



REGULAR MEETING AGENDA

Date: 10/28/2024
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 858 7073 1001 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# 858 7073 1001
- Access the meeting real-time via telephone (listen only mode) at:
(669) 900-6833
Regular Meeting ID # 858 7073 1001
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

E1 Approval of minutes from the August 26, 2024 Planning Commission meeting ([Attachment](#))

E2 Approval of minutes from the September 9, 2024 Planning Commission meeting ([Attachment](#))

E3 Approval of minutes from the September 23, 2024 Planning Commission meeting ([Attachment](#))

F. Public Hearing

F1. Use Permit/Karen Zak/1460 Bay Laurel Dr.:

Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence with a basement and a detached garage on a substandard lot with regard to minimum lot width in the R-1-S (Single Family Suburban Residential) zoning district; determine this action is categorically exempt under CEQA Guidelines 15303’s Class 3 exemption for new construction or conversion of small structures. The proposal includes an attached accessory dwelling unit (ADU) which is a permitted use and not subject to discretionary review. ([Staff Report #24-042-PC](#))

F2. Use Permit/Steven C Beck & Jane H Baxter/789 Stanford Ave.:

Consider and adopt a resolution to approve a use permit to modify accessory dwelling unit (ADU) standards to exceed the maximum ADU size of 1,000 square feet and maximum bedroom count of two, in order to construct a 1,200-square-foot, three-bedroom detached ADU on a standard lot within the R-1-U (Single Family Urban Residential) zoning district; determine this action is categorically exempt under CEQA Guidelines 15303’s Class 3 exemption for new construction or conversion of small structures. ([Staff Report #24-043-PC](#))

F3. Use Permit/Jessica Sin/212 Ivy Dr.:

Consider and adopt a resolution to approve a use permit to remodel and construct a first-story addition to an existing nonconforming single-story, single-family residence where the proposed

work would exceed 75 percent of the replacement value of the existing nonconforming structure in a 12-month period in the R-1-U (Single Family Urban Residential) zoning district at 212 Ivy Drive; determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. ([Staff Report #24-044-PC](#))

G Informational Items

G1. 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: November 4, 2024
- Regular Meeting: November 18, 2024

H. 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.

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REGULAR MEETING DRAFT MINUTES

Date: 8/26/2024
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 858 7073 1001 and Belle Haven Community Campus
100 Terminal Ave., Menlo Park, CA 94025

A. Call To Order

Chair Jennifer Schindler called the meeting to order at 7:14 p.m.

B. Roll Call

Present: Jennifer Schindler (Chair), Linh Dan Do, Katie Ferrick, Misha Silin, Ross Silverstein

Absent: Andrew Ehrich (Vice Chair), Katie Behroozi

Staff: Calvin Chan, Senior Planner; Deanna Chow, Community Development Director; Matt Pruter Associate Planner; Tom Smith, Principal Planner; Mary Wagner, Assistant City Attorney

C. Reports and Announcements

Principal Planner Tom Smith said the City Council at its August 27, 2024 meeting would hold a study session on potential uses of the City’s downtown parking lots for affordable housing in relation to the City’s Housing Element, consider an appeal of the Planning Commission’s decision on 1399 Bay Road, and consider an amendment to the 2030 Climate Action Plan.

Chair Schindler confirmed with staff that the reconsideration of the 1399 Bay Road project was due to a call up by a City Council member.

D. Public Comment

- Areena Lal, a Belle Haven resident, expressed concern for the lack of bus stop infrastructure in the neighborhood, such as benches and shelters, and expressed support for advancing environmental justice in the Belle Haven the area.

E. Consent Calendar

None

F. Public Hearing

- F1. General Plan Amendments/City of Menlo Park/Environmental Justice Element and Safety Element: Consider and adopt resolutions recommending the City Council amend the General Plan to include an Environmental Justice Element and to update the Safety Element, and determine the actions are addressed in a previously-certified subsequent environmental impact report under the California Environmental Quality Act.



The City of Menlo Park is proposing to amend the General Plan to adopt a new Environmental Justice Element and update the Safety Element. The Environmental Justice Element is a state-mandated element of the General Plan if the local agency identifies “disadvantaged communities” within its jurisdiction. The purpose of the Environmental Justice Element is to identify and address current and potential future public health risks and environmental justice concerns, and to foster the wellbeing of Menlo Park residents living in “disadvantaged” and/or “underserved communities.” Environmental justice means that everyone should have equal protection and advantages when it comes to the environment around them. It also means that people should be meaningfully involved in the decisions that affect their community. Fair treatment means no group of people should bear a disproportionate share of the negative environmental consequences resulting from industrial, governmental, and commercial operations or policies. In Menlo Park, the Belle Haven and Bayfront neighborhoods are identified as underserved/disadvantaged communities and in order to reduce the disproportionate health risks that exist in Belle Haven and the Bayfront, the Environmental Justice Element includes policies and programs organized into seven goals consistent with state requirements: 1) Address unique and compounded health risks, 2) Reduce pollution exposure and improve air quality, 3) Equitably provide appropriate public facilities to individuals and communities, 4) Promote access to high quality and affordable food, 5) Provide safe, sanitary, and stable homes, 6) Encourage physical activity and active transportation, and 7) Create equitable civic and community engagement.

The Safety Element is a state-mandated element of the General Plan. The purpose of the Safety Element is to identify how to reduce potential risks of injury, property damage, and economic and social disruptions resulting from natural and human-made hazards. The City Council adopted the Safety Element on May 21, 2013. Since then, state laws were enacted that require Safety Elements to address climate change adaptation and resiliency, and give increased attention to wildfire and evacuation routes; the update to the Safety Element focuses on these topics in response to state law. The City has the Open Space/Conservation, Noise and Safety Elements in a combined document. The update focuses on the Safety Element; the Open Space/Conservation and Noise Elements are unchanged.

Determine the actions are addressed in a previously-certified subsequent environmental impact report under the California Environmental Quality Act. As part of adopting the ConnectMenlo General Plan Update in 2016, the City prepared and certified the ConnectMenlo EIR, and for the Housing Element Update project (i.e., update to the Housing Element, update to the Safety Element, new Environmental Justice Element, and associated changes including zoning amendments), a subsequent environmental impact report (SEIR) was prepared (State Clearinghouse No. 1990030530) which incorporated and revised the ConnectMenlo EIR to ensure that environmental aspects of the Housing Element Update were evaluated, and the City Council adopted Resolution No. 6808 on January 31, 2023 certifying the SEIR and taking associated CEQA actions. (Staff Report #24-037-PC) (Informe del personal #24-037-PC en español)

Planner Calvin Chan presented the staff report and highlighted the milestones in the preparation of the Environmental Justice (EJ) Element and the update of the Safety Element.

Cade Cannedy, Director of Programs for Climate Resilient Communities (CRC), reviewed the community outreach efforts and public meetings that occurred from the summer of 2021 through June 2024 on the two General Plan elements. Mr. Cannedy noted critical environmental conditions in the Belle Haven neighborhood such as the impending threat of sea level and groundwater rise, extreme heat in the summer, a lack of tree canopy, air pollution, and consequences of racialized

zoning practices and segregation. Mr. Cannedy said the proposed EJ Element was a road map to address climate hazards and issues affecting the Belle Haven neighborhood including air pollution, transit, traffic, and the threat of displacement from the community.

Mr. Cannedy said the three community identified priorities were:

- 1) Provide safe, sanitary, and stable homes (Goal EJ5)
- 2) Promote access to high quality and affordable food (Goal EJ4)
- 3) Reduce pollution exposure and improve air quality (Goal EJ2)

Planner Chan said subsequent to the two community meetings in May and study sessions with the Planning Commission and City Council in June, the project team revised the elements in response to the feedback received at those meetings. He provided information on the feedback received and how those were addressed in the revised EJ and Safety Elements.

Planner Chan highlighted the Safety Element revisions:

- Identify SB 272 (2023) requirement and efforts to collaboratively develop a Regional Shoreline Adaptation Plan
- Clarify Menlo Park's Local Hazard Mitigation Plan as part of the countywide Multijurisdictional Local Hazard Mitigation Plan
- Include more information on
 - soft story buildings;
 - sea level rise and climate change;
 - cooling centers and storm related issues; and
 - emergency preparedness

Planner Chan highlighted the EJ Element Revisions:

- Presentation of a streamlined, reformatted, and redesigned adoption draft version and a track changes version
- Clarification of actions and accountability following adoption
- Emphases on pollution reduction and air quality improvements
- Enhanced community outreach and collaboration with stakeholders
- Strengthening support for housing

Planner Chan said the EJ Element was accompanied by an Action Guide that was a separate but complementary document to the General Plan. He said it was a tool to manage and coordinate City efforts to accomplish EJ goals, policies, and programs. He said the dual document approach allowed for more frequent updating of the Action Guide in response to changing community needs, funding opportunities, and ongoing community outreach particularly from Menlo Park's underserved communities. He said the Action Guide had been streamlined for ease of use as well as reformatted to highlight the different community-identified priorities and minimize the additional detail formerly shown in an expanded matrix form. He said the Action Guide would be maintained on the City's website and was intended to improve accountability and be more adaptable and responsive to different community needs and opportunities.

Planner Chan said following the June 2024 study session that three EJ programs related to the Action Guide were either refined or added. He said Program EJ7.J was refined to clarify that the Action Guide would have annual reporting to the City Council and available to all on the City's

website. He said Program EJ7.K was added to help clarify the Action Guide progress updates and revision process with outreach to underserved communities. He said Program EJ7.L was added and included City Council consideration of community identified EJ priorities during annual priority and goal setting workshops.

Planner Chan said staff recommended that the Planning Commission adopt resolutions recommending that the City Council amend the General Plan to include the EJ Element and Safety Element update and determine the actions were addressed in the certified SEIR under CEQA. He said after this meeting that the Planning Commission's feedback and recommendations would be forwarded to the City Council and that the City Council public meeting to consider adoption was tentatively scheduled for September 24, 2024.

Commissioner Silin asked whether staff expected to revise the elements based on tonight's feedback. Planner Chan said feedback from tonight's meeting would be forwarded to the City Council for its consideration.

Chair Schindler opened the public hearing.

Public Comment:

- Pamela Jones, longtime resident of the Menlo Park Belle Haven neighborhood, expressed support for the project work, expressed gratitude for staff and Climate Resilient Communities' work with the community, and suggested more time for continued, careful review of the project materials by the public and that using different options of communication to reach more residents was important.
- Marlene Santoyo, Belle Haven resident, referred to Action Item 67 to facilitate physical activity regarding lighting and safety and expressed need for lighting installation to include enhanced regular maintenance for local infrastructure. She echoed the concerns about the need for shade shelter for bus stops and suggested it be included as an action item. She suggested to allow for more review time for the public of the material and facilitate direct comment on the document.

Chair Schindler closed the public hearing.

Commissioner Do referred to a public comment from a previous hearing on the EJ Element regarding undoing 70 years of harm and expressed her hope that progress to remediate would occur within residents' lifetimes and childhoods. She said the revised Action Guide was cleaner and more legible. She said contrary to a previous draft that the goals were organized with the policies, programs, and actions to show how the things at the bottom supported the things above. She commended CRC for drawing out the themes important to the community and for staff's efforts to respond and organize in a way that reflected the input. She said the Safety Element either with this update or a subsequent update could benefit from being organized similarly to the EJ Element. She said the Safety Element currently had goals and policies all listed and then programs separately so a person had to jump around to see how the programs implemented those policies. She said she appreciated that the Action Guide was intended to be more flexible. Noting the state requirements to update elements very eight years, she said in the past six years they had experienced orange skies and wildfires in 2020, and atmospheric rivers and loss of power for three to four days in early 2023 and early 2024. She said in less than eight years they had seen how extreme weather could be and the effects of climate change were unpredictable. She said that continued to impact a community

already hit hard by manmade and natural events. She said she wanted to acknowledge that although not incorporated in the Safety Element update that the City Council had made clear biosafety levels would be considered in a study session, which she supported.

Replying to Commissioner Ferrick's questions as to how things would be actualized in reality, Community Development Director Chow said one of the first big steps was identifying funding. She said for the fiscal year budget 2024/2025 that the City Council had allocated \$1 million toward seeding the implementation of these programs. She said the Action Guide identified short term, midterm, and long term actions, and many of those things were currently underway and/or could be funded by other funding sources if they were part of the capital improvement program. She said the City Council yearly and usually at the beginning of the year helped set department work plans and Council priorities, which fed into the budget cycle. She said that was the routine they hoped to implement to actualize items in the Action Guide. She said they would incorporate another program that identified a yearly reporting system to help keep the community informed about progress on the items and would make that more visible on the webpage as they worked through what it would look like.

Commissioner Silin said he appreciated having the changes tracked at the top of each document and knowing what was changed and based on what feedback. He said he also liked the new format of the Action Guide. He said the staff report had numerous attachments, and it was hard to find those further down in the document so page numbers or a hyperlink for those would be nice. He said it would be great to have an Excel version of any of the major tables such as the Action Guide noting ease of filtering. He referred to the idea that the EJ Element might be thought of as repayment for previous wrongs. He said coming to the conclusion of the EJ Element now that it was important moving forward to have actions and results and to communicate those to the community, so everyone was aware of what was being done or not being done. He emphasized honesty in reporting and that it was important to communicate why something did not get done or was deprioritized for example. He said ideally the Action Guide would specify for the things that had not been started especially for the short term what was needed, for example funding or staff resources, and to show a key contact and not just the lead agency for each item; for instance, an email for community members to contact.

Planner Chan said in the Action Guide they had shown potential funding sources that were known at this time. He said they saw the lead role as the person leading on that particular action item or program but many of the things were across departments and divisions and required numerous people to coordinate efforts. He said the one point of contact to advance the EJ Element would be the Community Development Department as it was shepherding long range community planning.

Commissioner Silin asked if a community member had a question about the Action Guide if they should contact the Community Development Department. Planner Chan said yes and noted in the process from 2021 to now that staff had had great interaction with the community members and would welcome the opportunity to continue building trust and those relationships.

Commissioner Silin asked if the Action Guide could show which items had funding and which needed funding. He said looking at the short term action items that had not yet been started he was assuming those had not started either due to a staffing consideration or lack of funding and asked if the delay causes could be shown. Planner Chan said they could certainly look at that and suggested that reasons something had not been started yet could be included in the Action Guide reporting that would be part of the process.

Commissioner Silin said the annual update item in the Action Guide said it would include outreach particularly in underserved communities and that further environmental justice would be ongoing. He asked staff to elaborate on what it imagined that process would look like.

Planner Chan noted valuable lessons learned throughout the EJ Element process. He said one of his biggest lessons was that they needed to make a concerted effort to meet people where they were. He said in implementing the EJ Element he expected more efforts to continue relationship building with the community and meeting people where they were - whether it was in person at the Belle Haven Community Campus or through dedicated office hours in different parts of the City, having a dedicated concierge type person, through electronic outreach as well as physical door to door hard copies those, multimedia and other different ways of reaching people was important. He said the City had a Communications and Public Outreach division that they would work with and also with different community partners. Replying further to Commissioner Silin, Planner Chan said one of the best ways for people to get timely information was to sign up on the email list at MenloPark.gov/housingelement under "How to get Involved" to receive updates on the EJ Element and Safety Element. He said looking ahead they would be considering different website improvements to continue to improve messaging and to make sure that their communications were clear.

Commissioner Silverstein commented on the general tendency of government projects to take a long time. He said many bigger projects required public outreach, public comment and coalition building and those could have great benefits but that slowed down making clear and obviously needed improvements. He said he would like to see some of the items in the EJ Element identified as quick fixes that could be implemented by the individual departments that owned those items rather than needing to go back to the City Council for yet another resolution and approval. He referred to his prior service on the Complete Streets Commission and a bifurcation of certain projects some of which were major changes and would obviously need City Council consideration and public notice and some which were minor changes such as restriping or changing a turn that could just be done. He said many of the items on the Action Guide were things that could just be done.

Commissioner Silverstein said as they thought about amending and continuing to update the Action Guide that it would be great to know whether or not their expectation was that its funding sources would be sufficient. He said possible grants for numerous action items had been identified but it was not clear whether or not one of those grants would give a million dollars out of a million dollars or if it would only be 10%. He said as staff got that understanding it would be great to update that information as part of updating the community to know if it was likely the item would be funded or if it was still far away from being funded.

Commissioner Silverstein said he had commented early on in the EJ Element process that a report was not sufficient to quantify the actual environmental impacts of different pollutant sources. He said there were 10 or more pollution indicators, and each was rated on a percentile basis relative to other communities in Menlo Park and California, but it did not go into any detail of trying to quantify the impact of that percentile. He referred to page 100 of the staff report that indicated that Belle Haven census tract was in the 96th percentile in lead risk in housing and 94th percentile in pollutants from traffic. He said it was unclear what the magnitude of those different percentiles were, but it was possible that lead risk in housing had been eliminated over time and was not a great concern and being 96 percentile was bad relative to others, but it did not actually matter as much or it was

possible it was of great and immediate concern that needed to be solved. He said in the report there was nothing to clarify which pollutants were impacting the community the most.

Commissioner Silverstein referred to the community's number two priority in the EJ Element, which was access to high quality and affordable food. He said when new large apartment buildings were approved last year in the Bayfront neighborhood that he was dismayed none of those included any ground floor grocery, cafes, or any stores at all. He said he was not on the Planning Commission when those were approved. He said he asked the City Council and Planning Commission why not and heard that retail was not always successful, retail could not be mandated and was not a guarantee. He said with the apartment buildings built that the Bayfront neighborhood would have hundreds of new residents with nowhere to get groceries and nowhere to go out to dinner within walking distance. He said the project developers were making millions of dollars, and it was reasonable for the community, Commission and Council to require elements beyond just housing to provide what was needed for a vibrant community and neighborhood.

Chair Schindler said she appreciated the change in name from Implementation Guide to Action Guide. She said the documents reflected a tremendous amount of community involvement, many voices, and a lot of hard work by a lot of people so the input phase was fantastic and had been captured well. She said now they needed to look at output. She said many of the comments looked forward in terms of how goals would be tracked and the promises they wanted to keep. She referred to comments this evening for example about tracking or funding or reasons something was not yet accomplished and said that was part of the output, and suggested those should be part of the reporting in the next iteration of the Action Guide.

Chair Schindler referred to Goal 7 to create equitable civic and community and suggested for consideration an addition to 7J of "at a minimum" referring to annual reporting to the City Council and made available on the City's website, and to put into a "7L" that "the City Council shall consider the community identified environmental justice priorities during its annual priority and goal setting workshops" so at a minimum that process was identified within the document.

Chair Schindler expressed support for action item 7.4 which in the document said, "encouraging representation from all districts in the City on City boards and commissions." She said as the Planning Commission she wanted specifically to address the opportunity for members of the Belle Haven and Bayfront communities to be part of the Planning Commission and other commissions as positions opened up.

Chair Schindler said regarding the Safety Element update that she did not have any concerns with any of the modifications noted. She said regarding biosafety levels that she supported pursuing consideration of that through a staff led study session as was advised by City Council as an appropriate next step.

Commissioner Do noted a community member's comment of concern about lighting and asked if the Commission's recommendation could include under EJ6-D7 to add "incorporate regular maintenance of lighting" to specifically call that out. She referred to the comment also heard tonight about bus stop shelter shade and benches asked if that could be specifically included as one of the things listed such as incomplete sidewalks and lack of shade trees.

Planner Smith said Commissioner Do's recommendation could be part of a motion to recommend if that was something the Commission wanted City Council to consider.

Commissioner Silin said the Action Guide had about 39 items in progress with another 41 items listed for short term initiation with the next three years. He said as mentioned some of those might be bigger items that required great coordination whereas some might be quick small things that could be done relatively fast. He asked for staff's confidence level on the referenced items being initiated within the next three years.

Planner Chan said the items listed in the Action Guide as short term initiation were items the project team had heard were greatly important to the community and in partnership with different people at the City as well as other community partners those were things they felt could be pursued in that short term time frame to make them happen.

Commissioner Silin said the commitment was big with numerous items in the Action Guide and moving forward he thought it was important to focus on implementation action and keeping the community updated to be clear as possible about what was or what was not getting done. He said based on staff's answers tonight he trusted it would happen. He said he would support motions supporting both elements with Commissioner Do's suggestions regarding lighting maintenance and bus stop shelter benches and shade.

ACTION: Motion and second (Do/Silverstein) to adopt a resolution to recommend approval to the City Council to amend the General Plan to include the Environmental Justice Element with modifications to include bus stop shelter and seat improvements, and lighting maintenance in the Action Guide; passes 5-0 with Commissioners Behroozi and Ehrich absent.

Commissioner Silverstein asked for a follow-up consideration at some point of the Council's ordinance against leaf blowers and its effect. He referred to the map in the staff report that showed noise levels and noted traffic noise impact traffic was a great consideration.

ACTION: Motion and second (Silverstein/Silin) to adopt a resolution to recommend approval to the City Council to amend the General Plan to include the updated Safety Element as recommended; passes 5-0 with Behroozi and Ehrich absent.

G. Informational Items

G1. Future Planning Commission Meeting Schedule

- Regular Meeting: September 9, 2024

Planner Smith said the September 9 agenda had a use permit and minor subdivision item for two single family residences on an R2s lot.

H. Adjournment

Chair Schindler adjourned the meeting at 9:04 p.m.

Staff Liaison: Tom Smith, Principal Planner

Recording Secretary: Brenda Bennett



REGULAR MEETING DRAFT MINUTES

Date: 9/9/2024
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 858 7073 1001 and City Council Chambers

A. Call To Order

Chair Jennifer Schindler called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Jennifer Schindler (Chair), Andrew Ehrich (Vice Chair), Katie Behroozi, Linh Dan Do, Katie Ferrick

Absent: Ross Silverstein

Recused: Misha Silin

Staff: Kyle Perata, Assistant Community Development Director; Chris Turner, Senior Planner

C. Reports and Announcements

Assistant Community Development Director Kyle Perata said the City Council at its September 10th meeting would consider as part of the Parkline development project a modification to the City Council Subcommittee to replace Council Member Wolosin with a new Council member.

Chair Schindler reported that she reviewed the audio portion of the City Council meeting at which it considered the appeal of the 1399 Bay Road project previously approved by the Planning Commission pursuant to a call up from a Council Member with the applicant agreeing to remove alcohol sales and to reduce the size of the convenience store from the use permit request.

D. Public Comment

- Ellie Fischbacher Maldonado expressed concerns with downtown parking plazas being considered for below market rate housing developments.

E. Consent Calendar

E.1 Approval of minutes from the August 12, 2024 Planning Commission meeting (Attachment)

Chair Schindler opened public comment and closed public comment as no persons requested to speak.

ACTION: Motion and second (Do/Ehrich) to approve the consent calendar consisting of the minutes from the August 12, 2024 Planning Commission meeting; passes 5-0 with Commissioners Silverstein and Silin absent.

F. Public Hearing

- F1. Use Permit/Ali Zadeh/734-736 Partridge Ave.:
Consider and adopt a resolution to approve a use permit to demolish an existing one-story duplex and construct two new two-story, single-family residences and one detached garage on a substandard lot with regard to minimum lot width in the R-2 (Low Density Apartment) district. Each proposed residence includes an attached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review. The project also includes one development-related heritage tree removal which was reviewed and conditionally approved by the City Arborist; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. (Staff Report #24-038-PC)

Commissioner Silin was recused from this single public hearing item and therefore was not in attendance at the meeting.

Planner Turner referred to questions received by staff earlier in the day about the level of neighborhood outreach for the project. He said the applicant had submitted documentation about that, but which was accidentally not included with the staff report. He said copies of that document were available physically in the Chambers and that generally the feedback had been positive.

Ardalan Djalali, project designer, spoke on behalf of the project.

Chair Schindler opened the public hearing and closed the public hearing as no persons requested to speak.

The Commission discussed with the applicant why an alternate plan to retain the heritage tree was not selected, commented on parking requirements, raised some issues with numbering on the printed materials, expressed support for multiple residential units and higher density, and asked a question about the potential inclusion of windows on the rear unit first and second stories.

Commissioner Ehrich moved to approve as submitted.

Discussion ensued with staff related to allowance for the addition of windows on the left side elevation of the rear unit first and second stories.

Commissioner Ehrich said a proposed modification to allow flexibility for the applicant to submit revised plans to add conforming windows on the rear unit left elevation first and second stories subject to review and approval of the Planning Division was acceptable to him as the maker of the motion to approve. Commission Behroozi seconded the motion.

ACTION: Motion and second (Ehrich/Behroozi) to adopt a resolution approving the item with the following modification; passes 5-0 with Commissioner Silverstein absent and Commissioner Silin recused.

Add condition 2.c.: Simultaneous with submittal of a complete building permit application, the applicant may revise the floor plans and left side elevation drawings for the rear unit to add one window with a minimum sill height of five feet on the second floor of the left side of the residence and to add additional windows on the left side of the first floor consistent with approved first-floor windows, subject to review and approval of the Planning Division.

G Informational Items

G1. Future Planning Commission Meeting Schedule

- Regular Meeting: September 23, 2024

Mr. Perata said the agenda for the Commission's September 23rd meeting included two single-family residential use permits and one use based use permit on El Camino Real for a massage therapy use at 433 El Camino Real.

Commissioner Ferrick said she would be absent on September 23rd.

- Regular Meeting: October 7, 2024

H. Adjournment

Chair Schindler adjourned the meeting at 7:58 p.m.

Staff Liaison: Kyle Perata, Assistant Community Development Director

Recording Secretary: Brenda Bennett



REGULAR MEETING DRAFT MINUTES

Date: 9/23/2024
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 858 7073 1001 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair Jennifer Schindler called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Jennifer Schindler (Chair), Katie Behroozi, Linh Dan Do, Misha Silin

Absent: Andrew Ehrich (Vice Chair), Katie Ferrick, and Ross Silverstein

Staff: Christine Begin, Planning Technician; Connor Hochleutner, Assistant Planner; Kyle Perata, Assistant Community Development Director

C. Reports and Announcements

Assistant Community Development Director Kyle Perata said the City Council at its September 24, 2024 meeting would consider the Planning Commission’s recommendation of the Environmental Justice and Safety Elements and whether to adopt resolutions to amend the General Plan to include the City’s first Environmental Justice Element and an update to its Safety Element. He said the Council would also consider a loan for \$2,000,000 from the City’s Below Market Rate Housing Special Revenue Fund for construction and development of a Midpen affordable housing project at the Veterans’ Affairs site on Willow Road. He said the project was not subject to the City’s regulatory process as it was located on Federal land.

D. Public Comment

None

E. Consent Calendar

None

F. Public Hearing

- F1. Use Permit/Greg Diamos/256 Marmona Dr.:
Consider and adopt a resolution to approve a use permit to add a second story and remodel an existing nonconforming one-story, single-family residence on a substandard lot with regard to minimum lot width and depth in the R-1-U (Single Family Urban Residential) zoning district. The proposal would exceed 50 percent of the existing floor area and is considered equivalent to a new structure. The proposed work would also exceed 50 percent of the existing replacement value of



the existing nonconforming structure in a 12-month period and requires approval of a use permit by the Planning Commission; determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. *Continued from the meeting of June 24, 2024.* (Staff Report #24-039-PC)

Planner Hochleutner said staff had no additions to the written report.

Greg Diamos, property owner, spoke on behalf of the project.

Chair Schindler opened the public hearing and closed the public hearing as no persons requested to speak.

The Commission discussed neighborhood outreach with the applicant and that the plans had addressed neighbors' concerns about window placement as well as the applicant's preference regarding a garage.

ACTION: Motion and second (Do/Schindler) to adopt a resolution to approve the item; passes 4-0 with Commissioners Ehrich, Ferrick, and Silverstein absent.

F2. Use Permit/Ali Zaghi/316 Princeton Rd.:

Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and detached garage and construct a new two-story, single-family residence with a basement on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban 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 includes a future detached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review. (Staff Report #24-040-PC)

Planning Technician Begin said staff had no additions to the written report.

Sepi Amin, project designer, spoke on behalf of the project.

Chair Schindler opened the public hearing and closed the public hearing as no persons requested to speak.

Chair Schindler discussed windows and potential use of translucent glass in larger windows with the applicant after which the Commission discussed potential use of translucent glass in windows.

ACTION: Motion and second (Do/Silin) to adopt a resolution to approve; passes 4-0 with Commissioners Ehrich, Ferrick, and Silverstein absent.

F3. Use Permit/Chacktong Louie/433 El Camino Real:

Consider and adopt a resolution to approve a use permit to operate a massage therapy business, which is considered a restricted personal service and a conditional use, in an existing multi-tenant commercial building in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district; determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff Report #24-041-PC)

Planner Hochleutner said staff had no additions to the written report.

Commissioner Silin said staff brought to his attention that his home was located within about 1,000 feet of this project. He said after reviewing with staff the circumstances and the FPPC regulations he believed he was able to make an unbiased decision on the project, and thus would not recuse himself.

