.00
Removal of Garage	-481.0	\$	\$240.50	Removal of Garage	-481.0	\$	\$240.50
Total	-2961.1	\$	-1480.55				

PROJECT TITLE & LOCATION
PROPOSED ADDITION AND REMODEL
 FOR
SMITH-PIRZADEH RESIDENCE
 1055 SAN MATED DRIVE
 MENLO PARK, CA 94025

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 DRAWING TITLE

NEW WORK VALUE CALCULATION AND DIAGRAMS

SCALE: 1/8" = 1'-0"
 PROJECT NAME: SMITH-PIRZADEH
 CADD FILE NO.
 DRAWING NO.

A-1.9

PROJECT TITLE & LOCATION
**PROPOSED ADDITION
 AND REMODEL**
 FOR
**SMITH-PIRZADEH
 RESIDENCE**
 1055 SAN MATEO DRIVE
 MENLO PARK, CA 94025

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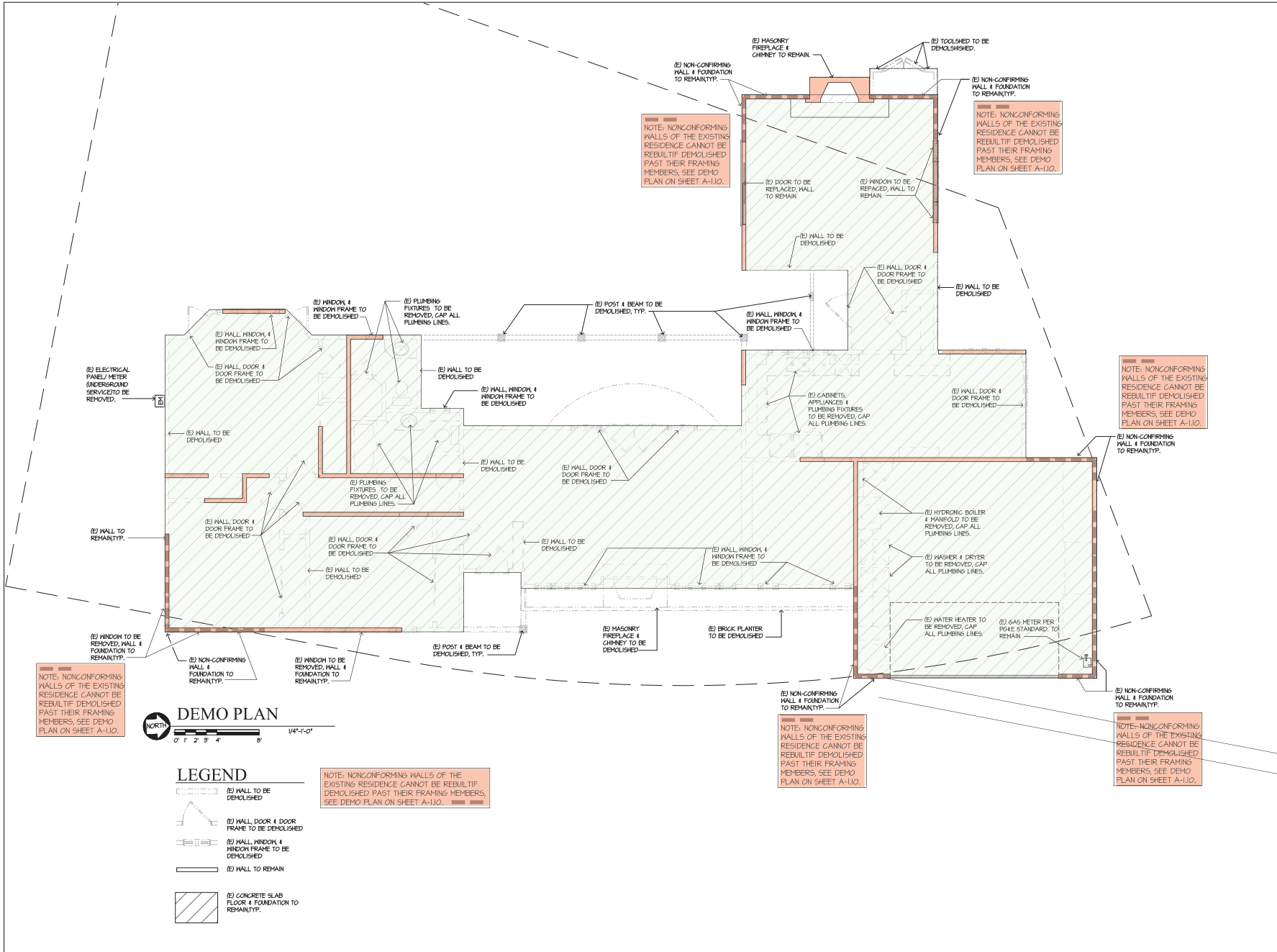
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02M	5-22-23	FOR USE PERMIT
03M	3-6-23	FOR USE PERMIT

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 DRAWING TITLE

DEMO PLAN

SCALE: 1/4" = 1'-0"
 PROJECT NAME: SMITH-PIRZADEH
 CADD FILE NO.
 DRAWING NO.

A-1.10



NOTE: NONCONFORMING WALLS OF THE EXISTING RESIDENCE CANNOT BE REBUILT IF DEMOLISHED PAST THEIR FRAMING MEMBERS, SEE DEMO PLAN ON SHEET A-1.10.



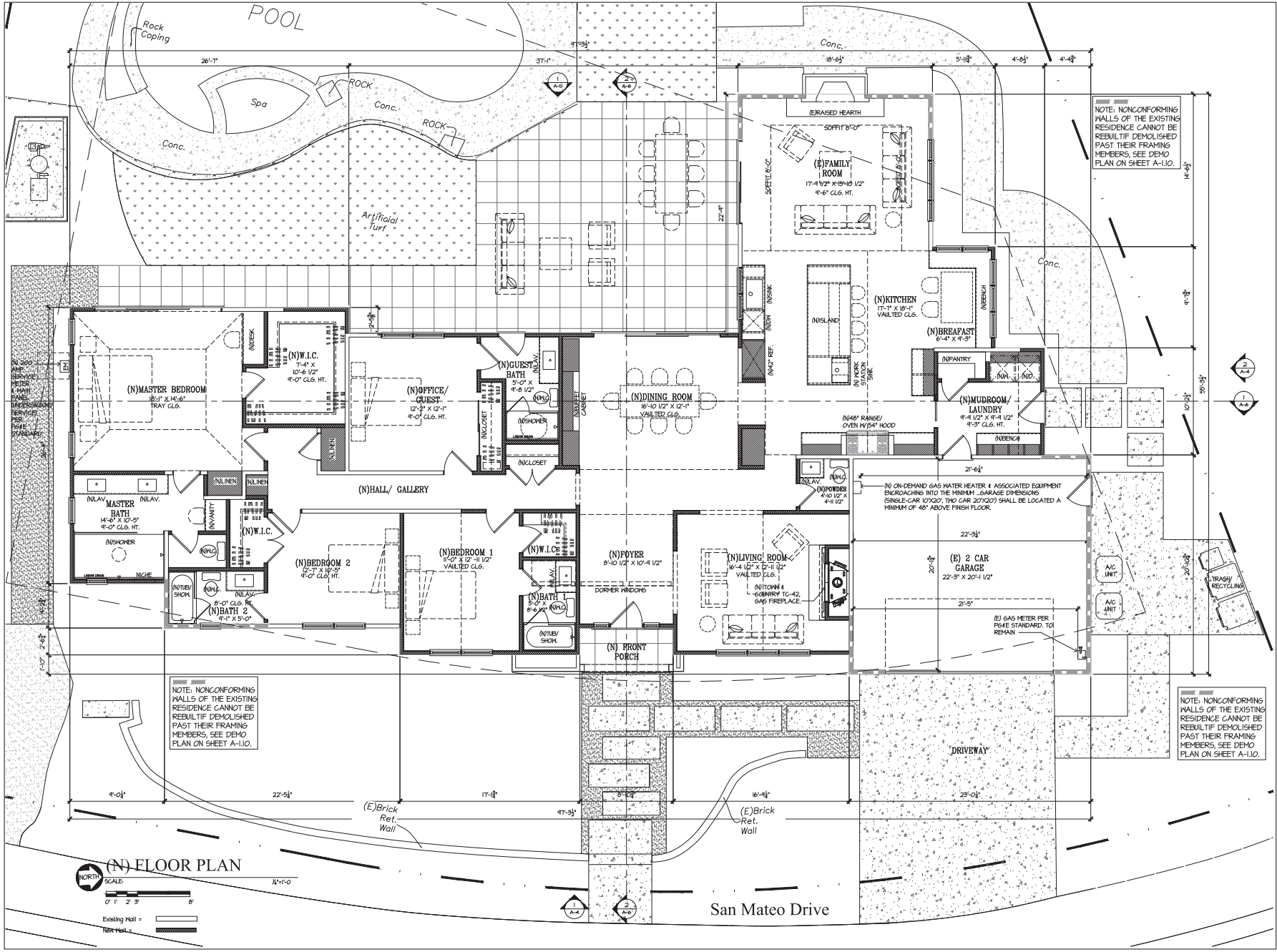
LEGEND

- (---) (E) WALL TO BE DEMOLISHED
- (---) (E) HALL DOOR & DOOR FRAME TO BE DEMOLISHED
- (---) (E) HALL WINDOW & WINDOW FRAME TO BE DEMOLISHED
- (---) (E) WALL TO REMAIN
- (---) (E) CONCRETE SLAB FLOOR & FOUNDATION TO REMAIN TYP.

NOTE: NONCONFORMING WALLS OF THE EXISTING RESIDENCE CANNOT BE REBUILT IF DEMOLISHED PAST THEIR FRAMING MEMBERS, SEE DEMO PLAN ON SHEET A-1.10.

NOTE: NONCONFORMING WALLS OF THE EXISTING RESIDENCE CANNOT BE REBUILT IF DEMOLISHED PAST THEIR FRAMING MEMBERS, SEE DEMO PLAN ON SHEET A-1.10.

NOTE: NONCONFORMING WALLS OF THE EXISTING RESIDENCE CANNOT BE REBUILT IF DEMOLISHED PAST THEIR FRAMING MEMBERS, SEE DEMO PLAN ON SHEET A-1.10.



PROJECT TITLE & LOCATION
**PROPOSED ADDITION
 AND REMODEL**
 FOR
**SMITH-PIRZADEH
 RESIDENCE**

1055 SAN MATEO DRIVE
 MENLO PARK, CA 94025

REVISION

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03M	3-6-23	FOR USE PERMIT

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(N) FLOOR PLAN

SCALE: 1/8" = 1'-0"
 PROJECT NAME: SMITH-PIRZADEH
 CADD FILE NO.
 DRAWING NO.

A-2

PROJECT TITLE & LOCATION
**PROPOSED ADDITION
 AND REMODEL**
 FOR
**SMITH-PIRZADEH
 RESIDENCE**

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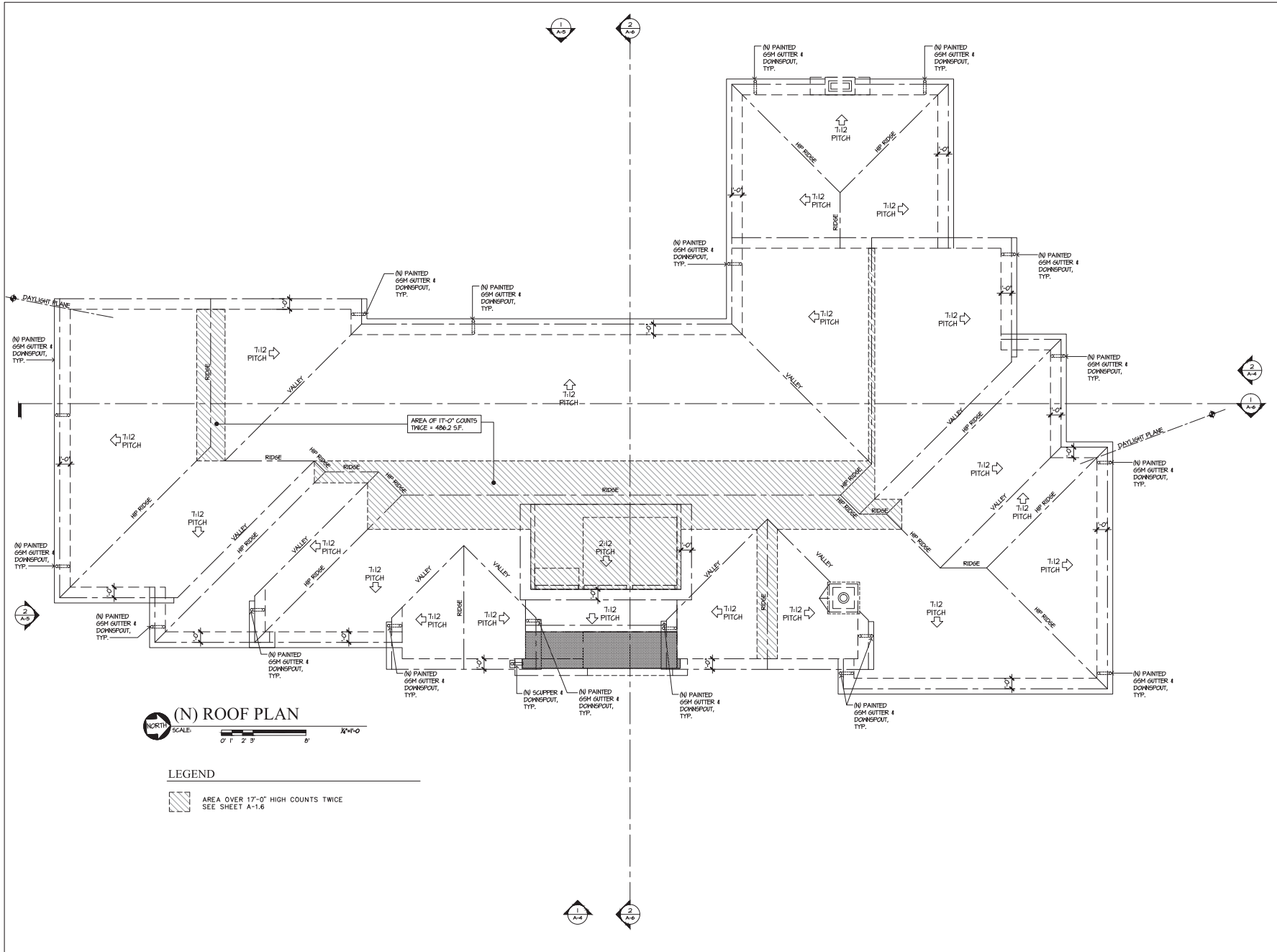
NO.	DATE	ISSUE
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61M	3-4-29	FOR USE PERMIT

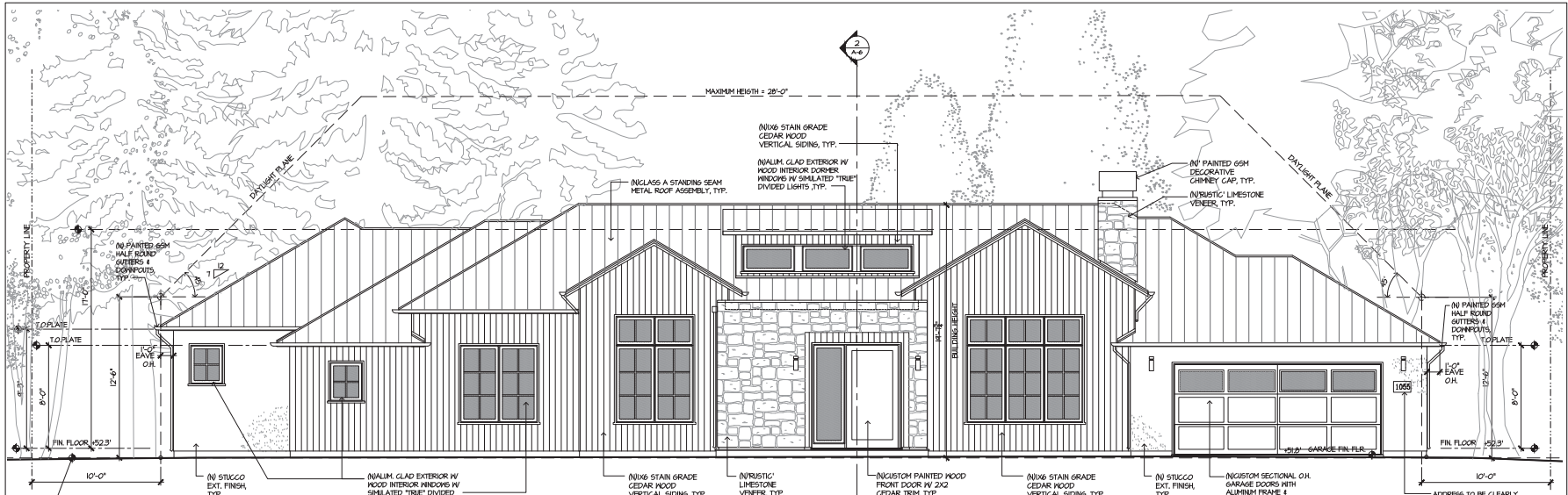
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(N) ROOF PLAN

SCALE: 1/4" = 1'-0"
 PROJECT NAME: SMITH-PIRZADEH
 CADD FILE NO.
 DRAWING NO.

A-3

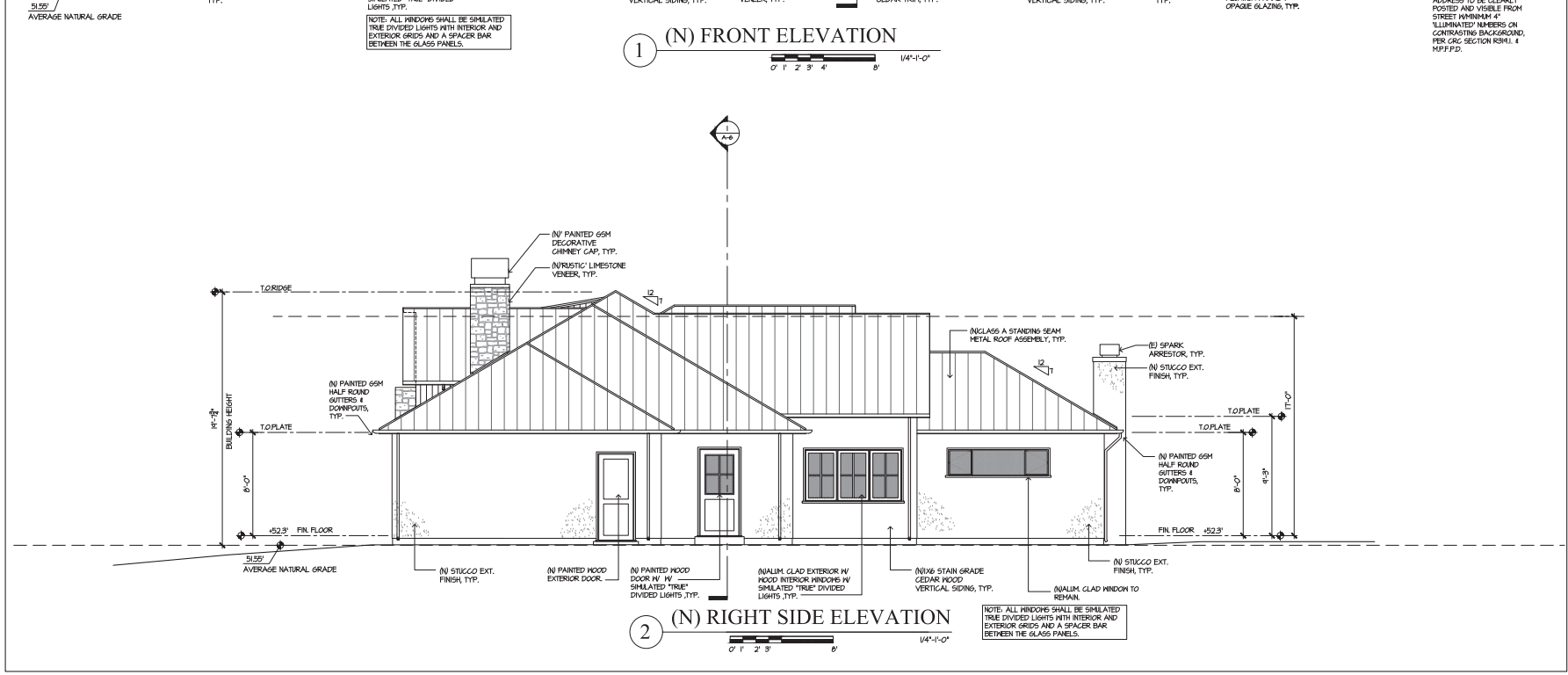




1 (N) FRONT ELEVATION

1/4" = 1'-0"

NOTE: ALL WINDOWS SHALL BE SIMULATED TRUE DIVIDED LIGHTS WITH INTERIOR AND EXTERIOR GRIDS AND A SPACER BAR BETWEEN THE GLASS PANELS.



2 (N) RIGHT SIDE ELEVATION

1/4" = 1'-0"

NOTE: ALL WINDOWS SHALL BE SIMULATED TRUE DIVIDED LIGHTS WITH INTERIOR AND EXTERIOR GRIDS AND A SPACER BAR BETWEEN THE GLASS PANELS.

PROJECT TITLE & LOCATION
PROPOSED ADDITION AND REMODEL
 FOR
SMITH-PIRZADEH RESIDENCE

1055 SAN MATED DRIVE
 MENLO PARK, CA 94025

REVISION



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DRAWING TITLE

(N) FRONT
 (N) RIGHT SIDE
 ELEVATION

SCALE: 1/4" = 1'-0"
 PROJECT NAME: SMITH-PIRZADEH
 CADD FILE NO.
 DRAWING NO.

A-4

PROJECT TITLE & LOCATION
**PROPOSED ADDITION
 AND REMODEL**
 FOR
**SMITH-PIRZADEH
 RESIDENCE**
 1055 SAN MATED DRIVE
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67M	3-4-23	FOR USE PERMIT

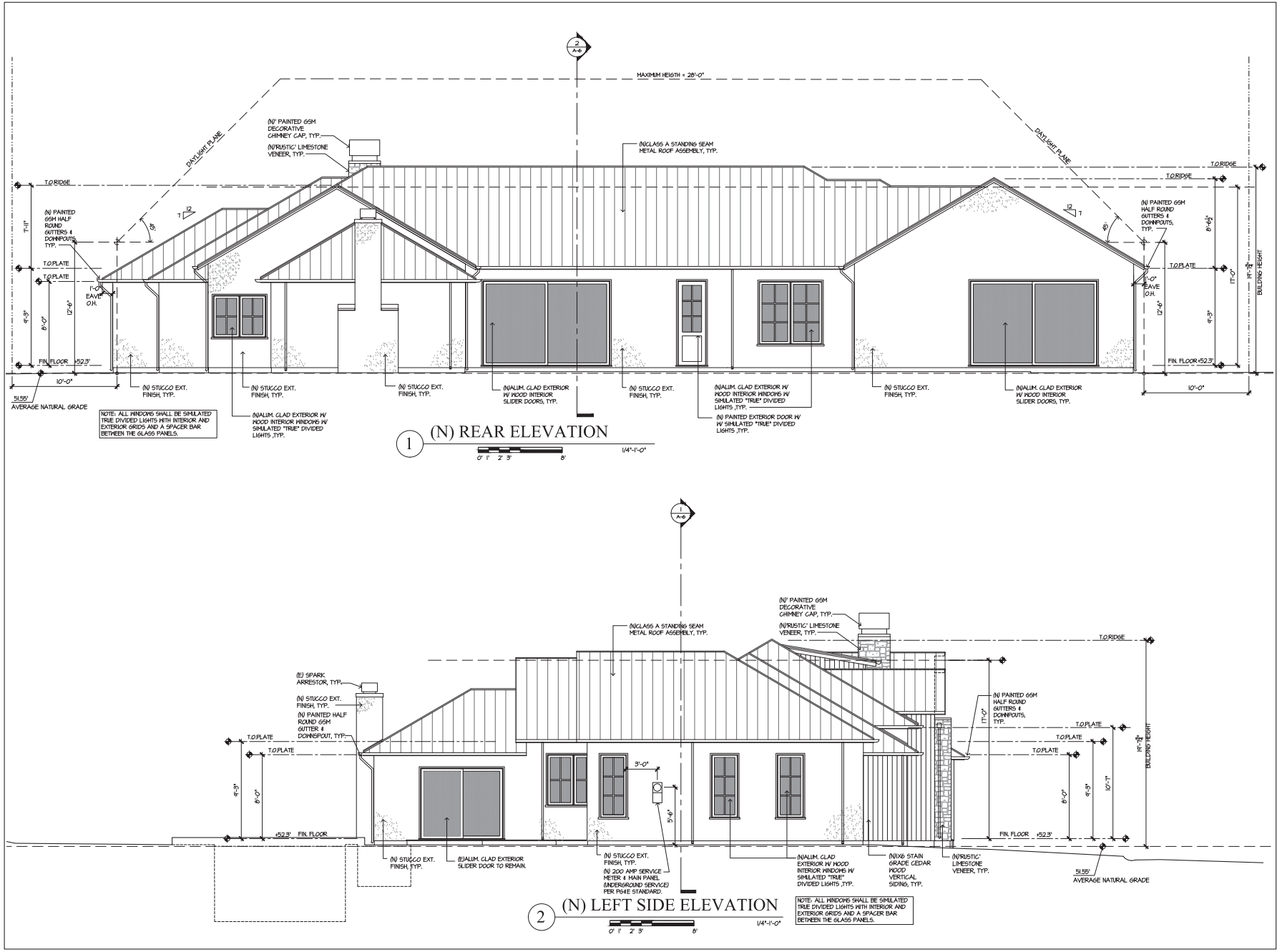
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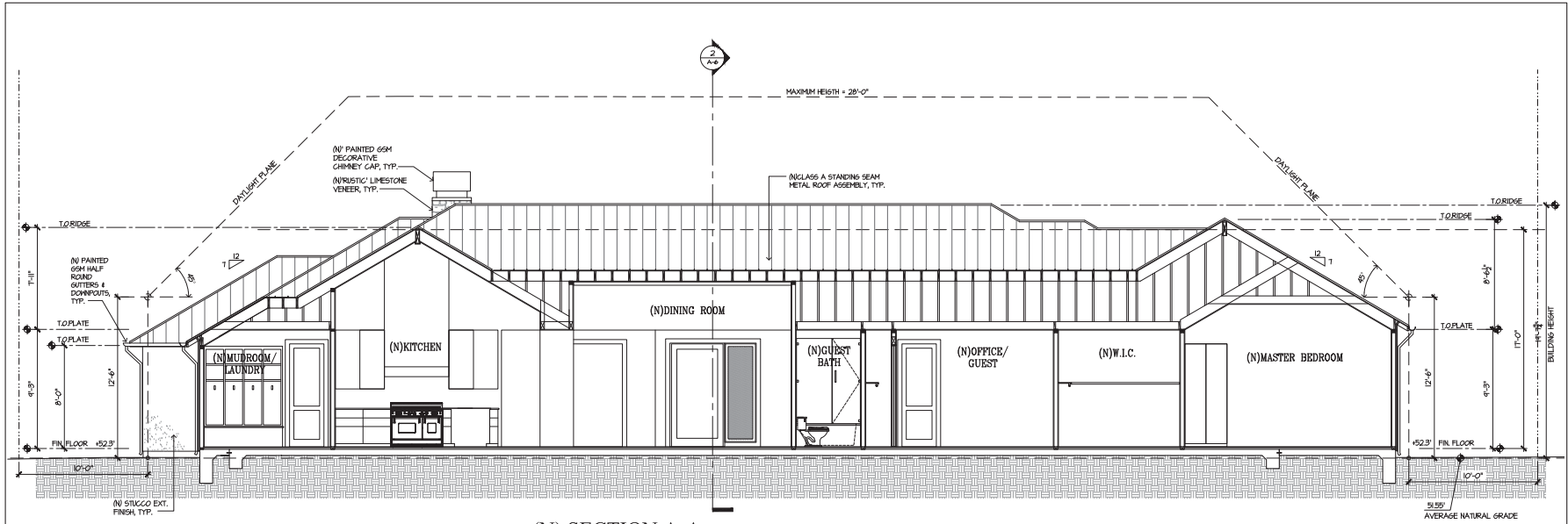
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(N) REAR ELEVATION &
 (N) LEFT SIDE ELEVATION

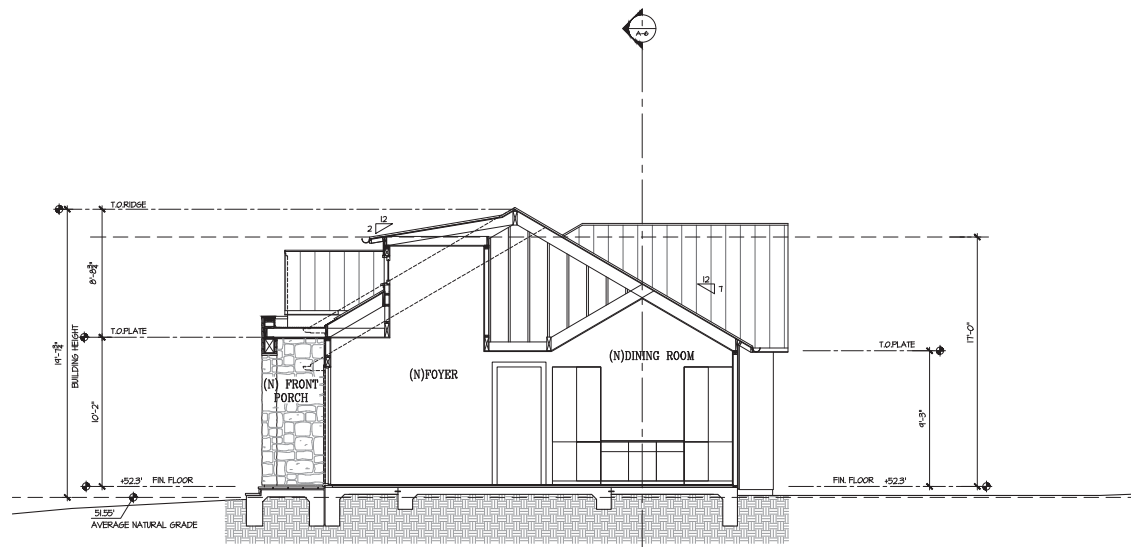
SCALE: 1/4" = 1'-0"
 PROJECT NAME: SMITH-PIRZADEH
 CADD FILE NO.
 DRAWING NO.

A-5





1 (N) SECTION A-A
 0' 1' 2' 3' 4' 1'-0"



2 (N) SECTION B-B
 0' 1' 2' 3' 4' 1'-0"

PROJECT TITLE & LOCATION
**PROPOSED ADDITION
 AND REMODEL**
 FOR
**SMITH-PIRZADEH
 RESIDENCE**
 1055 SAN MATED DRIVE
 MENLO PARK, CA 94025

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 DRAWING TITLE

SECTION A-A &
 SECTION B-B

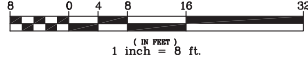
SCALE: 1/4" = 1'-0"
 PROJECT NAME: SMITH-PIRZADEH
 CADD FILE NO.
 DRAWING NO.

A-6

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
 UNDERGROUND UTILITY - LOCATION IS BASED ON SURFACE EVIDENCE.
 BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL TO THE PROPERTY LINES.
 DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE.
 BENCHMARK: ASSUMED DATUM POINT AS SHOWN.
 FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
 THE BUILDING EXTERIOR FINISHED SURFACE IS WOOD SIDING AND VARIES APPROXIMATELY 0.04'-0.08' IN THICKNESS.
 A BOUNDARY SURVEY WAS PERFORMED TO ACCURATELY LOCATE THE LEGAL PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS (BUILDING).
 A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY L. WADE HAMMOND LAND SURVEYOR. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
 TREE SPECIES IDENTIFICATION: BEST EFFORT. WE ARE NOT ARBORISTS OR DENDROLOGISTS.
 TREES SHOWN ARE 6" TRUNK DIAMETER OR LARGER, MEASURED 5' ABOVE GRADE.

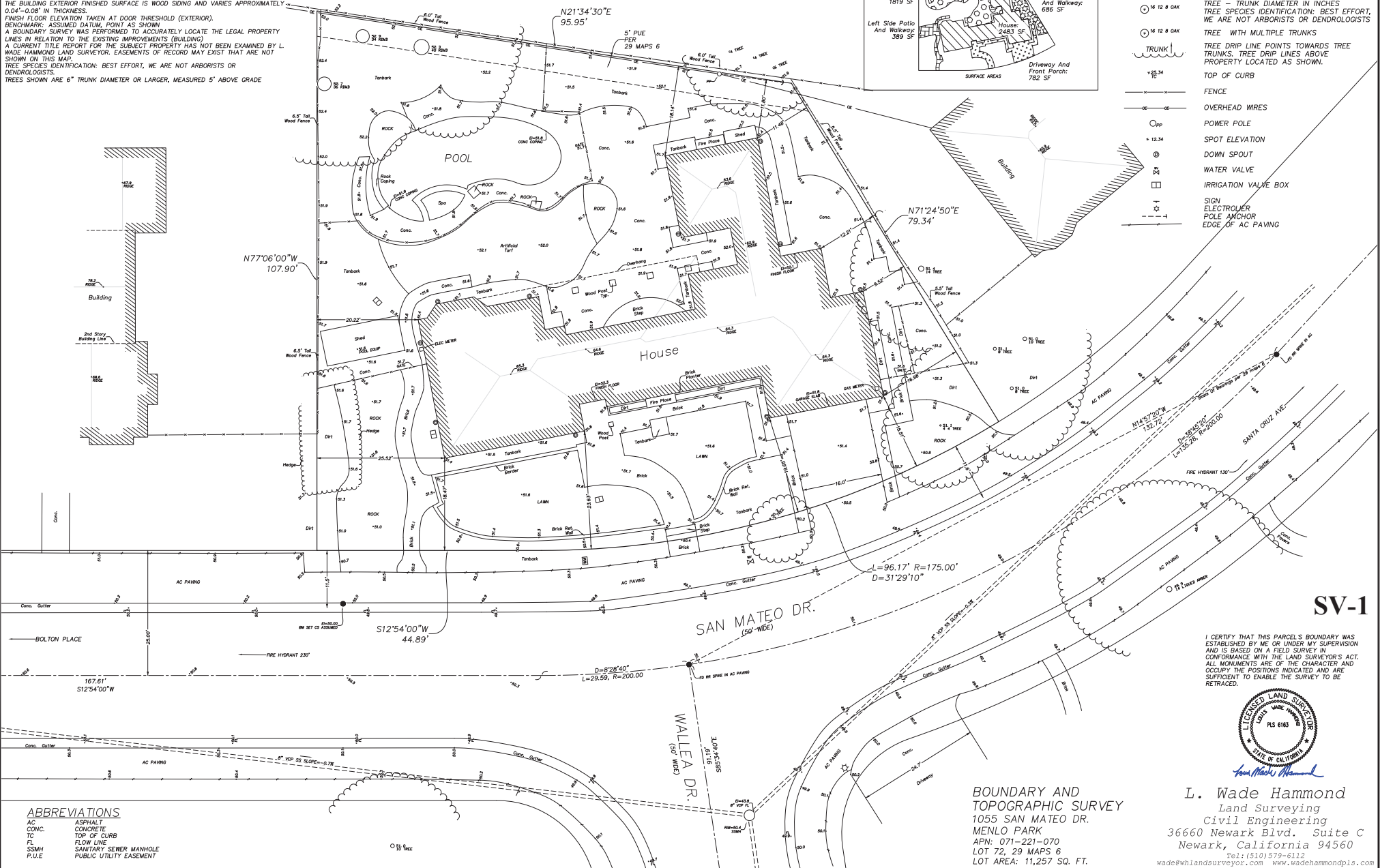
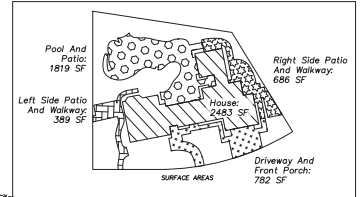
GRAPHIC SCALE



7-27-2022

LEGEND

- FOUND POINT AS NOTED
- WATER METER OR WATER VALVE BOX
- ⊕ FIRE HYDRANT
- 16 12 8 OAK TREE - TRUNK DIAMETER IN INCHES
- 16 12 8 OAK TREE SPECIES IDENTIFICATION: BEST EFFORT. WE ARE NOT ARBORISTS OR DENDROLOGISTS
- TREE WITH MULTIPLE TRUNKS
- TRUNK TREE TRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.
- +12.34 TOP OF CURB
- FENCE
- OVERHEAD WIRES
- POWER POLE
- +12.34 SPOT ELEVATION
- ⊕ DOWN SPOUT
- ⊕ WATER VALVE
- ⊕ IRRIGATION VALVE BOX
- ⊕ SIGN
- ⊕ ELECTROCUTTER
- ⊕ POLE ANCHOR
- EDGE OF AC PAVING



ABBREVIATIONS

AC	ASPHALT
CONC.	CONCRETE
TC	TOP OF CURB
FL	FLOW LINE
SSMH	SANITARY SEWER MANHOLE
P.U.E	PUBLIC UTILITY EASEMENT

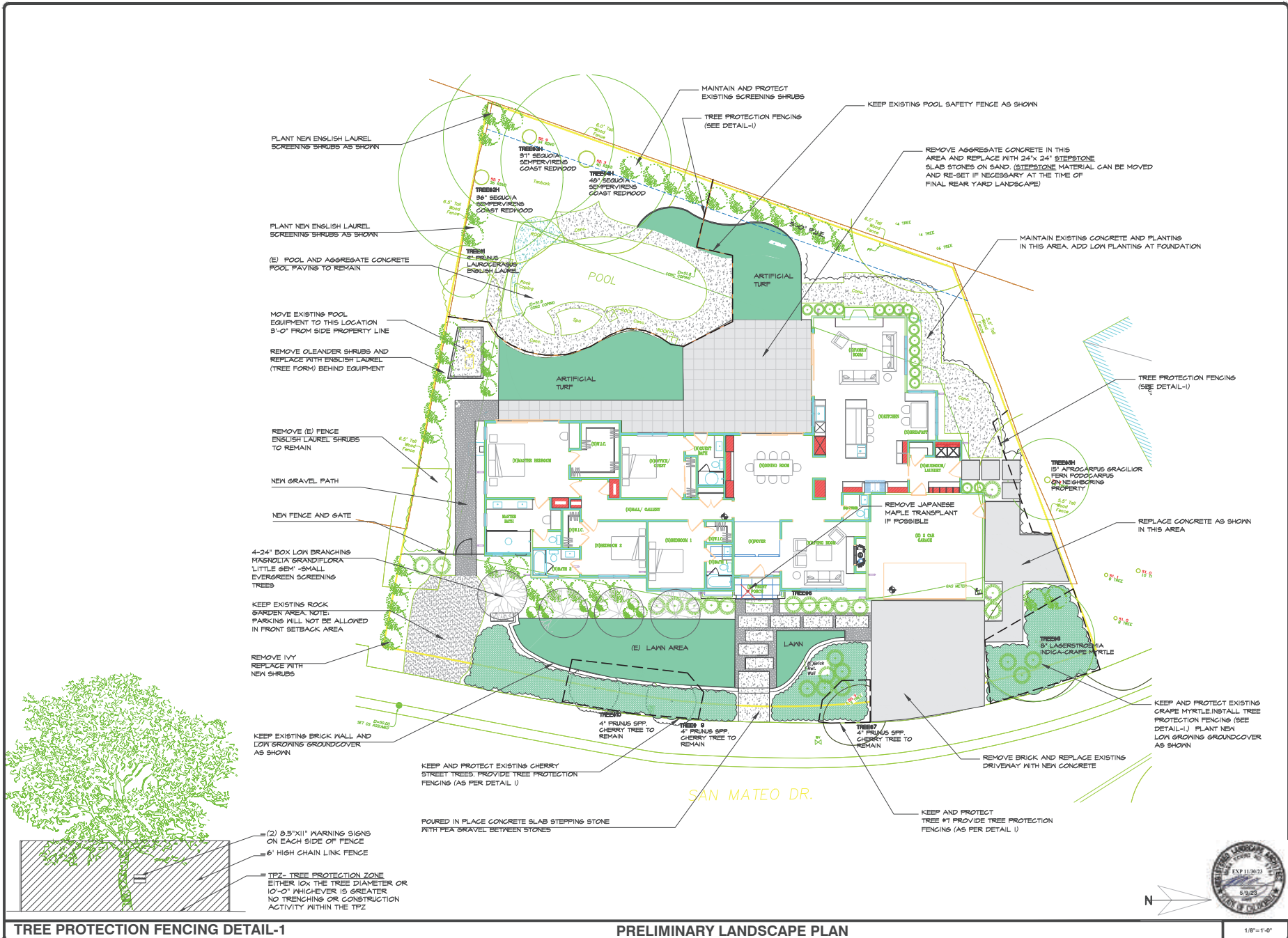
I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



BOUNDARY AND TOPOGRAPHIC SURVEY
 1055 SAN MATEO DR.
 MENLO PARK
 APN: 071-221-070
 LOT 72, 29 MAPS 6
 LOT AREA: 11,257 SQ. FT.