Chacktong Louie, applicant, and Felix Liu, project designer, spoke on behalf of the project.

The Commission discussed parking and potential bicycle parking along El Camino Real with staff and project outreach with the applicants.

Chair Schindler opened the public hearing and closed the public hearing as no persons requested to speak.

ACTION: Motion and second (Behroozi/Do) to adopt a resolution approving the item; passes 4-0 with Commissioners Ehrich, Ferrick, and Silverstein absent.

G Informational Items

G1. Future Planning Commission Meeting Schedule

- Regular Meeting: October 7, 2024

Mr. Perata said the October 7th meeting was likely to be canceled as no projects were currently ready for review.

- Regular Meeting: October 28, 2024

H. Adjournment

Chair Schindler adjourned the meeting at 7:58 p.m.

Staff Liaison: Kyle Perata, Assistant Community Development Director

Recording Secretary: Brenda Bennett



STAFF REPORT

Planning Commission

Meeting Date:

10/28/2024

Staff Report Number:

24-042-PC

Public Hearing:

Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence with a basement and detached garage on a substandard lot with regard to minimum lot width in the R-1-S (Single Family Suburban Residential) zoning district located at 1460 Bay Laurel Drive, and 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 includes an attached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review.

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence and detached garage on a substandard lot with regard to minimum lot width in the R-1-S zoning district, at 1460 Bay Laurel Drive. The proposed two-story residence would also include a basement. The proposal includes an attached accessory dwelling unit (ADU), which is a permitted use and 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 the proposed project.

Background

Site location

Using Bay Laurel Drive in the north-south orientation, the subject parcel sits on the west side of Bay Laurel Drive north of Cotton Street, in the West Menlo neighborhood. All properties in the immediate vicinity to the subject property are also located in the R-1-S zoning district. Neighboring residences are a mix of single-story and two-story homes of varying styles. The City of Palo Alto and Stanford University are located to the east, on the opposite side of San Francisquito Creek. A location map is included as Attachment B.

Analysis

Project description

The subject property is currently occupied by a single-story, single-family residence with three bedrooms, two bathrooms, and two-car attached garage built in 1949. The applicant is proposing to demolish the existing residence and construct a two-story, single-family residence with basement, consisting of five bedrooms and five-and-one-half bathrooms. The basement lightwells would generally be located along the front and rear of the residence and would comply with the required setbacks. The residence would also include an attached, one-bedroom accessory dwelling unit (ADU) on the left side, and a detached two-car garage at the rear-right side of the parcel.

The lot is substandard with regard to minimum lot width, with a width of 79.1 feet where a minimum of 80 feet is required, meaning the proposal triggers the need for a use permit to allow a new two-story residence on a substandard lot.

The proposed residence would meet all Zoning Ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, height, and parking. Of particular note with regard to Zoning Ordinance requirements:

- The total proposed FAL would be 4,471.6 square feet, where a maximum of 3,744.2 square feet is permitted.
 - The project is allowed to exceed the FAL by up to 800 square feet in order to accommodate an ADU.
 - The basement is not included in the calculation of FAL because it is completely within the footprint of the first level of the proposed residence.
- The total proposed building coverage would be 2,850 square feet, or approximately 26.4 percent of the lot, where 3,772 square feet (35 percent) is permitted.
- The ADU would be located on the south side of the house with a side setback of 5.4 feet where 4 feet is required for that specific use (versus the 10-foot side setback requirement for the main residence).
- The ADU parking space would be located in a tandem layout on the driveway leading to the detached garage, which is permitted.

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

Design and materials

The proposed residence would be constructed in a transitional style consisting of a simple color palette and brick or stone veneer to add texture and highlight the gable walls along the front façade. The second story would feature a mix of hip roof and gable elements to add visual interest. The side-facing second-floor windows would be relatively minimal to mitigate privacy impacts. The windows would be wood-clad, with interior and exterior dividers and an internal spacer bar. The right side setback has been increased to help with privacy and give more daylight to the two-story neighbor, and to accommodate the driveway for the detached rear garage. The detached garage itself would deemphasize the visual effect of parking. The overall massing of the house would be straightforward and balanced with expansive windows.

Trees and landscaping

The applicant submitted an arborist report (Attachment A, Exhibit C), detailing the species, size, and conditions of on-site and nearby trees. A total of twelve trees were assessed. A heritage street tree (sweet gum approximately 15 inches in diameter) was removed without a permit or prior city approval, and therefore not included in the project plans or arborist report. HTR2024-00100 was retroactively approved August 15, 2024 for the heritage tree removal violation, as well as the removal of tree #9 (heritage olive),

which was approved for removal due to its poor health. In response to the violation and the approved olive removal, the City Arborist has required two replacement trees (one 24-inch box ginkgo street tree and one 15-gallon Chinese pistache at the left side of the parcel), which will be ensured through condition 2a. In addition, two new 36-inch box ginkgo trees are proposed at the front and rear of the parcel.

| Table 1: Tree summary and disposition | | | | |
|---------------------------------------|-------------------|-----------------------|--|--------------|
| Tree number | Species | Size (DBH, in inches) | Condition | Notes |
| 1 | Coast live oak | 48" | Good health and condition, neighbor's tree | Heritage |
| 2 | Southern magnolia | 8.4" | Fair Health, good condition, drought stress | Heritage |
| 3* | Sweet gum | 24.8" | Good health and condition, street tree | Heritage |
| 4 | Coast live oak | 16.3" | Good health, fair condition, poor form multi at 1' | Heritage |
| 5 | Pittosporum | 12.2" | Good health, fair condition, hedge | Non-heritage |
| 6 | Pittosporum | 8.4" | Good health, fair condition, hedge | Non-heritage |
| 7 | Pittosporum | 7.0" | Good health, fair condition, hedge | Non-heritage |
| 8 | Pittosporum | 15.0" | Good health, fair condition, hedge | Non-heritage |
| 9* | Olive | 19.0" | Poor health and condition, topped at 10' | Heritage |
| 10 | Pittosporum | 10.8" | Poor health and condition, covered in ivy | Non-heritage |
| 11 | Pittosporum | 10.8" | Poor health and condition | Non-heritage |
| 12 | Pittosporum | 5 @ 3" | Good health, fair condition | Non-heritage |

*Denotes heritage trees proposed to be removed.

Seven non-heritage pittosporums at the right and rear sides would be removed, and new screening plantings would be added along the rear and left sides. To protect the trees on site, the arborist report has identified such measures as tree protective fencing, pruning before construction, hand digging in areas where there is potential damage to roots of one inch or more in diameter, and routing of pipes into alternate locations to avoid conflicts with roots. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 1h.

Correspondence

As stated in the project description letter, the applicant indicates they have conducted neighborhood outreach with neighbors on all sides. As of the writing of this report, staff has not received any correspondence from neighbors regarding the project.

Conclusion

Staff believes that the design and materials of the proposed residence are generally compatible with the surrounding neighborhood. The neighborhood is a mixture of two-story and one-story homes with varied architectural styles. The character of the house was designed with the surrounding neighborhood in mind. 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 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 approving the use permit
 - Exhibits to Attachment A
 - A. Project Plans
 - B. Project Description Letter
 - C. Arborist Report
 - D. Conditions of Approval
- B. Location Map
- C. Data Table

Report prepared by:
Christine Begin, Planning Technician

Report reviewed by:
Thomas Rogers, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2024- 0xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO DEMOLISH AN EXISTING SINGLE-STORY, SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE WITH A BASEMENT AND DETACHED GARAGE ON A SUBSTANDARD LOT WITH REGARD TO MINIMUM LOT WIDTH IN THE R-1-S (SINGLE FAMILY SUBURBAN RESIDENTIAL) ZONING DISTRICT, AT 1460 BAY LAUREL DRIVE.

WHEREAS, the City of Menlo Park (“City”) received an application requesting a use permit to demolish an existing single-story, single-family residence and attached garage and construct a new two-story, single-family residence with a basement and detached garage on a substandard lot with regard to minimum lot width in the R-1-S (Single Family Suburban Residential) zoning district (collectively, the “Project”) from Karen Zak (“Applicant”) located at 1460 Bay Laurel Drive (APN 071-362-040) (“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 would comply with all objective standards of the R-1-S district; and

WHEREAS, the Applicant submitted an arborist report prepared by Advanced Tree Care, incorporated herein as Exhibit C, 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 and street trees in the vicinity of the project; 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 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 October 28, 2024, 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 construction of a new two-story, single-family residence on a substandard lot with regard to minimum lot width, 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 are allowed to be constructed on substandard lots subject to issuance of a use permit and the project conforms to applicable zoning standards, including, but not limited to, maximum floor area limit and maximum building coverage.

- b. The proposed residence would include a conforming number of off-street parking spaces because one covered and one uncovered parking space outside the front setback 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 proposed residence would be located in a single-family neighborhood and has been designed in a way to complement the existing scale of surrounding homes.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2024-00017, 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 D.

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:

- 1. 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, Kyle Perata, Assistant Community Development Director 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 October 28, 2024, 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 _____day of October, 2024.

PC Liaison Signature

Kyle Perata
Assistant Community Development Director
City of Menlo Park

Exhibits

- A. Project plans
- B. Project description letter
- C. Arborist report
- D. Conditions of approval

NEW RESIDENCE

1460 Bay Laurel Drive
Menlo Park, CA 94025

Project Data:

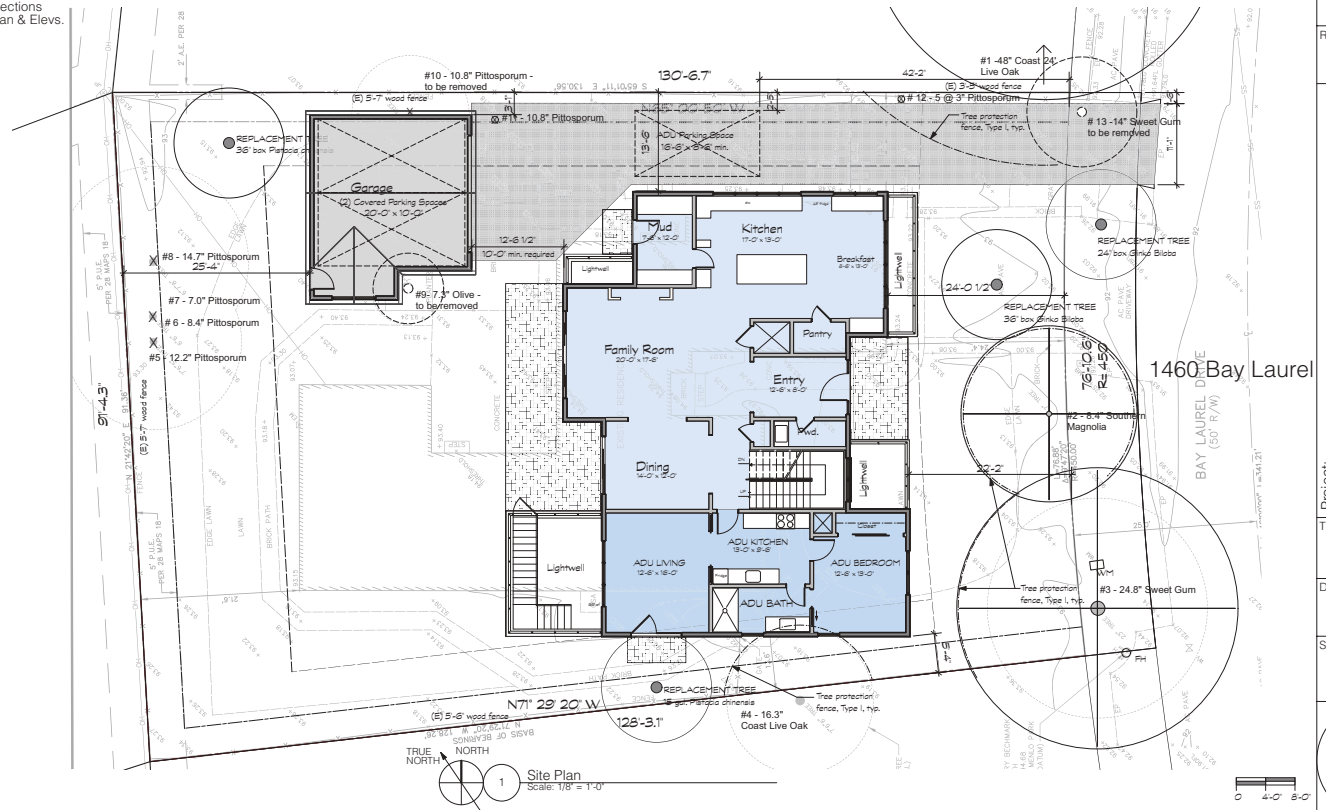
| | |
|--|------------------------------------|
| A.P.N. | 071-362-040 |
| Zoning District: | R-1-S |
| Lot Area: | 10,777.0 s.f. |
| Allowable Lot Coverage (35%) | 3,772.0 s.f. |
| Additional ADU Lot Coverage (6.8%) | 730.1 s.f. |
| (N) Lot Coverage (26.4%) | 2,850.0 s.f.* |
| * Max. may be exceeded because the ADU is < 800 s.f. | |
| Max. Allowed Floor Area Limit: | 3,744.2 s.f. |
| Max. 2nd Allowed Floor Area Limit: | 1,872.1 s.f. |
| (N) ADU: (not included) | 730.1 s.f. |
| (N) Garage: | 514.6 s.f. |
| (N) 1st Floor: | 1,605.3 s.f. |
| (N) 2nd Floor: | 1,622.9 s.f. |
| (N) Basement: (not included) | 2,182.7 s.f. |
| Total (N) Floor Area: | 3,742.8 s.f. |
| (E) Garage: | 560.3 s.f. |
| (E) 1st Floor | 1,922.0 s.f. |
| (E) Shed | 94.9 s.f. |
| Total (E) Floor Area: | 2,482.3 s.f. |
| (E) Lot Coverage (23.9%) | 2,577.2 s.f. |
| Max. Height : | 28'-0" Main House 14'-0" Garage |

Scope of Work:

- New 2 story home with full basement.
- New attached ADU.
- New detached Garage.

Sheet Index

| | |
|-------|-------------------------|
| A-1.0 | Site Plan, Notes |
| TP-1 | Tree Protection |
| C-1 | Civil Survey |
| L-1 | Landscape Plan |
| A-1.1 | Area Plan & Streetscape |
| A-1.2 | Material Rendering |
| A-2.1 | Existing House |
| A-2.2 | Demolition Plan |
| A-3 | First Floor Plan |
| A-4 | Second Floor Plan |
| A-5 | Basement Plan |
| A-6 | Roof Plan |
| A-7 | Area Calculations |
| A-8 | Building Elevations |
| A-9 | Building Elevations |
| A-10 | Building Sections |
| A-11 | Building Sections |
| A-12 | Garage Plan & Elevs. |



Applicable Codes & Regulations

| | |
|----------------------------------|--------------|
| California Building Code | 2022 Edition |
| California Residential Code | 2022 Edition |
| California Energy Code | 2022 Edition |
| California Plumbing Code | 2022 Edition |
| California Electrical Code | 2022 Edition |
| California Mechanical Code | 2022 Edition |
| California Fire Code | 2022 Edition |
| CA Green Building Standards Code | 2022 Edition |
| Menlo Park Municipal Code | |

Along with any other local and state laws and regulations

Project Information

| | |
|--|----------------------------|
| Occupancy Group: | R-3 / U |
| Type of Construction: | V - B |
| Deferred Submittal Items: | NA |
| Special Inspection Items: | - see Structural Drawings. |
| Automatic Fire Sprinklers: | YES |
| Solar PV System to be under separate permit per City of Menlo Park | |

CONSULTANTS:

| | |
|---------------|--|
| Arborist: | Advanced Tree Care 965 East San Carlos Ave. San Carlos, CA 94070 650 508-1525 |
| Civil Survey: | MacLeod & Associates 965 Center Street San Carlos, CA 94070 650 593-8580 |

Architect: Zak Johnson Architects
900 College Avenue
Menlo Park, CA 94025
650.329.9767

Licensed Architect:
Karen Suzanne Zak
C-25245
Ren: 5/31/25
karen.zak
State of California

Revision Date:
10/22/2024

Project:
1460 Bay Laurel Drive
1460 Bay Laurel Drive
Menlo Park, CA. 94025

Title:
Site Plan

Date:
16 July, 2024

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

A-1.0

Advanced Tree Care
965 East San Carlos Ave, San Carlos

1460 Bay Laurel Ave., Menlo Park
July 1, 2024

Tree Survey

| Tree# | Species | DBH | Ht/Sp | Can Rating | Comments |
|-------|--|----------|-------|------------|---|
| 1 | Coast live oak <i>Quercus agrifolia</i> | 48"± | 50/50 | 80/60/60 | Good health and condition, neighbor's tree. Regulated |
| 2 | Southern magnolia <i>Magnolia grandiflora</i> | 8.4" | 20/15 | 55/70/70 | Fair health, good condition, drought stress, street tree Regulated |
| 3 | Sweet gum <i>Liquidambar styraciflua</i> | 24.8" | 60/25 | 80/70/70 | Good health and condition, street tree Regulated |
| 4 | Coast live oak <i>Quercus agrifolia</i> | 16.3"Ø1" | 20/20 | 70/60/45 | Good health, fair condition, poor form multi at 1'. Regulated |
| 5 | Pinus <i>Pinus torreyana</i> | 12.2" | 25/6 | 65/50/50 | Good health, fair condition, hedge Not Regulated |
| 6 | Pinus <i>Pinus torreyana</i> | 8.4" | 25/8 | 65/50/50 | Good health, fair condition, hedge Not Regulated |
| 7 | Pinus <i>Pinus torreyana</i> | 7.0" | 25/5 | 65/50/50 | Good health, fair condition, hedge Not Regulated |
| 8 | Pinus <i>Pinus torreyana</i> | 15.0" | 30/10 | 65/50/50 | Good health, fair condition, hedge Not Regulated |
| 9 | Olive <i>Olea europaea</i> | 19.0" | 10/8 | 40/30/20 | Poor health and condition, topped at 10'. Regulated |
| 10 | Pinus <i>Pinus torreyana</i> | 10.8" | 20/5 | 40/40/30 | Poor health and condition, covered in ivy. Not Regulated |
| 11 | Pinus <i>Pinus torreyana</i> | 10.8" | 20/8 | 50/40/30 | Poor health and condition Not Regulated |
| 12 | Pinus <i>Pinus torreyana</i> | 5Ø 7.5Øa | 10/8 | 60/50/50 | Good health, fair condition Not Regulated |

Appraised Values of Regulated Trees to be protected during construction

| | |
|---------|------------------------------|
| Tree #1 | \$50,600.00 |
| Tree #2 | \$1,670.00 |
| Tree #3 | \$22,500.00 |
| Tree #4 | \$4,760.00 |
| Tree #9 | \$1,260.00 Requested removal |

See addendum for table of appraised values and calculations.

Total value of all trees on this property \$30,190.00

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Advanced Tree Care
965 East San Carlos Ave, San Carlos

1460 Bay Laurel Ave., Menlo Park
July 1, 2024



Type I Tree Protection
The fence shall enclose the entire area within the canopy drip-line or TPZ of the tree(s) to be retained throughout the life of the project, or until final site preparation is complete. The fence is required to be at least 6 feet from the ground line (top of the trunk) and 2 to 3 feet from the trunk. The fence shall be installed on both sides of the trunk and shall not be interrupted, but shall allow the worker(s) to enter, exit, and grade level controls from.

- Any pruning and maintenance of the tree shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. The pruning should be carried out by an arborist, not by construction personnel. No limbs greater than 4" in diameter shall be removed.
- Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.⁽²⁾
- If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruner. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.⁽²⁾
- Do Not:⁽⁴⁾
 - allow run off or spillage of damaging materials into the area below any tree canopy.
 - store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
 - cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
 - allow fires under any adjacent trees.
 - discharge exhaust into foliage.
 - secure cable, chain or rope to trees or shrubs.
 - apply soil sterilants under pavement near existing trees.

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Advanced Tree Care
965 East San Carlos Ave, San Carlos

1460 Bay Laurel Ave., Menlo Park
July 1, 2024

Total value of all trees on neighbor's property \$50,600.00

Total value of trees recommended or requested for removal \$1,260.00

Total value of all trees that may be impacted by construction \$79,530.00

Disposition and Summary

| Tree# | Species | Heritage/ Street | Suitability for preservation | Remove/Preserve | Appraised value |
|-------|--|------------------|------------------------------|-----------------|-----------------|
| 1 | Coast live oak <i>Quercus agrifolia</i> | Heritage | Good | Preserve | \$50,600.00 |
| 2 | Southern magnolia <i>Magnolia grandiflora</i> | Street | Good | Preserve | \$1,670.00 |
| 3 | Sweet gum <i>Liquidambar styraciflua</i> | Heritage | Good | Preserve | \$22,500.00 |
| 4 | Coastal live oak <i>Quercus laevis</i> | Street | Good | Preserve | \$4,760.00 |
| 9 | Olive | Heritage | Poor | Remove | \$1,260.00 |

The trees on the site are a variety of natives and non-natives.

Tree # 1 is a coast live oak on the neighbor's property. The tree is a Heritage tree and should be protected during construction.

Tree # 2 is a Southern magnolia at the front of the property, the tree is a street tree that should be protected during construction.

Tree # 3 is a sweet gum in good health and condition. The tree is a street tree that should be protected during construction.

Tree # 4 is a scrubby live oak on the property line and may be the neighbor's tree. The tree is a Heritage tree and should be protected during construction.

Tree # 9 is an olive in poor health and condition that has been requested for removal.

The remaining trees on this property are not Regulated and can be removed if desired.

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Advanced Tree Care
965 East San Carlos Ave, San Carlos

1460 Bay Laurel Ave., Menlo Park
July 1, 2024

- Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.⁽⁶⁾
- Route pipes into alternate locations to avoid conflict with roots.⁽⁶⁾
- Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the drip-line of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.⁽⁶⁾
- Compaction of the soil within the drip-line shall be kept to a minimum.⁽⁷⁾ If access is required to go through the TPZ of a protected tree, the area within the TPZ should be protected from compaction either with steel plates or with 4" of wood chip overlaid with plywood.
- Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.
- Ensure upon completion of the project that the original ground level is restored.

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Advanced Tree Care
965 East San Carlos Ave, San Carlos

1460 Bay Laurel Ave., Menlo Park
July 1, 2024

Tree Protection Plan

Drawings reviewed: Plan Set dated 6/20/24, A-1.0, L1, 2.2, 3, 4, 5, 6, 7, 8, 9, 10 and 12

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1 1/2" or 2" posts driven at least 2 feet into the ground standing at least 6 feet tall. Normally a TPZ is defined by the drip-line of the tree. I recommend the TPZ's as follows:-

The fencing should be posted with signs saying "TREE PROTECTION FENCE-DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM THE CITY". See Addendum.

The City requires fencing to be installed before any equipment comes on site and inspected by the Project Arborist who shall submit a letter of verification to the City before issuance of permits

Tree protection fencing is to be inspected by the City Arborist before demo and/or building permit issuance.

Tree protection fencing is required to remain in place throughout construction and may only be moved or removed with written authorization from the City Arborist. The Project Arborist may authorize modification to the fencing when a copy of the written authorization is submitted to the City.

Any time development-related work is recommended to be supervised by a Project Arborist, the report must include a description of their recommended work plan and mitigation treatments. The Project Arborist shall provide a follow-up letter documenting the mitigation has been completed to specification.

The Project Arborist must also provide monthly tree protection monitoring inspections. During these inspections the Project Arborist should monitor the condition of the trees, verify the tree protection measures are in compliance, provide recommendations for any necessary maintenance and impact mitigation, and prepare monthly reports for City Arborist Review.

Any tree on-site protected by the City's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair as a result of the construction.

A final inspection of the trees at the end of the project is required by the City Arborist prior to removal of the tree protection fencing.

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Advanced Tree Care
965 East San Carlos Ave, San Carlos

1460 Bay Laurel Ave., Menlo Park
July 1, 2024



Location of existing house, trees requested for removal protected trees and their Tree Protection Zones

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Advanced Tree Care
965 East San Carlos Ave, San Carlos

1460 Bay Laurel Ave., Menlo Park
July 1, 2024

Tree Protection fencing and details on development within the TPZ.

Tree # 1: TPZ should be at 40 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2⁽⁸⁾. This is shown as a thin red line.

This can be reduced to edge of proposed driveway at time of driveway construction, but should be at its fullest extent during demolition. Construction of the driveway should be one of the last things to do at project completion, if possible.

The driveway will encroach the edge of 6 s DBH for less than a quadrant of the TPZ and less than 7% of the entire TPZ will be impacted by the encroachment. No special modifications are required for construction of the driveway, or any work within the TPZ.

Tree # 2: TPZ should be at 7 feet from the trunk closing on the fence line and edge of sidewalk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2⁽⁸⁾. This is shown as a thick red line.

Tree # 3: TPZ should be at 20 feet from the trunk closing on the fence line and edge of sidewalk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2⁽⁸⁾. This is shown as a thick red line.

Tree # 4: TPZ should be at 13 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2⁽⁸⁾. This is shown as a thin red line.

This can be reduced to edge of construction, allowing for access. Shown as a thick red line.

6 | Page

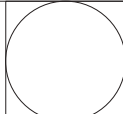
Advanced Tree Care
965 East San Carlos Ave, San Carlos

1460 Bay Laurel Ave., Menlo Park
July 1, 2024



Location of proposed new home, protected trees and their Tree Protection Zones

10 | Page



Architect: Zak Johnson Architects
900 College Avenue
Menlo Park, CA 94025
650.329.9767

Licensed Architect
Karen Suzanne Zak
C-25245
Ren.: 5/31/25
karen.zak
State of California

Revision Date:

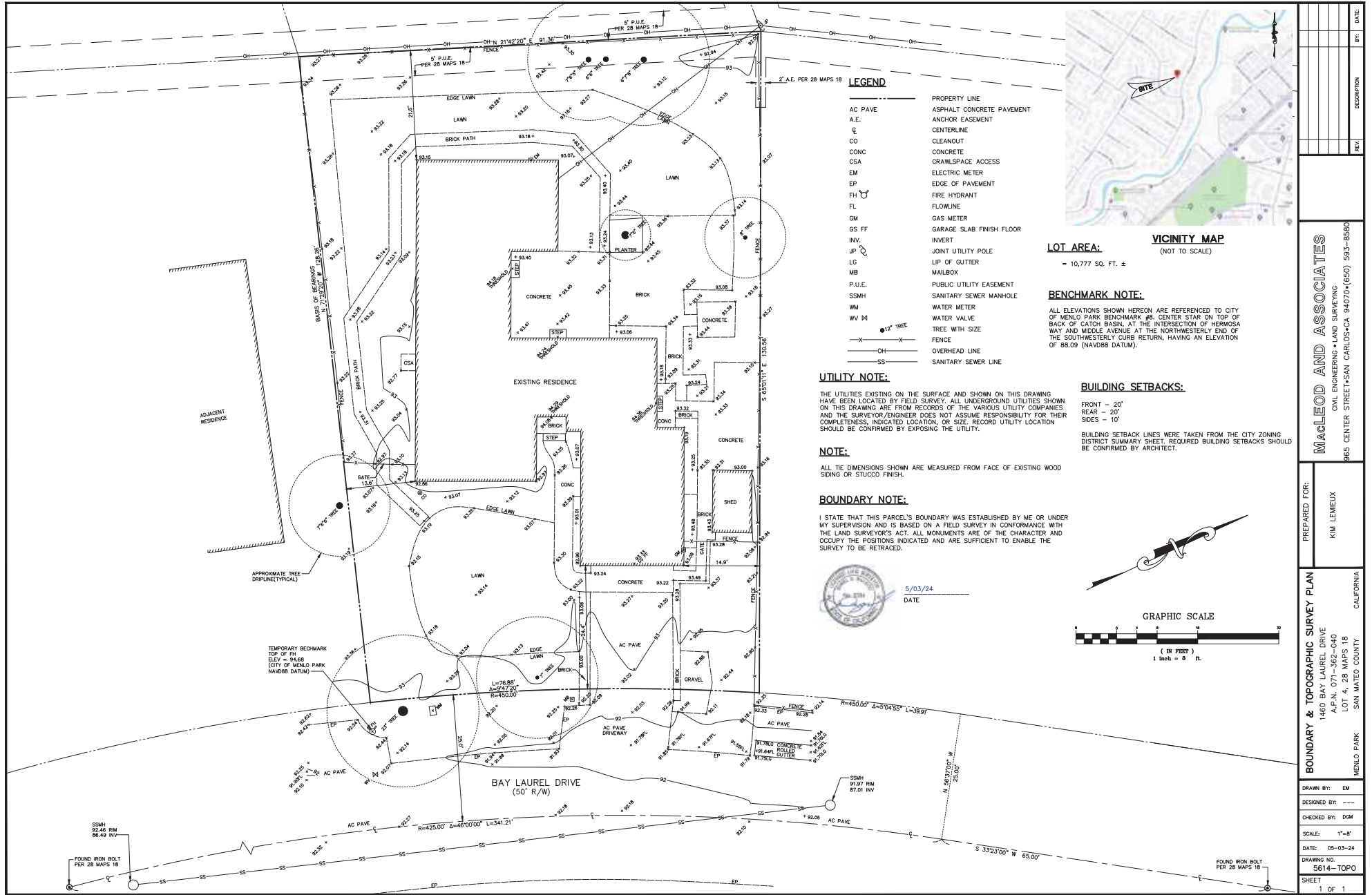
Project: 1460 Bay Laurel Drive
1460 Bay Laurel Drive
Menlo Park, CA: 94025

Title: Tree Protection

Date: 16 July, 2024

Scale: N.T.S.