L. Wade Hammond
 Land Surveying
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SV-1



REVISIONS	BY



PRELIMINARY LANDSCAPE PLAN

SMITH-PIRZEDAH RESIDENCE
1055 SAN MATEO DRIVE
MENLO PARK, CA 94025

DRAWN	MY
CHECKED	MY
DATE	5/9/23
SCALE	1/8" = 1'-0"
JOB NO.	xxx
SHEET	L-1

OF SHEETS



TREE PROTECTION FENCING DETAIL-1 **PRELIMINARY LANDSCAPE PLAN** 1/8"=1'-0"

PROJECT DESCRIPTION

New Addition and Interior Remodel for Jensen Smith & Justin Pirzadeh
1055 San Mateo Drive
Menlo Park, CA
APN # 071-221-070

PROPOSAL

The applicant is requesting approval for a new addition and interior remodel of an existing non-conforming single-story residence which will exceed the 75% Valuation. The existing residence is non-conforming with respect to the 15.51 foot front setback, the 11.80 foot rear setback, and the 9.52 foot right side setback, where the minimum required setbacks are 20 foot front setback, 20 foot rear setback and a 10 foot side setbacks, respectfully. The lot is also substandard with respect to lot depth with an average lot depth calculated as 97.97 feet, where a 100 foot minimum depth is standard.

The owners, Jensen Smith and Justin Pirzadeh, believe that the best design for their growing family is to maintain the one story non-conforming house, they believe it is better for their use of the site & the neighborhood to work with the non-conforming portions of the residence and remodel and add-on as needed to address the needs of their family.

ANALYSIS**Site Location**

The project site is a 11,257 square foot “irregular shaped” lot and is also substandard with respect to lot depth with an average lot depth calculated as 97.97 feet, where a 100 foot minimum depth is standard, the lot is located at 1055 San Mateo Drive, Menlo Park CA in the R-1-S Zoning district.

Project Description

The applicant is proposing single story additions to the front, right side, rear, and left side of the existing 2,438.8 square foot single story residence, the additions (911.6 square feet), interior remodel, and existing garage brings the new total floor area to 3,341.5 square feet, there is also “area over 17 feet high” which totals 486.2square feet, which brings the total to 3,827.7 square feet which is less than the allowable FAL of 3,864.3 s.f.

The proposed building coverage will increase from (2,910.5 s.f.) or 25.9% to (3,420.4 s.f.)or 30.4%, which is less than the allowable building coverage of (3,940.0 s.f.) or 35.0%.

The proposed height of the new proposed residence will be 19.6 feet high, below the maximum allowable height of 28 feet. The proposed portions of the new additions are within the daylight

plane requirements; however, portions of the existing non-conforming structure's exterior walls will remain non-conforming. Portions of the existing walls will remain untouched, and the roof will be re-framed to a new roof pitch of 7:12.

Design and Materials

The proposed residence is designed borrowing from American vernacular styles such as "Sea Ranch" and other folk houses using simple shapes like barns. Typical of this style it will have a medium slope 7:12 standing seam metal roof with matching painted GSM half round gutters. The exterior will have a combination of painted/opaque stained 1x8 t & g vertical siding with painted/opaque stained window trim, door trim, eaves, & fascia boards, this will be juxtaposed with a smooth integral color stucco referencing a transitional modern style.

All the windows will be aluminum clad exterior with painted wood interiors and will be simulated true divided lights.

The plate height of the existing non-conforming exterior walls will remain untouched at 8'-0" high. The new walls will be at existing walls to remain and 9'-3", note this house is built on an existing concrete slab with hydronic floor heating.

Site & Landscape Design

The site has an unusual shape with an existing kidney shaped pool which is to be retained. The existing house sits center on the lot facing San Mateo Drive. The new additions are designed to complement the existing house and best utilize the enjoyment of the site and be in harmony with the neighboring properties with respect to front setback, front entry, garage location and to preserve scale of the neighborhood. The new landscaping will enhance the sustainability of the front yard with new low water use plants.

Neighborhood Outreach

The owners have been in contact with their neighbors and showed them their proposed design for the new residence.

See correspondence below.

1. Neighbor email from 1080 San Mateo Dr
Begin forwarded message:

From: [REDACTED]
Date: June 14, 2023 at 9:24:05 PM PDT
To: Jensen Smith <JENSEN@[REDACTED]>
Subject: Your home remodel plans

Hi Jensen,

We want to thank you and Justin for reviewing your plans with Lynn and I. We appreciate the design and think the plans look appropriate for the neighborhood. Your remodeled home will be lovely and will be a positive improvement for our immediate neighborhood.

Thanks, Cecile Currier and Lynn Segal

2. Neighbor email from 1225 Santa Cruz Ave.



From: **Kelly O'Shea** <kelly1987@gmail.com>
Date: Tue, Jun 20, 2023 at 9:30 AM
Subject: Re: Comments for 1055 San Mateo Dr plans
To: justin pirzadeh <justin1986@gmail.com>
Here you go!

3. Neighbor email from 1065 San Mateo.

----- Forwarded message -----

From: **Anthony Oro** <anthonyoro@gmail.com>

Date: Thu, Jun 29, 2023 at 10:19 PM

Subject: 1055 San Mateo drive remodel

To: <phil@delch88@gmail.com>

Dear Justin and Jensen

Thanks for sharing your awesome remodel plans for [1055 San mateo drive](#). We love the innovative one-story design, the maximal use of space and the way you retained the landscaping. We hope the city shares our excitement and approves your plans quickly.

Keep us updated

Tony and Amy Oro

[1065 San Mateo drive](#)

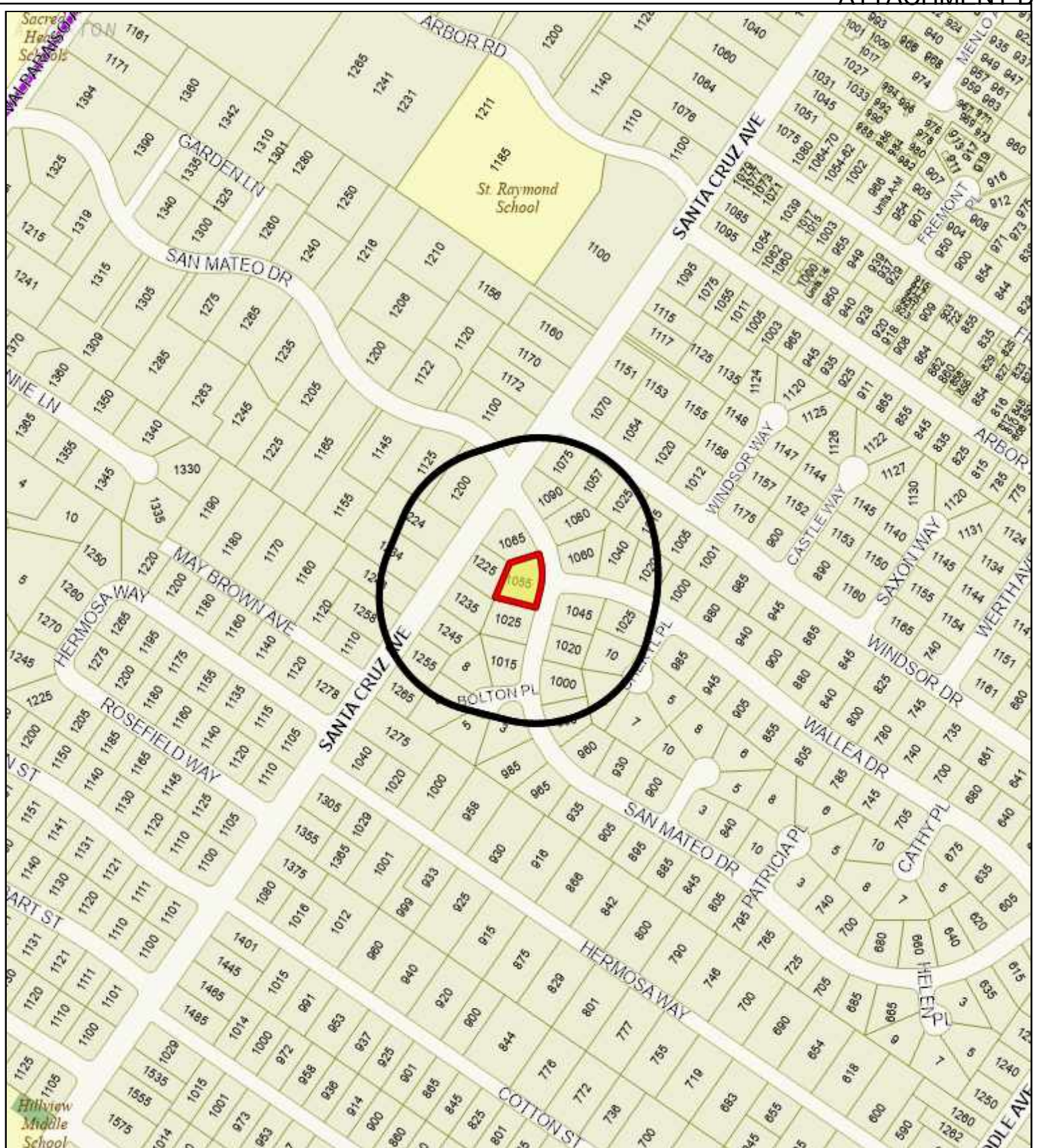
LOCATION: 1055 San Mateo Drive	PROJECT NUMBER: PLN2023-00005	APPLICANT: Gary McClure	OWNER: Jensen Smith and Justin Pirzadeh
---------------------------------------	--------------------------------------	--------------------------------	--

PROJECT CONDITIONS:

1. The use permit shall be subject to the following standard conditions:
 - a. The applicant shall be required to apply for a building permit within one year from the date of approval (by July 10, 2024) for the use permit to remain in effect.
 - b. Development of the project shall be substantially in conformance with the plans prepared by J. Maliksi & Associates, consisting of 19 plan sheets, dated received June 27, 2023 and approved by the Planning Commission on July 10, 2023, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - c. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering, and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
 - f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
 - g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
 - h. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Heartwood Consulting Arborists, dated received June 8, 2022.
 - i. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.
 - j. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

1055 San Mateo Drive – Attachment A, Exhibit C

LOCATION: 1055 San Mateo Drive	PROJECT NUMBER: PLN2023-00005	APPLICANT: Gary McClure	OWNER: Jensen Smith and Justin Pirzadeh
PROJECT CONDITIONS: <ul style="list-style-type: none">k. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.			



City of Menlo Park
 Location Map
 1055 San Mateo Drive



Scale: 1:4,000

Drawn By: MAP

Checked By: CDS

Date: 7/10/2023

Sheet: 1

1055 San Mateo Drive – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	11,257.0 sf	11,257.0 sf	10,000 sf min.
Lot width	108.5 ft.	108.5 ft.	80 ft. min.
Lot depth	97.8 ft.	97.8 ft.	100 ft. min.
Setbacks			
Front	15.5 ft.	15.5 ft.	20 ft. min.
Rear	11.8 ft.	11.8 ft.	20 ft. min.
Side (left)	11.0 ft.	20.2 ft.	10 ft. min.
Side (right)	9.5 ft.	9.5 ft.	10 ft. min.
Building coverage	3,420.4 sf 30.4 %	2,910.5 sf 25.9 %	3,940 sf max. 35 % max.
FAL (Floor Area Limit)	3,827.7 sf	2,566.8 sf	3,864.3 sf max.
Square footage by floor	2,860.4 sf/1st 481.1 sf/garage 486.2 sf/greater than 17 feet 48.6 sf/porches 30.3 sf/chimneys	1,957.7 sf/1st 481.1 sf/garage 118.0 sf/acc. buildings 314.1 sf/porches 29.6 sf/chimneys	
Square footage of buildings	3,906.6 sf	2,910.5 sf	
Building height	19.6 ft.	13.7 ft.	28 ft. max.
Parking	2 covered	1 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees			
Heritage trees*	4	Non-Heritage trees**	6
New Trees	4		
Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	1
		Total Number of Trees	13

* Of the four heritage trees, one is located in the neighboring property to the right, along the shared property line, and three are located in the rear left corner of the subject property.

** Of the six non-heritage trees, three are street trees along the front property line, one is located in the front of the main residence within the subject property, one is located on the subject property, within the front right corner, and one is located along the left side property line within the subject property.

Tree Inventory, Assessment, & Protection

1055 San Mateo Drive
Menlo Park, CA 94025

Prepared for:

Justin Pirzadeh & Jensen Smith

May 6, 2023

Prepared by:



San Francisco, CA
650.542.8733

ASCA - Registered Consulting Arborist® #651
ISA - Certified Arborist® MA-4851A

Contents

Summary 3

Assignment 3

Limits of Assignment 3

Observations 4

 Description of Site 4

 Proposed Development Activities..... 4

 Tree Inventory..... 4

Discussion..... 5

 Suitability for Preservation 5

 Tree Protection..... 5

 Tree Protection Zone..... 6

 Critical Root Zone..... 6

 Impact Level from Construction..... 7

Conclusion 8

Recommendations..... 9

Appendix A: Tree Inventory Map 10

Appendix B: Tree Assessment Table 11

Appendix C: Tree Protection Guidelines..... 12

Appendix D: Sample Tree Protection Signs 16

QUALIFICATIONS, ASSUMPTIONS, & LIMITING CONDITIONS 17

CERTIFICATION OF PERFORMANCE 18



Summary

A PREVIOUS VERSION OF THIS REPORT WAS DATED 1/16/23.

The project includes single story additions to the front, right side, rear, and left side of the existing residence. The rear patio area may be re-designed. New hardscape elements will be added. No protected trees will be removed to accommodate proposed improvements. No roots will be severed within 6 times the trunk diameter of any Protected Trees. If the Recommendations and Tree Protection Guidelines provided are adhered to, the impact level to all Protected trees is expected to be Low.

An opinion of value for each tree is provided in Appendix B.

Assignment

- Visit site and collect the following attributes for all protected trees onsite or with canopies overhanging project area: species, trunk diameter, overall condition, suitability, impact level, and appraised value.
- Review plans and determine which trees must be removed and which can be preserved throughout construction.
- Prepare guidelines for how to protect any trees scheduled for preservation.
- Prepare an arborist's report detailing all of the above.

Limits of Assignment

- The information in this report is limited to the tree and site conditions during my inspection on January 14, 2023. No tree risk assessments were performed.
- The plans reviewed for this assignment are as follows:
 - Site Demo and Tree Protection Plan by Malinski & Associates (3/6/23)
 - (N) Site Plan A-1.2 by J. Malinski & Associates (3/6/23)



Observations

Description of Site

The site is a residential parcel with a one-story single-family home on it. There is a pool in the rear yard.

Proposed Development Activities

The project includes single story additions to the front, right side, rear, and left side of the existing residence. The existing pool is to remain however the pool equipment may be relocated. The rear patio area will be re-designed. New hardscape elements such as the driveway, front walkway to house, and elements on the right-side yard such as Trash/ Recycling, A/C, & garage access concrete pads will be added.

No protected trees will be removed to accommodate proposed improvements.

Tree Inventory

The inventory consists of ten (10) trees, seven of which are protected in Menlo Park. The protected trees are as follows:

Trees #2-4. Coast redwood

Tree #5. Podocarpus (neighbor tree). This tree is in poor condition. The tree has a sparse canopy of chlorotic foliage. In the upper canopy is a significant codominant stem.

Tree #7 is a 4-inch diameter cherry in fair condition.

Trees #9 and 10 are 3-inch diameter cherry trees in fair condition.

No Protected Trees are proposed for removal.

Tree #8, a non-protected Japanese maple, appears to conflict with the improvement to the front entrance area. This tree is recommended for removal.

See Tree Map Appendix A.

See Tree Assessment Table Appendix B. An opinion of value for each tree is listed in the Tree Assessment Table. These values are based on the methods and guidance in the *Guide to Plant Appraisal* (10th Edition).



Discussion

Suitability for Preservation

A tree's suitability for preservation is determined based on Functional and External Limitations¹ as follows (ISA, 2019):

Good = Trees with good health, structural stability, and longevity.

Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring and may have shorter life spans than those in the good category.

Poor = Trees in poor health with significant structural defects that cannot be mitigated and will continue to decline regardless of treatment. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

The complete suitability ratings are listed in Appendix B.

Tree Protection

The objective of tree protection is to reduce the negative impacts of construction on trees to a less than significant level. Trees vary in their ability to adapt to altered growing conditions. Mature trees have established stable biological systems in the preexisting physical environment. Disruption of this environment by construction activities interrupts the tree's physiological processes causing depletion of energy reserves and a decline in vigor, often resulting in tree death. The Tree Protection Guidelines (Appendix C) in this report are designed to guide the project team and ensure that appropriate practices will be implemented in the field to eliminate undesirable consequences that may result from uninformed or careless acts.

¹ Functional Limitations are based on factors associated with the tree's interaction to its planting site affecting plant condition, limiting plant development, or reducing the utility in the future and include genetics, placement, and site conditions for the individual tree (ISA, 2019). External Limitations are outside the property, out of control of the owner and also affect plant condition, limit plant development, or reduce the utility in the future (i.e power lines, municipal restrictions, drought adaptations, or species susceptibility to pests) (ISA, 2019).



Tree Protection Zone

The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree. Some municipalities strive for an idealized TPZ in which activities are restricted within a radius of 10 times the trunk diameter (10X TPZ) in all directions. This “10x diameter” TPZ is largely impracticable for densely populated areas on the San Francisco Peninsula. Literature supporting a 10x TPZ is predicated on construction activities occurring on all sides of a tree, which seldom occurs in infill development such as this project. Development typically occurs on one or two sides of a tree, leaving the root zone of the other two to three sides of the tree completely undisturbed.

Because it is seldom possible to build anything in this area while respecting a 10x TPZ in all directions, a more appropriate TPZ area is based on the critical root zone (CRZ) of each tree to be preserved.

Critical Root Zone

The critical root zone (CRZ) is the area of soil around the trunk of a tree where roots are located that provide stability and uptake of water and nutrients required for the tree’s survival. It is my professional opinion, informed by current literature and my experience, that the minimum distance from a tree’s trunk that root cutting should occur, is three to six times the trunk diameter in feet (Costello, L., Watson, G., Smiley, E. 2017). Due to the size and number of roots typically encountered at distances less than three times the trunk diameter, root damage within this fragile radius often leads to poor outcomes for the tree, ranging from gradual tree decline to an increased risk of tree failure.

The following notes describe proposed work in the vicinity of each of the protected trees.

Trees #2-4

The nearest proposed work to these trees is the potential redesign of the rear patio area. Given the distance of Trees#2-4 from the rear patio area, and the presence of the existing pool and pool deck, it is unlikely any roots will be encountered. If roots do exist at such a great distance from the tree and beyond such significant structures, there is no potential to impact the health or stability of Trees 2-4.



Tree #5

This tree is in poor condition. The tree has a sparse canopy of chlorotic foliage. In the upper canopy is a significant codominant stem. Because this is a neighbor tree, it will be treated as if it has good suitability for preservation.

Image. Tree # 5

Proposed development includes some potential adjustments to the hardscaping in the vicinity of Tree 5. Because there is existing paving, replacement hardscape should be attainable without having to disturb significant roots.

No roots will be severed within 6 times the trunk diameter of any Protected Trees.

Impact Level from Construction

Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

All Protected Trees have an impact rating of *Low*.

Conclusion

No protected trees will be removed to accommodate proposed improvements. No roots will be severed within 6 times the trunk diameter of any Protected Trees.

A Tree Protection Zone diagram has been included with this report (Appendix A). Fencing shall be installed at the locations shown in the diagram to keep impacts to trees to a less than significant level.

If the Recommendations and Tree Protection Guidelines provided are adhered to, the impact level to all Protected trees is expected to be Low.

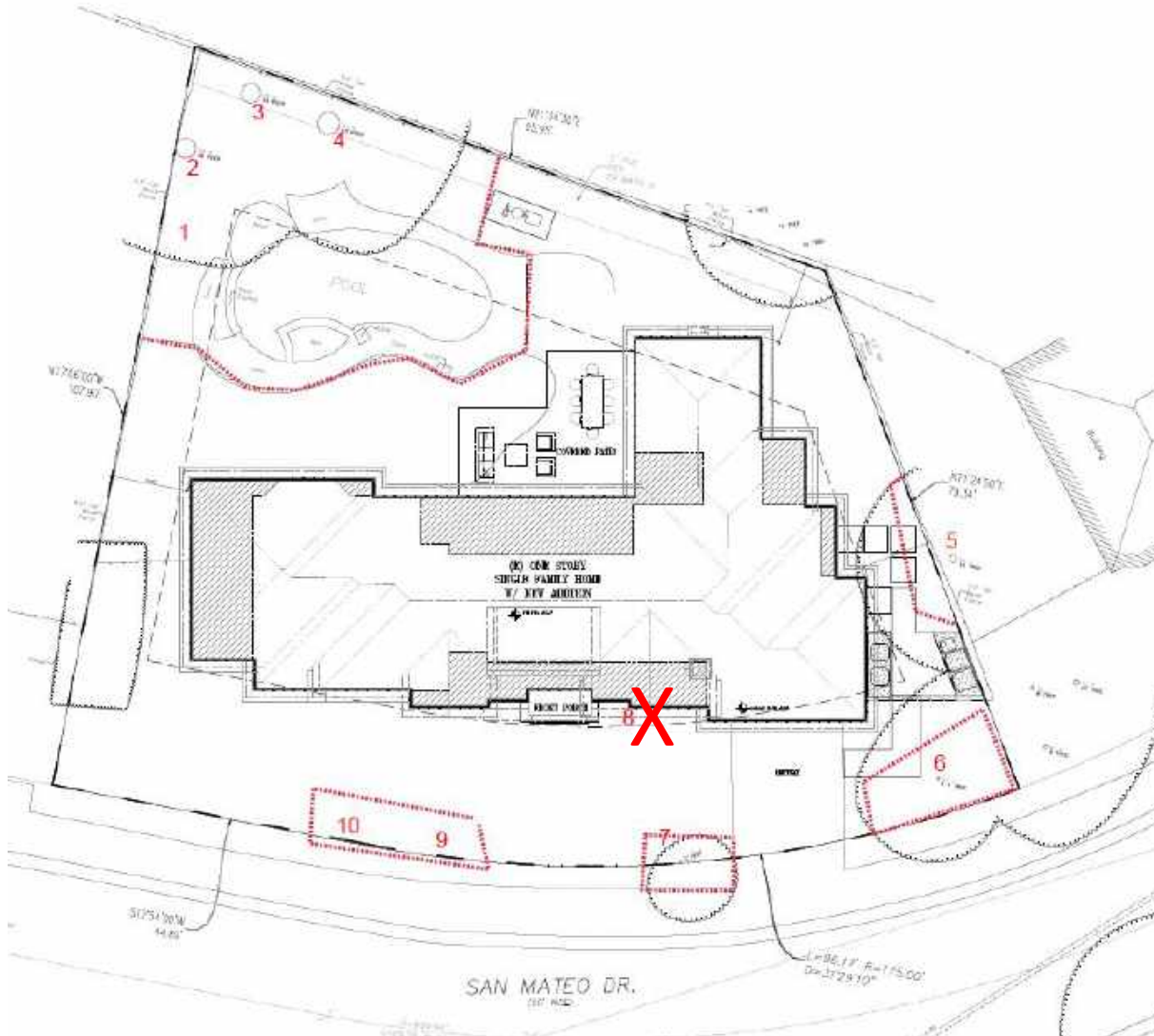


Recommendations

1. Install Type 1 tree protection fence around Trees #1-7, 9, and 10 as depicted on the Tree Map (Appendix A) and described in Appendix C.
2. Refer to Appendix C for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line.
3. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.
4. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.



Appendix A: Tree Inventory Map



Tree protection fencing indicated with dotted red line.

Existing pool fencing and property line fence may be utilized in place of chain link fencing.

Tree #8 will be removed.



Appendix B: Tree Assessment Table

Tree #	Species	Trunk Dia. (in.)	Overall Cond.	Protection Status	Suitability for Preservation	Disposition	Impact Level	Rounded Depr. Value
1	English laurel <i>Prunus laurocerasus</i>	9	Good	None	Good	Preserve	Low	\$ 1,050
2	Coast redwood <i>Sequoia sempervirens</i>	36	Fair	HERITAGE	Good	Preserve	Low	\$ 9,700
3	Coast redwood <i>Sequoia sempervirens</i>	37	Fair	HERITAGE	Good	Preserve	Low	\$ 10,200
4	Coast redwood <i>Sequoia sempervirens</i>	48	Fair	HERITAGE	Good	Preserve	Low	\$ 17,200
5	Fern podocarpus <i>Afrocarpus gracilior</i>	15	Poor	HERITAGE	Good	Preserve	Low	\$ 1,770
6	Crapemyrtle <i>Lagerstroemia indica</i>	8	Fair	None	Good	Preserve	Low	\$ 1,390
7	Cherry <i>Prunus sp.</i>	4	Fair	STREET	Good	Preserve	Low	\$ 170
8	Japanese maple <i>Acer palmatum</i>	5	Good	None	Poor	REMOVE	NA	\$ 840
9	Cherry <i>Prunus sp.</i>	3	Fair	STREET	Good	Preserve	Low	\$ 150
10	Cherry <i>Prunus sp.</i>	3	Fair	STREET	Good	Preserve	Low	\$ 160



Appendix C: Tree Protection Guidelines

Plan Sheet Details

Type 1 Tree Protection Fence

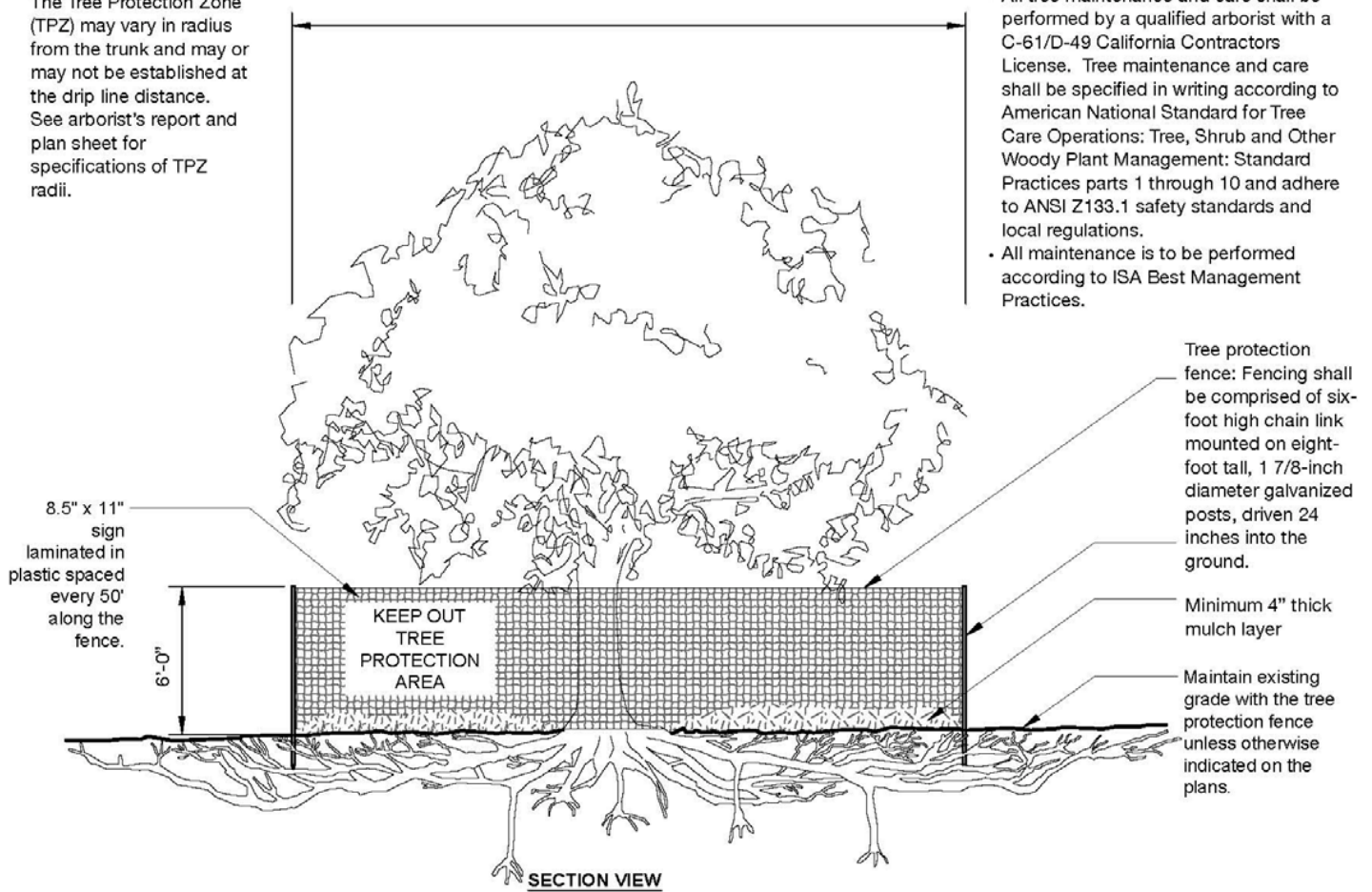
Notes:

The Tree Protection Zone (TPZ) may vary in radius from the trunk and may or may not be established at the drip line distance. See arborist's report and plan sheet for specifications of TPZ radii.

Crown diameter drip line distance equal to the outer most limit of foliage.

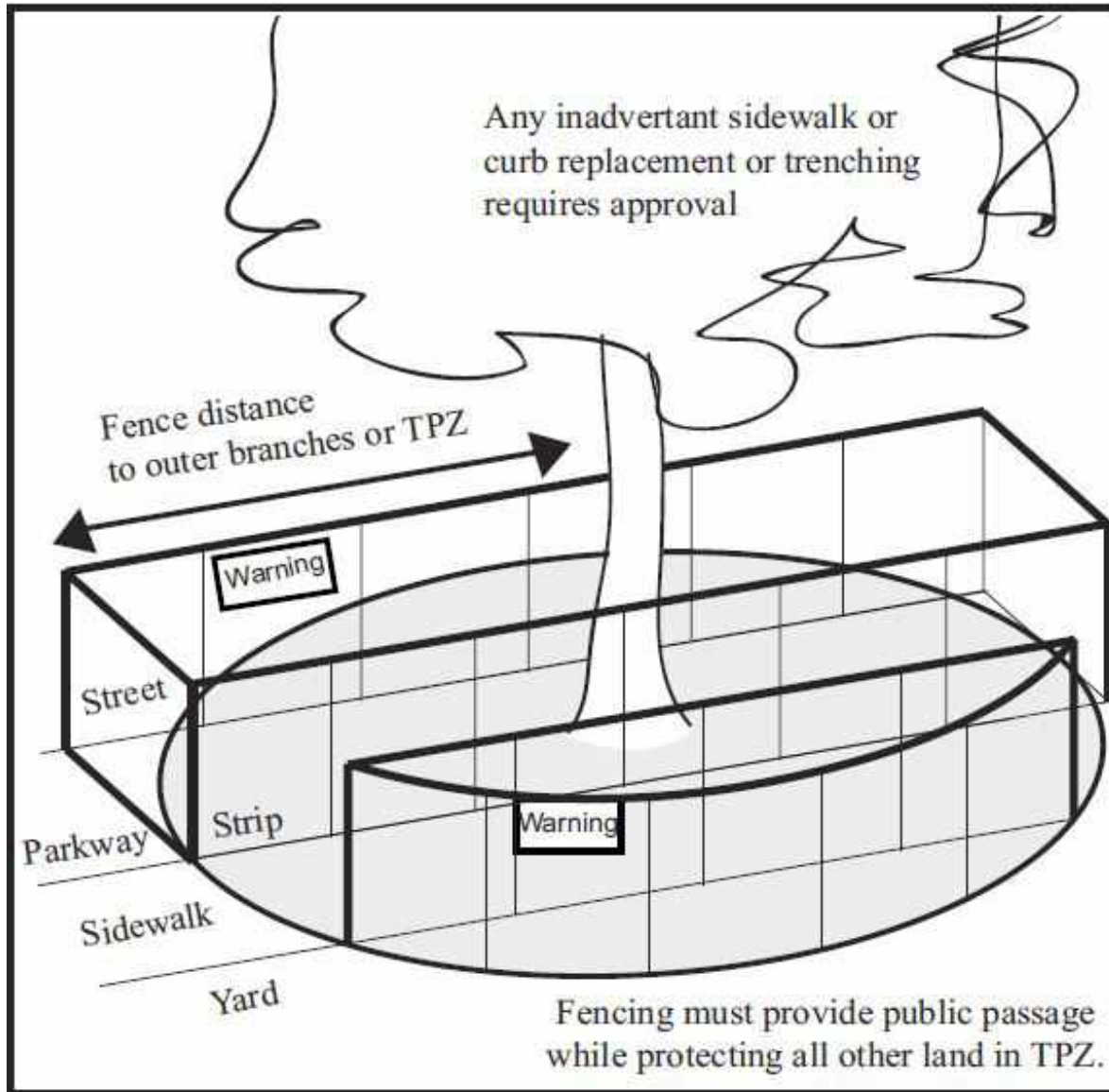
Notes:

- All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management: Standard Practices parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations.
- All maintenance is to be performed according to ISA Best Management Practices.



URBAN TREE FOUNDATION © 2014
 OPEN SOURCE FREE TO USE
 Modified by Monarch Consulting
 Arborists LLC, 2019

Type 2 Tree Protection Fence



Pre-Construction Meeting with the Project Arborist

Tree protection locations should be marked before any fencing contractor arrives.

Tree Protection Zones and Fence Specifications

Tree protection fence should be established prior to the arrival of construction equipment or materials on site. Fence should be comprised of six-foot high chain link fence mounted on eight-foot tall, 1 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

The fence should be maintained throughout the site during the construction period and should be inspected periodically for damage and proper functions. Fence should be repaired, as necessary, to provide a physical barrier from construction activities.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Restrictions Within the Tree Protection Zone

No storage of construction materials, debris, or excess soil will be allowed within the Tree Protection Zone. Spoils from the trenching shall not be placed within the tree protection zone either temporarily or permanently. Construction personnel and equipment shall be routed outside the tree protection zones.

Root Pruning

When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.



Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Timing

If the construction is to occur during the summer months supplemental watering and treatments should be applied to help ensure survival during and after construction.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree pruning should be specified in writing according to ANSI A-300A pruning standards and limitations and adhere to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited. Text on the signs should be in both English and Spanish (Appendix D).



Appendix D: Sample Tree Protection Signs



Laminated warning signs, minimum size 8.5" x 11", stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited, are to be attached to TPZ fencing.

Signs should be spaced no more than 10 feet apart.

Text on the signs should be in both English and Spanish.

QUALIFICATIONS, ASSUMPTIONS, & LIMITING CONDITIONS

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.



CERTIFICATION OF PERFORMANCE

I, Matthew Fried, certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are my own;
- That my analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am Registered Consulting Arborist® #651 with the American Society of Consulting Arborists, and acknowledge, accept, and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Certified Arborist and have been involved in the practice of arboriculture and the study of trees for over twelve years.

Matthew Fried

Matthew Fried
ASCA Registered Consulting Arborist® # 651
ISA Certified Arborist® MA-4851A
ISA Tree Risk Assessor Qualified



asca | RCA
Registered Consulting Arborist®



STAFF REPORT

Planning Commission

Meeting Date:

7/10/2023

Staff Report Number:

23-047-PC

Public Hearing:

Consider and adopt a resolution to approve an architectural control permit for exterior and interior modifications to an existing public facility (Fire Station Number 77), at 1467 Chilco Street

Recommendation

Staff recommends that the Planning Commission approve a request for an architectural control permit for exterior and interior modifications to an existing public facility (fire station). The proposal includes additions for a new fitness room, expansion of the existing mechanic shop, and construction of a new carport. This proposal also includes interior remodeling to the fire station and the addition of an accessible parking stall, in the P-F (Public Facilities) zoning district. A draft resolution, including the recommended conditions of approval, is included as Attachment A.

Policy Issues

The proposed project requires the Planning Commission to consider the merits of the project. The Planning Commission should consider whether the required architectural control findings can be made for the proposal.

Background

Site location

The project site is located in the Belle Haven neighborhood at 1467 Chilco Street in the PF (Public Facilities) zoning district. The project site is surrounded by the Dumbarton rail corridor to the north, Beechwood School to the west, residences in the R-1-U zoning district to the south and southeast, and properties zoned R3X to the east. A location map is included as Attachment B.

Analysis

Project description

The site is currently developed with Fire Station Number 77, a maintenance building, and a special operations building. An existing six-foot tall wood fence exists between the subject property and the adjacent residential properties. In addition, there are approximately six trees along the left property line and one along the rear. The applicant is proposing exterior and interior modifications to the existing maintenance and special operation building.

The project is located in the PF (Public Facilities) zoning district. The only aspect of buildings that the PF district regulates is the floor area ratio (FAR), which may not exceed 30 percent of the lot area. The PF district does not provide setback regulations, maximum building coverage, maximum height or other design

standards that are typically regulated in other zoning districts and affect the design and site layout of projects. The proposed gross floor area for the new facility is 12,177 square feet, which equates to a FAR of approximately 27.1 percent and is below the maximum FAR of 30 percent. The definition of gross floor area (GFA) allows exemptions for areas that meet certain criteria to be excluded from the GFA calculation. The proposed carport meets the exemption criteria, and is therefore not included in the proposed FAR calculation. A data table summarizing the parcel and project attributes is included as Attachment C.

Although the PF district does not have minimum setback requirements, the proposed additions would have adequate setbacks for the scale of the buildings and their relative locations on the lot. As shown on the site plan, the proposed building additions would maintain the same setbacks as the existing buildings on the site. The closest existing development to the project site are the eight single-family residential lots contiguous to the project site's left property line. The eight lots front Terminal Avenue and only their rear lot lines are contiguous with the project site. These lots are 50 feet in width and 200 feet deep. All of the residences are located in the front half of their respective parcels.

During construction, operations would continue with no impact to emergency response. The applicant's project plans are included as Attachment A, Exhibit A and the applicant's project description letter is included as Attachment A, Exhibit B. Additionally, a site survey is included as Attachment D.

Design and materials

The existing fire station building features painted vertical fiber cement siding and composite shingle roofing with aluminum windows which are proposed to remain, and the areas of addition for the new fitness room would match the existing materials. The existing special operations building features painted metal panels and sheet metal roofing which are considered industry standard quality to ensure longevity for the use of the building and are proposed to remain. The materials for the area of addition for the new special operation building would be consistent with the existing. The exterior materials are intended to keep a consistent look with the existing buildings on the site. There are no changes proposed to the existing maintenance building. A color and materials sheet is attached to the project description letter (Attachment A, Exhibit B).

Interior modification to the fire station would include tenant improvements to construct a new fitness room and an additional room from an existing room. Interior modifications to the special operations building include improvements to accommodate the expansion of the parking bays.

Staff believes the proposed additions would complement the materials and style of the existing buildings and the diverse aesthetic of the surrounding neighborhood.

Parking and circulation

The subject property has 12 parking spaces on-site. The proposal includes the reduction of one parking space to accommodate an ADA parking space. The project description letter explains how eleven spaces meet the needs of the Fire Station as it's staffed with three firefighters and two mechanics, and a maximum of eight parking spaces are needed during the firefighter shift change.

Open space, trees and landscaping

Since the property is large, and there are six trees along the left side of the property and one in the rear, a site visit by the City Arborist verified that an arborist report was not required for the scope of work, given that the proposed additions would be far away from the existing trees and would not have an impact.

Correspondence

The applicant states in their project description letter that they have conducted neighbor outreach. Staff has not received any correspondence at the time of writing this staff report.

Conclusion

The proposal would meet the P-F zoning districts regulations which were established to accommodate governmental, public utility, and educational facilities. Staff believes the proposed additions would complement the materials and style of the existing buildings and the diverse aesthetic of the surrounding neighborhood, and recommends that the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The proposed project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines, and as such, no additional environmental analysis is required.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Attachments

- A. Draft Planning Commission Resolution
 - Exhibits to Attachment A
 - A. Project Plans
 - B. Project Description Letter
 - C. Conditions of Approval
- B. Location Map
- C. Data Table
- D. Site Survey

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

Exhibits to Be Provided at Meeting

None

Report prepared by:
Fahteen Khan, Associate Planner

Report reviewed by:
Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING AN ARCHITECTURAL CONTROL PERMIT FOR EXTERIOR AND INTERIOR MODIFICATIONS TO AN EXISTING PUBLIC FACILITY (FIRE STATION NUMBER 77), AT 1467 CHILCO STREET

WHEREAS, the City of Menlo Park (“City”) received an application requesting an architectural control permit for exterior and interior modifications to a public facility in the P-F (Public Facilities) zoning district (collectively, the “Project”) from Jonathan Hitchcock (“Applicant”), on behalf of the property owner City of Menlo Park (“Owner”), located at 1467 Chilco Street (APN 055-260-240) (“Property”). The Architectural Control permit is depicted in and subject to the development plans and project description letter which are attached hereto as Exhibit A and B incorporated herein by this reference; and

WHEREAS, the Property is located in the P-F (Public Facilities) zoning district; and

WHEREAS, the findings and conditions for the architectural control would ensure that all City requirements are applied consistently and correctly as part of the project’s implementation; and

WHEREAS, the proposed Project was reviewed by the Engineering Division and found to be in compliance with City standards; and

WHEREAS, the Project requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act (“CEQA,” Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project’s environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically exempt under Class 1 (Section 15301, “Existing Facilities”) of the current California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on July 10, 2023, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the architectural control permit.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Architectural Control Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of an architectural control permit for modifications to the exterior and interior of an existing public facility (Fire Station Number 77) is granted based on the following findings which are made pursuant to Menlo Park Municipal Code Section 16.68.020:

1. That the general appearance of the proposal is in keeping with the character of the neighborhood; in that, the proposed additions complement the existing development on the site and the diverse aesthetic of the surrounding neighborhood.
2. That the development will not be detrimental to the harmonious and orderly growth of the city; in that the project consists of exterior and interior modifications to an existing public facility that fit within the style of the development on the site and are designed in a manner that is consistent with all applicable requirements of the City of Menlo Park Municipal Code.
3. That the development will not impair the desirability of investment or occupation in the neighborhood; in that, the Project consists of exterior and interior modifications consistent with the Municipal Code and the proposed materials and colors are consistent with the existing development on the site. Therefore, the Project would not impair the desirability of investment or occupation in the neighborhood.
4. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking; in that, sufficient parking for the needs of the public facility (Fire Station) are provided on site.
5. That the development is consistent with any applicable specific plan; in that, the project is not located within a specific plan area. However, the project is consistent with all applicable codes, ordinances, and requirements outlined in the City of Menlo Park Municipal Code.