LEGEND

- | | |
|------------|---------------------------|
| AC PAVE | PROPERTY LINE |
| A.E. | ASPHALT CONCRETE PAVEMENT |
| ⊕ | ANCHOR EASEMENT |
| — | CENTERLINE |
| CO | CLEANOUT |
| CONC | CONCRETE |
| CSA | CRANKSPACE ACCESS |
| EM | ELECTRIC METER |
| EP | EDGE OF PAVEMENT |
| FH | FIRE HYDRANT |
| FL | FLOWLINE |
| GM | GAS METER |
| GS FF | GARAGE SLAB FINISH FLOOR |
| INV. | INVERT |
| JP | JOINT UTILITY POLE |
| LG | LIP OF GUTTER |
| MB | MAILBOX |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| SSMH | SANITARY SEWER MANHOLE |
| WM | WATER METER |
| WV M | WATER VALVE |
| ● 12" TREE | TREE WITH SIZE |
| — X — | FENCE |
| OH | OVERHEAD LINE |
| SS | SANITARY SEWER LINE |



VICINITY MAP
(NOT TO SCALE)

LOT AREA:
= 10,777 SQ. FT. ±

BENCHMARK NOTE:

ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO CITY OF MENLO PARK BENCHMARK #8, CENTER STAR ON TOP OF BACK OF CATCH BASIN, AT THE INTERSECTION OF HERMOSA WAY AND MIDDLE AVENUE AT THE NORTHWESTERLY END OF THE SOUTHWESTERLY CURB RETURN, HAVING AN ELEVATION OF 88.09 (NAVD88 DATUM).

BUILDING SETBACKS:

FRONT - 20'
REAR - 20'
SIDES - 10'

BUILDING SETBACK LINES WERE TAKEN FROM THE CITY ZONING DISTRICT SUMMARY SHEET. REQUIRED BUILDING SETBACKS SHOULD BE CONFIRMED BY ARCHITECT.

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

NOTE:

ALL THE DIMENSIONS SHOWN ARE MEASURED FROM FACE OF EXISTING WOOD SIDING OR STUCCO FINISH.

BOUNDARY NOTE:

I STATE 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.



5/03/24
DATE



GRAPHIC SCALE
(IN FEET)
1 inch = 8 ft.

| REV. | DESCRIPTION | BY: | DATE: |
|------|-------------|-----|-------|
| | | | |

MACLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8550

PREPARED FOR:
KIM LEMUEUX

BOUNDARY & TOPOGRAPHIC SURVEY PLAN
1460 BAY LAUREL DRIVE
A.P.N. 071-362-040
LOT 4, 28 MAPS 18
MENLO PARK
SAN MATEO COUNTY
CALIFORNIA

DRAWN BY: EM
DESIGNED BY: ---
CHECKED BY: DOM
SCALE: 1"=8'
DATE: 05-03-24
DRAWING NO.: 5614-TOPD
SHEET 1 OF 1

Landscape Notes

- 1) See detailed Irrigation Plan and WUDO water use estimates and notes
- 2) Exact location of plants on site to be adjusted as to best coordinate with irrigation component locations, lights, drainage features, and swales
- 3) Use 3 inch deep mulch in all planting areas. Provide owner with different mulch samples and prices including Mahogany colored Wonder Mulch from Vision Recycling in Fremont. Another mulch possibly a recycled redwood sawdust
- 4) Install plants (see all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 8" wide is gal. size and any circle scaled larger is 15 gal. size
- 5) The plan is schematic. Don't install plants too close to edges of paving or buildings. Keep valves and quick couplers away from trees.
- 6) If compacted soil that has been compacted during building construction. Do not do excessive digging under existing tree canopies. Dig plant pits only and don't dig up entire area under existing tree canopies.
- 7) When installing utility lines: hand digging, boring, or spade, or other excavation method as approved by the Project Architect shall be considered to protect existing mature trees. Consult with the Project Architect prior to adjusting locations of utility lines. Issue the project architect's tree report and tree protection plan concerning the protection of all existing trees to be saved during construction.
- 8) Any heritage improvements which are damaged as a result of construction will be required to be replaced.
- 9) An encroachment permit from the Engineering Division is required prior to any construction activities in the public right of way. A list of requirements for encroachment permit submittal can be found on the City's web page at: <http://www.meritpark.org/202/EncroachmentPermits>
- 10) A Landscape Audit Report from a Certified Professional will be required post construction.
- 11) All fences, paving, and other improvements are to be installed within the property lines except where you have city permission to install improvements in the public ROW. If you don't know for sure where the property lines are, have a licensed surveyor mark them for you.

Planting Area Existing vs. Proposed

| | |
|--|---------|
| EXISTING PLANTING AREA ON PARCEL (FROM SURVEY) | 5873 SF |
| PROPOSED PLANTING AREA ON PARCEL (FROM LANDSCAPE PLAN) | 4139 SF |
| LESS PLANTING PROPOSED COMPARED TO EXISTING PLANTING | 1735 SF |

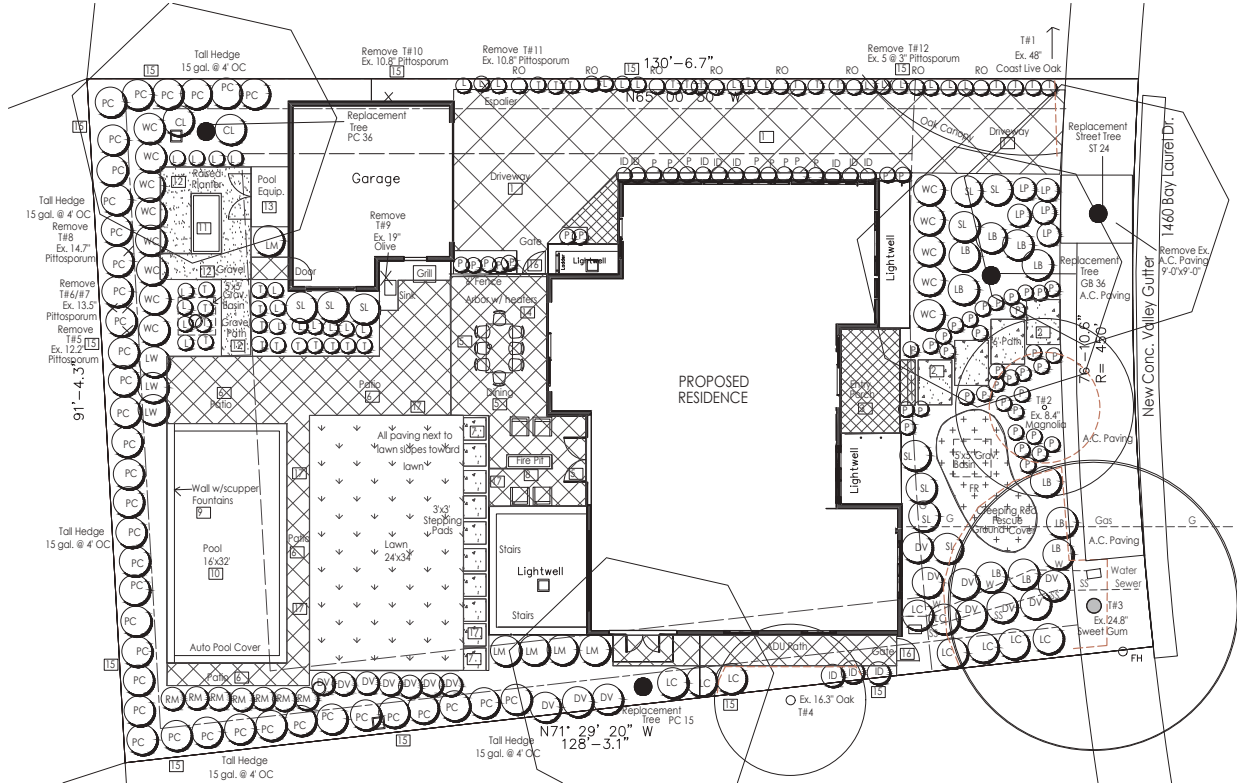
Plant Legend

| KEY | QTY | SIZE | BOTANICAL NAME | COMMON NAME | WUCOLS IV water use RATING |
|---------------|-----|-------------|---|-----------------------|----------------------------|
| TREES | | | | | |
| GR 36 | 1 | 36" box | Ginkgo biloba Fairmount | Maidenhair tree | MED |
| ST 24 | 1 | 24" box | Cosa II Replacement Tree | Maidenhair tree | MED |
| PC 36 | 1 | 24" box | Ginkgo biloba Fairmount | Maidenhair tree | MED |
| PC 36 | 1 | 24" box | Pistacia chinensis | Chinese Pistache | LOW |
| PC 15 | 1 | 15 gal | Cosa II Replacement Tree | Chinese Pistache | LOW |
| TALL SHRUBS | | | | | |
| PC 39 | 5 | 5 or 15 gal | Prunus caroliniana Bright and Tight | Carolina Cherry | LOW |
| MEDIUM SHRUBS | | | | | |
| WC | 13 | 5 | Westringia compacta | Capri Rosemary | LOW |
| LM | 5 | 5 | Lavatera malifolia | Tree Mallow | LOW |
| CL | 2 | 1 or 5 | Cistus ladanifer | Olsson Spool Rockrose | LOW |
| LC | 9 | 5 | Lanopeltium chinense (green) | | LOW |
| RM | 7 | 5 | Rhaphiolepis minor | Indian Hawthorne | LOW |
| DV | 14 | 5 | Dielsia indica | Fortnight Lily | LOW |
| LB | 9 | 5 | Lamandra biceps | | LOW |
| SL | 10 | 1 or 5 | Salvia leucantha Santa Barbara or S. greggii | Mexican Sage | LOW |
| RO | 8 | 5 | Rosa Cecilie Burnee or hardy rose Alba trained and tied to stainless steel wires on fence | Climbing Rose | LOW |
| GROUND COVERS | | | | | |
| LW | 3 | 1 | Lantana montevidensis - white | | LOW |
| L | 31 | 1 | Lavandula munstead | Lavender | LOW |
| T | 27 | 1 | Thymus serpyllum Pink Chirtz | Thyme | LOW |
| ID | 11 | 1 | Its douglasiana Canyon Snow | Native Its | LOW |
| P | 53 | 1 | Petragorium petalium | Ivy Geranium | LOW |
| FR | 5 | 1 | Ferula rubra (Delta Blue Grass Native More free) | Red Rescue | LOW |
| LP | 5 | 1 | Limonium persei | Sea Statice | LOW |
| Lawn | Sod | | Bonard Dwarf fescue or other fescue blend sod install 3/16" x 4" black steel landscape edging or 2x4 RWD header at edge | | HIGH |

Contractor to install all plants shown in plan view and do own plant count
Ask the owner if she wants to update any plants

Landscape Site Legend

- 1 Driveway - concrete or pavers - owner to select pattern, finish and color
- 2 Poured in place conc. pads with 3.5" spaces filled with gravel or mulch to be selected by owner
- 3 Entry Porch - Poured in place conc. or conc. covered with non-slip tile - finish and color to be selected by owner
- 4 ADU path - Poured in place conc. or pavers - owner to select pattern, finish, and color
- 5 Rear patio - poured in place conc. - finish and color to be selected by owner
- 6 Pool and outdoor kitchen paving - poured in place conc. or pavers - owner to select pattern, finish, and color
- 7 Poured in place 3x3 concrete pads with lawn between them
- 8 Fire pit to be selected by owner similar to T2-K27 & OC 5m by Lumacast.com
- 9 Decorative wall with scupper fountains - finish selected by owner
- 10 Swimming pool with automatic cover - finishes to be selected by owner
- 11 Railed 2x redwood planter 6x4x1.5 high with 4x4 posts
- 12 gravel path with steel landscape edging lo and around raised planter
- 13 Pool equipment enclosure - finish selected by owner to go with house finish
- 14 Arbor with overhead headers designed by building architect
- 15 Redwood fence 6" solid wood plus 12 inch high lattice on top
- 16 4 foot tall x 3 foot wide solid wood gate
- 17 Paving at edge of lawn to slope toward lawn to reduce waste of water



Revision

GREGORY LEWIS LANDSCAPE ARCHITECT #2178
758 Park Ave. #101 (415) 359-0560
www.gregorylewislandscape.com



New Residence
1460 Bay Laurel Drive, Menlo Park



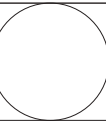
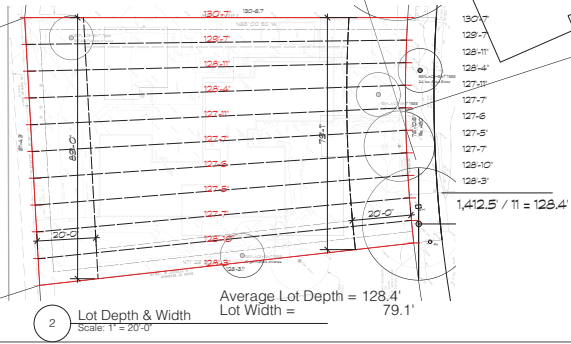
LANDSCAPE SITE/PLANTING PLAN

| | |
|-------|----------|
| Date | 10/18/24 |
| Scale | As Noted |
| Drawn | Gmp |
| Site | |
| Sheet | |

L1



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



Architect: Zak Johnson Architects
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State of California

Revision Date:

Project: 1460 Bay Laurel Drive
1460 Bay Laurel Drive
Menlo Park, CA, 94025

Title: Area Plan

Date: 16 July, 2024

Scale: 1" = 20'-0"

A-1.1



Kolbe Aluminum Clad Wood Windows
w/ divided lite grids exterior and interior and
spacer bars between the glass



Plaster Stucco System - integral color



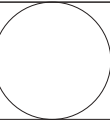
Lightweight slate roofing tile



Brick or Limestone Veneer



1 Front Elevation - Rendered
Scale: 3/16" = 1'-0"



Architect: Zak Johnson Architects
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State of California

Revision Date:

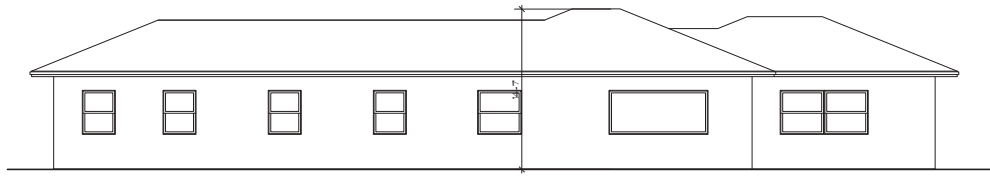
Project:
1460 Bay Laurel Drive
1460 Bay Laurel Drive
Menlo Park, CA, 94025

Title:
Material Rendering

Date:
16 July, 2024

Scale:
N.T.S.

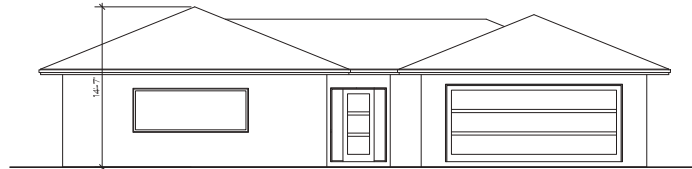
A-1.2



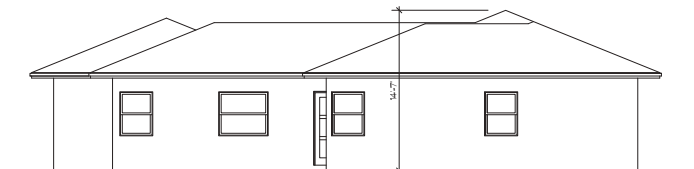
(E) South Elevation
Scale: 3/16" = 1'-0"



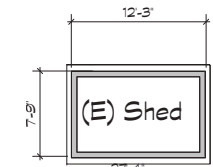
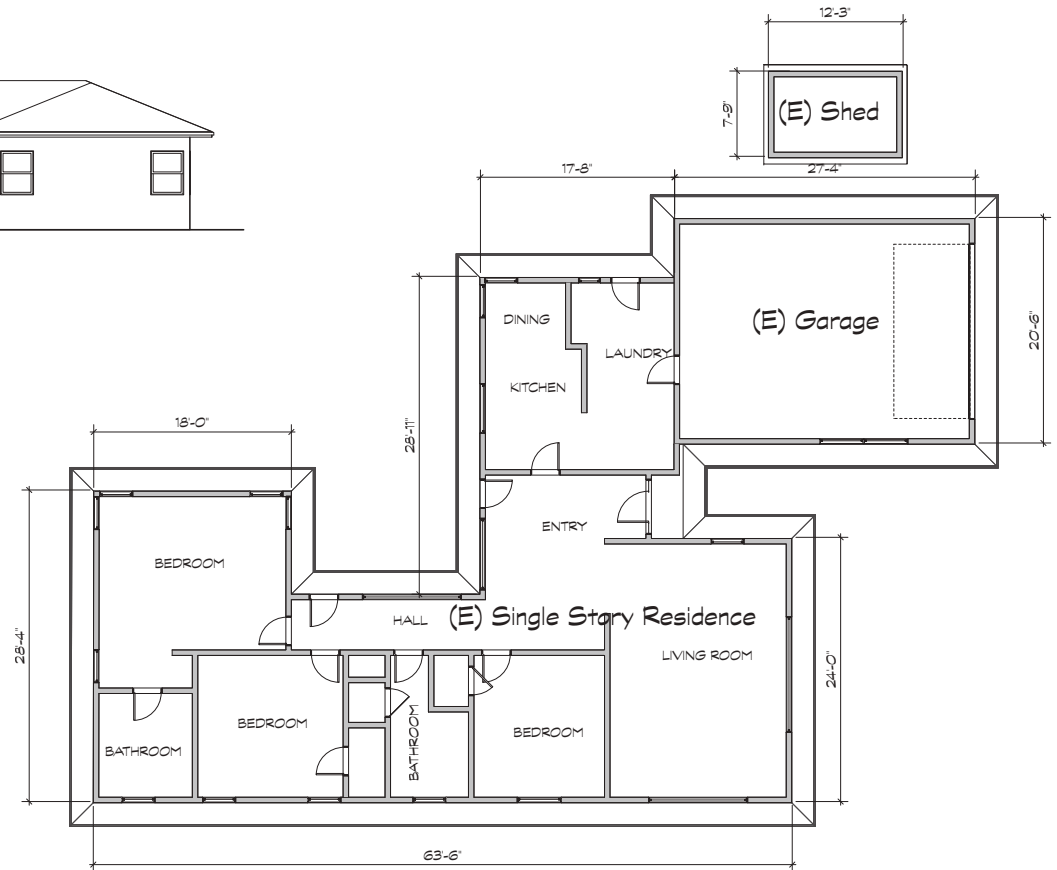
(E) North Elevation
Scale: 3/16" = 1'-0"



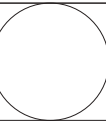
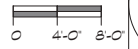
(E) East Elevation
Scale: 3/16" = 1'-0"



(E) West Elevation
Scale: 3/16" = 1'-0"



TRUE NORTH
1 Existing 1st Floor Plan - to be demolished.
Scale: 3/16" = 1'-0"



Architect: Zak Johnson Architects
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Revision Date:

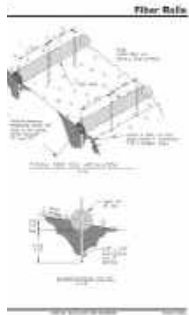
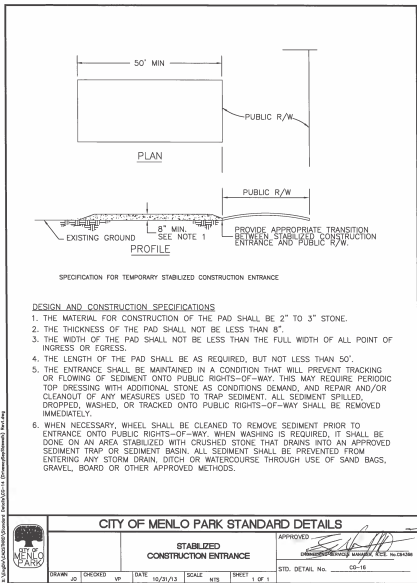
Project: 1460 Bay Laurel Drive
1460 Bay Laurel Drive
Menlo Park, CA. 94025

Title:
Existing Floor Plan

Date:
16 July, 2024

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





Demolition Notes:

1. Timing of grading activities during the dry months if feasible.
2. Minimize land disturbance, use temporary and permanent planting of exposed soil.
3. Install temporary sediment basins and traps.
4. Ground cover, mulch or tarps over exposed soil shall be required prior to and during the rainy season.
5. Install temporary silt fences or straw rolls as required to prevent soil erosion.
6. Provide a stabilized construction entrance per City Standard Detail CG-16.
7. Protect storm drain inlets in the City right-of-way.
8. Sediment-laden water shall not leave the site. If this occurs it shall be removed daily and prior to rainfall.
9. Storage, handling and disposal of construction materials shall be accomplished using methods that prevent them and other site wastes from coming into contact with storm water.
10. Adjacent properties and undisturbed areas shall be protected from construction impacts.
11. Lack of erosion control measures or deficient maintenance practices can lead to heavy fines from the State Water Board during project construction.
12. Dust control must be in effect during and throughout demolition. See attached BMP sheet.

City of Menlo Park Const. Hours & Noise Requirements:

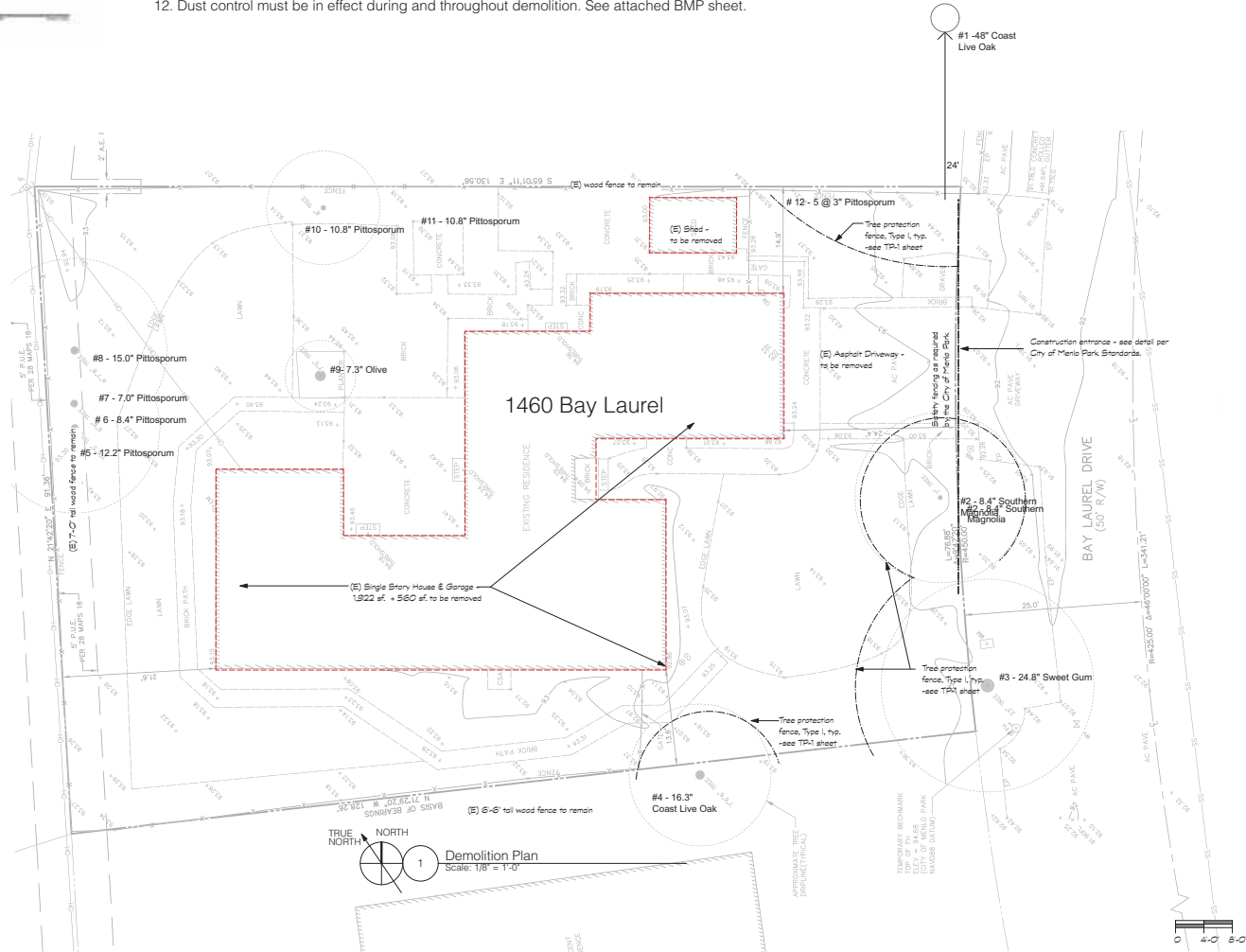
The work hours are regulated by noise levels created during construction. The maximum noise levels allowed are established in the City of Menlo Park Municipal Code Chapter 8.06 Noise.

1. Any and all excessively annoying, loud or unusual noises or vibrations such as offend the peace and quiet of persons of ordinary sensibilities and which interfere with the comfortable enjoyment of life or property and affect at the same time an entire neighborhood or any considerable number of persons shall be considered a noise disturbance.
2. Construction Activities:
 - a. Construction activities are limited to the hours of eight (8) a.m. and six (6) p.m. Monday through Friday.
 - b. Construction activities by residents and property owners personally undertaking construction activities to maintain or improve their property are allowed on Saturdays, Sundays or holidays between the hours of nine (9) a.m. and five (5) p.m.
 - c. A sign, containing the permitted hours of construction activities exceeding the noise limits set forth in Section 8.06.03D, shall be posted at all entrances to a construction site upon the commencement of construction, for the purpose of informing contractors and subcontractors and all other persons at the construction site of the basic requirements of this chapter. The sign shall be at least five (5) feet above ground level and shall consist of a white background with black letters.
 - d. Notwithstanding any other provision set forth above, all powered equipment shall comply with the limits set forth in Section 8.06.04(b).

Menlo Park Safety Fence Notes

Prior to Issuance of a Demolition or Building Permit, the plan for safety fencing will be submitted and approved by the building division. The Building Official may waive this requirement on a case by case basis. The fencing shall be installed as shown prior to commencement of construction unless the requirement is waived by the building official.

- **Size, type and area to be fenced.** Install fencing as shown on site plan with five or six (5 - 6') foot high chain link fences. Fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing.
- **Duration.** Fencing shall be erected before demolition, grading or construction begins and remain in place until final inspection of the project.