Section 3. Architectural Control Permit. The Planning Commission hereby approves the Architectural Control Permit PLN2022-00053, which Architectural Control permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Architectural Control is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 5. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

- A. The Project is categorically exempt under Class 1 (Section 15301, “Existing Facilities”) of the current California Environmental Quality Act (CEQA) Guidelines.

Section 6. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Corinna Sandmeier, Principal Planner and Planning Commission Liaison of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on July 10, 2023, by the following votes:

AYES:

NOES:

ABSENT:

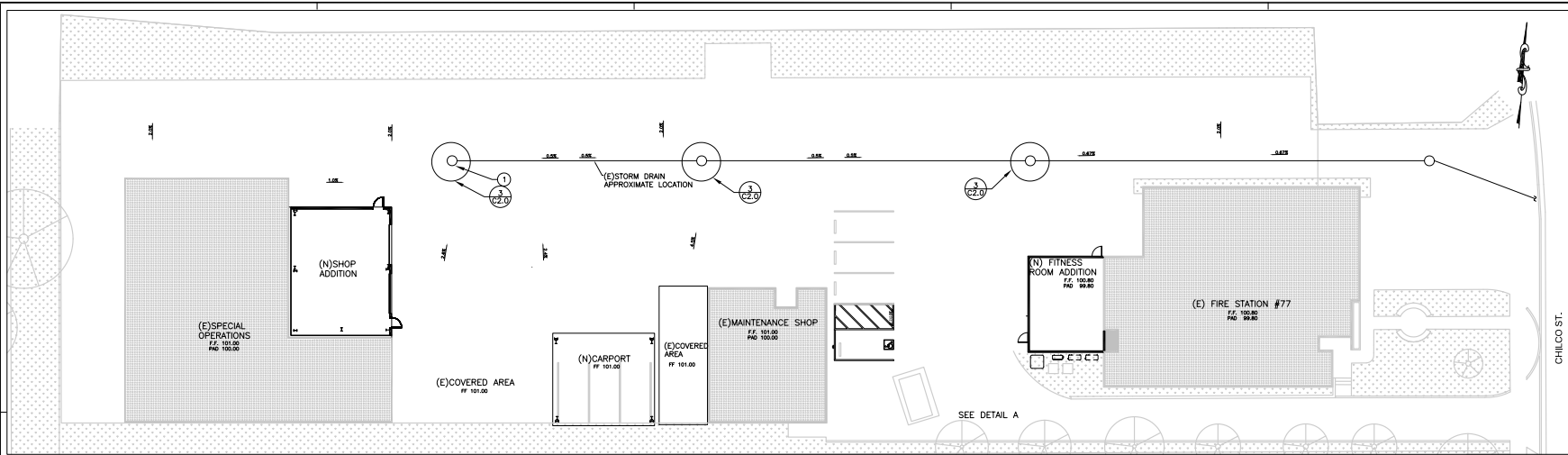
ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this 10th day of July, 2023

Corinna Sandmeier
Principal Planner and Planning Commission Liaison
City of Menlo Park

Exhibits

- A. Project Plans
- B. Project Description Letter
- C. Conditions of Approval



PLAN VIEW

SCALE: 1/16"=1'

KEYNOTES

- ① STORM DRAINS IN APPROXIMATE LOCATION
 CONTRACTOR SHOULD CHECK ALL STORM DRAIN
 VERIFY LOCATION

LEGEND

- ABBREVIATIONS:**
- TC = TOP OF CURB
 - BC = BOTTOM OF CURB
 - FS = FINISHED SURFACE
 - FF = FINISHED FLOOR
 - (N) = PROPOSED
 - (E) = EXISTING

**MENLO PARK FS. 77
 FACILITY IMPROVEMENTS**
 MENLO PARK FIRE PROTECT DISTRICT
 1467 CHILCO ST., MENLO PARK, CA 94025



CONSULTANT

NO	DATE	BY	DESCRIPTION

REVISIONS

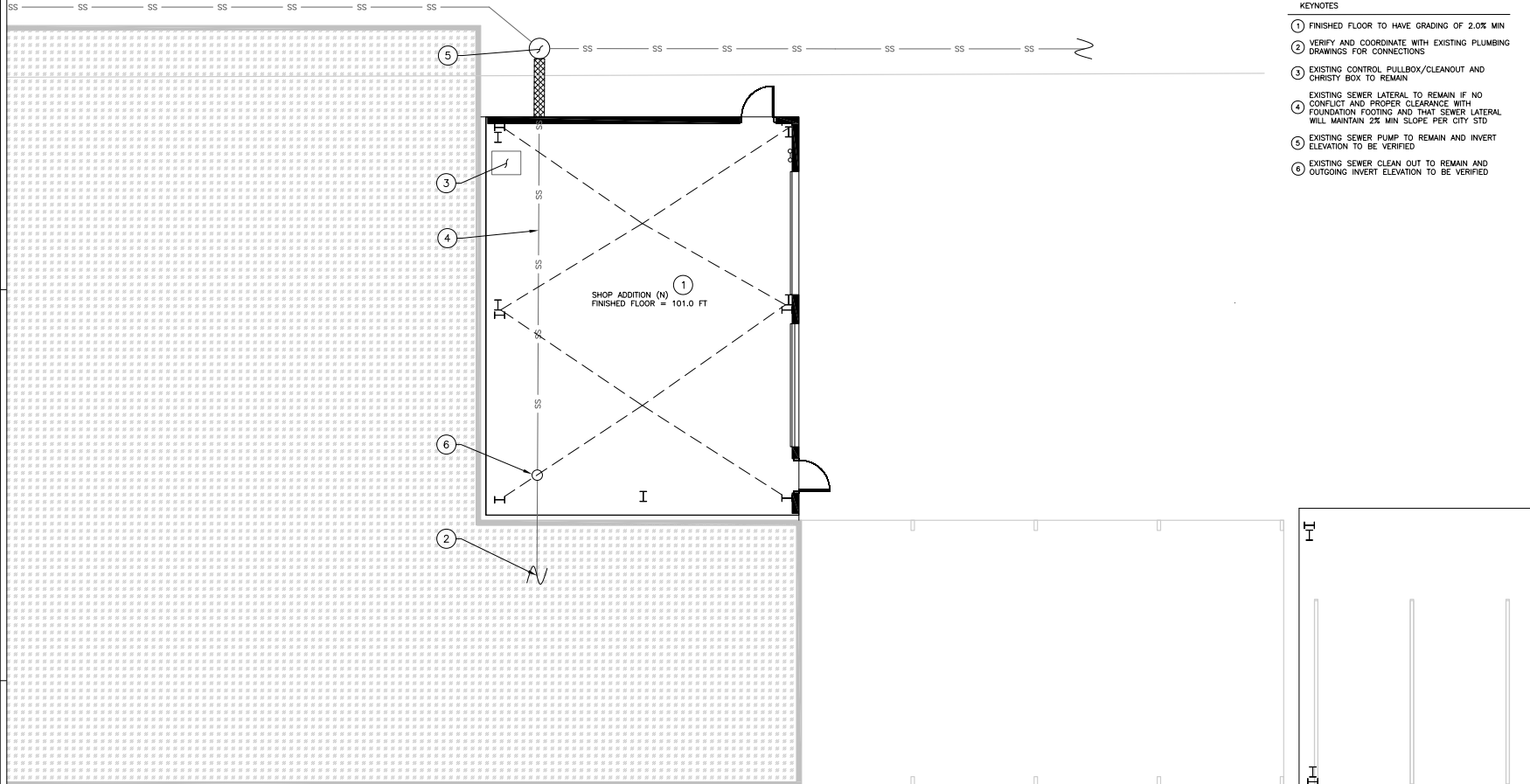
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 DATE: 03/06/23 SCALE:
 PROJECT NUMBER: 2104600

**EROSION CONTROL
 PLAN**

DRAWING
 NUMBER: **C3.1**

FOR REVIEW

**MENLO PARK FS. 77
 FACILITY IMPROVEMENTS**
 MENLO PARK FIRE PROTECT DISTRICT
 1467 CHILCO ST., MENLO PARK, CA 94025



- KEYNOTES**
1. FINISHED FLOOR TO HAVE GRADING OF 2.0% MIN
 2. VERIFY AND COORDINATE WITH EXISTING PLUMBING DRAWINGS FOR CONNECTIONS
 3. EXISTING CONTROL PULLBOX/CLEANOUT AND CHRISTY BOX TO REMAIN
 4. EXISTING SEWER LATERAL TO REMAIN IF NO CONFLICT AND PROPER CLEARANCE WITH FOUNDATION FOOTING AND THAT SEWER LATERAL WILL MAINTAIN 2% MIN SLOPE PER CITY STD
 5. EXISTING SEWER PUMP TO REMAIN AND INVERT ELEVATION TO BE VERIFIED
 6. EXISTING SEWER CLEAN OUT TO REMAIN AND OUTGOING INVERT ELEVATION TO BE VERIFIED

WEST BAY SANITATION DISTRICT NOTES:

1. PRIOR TO DEMOLITION/RENOVATION THE SEWER LATERAL SHALL BE TEMPORARILY CAPPED WITHIN 5- FEET OF THE PROPERTY LINE THIS WILL REQUIRE A CLASS 40 SEWER PERMIT AND SHALL CONFORM TO WEST BAY SANITARY DISTRICT (WBSD) DETAIL NO. 24
2. THE FIRE STATION WILL REQUIRE (1) 20" SEWER PERMIT FOR THE NEW LATERAL - SAMPLING MANHOLE AND MAIN CONNECTION.
3. THE NEW SEWER LATERAL SHALL CONFORM TO WBSD SPECIFICATIONS FROM THE SAMPLING MANHOLE SSMH TO THE MAIN SEWER. IT SHALL BE MINIMUM 6" INCH PVC 5900 DR 18 AND INCLUDE CONFORMING ARC COUPLINGS COATED NO.8 GAUGE SCUD COPPER TRACER WIRE ROOT CONTROL FABRIC AT ALL JOINTS, 3/4-INCH NON-RECYCLED DRAIN ROCK BEDDING 4-INCH BELOW THE PIPE TO 12-INCHES ABOVE THE PIPE WITH METALLIC MARKING TAPE LEVELED "SANITARY SEWER" ON TOP OF DRAIN ROCK, AND NON-RECYCLED STRUCTURAL BACKFILL THAT CONFORMS TO WBSD DETAIL NO. 8 NO OTHER CONNECTION IS ALLOWED BETWEEN THE SSMH AND MAIN SEWER CONNECTION SEWAGE MUST FLOW BY GRAVITY AT A MINIMUM 2 PERCENT SLOPE FROM THE SSMH TO THE

MAIN. REFER TO WBSD DETAIL NO. 6, 7, 8, 13, 22, AND 23

4. IF GRAVITY CANNOT BE OBTAINED ANYWHERE ON THE PROPERTY, THEN A PRIVATE EJECTOR PUMP MAY BE USED. PLEASE NOTE THAT A GRINDER PUMP IS NOT ALLOWED.
5. THE DISTRICT'S WYE CONNECTIONS POLICY SHALL BE ADHERED TO REGARDING THE CONNECTION AT THE MAIN. THE DISTRICT'S CONSTRUCTION CREW WILL PROVIDE THE NEW MAIN WYE. THE CONTRACTOR WILL BE RESPONSIBLE FOR EXCAVATION OF THE AREA (3- FEET BY 6- FEET) BY THE DEPTH OF THE PIPE WITH ALL APPROPRIATE SHORING, STEEL PLATES ETC. PLEASE CALL THE DISTRICT OFFICE TO SCHEDULE A WYE CONNECTION INSTALLATION.
6. NO POOL DRAINS, ROOF CUTTERS, SURFACE DRAINAGE OR GROUNDWATER SLUMP PUMPS ARE ALLOWED TO CONNECT TO THE SANITARY SEWER.
7. THE LATERAL FROM THE BUILDING TO THE SSMH SHALL MEET THE REQUIREMENTS OF THE COUNTY'S BUILDING DEPARTMENT.
8. ALL PERTINENT DISTRICT DETAILS WILL NEED TO BE INCLUDED IN FUTURE PLANS SETS.
9. ON-SITE UTILITY PLANS WILL ALSO NEED TO BE RENEWED BY DISTRICT STAFF PRIOR TO ISSUANCE OF THE CLASS 2

SEWER PERMIT, ON-SITE PLUMBING MUST INCLUDE ALL APPROPRIATE SAND/OIL SEPARATORS, GREASE INTERCEPTORS AND WASH DOWN AREA DRAINS UPSTREAM OF THE SAMPLING MANHOLE AS REQUIRED BY PLUMBING CODE AND THE DISTRICT'S CODE OF CENTRAL REGULATIONS. FLOW DISCHARGING FROM THE SAND/GREASE INTERCEPTORS WILL BE CHARGED A HIGHER RATE DUE TO THE HIGHER CONCENTRATIONS OF MATERIALS THAT NEED TO BE TREATED, BECAUSE OF THIS, IT IS RECOMMENDED THE OWNER INSTALL A FLOW METER TO MONITOR THE INTERCEPTOR DISCHARGE RATER OR A SEPARATE WATER METER FOR THE WASH-DOWN AREA DISCHARGING INTO THE INTERCEPTORS.

10. SPECIFICATIONS FOR THE PROPOSED INTERCEPTORS WILL NEED TO BE SUBMITTED TO THE DISTRICT FOR REVIEW.
11. ADDITIONAL CONNECTION FEES MAY BE REQUIRED AT THE TIME OF APPLICATION IF THE PROPOSED WASTEWATER FLOW IS HIGHER THAN THE PARCELS ENTITLEMENT.
12. THE DISTRICT RESERVES THE RIGHT TO PROVIDE ADDITIONAL COMMENTS IN RESPONSE TO SUBSEQUENT SUBMITTALS

GENERAL NOTES:

1. ALL STRUCTURES AND FIXTURES TO BE INSTALLED SHALL BE RATED FOR H-20 TRAFFIC LOADS. SUBGRADE SHALL BE PREPARED PER THE ADVICE OF THE SOILS ENGINEER.
2. PER THE STRUCTURAL SHEETS, THE SIZE, DEPTH, AND LOCATIONS OF THE EXISTING FOUNDATIONS ARE NOT PRECISELY KNOWN. STRUCTURES SHALL NOT BE PLACED WITHIN A 1:1 SLOPE FROM THE BOTTOM OF THE PROPOSED FOOTING. SEE DETAIL SECTION A-A/CO.3
3. SANITARY SEWER PIPE SHALL BE SDR-35 MINIMUM PIPE SLOPE SHALL BE 2% IN CASE OF UTILITY CROSSING WEST BAY SANITARY DISTRICT STD DETAILS 22 & 23 SHOULD BE USED FOR RESPECTIVE UTILITIES
4. ALL TRENCHING LOCATED ON 1467 CHILCO STREET SHALL HAVE TRENCH PLATING PLACED OVER OPEN TRENCHES WHEN NOT IN USE AND AT THE END OF EVERY WORK DAY.

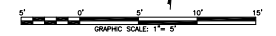
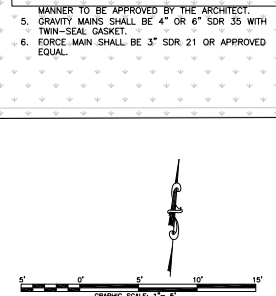
PERMITTING NOTES:

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AUTHORITY AND/OR SANITARY DISTRICT WITH JURISDICTION FOR SPECIFIC CONNECTION AND DISCHARGE REQUIREMENTS.

PUMP STATION NOTES:

1. STRUCTURE SHALL BE 60-INCH DIAMETER MANHOLE AS MANUFACTURED BY JENSEN PRECAST, WITHOUT STEPS, WITH A 60-INCH I.D. MANHOLE CAP AND WITH A MANHOLE FRAME AND BELTED COVER.
2. EXISTING PUMPS MAY BE REUSED IF FOUND TO BE IN GOOD WORKING ORDER. EXISTING PUMPS ARE BARNES SERIES SG 2022L SUBMERSIBLE GRINDER PUMPS IN A DUPLEX INSTALLATION. PUMPS SHALL BE PROVIDED ON STANDS. PUMPS SHALL BE 230-VOLT, 2 HP, SINGLE-PHASE. PUMPS MAY BE REPLACED WITH APPROVED EQUAL.
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CONSULTANT

NO	DATE BY	DESCRIPTION

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 DATE: 03/06/23 SCALE:
 PROJECT NUMBER: 2104600

**UTILITY PLAN
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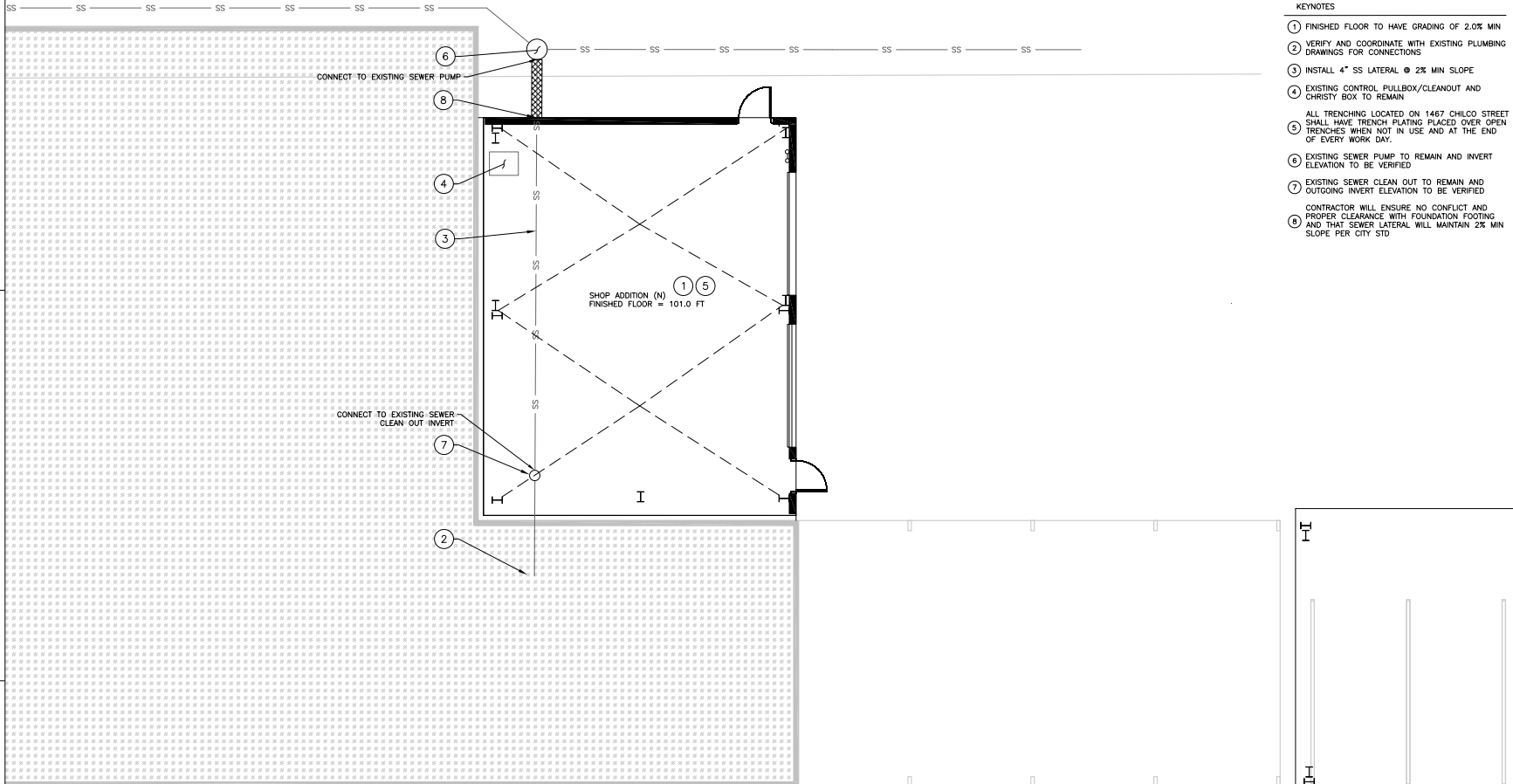
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FOR REVIEW

**MENLO PARK FS. 77
 FACILITY IMPROVEMENTS**
 MENLO PARK FIRE PROTECT DISTRICT
 1467 CHILCO ST., MENLO PARK, CA 94025

KEYNOTES

- ① FINISHED FLOOR TO HAVE GRADING OF 2.0% MIN
 - ② VERIFY AND COORDINATE WITH EXISTING PLUMBING DRAWINGS FOR CONNECTIONS
 - ③ INSTALL 4" SS LATERAL @ 2% MIN SLOPE
 - ④ EXISTING CONTROL PULLBOX/CLEANOUT AND CHRISTY BOX TO REMAIN
 - ⑤ ALL TRENCHING LOCATED ON 1467 CHILCO STREET SHALL HAVE TRENCH PLATING PLACED OVER OPEN TRENCHES WHEN NOT IN USE AND AT THE END OF EVERY WORK DAY.
 - ⑥ EXISTING SEWER PUMP TO REMAIN AND INVERT ELEVATION TO BE VERIFIED
 - ⑦ EXISTING SEWER CLEAN OUT TO REMAIN AND OUTGOING INVERT ELEVATION TO BE VERIFIED
- CONTRACTOR WILL ENSURE NO CONFLICT AND PROPER CLEARANCE WITH FOUNDATION FOOTING AND THAT SEWER LATERAL WILL MAINTAIN 2% MIN SLOPE PER CITY STD



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3. SANITARY SEWER PIPE SHALL BE SDR-35.
4. MINIMUM PIPE SLOPE SHALL BE 2%.
5. IN CASE OF UTILITY CROSSING WEST BAY SANITARY DISTRICT STD DETAILS 22 & 23 SHOULD BE USED FOR RESPECTIVE UTILITIES
6. ALL TRENCHING LOCATED ON 1467 CHILCO STREET SHALL HAVE TRENCH PLATING PLACED OVER OPEN TRENCHES WHEN NOT IN USE AND AT THE END OF EVERY WORK DAY.

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5. MANNER TO BE APPROVED BY THE ARCHITECT.
6. GRAVITY MAINS SHALL BE 4" OR 6" SDR 35 WITH TWIN-SEAL GASKET.
7. FORCE MAIN SHALL BE 3" SDR 21 OR APPROVED EQUAL.



CONSULTANT

NO	DATE BY	DESCRIPTION

REVISIONS

DRAWN: DC CHECKED: LE
 DATE: 03/06/23 SCALE:
 PROJECT NUMBER: 2104600

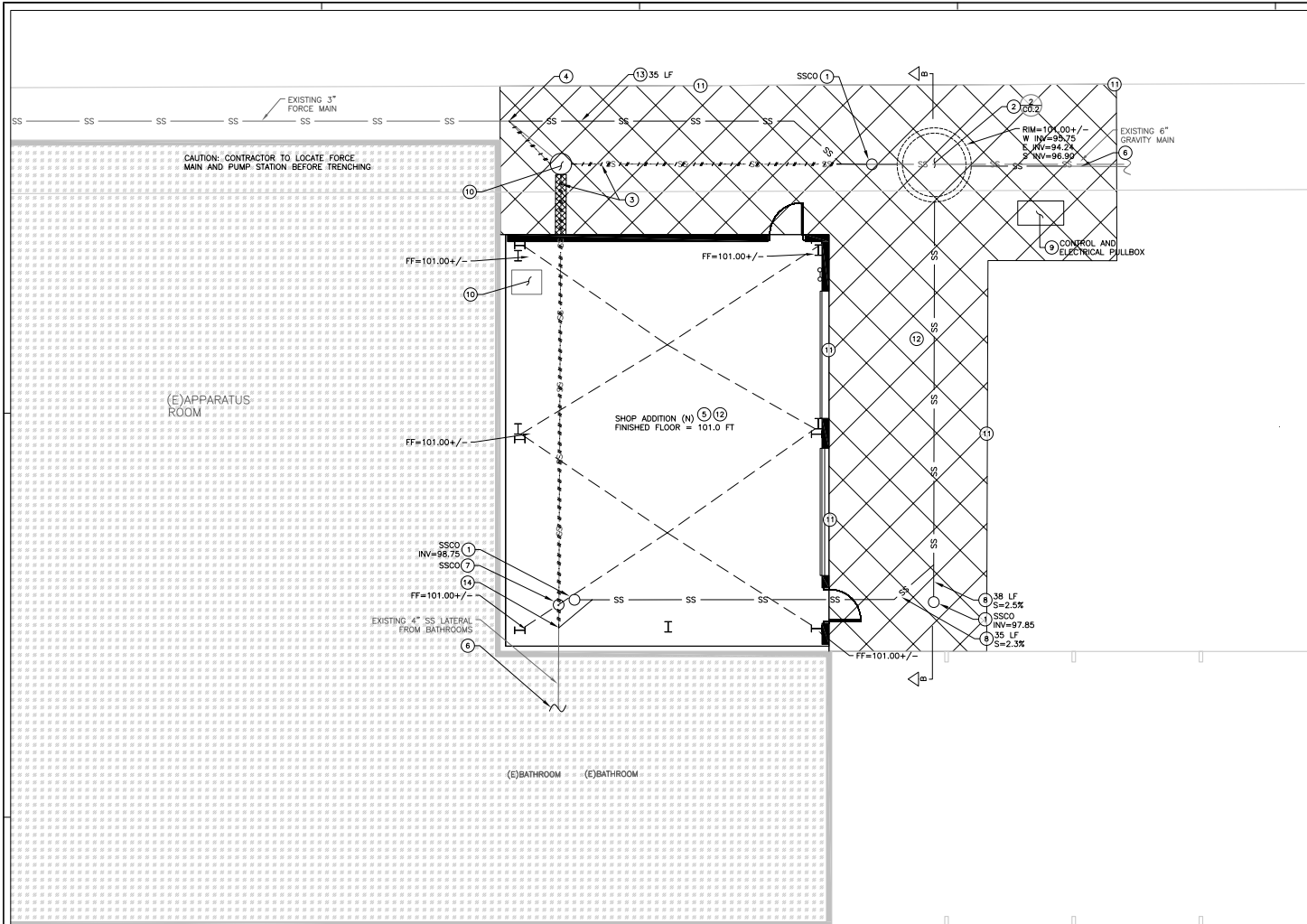
**UTILITY PLAN
 BID OPTION 1**

DRAWING NUMBER: **C3.2.1**

A8

FOR REVIEW

**MENLO PARK FS. 77
 FACILITY IMPROVEMENTS**
 MENLO PARK FIRE PROTECT DISTRICT
 1467 CHILCO ST., MENLO PARK, CA 94025



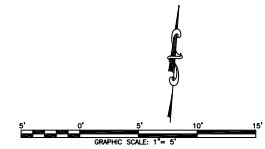
- KEYNOTES**
1. INSTALL CLEANOUT AND SHALL CONFORM TO PLUMBING CODE
 2. INSTALL EJECTOR PUMP - SEE PUMP STATION NOTES
 3. DISCONNECTION OF EXISTING SEWER LINE SHALL CONFORM TO PLUMBING CODE
 4. CONNECT TO EXISTING 3" FORCE MAIN SEWER LINE SHALL CONFORM TO PLUMBING CODE
 5. FINISHED FLOOR TO HAVE GRADING OF 2.0% MIN
 6. VERIFY AND COORDINATE WITH EXISTING PLUMBING DRAWINGS FOR CONNECTIONS
 7. ABANDON EXISTING CLEAN OUT SHALL CONFORM TO PLUMBING CODE
 8. INSTALL 4" SS LATERAL @ 2% MIN SLOPE
 9. RELOCATE EXISTING CONTROL PULLBOX/CLEANOUT AND CHRISTY BOX TO NEW LOCATION
 10. ABANDON EXISTING MANHOLE AND CHRISTY BOXES SHALL CONFORM TO PLUMBING CODE
 11. PAVING TO MATCH EXISTING GRADE
 12. ALL TRENCHING LOCATED ON 1467 CHILCO STREET SHALL HAVE TRENCH PLATING PLACED OVER OPEN TRENCHES WHEN NOT IN USE AND AT THE END OF EVERY WORK DAY.
 13. INSTALL 3" SS LATERAL TO CONNECT TO EXISTING 3" FORCE MAIN
 14. CONNECT TO EXISTING SEWER LATERAL SHALL CONFORM TO PLUMBING CODE

- GENERAL NOTES:**
1. ALL STRUCTURES AND FIXTURES TO BE INSTALLED SHALL BE RATED FOR H-20 TRAFFIC LOADS.
 2. SUBGRADE SHALL BE PREPARED PER THE ADVICE OF THE SOILS ENGINEER.
 3. PER THE STRUCTURAL SHEETS, THE SIZE, DEPTH, AND LOCATIONS OF THE EXISTING FOUNDATIONS ARE NOT PRECISELY KNOWN. STRUCTURES SHALL NOT BE PLACED WITHIN A 1:11 SLOPE FROM THE BOTTOM OF THE PROPOSED FOOTING. SEE DETAIL SECTION A-A/CO.3.
 4. SANITARY SEWER PIPE SHALL BE SDR 35.
 5. MINIMUM PIPE SLOPE SHALL BE 2%.
 6. IN CASE OF UTILITY CROSSING IT WILL CONSTRUCTED TO THE PLUMBING CODE FOR THE RESPECTIVE UTILITIES.
 7. ALL TRENCHING LOCATED ON 1467 CHILCO STREET SHALL HAVE TRENCH PLATING PLACED OVER OPEN TRENCHES WHEN NOT IN USE AND AT THE END OF EVERY WORK DAY.

- JURISDICTION FOR SPECIFIC CONNECTION AND DISCHARGE REQUIREMENTS.**
- EJECTOR STATION NOTES:**
1. STRUCTURE SHALL BE 60-INCH DIAMETER MANHOLE AS MANUFACTURED BY JENSEN PRECAST WITHOUT STEPS, WITH A 60-INCH I.D. MANHOLE CAP, AND WITH A MANHOLE FRAME AND BELTED COVER.
 2. EXISTING PUMPS MAY NOT BE REUSED. AN EJECTOR PUMP WILL BE USED IN PLACE OF THE EXISTING GRINDER PUMP. THE EJECTOR WILL BE INSTALLED AND FOLLOW PLUMBING CODE SPECIFICATIONS AND INDUSTRY LISTED.
 3. THE EJECTOR PUMP SHALL HAVE A DISCHARGE CAPACITY OF NOTHING LESS THAN 20 GPM (1.26 L/s).
 4. IN SINGLE DWELLING UNITS, THE EJECTOR OR PUMP SHALL BE CAPABLE OF PASSING AN 1 1/2 INCH (38 MM) DIAMETER SOLID BALL, AND THE DISCHARGE PIPING OF EACH EJECTOR OR PUMP SHALL HAVE A BACKWATER VALVE AND GATE VALVE, AND BE NOT LESS THAN 2 INCHES (50 MM) IN DIAMETER.
 5. IN OTHER THAN SINGLE-DWELLING UNITS, THE EJECTOR OR PUMP SHALL BE CAPABLE OF PASSING A 2 INCH (51MM) DIAMETER SOLID BALL, AND THE DISCHARGE PIPING OF EACH EJECTOR OR PUMP SHALL HAVE A BACKWATER VALVE AND GATE VALVE, AND BE NOT LESS THAN 3 INCHES (80MM)

6. IN DIAMETER. CONNECT TO CONTROL PANEL AND ELECTRICAL VIA RELOCATED PULLBOX. EJECTOR SHALL BE PROGRAMMED TO BE ACTIVATED ON ALTERNATE PUMP CYCLES OR TO PLUMBING CODE.
7. OPERATION SHALL BE CONTROLLED BY SUSPENDED FLOATS. EXISTING FLOATS MAY BE REUSED IF FOUND TO BE IN GOOD WORKING ORDER. CONTROL LEVELS FOR ON, OFF, AND HIGHWATER ALARM SHALL BE RECOMMENDED BY EJECTOR CONTRACTOR AND APPROVED BY THE ENGINEER. FLOATS SHALL BE SUSPENDED FROM A STRUT MOUNTED INSIDE THE MANHOLE IN A MANNER TO BE APPROVED BY THE ARCHITECT.
8. GRAVITY MANS SHALL BE 4" OR 6" SDR 21 OR APPROVED TWIN-SEAL GASKET.
9. FORCE MAIN SHALL BE 3" SDR 21 OR APPROVED EQUAL.

- PERMITTING NOTES:**
1. VEHICLE SERVICE FACILITIES SHALL NOT CONTAIN FLOOR DRAINS UNLESS THE FLOOR DRAINS ARE CONNECTED TO WASTEWATER TREATMENT PLANT.
 2. PERMITS FOR WHICH AN INDUSTRIAL WASTE DISCHARGE PERMIT HAS BEEN OBTAINED, THE APPLICANT SHALL CONTACT THE LOCAL PERMITTING AUTHORITY AND/OR SANITARY DISTRICT WITH



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 DATE: 03/06/23 SCALE:
 PROJECT NUMBER: 2104600

**UTILITY PLAN
 BID OPTION 2**

DRAWING NUMBER: **C3.2.2**

FOR REVIEW

**MENLO PARK FS. 77
 FACILITY IMPROVEMENTS**
 MENLO PARK FIRE PROTECT DISTRICT
 1467 CHILCO ST., MENLO PARK, CA 94025



CONSULTANT

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NO	DATE	BY	DESCRIPTION
REVISIONS			

DRAWN: DC	CHECKED: LE
DATE: 03/06/23	SCALE:
PROJECT NUMBER: 2104600	

**CONCRETE PAVING
 BID OPTION 1**

DRAWING NUMBER: **C4.0.0**

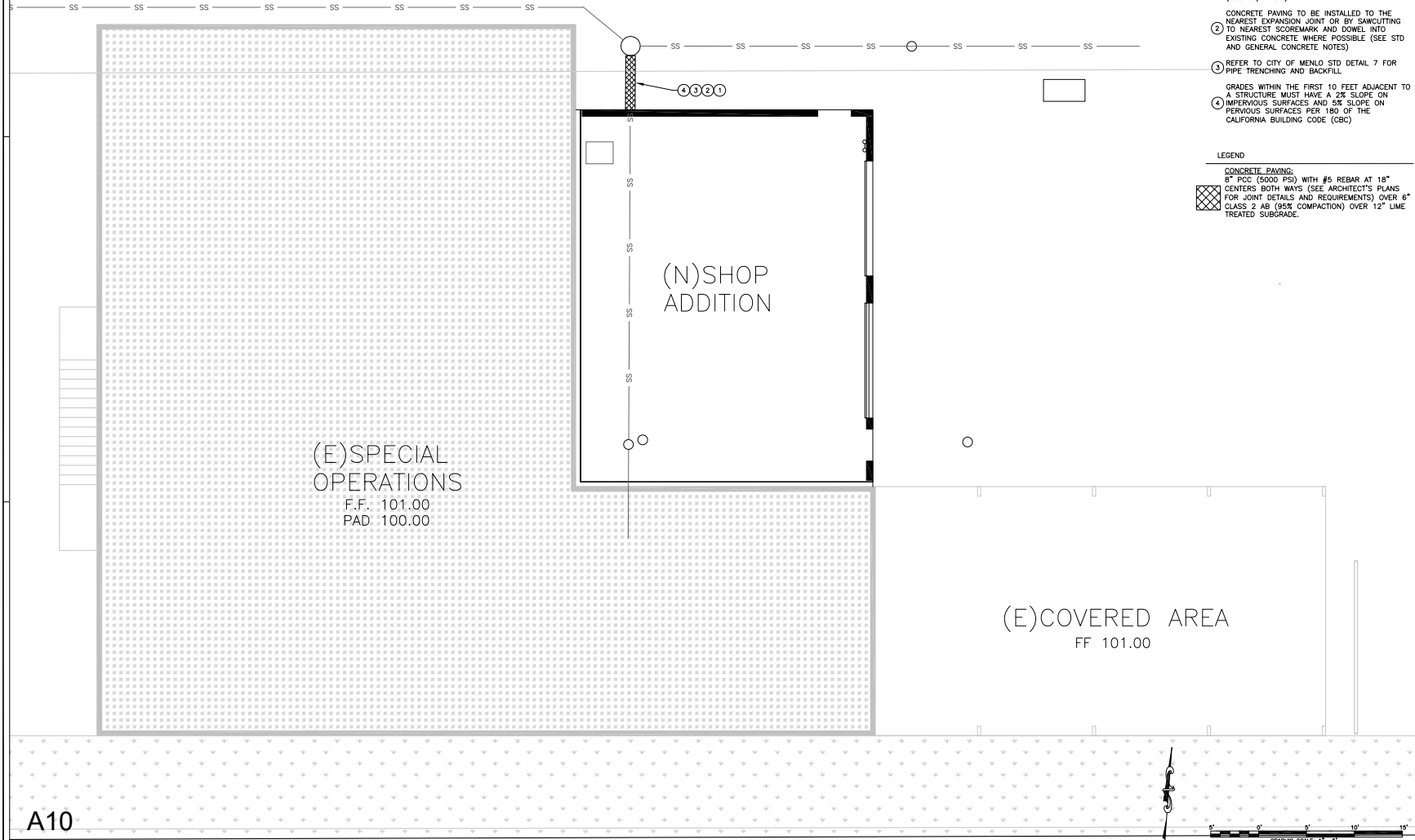
FOR REVIEW

KEYNOTES

- ① REFER TO GENERAL CONCRETE NOTES (SEE G3/CO.2.2)
- ② CONCRETE PAVING TO BE INSTALLED TO THE NEAREST EXPANSION JOINT OR BY SAWCUTTING TO NEAREST SCOREMARK AND DOWEL INTO EXISTING CONCRETE WHERE POSSIBLE (SEE STD AND GENERAL CONCRETE NOTES)
- ③ REFER TO CITY OF MENLO STD DETAIL 7 FOR PIPE TRENCHING AND BACKFILL
- ④ GRADES WITHIN THE FIRST 10 FEET ADJACENT TO A STRUCTURE MUST HAVE A 2% SLOPE ON IMPERVIOUS SURFACES AND 5% SLOPE ON PERVIOUS SURFACES PER 180 OF THE CALIFORNIA BUILDING CODE (CBC)

LEGEND

- CONCRETE PAVING:
 8" PCC (5000 PSI) WITH #5 REBAR AT 18" CENTERS BOTH WAYS (SEE ARCHITECT'S PLANS FOR JOINT DETAILS AND REQUIREMENTS) OVER 6" CLASS 2 AB (90% COMPACTION) OVER 12" LIME TREATED SUBGRADE.



A10

**MENLO PARK FS. 77
 FACILITY IMPROVEMENTS**
 MENLO PARK FIRE PROTECT DISTRICT
 1467 CHILCO ST., MENLO PARK, CA 94025



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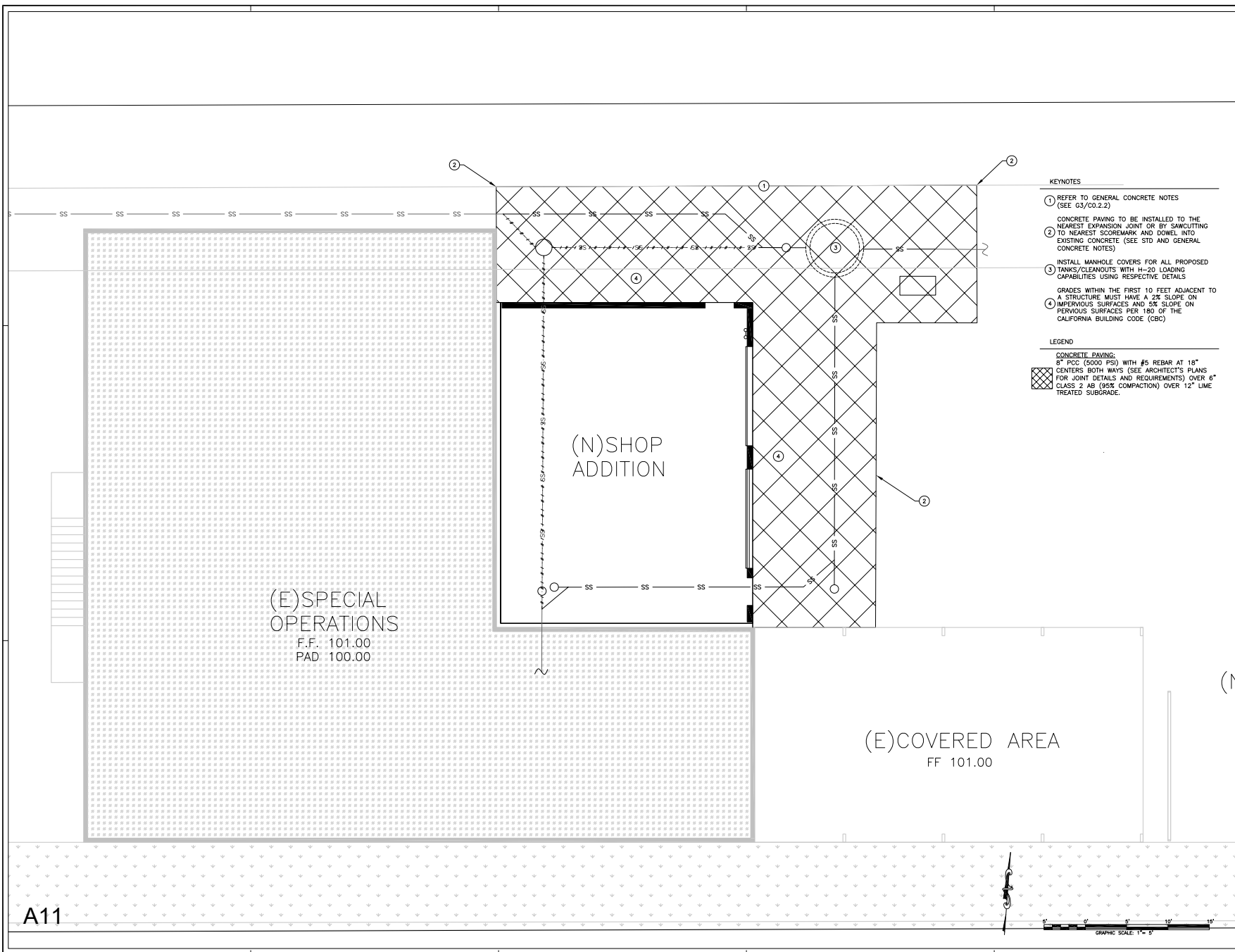
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DATE: 03/06/23	SCALE:
PROJECT NUMBER: 2104600	

**CONCRETE PAVING
 BID OPTION 2**

DRAWING NUMBER: **C4.0.1**

FOR REVIEW

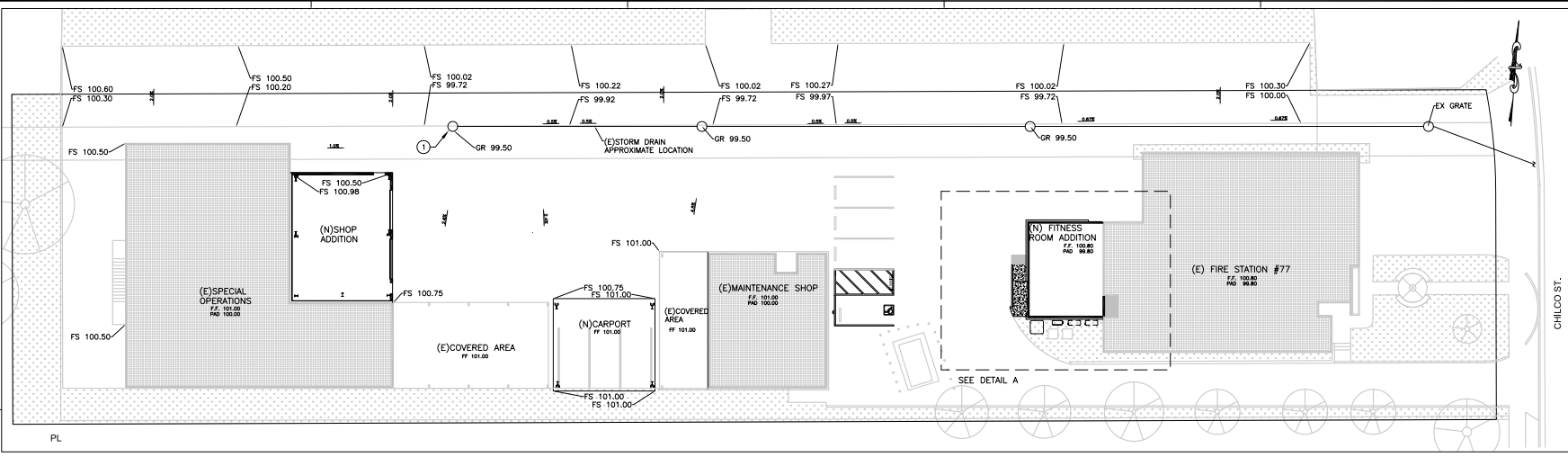


- KEYNOTES**
- ① REFER TO GENERAL CONCRETE NOTES (SEE G3/CO.2.2)
 - ② CONCRETE PAVING TO BE INSTALLED TO THE NEAREST EXPANSION JOINT OR BY SAWCUTTING TO NEAREST SCOREMARK AND DOWEL INTO EXISTING CONCRETE (SEE STD AND GENERAL CONCRETE NOTES)
 - ③ INSTALL MANHOLE COVERS FOR ALL PROPOSED TANKS/CLEANOUTS WITH H-20 LOADING CAPABILITIES USING RESPECTIVE DETAILS
 - ④ GRADES WITHIN THE FIRST 10 FEET ADJACENT TO A STRUCTURE MUST HAVE A 2% SLOPE ON IMPERVIOUS SURFACES AND 5% SLOPE ON PERVIOUS SURFACES PER 180 OF THE CALIFORNIA BUILDING CODE (CBC)
- LEGEND**
- CONCRETE PAVING:
 8" FCC (5000 PSI) WITH #5 REBAR AT 18" CENTERS BOTH WAYS (SEE ARCHITECT'S PLANS FOR JOINT DETAILS AND REQUIREMENTS) OVER 6" CLASS 2 AB (95% COMPACTION) OVER 12" LIME TREATED SUBGRADE.

A11



**MENLO PARK FS. 77
 FACILITY IMPROVEMENTS**
 MENLO PARK FIRE PROTECT DISTRICT
 1467 CHILCO ST., MENLO PARK, CA 94025

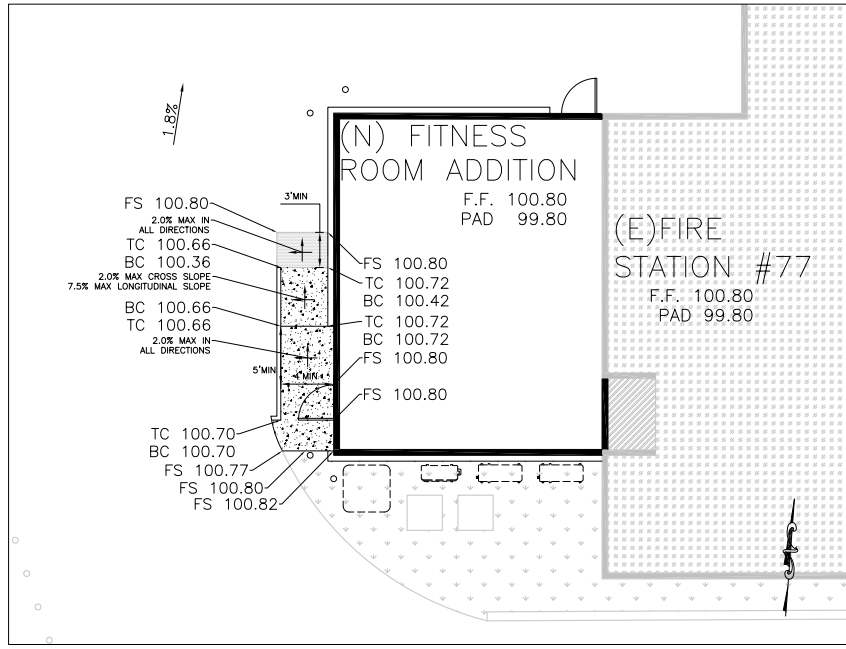


PLAN VIEW

SCALE: 1/16"=1'

KEYNOTES
 ① STORM DRAINS IN APPROXIMATE LOCATION
 CONTRACTOR SHOULD VERIFY LOCATION

LEGEND
ABBREVIATIONS:
 TC = TOP OF CURB
 BC = BOTTOM OF CURB
 FS = FINISHED SURFACE
 FF = FINISHED FLOOR
 (N) = PROPOSED
 (E) = EXISTING



DETAIL A

SCALE: 1"=5'



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 PROJECT NUMBER: 2104600

DRAINAGE PLAN
 DRAWING NUMBER: C5.0

MENLO PARK FS. 77
FACILITY IMPROVEMENTS
 MENLO PARK FIRE PROTECT DISTRICT
 1467 CHILCO ST., MENLO PARK, CA 94025



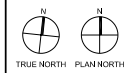
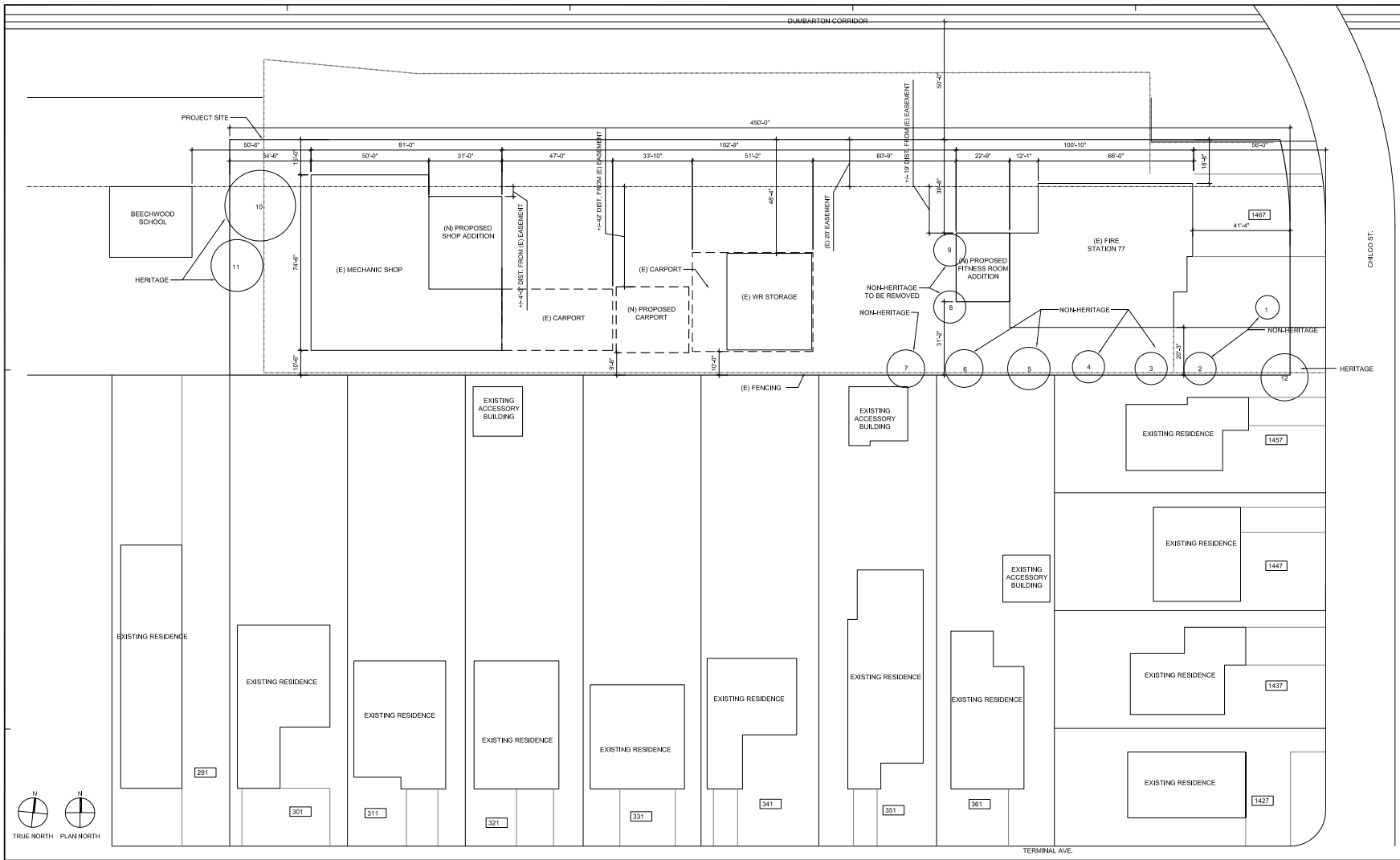
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 DATE: 03/14/22 SCALE: 1" = 20'-0"
 PROJECT NUMBER: 2104600

AREA PLAN

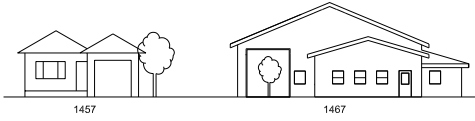
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AREA PLAN 1" = 20' 1

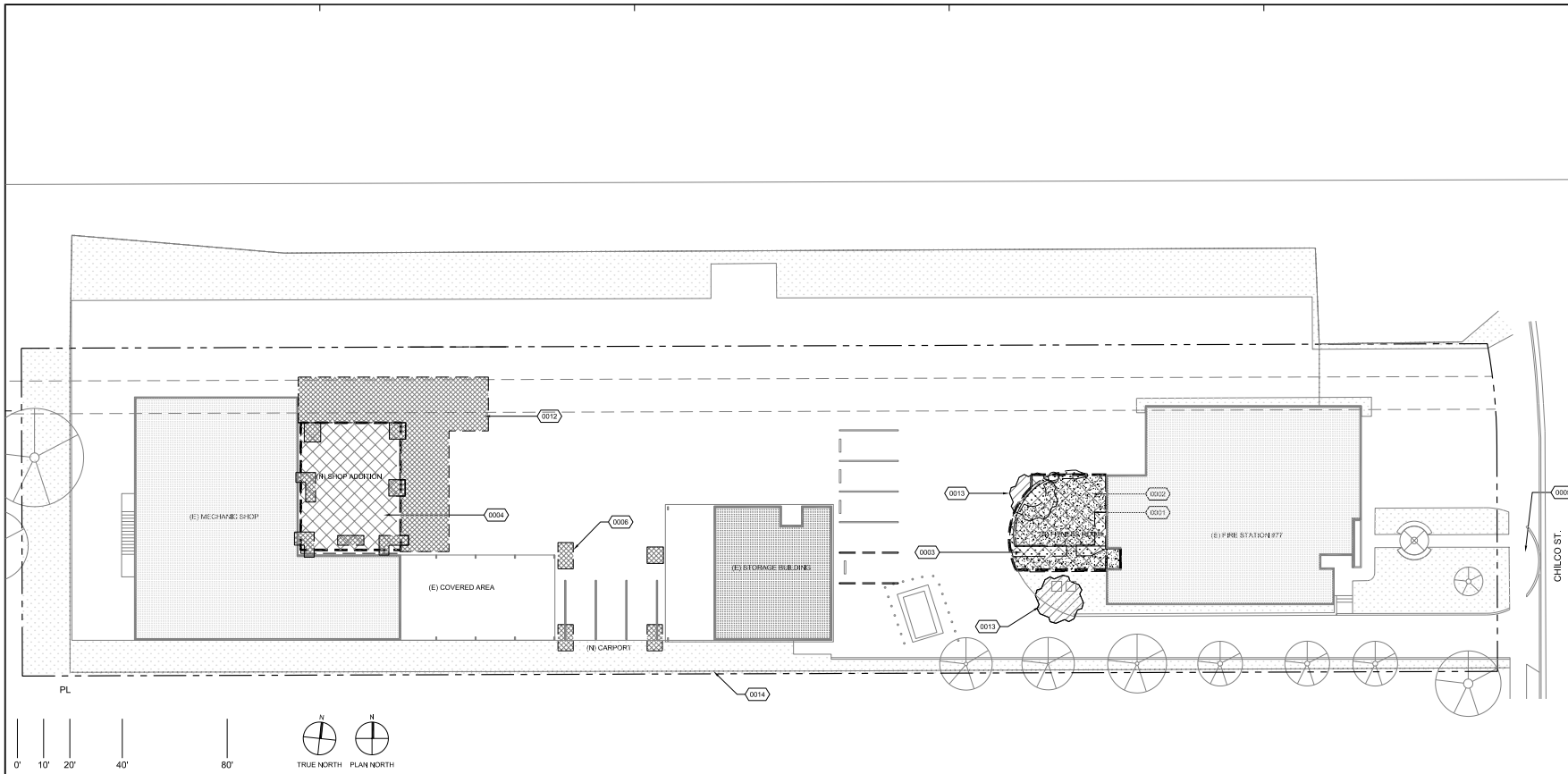
TREE #	DIAMETER	HERITAGE	LOCATION
1	4"	NO	ONSITE
2	9"	NO	ONSITE
3	9"	NO	ONSITE
4	9"	NO	ONSITE
5	13"	NO	ONSITE
6	7"	NO	ONSITE
7	13"	NO	ONSITE
8	8"	NO	ONSITE
9	7"	NO	ONSITE
10	25"	YES	ONSITE
11	27"	YES	OFFSITE
12	17"	YES	OFFSITE

TREE TABLE N/A 3



STREETSCAPE 1/16" = 1'-0" 2

**MENLO PARK FS. 77
 FACILITY IMPROVEMENTS**
 MENLO PARK FIRE PROTECT DISTRICT
 1487 CHILCO ST., MENLO PARK, CA 94025



DEMO SITE PLAN 1/16" = 1'-0" 1

- 0001 CLEAR AND GRUB AREA REMOVE ANY SITE WALLS / FENCINGS / EQUIP. / UTILITIES AS REQUIRED IN PREPARATION FOR NEW BUILDING EXTENSION.
- 0002 REMOVE LANDSCAPING
- 0003 REMOVE SITE PAVEMENT, SIDEWALK, CURBS, GUTTERS, STEPS
- 0004 REMOVE (E) CONC. PREP FOR (N) SLAB / FOOTINGS
- 0005 (E) CONCRETE SIDEWALK TO REMAIN, PROTECT IN PLACE
- 0006 PREP FOR (N) CARPORT / FOOTINGS, TYP.
- 0012 SAWCUT, DEMO & REMOVE CONCRETE PAVING AS REQUIRED IN PREPARATION FOR, SANITARY LINE, NEW PUMP AND CONTROL BOX, PROVIDE WITH BID OPTION 2, REFER TO CIVIL C4.1; AND C3.2.2, DOWEL TO (E) PER SPEC. SEE CIVIL DRAWINGS FOR EXTENT OF SITE CONC. DEMO.
- 0013 DEMO (E) TREE & ROOT SYSTEM
- 0014 (E) 6' HIGH METAL CHAIN LINK FENCING TO REMAIN

NOTES:

- CONTRACTOR TO COMPLY WITH CFC FIRE SAFETY DURING CONSTRUCTION & DEMOLITION
- SEE ELECTRICAL DRAWINGS FOR DEMOLITION POWER & SIGNAL SITE PLANS.
- PATCH & REPAIR PAVING AS NECESSARY WHERE TRENCHING DISRUPTS (E) PAVING TO REMAIN.
- TREES SCHEDULED TO REMAIN SHALL BE PROTECTED IN PLACE DURING ALL SITE CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL CAREFULLY WORK AROUND TREES AND IMPLEMENT MEASURES TO ENSURE TREE AND ROOT SYSTEMS PROTECTED.
- WHERE PAVING DEMOLITION OCCURS ADJACENT TO (E) STRUCTURE, CONTRACTOR TO CAREFULLY PERFORM WORK TO AVOID ANY DISTURBANCE TO (E) FOOTINGS / FOUNDATIONS.

PHASE 1 DEMOLITION IN THIS APPLICATION FOR NEW WORK



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NO	DATE	BY	DESCRIPTION

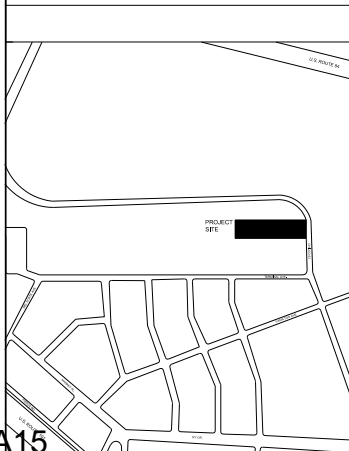
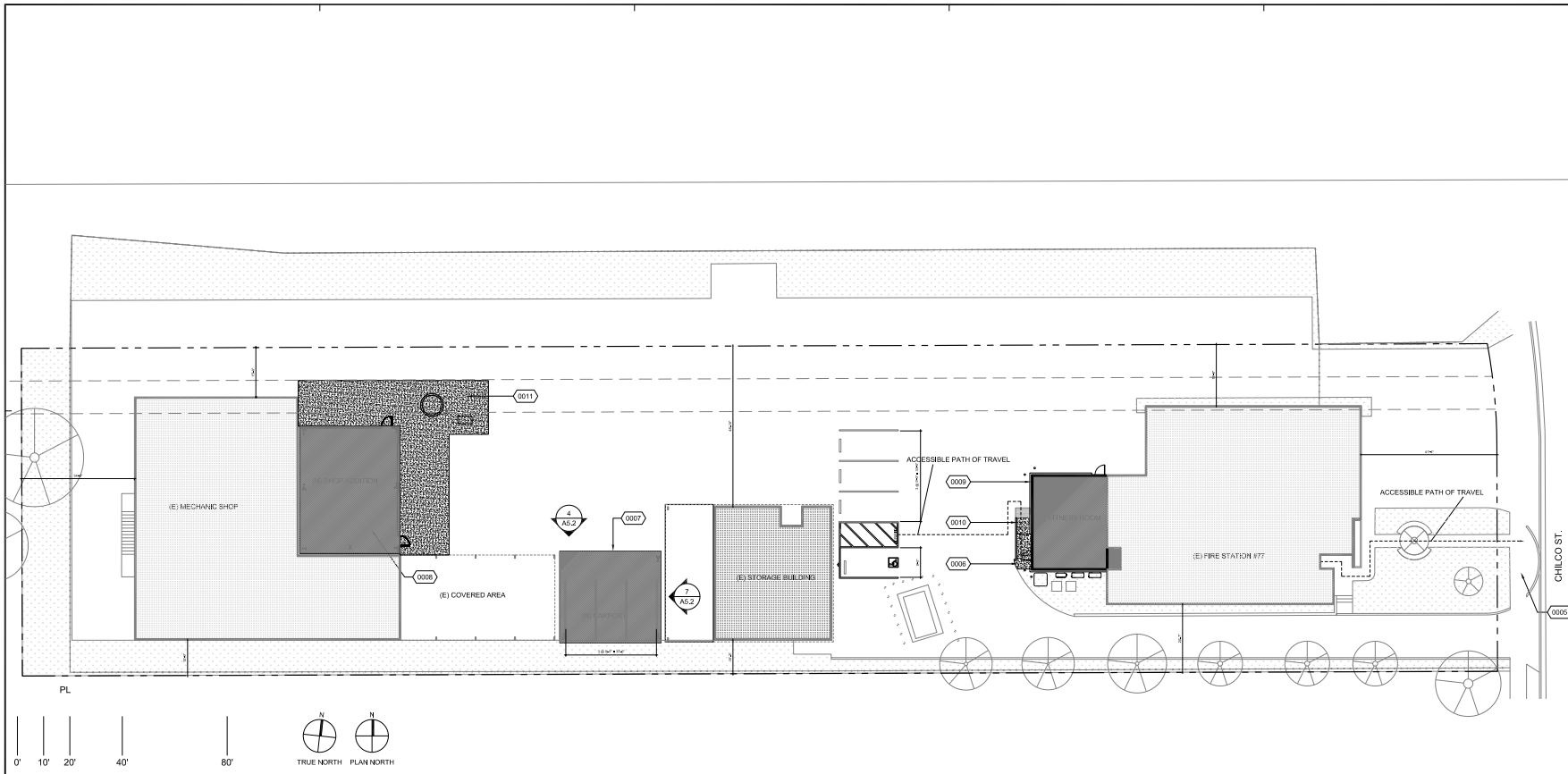
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 DATE: 03/14/22 SCALE: 1" = 20'-0"
 PROJECT NUMBER: 2104600

**DEMO
 SITE PLAN**

DRAWING NUMBER: **A1.1**

A14

MENLO PARK FS. 77
FACILITY IMPROVEMENTS
 MENLO PARK FIRE PROTECT DISTRICT
 1467 CHILCO ST., MENLO PARK, CA 94025



PROJECT DATA TABLE:

TOTAL SITE AREA: 49,369 SF (1.1 ACRE)
 PARKING:
 5 SPACES (UNCOVERED)
 7 SPACES (COVERED)
 BUILDING FOOTPRINT: 11,763 SF
 PAVED AREA: 36,483 SF
 LANDSCAPE AREA: 1,877 SF
 COVERED AREA: 5,107 SF

0005	(E) ASPHALT SIDEWALK TO REMAIN, PROTECT IN PLACE
0006	(N) CONCRETE PAVING, SEE SPECS
0007	(N) CARPORT
0008	(N) SHOP ADDITION
0009	(N) FITNESS ROOM ADDITION
0010	(N) CURB RAMP, SEE SPECS
0011	CONCRETE PAVING TO BE INSTALLED TO THE NEAREST EXPANSION JOINT OR BY SAWCUTTING TO NEAREST SCOREMARK AND DOWEL INTO EXISTING CONCRETE. SEE CIVIL DRAWINGS FOR EXTENTS, SPECS FOR JOINTS & FOR DOWEL TO EXISTING. PROVIDE WITH BID OPTION 2, REFER TO CIVIL C4.0.1

NOTES:

- SEE MECHANICAL, PLUMBING, AND ELECTRICAL SITE PLANS FOR LOCATION OF ADDITIONAL SITE ITEMS.
- 1/2" MAX. HIGH THRESHOLD AT ALL DOORS.
- COLUMNS TO BE OUTSIDE OF PARKING STRIPING AT (N) CARPORT.

SITE PLAN 1/16" = 1'-0" 1

NEW CONCRETE PAVING	EXISTING CONCRETE PAVING	NEW ADDITIONS

PROPERTY LINE
 EASEMENT

ACCESSIBLE PATH OF TRAVEL - IS A BARRIER FREE CONTINUOUSLY ACCESSIBLE PATH WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" AT 12 MAX. SLOPE EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL MAXIMUM. PATH IS A MIN. 48" WIDE AND SHALL HAVE NO SLOPE EXCEEDING 5% (1:20) AND CROSS SLOPE NO STEEPER THAN 1:48.

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NO	DATE BY	DESCRIPTION
REVISIONS		

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 DATE: 03/14/22 SCALE: 1" = 20'-0"
 PROJECT NUMBER: 2104600

SITE PLAN

DRAWING NUMBER: **A1.2**

MENLO PARK FS. 77
FACILITY IMPROVEMENTS
 MENLO PARK FIRE PROTECT DISTRICT
 1487 CHILCO ST., MENLO PARK, CA 94025



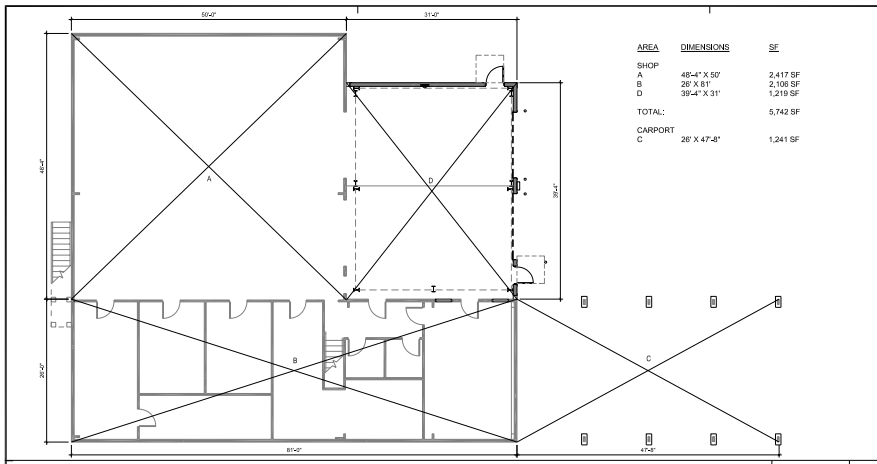
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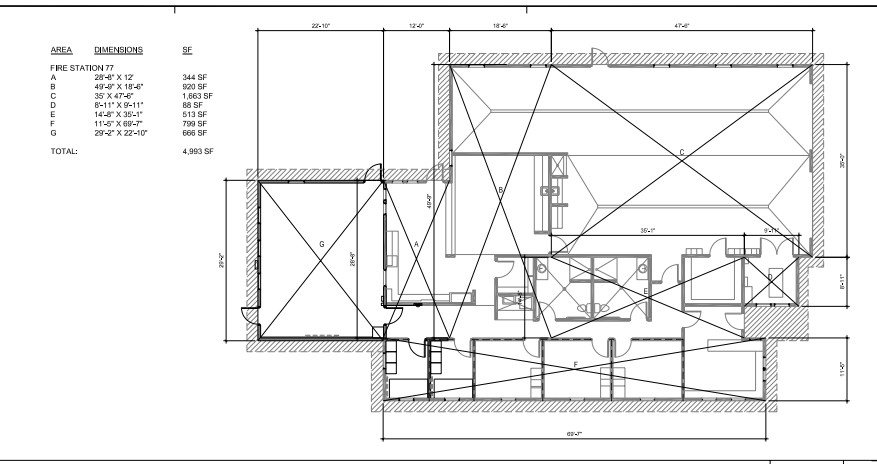
DRAWN: AD CHECKED: BL
 DATE: 03/14/22 SCALE: 3/32" = 1'-0"
 PROJECT NUMBER: 2104600

DEMO AND NEW GROSS FLOOR CALCULATIONS

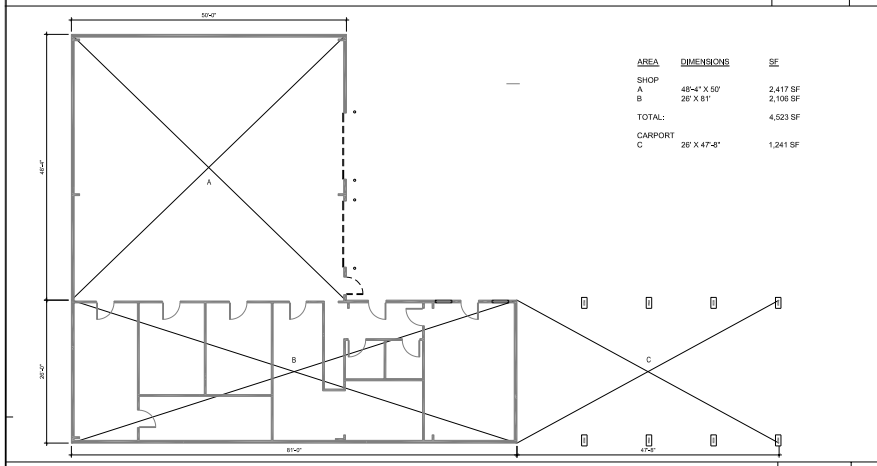
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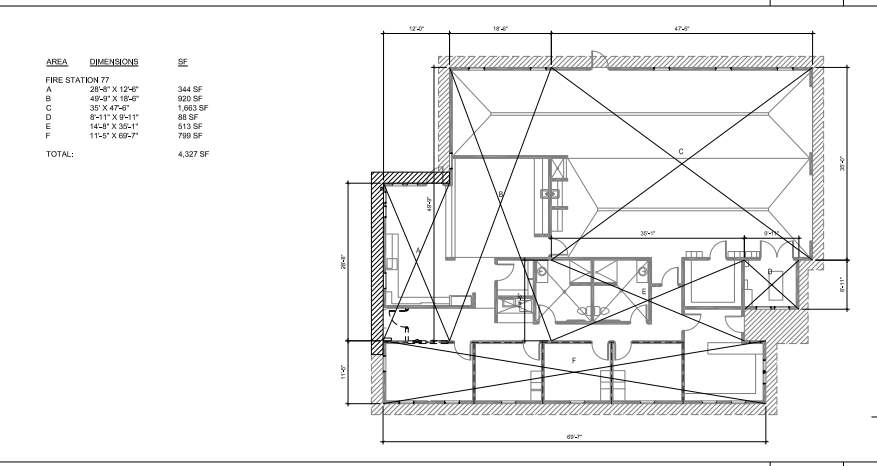
SHOP GROSS FLOOR CALCULATIONS 3/32" = 1'-0" 4



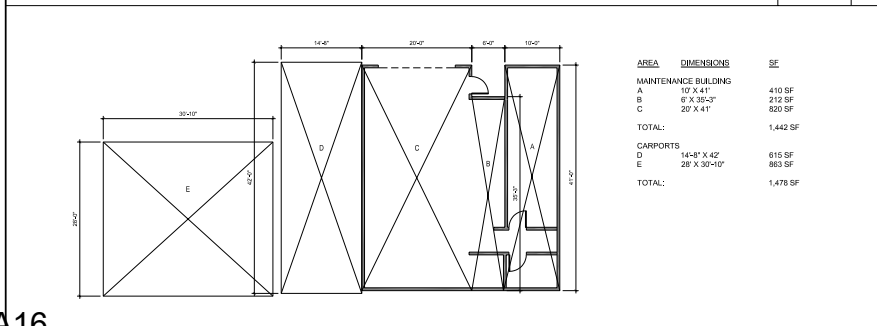
FIRE STATION 77 GROSS FLOOR CALCULATIONS 3/32" = 1'-0" 1



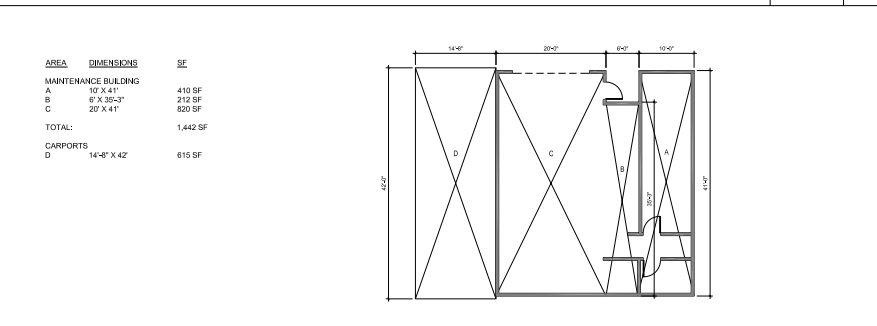
DEMO SHOP GROSS FLOOR CALCULATIONS 3/32" = 1'-0" 5



DEMO FIRE STATION 77 GROSS FLOOR CALCULATIONS 3/32" = 1'-0" 2



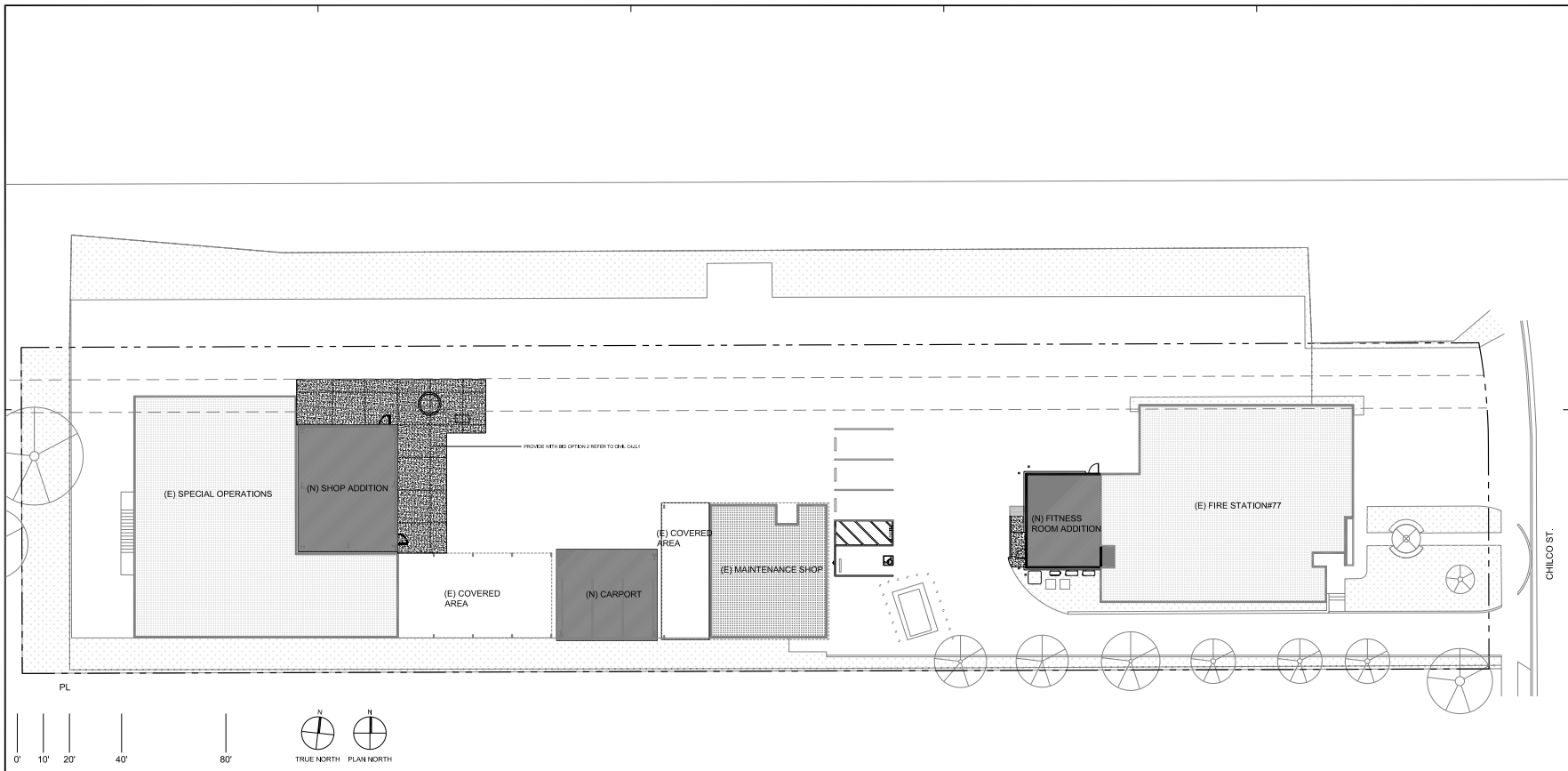
MAINTENANCE BUILDING GROSS FLOOR CALCULATIONS 3/32" = 1'-0" 6



DEMO MAINTENANCE BUILDING GROSS FLOOR CALCULATIONS 3/32" = 1'-0" 3

A16

MENLO PARK FS. 77
FACILITY IMPROVEMENTS
 MENLO PARK FIRE PROTECT DISTRICT
 1487 CHILCO ST., MENLO PARK, CA 94025



CHILCO ST.

SITE PLAN 1/16" = 1'-0" 1



NOTE:
 1. EXPANSION JOINT SPACING TO BE 10' MAX O.C. EACH WAY, ALIGN WITH EXISTING WHEN POSSIBLE.
 2. CONTROL JOINT SPACING TO BE 5' MAX O.C. EACH WAY, ALIGN WITH EXISTING WHEN POSSIBLE.



CONSULTANT

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NO	DATE	BY	DESCRIPTION
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 PROJECT NUMBER: 2104600

SAW CUT PLAN

DRAWING NUMBER: **A1.4**

A17

SITE LEGEND

**MENLO PARK FS. 77
FACILITY IMPROVEMENTS**
MENLO PARK FIRE PROTECT DISTRICT
1467 CHILCO ST., MENLO PARK, CA 94025



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DRAWN: AD CHECKED: BL
DATE: 03/14/22 SCALE: 1/8" = 1'-0"
PROJECT NUMBER: 2104600

**FS. 77 & SHOP
REFLECTED
CEILING PLAN**

DRAWING NUMBER: **A3.1**

ROOM #	ROOM NAME	ROOM #	ROOM NAME
101	FITNESS ROOM		
102	NEW DORM 1		
103	NEW DORM 2		
104	MECHANIC SHOP		

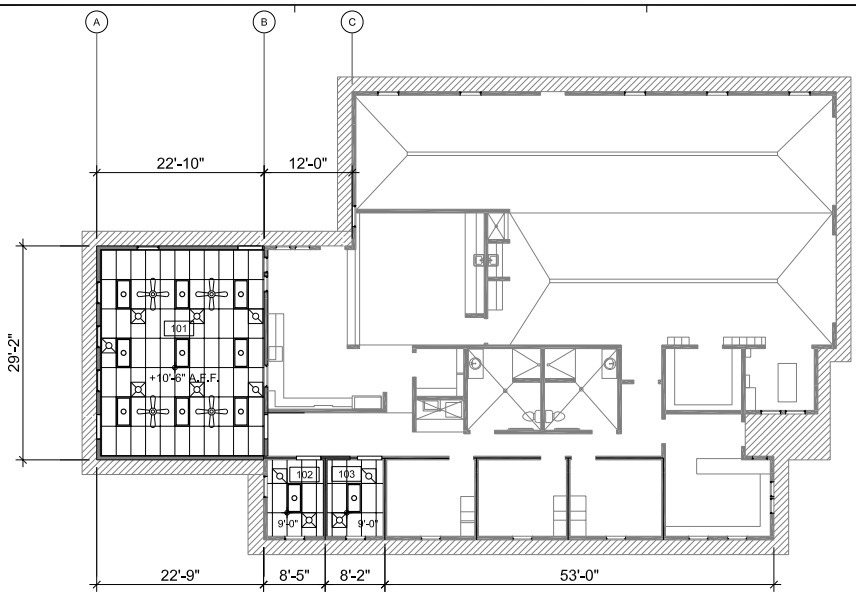
ROOM LEGEND 1

- REFLECTED CEILING NOTES:
1. ALL HEIGHTS ARE REFERENCED FROM FINISH FLOOR ELEVATION= 0'-0". REFER TO PLANS AND SECTIONS FOR ADDITIONAL INFORMATION.
 2. FOR ADDITIONAL INFORMATION ON SUSPENDED ACUSTIC CEILING, SEE SHEET A10.1.
 3. FOR CONNECTION OF CASEWORK AT GYPSUM BOARD SOFFITS, SEE DETAIL 12A10.2.
 4. ACCESS HATCHES AT GYP. BD. CEILINGS TO BE LOCATED IN FIELD, SEE 10A10.4.