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 State of California

Revision Date:

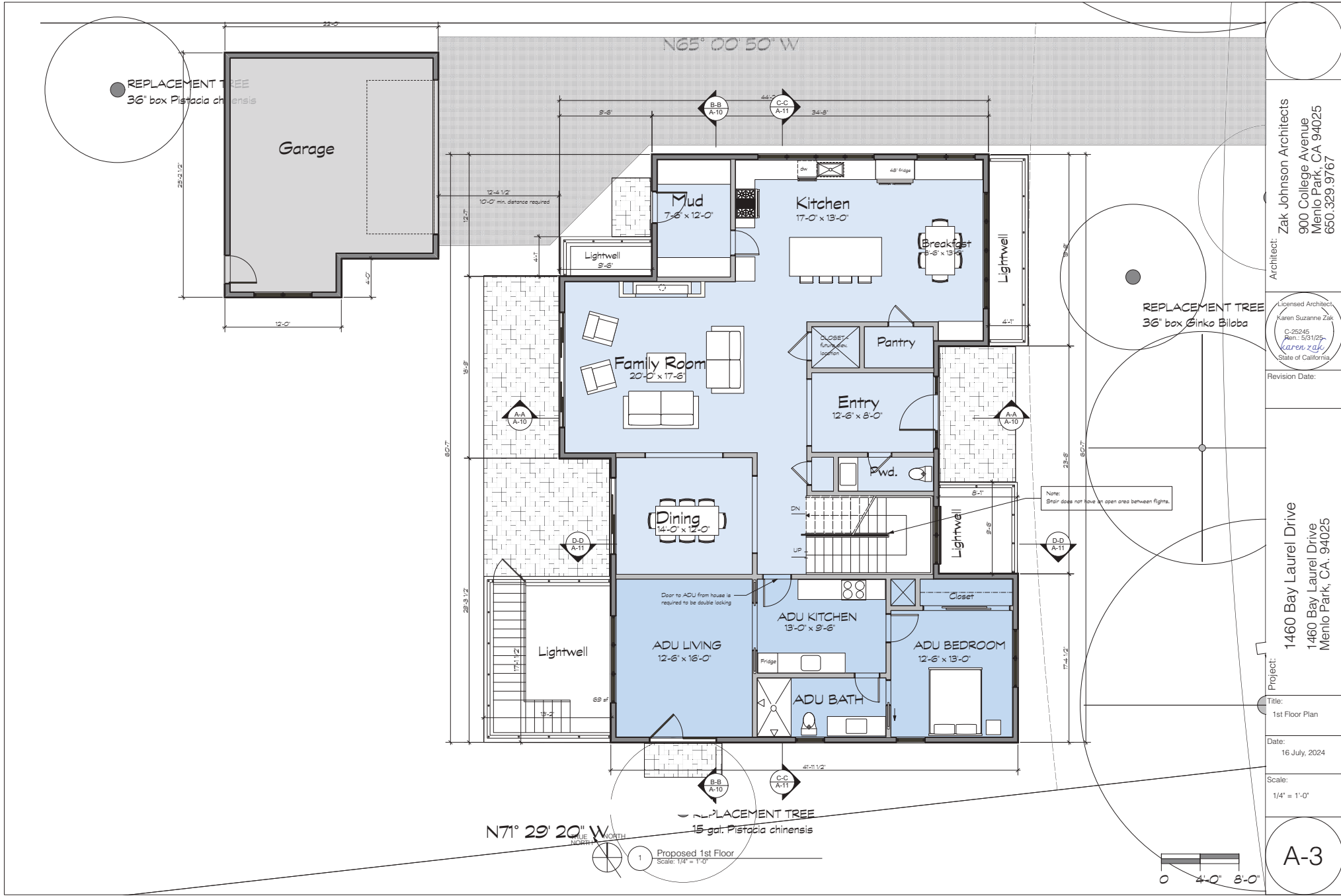
Project: 1460 Bay Laurel Drive
 1460 Bay Laurel Drive
 Menlo Park, CA: 94025

Title: Demolition Plan

Date: 30 July, 2024

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

A-2.2



Architect: Zak Johnson Architects
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 Menlo Park, CA 94025
 650.329.9767

Licensed Architect:
 Karen Suzanne Zak
 C-25245
 Ren: 5/31/25
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 State of California

Revision Date:

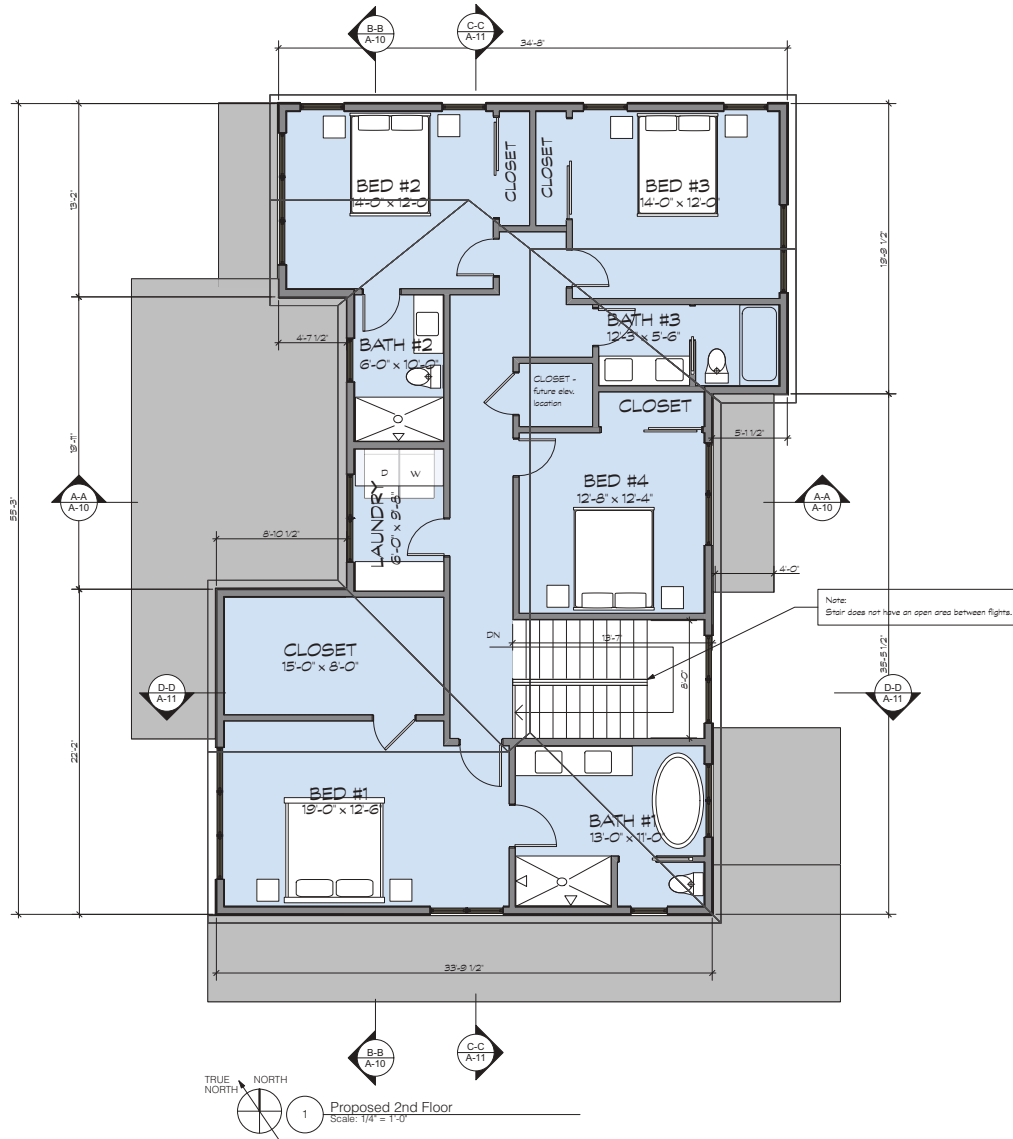
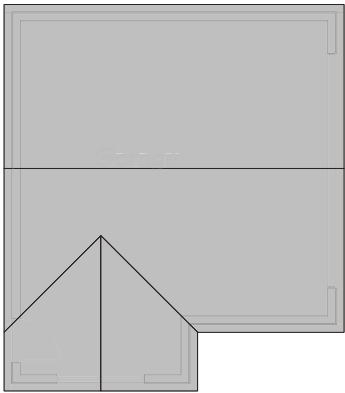
Project: 1460 Bay Laurel Drive
 1460 Bay Laurel Drive
 Menlo Park, CA. 94025

Title:
 1st Floor Plan

Date:
 16 July, 2024

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

A-3



Architect: Zak Johnson Architects
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 650.329.9767

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 Ren: 5/31/25
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 State of California

Revision Date:

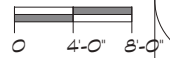
Project: 1460 Bay Laurel Drive
 1460 Bay Laurel Drive
 Menlo Park, CA. 94025

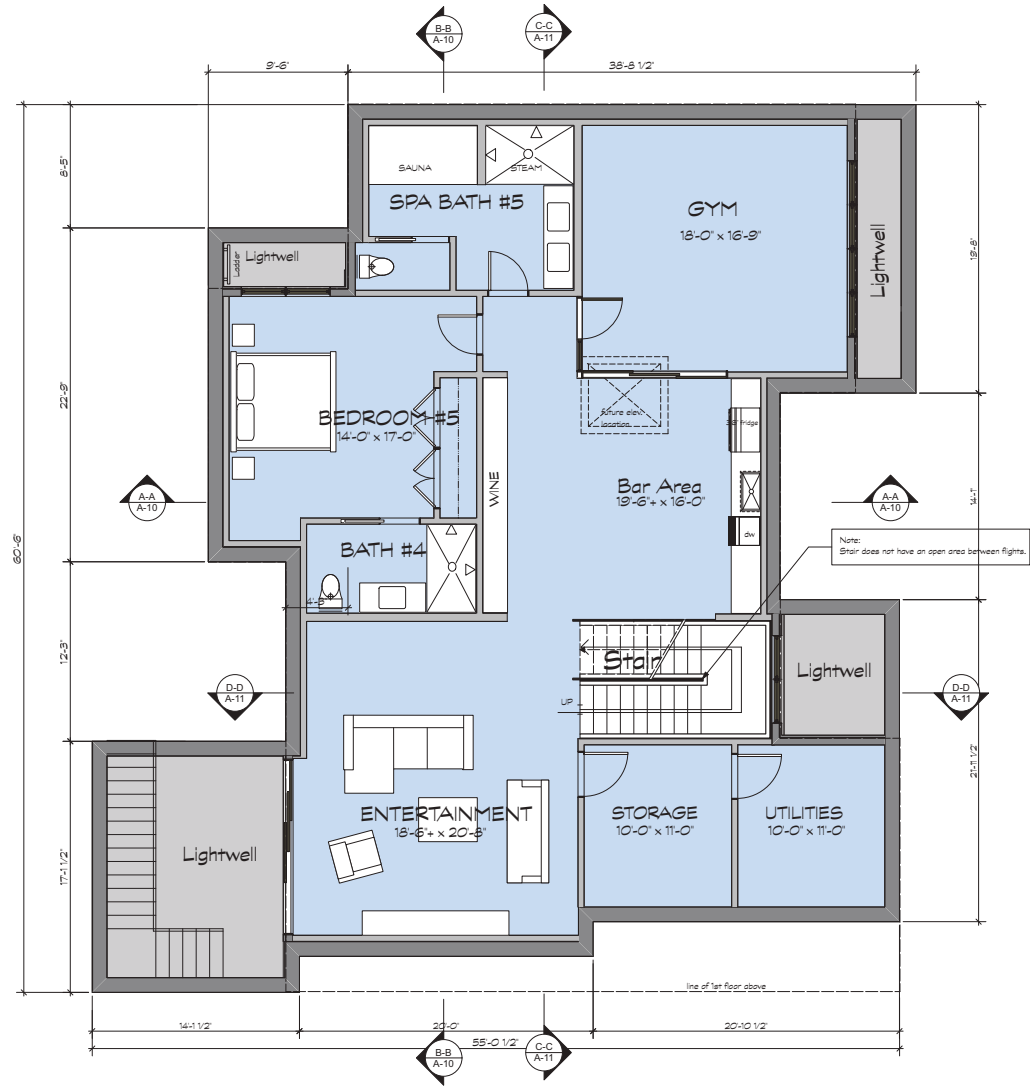
Title:
 2nd Floor Plan

Date:
 16 July, 2024

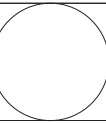
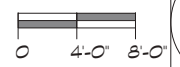
Scale:
 As Noted

A-4





1 Basement Floor Plan
Scale: 1/4" = 1'-0"



Architect: Zak Johnson Architects
900 College Avenue
Menlo Park, CA 94025
650.329.9767

Licensed Architect:
Karen Suzanne Zak
C-25245
Ren: 5/31/25
karen.zak
State of California

Revision Date:

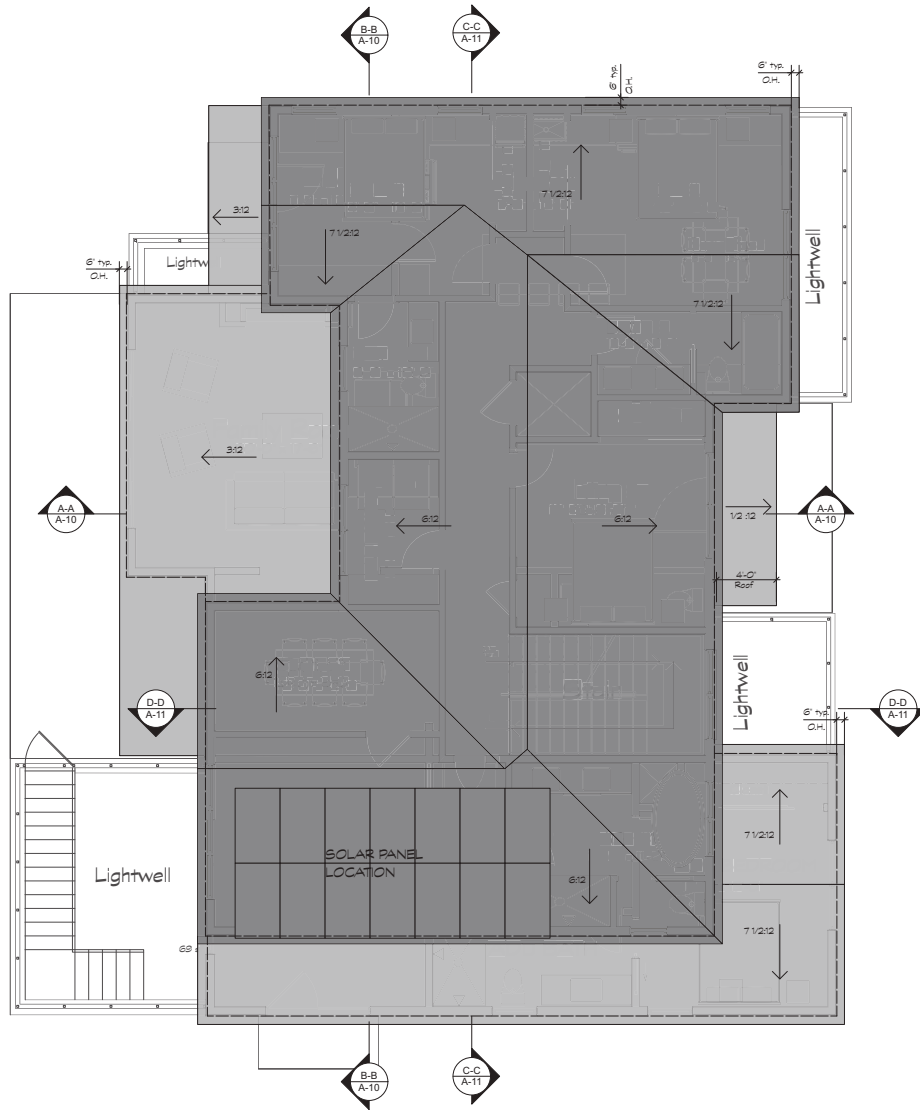
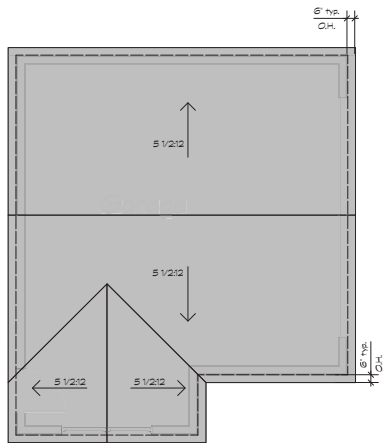
Project:
1460 Bay Laurel Drive
1460 Bay Laurel Drive
Menlo Park, CA, 94025

Title:
Basement Floor Plan

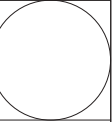
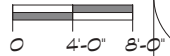
Date:
16 July, 2024

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





TRUE NORTH
NORTH
1 Proposed Roof Plan
Scale: 1/4" = 1'-0"



Architect: Zak Johnson Architects
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Menlo Park, CA 94025
650.329.9767

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Karen Suzanne Zak
C-25245
Ren.: 5/31/25
Karen Zak
State of California

Revision Date:

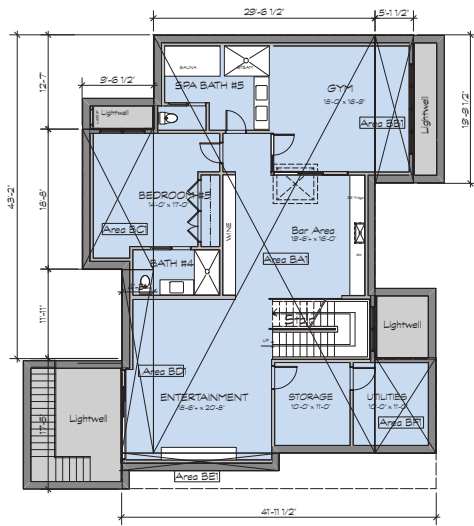
Project:
1460 Bay Laurel Drive
1460 Bay Laurel Drive
Menlo Park, CA: 94025

Title:
Roof Plan

Date:
16 July, 2024

Scale:
As Noted

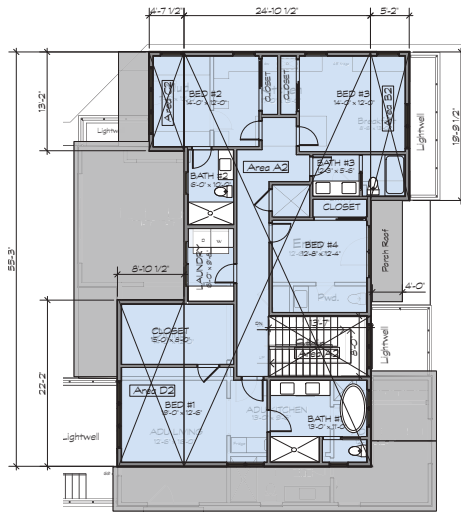
A-6



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

AREA CALCULATIONS

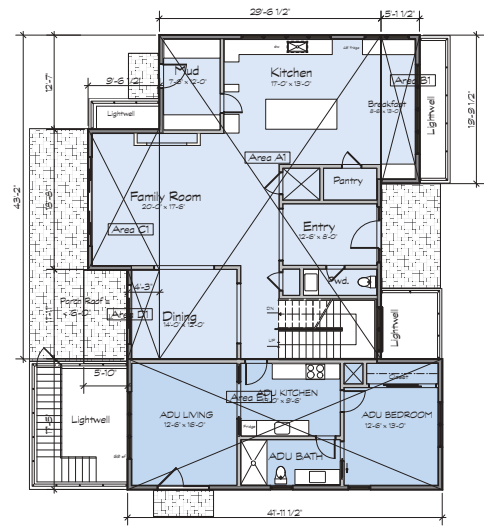
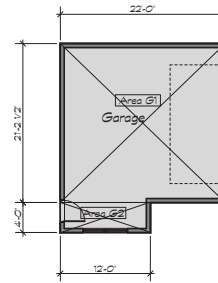
| | |
|---------------------------------|---------------------|
| Basement Floor Area: | |
| Area BA1 = 29'-6.5" x 55'-9" = | 1,646.8 s.f. |
| Area BB1 = 5'-1.5" x 19'-9.5" = | 101.4 s.f. |
| Area BC1 = 9'-6.5" x 19'-9" = | 178.1 s.f. |
| Area BD1 = 4'-3" x 24'-5" = | 103.7 s.f. |
| Area BE1 = 20'-8.5" x 2'-4" = | 48.5 s.f. |
| Area BF1 = 8'-2" x 12'-9" = | 104.2 s.f. |
| New Basement = | 2,182.7 s.f. |



Second Floor Plan
Scale: 1/8" = 1'-0"

AREA CALCULATIONS

| | |
|--|---------------------|
| New Second Floor Area: | |
| Area A2 = (24'-10.5" x 55'-3") - (3'-7" x 8'-0") = 1,383.6 - 110 = | 1,265.6 s.f. |
| Area B2 = 5'-0" x 19'-9.5" = | 99.0 s.f. |
| Area C2 = 4'-7.5" x 13'-2" = | 61.0 s.f. |
| Area D2 = 8'-10.5" x 22'-2" = | 187.3 s.f. |
| Proposed 2nd Floor = | 1,622.9 s.f. |
| Proposed Floor Area Total: | 3,742.4 s.f. |
| Proposed Building Coverage Total: | 2,141.2 s.f. |



First Floor Plan
Scale: 1/8" = 1'-0"

AREA CALCULATIONS

| | |
|--|---------------------|
| New First Floor Area: | |
| Area A1 = 29'-6.5" x 43'-2" = | 1,278.1 s.f. |
| Area B1 = 5'-1.5" x 19'-9.5" = | 101.4 s.f. |
| Area C1 = 9'-6.5" x 19'-9" = | 178.1 s.f. |
| Area D1 = 4'-3" x 11'-11" = | 50.1 s.f. |
| New 1st Floor = | 1,605.3 s.f. |
| New Garage Area: | |
| Area G1 & G2 = 22'-0" x 21'-2.5" + 120 x 4'0" = 466.6 + 48 = | 514.6 s.f. |
| New ADU Area: | |
| Area E1 = 17'-5" x 41'-11.5" = | 730.1 s.f. |

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State of California

Revision Date:
9/4/2024

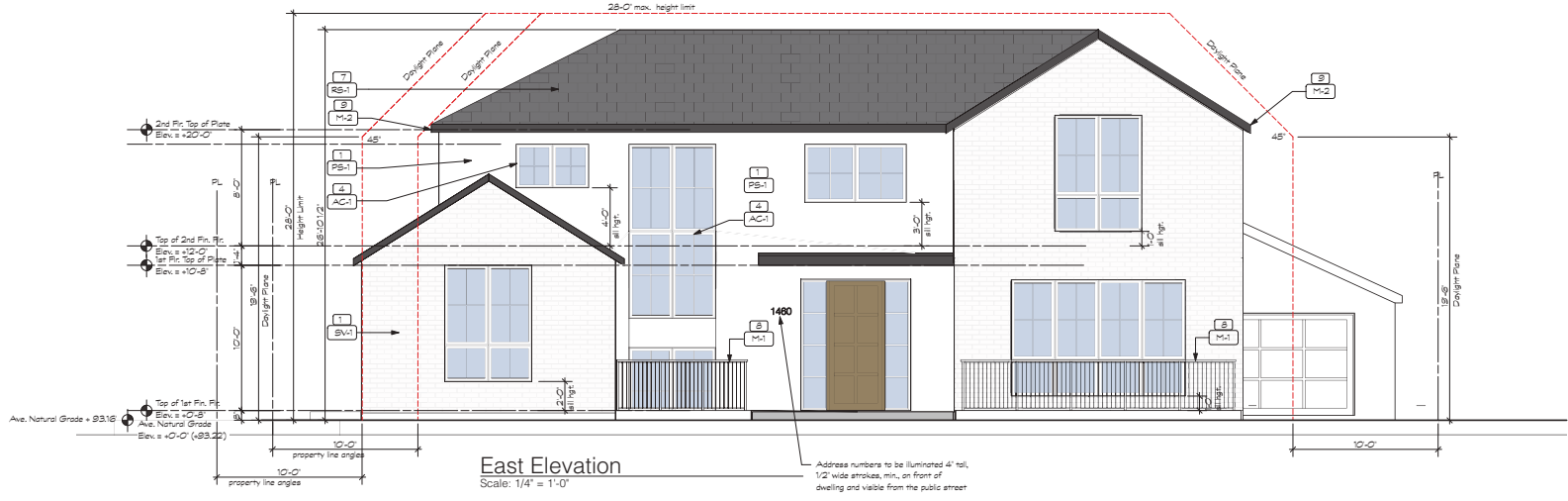
Project:
1460 Bay Laurel Drive
1460 Bay Laurel Drive
Menlo Park, CA: 94025

Title:
Block Area
Diagrams

Date:
16 July, 2024

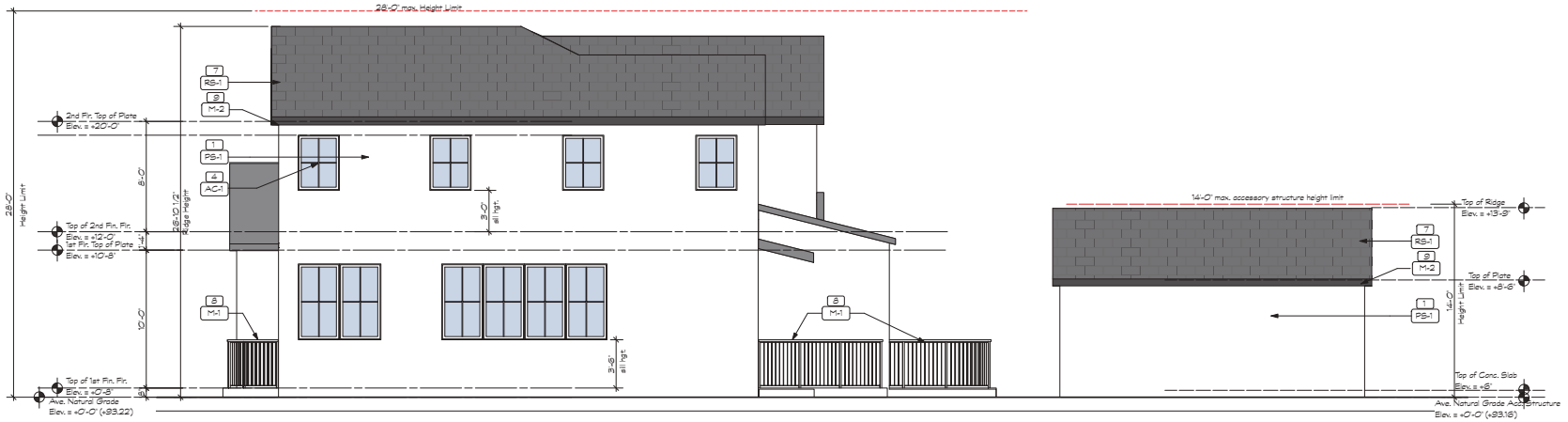
Scale:
1/8" = 1'-0"

A-7



East Elevation
Scale: 1/4" = 1'-0"

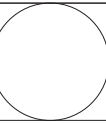
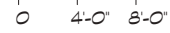
Address numbers to be illuminated 4" tall, 1/2" wide strokes, min., on front of dwelling and visible from the public street



North Elevation
Scale: 1/4" = 1'-0"

ELEVATION SHEET NOTES

- | | | | | | | |
|--|---|--|--|---|--|---|
| <p>1 PLASTER STUCCO SIDING</p> <p>2 STONE VENEER</p> <p>3 BRICK VENEER</p> <p>4 ALUM. CLAD WINDOWS</p> <p>5 ALUMINUM CLAD DOORS</p> <p>6 MULTI SLIDE DOOR SYSTEM</p> | <p>7 LIGHTWEIGHT SLATE ROOFING</p> <p>8 PAINTED METAL GUARDRAIL</p> <p>9 4" DIA. METAL GUTTERS W/ 3" DIA. DWSPTS.</p> <p>10 STONE PATIO</p> <p>11 STAINED WOOD FENCE</p> | <p>PS-1 PLASTER STUCCO SYSTEM TYPE: T&B 3 Coat + Painted FINISH: Light Sand Texture COLOR: —</p> <p>SV-1 STONE VENEER SYSTEM TYPE: T&B Limestone FINISH: Split Face - verify with Owner COLOR: Pazzo Gray or Flint Hills</p> | <p>AC-1 ALUMINUM CLAD WOOD WINDOWS TYPE: Kolbe Vintaluxe Wood Line FINISH: Factory COLOR: Anodized dark bronze DIVIDED LITE: Glaze on interior and exterior with spacer bars between glass.</p> <p>AC-2 ALUMINUM CLAD SLIDING DOORS TYPE: Kolbe Vintaluxe Wood Line FINISH: Factory COLOR: Anodized dark bronze DIVIDED LITE: Glaze on interior and exterior with spacer bars between glass.</p> | <p>M-1 METAL GUARDRAILS TYPE: Gold rolled polysteel COLOR: Charcoal NOTE: Class B</p> <p>M-2 GUTTERS & DOWNSPOUTS TYPE: Bonded Metal FINISH: Painted NOTE: Fitted with Screens & no drips or sumps</p> <p>M-3 METAL REGULETS TYPE: 1/2" Fry Grout Reveal Reglet COLOR: TBD</p> | <p>RS-1 IV SLATE ROOFING TYPE: Slate Select COLOR: Charcoal NOTE: Class B</p> | <p>Average Natural Grade: 83.22</p> <p>Existing grade below proposed footprint: (B) Low Grade: 83.04' (B) High Grade: 83.48'</p> |
|--|---|--|--|---|--|---|



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State of California

Revision Date:

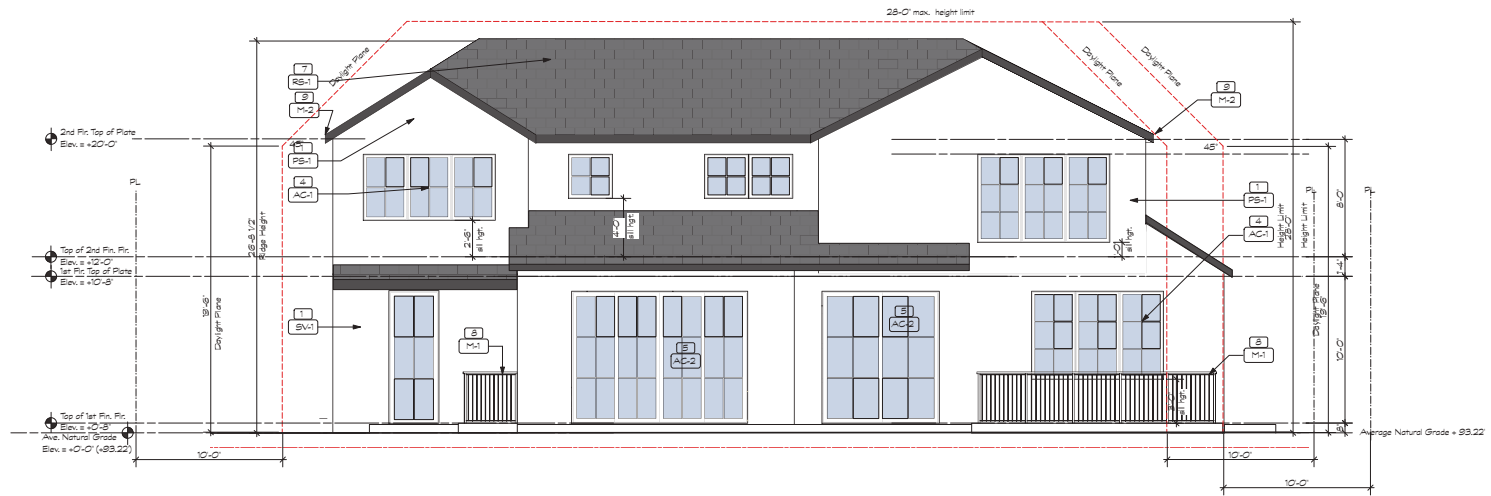
Project: 1460 Bay Laurel Drive
1460 Bay Laurel Drive
Menlo Park, CA. 94025

Title: Exterior Elevations

Date: 16 July, 2024

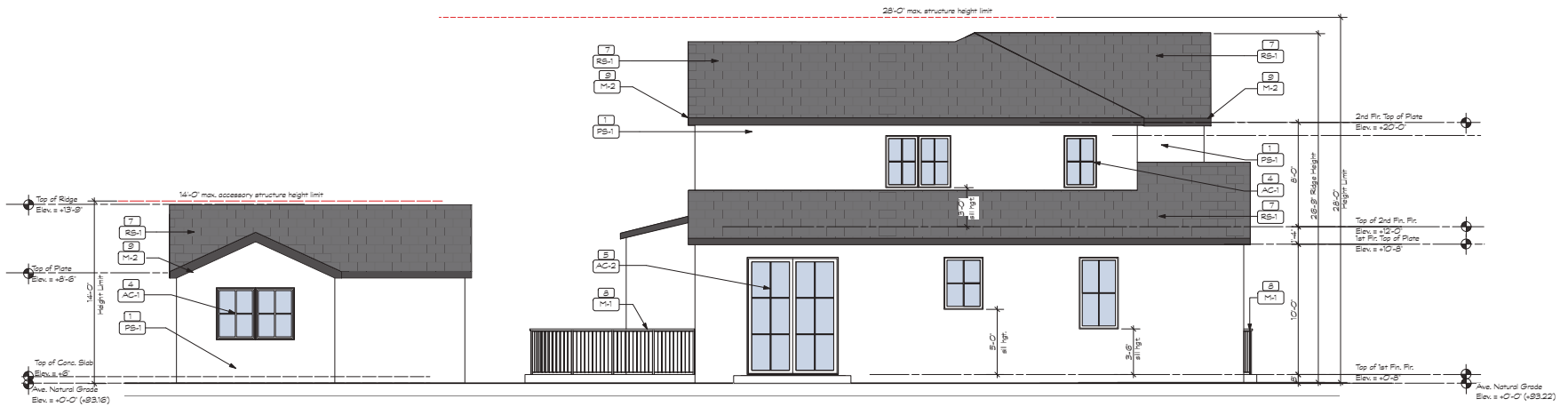
Scale: As Noted





West Elevation

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

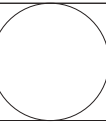
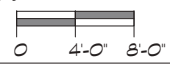


South Elevation

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

ELEVATION SHEET NOTES

- | | | | | | | |
|---------------------------|--|--|--|--|---|---|
| 1 PLASTER STUCCO SIDING | 7 LIGHTWEIGHT SLATE ROOFING | PS-1 PLASTER STUCCO SYSTEM TYPE: 78.3 Coat + Form FINISH: Light Sand Texture COLOR: | AC-1 ALUMINUM CLAD WINDOWS TYPE: Kolbe Vistuluxe Wood Line FINISH: Factory COLOR: Anodized dark bronze | M-1 METAL GUARDRAILS TYPE: Cold rolled galvanized | RS-1 1/2" SLATE ROOFING TYPE: Stone Select COLOR: Charcoal NOTE: Class B | Average Natural Grade: 93.22 Existing grade below proposed footprint: (E) Low Grade: 93.04 (E) High Grade: 93.48 |
| 2 STONE VENEER | 8 PAINTED METAL GUARDRAIL | SV-1 STONE VENEER SYSTEM TYPE: 114 Limestone FINISH: Split Face - verify with Owner COLOR: Pizar Gray or Flinn Hill | AC-2 ALUMINUM CLAD / T. GLASS DOORS TYPE: Kolbe Vistuluxe Wood Line FINISH: Factory COLOR: Anodized dark bronze | M-2 BUTTERS & DOWNSPOUTE TYPE: Bonded Metal FINISH: Painted NOTE: Fitted with Screens & no crimps at elbows | | |
| 3 BRICK VENEER | 9 4" DIA. METAL GUTTERS W/ 3" DIA. DNSPTS. | | | M-3 METAL SSGUTTERS TYPE: 1/2 Fin. Stucco Reveal Reglet COLOR: TBD | | |
| 4 ALUM. CLAD WINDOWS | 10 STONE PATIO | | | | | |
| 5 ALUMINUM CLAD DOORS | 11 STAINED WOOD FENCE | | | | | |
| 6 MULTI SLIDE DOOR SYSTEM | | | | | | |



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Licensed Architect:
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C-25245
Ren: 5/31/25
Karen Zak
State of California

Revision Date:

Project: 1460 Bay Laurel Drive
1460 Bay Laurel Drive
Menlo Park, CA. 94025

Title: Exterior Elevations

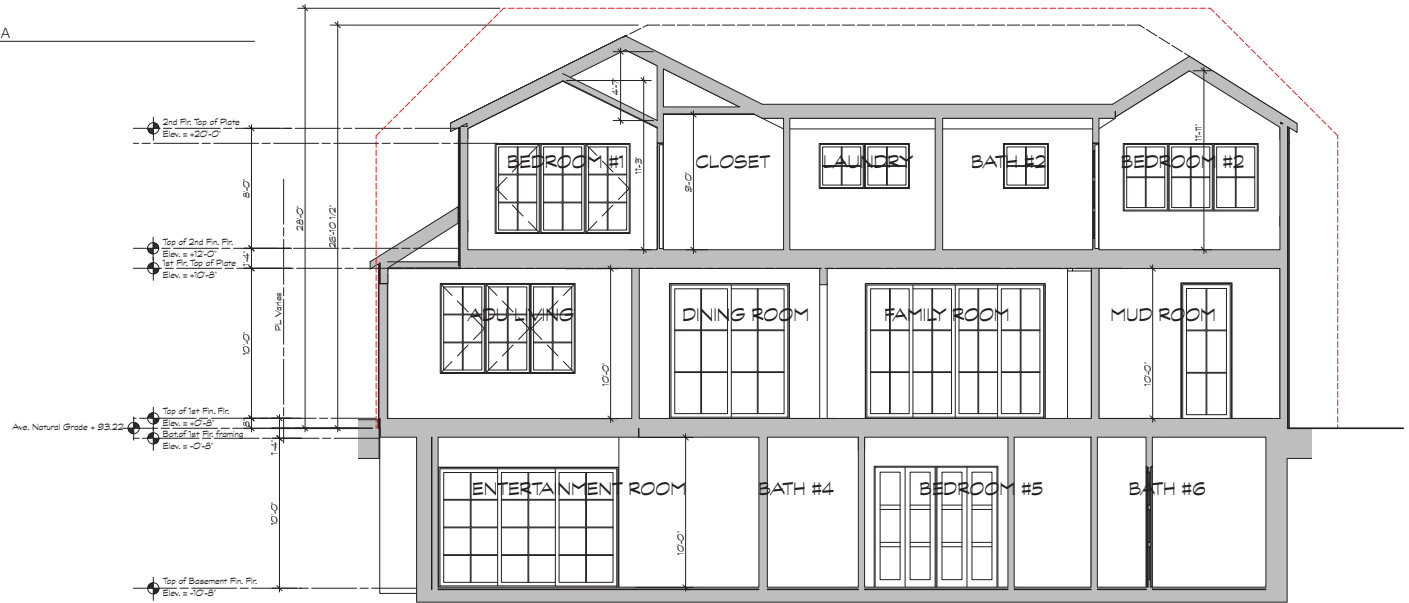
Date: 16 July, 2024

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

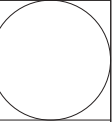
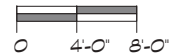




A-A Building Section A-A
Scale: 1/4" = 1'-0"



B-B Building Section B-B
Scale: 1/4" = 1'-0"



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Revision Date:

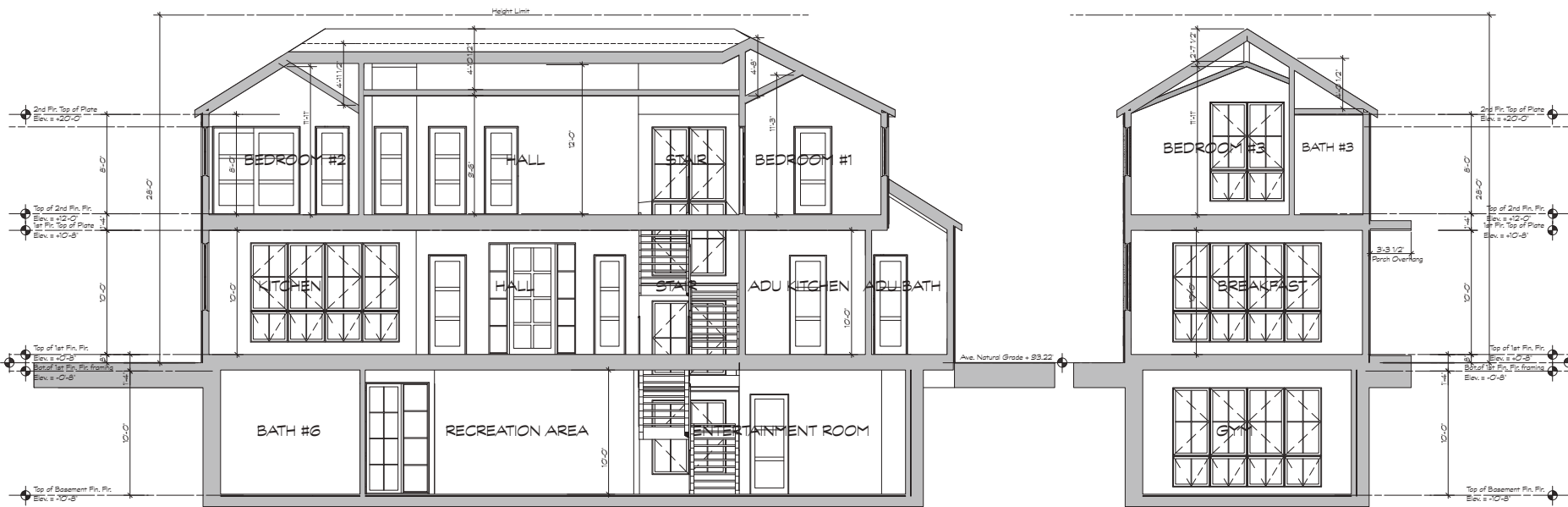
Project: 1460 Bay Laurel Drive
1460 Bay Laurel Drive
Menlo Park, CA: 94025

Title:
Building Sections

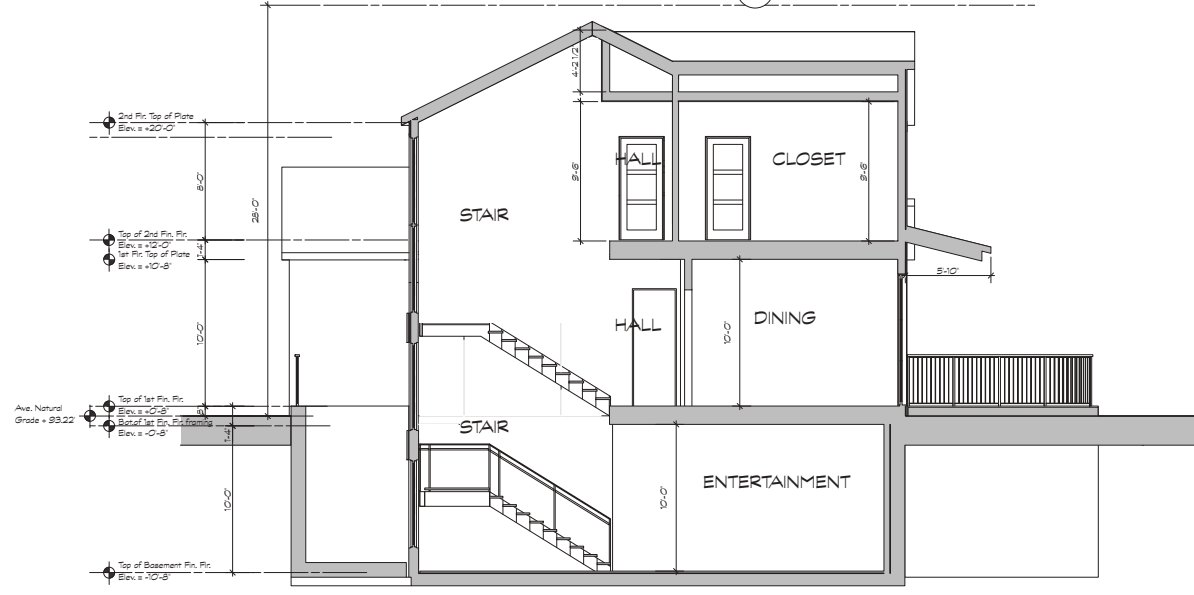
Date:
16 July, 2024

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



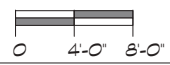


C-C Building Section C-C
Scale: 1/4" = 1'-0"



D-D Building Section D-D
Scale: 1/4" = 1'-0"

E-E Building Section
Scale: 1/4" = 1'-0"



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Revision Date:
8/14/2024

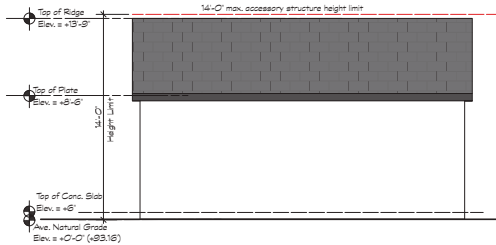
Project:
1460 Bay Laurel Drive
1460 Bay Laurel Drive
Menlo Park, CA. 94025

Title:
Building Sections

Date:
16 July, 2024

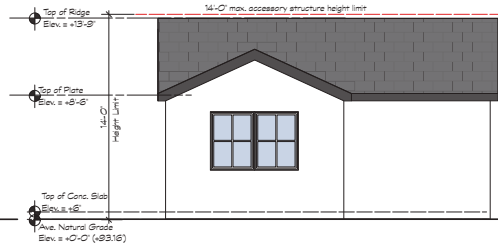
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A-11



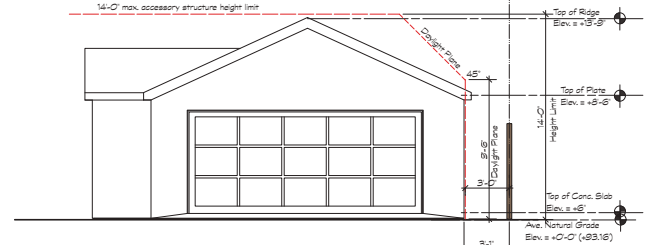
North Garage Elevation

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



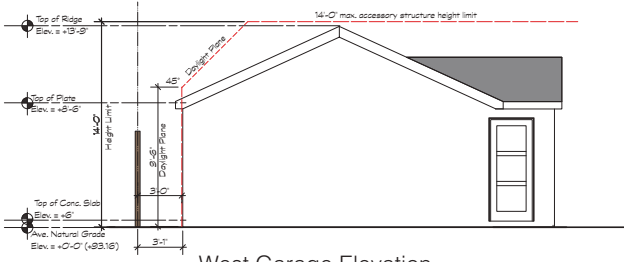
South Garage Elevation

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



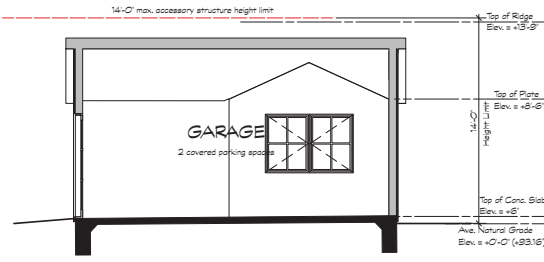
East Garage Elevation

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



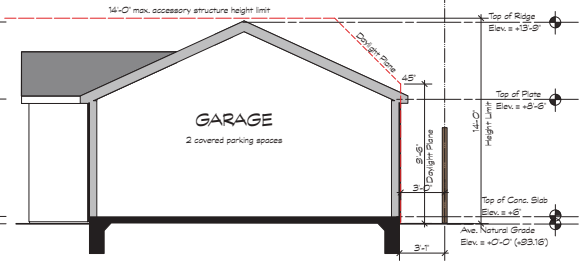
West Garage Elevation

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



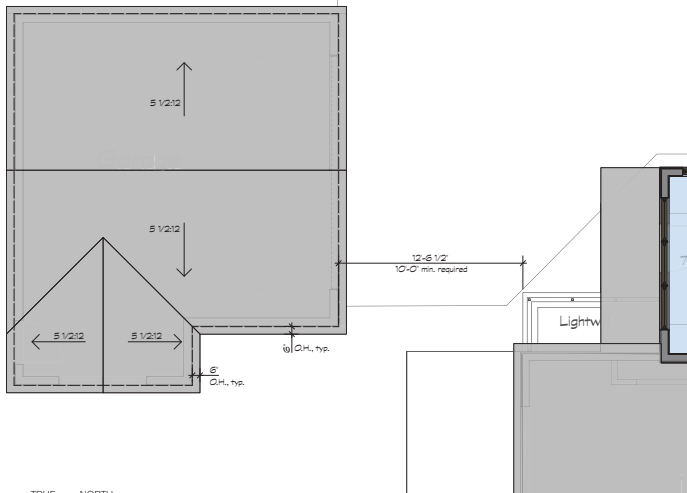
A-A Garage Section A-A

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



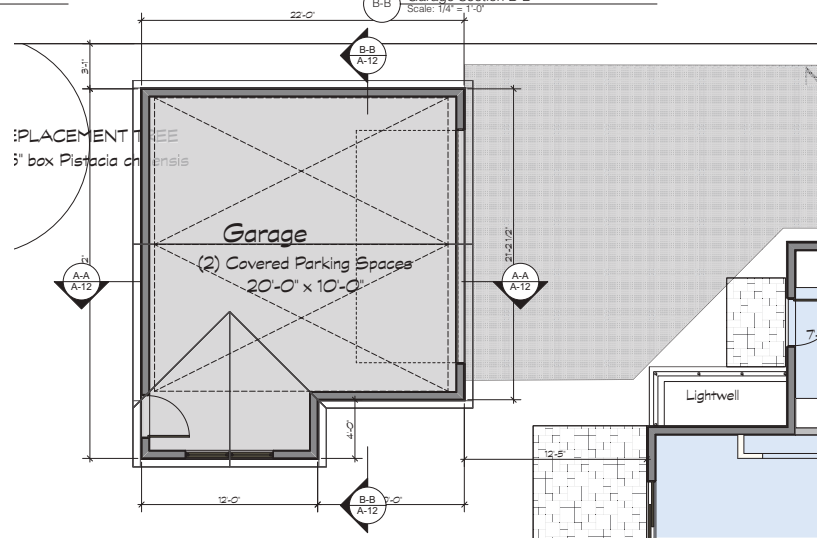
B-B Garage Section B-B

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



Garage Roof Plan

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

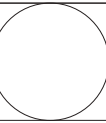
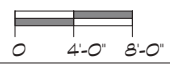


Garage Plan

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

Average Natural Grade: 93.16

| | |
|---------------------------------|-------|
| Existing grade at 3'-0" setback | 93.14 |
| (E) Low Grade | 93.14 |
| (E) High Grade | 93.16 |



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karen.zak
State of California

Revision Date:

Project: 1460 Bay Laurel Drive
1460 Bay Laurel Drive
Menlo Park, CA. 94025

Title: Garage

Date: 16 July, 2024

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



City of Menlo Park

September 14, 2024

Attention: Christine Begin, MP planning technician
701 Laurel Street, Menlo Park, CA 94025

RE: 1460 Bay Laurel Drive - Use Permit Project Description

This proposal is for Use Permit approval for a new two story single family residence on an existing non-conforming lot on Bay Laurel Drive. The lot is 10,777 square feet but non-conforming due to the width of the property at the front. The side lot lines angle and although much wider than required in the rear, it is 98.8% of the required width in the front. It is conforming in every other aspect.

The existing ranch style one story home is proposed to be demolished. The neighborhood is a mixture of two-story and one-story homes with varied architectural styles including traditional, contemporary, bungalow and ranch style, and modern farmhouse. Many of the single story homes have been replaced with new two story residences.

We are proposing a transitional style two story home with a basement and detached 2 car garage in the back of the home, plus an attached accessory dwelling unit. This home will include a total of 5 bedrooms and 5.5 bathrooms, with an open floor plan for the dining, family, and kitchen area. The basement contains an entertainment room, gym & spa bath, bar/kitchenette area and a guest suite. The ADU has a bedroom, bathroom, kitchen area, and living room. The house massing has one story elements to settle it into the site, and the second story is a mix of hip roof and gables to add visual interest.

The existing property to the right (1470 Bay Laurel) is one story and the property to the left (1440 Bay Laurel) is two story. In order to mitigate privacy impacts to the neighbors we have minimized second floor windows facing the sides and two story elements that are near the side setbacks. We have increased the setback on the right side of the house with the driveway, and this helps with privacy and gives more daylight to the 2 story neighbor. We have designed the new home with the single story ADU element on the right side to keep the one story element next to the single story neighbor. The owner, Kim LeMieux has worked with the homeowners directly across the street and directly behind and they are aware of the plans. She has also reached out to the neighbor to the left and right to discuss the trees and the plan to build a new home; no issues have been raised at this time.

The overall massing of the house is straight forward and balanced, with expansive windows. Exterior materials include brick or stone, stucco, and lightweight slate roofing tile. The brick/stone adds texture and highlights the gable walls. By carefully studying the surrounding neighborhood, the existing trees, and adjacent homes; and giving thoughtful attention to the character of the house, we feel we have designed a successful project for your consideration.

Karen Zak --Zak Johnson Architects

Advanced Tree Care

965 East San Carlos Ave, San Carlos

1460 Bay Laurel Ave., Menlo Park

July 1, 2024

Kim LeMieux
Laurel Homes, Inc.,
205 San Mateo Dr.,
Menlo Park, CA 94025

Site: 1460 Bay Laurel Ave., Menlo Park

Dear Kim,

At your request I visited the above site for the purpose of inspecting and commenting on the regulated trees around the property. A new home and ADU is planned, prompting the need for this tree protection report.

Method:

Menlo Park regulates the following trees:

1. Any tree other than oaks has a trunk with a circumference of 47.1 inches (diameter of 15 inches) or more, measured at 54 inches above natural grade
2. Any oak tree native to California has a trunk with a circumference of 31.4 inches (diameter of 10 inches) or more measured at 54 inches above natural grade
3. A tree or group of trees specifically designated by the City Council for protection because of its historical significance, special character or community benefit

The City of Menlo Park requests that the tree protection plan contains all trees with a trunk diameter greater than 6 inches be included, this also includes trees on neighboring properties within 8 feet of the property line that may also be impacted by construction.

The location of the regulated trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

| | |
|-----------|-----------|
| 1 to 29 | Very Poor |
| 30 to 49 | Poor |
| 50 to 69 | Fair |
| 70 to 89 | Good |
| 90 to 100 | Excellent |

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

Photos and Appraised Values of the trees can be found in the Addendum at the end of the report

If you have any questions, please don't hesitate to call.

Sincerely



Robert Weatherill
Certified Arborist WE 1936A

Tree Survey

| Tree# | Species | DBH | Ht/Sp | Con Rating | Comments |
|-------|--|----------|-------|------------|---|
| 1 | Coast live oak <i>Quercus agrifolia</i> | 48"est | 50/50 | 80/60/60 | Good health and condition, neighbor's tree, Regulated |
| 2 | Southern magnolia <i>Magnolia grandiflora</i> | 8.4" | 20/15 | 55/70/70 | Fair health, good condition, drought stress, street tree Regulated |
| 3 | Sweet gum <i>Liquidambar styraciflua</i> | 24.8" | 60/25 | 80/70/70 | Good health and condition, street tree Regulated |
| 4 | Coast live oak <i>Quercus agrifolia</i> | 16.3"@1' | 20/20 | 70/60/45 | Good health, fair condition, poor form multi at 1', Regulated |
| 5 | Pittosporum <i>Pittosporum tenuifolium</i> | 12.2" | 25/6 | 65/50/50 | Good health, fair condition, hedge Not Regulated |
| 6 | Pittosporum <i>Pittosporum tenuifolium</i> | 8.4" | 25/8 | 65/50/50 | Good health, fair condition, hedge Not Regulated |
| 7 | Pittosporum <i>Pittosporum tenuifolium</i> | 7.0" | 25/5 | 65/50/50 | Good health, fair condition, hedge Not Regulated |
| 8 | Pittosporum <i>Pittosporum tenuifolium</i> | 15.0" | 30/10 | 65/50/50 | Good health, fair condition, hedge Not Regulated |
| 9 | Olive <i>Olea europaea</i> | 19.0" | 10/8 | 40/30/20 | Poor health and condition, topped at 10', Regulated |
| 10 | Pittosporum <i>Pittosporum tobira</i> | 10.8" | 20/5 | 40/40/30 | Poor health and condition, covered in ivy, Not Regulated |
| 11 | Pittosporum <i>Pittosporum tobira</i> | 10.8" | 20/8 | 50/40/30 | Poor health and condition Not Regulated |
| 12 | Pittosporum <i>Pittosporum tobira</i> | 5@3"dia | 10/8 | 60/50/50 | Good health, fair condition Not Regulated |

Appraised Values of Regulated Trees to be protected during construction

| | |
|---------|------------------------------|
| Tree #1 | \$50,600.00 |
| Tree #2 | \$1,670.00 |
| Tree #3 | \$22,500.00 |
| Tree #4 | \$4,760.00 |
| Tree #9 | \$1,260.00 Requested removal |

See addendum for table of appraised values and calculations.

Total value of all trees on this property \$30,190.00

Total value of all trees on neighbor’s property \$50,600.00

Total value of trees recommended or requested for removal \$1,260.00

Total value of all trees that may be impacted by construction \$79,530.00

Disposition and Summary

| Tree# | Species | Heritage/ Street | Suitability for preservation | Remove/Preserve | Appraised value |
|-------|--|---------------------|---------------------------------|-----------------|--------------------|
| 1 | Coast live oak <i>Quercus agrifolia</i> | Heritage | Good | Preserve | \$50,600.00 |
| 2 | Southern magnolia <i>Magnolia grandiflora</i> | Street | Good | Preserve | \$1,670.00 |
| 3 | Sweet gum <i>Liquidambar styraciflua</i> | Heritage | Good | Preserve | \$22,500.00 |
| 4 | Coastal live oak <i>Sequoia sempervirens</i> | Street | Good | Preserve | \$4,760.00 |
| 9 | Olive | Heritage | Poor | Remove | \$1,260.00 |

The trees on the site are a variety of natives and non-natives.

Tree # 1 is a coast live oak on the neighbor’s property. The tree is a Heritage tree and should be protected during construction.

Tree # 2 is a Southern magnolia at the front of the property, the tree is a street tree that should be protected during construction.

Tree # 3 is a sweet gum in good health and condition. The tree is a street tree that should be protected during construction.

Tree # 4 is a scrubby live oak on the property line and may be the neighbor’s tree. The tree is a Heritage tree and should be protected during construction.