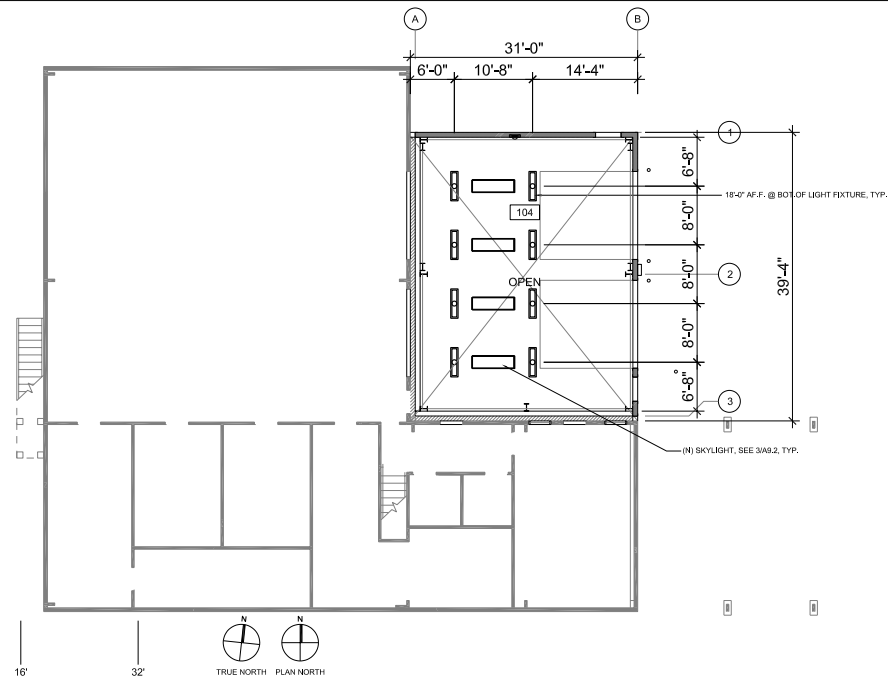
GENERAL NOTES 2

- 2' X 4' SUSPENDED ACOUSTICAL TILE
- 5/8" GYPSUM BOARD CEILING, SOFFIT, OR CASED OPENINGS, PAINTED. SEE 4A10.5.
- LINE OF CASEWORK OR FRAME, WHERE OCCURS
- EXTERIOR PLASTER
- NO CEILING, OPEN TO STRUCTURE ABOVE
- MECHANICAL EQUIPMENT. SEE MECHANICAL DRAWING FOR ADDITIONAL INFORMATION
- ELECTRICAL EQUIPMENT. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- ROOF ACCESS HATCH, SEE DETAIL 11A9.1 FOR ADDITIONAL INFORMATION
- TUBULAR SKYLIGHT. SEE DETAIL 12A9.2
- SOLUTEURE 250 DS AT ALL LOCATIONS.
- CEILING MOUNTED POWER CORD REEL, SEE DETAIL 71A10.4 AND ELECTRICAL DRAWINGS
- CEILING MOUNTED AIR HOSE REEL. SEE PLUMB. DWGS.
- CEILING FAN. SEE ELECTRICAL DRAWINGS

MATERIAL LEGEND 3



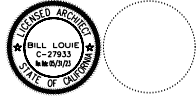
FS 77 NEW REFLECTED CEILING PLAN 1/8" = 1'-0" 4






MECHANIC SHOP NEW REFLECTED CEILING PLAN 1/8" = 1'-0" 5

A20
8' 16' 32'
TRUE NORTH PLAN NORTH

**MENLO PARK FS. 77
 FACILITY IMPROVEMENTS**
 MENLO PARK FIRE PROTECT DISTRICT
 1467 CHILCO ST., MENLO PARK, CA 94025



CONSULTANT

-  NEW COMPOSITE SHINGLE ROOF
-  EXISTING COMPOSITE SHINGLE ROOF
-  DEMO ROOF AREA

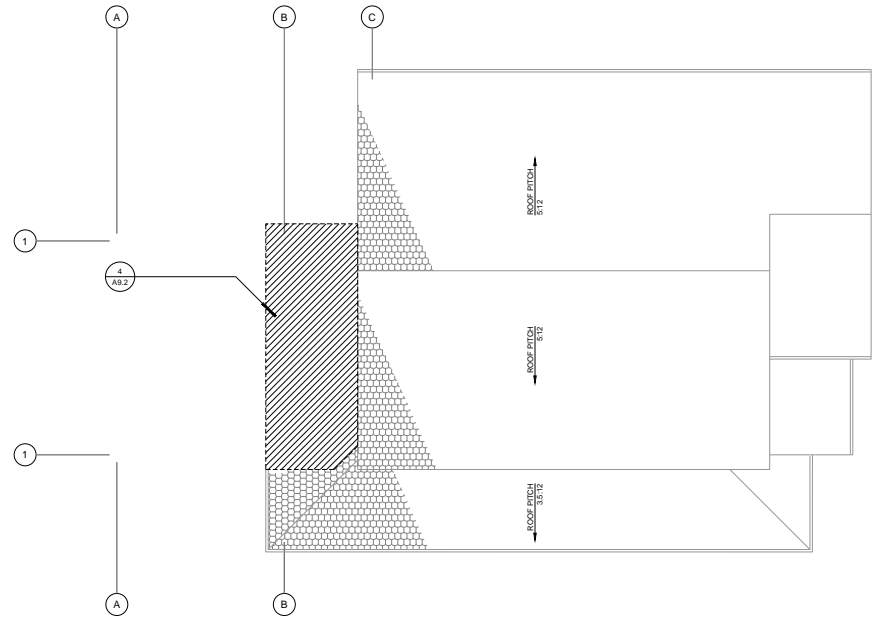
MATERIAL LEGEND 2

NO.	DATE	BY	DESCRIPTION

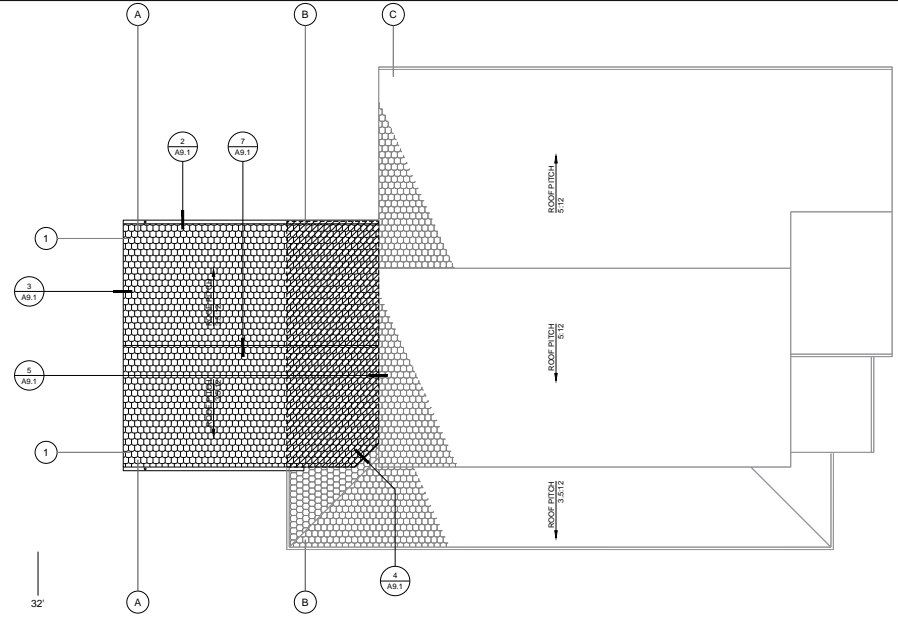
DRAWN: AD	CHECKED: BL
DATE: 03/14/22	SCALE: 1/8" = 1'-0"
PROJECT NUMBER: 2104600	

**FS. 77
 DEMO & NEW
 ROOF PLAN**

DRAWING NUMBER: **A4.1**

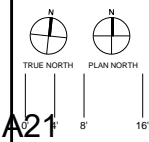


FS. 77 DEMO ROOF PLAN 1/8" = 1'-0" 6



FS. 77 NEW ROOF PLAN 1/8" = 1'-0" 6

GENERAL NOTES 3



A21

MENLO PARK FS. 77
FACILITY IMPROVEMENTS
 MENLO PARK FIRE PROTECT DISTRICT
 1487 CHILCO ST., MENLO PARK, CA 94025






CONSULTANT

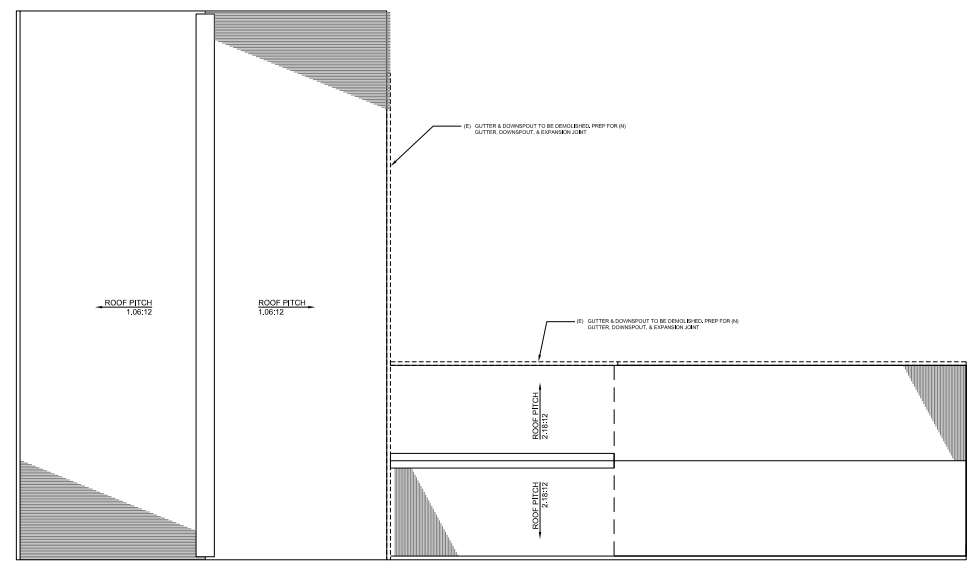
NO	DATE	BY	DESCRIPTION
REVISIONS			

DRAWN: AD CHECKED: BL
 DATE: 03/14/22 SCALE: 1/8" = 1'-0"
 PROJECT NUMBER: 2104600

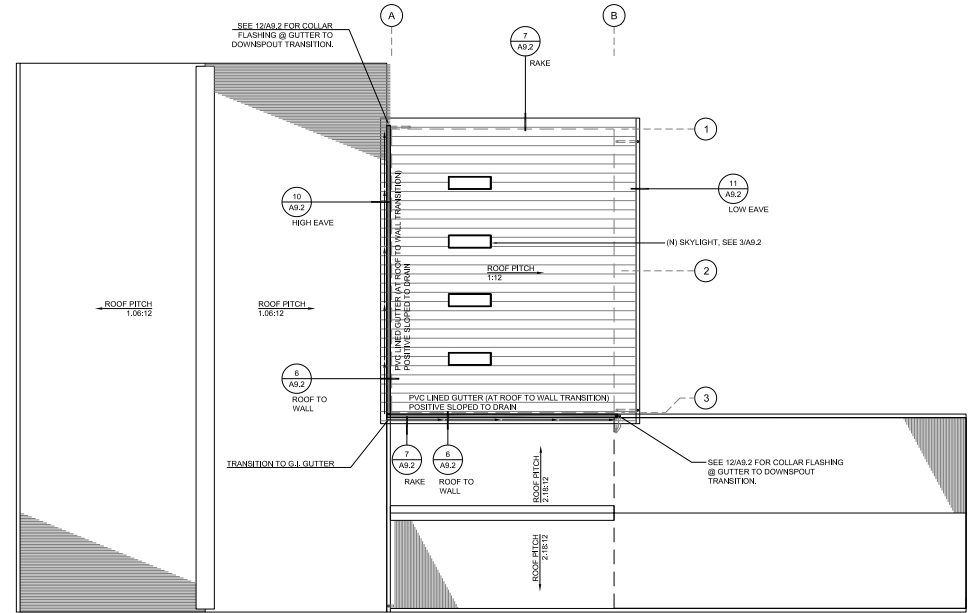
MECH. SHOP
DEMO AND NEW
ROOF PLAN

DRAWING NUMBER: **A4.2**

-  NEW METAL ROOF
-  EXISTING METAL ROOF
-  GUTTER TO BE DEMOLISHED



SHOP DEMO ROOF PLAN 1/8" = 1'-0" 4



SHOP NEW ROOF PLAN 1/8" = 1'-0" 5

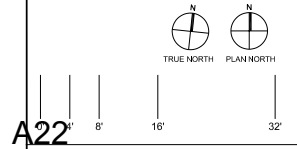
MATERIAL LEGEND 2

ROOF PLAN NOTES:
 1. ALL HEIGHTS ARE REFERENCED FROM FINISH FLOOR ELEVATION = 0'-0". REFER TO PLANS AND SECTIONS FOR ADDITIONAL INFORMATION.
 2. FOR ADDITIONAL CONDUIT AND PIPING PENETRATIONS AT ROOF AREAS, SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR DETAIL AT METAL STUD FRAMED AREAS. SEE DETAILS 10, 11, AND 12(A-E).

NO	DATE	BY	DESCRIPTION
REVISIONS			

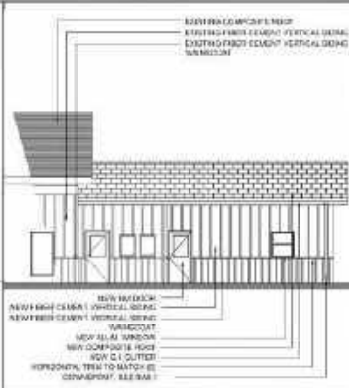
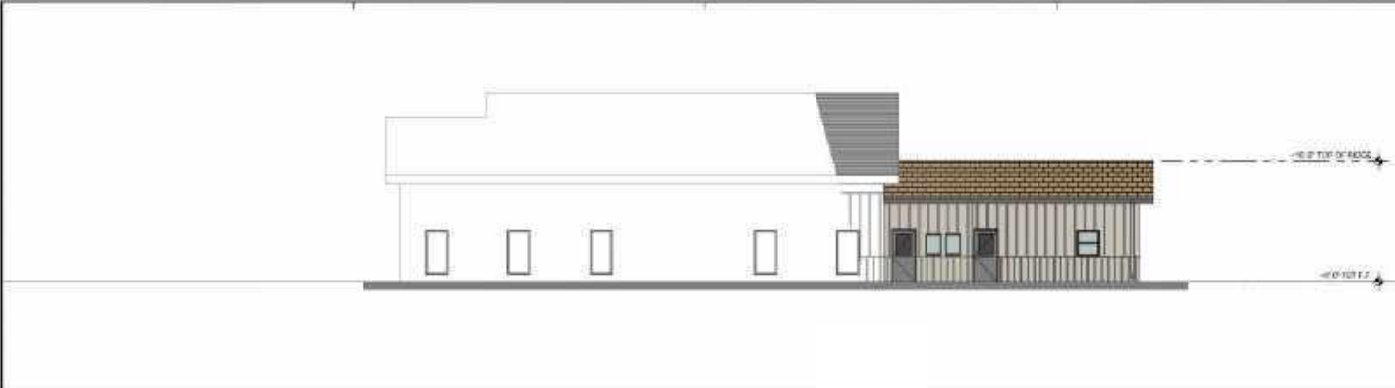
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 DATE: 03/14/22 SCALE: 1/8" = 1'-0"
 PROJECT NUMBER: 2104600

GENERAL NOTES 3



A22

**MENLO PARK FS. 77
 FACILITY IMPROVEMENTS**
 MENLO PARK FIRE PROTECT DISTRICT
 1467 CHILCO ST., MENLO PARK, CA 94025



FS. 77 NORTH ELEVATIONS 1/8" = 1'-0" 4

MATERIAL LEGEND 1



NOTES:
 1. PROVIDE METAL CUTTERS AND DOWNSPUTS AT ALL GUTTER ENDS
 2. FIBER CEMENT SHEET GUTTER DOWNSPUTS TO MATCH ID

DOUBLE CHECKS:
 1. N.B. AT ALL ROOF
 2. P.C. AT ALL EXTERIOR WALLS
 3. P.C. ADJUSTABLE SMT REGULATIONS AT ALL OTHER EXTERIOR WALLS

FS. 77 SOUTH ELEVATIONS 1/8" = 1'-0" 5

REFERENCE NOTES 2



REVISIONS	
NO.	DATE BY DESCRIPTION

DATE: 03/14/22	CHECKED: BL
PROJECT NUMBER: 2104009	SCALE: 1/8" = 1'-0"

FS. 77 WEST ELEVATIONS 1/8" = 1'-0" 6

S-E CORNER PERSPECTIVE 3

A23 10' 20'

**FS. 77
 EXTERIOR
 ELEVATIONS**

DRAWING NUMBER: **A5.1**

MENLO PARK FS. 77
FACILITY IMPROVEMENTS
 MENLO PARK FIRE PROTECT DISTRICT
 1467 CHILCO ST., MENLO PARK, CA 94025



CONSULTANT

NO.	DATE BY	DESCRIPTION

DESIGNER	AD	CHECKED	BL
DATE:	03/14/22	SCALE:	1/8" = 1'-0"
PROJECT NUMBER:	2104009		

MECH. SHOP EXTERIOR ELEVATIONS

DRAWING NUMBER: **A5.2**

- RIBBED ROOF PANEL
- CORRUGATED WALL PANEL
- STANDING SEAM ROOF PANEL
- METAL ROOF WINDOW



NEW NORTH ELEVATION

SHOP NORTH ELEVATIONS

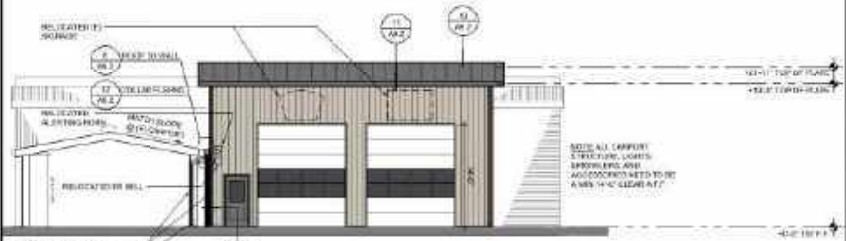
1/8" = 1/4" 4

MATERIAL LEGEND 1

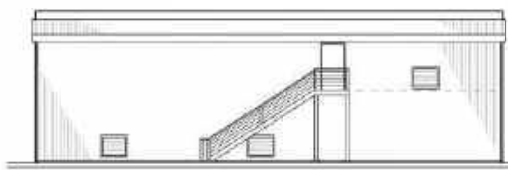
- NOTES:
1. PROVIDE METAL GLITCH AND DOWNSPOUT AT ALL CORNER SPACES
 2. ALL STEEL ROOFING TO BE FOR CORR-MANUFACTURED
 3. FLOOR/CEILING SEPARATION (MEMBRANE) TO MATCH-UP

- INDICATOR SCHEDULE
1. RIBB AT ALL ROOF
 2. CORR AT ALL EXTERIOR WALLS
 3. S. SM ADAPTATION, DATT INSULATION AT ALL OTHER INTERIOR WALLS

REFERENCE NOTES 2



NEW EAST ELEVATION



EXISTING WEST ELEVATION

SHOP EAST ELEVATIONS

1/8" = 1/4" 7

SHOP WEST ELEVATIONS

1/8" = 1/4" 6

S-E CORNER PERSPECTIVE 3

A24



EAST ELEV



WEST ELEV 1



WEST ELEV 2



WEST WALL ELEV

**MENLO PARK FS. 77
 FACILITY IMPROVEMENTS**

MENLO PARK FIRE PROTECT DISTRICT
 1487 CHILCO ST., MENLO PARK, CA 94025

FS. 77 EXISTING ELEVATIONS

NTS

1



NORTH ELEV 1



NORTHWEST ELEV 1



NORTHWEST ELEV 2



CONSULTANT

NO	DATE	BY	DESCRIPTION

DRAWN: AD CHECKED: BL
 DATE: 03/14/22 SCALE: **NTS**
 PROJECT NUMBER: 2104600

**FS. 77 & MECH.
 SHOP EXISTING
 ELEVATIONS**

DRAWING NUMBER: **A5.4**

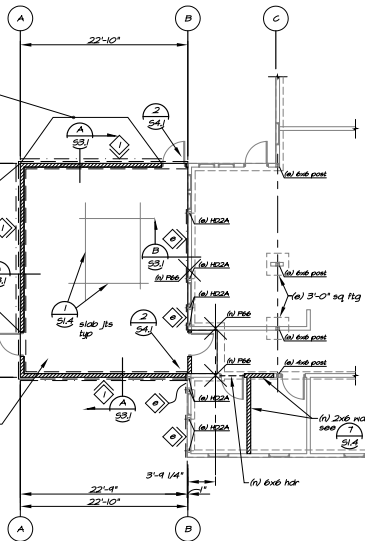
MECH. SHOP EXISTING ELEVATIONS

NTS

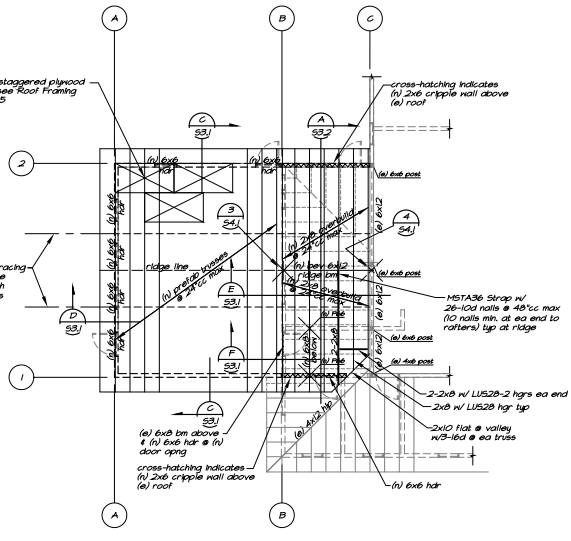
2

**MENLO PARK FS. 77
FACILITY IMPROVEMENTS**

MENLO PARK FIRE PROTECT DISTRICT
1467 CHILCO ST., MENLO PARK, CA 94025



Foundation Plan (1) 1/4"=1'-0"
(S21)



Roof Framing Plan (2) 1/4"=1'-0"
(S21)

Foundation Plan Notes:

- Coordinate all dimensions with architectural drawings. Notify Architect of any discrepancies for resolution prior to proceeding.
- See sheet S11 thru S15 for typical notes and details. These notes and details apply to all construction unless noted or detailed otherwise.
- Posts and columns:
 - AJ Indicates wood posts typical use. See plan for sizes.
 - BJ Unless noted otherwise, support all 4x beams on 4x6 posts and all 6x and 5 1/2 x beams on 6x6 posts.
 - CJ Posts shall be of lumber grades as specified on sheet S11. Unless noted otherwise on the plans or in the schedule above.
 - DJ Wood Post Schedule:

Mark	Post Size	Mark	Column Size
ME	6x6		
ME	4x6		
- All anchor bolts, holdown bolts, straps and other hardware embedded in concrete must be securely tied in place prior to foundation inspection.
- Dimensions shown are to face-of-stud (FS) unless noted otherwise. Dimensions to face-of-concrete (FC) for formwork purposes shall be coordinated with the structural sections and the architectural drawings.
- Construction of concrete floor slabs shall conform to the following:
 - AJ Subgrade soils shall be prepared in strict accordance with the Geotechnical Report.
 - BJ Floor slabs shall be cast directly onto a 10 mil. vapor barrier. The vapor barrier should be properly lapped and sealed as well as sealed around all plumbing lines, conduits, and other openings.
 - CJ The vapor barrier shall be placed directly over a 4" thick layer crushed rock. The gravel shall conform to all provisions of the geotechnical report.
 - DJ All concrete floor slabs shall be 5 inches thick and shall be reinforced with #4 bars at 18 inches on center each direction placed at mid-depth of the slab.
- Indicates shearwall type and minimum shearwall length, see Shearwall Schedule in this sheet.
- Unless otherwise designated as shearwalls, all exterior wood walls shall be sheathed with (S22) Structural I sheathing nailed with 10d @ 6" cc at edges and 10d @ 12" cc at field, typical. See the plan for those walls designated as shearwalls.

Shearwall Schedule (S21)

Wk	Sheathing Material	Sheathing Edge Nailing (Common or galvanized base)	Shear Transfer Nailing (Std Common #)	Shear Transfer Connection (ASD clips #)	Studs and Blocking at Abutting Panel Edges	5/8" Anchor Bolts	Capacity (plf)	Anchor Bolt Plate Washer Detail
	1/2" Structural I	10d @ 6" cc	4" cc	24" cc	2x	3'-4" cc	340	(S23)
	existing 1/2" plywood sheathing							

Notes:

- Field nailing (nailing to intermediate framing members) to be 10d common or galvanized floor nails spaced as follows:
 - a) 6" cc where framing members are spaced at 24" cc
 - b) 12" cc where framing members are spaced at 16" cc
- Holdown bolts shall not be considered to replace (or act as) anchor bolts.
- For anchor bolt details see (S21)
- All anchor bolts at shearwalls shall have plate washers per the details specified in the shearwall schedule above. Anchor bolts at non-shearwalls shall have standard cut washers between the wood sill plate and the nail.
- If not indicated otherwise, nail sheathing at walls per
- Nailing at abutting panel edges at 3x members (and 2-3x members, as permitted by the shearwall schedule) shall be staggered. Nails shall be located at least 3/8" from panel edges and 3/8" from the framing member edges.
- All sill plate nailing shall be staggered and nails shall be located at least 3/8" from panel edges and 3/8" from the framing member edges.
- Nails shall have the following minimum dimensions (measured before application of any protective coating):

Type	Diameter	Length
10d common	0.191"	3"
10d box	0.191"	3"
- Where permitted by the shearwall schedule above, 2-2x studs and blocking used at abutting panel edges shall be nailed together with "Shear Transfer Nailing" as specified in adjacent nail faces.
- Where the extent of shear wall does not coincide with the entire extent of adjacent nail faces, provide sheetrock or wood laming such that the substrate for the trusses is flush.

- Roof Framing Plan Notes:**
- Coordinate all dimensions with architectural drawings. Notify Architect of any discrepancies for resolution prior to proceeding.
 - See sheet S11 thru S15 for typical notes and details. These notes and details apply to all construction unless noted or detailed otherwise.
 - Posts and columns:
 - AJ Indicates wood posts typical use. See plan for sizes.
 - BJ Unless noted otherwise, support all 4x beams on 4x6 posts and all 6x and 5 1/2 x beams on 6x6 posts.
 - CJ Posts shall be of lumber grades as specified on sheet S11. Unless noted otherwise on the plans or in the schedule above.
 - DJ Wood Post Schedule:

Mark	Post Size	Mark	Column Size
ME	6x6		
ME	4x6		
 - All exterior wood walls to be sheathed with (S22) Structural I sheathing nailed with 10d @ 6" cc at edges and 10d @ 12" cc at field, typical, unless otherwise indicated as shearwalls on the foundation plan. Shearwalls shall be sheathed 4 nailed per the shearwall schedule.
 - Typical roof sheathing shall be (S22) Structural I APA-rated sheathing (span rating S246), nailed with 10d nails @ 6" cc at edges and 12" cc at field. Stagger panels typical as shown. All panels shall have a minimum width of 24".

- Plated Wood Roof Truss Notes:**
- Roof Design Loads**
- | | |
|--------------|--|
| Top chord | 8.0 psf DL
20.0 psf LL (reducible) |
| Bottom Chord | 7.0 psf DL
10.0 psf LL (non-concurrent w/ top chord LL) |
- Provide 2x6 minimum top chord members typical, and 2x4 minimum for all other members unless noted otherwise.
 - All members shall be Douglas Fir-Larch or Southern Pine, of grade as required by design.
 - Truss shop drawings and calculations shall be submitted to the Architect and/or the Engineer for review prior to fabrication. Calculations for gable trusses shall include point loads from carried truss reactions. All calculations shall be signed by a Civil Engineer registered in the State of California. Truss shop drawings shall include a plan drawing showing truss types and locations.
 - Design and fabrication shall conform to the California Building Code (CBC), 2001 edition, and Title 19 of the Title 19 Code.
 - Allowable stress increase for load duration shall be 25% (per cent) maximum.
 - Deflections shall not exceed span/600 for Live Loads and span/240 for Total Load.
 - Provide temporary erection bracing as required.
 - General Contractor to provide web bracing as required by truss manufacturers design.
 - All hardware required for connecting and installing trusses (look to this to gilder, gilder to girder, etc.) shall be designed, detailed and specified by truss fabrication.
 - General Contractor to verify all dimensions shown on truss shop drawings with Architectural drawings and in field with mill layout prior to fabrication.
 - Gable and trusses shall have 2x4 flat vertical web bracing members spaced at a maximum of 16 inches on center.
 - Truss manufacturer shall incorporate a 400# vertical dead load on each truss bottom chord. The truss shall be capable of supporting this load anywhere along its span. This load shall be in addition to all other loads specified elsewhere in the Contract Documents and in the Building Code.
 - Trusses shall be designed for additional loads as shown on the Architectural, Mechanical, Electrical and Fire Protection/Prevention drawings. Examples include but are not limited to, mechanical units, mechanical curbs, shaft walls, draft stops, sprinkler mats, construction loads, etc.
 - The trusses on this project are above the ceiling level and therefore the bottom chords are not sheathed in any way. Therefore, permanent bottom chord bracing shall be designed and specified by the truss manufacturer and installed by the Contractor. Further, the design of the truss bottom chords shall be based on the spacing of the bottom chord bracing.
 - The trusses shall be designed with web configurations that do not conflict with the ducts and equipment. Truss web layout must be coordinated with the mechanical plans and details. See below:

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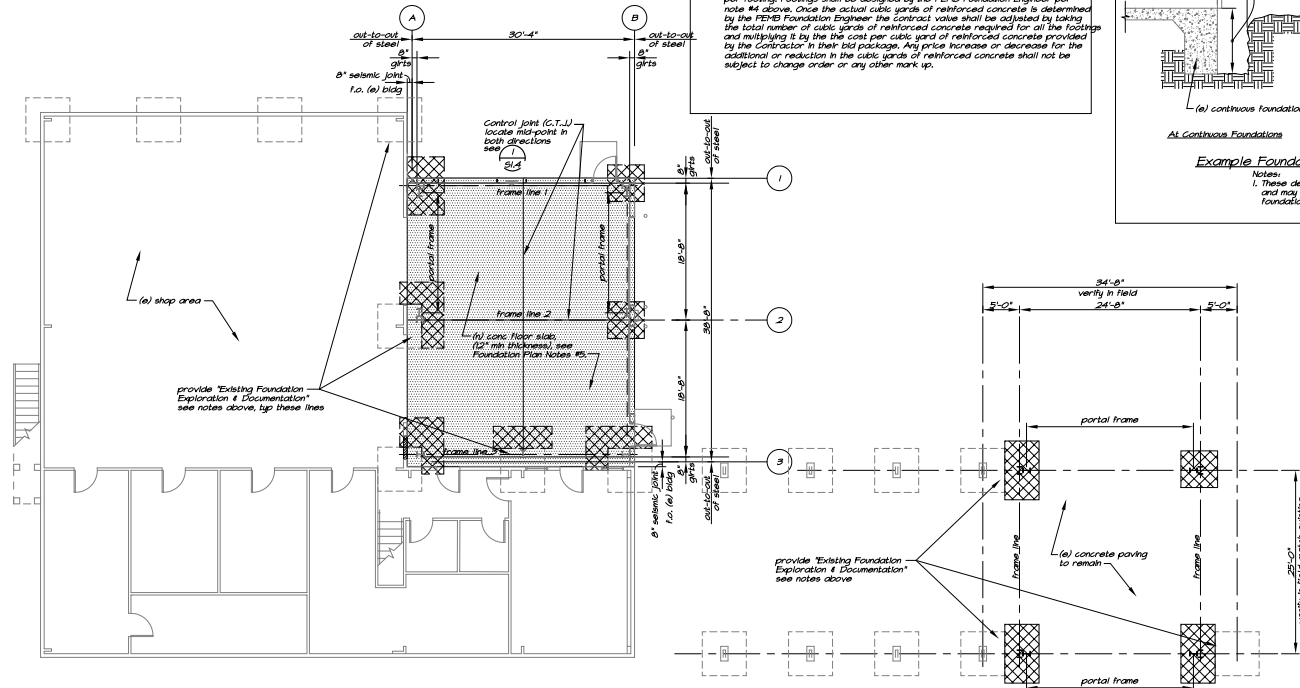
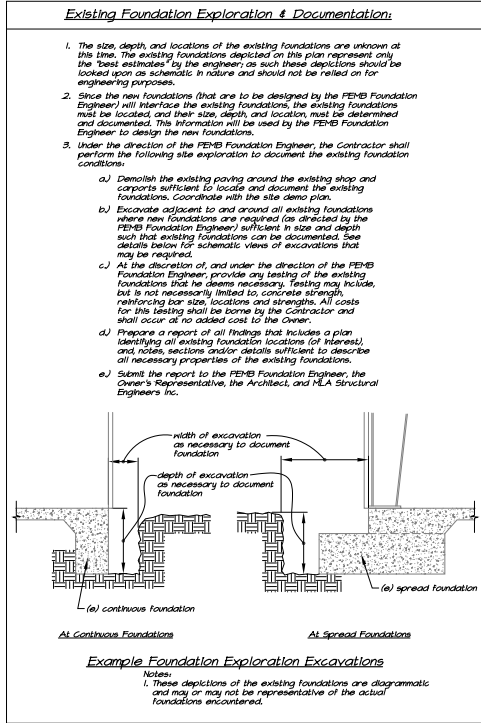
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DRAWN: JMM CHECKED: GSL
DATE: 03/14/22 SCALE: AS NOTED
PROJECT NUMBER: 2104600

Foundation & Roof Framing
Plans - Fitness Room

DRAWING NUMBER: **S2.1**

- Schematic Foundation Plan Notes:**
- Coordinate all dimensions with architectural drawings. Notify Architect of any discrepancies for resolution prior to proceeding.
 - All anchor bolts, holdown bolts, straps and other hardware embedded in concrete must be securely tied in place prior to foundation inspection.
 - Building components (columns, etc.) shown are schematic in nature; all building components shall be designed and specified by the pre-engineered metal building (PEMB) manufacturer.
 - All new & existing foundations shown are schematic in nature; all new foundation elements shall be designed and specified by the PEMB Foundation Engineer using the reactions provided by the PEMB manufacturer. Foundation design shall be per the Geotechnical Investigation Report. **Please note that the PEMB Foundation Engineer shall be an engineer licensed in the State of California who is related and paid for by the PEMB manufacturer. The PEMB Foundation Engineer is not (and cannot be) for reasons of conflict of interest) M.L.A. Structural Engineers, Inc.**
 - The concrete floor slab shall be designed and specified by the PEMB Foundation Engineer. The floor slab shall be 12" minimum in thickness, shall be cast directly onto a 10 mil. (minimum) vapor barrier and shall be underlain as specified in the Geotechnical Investigation Report. The floor slab shall be constructed w/ 4,000 psi minimum strength concrete. The floor slab shall be designed for the following minimum loads:
uniform load = 250 psf (ASD)
point (single wheel) load = 12.0 kips (ASD)
point (dual wheel) load = 16.0 kips (ASD)
 - Site work and pad preparation to be done in strict accordance with the Specifications and Geotechnical Investigation Report.
 - See "Existing Foundation Exploration & Documentation" for requirements regarding existing foundations.
 - I** indicates new steel columns by PEMB manufacturer, typical.
 - New column footings (see note #4 above) are identified as follows:
 indicates new footings (where existing concrete paving occurs, cut new footings into existing concrete paving).
 -  indicates existing foundations, size and depth to be determined per "Existing Foundation Exploration & Documentation" notes.
 - Sizes and shapes of footings are schematic in nature and shall not be used as the basis for bid. Contractor shall provide the cost per cubic yard of reinforced concrete for the footings. Contractor's bid shall include an allowance in their base bid for footings based on 247 cubic yards of reinforced concrete per footing. Footings shall be designed by the PEMB Foundation Engineer per note #4 above. Once the actual cubic yards of reinforced concrete is determined by the PEMB Foundation Engineer the contract value shall be adjusted by taking the total number of cubic yards of reinforced concrete required for all the footings and multiplying it by the bid cost per cubic yard of reinforced concrete provided by the Contractor in their bid package. Any price increase or decrease for the additional or reduction in the cubic yards of reinforced concrete shall not be subject to change order or any other mark up.



Schematic Foundation Plan - Shop Addition & Carports $\frac{1}{32}$ 1/4"=1'-0"



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NO	DATE BY	DESCRIPTION

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PROJECT NUMBER: 2104600

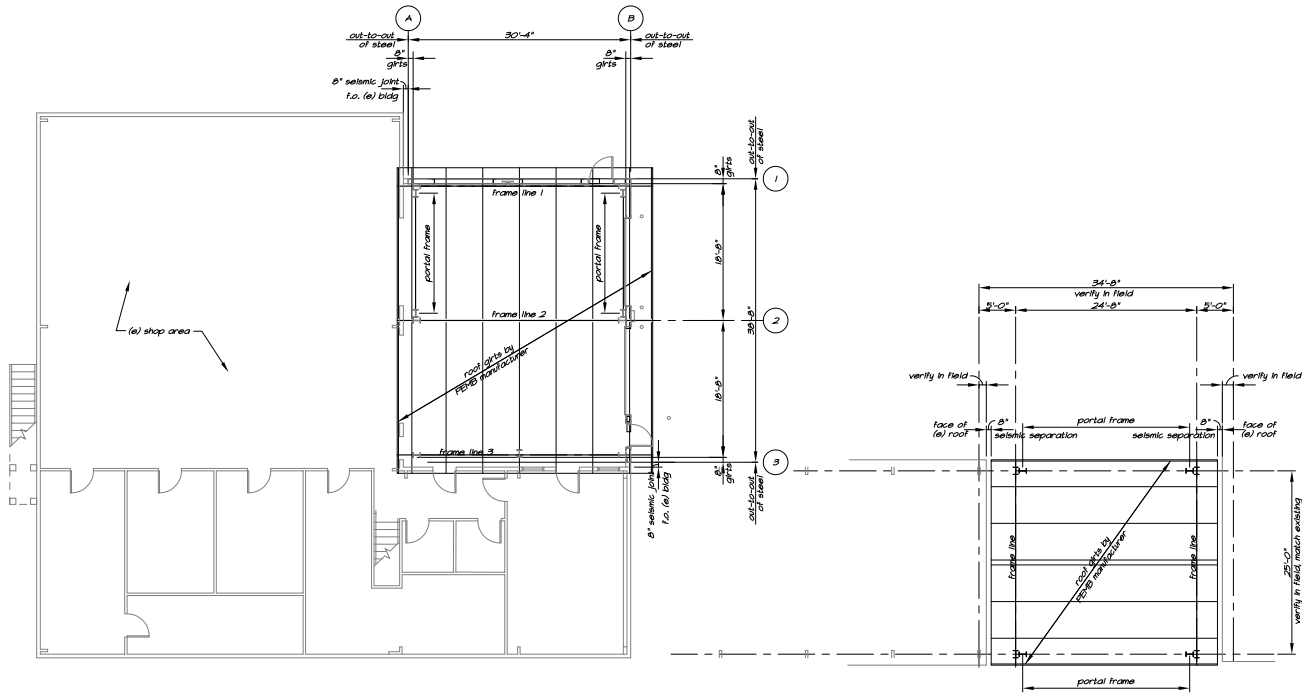
Schematic Foundation Plans - Shop Addition

DRAWING NUMBER: **S2.2**

Schematic Roof Framing Plan Notes:

1. Coordinate all dimensions with architectural drawings. Notify Architect of any discrepancies for resolution prior to proceeding.
2. Building components (columns, girts, etc.) shown are schematic in nature; all building components shall be designed and specified by the pre-engineered metal building (PEMB) manufacturer.
3. I indicates new steel columns by PEMB manufacturer; typical.
4. Building and carport configurations shall be per the architectural drawings.

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Schematic Roof Framing Plan - Shop Addition & Carports 1/16"=1'-0"



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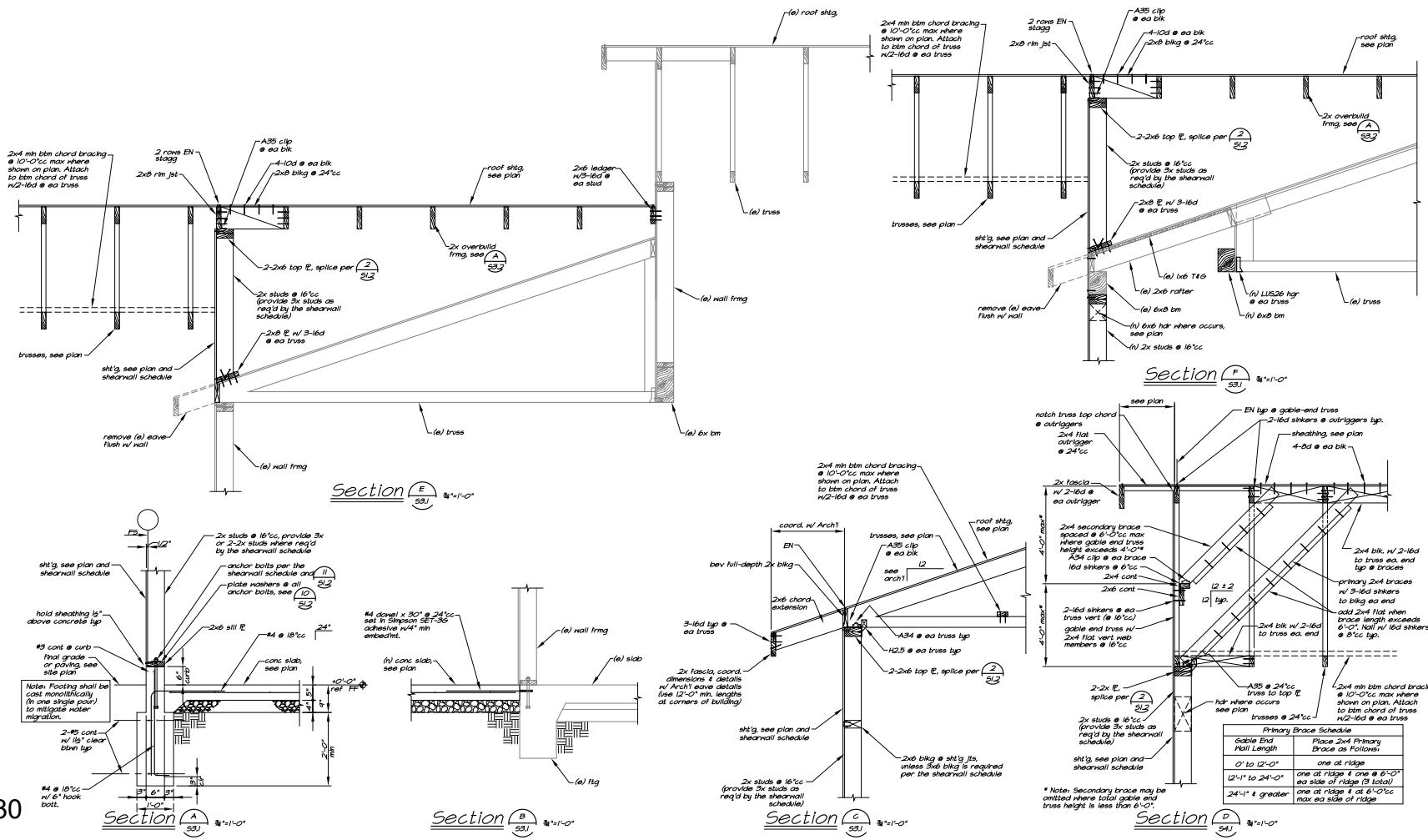
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 PROJECT NUMBER: 2104600

Schematic Roof Framing Plan - Shop Addition

DRAWING NUMBER: **S2.3**

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NO	DATE	BY	DESCRIPTION

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 PROJECT NUMBER: 2104600

Sections
 DRAWING NUMBER: **S3.1**



FOLSOM

1110 IRON POINT ROAD, SUITE 200
FOLSOM, CA 95630-8313
916-355-9922 P

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FACILITY IMPROVEMENTS

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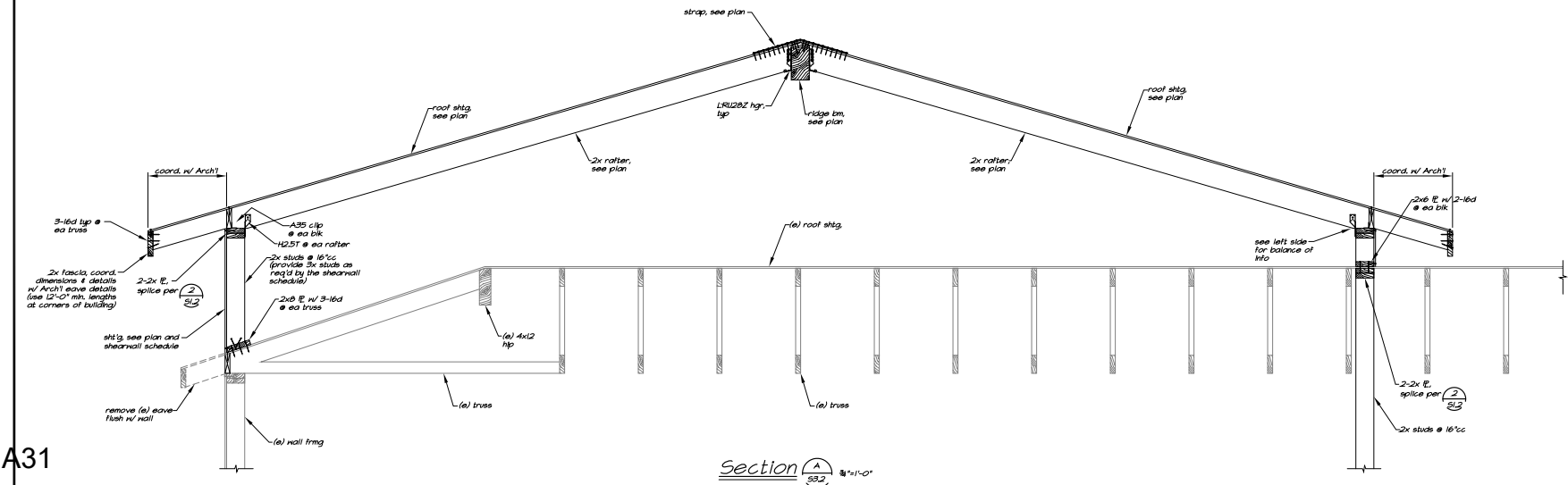
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PROJECT NUMBER: 2104600

Sections

DRAWING NUMBER: **S3.2**

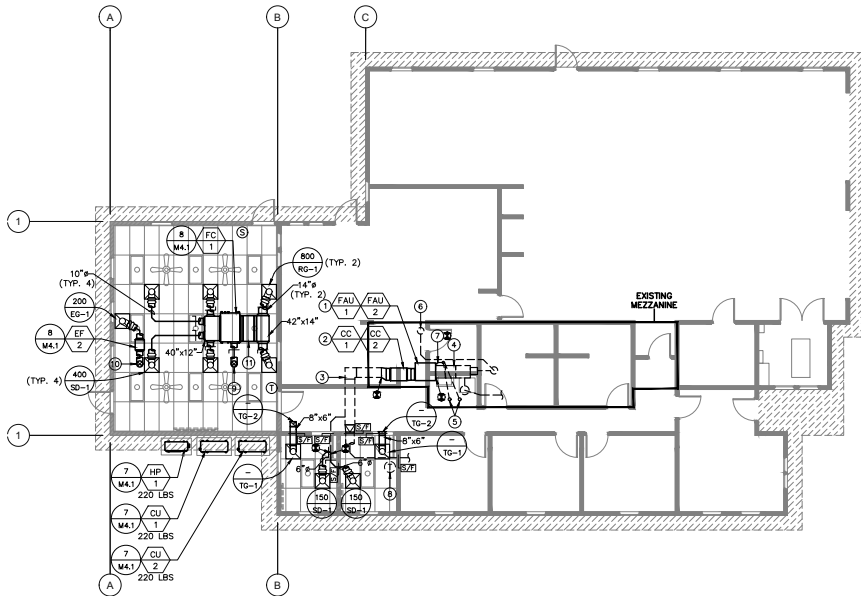


Section A S3.2 1/4"=1'-0"

A31

**MENLO PARK FS. 77
 FACILITY IMPROVEMENTS**

MENLO PARK FIRE PROTECT DISTRICT
 1467 CHILCO ST., MENLO PARK, CA 94025



CONSTRUCTION NOTES:

1. CONTRACTOR SHALL COORDINATE WORK WITH OTHER TRADES AS NECESSARY PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL MAINTAIN PROPER CLEARANCES FROM ALL ELECTRICAL EQUIPMENT AND SERVICE CLEARANCES FOR MECHANICAL EQUIPMENT.
3. CONTRACTOR SHALL COORDINATE ALL LOCATIONS OF DUCT PENETRATIONS THRU' SHEAR WALLS. NO DUCT PENETRATIONS THRU' SHEAR WALLS UNLESS SPECIFICALLY SHOWN ON STRUCTURAL PLANS.
4. CONTRACTOR SHALL COORDINATE WORK WITH OTHER TRADES AS NECESSARY.
5. FRESH AIR INTAKES SHALL BE 10'-0" MIN. AWAY FROM ALL EXHAUST OUTLETS, PLUMBING VENTS, AND FLUES.
6. ALL OUTDOOR UNITS ARE TO BE INSTALLED ON CONCRETE HOUSEKEEPING PADS.

CONSTRUCTION KEY NOTES:

- ① FURNACES LOCATED ON FLOOR ABOVE IN EXISTING MEZZANINE. FAU-1 MOUNTED ON FLOOR. FAU-2 SUSPENDED ABOVE. EXISTING SPRING HANGERS, UNISTRUT, THREADED RODS, AND SUPPORTS TO BE REUSED.
- ② COOLING COILS LOCATED ON FLOOR ABOVE IN EXISTING MEZZANINE. CC-1 MOUNTED ON FLOOR. CC-2 SUSPENDED ABOVE.
- ③ EXISTING SUPPLY DUCTS TO REMAIN AND BE REUSED.
- ④ EXISTING RETURN DUCT, FILTER BOX, AND OSA PLENUM TO REMAIN AND BE REUSED.
- ⑤ EXISTING FURNACE FLUES UP THRU ROOF TO REMAIN AND BE REUSED.
- ⑥ EXISTING OUTSIDE AIR DUCT UP THRU ROOF TO REMAIN AND BE REUSED.
- ⑦ POC EXISTING FLUE VENTS TO NEW AND TRANSITION AS REQUIRED.
- ⑧ EXISTING THERMOSTAT TO REMAIN.
- ⑨ 10" OSA DUCT UP THRU ROOF TO ROOF CAP, GRS-10 OR EQUAL W/ PITCHED ROOF CURB. PROVIDE VERTICAL GRAVITY BACKDRIFT DAMPER IN HORIZONTAL DUCT.
- ⑩ 10" Ø EXHAUST DUCT UP THRU ROOF TO ROOF CAP, GRS-10 OR EQUAL W/ PITCHED ROOF CURB.
- ⑪ CONTRACTOR TO PROVIDE FIELD FABRICATED MERV 13 FILTER RACK IN RETURN PLENUM.

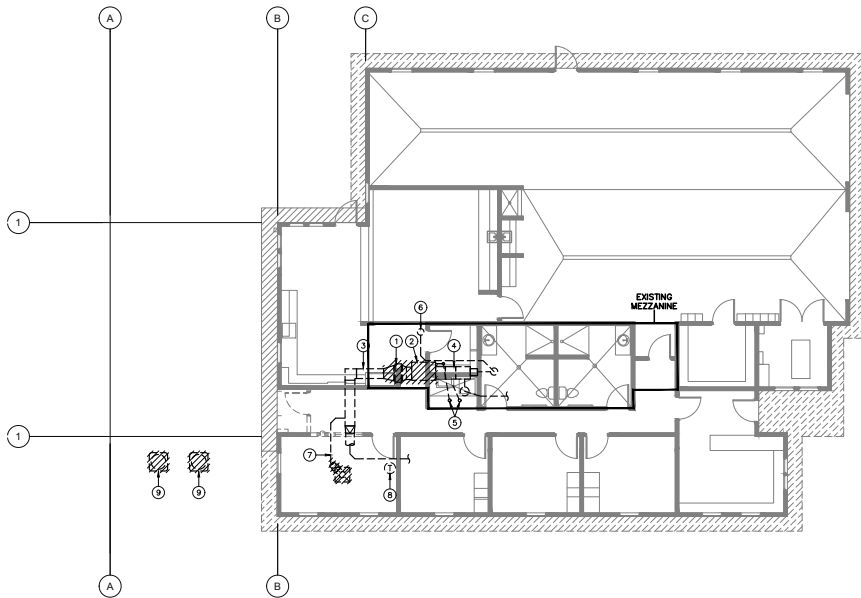


NORTH

SCALE
 1/8"=1'-0"

2

MECHANICAL FS. 77 NEW FLOOR PLAN



DEMOLITION NOTES:

1. CONTRACTOR SHALL REUSE EXISTING WALL AND/OR ROOF OPENING(S), MODIFY EXISTING OPENING(S) AS REQUIRED FOR NEW DUCT(S), REGISTERS(S), AND ETC. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES AS NECESSARY.
2. CONTRACTOR SHALL PATCH AND REPAIR EXISTING WALL AND/OR ROOF OPENING(S) AS NECESSARY FOR EXISTING DUCTS, REGISTERS, & ETC. BEING REMOVED.

DEMOLITION KEY NOTES:

- ① (2) EXISTING COOLING COILS LOCATED ON FLOOR ABOVE IN EXISTING MEZZANINE TO BE DEMOLISHED AND REMOVED.
- ② (2) EXISTING FURNACES LOCATED ON FLOOR ABOVE IN EXISTING MEZZANINE TO BE DEMOLISHED AND REMOVED. EXISTING SPRING HANGERS, UNISTRUT, THREADED RODS, AND SUPPORTS TO BE REUSED.
- ③ EXISTING SUPPLY DUCTS TO REMAIN AND BE REUSED.
- ④ EXISTING RETURN DUCT, FILTER BOX, AND OSA PLENUM TO REMAIN AND BE REUSED.
- ⑤ EXISTING FURNACE FLUES UP THRU ROOF TO REMAIN AND BE REUSED.
- ⑥ EXISTING OUTSIDE AIR DUCT UP THRU ROOF TO REMAIN AND BE REUSED.
- ⑦ DEMOLISH EXISTING DIFFUSER AND DUCT UP TO LOCATION INDICATED.
- ⑧ EXISTING THERMOSTAT TO REMAIN.
- ⑨ (2) EXISTING CONDENSING UNITS TO BE DEMOLISHED AND REMOVED.



CONSULTANT



NO	DATE	BY	DESCRIPTION

DRAWN: _____ CHECKED: _____
 DATE: 03/14/22 SCALE: _____
 PROJECT NUMBER: 2104600

**MECHANICAL FS. 77
 DEMO AND NEW
 FLOOR PLAN**

DRAWING NUMBER: **M2.1**



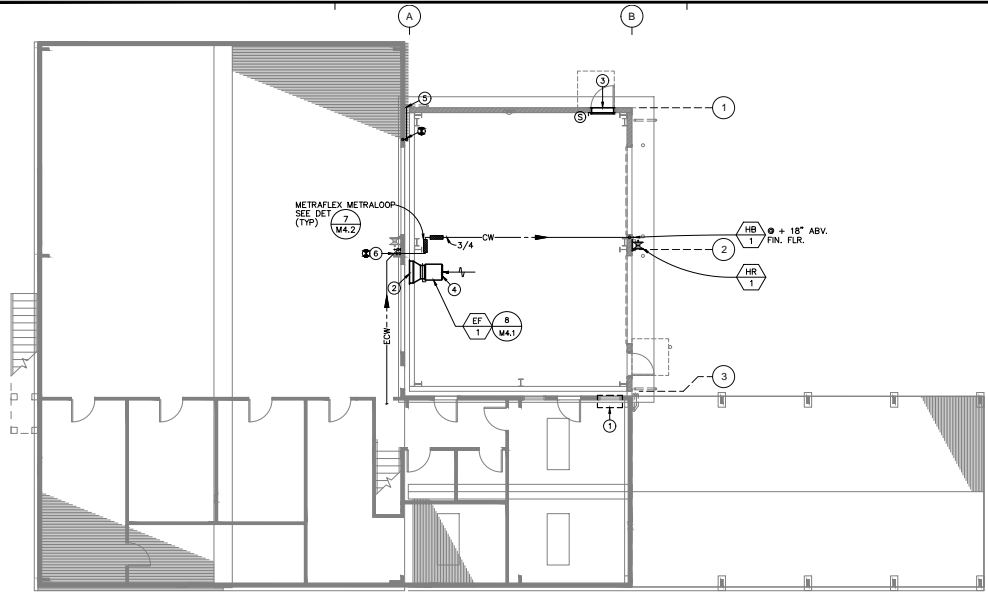
NORTH

SCALE
 1/8"=1'-0"

1

MECHANICAL FS. 77 DEMO FLOOR PLAN

**MENLO PARK FS. 77
 FACILITY IMPROVEMENTS**
 MENLO PARK FIRE PROTECT DISTRICT
 1467 CHILCO ST., MENLO PARK, CA 94025



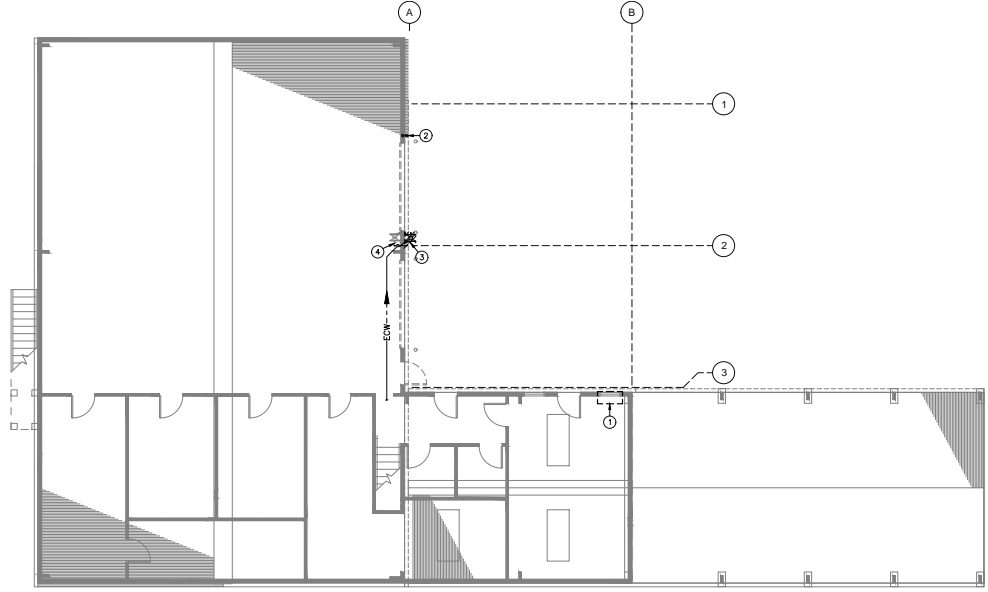
- CONSTRUCTION NOTES:**
- 1 CONTRACTOR SHALL COORDINATE WORK WITH OTHER TRADES AS NECESSARY PRIOR TO INSTALLATION.
 - 2 CONTRACTOR SHALL MAINTAIN PROPER CLEARANCES FROM ALL ELECTRICAL EQUIPMENT AND SERVICE CLEARANCES FOR MECHANICAL EQUIPMENT.
 - 3 CONTRACTOR SHALL COORDINATE ALL LOCATIONS OF DUCT PENETRATIONS THRU SHEAR WALLS. NO DUCT PENETRATIONS THRU SHEAR WALLS UNLESS SPECIFICALLY SHOWN ON STRUCTURAL PLANS.
 - 4 CONTRACTOR SHALL COORDINATE WORK WITH OTHER TRADES AS NECESSARY.
 - 5 FRESH AIR INTAKES SHALL BE 10'-0" MIN. AWAY FROM ALL EXHAUST OUTLETS, PLUMBING VENTS, AND FLUES.

- CONSTRUCTION KEY NOTES:**
- ① EXISTING PTAC UNIT TO REMAIN.
 - ② 36"x24" EXHAUST LOUVER, GREENHECK EDJ-401 OR EQUAL, W/ BACKDRAFT DAMPER.
 - ③ 36"x36" OUTSIDE AIR INTAKE LOUVER, GREENHECK EDJ-401 OR EQUAL, W/ BACKDRAFT DAMPER, MOUNTED ABOVE DOOR.
 - ④ PROVIDE WIRE MESH SCREEN.
 - ⑤ EXISTING CONDENSATE PIPING TO BE EXTENDED TO LOCATION SHOWN.
 - ⑥ P.O.C. NEW 3/4" COLD WATER LINE WITH SHUT-OFF VALVE TO EXISTING COLD WATER LINE ABOVE CEILING. FIELD VERIFY EXACT LOCATION PRIOR TO INSTALLATION OF ANY PIPING.



NORTH
 SCALE
 1/8"=1'-0" **2**

MECHANICAL WORK SHOP NEW FLOOR PLAN



- DEMOLITION NOTES:**
- 1 CONTRACTOR SHALL REUSE EXISTING WALL AND/OR ROOF OPENING(S), MODIFY EXISTING OPENING(S) AS REQUIRED FOR NEW DUCT(S), REGISTER(S), AND ETC. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES AS NECESSARY.
 - 2 CONTRACTOR SHALL PATCH AND REPAIR EXISTING WALL AND/OR ROOF OPENING(S) AS NECESSARY FOR EXISTING DUCTS, REGISTERS, & ETC. BEING REMOVED.

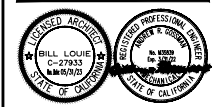
- DEMOLITION KEY NOTES:**
- ① EXISTING PTAC UNIT TO REMAIN.
 - ② EXISTING CONDENSATE PIPING TO BE EXTENDED TO LOCATION SHOWN ON NEW PLAN.
 - ③ DEMOLISH, REMOVE, AND GAP EXISTING HOSE BIB AND HOSE REEL.
 - ④ EXISTING HOSE BIB AND HOSE REEL TO REMAIN.



NORTH
 SCALE
 1/8"=1'-0" **1**

MECHANICAL WORK SHOP DEMO FLOOR PLAN

A33



CONSULTANT

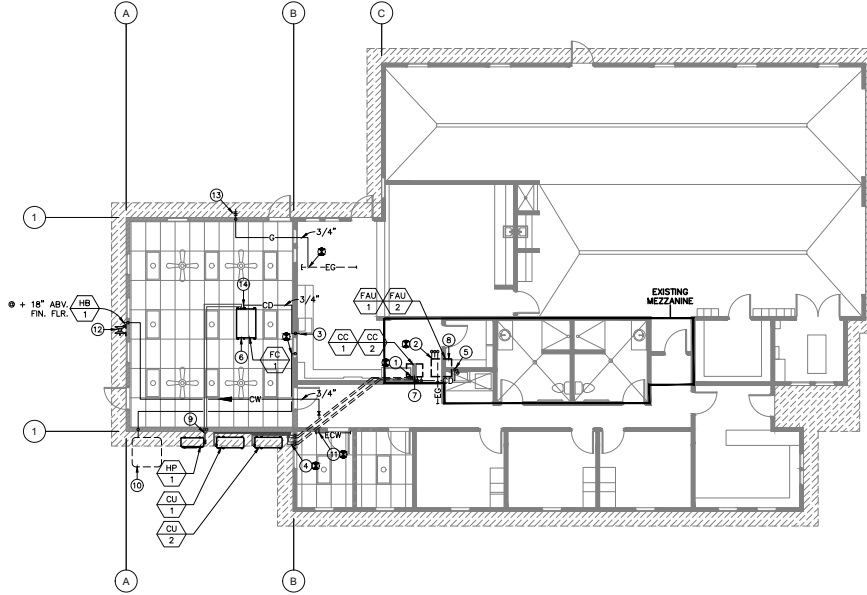
 PDS
 PoodkDesignSolutions Inc.

NO	DATE	BY	DESCRIPTION

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 DATE: 03/14/22 SCALE:
 PROJECT NUMBER: 2104600

**MECHANICAL WORK
 SHOP DEMO AND
 NEW FLOOR PLAN**

DRAWING NUMBER: **M2.2**



MECHANICAL FS. 77 NEW PIPING PLAN

CONSTRUCTION NOTES:

1. ALL CONDENSATE DRAIN PIPING ABOVE CEILING SHALL SLOPE AT 1% UNLESS OTHERWISE NOTED.
2. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS, ELEVATIONS AND CHARACTERISTICS OF ALL UTILITIES AND PIPING BY PHYSICAL EXCAVATION, AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AND POINTS OF CONNECTION PRIOR TO BIDDING PROJECT.
4. WHERE PLANS INDICATE NEW FIXTURES OR EQUIPMENT CONNECTING TO EXISTING SERVICES, PLUMBING CONTRACTOR SHALL MODIFY AND/OR EXTEND EXISTING PIPING OR ROUGH-INS AS REQUIRED TO SUIT THE NEW FIXTURE.
5. MECHANICAL CONTRACTOR SHALL INSULATE ALL REFRIGERANT PIPING SUCTION LINES, AND PROVIDE WEATHER JACKETING FOR ALL REFRIGERANT PIPING.

CONSTRUCTION KEY NOTES:

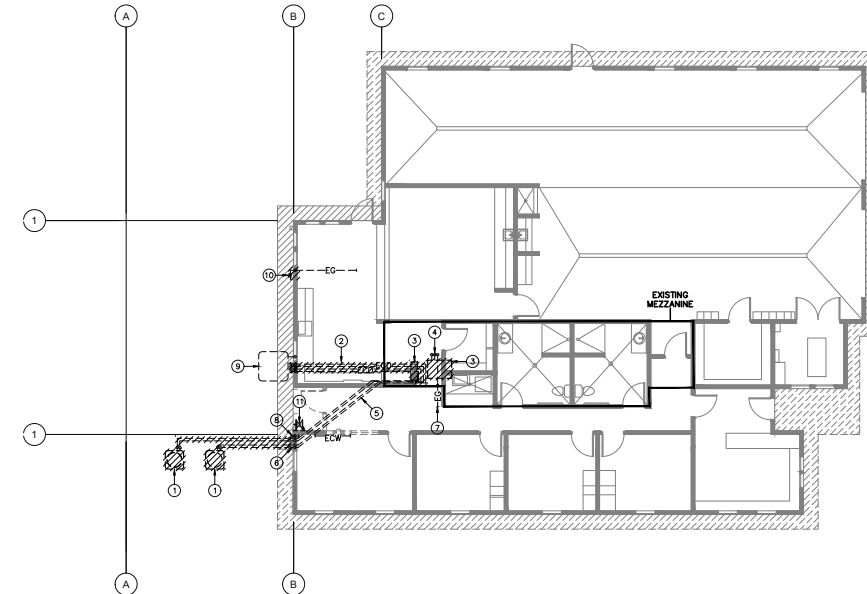
- ① CONTRACTOR SHALL EXTEND AND CONNECT EXISTING REFRIGERANT PIPING TO NEW FOR CC-1 AND CC-2 ON FLOOR ABOVE IN EXISTING MEZZANINE.
- ② CONTRACTOR SHALL EXTEND AND CONNECT EXISTING GAS PIPING TO NEW FOR FAU-1 AND FAU-2 ON FLOOR ABOVE IN EXISTING MEZZANINE.
- ③ 3/4" CONDENSATE DOWN IN WALL. CONTRACTOR SHALL CONNECT NEW CONDENSATE DRAIN LINE TO SINK TAILPIECE.
- ④ CONTRACTOR SHALL EXTEND AND RECONNECT EXISTING REFRIGERANT PIPING TO NEW REFRIGERANT PIPING. MATCH EXISTING SIZE. CONTRACTOR TO FIELD VERIFY EXACT PIPING SIZE. PROVIDE INSULATION ON ALL REFRIGERANT PIPING AND ALUMINUM JACKETING ON EXPOSED.
- ⑤ CONTINUATION OF EXISTING GAS PIPING.
- ⑥ DUCTED FAN COIL ABOVE CEILING. SEE MECHANICAL DRAWINGS FOR EXACT LOCATION.
- ⑦ (2) COOLING COILS LOCATED ON FLOOR ABOVE IN EXISTING MEZZANINE. SEE MECHANICAL DRAWINGS FOR EXACT LOCATION.
- ⑧ (2) FURNACES LOCATED ON FLOOR ABOVE IN EXISTING MEZZANINE. SEE MECHANICAL DRAWINGS FOR EXACT LOCATION.
- ⑨ REFRIGERANT PIPING THRU AND UP WALL TO ABOVE CEILING. PROVIDE INSULATION ON ALL REFRIGERANT PIPING AND ALUMINUM JACKETING ON EXPOSED.
- ⑩ EXISTING EMERGENCY WATER TANK AND ASSOCIATED PIPING AND PUMPS TO BE RELOCATED TO LOCATION SHOWN. EXTEND PIPING FULL SIZE AND P.O.C. TO EXISTING LOCATION. CONTRACTOR TO FIELD VERIFY EXACT PIPING SIZE.
- ⑪ P.O.C. NEW 3/4" COLD WATER LINE WITH SHUT-OFF VALVE TO EXISTING COLD WATER LINE ABOVE CEILING. FIELD VERIFY EXACT LOCATION PRIOR TO INSTALLATION OF ANY PIPING.
- ⑫ EXISTING HOSE REEL RELOCATED TO LOCATION INDICATED. REATTACH PER MANUFACTURER INSTALLATION.
- ⑬ 3/4" TO 1/2" REDUCER W/ GAS COCK TO BBO.
- ⑭ P.O.C. 3/4" CONDENSATE TO CONDENSATE PUMP ABOVE CEILING.



NORTH

SCALE
1/8"=1'-0"

2



MECHANICAL FS. 77 DEMO PIPING PLAN

DEMOLITION NOTES:

1. OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL ITEMS INDICATED TO BE REMOVED. CONTRACTOR SHALL VERIFY ALL SUCH ITEMS WITH OWNER PRIOR TO REMOVAL. ALL ITEMS NOT REFUSED BY OWNER SHALL BE REMOVED INTACT AND FULLY FUNCTIONAL BY CONTRACTOR FOR OWNER'S USE. ALL ITEMS REFUSED BY OWNER SHALL BE PROPERLY DISPOSED OF BY CONTRACTOR.
2. REMOVE EXISTING FIXTURES AND EQUIPMENT AS INDICATED. HOT WATER, COLD WATER, VENT AND/OR GAS PIPING SERVING SUCH ITEMS SHALL BE REMOVED TO A SUITABLE CONCEALED LOCATION WITHIN WALL OR ABOVE CEILING AND CAPPED OR PLUGGED UNLESS OTHERWISE NOTED (U.O.N.). WASTE PIPING SERVING SUCH FIXTURES SHALL BE REMOVED TO A SUITABLE CONCEALED LOCATION BELOW FINISHED FLOOR OR BEHIND WALL AND CAPPED OR PLUGGED U.O.N. ASSOCIATED EXISTING DEFUNCT PIPING IN CONCEALED LOCATIONS ABOVE CEILING, WITHIN WALLS BELOW SLAB, OR BELOW GRADE SHALL BE ABANDONED IN PLACE OR REMOVED AS NECESSARY TO AVOID INTERFERENCE WITH NEW WORK. ASSOCIATED EXISTING DEFUNCT PIPING AND COMPONENTS IN EXPOSED LOCATIONS SHALL BE REMOVED U.O.N. (INCLUDING FLOOR DRAINS, WALL AND FLOOR CLEANOUTS, CLEANOUTS TO GRADE, ACCESS PANELS, SHUT-OFF VALVES AND COCKS, YARD BOXES, MANHOLES, CATCH BASINS, AND OTHER EXPOSED COMPONENTS). EXISTING DEFUNCT ELECTRICAL COMPONENTS SERVING EXISTING TO BE REMOVED EQUIPMENT SHALL BE DEMOLISHED AND REMOVED TO POINT OF ORIGIN.

DEMOLITION KEY NOTES:

- ① EXISTING CONDENSING UNIT AND REFRIGERANT PIPING TO BE DEMOLISHED AND REMOVED UP TO LOCATION INDICATED BY MECHANICAL CONTRACTOR.
- ② EXISTING CONDENSATE PIPING TO BE DEMOLISHED AND REMOVED BY PLUMBING CONTRACTOR.
- ③ EXISTING COOLING COIL AND FURNACE TO BE DEMOLISHED AND REMOVED BY MECHANICAL CONTRACTOR.
- ④ EXISTING GAS ASSOCIATED WITH MECH. FURNACE TO BE REMAIN AND REUSED.
- ⑤ EXISTING REFRIGERANT PIPING TO REMAIN AND BE REUSED.
- ⑥ POINT OF REMOVAL OF EXISTING REFRIGERANT PIPING.
- ⑦ CONTINUATION OF EXISTING GAS PIPING.
- ⑧ EXISTING HOSE BIB TO BE DEMOLISHED AND REMOVED BY PLUMBING CONTRACTOR. VERIFY WITH OWNER PRIOR TO REMOVAL.
- ⑨ EXISTING EMERGENCY WATER TANK AND ASSOCIATED PIPING AND PUMPS TO BE RELOCATED TO LOCATION SHOWN ON NEW PIPING PLAN.
- ⑩ EXISTING GAS COCK AND GAS PIPING TO BE DEMOLISHED UP TO ABOVE CEILING AND CAPPED.
- ⑪ EXISTING HOSE REEL TO BE RELOCATED TO LOCATION INDICATED ON NEW FLOORPLAN.



NORTH

SCALE
1/8"=1'-0"

1

P&WLC
FOLSOM
1110 IRON POINT ROAD, SUITE 200
FOLSOM, CA 95630-8313
916-355-9922 P

**MENLO PARK FS. 77
FACILITY IMPROVEMENTS**

MENLO PARK FIRE PROTECT DISTRICT
1467 CHILCO ST., MENLO PARK, CA 94025

REGISTERED ARCHITECT
BILL LOUIE
C-27933
ARCHITECT
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
IN CIVIL
C-27933
ENGINEER
STATE OF CALIFORNIA

CONSULTANT
PDS
PeecockDesignSolutions Inc.

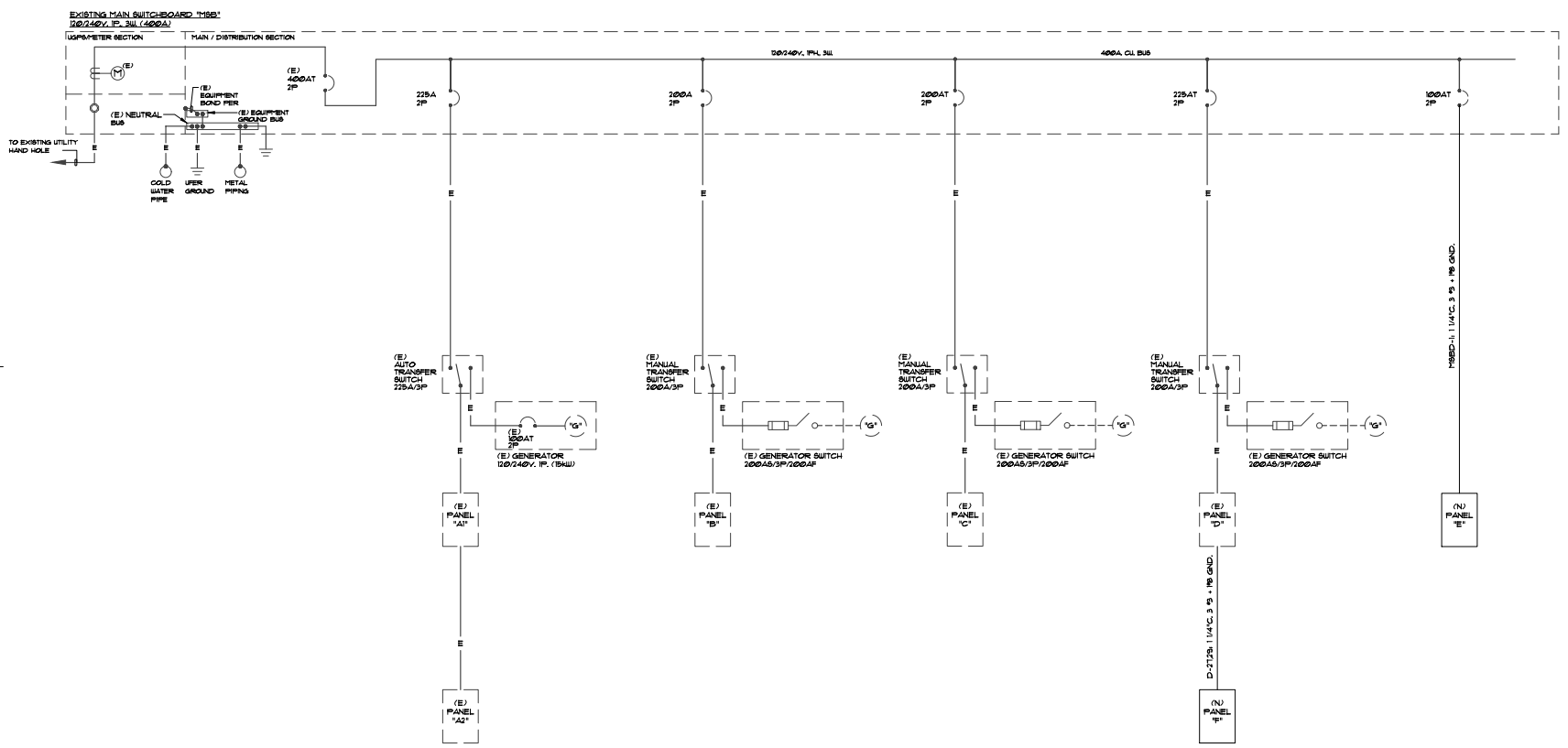
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DATE: 03/14/22 SCALE: _____
PROJECT NUMBER: 2104600

**MECHANICAL FS. 77
DEMO AND NEW
PIPING PLAN**

DRAWING NUMBER: **M3.1**

MENLO PARK FS. 77
FACILITY IMPROVEMENTS
 MENLO PARK FIRE PROTECT DISTRICT
 1467 CHILCO ST., MENLO PARK, CA 94025



SINGLE LINE DIAGRAM



CONSULTANT

A&P ENGINEERING GROUP, INC.
 2000 WILSON BLVD. SUITE 100, SAN JOSE, CALIFORNIA, CA 95131
 TEL: (408) 441-5000 FAX: (408) 941-0211

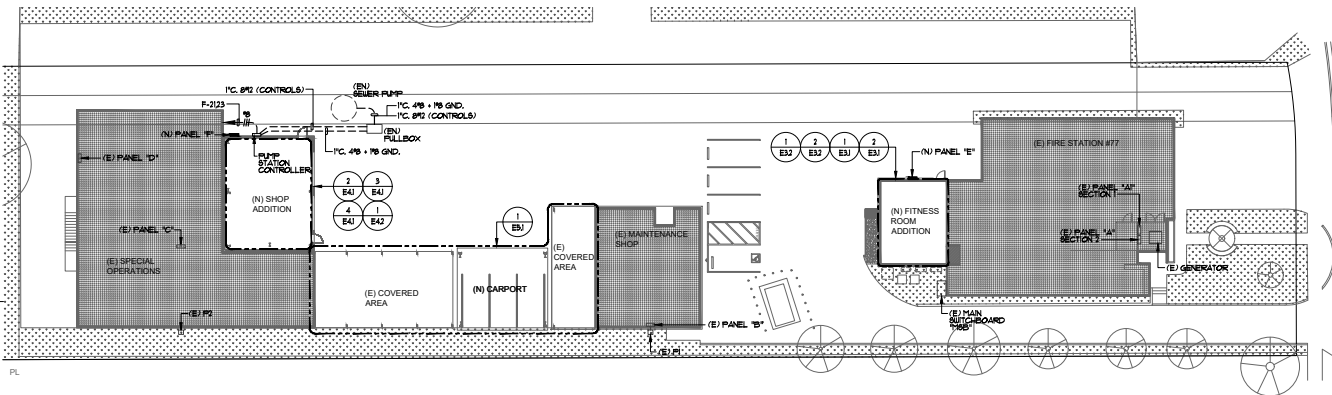
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 PROJECT NUMBER: 2104600

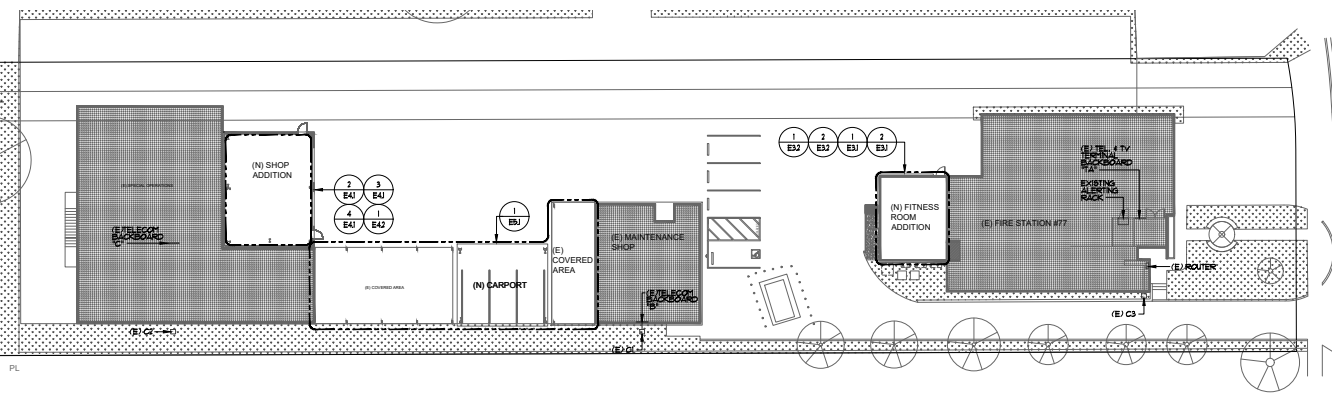
SINGLE LINE DIAGRAM AND LOAD SCHEDULES

DRAWING NUMBER: **E0.2**



POWER SITE PLAN

1" = 20'-0" 1



A36
 SIGNAL SITE PLAN

1" = 20'-0" 2

- PLAN NOTES:**
- REFER TO DRAWING E02, SINGLE LINE DIAGRAM FOR POWER CONDUIT SIZE, AND WIRE QUANTITIES.
 - CONDUIT AND WIRE INDICATED ON THE SINGLE LINE DIAGRAM, WHETHER SHOWN ON THIS DRAWING OR NOT, SHALL BE A PART OF THIS CONTRACT AND THE RESPONSIBILITY OF THIS CONTRACTOR TO PROVIDE REQUIRED ROUTING TO MEET THE INTENT OF THESE PLANS AND SPECIFICATIONS.
 - CONDUIT ROUTING INDICATED ON THESE PLANS IS DIAGNOSTIC, ACTUAL ROUTING OF UNDERGROUND CONDUITS SHALL BE COORDINATED IN THE FIELD TO AVOID INTERFERENCE WITH OTHER UTILITIES AND TRADES.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN REQUIRED CLEARANCES BETWEEN UNDERGROUND ELECTRICAL CONDUITS AND FOOTINGS. CONDUIT STRUTTING SHALL NOT BE INSTALLED IN FOOTINGS. EXACT METHOD FOR STRUTTING-UP CONDUITS AT FOOTING LOCATIONS SHALL BE COORDINATED IN THE FIELD WITH THE GENERAL CONTRACTOR AND THE ARCHITECT.
 - COORDINATE CONNECTIONS TO FUEL TANK, WITH FUEL TANK INSTALLER AND MAKE ALL REQUIRED CONNECTIONS AND ATTACHMENTS TO THE FUEL TANK, VEEDER-ROOT, AND OPII FUEL DISPENSING MONITORING SYSTEM FOR A FULLY FUNCTIONAL FUEL DISPENSING AND MONITORING SYSTEM. REFER TO PLAN NOTES #3, #6, #9 FOR ADDITIONAL REQUIREMENTS.
 - REFER TO DRAWING E01, GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
 - ALL CONDUIT / FITTINGS AND WIRING METHODS WITHIN THIS AREA SHALL BE IN COMPLIANCE WITH CLASS 1, DIVISION 2 INSTALLATION METHODS. PROVIDE CONDUIT SEALS PER C.E.C. ARTICLE 504.4.5B.
 - INTRINSICALLY SAFE WIRING SYSTEM SHALL COMPLY WITH 2019 C.E.C. ART. 504.
 - FIRE ALARM CONTRACTOR SHALL PROVIDE CONTACT CLOSURES AND MONITOR MODULES FOR SUPERVISORY MONITORING OF THE GENERATOR, FUEL TANK AND WATER FLOW. COORDINATE COMPLETE REQUIREMENTS OF THIS DEFERRED APPROVAL WITH THE FIRE DISTRICT.
 - 50% X 25% X 3/4" 1 BAY NEMA 3R ENCLOSURE, DDB UNLIMITED 100-20000-UL90, GREEN ANCHOR USING 1/2" Ø STAINLESS STEEL MULTI BULK BOLT (2 PER BOLT), 1 EACH CORNER, 4 TOTAL, MINIMUM 3" EMBEDMENT (6 TIMES O.D. OF BOLT).
 - PROVIDE JOINT TRENCH FOR P34E, AT 4T AND CATV SERVICE CONDUITS. CONTRACTOR SHALL PLATE OVER THE TRENCH TO ALLOW THE USE OF THE RESIDENTIAL DRIVEWAY AND TEMPORARY APP BAY DRIVEWAY.