Tree # 9 is an olive in poor health and condition that has been requested for removal.

The remaining trees on this property are not Regulated and can be removed if desired.

Tree Protection Plan

Drawings reviewed: Plan Set dated 6/20/24, A-1.0, 1.1, 2.2, 3, 4, 5, 6, 7, 8, 9, 10 and 12

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1½” or 2” posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ’s as follows:-

The fencing should be posted with signs saying “TREE PROTECTION FENCE-DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM THE CITY”. See Addendum.

The City requires fencing to be installed before any equipment comes on site and inspected by the Project Arborist who shall submit a letter of verification to the City before issuance of permits

Tree protection fencing is to be inspected by the City Arborist before demo and/or building permit issuance.

Tree protection fencing is required to remain in place throughout construction and may only be moved or removed with written authorization from the City Arborist. The Project Arborist may authorize modification to the fencing when a copy of the written authorization is submitted to the City.

Any time development-related work is recommended to be supervised by a Project Arborist, the report must include a description of their recommended work plan and mitigation treatments. The Project Arborist shall provide a follow-up letter documenting the mitigation has been completed to specification.

The Project Arborist must also provide monthly tree protection monitoring inspections. During these inspections the Project Arborist should monitor the condition of the trees, verify the tree protection measures are in compliance, provide recommendations for any necessary maintenance and impact mitigation, and prepare monthly reports for City Arborist Review.

Any tree on-site protected by the City’s Municipal Code will require replacement according to its appraised value if it is damaged beyond repair as a result of the construction.

A final inspection of the trees at the end of the project is required by the City Arborist prior to removal of the tree protection fencing.

Tree Protection fencing and details on development within the TPZ.

Tree # 1: TPZ should be at 40 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2⁽⁶⁾. This is shown as a thin red line.

This can be reduced to edge of proposed driveway at time of driveway construction, but should be at its fullest extent during demolition. Construction of the driveway should be one of the last things to do at project completion, if possible.

The driveway will encroach the edge of 6 x DBH for less than a quadrant of the TPZ and less than 7% of the entire TPZ will be impacted by the encroachment. No special modifications are required for construction of the driveway, or any work within the TPZ.

Tree # 2: TPZ should be at 7 feet from the trunk closing on the fence line and edge of sidewalk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2⁽⁶⁾. This is shown as a thick red line.

Tree # 3: TPZ should be at 20 feet from the trunk closing on the fence line and edge of sidewalk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2⁽⁶⁾. This is shown as a thick red line.

Tree # 4: TPZ should be at 13 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2⁽⁶⁾. This is shown as a thin red line.

This can be reduced to edge of construction, allowing for access. Shown as a thick red line.



IMAGE 2.15-1
Tree Protection Fence at the Dripline



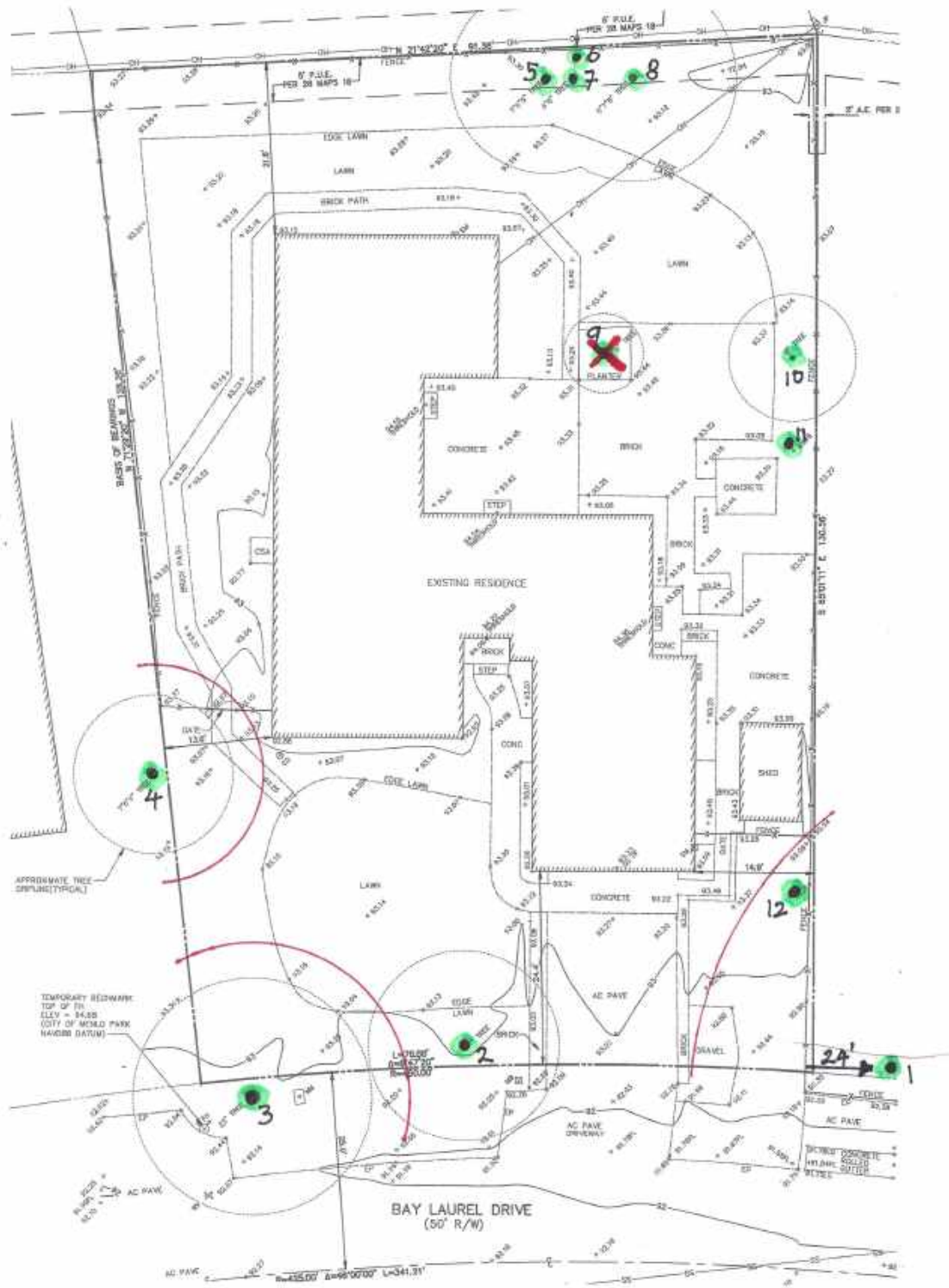
IMAGE 2.15-2
Tree Protection Fence at the Dripline

• **Type I Tree Protection**

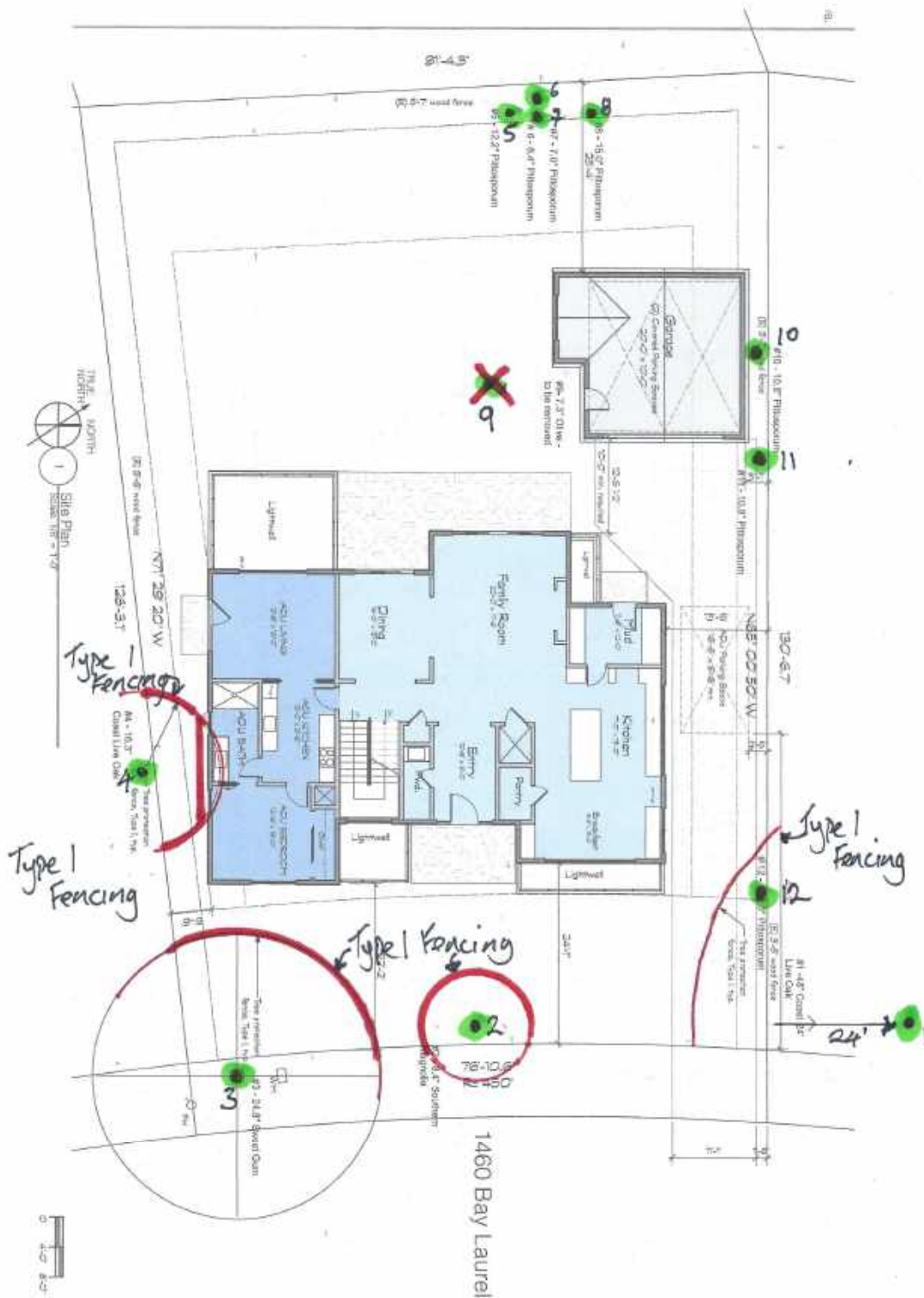
The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (see *Images 2.15-1 and 2.15-2*). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

2. Any pruning and maintenance of the tree shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** No limbs greater than 4” in diameter shall be removed.
3. Any excavation in ground where there is a potential to damage roots of 1” or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.⁽²⁾
4. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.⁽²⁾
5. **Do Not:**⁽⁴⁾
 - a. Allow run off or spillage of damaging materials into the area below any tree canopy.
 - b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
 - c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
 - d. Allow fires under any adjacent trees.
 - e. Discharge exhaust into foliage.
 - f. Secure cable, chain or rope to trees or shrubs.
 - g. Apply soil sterilants under pavement near existing trees.

6. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.⁽⁴⁾
7. Route pipes into alternate locations to avoid conflict with roots.⁽⁴⁾
8. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering “feeder” roots.⁽⁴⁾
9. Compaction of the soil within the dripline shall be kept to a minimum.⁽²⁾ If access is required to go through the TPZ of a protected tree, the area within the TPZ should be protected from compaction either with steel plates or with 4” of wood chip overlaid with plywood.
10. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.
11. Ensure upon completion of the project that the original ground level is restored.



Location of existing house, trees requested for removal protected trees and their Tree Protection Zones



Location of proposed new home, protected trees and their Tree Protection Zones

Glossary

| | |
|------------------------|--|
| Canopy | The part of the crown composed of leaves and small twigs. ⁽²⁾ |
| Cavities | An open wound, characterized by the presence of extensive decay and resulting in a hollow. ⁽¹⁾ |
| Decay | Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin ⁽¹⁾ |
| Dripline | The width of the crown as measured by the lateral extent of the foliage. ⁽¹⁾ |
| Genus | A classification of plants showing similar characteristics. |
| Root plate | The point at which the trunk flares out at the base of the tree to become the root system. |
| Species | A Classification that identifies a particular plant. |
| Standard height | Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level |

References

(1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture, 1994.

(2) Harris, R.W., Matheny, N.P. and Clark, J.R.. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines. Prentice Hall, 1999.

(3) Carlson, Russell E. Paulownia on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.

(4) Extracted from a copy of Tree Protection guidelines. Anon

(5) T. D. Sydnor, Arboricultural Glossary. School of Natural Resources, 2000

(6) D Dockter, Tree Technical Manual. City of Palo Alto, June, 2001

Certification of Performance⁽³⁾

I, Robert Weatherill 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 and Conditions;
- * That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- * That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- * That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- * 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.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 20 years.

Signed



Robert Weatherill
Certified Arborist WE 1936a
Date: 7/1/24

Terms and Conditions(3)

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care :

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and its named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Advanced Tree Care has no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.

Addendum

Appraised Values of Regulated Trees

Advanced Tree Care and Consulting Inc.

965 East San Carlos Ave, San Carlos, CA 94070

650 839 9539

Valuation Appraisal Worksheet Based on *Guide for Plant Appraisal, 10th Edition, 2nd Printing (2019)*

"Functional Replacement Method / Trunk Formula Technique"

Address: 1460 Bay Laurel Ave, Menlo Park

Date: 7/1/24

| | | | | | | | | | | | | | Line 9 | | Line 10 | | Line 11 | |
|------------|-----------------|---|------------------------|---------------------------|----------------------|--|--|------------------------|----------------------|----------------------------|---|---|---|---|--|--|------------------------------|--|
| Tree Tag # | Name (Initials) | WCISA Species Group Classification Booklet Page | Health (Weighted 0.15) | Structure (Weighted 0.70) | Form (Weighted 0.15) | Overall Condition Rating (OCR) "Weighted Method" | Diameter Inches at 4.5 ft. Above Grade | Functional Limitations | External Limitations | WCISA Species Group Number | Trunk Square Inches for Replacement-Size Specimen of This Species | Average SF Bay Area Cost of 24 Inch Box Tree (2019) | (UTC) Unit Tree Cost per Sq Inch (M Divided by L) | Trunk Area (TA) ((dia. x dia.) x 0.785) | Basic Functional Replacement Cost (BFRC) = (OxN) | Depreciated Functional Replacement Cost (DFRC) = PxGxIxJ | Rounded-off Appraised Values | |
| 1 | Qag | 30 | 0.8 | 0.6 | 0.6 | 63% | 48 | 90% | 75% | 3 | 3.8 | \$250.00 | \$65.79 | 1808.64 | \$ 118,989.47 | \$ 50,600 | \$50,600 | |
| 2 | Mg | 21 | 0.55 | 0.7 | 0.7 | 68% | 8.4 | 90% | 75% | 3 | 3.8 | \$250.00 | \$65.79 | 55.39 | \$ 3,644.05 | \$ 1,666 | \$1,670 | |
| 3 | Ls | 20 | 0.8 | 0.7 | 0.7 | 72% | 24.8 | 90% | 65% | 2 | 2.24 | \$250.00 | \$111.61 | 482.81 | \$ 53,884.64 | \$ 22,539 | \$22,500 | |
| 4 | Qag | 30 | 0.7 | 0.6 | 0.45 | 59% | 16.3 | 90% | 65% | 3 | 3.8 | \$250.00 | \$65.79 | 208.57 | \$ 13,721.49 | \$ 4,756 | \$4,760 | |
| 9 | Oe | 22 | 0.4 | 0.3 | 0.2 | 30% | 19 | 30% | 75% | 3 | 3.8 | \$250.00 | \$65.79 | 283.39 | \$ 18,643.75 | \$ 1,258 | \$1,260 | |
| | | | | | | | | | | | | | | | | \$80,790 | | |

TPZ Fencing Signage



WARNING TREE PROTECTION AREA

ONLY AUTHORIZED PERSONNEL MAY ENTER THIS AREA

No excavation, trenching, material storage, cleaning, equipment access, or dumping is allowed behind this fence.

Do not remove or relocate this fence without approval from the project arborist. This fencing must remain in its approved location throughout demolition and construction.

Project Arborist contact information:

Name:
Business:
Phone number:

ADVERTENCIA: ÁREA DE PROTECCIÓN DE ÁRBOLES

SÓLO EL PERSONAL AUTORIZADO PUEDE INGRESAR A ESTA ÁREA

No se permite la excavación, zanjas, almacenamiento de materiales, limpieza, acceso de equipos, o vertido de residuos detrás de esta cerca.

No retire ni reubique esta cerca sin la aprobación del arborista del proyecto. Esta cerca debe permanecer en su ubicación aprobada durante todo el proceso de demolición y construcción.

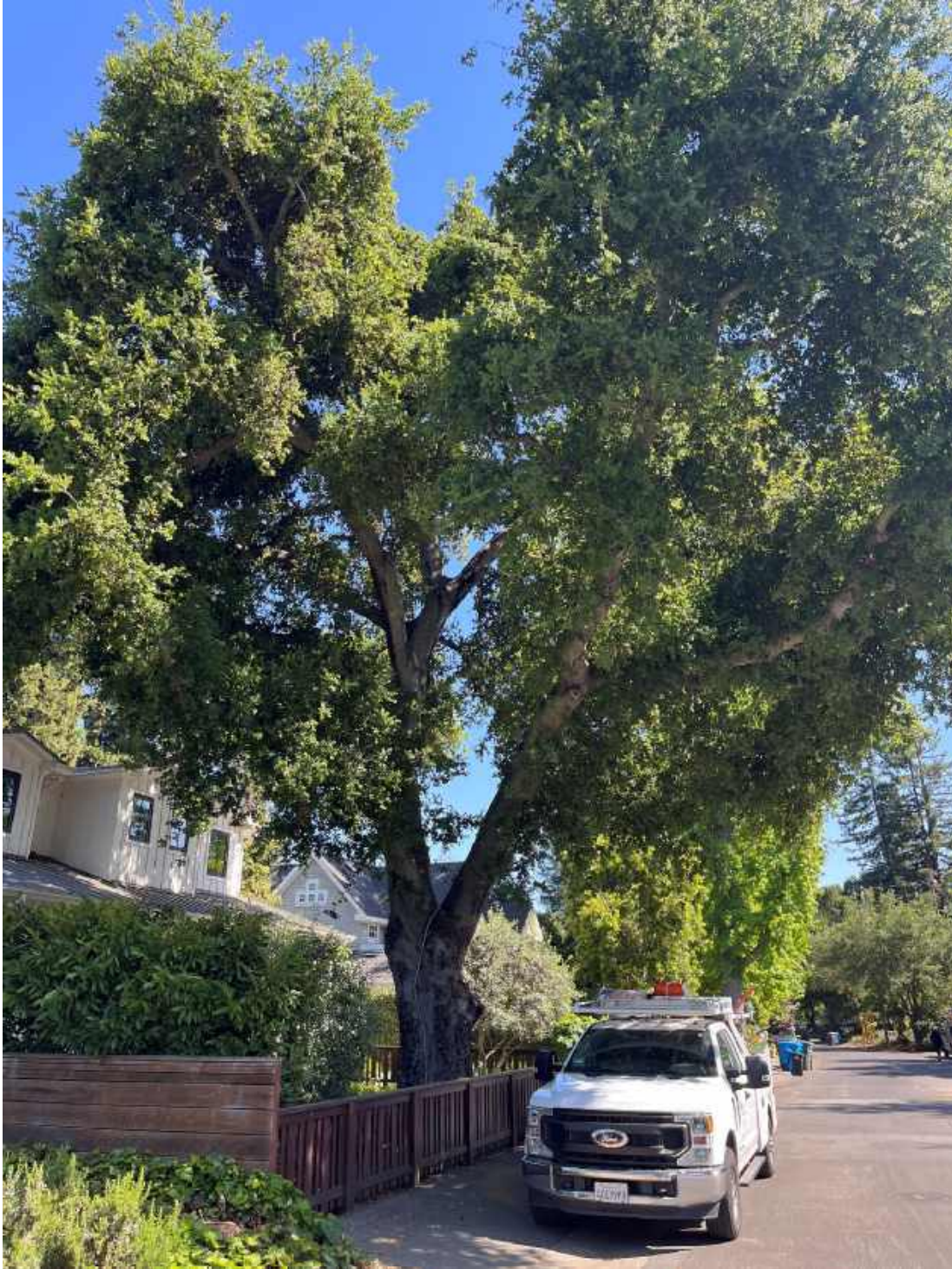
Información de contacto del arborista de este proyecto:

Nombre:

Empresa:

Número de teléfono:

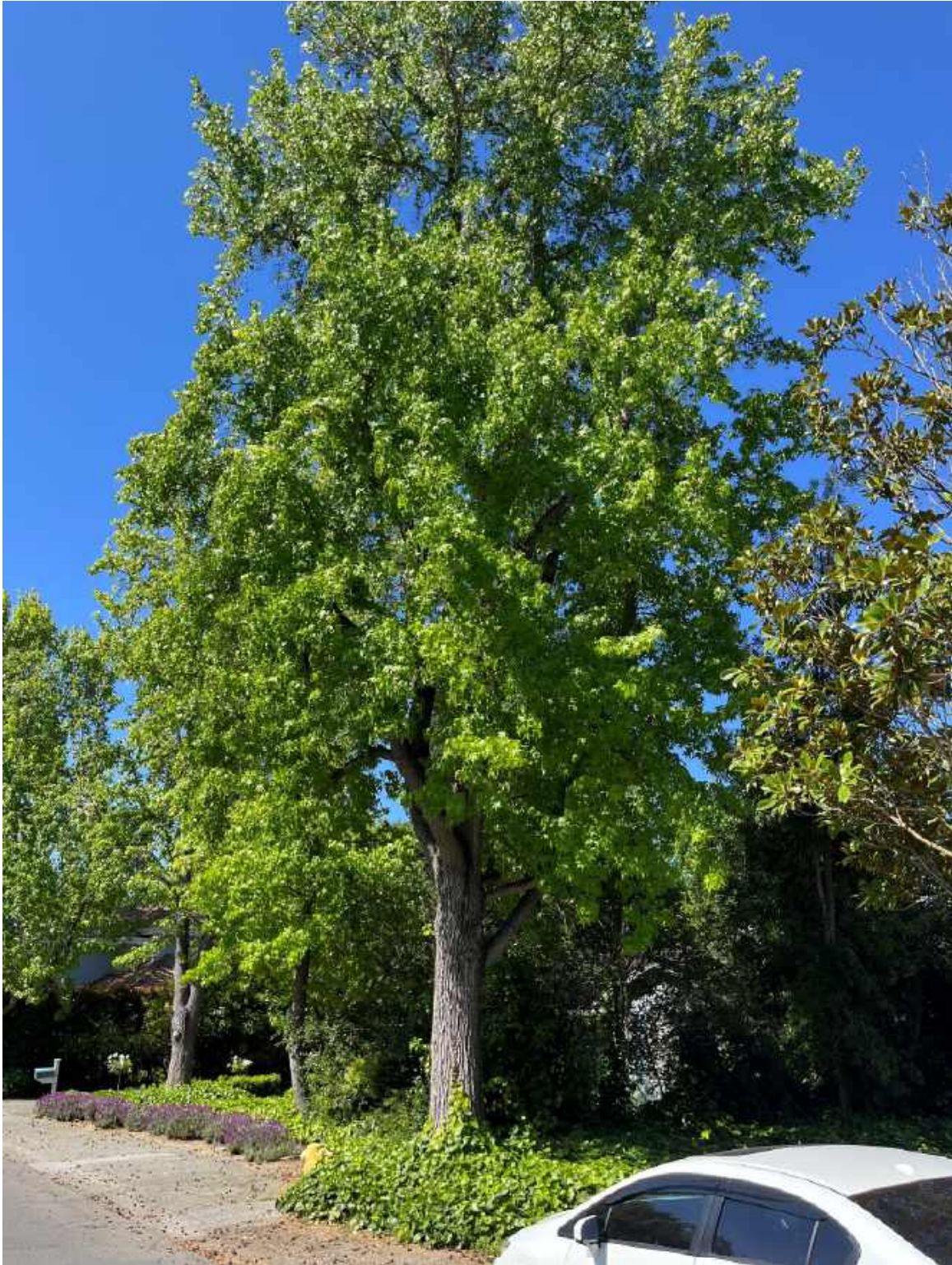
Photos of Trees



Tree # 1



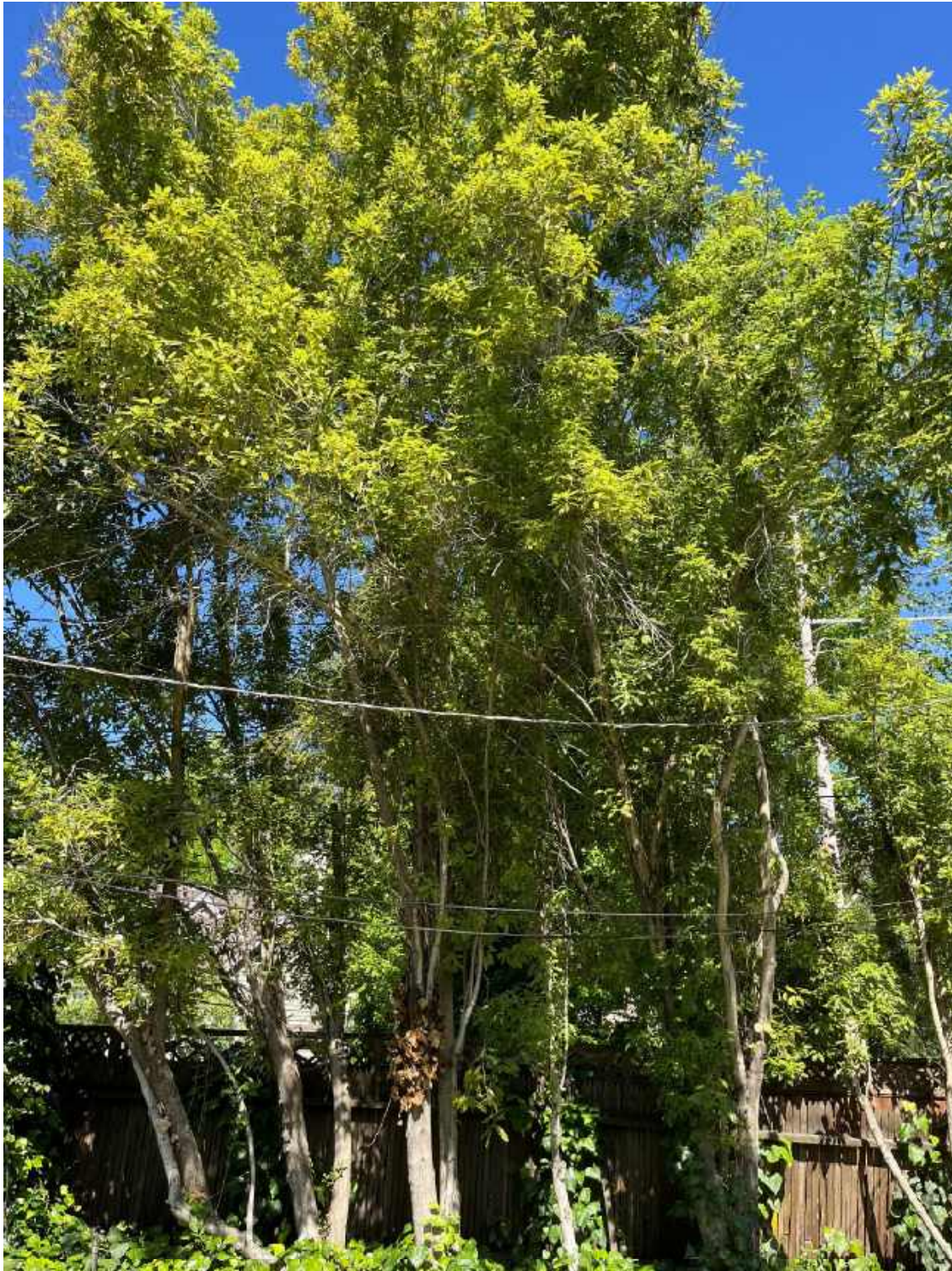
Tree # 2



Tree # 3



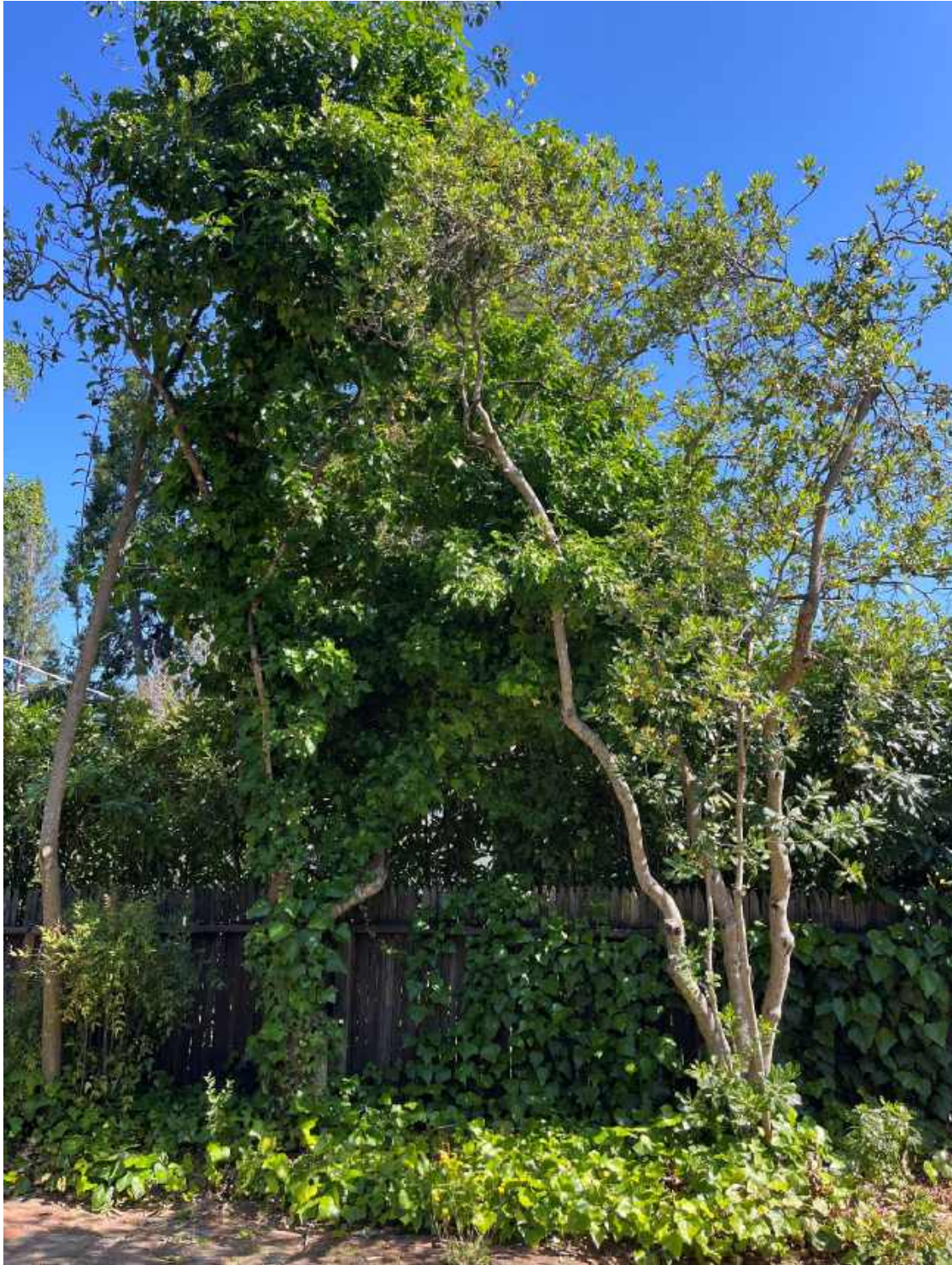
Tree # 4



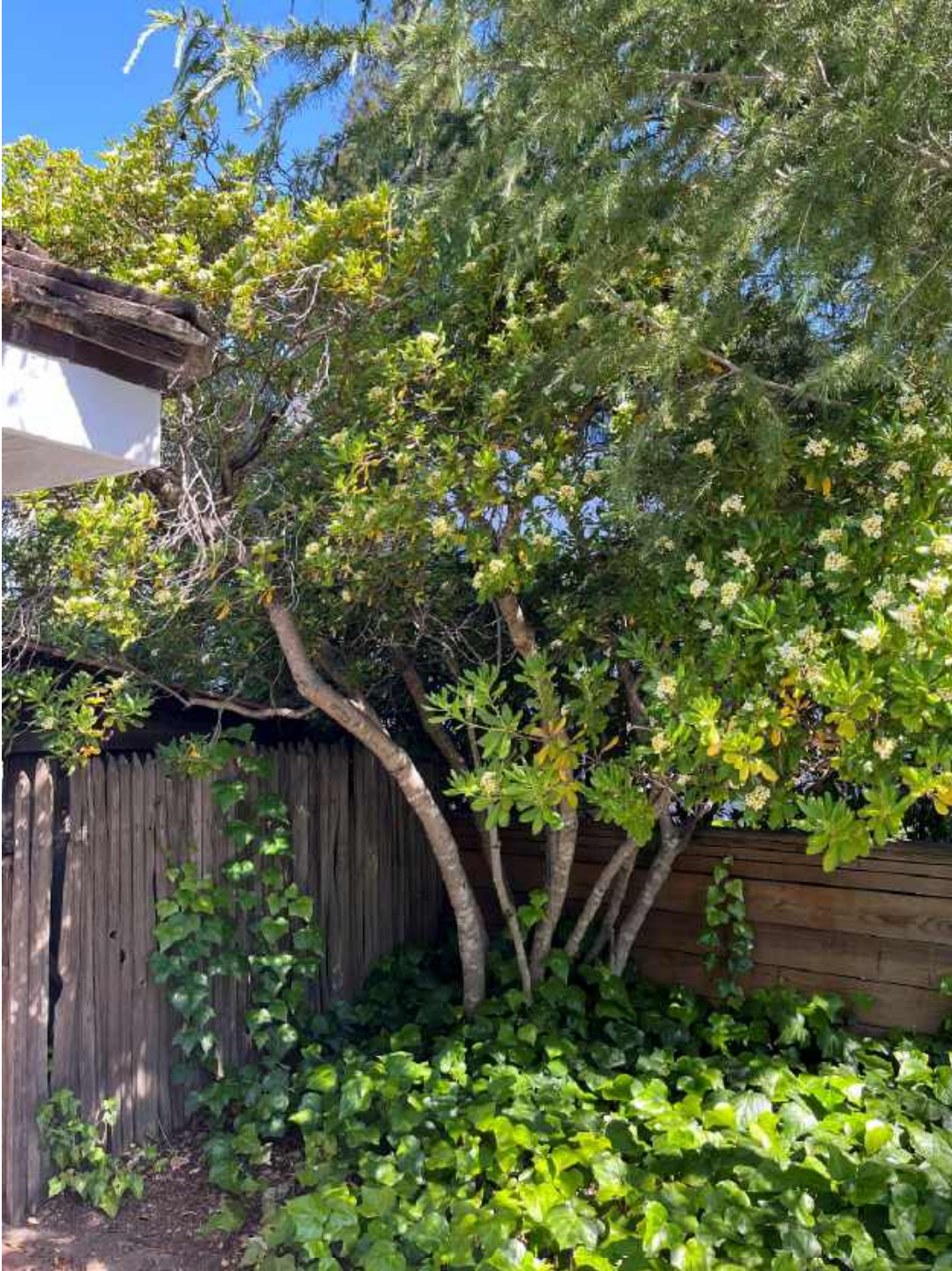
Tree #s 5, 6, 7 and 8



Tree # 9



Tree #s 10 and 11



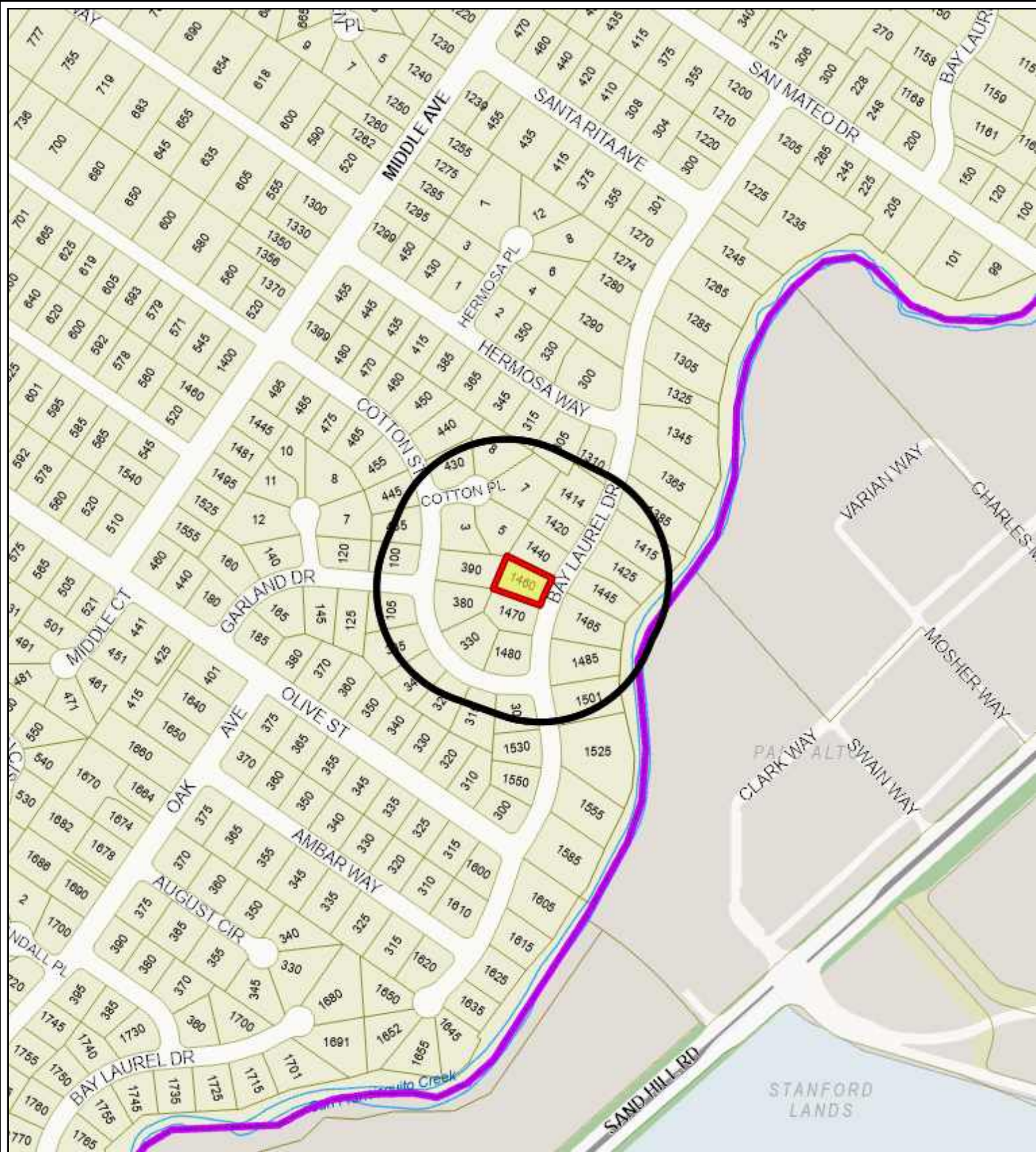
Tree # 12

| | | | |
|--|--------------------------------------|-----------------------------|-------------------------------------|
| LOCATION: 1460 Bay Laurel Drive | PROJECT NUMBER: PLN2024-00017 | APPLICANT: Karen Zak | OWNER: Laurel Homes, Designs |
| <p>PROJECT CONDITIONS:</p> <ol style="list-style-type: none"> 1. The use permit shall be subject to the following standard conditions: <ol style="list-style-type: none"> a. The applicant shall be required to apply for a building permit within one year from the date of approval (by October 28, 2025) for the use permit to remain in effect. b. Development of the project shall be substantially in conformance with the plans prepared by Zak Johnson Architects consisting of 17 plan sheets, dated received September 9, 2024 and approved by the Planning Commission on October 28, 2024, 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 Advanced Tree Care, dated July 1, 2024. 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. | | | |

| | | | |
|--|--------------------------------------|-----------------------------|-------------------------------------|
| LOCATION: 1460 Bay Laurel Drive | PROJECT NUMBER: PLN2024-00017 | APPLICANT: Karen Zak | OWNER: Laurel Homes, Designs |
|--|--------------------------------------|-----------------------------|-------------------------------------|

PROJECT CONDITIONS:

- 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.
- 2. The use permit shall be subject to the following **project-specific** condition:
 - a. Prior to final building inspection of associated construction, the applicant shall plant one 15-gallon Chinese pistache and one 24-inch box ginkgo as consistent with the approved tree replacement plan, subject to review and approval by the City Arborist and Planning Division.



City of Menlo Park
 Location Map
 1460 Bay Laurel Drive



Scale: 1:4,000

Drawn By: CCB

Checked By:

Date: 10/7/2024

Sheet: 1

1460 Bay Laurel Drive – Attachment C: Data Table

| | PROPOSED PROJECT | | EXISTING PROJECT | | ZONING ORDINANCE | |
|---|--|---|---|---|---------------------------------|---|
| Lot area | 10,777.0 sf | | 10,777.0 sf | | 10,000.0 sf min | |
| Lot width | 79.1 ft | | 79.1 ft | | 80.0 ft min | |
| Lot depth | 128.4 ft | | 128.4 ft | | 100.0 ft min | |
| Setbacks | | | | | | |
| Front | 22.2 ft | | 24.5 ft | | 20.0 ft min | |
| Rear | 25.4 ft | | 21.7 ft | | 20.0 ft min | |
| Side (left)* | 5.3 ft | | 13.7 ft | | 10.0 ft min | |
| Side (right) | 13.5 ft | | 14.11 ft | | 10.0 ft min | |
| Building coverage | 2,850.0 sf 26.4 % | | 2,577.2 sf 23.9 % | | 3,771.9 sf max 35.0 % max | |
| FAL (Floor Area Limit)* | 4,471.6 sf | | 2,577.2 sf | | 3,744.2 sf max | |
| Square footage by floor | 1,604.9 sf/1 st 1,622.0 sf/2 nd 730.1 sf/ADU 514.6 sf/garage 2,182.7 sf/basement | | 1,922.0 sf/1 st 560.3 sf/garage 94.9 sf/shed | | | |
| Square footage of buildings | 6,650.2 sf | | 2,577.2 sf | | | |
| Building height | 26.9 ft | | 14.6 ft | | 28 ft max | |
| Parking | 2 covered spaces | | 2 covered spaces | | 1 covered and 1 uncovered space | |
| Note: Areas shown highlighted indicate a nonconforming or substandard situation | | | | | | |
| Trees | Heritage trees | 6 | Non-Heritage trees | 7 | New trees | 4 |
| | Heritage trees removed/proposed for removal | 2 | Non-Heritage trees proposed for removal | 7 | Total Number of trees | 8 |

*The project is permitted to have a four-foot side setback and to exceed the floor area limit by 730.1 square feet to allow for the construction of the ADU (accessory dwelling unit).



STAFF REPORT

Planning Commission

Meeting Date:

10/28/2024

Staff Report Number:

24-043-PC

Public Hearing:

Consider and adopt a resolution to approve a use permit to modify accessory dwelling unit (ADU) standards to exceed the maximum ADU size of 1,000 square feet and maximum bedroom count of two, in order to construct a 1,200-square-foot, three-bedroom detached ADU on a standard lot within the R-1-U (Single Family Urban Residential) zoning district, at 789 Stanford Avenue, and determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures.

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit to modify accessory dwelling unit (ADU) standards to exceed the maximum detached ADU size of 1,000 square feet and maximum bedroom count of two, in order to construct a 1,200-square-foot, three-bedroom detached ADU on a standard lot within the R-1-U (Single Family Urban Residential) zoning district, at 789 Stanford Avenue. 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 proposed project. The Planning Commission may also consider applicable General Plan policies, such as Housing Element Policy H4.13: Accessory Dwelling Units (ADUs), which states: "Encourage the development of well-designed new ADUs (e.g., carriage houses, attached independent living units, small detached living units), the legalization of existing ADUs, or conversion of accessory buildings or structures to safe and habitable ADUs as a critical way to provide affordable housing in combination with primary residential uses on low-density lots."

Background

Site location

Using Stanford Avenue in the north-south orientation, the subject parcel sits on the west side of Stanford Avenue, south of Oakdell Drive, in the West Menlo neighborhood. Although the property has direct frontage on Santa Cruz Avenue, it currently functions more like a panhandle lot, with primary access from Stanford Avenue, via an easement over the neighboring property at 787 Stanford Avenue. The properties to the south of the subject property are also located in the R-1-U zoning district, while those to the north are part of the R-1-S (Single Family Suburban Residential) district.

Neighboring residences are a mix of single-story and two-story homes of varying styles. Properties on the opposite side of Santa Cruz Avenue and elsewhere in the vicinity are part of Unincorporated San Mateo County. A location map is included as Attachment B.

Analysis

Project description

The subject property is currently occupied by a three-story single-family residence with four bedrooms, four bathrooms, and a two-car attached garage built in 1951. The existing home is a split-level home built on a hillside. The applicant is proposing to build a 1,200-square-foot accessory dwelling unit (ADU) with a 160-square-foot covered porch on the right side of the parcel. The ADU would be a manufactured (aka “prefabricated”) structure, brought to the site and installed on a foundation. No changes to the main residence are proposed at this time. The lot is standard with a depth of 127 feet where a minimum of 65 feet is required and a width of 176 feet where a minimum of 100 feet is required. Although the parcel does not currently have primary access from Santa Cruz Avenue, that could change in the future, and it is the front lot line per the Zoning Ordinance definition. As such, the 20-foot front setback is correctly shown along that frontage. The grade of the parcel is highest along Santa Cruz Avenue, descending toward the Stanford Avenue easement.

The proposed ADU would meet all Zoning Ordinance requirements for setbacks, lot coverage, daylight plane, height, and parking. In addition, the floor area limit (FAL) for the overall parcel would be in compliance. However, the applicant is requesting to modify the ADU regulations for size and bedrooms, at 1,200 square feet (where 1,000 square feet is the standard limit) and three bedrooms (where two bedrooms is the standard limit).

Per Zoning Ordinance Section 16.79.040, the Planning Commission may consider use permit requests to modify certain ADU standards. This action type is distinct from a variance in that it only requires consideration of the use permit findings, and does not require a determination that there is a unique hardship justifying the relief. The applicant states that the larger ADU would allow multi-generational use of the property. From staff’s perspective, the parcel’s relatively large size would accommodate an ADU with a greater unit size and bedroom count. Also, as noted in the Policy Issues section, Housing Element Policy H4.13 generally encourages development of ADUs.

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

Design and materials

The proposed accessory dwelling unit would be constructed in a similar style to the main residence, albeit with a different roof style. Specifically, the main residence features a flat roof and the proposed ADU would include a pitched roof with gable ends. The ADU would be a manufactured unit with toasted almond exterior paint and black roof shingles. Photos from the plan set show the existing residence with a tan and white color scheme. As a one-story structure, the ADU would not present any unique privacy impacts to the neighboring parcel.

Trees and landscaping

The applicant has submitted an arborist report (Attachment A, Exhibit C), detailing the species, size, and conditions of on-site and nearby trees. A total of eleven trees were assessed, of which three are heritage trees. Seven of the eight non-protected trees are proposed to be removed as part of the proposed project.

No new plantings are proposed for these trees, although they are themselves relatively small and do not currently provide much in the way of screening.

A heritage tree permit (HTR2024-00113) was approved September 16, 2024 for the removal of heritage tree #8 (13-inch coast live oak), with the condition to plant one 36-inch box oak on the northwest corner of the site, and pay an in-lieu fee of \$1,280.

| Table 1: Tree summary and disposition | | | | |
|---------------------------------------|------------------------------|-----------------------|-----------|-----------------------------|
| Tree number | Species | Size (DBH, in inches) | Condition | Notes |
| 1 | Blueblossom | 6 | Good | Non-heritage, to be removed |
| 2 | Japanese cherry | 6.5 | Good | Non-heritage |
| 3 | Sweet cherry | 7 | Good | Non-heritage, to be removed |
| 4 | Lemon | 4 | Fair | Non-heritage, to be removed |
| 5 | Lemon | 5 | Good | Non-heritage, to be removed |
| 6 | Avocado | 6 | Fair | Non-heritage, to be removed |
| 7 | Sweet cherry | 4 | Poor | Non-heritage, to be removed |
| 8 | Coast live oak | 13 | Fair | Heritage, to be removed |
| 9 | After dark peppermint willow | 1 | Fair | Non-heritage, to be removed |
| 10 | Coast live oak | 36.5 | Fair | Heritage |
| 11 | Fig | 22 | Fair | Heritage |

To protect the trees on site, the arborist report has identified such measures as tree protective fencing and arborist monitoring of construction whenever work is performed within the drip line of significant trees. Trenching must be done by hand or with pneumatic air spade excavation tools. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 1h. The replacement planting and in-lieu fee would also be ensured by condition 2a.

Correspondence

As stated in the project description letter, the applicant states they have conducted neighborhood outreach with multiple neighbors, including all contiguous properties, and either received positive feedback, or did not hear any concerns.

As of the writing of this report, staff has received one email from a member of the public regarding the project (Attachment D). This individual did not give their address, but expresses a general objection to the project, albeit without raising a specific basis for making use permit denial findings.

Conclusion

Staff believes that the design and materials of the proposed accessory dwelling unit are compatible with the main residence. The applicant states that they have conducted outreach to multiple neighbors, including all contiguous properties, and has not received any negative feedback. The parcel's relatively large size would accommodate an ADU with a larger square footage and bedroom count. Approval of the modified ADU standards would generally support Housing Element Policy H4.13, which broadly encourages development of ADUs in the City. 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 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 approving the use permit
 - Exhibits to Attachment A
 - A. Project Plans
 - B. Project Description Letter
 - C. Arborist Report
 - D. Conditions of Approval
- B. Location Map
- C. Data Table
- D. Correspondence

Report prepared by:
Christine Begin, Planning Technician

Report reviewed by:
Thomas Rogers, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2024- 0xx**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO MODIFY ACCESSORY DWELLING UNIT (ADU) STANDARDS TO EXCEED THE MAXIMUM ADU SIZE OF 1,000 SQUARE FEET AND MAXIMUM BEDROOM COUNT OF TWO, IN ORDER TO CONSTRUCT A 1,200-SQUARE-FOOT, THREE-BEDROOM DETACHED ADU ON A STANDARD LOT WITHIN THE R-1-U (SINGLE FAMILY URBAN RESIDENTIAL) ZONING DISTRICT, AT 789 STANFORD AVENUE.**

WHEREAS, the City of Menlo Park (“City”) received an application requesting a use permit to modify accessory dwelling unit (ADU) standards to exceed the maximum ADU size of 1,000 square feet and maximum bedroom count of two, in order to construct a 1,200-square-foot, three-bedroom detached ADU on a standard lot within the R-1-U (Single Family Urban Residential) zoning district. (collectively, the “Project”) from Villa Homes (“Applicant”) located at 789 Stanford Avenue (APN 074-092-330) (“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 Urban Residential (R-1-U) district. The R-1-U district supports ADU uses, and allows for the modification of certain ADU standards through a use permit; and

WHEREAS, Housing Element Policy H4.13 generally encourages the development of well-designed ADUs as a way to provide affordable housing in combination with primary residential uses on low-density lots; and

WHEREAS, the proposed project would comply with all objective standards of the R-1-U district for the overall parcel; and

WHEREAS, the Applicant submitted an arborist report prepared by Davey Resource Group, incorporated herein as Exhibit C, 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 and street trees in the vicinity of the project; 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 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 October 28, 2024, 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 to exceed the 1,000 square foot limit and two bedroom limit for ADUs and construction a new single-story ADU of 1,200 square feet and three bedrooms 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-U zoning district and the General Plan because ADUs (Accessory Dwelling Units) are allowed to be constructed with modified development standards subject to issuance of a use permit, and the project otherwise conforms to applicable zoning standards, including, but not limited to, the parcel's maximum floor area limit and maximum building coverage.

- b. The proposed ADU would include a conforming number of off-street parking spaces because one uncovered parking space, covered or uncovered would be required at a minimum, and one uncovered parking space is 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 proposed ADU would be located on a relatively large parcel in a single-family neighborhood and has been designed in a way to complement the existing main residence, with limited impacts on neighboring parcels.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2023-00052, 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 D.

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:

1. 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, Kyle Perata, Assistant Community Development Director 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 October 28, 2024, 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 _____ day of October, 2024.

PC Liaison Signature

Kyle Perata
Assistant Community Development Director
City of Menlo Park

Exhibits

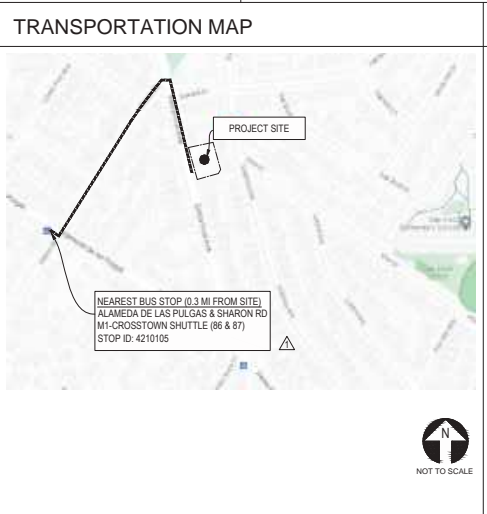
- A. Project plans
- B. Project description letter
- C. Arborist report
- D. Conditions of approval