**MENLO PARK FS. 77
 FACILITY IMPROVEMENTS**
 MENLO PARK FIRE PROTECT DISTRICT
 1467 CHILCO ST., MENLO PARK, CA 94025



CONSULTANT
A&P ENGINEERING GROUP, INC.
 8000 WILSON BLVD., SUITE 100, WILSON, CALIFORNIA, CA 94094
 TEL: (415) 941-5000 FAX: (415) 941-5051

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 PROJECT NUMBER: 2104600

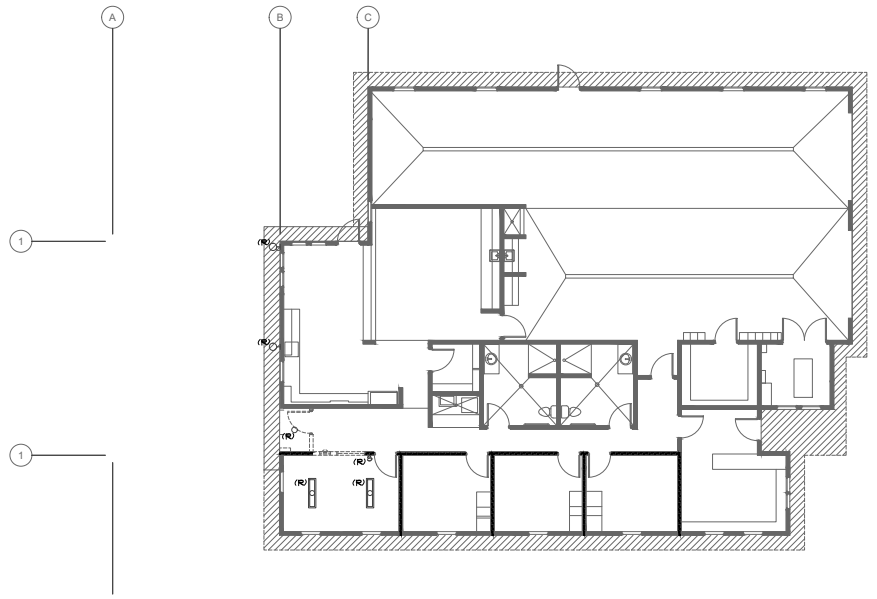
**POWER & SIGNAL
 SITE PLAN**

DRAWING NUMBER: **E1.1**

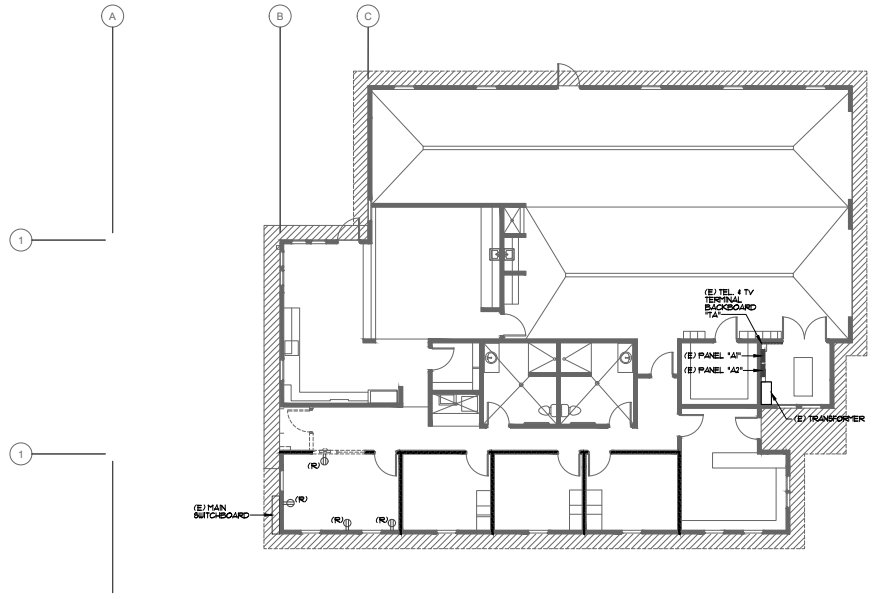
MENLO PARK FS. 77
FACILITY IMPROVEMENTS
 MENLO PARK FIRE PROTECT DISTRICT
 1467 CHILCO ST., MENLO PARK, CA 94025

PLAN NOTES

- ① REFER TO GENERAL NOTES AND DEMOLITION NOTES, SHEET E-01, FOR ADDITIONAL REQUIREMENTS.
- ② ALL CIRCUITS SERVING THE REMODEL AREA, WHETHER IDENTIFIED ON PLAN OR NOT, SHALL BE TRACED AND IDENTIFIED PRIOR TO START OF THE DEMOLITION PHASE. CIRCUITS AFFECTED BY THE REMODEL THAT SERVE AREAS OF THE BUILDING THAT ARE NOT A PART OF THE REMODEL SHALL BE MAINTAINED IN OPERATION DURING THE CONSTRUCTION PHASE. INTERRUPTION OF SERVICE WILL NOT BE ALLOWED.



DEMOLITION LIGHTING PLAN 1/8" = 1'-0" 1



DEMOLITION POWER PLAN 1/8" = 1'-0" 1

A37



CONSULTANT

A&F ENGINEERING GROUP, INC.
 8000 BAYVIEW BLVD., SUITE 110, SAN DIEGO, CALIFORNIA 92121
 TEL: (619) 441-5000 FAX: (619) 594-0251

NO	DATE	BY	DESCRIPTION

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PROJECT NUMBER: 2104600	

DEMOLITION LIGHTING AND POWER FLOOR PLAN

DRAWING NUMBER: **E2.1**

**MENLO PARK FS. 77
FACILITY IMPROVEMENTS**
MENLO PARK FIRE PROTECT DISTRICT
1467 CHILCO ST., MENLO PARK, CA 94025



CONSULTANT
A&F ENGINEERING GROUP, INC.
8000 WILSON BLVD. SUITE 1000, WILSON, CA 94094
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NO	DATE	BY	DESCRIPTION

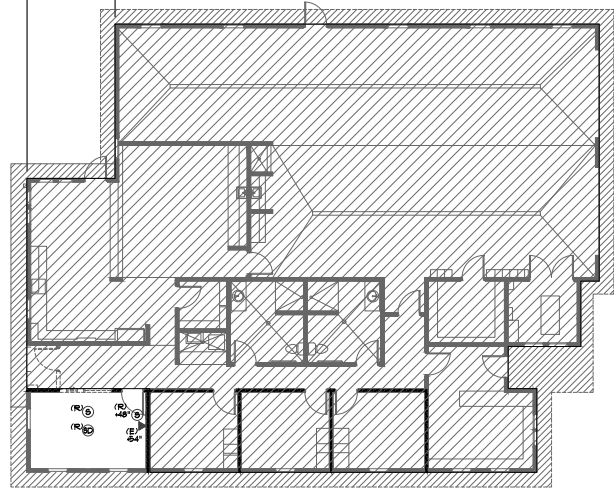
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PROJECT NUMBER: 2104600

DEMOLITION SIGNAL AND MECHANICAL POWER PLANS

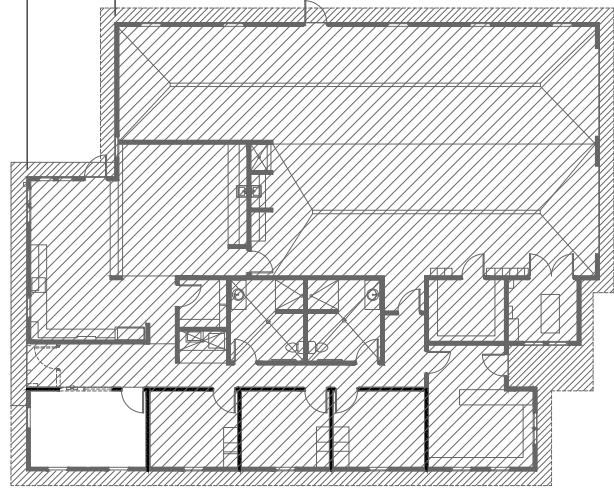
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PLAN NOTES

- ① REFER TO GENERAL NOTES AND DEMOLITION NOTES, SHEET E-01, FOR ADDITIONAL REQUIREMENTS.
- ② THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CEILING MOUNTED DEVICES WITH THE ARCHITECTURAL REFLECTED CEILING PLAN.
- ③ EXACT LOCATION OF OUTLETS SHOWN ON THESE DRAWINGS SHALL BE COORDINATED WITH THE ARCHITECT / CLIENT PRIOR TO ROUGH-IN AND SHALL BE LOCATED IN SUCH A MANNER TO AVOID INTERFERENCES WITH OTHER OUTLETS AND CASEWORK.
- ④ CONTRACTOR TO PROVIDE ENGRAVED LABELING AT EACH RECEPTACLE, DATA OUTLET, JUNCTION BOX, DISCONNECT SWITCH, ECT. DISPLAYING THE ID# OR PANEL (WITH CIRCUIT) FEEDING THE DATA OUTLET, RECEPTACLE, JUNCTION BOX, DISCONNECT SWITCH, ECT.

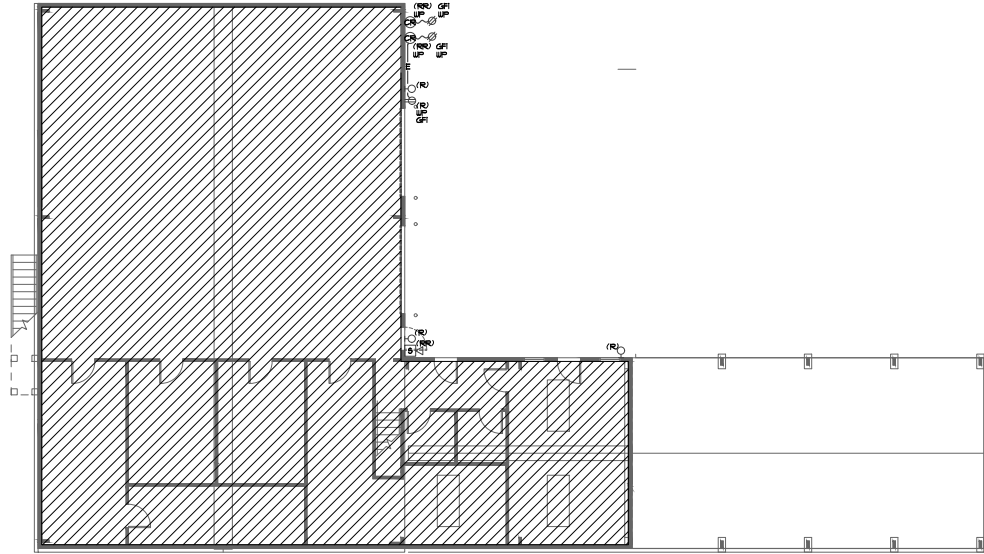


DEMOLITION SIGNAL PLAN 1/8" = 1'-0" 1



DEMOLITION MECHANICAL POWER PLAN 1/8" = 1'-0" 2

A38



PLAN NOTES

- ① REFER TO GENERAL NOTES AND DEMOLITION NOTES, SHEET E-01, FOR ADDITIONAL REQUIREMENTS.
- ② ALL CIRCUITS SERVING THE REMODEL AREA WHETHER IDENTIFIED ON PLAN OR NOT, SHALL BE TRACED AND IDENTIFIED PRIOR TO START OF THE DEMOLITION PHASE. CIRCUITS AFFECTED BY THE REMODEL THAT SERVE AREAS OF THE BUILDING THAT ARE NOT A PART OF THE REMODEL SHALL BE MAINTAINED IN OPERATION DURING THE CONSTRUCTION PHASE. INTERRUPTION OF SERVICE WILL NOT BE ALLOWED.



FOLSOM
 1110 IRON POINT ROAD, SUITE 200
 FOLSOM, CA 95630-8315
 916-355-9222 P

**MENLO PARK FS. 77
 FACILITY IMPROVEMENTS**
 MENLO PARK FIRE PROTECT DISTRICT
 1467 CHILCO ST., MENLO PARK, CA 94025



CONSULTANT

A&F ENGINEERING GROUP, INC.
8000 MIDWAY DR. SUITE 100 SAN JOSE, CALIFORNIA 95128
 TEL: (408) 441-5500 FAX: (408) 941-0515

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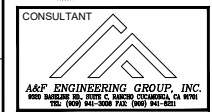
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 PROJECT NUMBER: 2104600

DEMOLITION PLAN

DRAWING NUMBER: **E2.3**

A39

**MENLO PARK FS. 77
FACILITY IMPROVEMENTS**
MENLO PARK FIRE PROTECT DISTRICT
1467 CHILCO ST., MENLO PARK, CA 94025

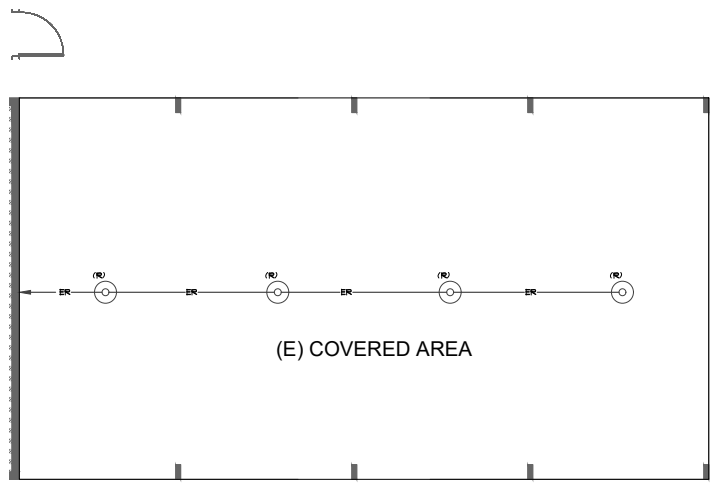
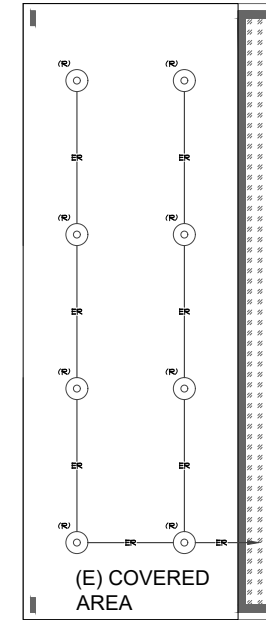


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DATE: 01/28/22	SCALE:
PROJECT NUMBER: 2104600	

**CARPORT DEMOLITION
LIGHTING PLANS**

DRAWING NUMBER: **E2.4**



DEMOLITION CARPORT LIGHTING PLAN 1/4" = 1'-0" 1

- PLAN NOTES**
- REFER TO GENERAL NOTES AND DEMOLITION NOTES, SHEET E-01, FOR ADDITIONAL REQUIREMENTS.
 - ALL CIRCUITS SERVING THE REMODEL AREA, WHETHER IDENTIFIED ON PLAN OR NOT, SHALL BE TRACED AND IDENTIFIED PRIOR TO START OF THE DEMOLITION PHASE. CIRCUITS AFFECTED BY THE REMODEL THAT SERVE AREAS OF THE BUILDING THAT ARE NOT A PART OF THE REMODEL SHALL BE MAINTAINED IN OPERATION DURING THE CONSTRUCTION PHASE. INTERRUPTION OF SERVICE WILL NOT BE ALLOWED.

MENLO PARK FS. 77
FACILITY IMPROVEMENTS
 MENLO PARK FIRE PROTECT DISTRICT
 1467 CHILCO ST., MENLO PARK, CA 94025



CONSULTANT

A&F ENGINEERING GROUP, INC.
 800 WILSON BLVD. SUITE 100 WILSON, CALIFORNIA 94095
 TEL: (415) 941-5000 FAX: (415) 941-5051

NO	DATE	BY	DESCRIPTION

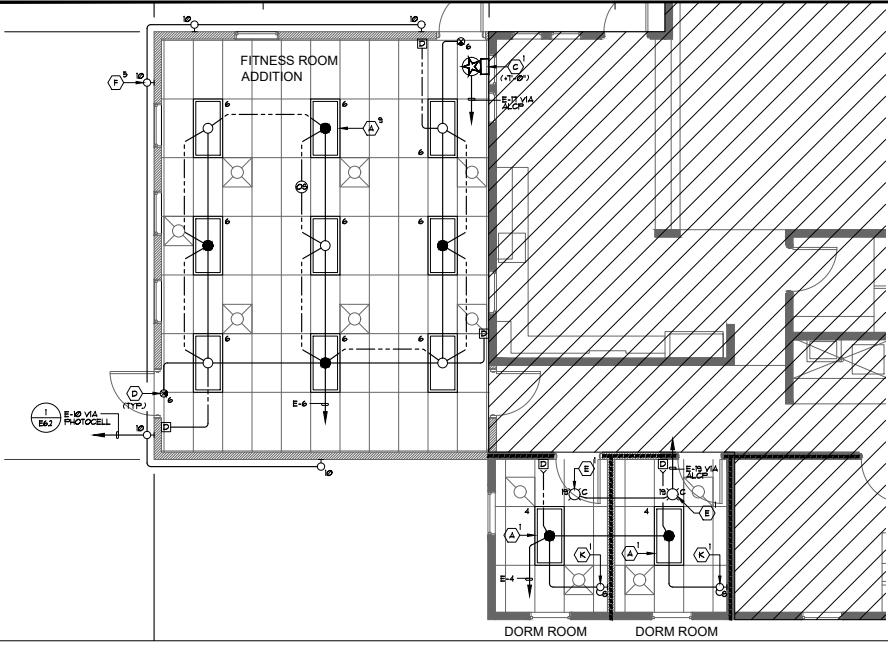
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DATE: 01/28/22	SCALE:
PROJECT NUMBER: 2104600	

REMODEL LIGHTING AND POWER PLANS

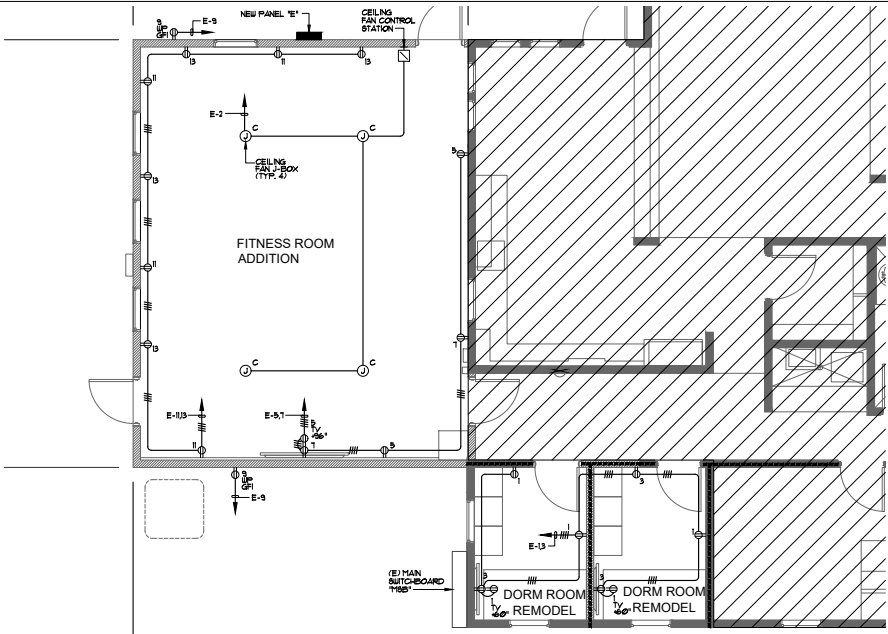
DRAWING NUMBER: **E3.1**

PLAN NOTES

- 1 REFER TO GENERAL NOTES, DRAWING E03, FOR ADDITIONAL REQUIREMENTS.
- 2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CEILING MOUNTED FIXTURES AND DEVICES WITH THE ARCHITECTURAL REFLECTED CEILING PLAN.
- 3 EXACT LOCATION OF OUTLETS SHOWN ON THESE DRAWINGS SHALL BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN AND SHALL BE LOCATED IN SUCH A MANNER TO AVOID INTERFERENCES WITH OTHER OUTLETS AND CABEWORX.
- 4 REFER TO LIGHTING FIXTURE SCHEDULE, DRAWING E05, FOR TYPE OF LIGHT FIXTURE TO BE PROVIDED AND INSTALLED.
- 5 CONTRACTOR TO MEET AND COORDINATE WITH THE TITLE 24 ACCEPTANCE TESTER PRIOR TO THE BEGINNING OF THE PROJECT TO VERIFY ALL TITLE 24 ACCEPTANCE TEST REQUIREMENTS AND DOCUMENTS TO BE COMPLETED. CONTRACTOR SHALL PROVIDE, COMPLETE AND SUBMIT ALL REQUIRED TITLE 24 ACCEPTANCE TEST DOCUMENTS AS REQUIRED BY THE T24 ACCEPTANCE TESTER.
- 6 CONTRACTOR TO PROVIDE ENGRAVED LABELING AT EACH SWITCH, JUNCTION BOX, FULL BOX, ETC. IDENTIFYING THE CIRCUIT SERVING THE SWITCH OR PASSING THRU THE J-BOX/FULL BOX.
- 7 OCCUPANT SENSOR LOCATIONS INDICATED ON PLAN SHALL BE ADJUSTED/MOVED AS REQUIRED TO PROVIDE FULL COVERAGE OF THE AREA INDICATED ON PLAN. PLACEMENT OF SENSORS SHALL CONFORM WITH THE SENSOR MANUFACTURER'S RECOMMENDATIONS.
- 8 OCCUPANT SENSORS IN DORMS SHALL BE PROGRAMMED TO OPERATE IN "VACANCY" MODE.
- 9 SEE SINGLE LINE DIAGRAM, DRAWING E02 FOR CONDUIT SIZE AND WIRE SIZE AND QUANTITIES REQUIRED FOR ALL ELECTRICAL EQUIPMENT.
- 10 CONDUIT AND WIRE INDICATED ON THE SINGLE LINE DIAGRAM, WHETHER SHOWN ON THIS DRAWING OR NOT, SHALL BE A PART OF THIS CONTRACT AND THE RESPONSIBILITY OF THIS CONTRACTOR TO PROVIDE REQUIRED ROUTING TO MEET THE INTENT OF THESE PLANS AND SPECIFICATIONS.
- 11 EXACT LOCATION OF OUTLETS SHOWN ON THESE DRAWINGS SHALL BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN AND SHALL BE LOCATED IN SUCH A MANNER TO AVOID INTERFERENCES WITH OTHER OUTLETS AND CABEWORX.
- 12 REFER TO ELECTRICAL SPECIFICATIONS FOR EQUIPMENT AND WIRING REQUIREMENTS.
- 13 CONTRACTOR TO PROVIDE ENGRAVED LABELING AT EACH RECEPTACLE, JUNCTION BOX, DISCONNECT SWITCH, ETC. TO IDENTIFY THE PANEL (WITH CIRCUIT) PROVIDING POWER TO THE RECEPTACLE, JUNCTION BOX, DISCONNECT SWITCH.
- 14 NO EXPOSED CONDUIT WILL BE ALLOWED.



REMODEL LIGHTING PLAN 1/4" = 1'-0" 1



REMODEL POWER PLAN 1/4" = 1'-0" 2

A41

**MENLO PARK FS. 77
FACILITY IMPROVEMENTS**
MENLO PARK FIRE PROTECT DISTRICT
1467 CHILCO ST., MENLO PARK, CA 94025



CONSULTANT
A&P ENGINEERING GROUP, INC.
8000 WILSON BLVD. SUITE 100 WILSON, CALIFORNIA, CA 94095
TEL: (415) 941-5000 FAX: (415) 941-5051

NO	DATE	BY	DESCRIPTION

REVISIONS

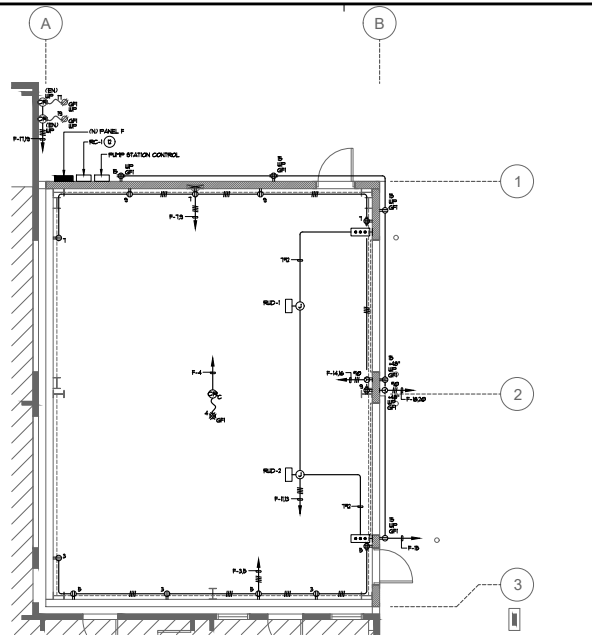
DRAWN:	CHECKED:
DATE: 01/28/22	SCALE:
PROJECT NUMBER: 2104600	

POWER AND SIGNAL PLANS

DRAWING NUMBER: **E4.1**

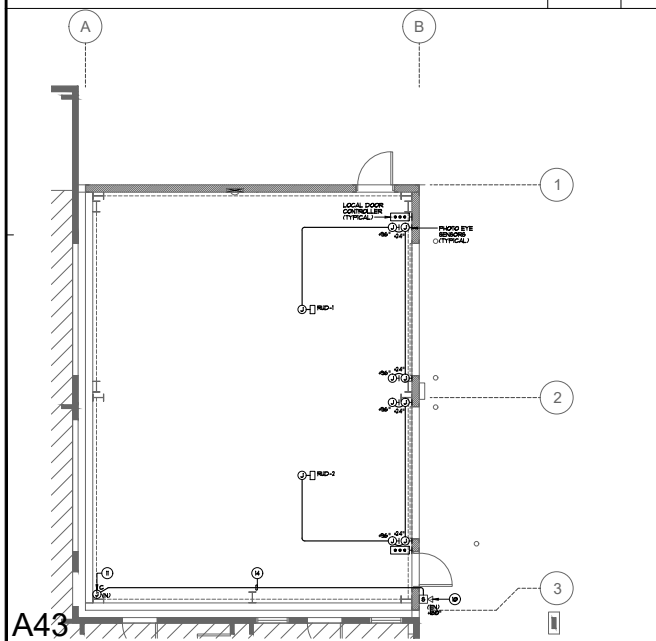
PLAN NOTES

- REFER TO GENERAL NOTES, DRAWING E03, FOR ADDITIONAL REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CEILING MOUNTED FIXTURES AND DEVICES WITH THE ARCHITECTURAL REFLECTED CEILING PLAN.
- EXACT LOCATION OF OUTLETS SHOWN ON THESE DRAWINGS SHALL BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN AND SHALL BE LOCATED IN SUCH A MANNER TO AVOID INTERFERENCES WITH OTHER OUTLETS AND CABEWORK.
- CONTRACTOR TO PROVIDE ENGRAVED LABELING AT EACH SWITCH, JUNCTION BOX, PULL BOX, ETC. IDENTIFYING THE CIRCUIT SERVING THE SWITCH OR PASSING THRU THE J-BOX/PULL BOX.
- SEE SINGLE LINE DIAGRAM, DRAWING E02 FOR CONDUIT SIZE AND WIRE SIZE AND QUANTITIES REQUIRED FOR ALL ELECTRICAL EQUIPMENT.
- CONDUIT AND WIRE INDICATED ON THE SINGLE LINE DIAGRAM, WHETHER SHOWN ON THIS DRAWING OR NOT, SHALL BE A PART OF THIS CONTRACT AND THE RESPONSIBILITY OF THIS CONTRACTOR TO PROVIDE REQUIRED ROUTINGS TO MEET THE INTENT OF THESE PLANS AND SPECIFICATIONS.
- EXACT LOCATION OF OUTLETS SHOWN ON THESE DRAWINGS SHALL BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN AND SHALL BE LOCATED IN SUCH A MANNER TO AVOID INTERFERENCES WITH OTHER OUTLETS AND CABEWORK.
- REFER TO ELECTRICAL SPECIFICATIONS FOR EQUIPMENT AND WIRING REQUIREMENTS.
- CONTRACTOR TO PROVIDE ENGRAVED LABELING AT EACH RECEPTACLE, JUNCTION BOX, DISCONNECT SWITCH, ETC. TO IDENTIFY THE PANEL (WITH CIRCUIT) PROVIDING POWER TO THE RECEPTACLE, JUNCTION BOX, DISCONNECT SWITCH.
- CONTRACTOR TO PROVIDE AND INSTALL 3/4" EMT CONDUIT (WITH PULL STRINGS) FOR LOW VOLTAGE SIGNAL CABLING FROM DEVICE TO PULL BOX. PROVIDE 4" ELECTRICAL BOX WITH NO MUDRING AT DEVICE END. COORDINATE AND VERIFY ALL ROUGH-IN WITH OWNERS ALERTING VENDOR PRIOR TO INSTALLATION. OWNER TO FURNISH THE DEVICE, LOW VOLTAGE CABLING AND TERTERMINATIONS.
- NEW RECESSED JUNCTION BOX AT REMOVED SPEAKER LOCATION. CONTRACTOR TO EXTEND THE EXISTING CABLING AND PROVIDE NEW CONDUIT / CABLING AS REQUIRED FROM NEW JUNCTION BOX TO NEW SPEAKER LOCATION.
- RELAY CABINET TO BE SUPPLIED WITH NEMA 3R ENCLOSURE.
- NO EXPOSED CONDUIT WILL BE ALLOWED.
- CONTRACTOR TO COORDINATE EXACT ROUTING OF NEW CONDUIT WITH THE ARCHITECT PRIOR TO START OF WORK. NO EXPOSED CONDUIT ALLOWED.

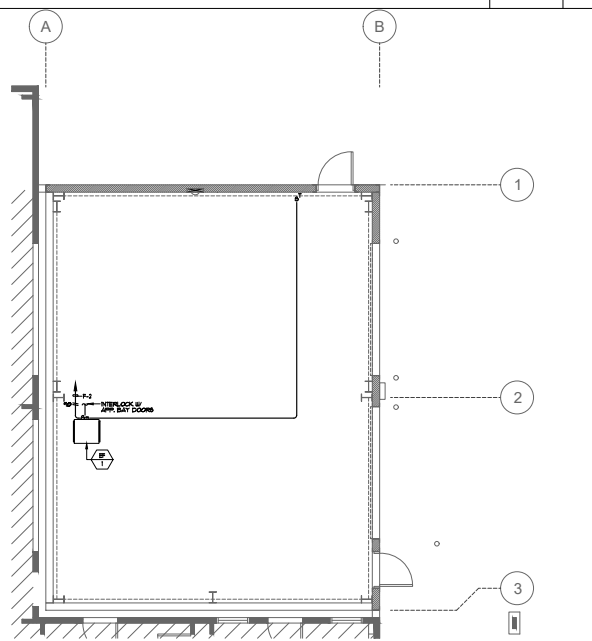


NOT USED 1/4" = 1'-0" 1

POWER PLAN 1/4" = 1'-0" 2

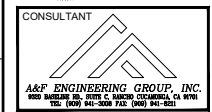


SIGNAL PLAN 1/4" = 1'-0" 3



MECHANICAL POWER PLAN 1/4" = 1'-0" 4

**MENLO PARK FS. 77
FACILITY IMPROVEMENTS**
MENLO PARK FIRE PROTECT DISTRICT
1467 CHILCO ST., MENLO PARK, CA 94025



NO	DATE	BY	DESCRIPTION

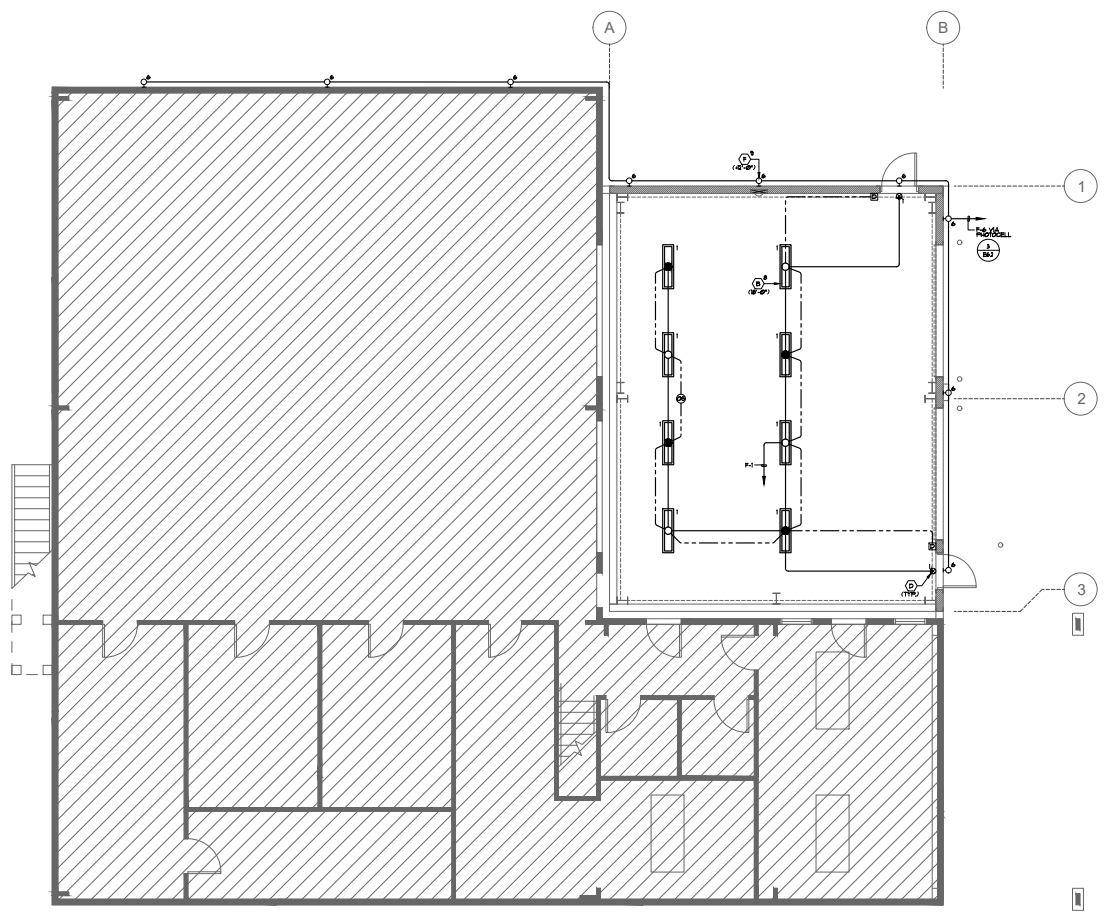
DRAWN:	CHECKED:
DATE: 01/28/22	SCALE:
PROJECT NUMBER: 2104600	

LIGHTING PLANS

DRAWING NUMBER: **E4.2**

PLAN NOTES

- 1 REFER TO GENERAL NOTES, DRAWING E03, FOR ADDITIONAL REQUIREMENTS.
- 2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CEILING MOUNTED FIXTURES AND DEVICES WITH THE ARCHITECTURAL REFLECTED CEILING PLAN.
- 3 REFER TO LIGHTING FIXTURE SCHEDULE, DRAWING E05, FOR TYPE OF LIGHT FIXTURE TO BE PROVIDED AND INSTALLED.
- 4 CONTRACTOR TO MEET AND COORDINATE WITH THE TITLE 24 ACCEPTANCE TESTER PRIOR TO THE BEGINNING OF THE PROJECT TO VERIFY ALL TITLE 24 ACCEPTANCE TEST REQUIREMENTS AND DOCUMENTS TO BE COMPLETED. CONTRACTOR SHALL PROVIDE, COMPLETE AND SUBMIT ALL REQUIRED TITLE 24 ACCEPTANCE TEST DOCUMENTS AS REQUIRED BY THE T24 ACCEPTANCE TESTER.
- 5 CONTRACTOR TO PROVIDE ENGRAVED LABELING AT EACH SWITCH, JUNCTION BOX, PULL BOX, ETC. IDENTIFYING THE CIRCUIT SERVING THE SWITCH OR PASSING THRU THE J-BOX/PULL BOX.
- 6 OCCUPANT SENSOR LOCATIONS INDICATED ON PLAN SHALL BE ADJUSTED/MOVED AS REQUIRED TO PROVIDE FULL COVERAGE OF THE AREA INDICATED ON PLAN. PLACEMENT OF SENSORS SHALL CONFORM WITH THE SENSOR MANUFACTURER'S RECOMMENDATIONS.
- 7 OCCUPANT SENSORS IN DORMS SHALL BE PROGRAMMED TO OPERATE IN "VACANCY" MODE.
- 8 NO EXPOSED CONDUIT WILL BE ALLOWED.



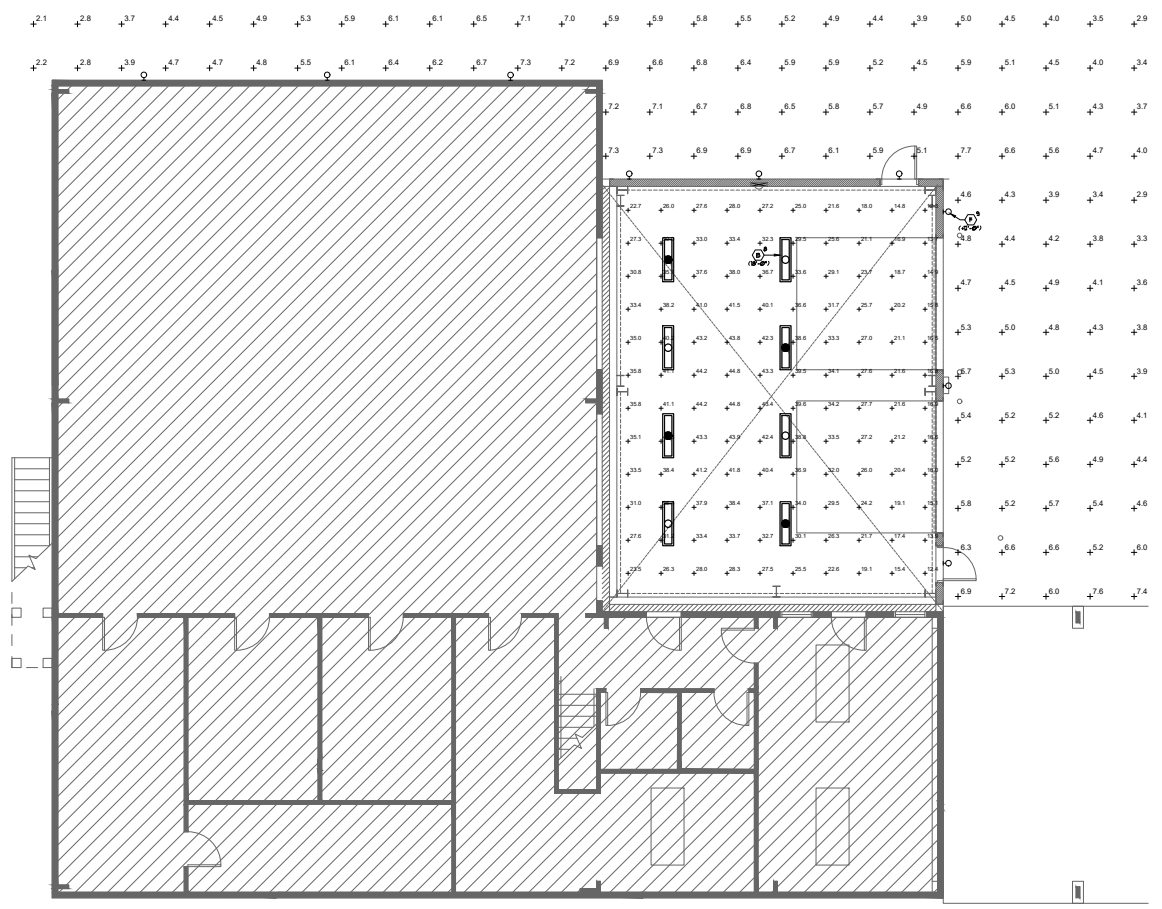
A44

PLAN NOTES

① THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHOD. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Interior	+	36.1 fc	44.8 fc	12.3 fc	3.6:1	2.4:1
Exterior	+	8.2 fc	11.1 fc	2.1 fc	5.1:1	2.5:1



A45

**MENLO PARK FS. 77
 FACILITY IMPROVEMENTS**
 MENLO PARK FIRE PROTECT DISTRICT
 1467 CHILCO ST., MENLO PARK, CA 94025



CONSULTANT
A&F ENGINEERING GROUP, INC.
 8000 HUNTERS BLVD. SUITE 100 HUNTERS GREENWAY, CA 94504
 TEL: (925) 941-5000 FAX: (925) 941-0251

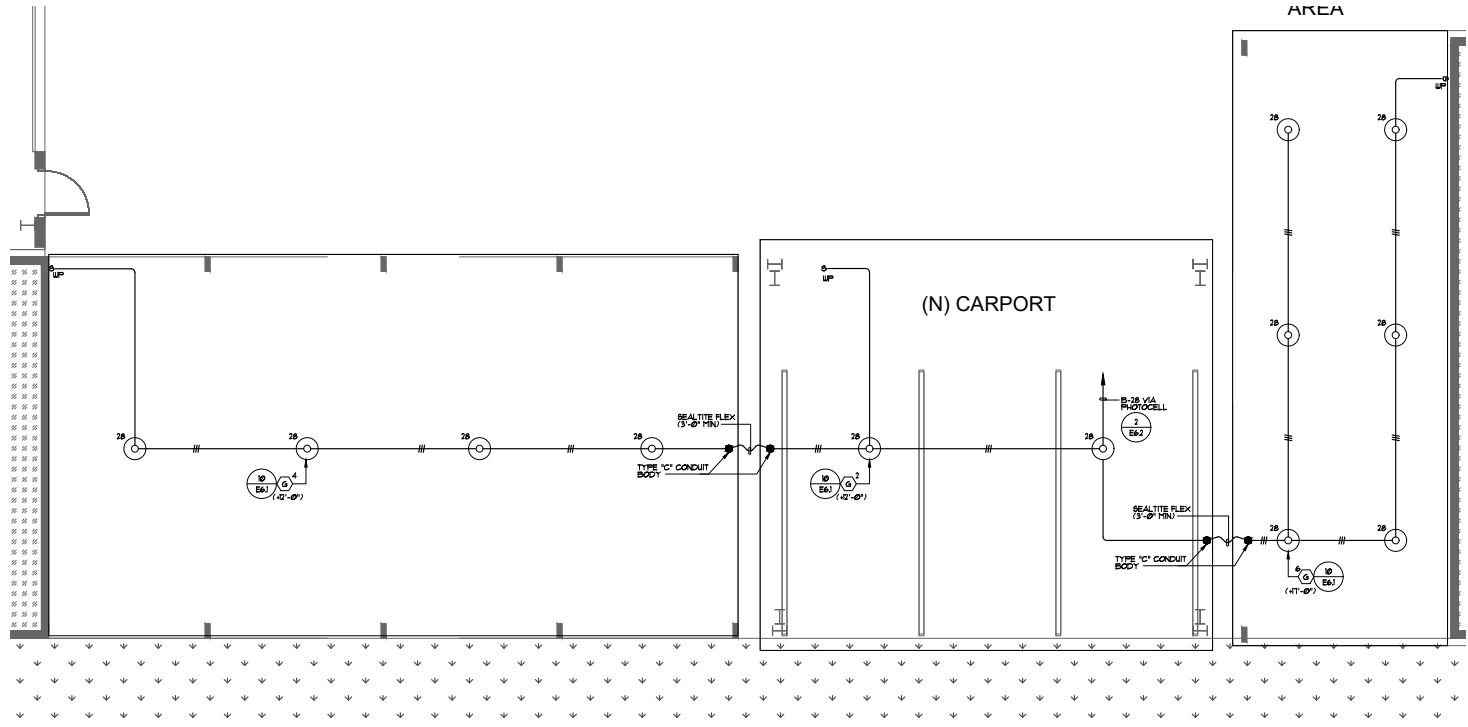
NO	DATE	BY	DESCRIPTION

DRAWN: _____ CHECKED: _____
 DATE: 01/28/22 SCALE: _____
 PROJECT NUMBER: 2104600

**SHOP
 LIGHTING
 PHOTOMETRICS**

DRAWING NUMBER: **E4.2P**

**MENLO PARK FS. 77
FACILITY IMPROVEMENTS**
MENLO PARK FIRE PROTECT DISTRICT
1467 CHILCO ST., MENLO PARK, CA 94025



REMODEL CARPORT LIGHTING PLAN 1/4" = 1'-0" 2

PLAN NOTES

- ① REFER TO GENERAL NOTES, SHEET E01 FOR ADDITIONAL REQUIREMENTS.
- ② THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CEILING MOUNTED DEVICES WITH THE ARCHITECTURAL REFLECTED CEILING PLAN.
- ③ REFER TO LIGHTING FIXTURE SCHEDULE, DRAWING E04, FOR TYPE OF FIXTURE TO BE PROVIDED AND INSTALLED.
- ④ CONTRACTOR TO MEET AND COORDINATE WITH THE TITLE 24 ACCEPTANCE TESTER PRIOR TO THE BEGINNING OF THE PROJECT TO VERIFY ALL TITLE 24 ACCEPTANCE TEST REQUIREMENTS AND DOCUMENTS TO BE COMPLETED. CONTRACTOR SHALL PROVIDE COMPLETE AND SUBMIT ALL REQUIRED TITLE 24 ACCEPTANCE TEST DOCUMENTS AS REQUIRED BY THE T24 ACCEPTANCE TESTER.
- ⑤ CONTRACTOR TO COORDINATE WITH THE ARCHITECT FOR THE EXACT LIGHT FIXTURE LOCATIONS PRIOR TO START OF WORK TO AVOID LIGHTING AND EQUIPMENT CONFLICTS.

A46



CONSULTANT
A&P ENGINEERING GROUP, INC.
8000 HIGHLAND BLVD. SUITE 1000, ROCKY HILLS, CA 95767
TEL: (925) 941-5000 FAX: (925) 941-0511

NO	DATE	BY	DESCRIPTION

DRAWN: CHECKED:
DATE: 01/28/22 SCALE:
PROJECT NUMBER: 2104600

CARPORT LIGHTING PLANS

DRAWING NUMBER: **E5.1**



Menlo Park Fire Protection District

170 Middlefield Road • Menlo Park, CA 94025 • Tel: 650.688.8400 • Fax: 650.323.9129

Website: www.menlofire.org • Email: mpfd@menlofire.org

EXHIBIT B

Fire Chief

Mark Lorenzen

Board of Directors

Chuck Bernstein

Robert J. Silano

Virginia Chang Kiraly

Robert Jones

James McLaughlin

August 24, 2022

RE: Project Description for 1467 Chilco Street, Menlo Park CA 94025 (Fire Station 77)

Project Site

The existing Fire Station 77 site located at 1467 Chilco Street, Menlo Park is comprised of three main structures as well as several carports. The three structures include the fire station, a storage facility, and a mechanics shop where the District performs all of its inhouse maintenance and repairs to the District's apparatus and vehicles. All of these structures were constructed in the late 90's.

Proposed Development

The Menlo Park Fire Protection District (District) proposes to perform several additions at Fire Station 77 to enhance the capabilities at this station. The additions are comprised of the construction of a fitness room, an expansion of the existing mechanic shop and the building of a carport. In addition to this the District proposes the subdivision of a room inside the station and the addition of an accessible parking stall.

Fitness Room

When the fire station was constructed it was built with three dorm rooms and a 176 sq. ft. room located at the rear of the station to serve as the firefighter's fitness room. In comparison to today's standards the District constructs fitness rooms that are 600 sq. ft. in size. Due to the limited space the fitness equipment has been relocated to the apparatus bay. While the apparatus bay provides sufficient space for the fitness equipment this setup is not ideal as it limits the use of the apparatus bay by taking up valuable space, eliminates the use of the drive through bay, and increases the potential for the firefighters to be exposed to diesel fumes. The proposed construction of a 629 sq. ft. fitness room would free up space in the apparatus bay, allow for rear entry of the drive through bay to be utilized and provide a properly sized and safe space for the firefighters to exercise in. The fitness room is proposed to be constructed at the rear of the fire station and would replace the kitchen patio.

Mechanic Shop

The existing mechanic shop consists of two apparatus bays to service the District's apparatus and fleet. The bays are fifty feet in length which has limited the mechanics ability to service the District's longer apparatus which exceed sixty-five feet in length. The District proposes extending the length of the mechanic shop by constructing a metal structure that is thirty-one feet in length. The new 1104 sq. ft. structure would be freestanding of the existing mechanic shop. The extension would allow for the longest

"Excellence In Service"

piece of apparatus to be parked inside the shop. This addition will allow for reduced down time of the apparatus and improve working conditions for the District's mechanics.

Carport

The third proposed addition is the construction of a carport. This carport would be built between two existing carports. The new carport would cover three parking spaces. The construction of the carport will assist in limiting damage to the District's vehicles by reducing the damage caused by the sun and other elements.

For all three additions the District plans to use similar materials to that of the structure in which it is adjacent or attached to. The exterior finish will be painted to match the existing colors of the fire station, mechanic shop and carports.

Operational Continuity:

During construction the firefighters will continue to operate out of the fire station with emergency response not being impacted. The mechanics will be required to relocate some tools to the storage building and to perform repairs in that structure during the construction of the new mechanic shop building. When space is not available the District plans to outsource repairs as needed.

Zoning Designation:

Fire Station 77 is zoned as a Public Facility which has very few development standards. There are no setback or height limitations, however there is a maximum build out of 30% FAR. The proposed build out would increase the FAR to 29.88%. As shown on the site plan the proposed buildings additions would not encroach any further than the existing buildings towards any of the property lines.

Exterior Materials:

The exterior materials chosen for this project are intended to keep a consistent look to the existing, adjacent buildings and not disturb the surrounding neighborhood, as can be seen in the attached color board. Relevant materials, which include fiber cement siding, asphalt shingles, metal wall panels, and sheet metal roofing, are industry standard quality to ensure longevity for the firefighters use.



NEWS FOR OUR MENLO PARK NEIGHBORS

Menlo Park Fire Protection District is proposing to construct improvements at Fire Station 77

The Menlo Park Fire Protection District (District) is in the process of submitting to the City for approval the plans to construct a fitness room, expand the existing mechanic shop and to build a carport.

The firefighters currently do not have a fitness room at this station and have setup their fitness equipment in the station's apparatus bay. The construction of a fitness room would free up space in the apparatus bay, allow for the rear entry of the drive through bay to be utilized and provide a properly sized and safe space for the firefighters to exercise in.

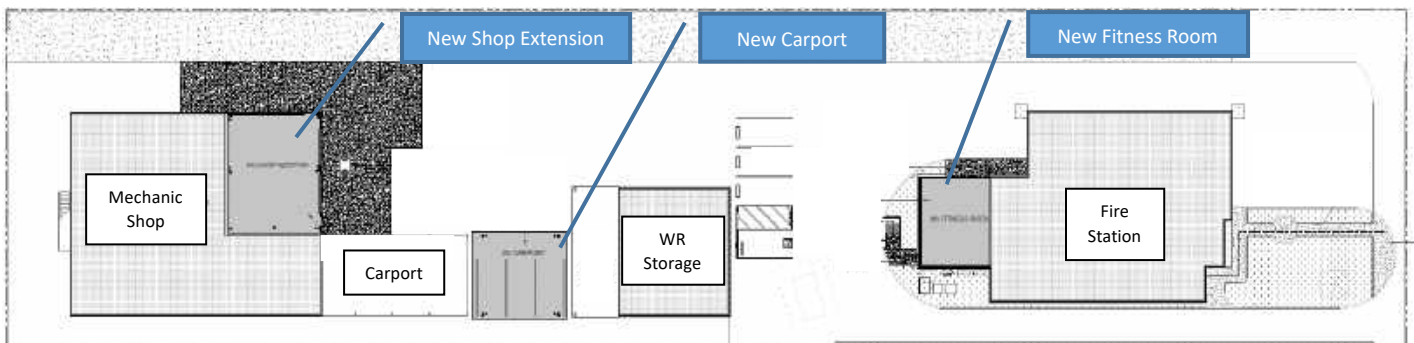
The District is also proposing to extend the length of the mechanic shop. The current mechanic shop is not deep enough to allow for the District's tiller trucks to be parked inside the shop while being serviced and repaired. By extending the length of the mechanic shop all of the District's apparatus will be able to fit inside the mechanic shop when being serviced and repaired, which will reduce the down time of the apparatus and improve working conditions for the District's mechanics.

Lastly, the District is proposing to construct a carport which would be built between two existing carports.

The proposed buildings would not encroach any further than the existing buildings towards any of the property lines. Operation of the fire station will continue throughout construction.

If you have any questions or concerns about the project or construction you can contact:

Jonathan Hitchcock: Project Manager @ jonh@menlofire.org



Color and Materials Board

Menlo Park Fire Station 77

1467 Chilco Street, Menlo Park, CA 94025



Exterior

Asphalt Shingles



Fiber Cement Siding



Metal Wall Panel



Carport Exposed Metal



Sheet Metal Roofing



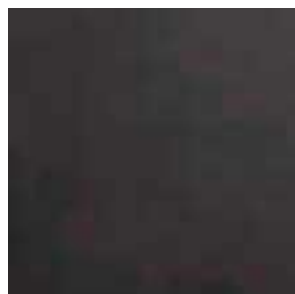
Downspouts and Gutters



Louvers and Grills



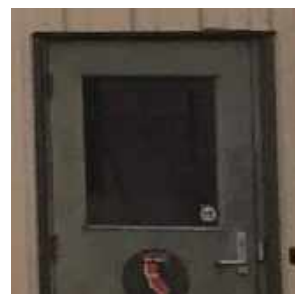
Exterior Lights



Bollard



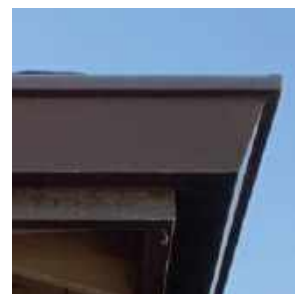
Doors and Door Frames



Window Trim



Eave Trim



Finishes

Asphalt Shingles - Atlas - Pinnacle Pristine Tan

Fiber Cement Siding - James Hardie - Paint to match existing

Metal Wall Panel - Provide custom color to match existing

Sheet Metal Roofing - Aepsan - Zinc Gray

Downspouts and Gutters - Paint to match existing

Door and Door Frame - Paint to match existing

Window Trim - Paint to match existing

Eave Trim - Paint to match existing

Trim Band at Fitness Building - Paint to match existing

Bollard - Yellow

Exterior Lights - Black

Exterior Concrete Expansion Joint Caulking - Match adjacent concrete color

Carport Exposed Metal - Paint to match existing

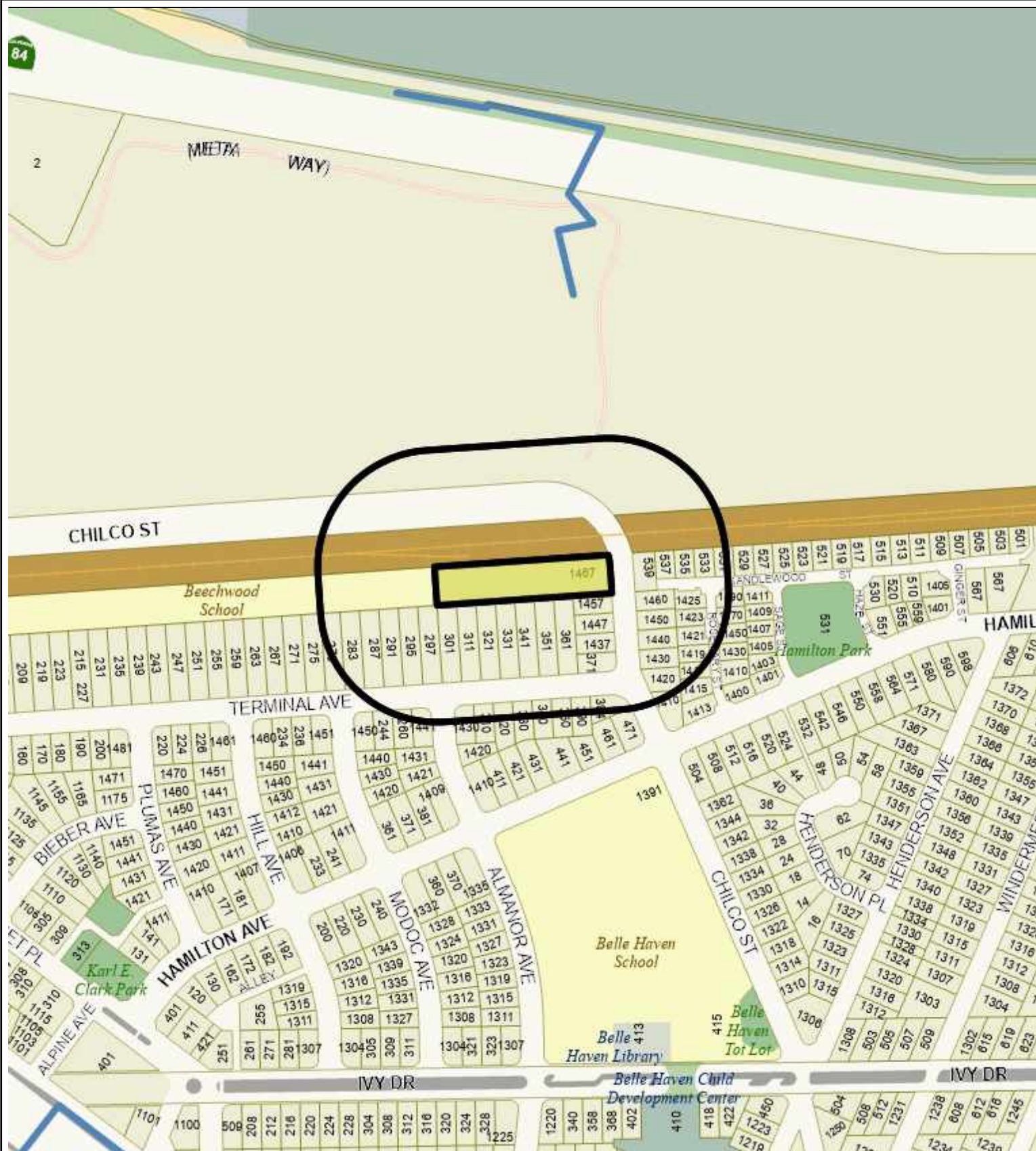
Trim Band at Fitness Building



LOCATION: 1467 Chilco Avenue	PROJECT NUMBER: PLN2022-00053	APPLICANT: Jonathan Hitchcock	OWNER: City of Menlo Park
-------------------------------------	--------------------------------------	--------------------------------------	----------------------------------

CONDITIONS OF APPROVAL:

1. Approve the architectural control permit subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by PBK-WLC consisting of 42 plan sheets, dated received July 5, 2023 and approved by the Planning Commission on July 10, 2023, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - b. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies’ regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
 - e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
 - f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
 - g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.
 - h. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.
 - i. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant’s or permittee’s duty to so defend, indemnify, and hold harmless shall be subject to the City’s promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City’s full cooperation in the applicant’s or permittee’s defense of said claims, actions, or proceedings.
 - j. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.



City of Menlo Park
 Location Map
 1467 Chilco Street



	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	45,000 sf	45,000 sf	N/A sf min.
Lot width	100 ft.	100 ft.	N/A ft. min.
Lot depth	450 ft.	450 ft.	N/A ft. min.
Setbacks			
Front	41.3 ft.	41.3 ft.	N/A ft. min.
Rear	34.4 ft.	34.4 ft.	N/A ft. min.
Side (left)	10.6 ft.	10.6 ft.	N/A ft. min.
Side (right)	15.0 ft.	15.0 ft.	N/A ft. min.
Building coverage	14,281 sf 31.7 %	11,533 sf 25.6 %	N/A sf max. N/A % max.
Gross Floor Area (GFA)	12,177 sf 27.1 %	10,292 sf 22.9 %	13,500.0 sf max. 30.0 %
Square footage by floor	4,993.0 sf/fire station 1,442.0 sf/maintenance building 5,742.0 sf/special operation building 2,104.0 sf/carport	4,327.0 sf/fire station 1,442.0 sf/maintenance building 4,523.0 sf/special operation building 1,241.0 sf/carport	
Square footage of buildings	14,281 sf	11,533 sf	
Parking	11	12	N/A
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			
Trees*	Heritage trees 0	Non-Heritage trees 7	New Trees 0
	Heritage trees proposed for removal 0	Non-Heritage trees proposed for removal 0	Total Number of Trees 7

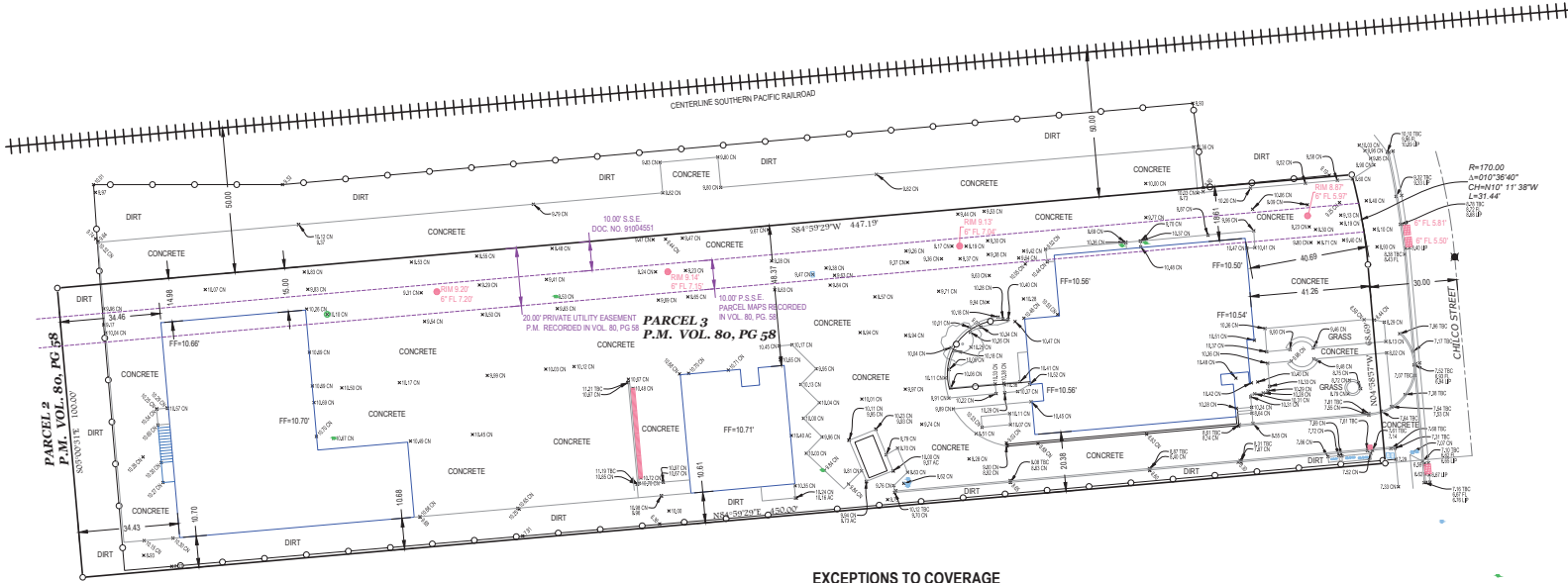
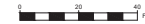
* Only includes trees in the vicinity of the proposed project.

SURVEYOR'S STATEMENT



I CERTIFY THAT THIS PARCELS BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYORS ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. MONUMENTS ALONG CHILCO STREET, THE CENTERLINE OF EXISTING SOUTHERN PACIFIC RAILROAD TRACKS, AND THE RECORD INFORMATION AS SHOWN ON BOOK 80, P.M. PG. 58 SAN MATEO COUNTY RECORDS WERE ALL USED TO PRODUCE THIS BOUNDARY.

MATT MORROW LS 8501



NO.	DATE	REVISION
1.		

BENCHMARK:
 DATUM IS BASED ON G.P.S. OBSERVATIONS. (NAVD 88)

BASIS OF BEARINGS:
 SAME AS SHOWN ON PARCEL MAP "BEECHWOOD SCHOOL 50 TERMINAL AVENUE" RECORDED IN VOL. 80 OF PARCEL MAPS, AT PAGES 57-59, SAN MATEO COUNTY RECORDS

DATE: 11/01/22
 SCALE: 1/20
 FIELD BOOK: DRAWING NO. 8044-003
 DRAWN BY: Jay B.

BOUNDARY/TOPOGRAPHIC SURVEY

Menlo Park Fire Station
 1467 Chilco St.
 City of Menlo Park, County of San Mateo, California

EXCEPTIONS TO COVERAGE

THE PROPERTY SHOWN AND DEPICTED HEREON IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE FOLLOWING RECORD DOCUMENTS (REFER TO COMPLETE DOCUMENT FOR FULL DETAILS):

- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING INSTRUMENT: GRANT DEED GRANTED TO: WEST BAY SANITARY DISTRICT FOR: SANITARY SEWER PURPOSES DATED: OCTOBER 11, 1988 RECORDED: JANUARY 14, 1991 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 9104061 (SHOWN HEREON)
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS SHOWN ON THE FILED MAP FOR: PUBLIC UTILITY AND EMERGENCY VEHICLE ACCESS AFFECTS: THAT PORTION LABELED ON THE MAP AS 20' PRIVATE UTILITY EASEMENT RESERVED FOR THE BENEFIT OF PARCEL 1, PROPOSED BY E.V.A.C. TO BE RECORDED BY SEPARATE INSTRUMENT (SHOWN HEREON)

TITLE REPORT

TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 TITLE REPORT NUMBER: 2202072097.PL
 DATE: AUG 29TH, 2022
 THIS MAP WAS PREPARED IN ACCORDANCE WITH THE ABOVE REFERENCED TITLE REPORT, AND DEPICTS THE REAL PROPERTY AND PLOTTABLE ENCUMBRANCES DESCRIBED THEREIN. **ITEMS PERTAINING TO TAXES, FINANCING, LIENS AND OTHER INTANGIBLE TITLE MATTERS ARE BEYOND THE SCOPE OF THIS SURVEY AND ARE NOT REPRESENTED HEREON.**

- LEGEND**
- FOUND MONUMENT AS DESCRIBED
 - FOUND MONUMENT IN WELL AS DESCRIBED
 - FOUND OUT "X" AS DESCRIBED
 - COMBINATION POINT NOTING FOUND OR SET
 - STORM DRAIN MANHOLE
 - STORM DRAIN INLET
 - STORM DRAIN CLEAN OUT
 - SEWER MANHOLE
 - SEWER CLEAN OUT
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - WATER VALVE
 - WATER BOX OR METER
 - WATER VALVE ASSEMBLY
 - WATER MANHOLE
 - GROUND WATER MONITORING WELL
 - ELECTRIC BOX OR VAULT
 - PULL BOX
 - TRANSFORMER
 - UTILITY POLE
 - LIGHT
 - TRAFFIC SIGNAL
 - ELECTRIC MANHOLE
 - TELEPHONE COMMUNICATION BOX
 - TELEPHONE MANHOLE
 - TELEVISION BOX
 - TELEVISION MANHOLE
 - GAS VALVE
 - GAS METER
 - SIEN
 - ACCESSIBLE PARKING OR RAMP
 - PARKING METER
 - WALL/BOX UNKNOWN
 - MANHOLE UNKNOWN
 - BOLLARD

- LINE TYPES**
- PROPERTY LINE
 - RIGHT-OF-WAY
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - FENCE-CYCLONE
 - FENCE-WOOD
 - CURB & GUTTER
 - FACE OF PAVEMENT
 - EDGE OF PAVEMENT

- ABBREVIATIONS**
- AC ASPHALTIC CONCRETE
 - BOX BOX
 - CL CENTERLINE
 - CON CONCRETE
 - DI DRAIN INLET
 - FC FACE OF CURB
 - FL FLOW LINE
 - LA LANDSCAPE AREA
 - OLR OFFICIAL RECORDS
 - PG PAGE
 - P.O.B. POINT OF BEGINNING
 - PL PROPERTY LINE
 - PLN PLANTER
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT OF WAY
 - UG-TEL TELEPHONE
 - TBC TOP BACK OF CURB
 - TBRG TOP BACK ROLLED CURB
 - TE TRASH ENCLOSURE
 - TYP TYPICAL
- LINE TYPES UTILITIES**
- UG-SD
 - UG-50
 - UG-H2O
 - UG-GAS
 - UG-TV
 - UG-TEL
 - UG-TE
 - UNKNOWN
 - OVERHEAD

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STAFF REPORT

Planning Commission

Meeting Date: 7/10/2023

Staff Report Number: 23-048-PC

Public Hearing: **Adopt a resolution determining that the abandonment of a stormdrain easement lying within 1585 Bay Laurel Drive is consistent with the General Plan and recommending that the City Council approve the requested abandonment**

Recommendation

Staff recommends that the Planning Commission adopt a resolution (Attachment A) determining that the vacation of a stormdrain easement lying within 1585 Bay Laurel Drive is consistent with the General Plan and recommending that the City Council approve the requested abandonment.

Policy Issues

The City is legally required to go through a multistep process as specified by the State of California Streets and Highways Code, Section 8300, in order to abandon public utility easements. The Planning Commission should consider whether the proposed summary vacation is consistent with the General Plan. The City Council will consider the Commission’s determination prior to taking final action on the request.

Background

By Resolution 1161 adopted August 9, 1955, the City of Menlo Park abandoned a portion of Olive Street and retained an easement for storm drain purposes over the entire abandoned Olive Street portion which is 60 feet in width. The 30 foot wide portion of the stormdrain easement area falling on 1585 Bay Laurel Drive has never been used by any utility companies. The limits of vacation are precisely defined in Exhibit A to Attachment A and are subject to the summary vacation process as described below. A location map is included in Attachment B.

Applicability of summary vacation

Subsection (a) of Section 8333 of the California Streets and Highways Code allows a summary vacation of easement that has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the proposed vacation.

Analysis

The owner of the property at 1585 Bay Laurel Drive has applied to initiate vacation of the 30-foot wide portion of the stormdrain easement area falling on 1585 Bay Laurel Drive. This portion of the stormdrain easement has never been used by any utility companies. No storm drain facilities now exist or ever existed within this easement area proposed to be vacated. The storm drain facilities fall entirely within the 30 foot wide portion of the easement that is proposed to remain. No other public facilities are located within the area proposed to be vacated. The 30 foot wide easement area proposed to remain is sufficient to

accommodate the specified stormwater purposes of the retained easement. Therefore, the 30-foot wide portion of the stormdrain easement area falling on 1585 Bay Laurel Drive is no longer necessary for any future public purpose.

Utility coordination

Since the existing easement is for the limited purpose of stormwater and no other purpose per City Resolution No. 1161, obtaining no-objection letters from other utility companies such as AT&T, PG&E, Comcast, West Bay Sanitary District and CalWater is not required.

Abandonment procedure

The Planning Commission should review the abandonment to determine if it is compatible with the City's general plan, and forward its recommendation to the City Council for approval of the abandonment at the public hearing. Staff would advertise notices of the public hearing in the newspaper and at the site in accordance with the requirements of the Streets and Highways Code. An affidavit of posting would then be filed with the city clerk. Should the utility agencies, affected parties, Planning Commission, and City Council consider the abandonment favorably, a resolution ordering the vacation and abandonment of Stormdrain easement lying within 1585 Bay Laurel Drive will be recorded. The Public Works Department has tentatively scheduled 9/12/2023 for the City Council's action subsequent to the outcome of this meeting.

General Plan consistency

The proposed abandonment would not conflict with the General Plan land use and circulation goals and policies. The Land Use and Circulation Elements of the General Plan do not contain specific goals or policies that directly address the proposed vacation. The proposed vacation would not conflict with General Plan philosophy, which generally promotes orderly development, the maintenance of the City's economic vitality and fiscal health, the protection of people and property from exposure to health and safety hazards, and the minimization of adverse impacts of the development to the City's public facilities and services. Staff believes the proposal is consistent with the General Plan and staff recommends that the Planning Commission find that the proposed public utility easement abandonments are consistent with the General Plan.

Impact on City Resources

There is no direct impact on City resources associated with the actions in this staff report. The fee for staff time to review and process the abandonment has been paid by the applicant.

Environmental Review

The proposed public utility easement abandonment is categorically exempt under Class 15, Section 15305 (Minor Alterations in Land Use Limitations) of the current California Environmental Quality Act (CEQA) guidelines.

Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Attachments

A. Planning Commission resolution

Exhibits to Attachment A

A. Abandonment of stormdrain easement within 1585 Bay Laurel Drive

B. Location map

Report prepared by:

Rambod Hakhamaneshi, Senior Civil Engineer

Report reviewed by:

Tanisha Werner, Assistant Public Works Director – Engineering

Corinna Sandmeier, Principal Planner

RESOLUTION NO. XXXX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK DETERMINING THAT THE ABANDONMENT OF A STORMDRAIN EASEMENT LYING WITHIN 1585 BAY LAUREL DRIVE IS CONSISTENT WITH THE GENERAL PLAN AND RECOMMENDING THAT THE CITY COUNCIL APPROVE THE REQUESTED ABANDONMENT

WHEREAS, the City of Menlo Park (“City”) received an application requesting abandonment of an existing stormdrain easement lying within 1585 Bay Laurel Drive; and

WHEREAS, the proposed Project requests to abandon a portion of Stormdrain Easement, and the 30 foot wide portion of the stormdrain easement area falling on 1585 Bay Laurel Drive has never been used by any utility companies, which requires a recommendation by the Planning Commission to the City Council; and

WHEREAS, the Planning Commission has considered the stormdrain easement abandonment within 1585 Bay Laurel Drive shown in Exhibit A, which is attached and made apart thereto; and

WHEREAS, the Planning Commission reviewed the proposed stormdrain easement abandonment request and determined that the request complies with the General Plan goals, policies, and programs, and there have been no objections provided to the proposed abandonment by utility companies and easement holders; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act (“CEQA”) Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project’s environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15305 et seq. (Minor Alternation in Land Use Limitations); and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on July 10, 2023, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby resolves as follows:

- 1. The Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15305 et seq. (Minor Alternation in Land Use Limitations).
- 2. The Planning Commission hereby finds that the stormdrain easement abandonment would be compatible with orderly development, because the easements to be vacated are not necessary for public use and there have been no objections to the abandonment proposal.
- 3. The Planning Commission hereby finds that the proposed stormdrain easement abandonment within 1701 Bay Laurel Drive shown in Exhibit A is consistent with the General Plan and recommends that the City Council approve the requested abandonment as proposed.

SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Corinna Sandmeier, Principal Planner and Planning Commission Liaison of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on July 10, 2023 by the following votes:

AYES:

NOES:

ABSENT:

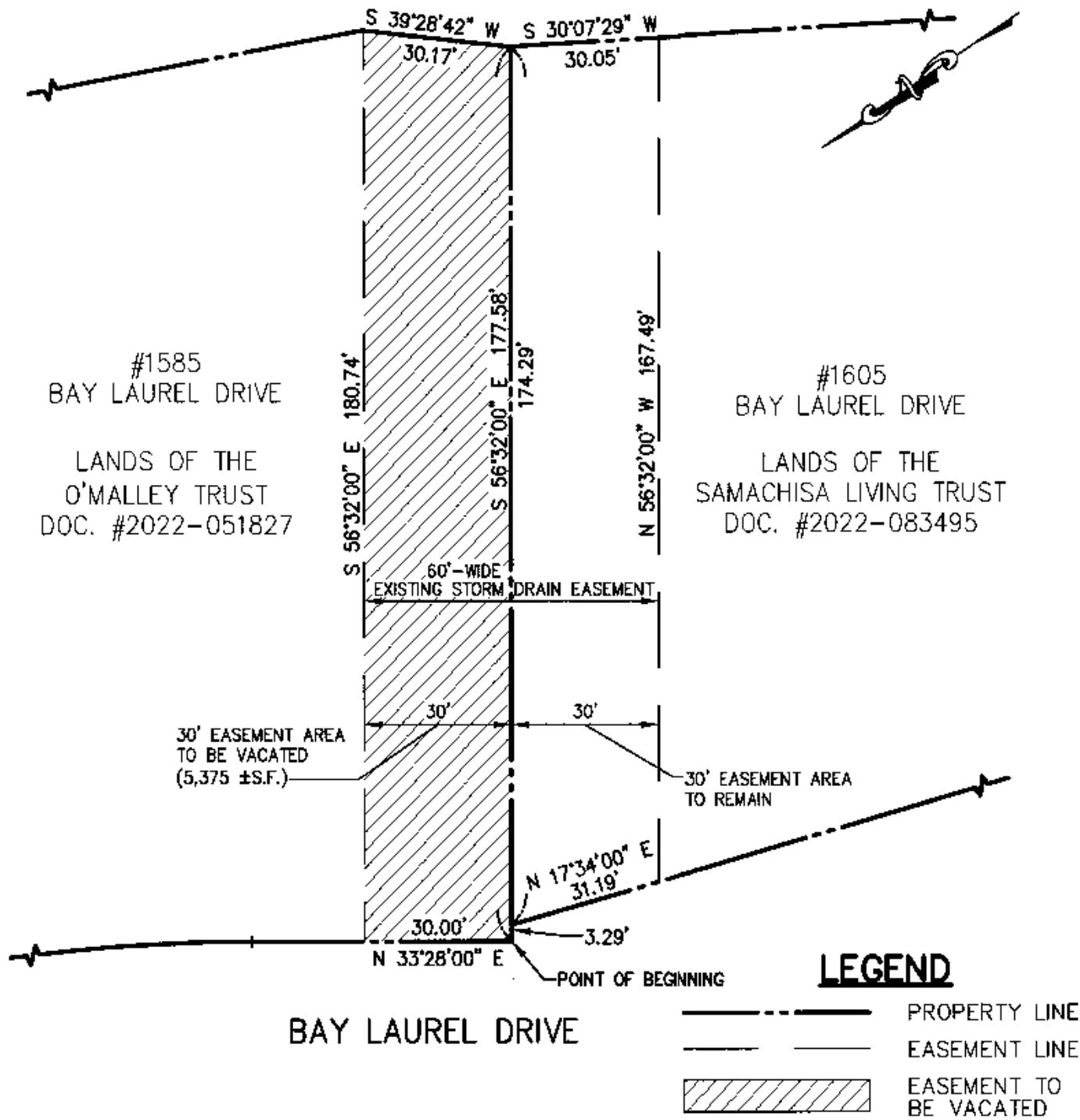
ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this 10th day of July, 2023.

Corinna Sandmeier
 Principal Planner and Planning Commission Liaison
 City of Menlo Park

- Exhibits:
- A. Abandonment of stormdrain easement within 1585 Bay Laurel Drive

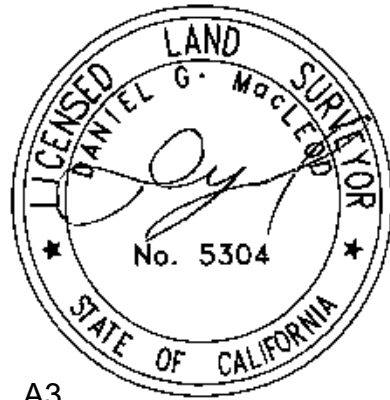
EXHIBIT A



TITLE: PLAT OF VACATION OF 60'-WIDE STORM DRAIN EASEMENT
 1585 BAY LAUREL DRIVE
 MENLO PARK SAN MATEO COUNTY CALIFORNIA

PLAT: DJK	SCALE: 1" = 30'	DATE: 03-17-23	JOB #: 5040-21
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MACLEOD AND ASSOCIATES
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1585 Bay Laurel Dr Location Map