| ABBREVIATIONS | | | | APPLICABLE CODES | | PROJECT DATA | | PROJECT INFORMATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| # & @ ACT AD AFF ALUM ANOD BSMT B'YND BOT BLKG BD BIP CIP CHNL CJ CL CLG CLM CMU COMPR CONC CONT CVRG CPT CT CTYD DBL DEMO DIA DIM DIMS DN DR DWG EA EJ ELEC ELEV EPDM EQ EXIST EXP JT | POUND OR NUMBER AND AT ACOUSTIC CEILING TILE AREA DRAIN ABOVE FINISHED FLOOR ALUMINUM ANODIZED BASEMENT BEYOND BOTTOM BLOCKING BOARD CAST IN PLACE CHANNEL CONTROL JOINT CENTER LINE CEILING CLEAR CONCRETE MASONRY UNIT COLUMN COMPRESSIBLE CONCRETE CONTINUOUS COVERT CARPET CERAMIC TILE COURTYARD DOUBLE DEMOLISH OR DEMOLITION DIAMETER DIMENSION DIMENSIONS DOWN DOOR DRAWING EACH EXPANSION JOINT ELECTRICAL ELEVATOR OR ELEVATION ETHYLENE PROPYLENE DIENE II-CLASS EQUAL EXISTING EXPANSION JOINT | EXT EXTERIOR FLOOR DRAIN OR FIRE DEPARTMENT FINISHED FACE OR FINISHED FLOOR FINISHED FLOOR LEVEL FIXTURE FLOOR FILLED METAL FACE OF FOUNDATION FIELD VERIFY GAUGE GALVANIZED GYPSUM WALL BOARD HIGHEST ADJACENT GRADE HOLLOW CORE HOUSING AND COMMUNITY DEVELOPMENT (CA STATE) HIGH HOLLOW METAL HIGH POINT HOUR DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT HEATING, VENTILATING, AND AIR CONDITIONING IMPACT RESISTANT GYPSUM WALL BOARD INSULATED OR INSULATION INTERIOR LOW LOWEST ADJACENT GRADE MAXIMUM MANUFACTURED MANUFACTURER MASONRY OPENING MECHANICAL MEMBRANE MINIMUM MOISTURE-RESISTANT GYPSUM WALL BOARD METAL NOT IN CONTRACT NUMBER NOMINAL ON CENTER | OH OPP OZ PCC PLUMB PLYND PSL PT PTFD PNT P'VC RBR RCP RD REOD RM RWL RYSB SIM SD SPEC SPK SSS SSSL STC STL STRUCT SYSB T&G TELE TLT TME TOF TOC TPD TTD TYP UNO U/S U/G VIF VP W/W WD | OVERHANG OPPOSITE OR OPPOSITE HAND QUINCE PRE-CAST CONCRETE PLUMBING FLYWOOD PRIVATE SEWER LATERAL PRESSURE TREATED DOUGLAS FIR PAINT OR PAINTED POLY VINYL CHLORIDE RUBBER REFLECTED CEILING PLAN ROOF DRAIN REQUIRED ROOM RAIN WATER LEADER SIMILAR SMOKE DETECTOR SPECIFIED OR SPECIFICATION SPRINKLER OR SPEAKER SEE STRUCTURAL DRAWINGS STAINLESS STEEL SOUND TRANSMISSION COEFFICIENT STEEL STRUCTURE OR STRUCTURAL SIDE YARD SETBACK TONGUE AND GROOVE TELEPHONE TOILET TO MATCH EXISTING TO TOP OF TOP OF CONCRETE TOILET PAPER DISPENSER TELEPHONE/DATA TYPICAL UNLESS NOTED OTHERWISE UNDERGROUND VERIFY IN FIELD VISION PANEL WITH WOOD | THE MANUFACTURED HOME 2022 HUD APPROVED APPROVED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) HUD APPROVED HOMES ARE REVIEWED AND INSPECTED BY THE DESIGN APPROVAL PRIMARY INSPECTION AGENCY (DAPIA) & IN-PLANT INSPECTION AGENCY (IPIA). HUD APPROVED HOMES ARE AFFIXED WITH AN APPROVAL PLACARD THAT IS VERIFIED IN THE FIELD PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY. THE FOUNDATION SYSTEM 2022 HCD APPROVED APPROVED BY THE CALIFORNIA DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT (HCD). SEE THE MANUFACTURED HOME FOUNDATION SHEETS INCLUDED IN THIS SET. ALL SITE WORK AND UTILITY CONNECTIONS CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24 & TITLE 25 2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA RESIDENTIAL CODE (CRC) 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA FIRE CODE (CFC) 2022 CALIFORNIA GREEN BUILDING CODE (CGBC) ALL CURRENT APPLICABLE STATE AND LOCAL CODES ALL LOCAL MUNICIPAL CODES THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO CONSTRUCT REFERENCED PROJECT IN ACCORDANCE WITH CODE STRUCTURE LISTED ABOVE. SHOULD ANY CONDITION DEVELOP OR NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID CODE STRUCTURE, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE AGENCY HAVING JURISDICTION BEFORE PROCEEDING WITH THE WORK. | 2022 HUD APPROVED, MANUFACTURED ACCESSORY DWELLING UNIT (ADU) 789 STANFORD AVE MENLO PARK, CA 94025 APN: 074092330 ZONING: R-1U MAX. FAL: 6,391.25 S.F. (2,800 + 0.25*(21365 - 7000)) MAX. BUILDING COVERAGE: 35% (7,477.75 S.F.) LOT SIZE: 21,365 S.F. ADU SIZE: 1,200 S.F. ADU HEIGHT: 16'-11" (17'-0" MAX.) ADU BUILDING COVERAGE (INCL. DECK): 1,360 S.F. EXISTING RESIDENCE: 3,438 S.F. EXISTING BUILDING COVERAGE: 8.86% TOTAL BLDG COVERAGE (1,893 S.F.) + LOT SIZE (21,365 S.F.): 15.23% (< 35%) TOTAL BLDG COVERAGE (3,253 S.F.) + LOT SIZE (21,365 S.F.): 15.23% (< 35%) EXISTING FLOOR AREA: 3,438 S.F. PROPOSED FLOOR AREA: 4,638 S.F. (< 6,391) OCCUPANCY GROUP: R-3 CONSTRUCTION TYPE: V-8 WITHIN 1/2 MILE OF TRANSIT: YES (0.2 MI) HYDRANT WITHIN 450': NO (SEE A1) FIRE SAFE ROAD WITHIN 150': N/A (SEE A1) BURN ZONE: X FEMA FLOOD ZONE: X WILDLAND URBAN INTERFACE (WUI): NO | PROJECT LOCATION 789 STANFORD AVE MENLO PARK, CA 94025 PROJECT SCOPE OF WORK INSTALLATION OF A 1,200 S.F., 3-BEDROOM, 2022 HUD APPROVED, MANUFACTURED ACCESSORY DWELLING UNIT (ADU) ALL-ELECTRIC ADU FIRE SPRINKLERS NOT REQUIRED ON MANUFACTURED HOME, PRIMARY RESIDENCE IS NOT EQUIPPED WITH FIRE SPRINKLERS. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | GENERAL NOTES | | DRAWING SHEET INDEX | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | <ol style="list-style-type: none"> MANUFACTURED HOME WILL BEAR HUD/HCD LABELS THAT CERTIFY COMPLIANCE OF UNIT. DESIGN HAS BEEN APPROVED BY A THIRD-PARTY DESIGN APPROVAL AGENCY (DAA) CERTIFIED AND MONITORED BY HOUSING AND COMMUNITY DEVELOPMENT (HCD) AND HAS VERIFIED COMPLIANCE WITH THE CBC AND THE FBH REGULATIONS CONTAINED IN TITLE 25, CCR, DIVISION 1, CHAPTER 3, SUBCHAPTER 1. WHEN DELIVERED TO JOB SITE, THE MANUFACTURED HOME SHALL HAVE AN INSIGNIA ON THE BUILDING. PRIOR TO FINAL INSPECTION ALL APPLICABLE CERTIFICATIONS OF THE HUD MANUFACTURED HOME WILL BE REQUIRED TO BE SUBMITTED. LANDSCAPE IS NOT INCLUDED IN PROJECT SCOPE. | | <table border="1"> <thead> <tr> <th>SHEET #</th> <th>SHEET NAME</th> </tr> </thead> <tbody> <tr> <td>A0</td> <td>TITLE SHEET AND NOTES</td> </tr> <tr> <td>A1</td> <td>ADU REPORT</td> </tr> <tr> <td>A1.1</td> <td>EXISTING SITE PLAN</td> </tr> <tr> <td>A1.2</td> <td>PROPOSED SITE PLAN</td> </tr> <tr> <td>A2</td> <td>AREA PLAN</td> </tr> <tr> <td>A2.1</td> <td>FLOOR PLAN AND ELEVATIONS (ADU)</td> </tr> <tr> <td>A2.2</td> <td>EXISTING ELEVATIONS & STREETSCAPE</td> </tr> <tr> <td>A2.3</td> <td>FLOOR AREA DIAGRAM & CALCULATIONS</td> </tr> <tr> <td>A3</td> <td>EXISTING FLOOR PLANS</td> </tr> <tr> <td>A7</td> <td>STAIRS, SECTIONS AND ROOF PLAN</td> </tr> <tr> <td>SU1</td> <td>UTILITIES</td> </tr> <tr> <td>C1.0</td> <td>TOPOGRAPHIC SURVEY</td> </tr> <tr> <td>C2.0</td> <td>GRADING & DRAINAGE PLAN</td> </tr> <tr> <td>C3.0</td> <td>EROSION CONTROL PLAN</td> </tr> <tr> <td>C4.0</td> <td>GRADING & DRAINAGE PLAN - DETAILS</td> </tr> <tr> <td>C4.0</td> <td>CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)</td> </tr> <tr> <td>S1</td> <td>DETAILS</td> </tr> <tr> <td>S2</td> <td>MATING LINE PLAN</td> </tr> <tr> <td>S-0.0</td> <td>DETACHED ADU FOUNDATION - COVER SHEET</td> </tr> <tr> <td>S-1.0</td> <td>DETACHED ADU FOUNDATION - NOTES</td> </tr> <tr> <td>S-1.1</td> <td>DETACHED ADU FOUNDATION - NOTES</td> </tr> <tr> <td>S-2.0</td> <td>DETACHED ADU FOUNDATION - PLANS</td> </tr> <tr> <td>S-3.0</td> <td>DETACHED ADU FOUNDATION - DETAILS</td> </tr> </tbody> </table> | | SHEET # | SHEET NAME | A0 | TITLE SHEET AND NOTES | A1 | ADU REPORT | A1.1 | EXISTING SITE PLAN | A1.2 | PROPOSED SITE PLAN | A2 | AREA PLAN | A2.1 | FLOOR PLAN AND ELEVATIONS (ADU) | A2.2 | EXISTING ELEVATIONS & STREETSCAPE | A2.3 | FLOOR AREA DIAGRAM & CALCULATIONS | A3 | EXISTING FLOOR PLANS | A7 | STAIRS, SECTIONS AND ROOF PLAN | SU1 | UTILITIES | C1.0 | TOPOGRAPHIC SURVEY | C2.0 | GRADING & DRAINAGE PLAN | C3.0 | EROSION CONTROL PLAN | C4.0 | GRADING & DRAINAGE PLAN - DETAILS | C4.0 | CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) | S1 | DETAILS | S2 | MATING LINE PLAN | S-0.0 | DETACHED ADU FOUNDATION - COVER SHEET | S-1.0 | DETACHED ADU FOUNDATION - NOTES | S-1.1 | DETACHED ADU FOUNDATION - NOTES | S-2.0 | DETACHED ADU FOUNDATION - PLANS | S-3.0 | DETACHED ADU FOUNDATION - DETAILS |
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| A0 | TITLE SHEET AND NOTES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A1 | ADU REPORT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A1.1 | EXISTING SITE PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A1.2 | PROPOSED SITE PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A2 | AREA PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A2.1 | FLOOR PLAN AND ELEVATIONS (ADU) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A2.2 | EXISTING ELEVATIONS & STREETSCAPE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A2.3 | FLOOR AREA DIAGRAM & CALCULATIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A3 | EXISTING FLOOR PLANS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A7 | STAIRS, SECTIONS AND ROOF PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SU1 | UTILITIES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C1.0 | TOPOGRAPHIC SURVEY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C2.0 | GRADING & DRAINAGE PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C3.0 | EROSION CONTROL PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C4.0 | GRADING & DRAINAGE PLAN - DETAILS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C4.0 | CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S1 | DETAILS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S2 | MATING LINE PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S-0.0 | DETACHED ADU FOUNDATION - COVER SHEET | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S-1.0 | DETACHED ADU FOUNDATION - NOTES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S-1.1 | DETACHED ADU FOUNDATION - NOTES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S-2.0 | DETACHED ADU FOUNDATION - PLANS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S-3.0 | DETACHED ADU FOUNDATION - DETAILS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | PROJECT DIRECTORY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | DESIGNER | | OWNER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | VILLA HOMES 1 LETTERMAN DR. BUILDING C SAN FRANCISCO, CA 94129 CSLB LICENSE #: 1077588 (B) PERMIT PROJECT CONTACT: LINDSEY NEGRO 658-615-3503 PERMITTING@VILLAHOMES.COM | | STEVE BECK PHONE: 650-739-5095 789 STANFORD AVE MENLO PARK, CA 94025 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | MFR'D HOME | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | SILVERCREST HOMES 299 N. SMITH AVE CORONA, CA 94880 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | GEOTECHNICAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | THOMAS W. PORTER, P.E. ROMIG ENGINEERS, INC. 1390 EL CAMINO REAL, 2ND FL SAN CARLOS, CA 94070 650-591-5224 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

AHJ REQUIREMENTS

- FRONTAGE IMPROVEMENTS:
ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED EITHER AS AN EXISTING CONDITION OR AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.
- ANY HEAVILY CRACKED SECTION OF VALLEY GUTTER SHOULD ALSO BE REPLACED IN KIND AND DOCUMENTED ON THE SITE PLAN.
- AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES IN THE PUBLIC RIGHT OF WAY. A LIST OF REQUIREMENTS FOR ENCROACHMENT PERMIT SUBMITTAL CAN BE FOUND ON THE CITY'S WEBPAGE AT:
<https://menlopark.gov/Government/Departments/Public-Works/Engineering-Division/Encroachment-permits>



Detached ADU
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MENLO PARK, CA 94025
BECK

| REVISION LIST | DATE |
|---------------------|----------|
| Delta 1 Resubmittal | 06/14/24 |
| Delta 2 Resubmittal | 08/30/24 |

Project number: 545
Date: 8/30/24

TITLE SHEET AND NOTES

A0



VILLA
1 LETTERMAN DR.
BUILDING C, SUITE 34129
SAN FRANCISCO, CA 94129
415.968.1625 PH
villahomes.com

Root Zone Calculations

The trunk diameter of the assessed trees are often used to determine the Critical Root Zone (CRZ). The CRZ is considered the ideal protection zone for a tree. It can be calculated by adding a feet of radius for every inch of trunk diameter measured at 4.1 feet from grade/ground height (DBH). For example, a tree with a DBH of 12 inches has a calculated CRZ radius of 30 feet from the trunk. The CRZ represents the typical rooting area required for tree health and survival. An tree located in the City of Menlo Park, CA, has a calculated CRZ that is distributed with the city standard of the tree's crown area with a radius measured to the nearest foot of the tree's largest diameter within plus one foot to determine the Tree Protection Zone (TPZ) as seen in table 1 according to Menlo Park tree size protection and guidelines. Subject matter shall be noted within this report typically require the manager to conduct condition check with basic arboriculture or arbor assessment. Condition assessment should not occur within the TPZ of any tree to be retained. This includes but is not limited to the storage of materials, parking of vehicles, transporting soil by existing soil equipment, planting and/or irrigation or changing soil grade.

The standard soil area test indicated using a commonly accepted method established by Dr. the State in California (Arbor Assessment - Trees and Shrubs) is the method the root zone size (i.e. defined) ratio, some of night time area, and more under compression and limit of vibration based upon tree DBH is considered as a minimum distance that any excavation should occur during construction. A minimum risk of excavation area below roots, if it occurs, will result in the plant cells are disrupted or severely damaged. The CRZ is the area where removal or cut disturbance should occur without attached substratum. The TPZ and SAR for the surveyed trees are listed in Appendix A, table 1.

Conclusion and Recommendations

Based on visual inspection and the inputs of the proposed development, all trees can be retained.

- Tree #1 is located in the pathway of the delivery of the proposed ADU. Removal is recommended. No permit is required.
- Tree #2 is located about 12 ft away from the proposed site driveway and is near the path of the delivery of the proposed ADU. Branches are predicted to be retained and that 30% of the soil and canopy are predicted to be retained for maintenance. The TPZ should be placed along the diameter of the tree. During the retention phase of working within the CRZ of trees to be retained, no excavation or grading within the TPZ must be performed with hand tools and topsoil must be Certified Substrate to restore soil and document arboriculture reports. Any significant root pruning, if needed to determine a target excavation should be not identified unless necessary. If needed from the future, future tree health and the project's overall retention, the arborist may recommend tree removal.
- Tree #3 is located in the pathway of the proposed ADU. Removal is recommended. No permit is required.
- Tree #4 is located in the pathway of the proposed ADU. Removal is recommended. No permit is required.
- Tree #5 is located in the pathway of the proposed ADU. Removal is recommended. No permit is required.
- Tree #6 is located about 11 ft away from the proposed ADU. Branches are predicted to be high in crown. Once TPZ removal is recommended, no permit is required.
- Tree #7 is located in the pathway of the proposed ADU. Removal is recommended. No permit is required.

Dr. Ken S. Coker, Secretary of California Arborists
City of Menlo Park, California
September 2024

- Tree #8 is located about 55 ft away from the proposed ADU. Branches are predicted to be low to medium. The work is being done outside of the predicted structural root zone. Less than 10% of the roots are to be retained or the affected by construction. Pruning shall be done in the TPZ. Once a construction permit has been obtained, the work shall be done in the TPZ. The TPZ should be placed along the diameter and be placed in a way that will be 100% of the TPZ. The TPZ should be placed along the diameter and be placed in a way that will be 100% of the TPZ. The TPZ should be placed along the diameter and be placed in a way that will be 100% of the TPZ.
 - Tree #9 is located about 25 ft from the street line. Branches are predicted to be low to medium. Tree protection fencing should be installed along the diameter of the tree.
 - Any existing trees to be retained and protected by the City of Menlo Park shall require arboriculture according to the assessment table 1. A tree shall be retained for a period of 10 years or more.
 - The TPZ should be placed along the diameter and be placed in a way that will be 100% of the TPZ. The TPZ should be placed along the diameter and be placed in a way that will be 100% of the TPZ. The TPZ should be placed along the diameter and be placed in a way that will be 100% of the TPZ.
 - The TPZ should be placed along the diameter and be placed in a way that will be 100% of the TPZ. The TPZ should be placed along the diameter and be placed in a way that will be 100% of the TPZ. The TPZ should be placed along the diameter and be placed in a way that will be 100% of the TPZ.
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- Dr. Ken S. Coker, Secretary of California Arborists
City of Menlo Park, California
September 2024

ARBORIST REPORT - TREE PROTECTION AND IMPACT MITIGATION

NOTE:
REFERENCE TREE INVENTORY TABLE AND TREE LOCATIONS ON SHEETS A1 & A1.1.
TPZ FENCING LOCATIONS AND REQUIREMENTS ARE ALSO SHOWN ON SHEET A1.1.

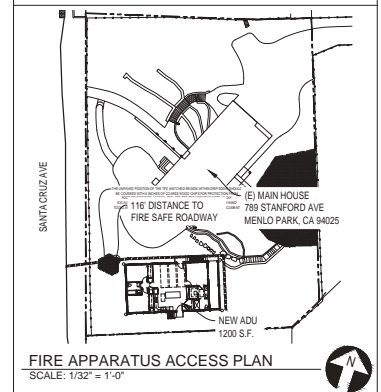
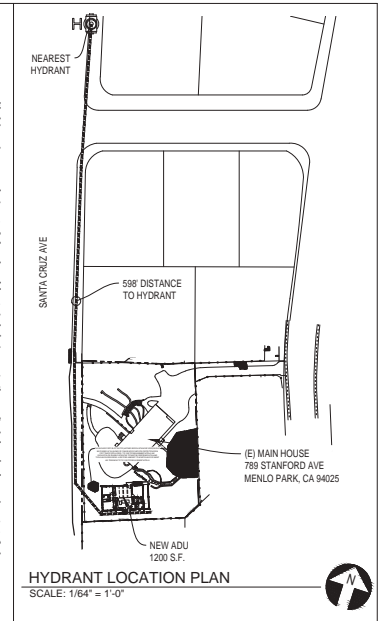
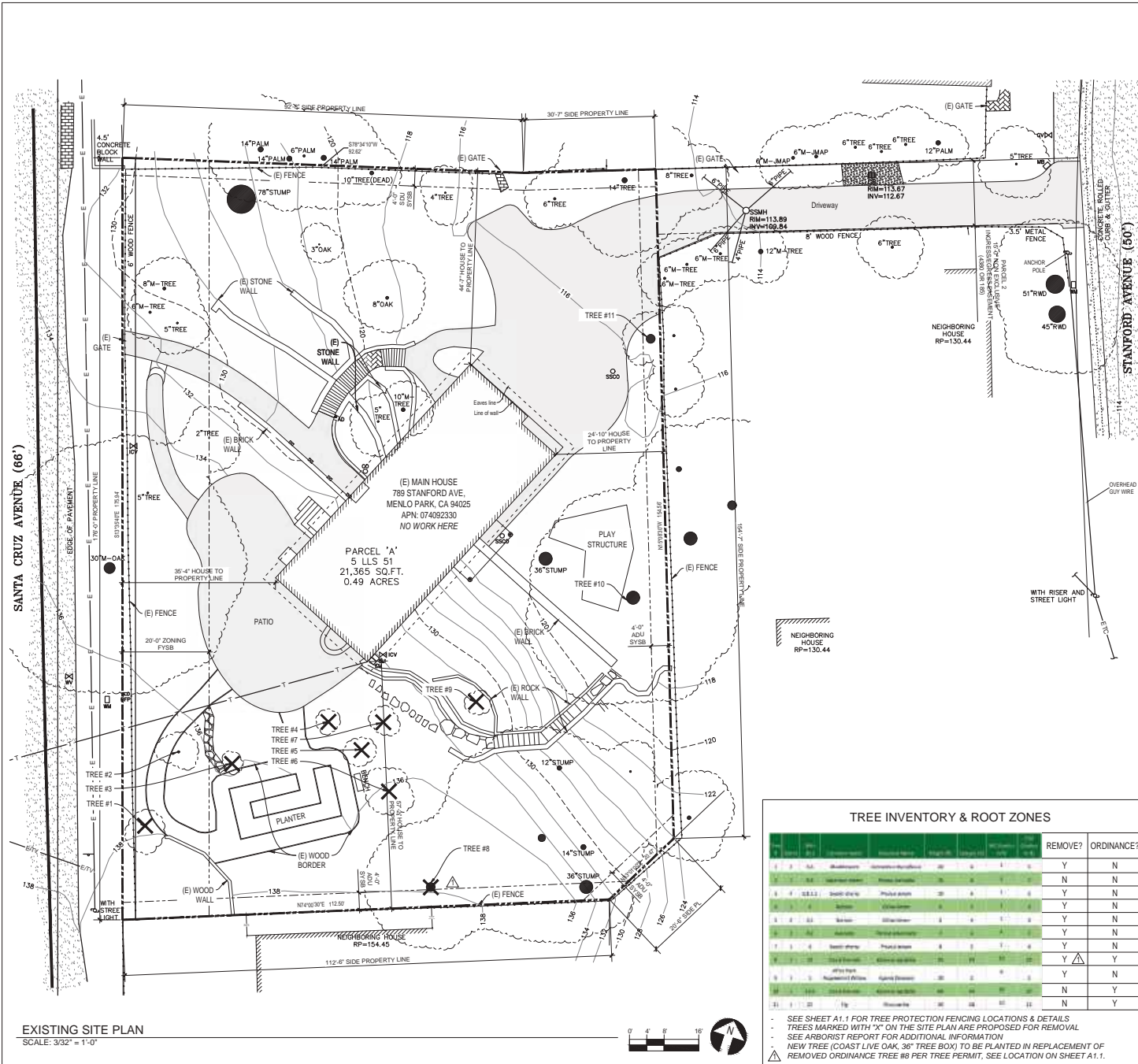
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ARBORIST REPORT

A0.1



TREE INVENTORY & ROOT ZONES

| ID | TRUNK DBH (IN) | SPECIES | HEIGHT (FT) | STATUS | REMOVE? | ORDINANCE? |
|-----|----------------|---------|-------------|--------|---------|------------|
| 1 | 14" | PALM | 12' | ✓ | Y | N |
| 2 | 15" | PALM | 12' | ✓ | N | N |
| 3 | 10" | DEAD | 10' | ✓ | Y | N |
| 4 | 10" | DEAD | 10' | ✓ | Y | N |
| 5 | 10" | DEAD | 10' | ✓ | Y | N |
| 6 | 10" | DEAD | 10' | ✓ | Y | N |
| 7 | 10" | DEAD | 10' | ✓ | Y | N |
| 8 | 10" | DEAD | 10' | ✓ | Y | N |
| 9 | 10" | DEAD | 10' | ✓ | Y | N |
| 10 | 10" | DEAD | 10' | ✓ | Y | N |
| 11 | 10" | DEAD | 10' | ✓ | Y | N |
| 12 | 10" | DEAD | 10' | ✓ | Y | N |
| 13 | 10" | DEAD | 10' | ✓ | Y | N |
| 14 | 10" | DEAD | 10' | ✓ | Y | N |
| 15 | 10" | DEAD | 10' | ✓ | Y | N |
| 16 | 10" | DEAD | 10' | ✓ | Y | N |
| 17 | 10" | DEAD | 10' | ✓ | Y | N |
| 18 | 10" | DEAD | 10' | ✓ | Y | N |
| 19 | 10" | DEAD | 10' | ✓ | Y | N |
| 20 | 10" | DEAD | 10' | ✓ | Y | N |
| 21 | 10" | DEAD | 10' | ✓ | Y | N |
| 22 | 10" | DEAD | 10' | ✓ | Y | N |
| 23 | 10" | DEAD | 10' | ✓ | Y | N |
| 24 | 10" | DEAD | 10' | ✓ | Y | N |
| 25 | 10" | DEAD | 10' | ✓ | Y | N |
| 26 | 10" | DEAD | 10' | ✓ | Y | N |
| 27 | 10" | DEAD | 10' | ✓ | Y | N |
| 28 | 10" | DEAD | 10' | ✓ | Y | N |
| 29 | 10" | DEAD | 10' | ✓ | Y | N |
| 30 | 10" | DEAD | 10' | ✓ | Y | N |
| 31 | 10" | DEAD | 10' | ✓ | Y | N |
| 32 | 10" | DEAD | 10' | ✓ | Y | N |
| 33 | 10" | DEAD | 10' | ✓ | Y | N |
| 34 | 10" | DEAD | 10' | ✓ | Y | N |
| 35 | 10" | DEAD | 10' | ✓ | Y | N |
| 36 | 10" | DEAD | 10' | ✓ | Y | N |
| 37 | 10" | DEAD | 10' | ✓ | Y | N |
| 38 | 10" | DEAD | 10' | ✓ | Y | N |
| 39 | 10" | DEAD | 10' | ✓ | Y | N |
| 40 | 10" | DEAD | 10' | ✓ | Y | N |
| 41 | 10" | DEAD | 10' | ✓ | Y | N |
| 42 | 10" | DEAD | 10' | ✓ | Y | N |
| 43 | 10" | DEAD | 10' | ✓ | Y | N |
| 44 | 10" | DEAD | 10' | ✓ | Y | N |
| 45 | 10" | DEAD | 10' | ✓ | Y | N |
| 46 | 10" | DEAD | 10' | ✓ | Y | N |
| 47 | 10" | DEAD | 10' | ✓ | Y | N |
| 48 | 10" | DEAD | 10' | ✓ | Y | N |
| 49 | 10" | DEAD | 10' | ✓ | Y | N |
| 50 | 10" | DEAD | 10' | ✓ | Y | N |
| 51 | 10" | DEAD | 10' | ✓ | Y | N |
| 52 | 10" | DEAD | 10' | ✓ | Y | N |
| 53 | 10" | DEAD | 10' | ✓ | Y | N |
| 54 | 10" | DEAD | 10' | ✓ | Y | N |
| 55 | 10" | DEAD | 10' | ✓ | Y | N |
| 56 | 10" | DEAD | 10' | ✓ | Y | N |
| 57 | 10" | DEAD | 10' | ✓ | Y | N |
| 58 | 10" | DEAD | 10' | ✓ | Y | N |
| 59 | 10" | DEAD | 10' | ✓ | Y | N |
| 60 | 10" | DEAD | 10' | ✓ | Y | N |
| 61 | 10" | DEAD | 10' | ✓ | Y | N |
| 62 | 10" | DEAD | 10' | ✓ | Y | N |
| 63 | 10" | DEAD | 10' | ✓ | Y | N |
| 64 | 10" | DEAD | 10' | ✓ | Y | N |
| 65 | 10" | DEAD | 10' | ✓ | Y | N |
| 66 | 10" | DEAD | 10' | ✓ | Y | N |
| 67 | 10" | DEAD | 10' | ✓ | Y | N |
| 68 | 10" | DEAD | 10' | ✓ | Y | N |
| 69 | 10" | DEAD | 10' | ✓ | Y | N |
| 70 | 10" | DEAD | 10' | ✓ | Y | N |
| 71 | 10" | DEAD | 10' | ✓ | Y | N |
| 72 | 10" | DEAD | 10' | ✓ | Y | N |
| 73 | 10" | DEAD | 10' | ✓ | Y | N |
| 74 | 10" | DEAD | 10' | ✓ | Y | N |
| 75 | 10" | DEAD | 10' | ✓ | Y | N |
| 76 | 10" | DEAD | 10' | ✓ | Y | N |
| 77 | 10" | DEAD | 10' | ✓ | Y | N |
| 78 | 10" | DEAD | 10' | ✓ | Y | N |
| 79 | 10" | DEAD | 10' | ✓ | Y | N |
| 80 | 10" | DEAD | 10' | ✓ | Y | N |
| 81 | 10" | DEAD | 10' | ✓ | Y | N |
| 82 | 10" | DEAD | 10' | ✓ | Y | N |
| 83 | 10" | DEAD | 10' | ✓ | Y | N |
| 84 | 10" | DEAD | 10' | ✓ | Y | N |
| 85 | 10" | DEAD | 10' | ✓ | Y | N |
| 86 | 10" | DEAD | 10' | ✓ | Y | N |
| 87 | 10" | DEAD | 10' | ✓ | Y | N |
| 88 | 10" | DEAD | 10' | ✓ | Y | N |
| 89 | 10" | DEAD | 10' | ✓ | Y | N |
| 90 | 10" | DEAD | 10' | ✓ | Y | N |
| 91 | 10" | DEAD | 10' | ✓ | Y | N |
| 92 | 10" | DEAD | 10' | ✓ | Y | N |
| 93 | 10" | DEAD | 10' | ✓ | Y | N |
| 94 | 10" | DEAD | 10' | ✓ | Y | N |
| 95 | 10" | DEAD | 10' | ✓ | Y | N |
| 96 | 10" | DEAD | 10' | ✓ | Y | N |
| 97 | 10" | DEAD | 10' | ✓ | Y | N |
| 98 | 10" | DEAD | 10' | ✓ | Y | N |
| 99 | 10" | DEAD | 10' | ✓ | Y | N |
| 100 | 10" | DEAD | 10' | ✓ | Y | N |

- SEE SHEET A1.1 FOR TREE PROTECTION FENCING LOCATIONS & DETAILS
 - TREES MARKED WITH 'X' ON THE SITE PLAN ARE PROPOSED FOR REMOVAL
 - SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION
 - NEW TREE (COAST LIVE OAK, 36" TREE BOX) TO BE PLANTED IN REPLACEMENT OF REMOVED ORDINANCE TREE #8 PER TREE PERMIT, SEE LOCATION ON SHEET A1.1.

Detached ADU
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 MENLO PARK, CA 94025
 BECK

REVISION LIST

| REVISION | REVISION LIST | DATE |
|----------|---------------------|----------|
| 1 | Delta 1 Resubmittal | 06/14/24 |
| 2 | Delta 2 Resubmittal | 08/30/24 |

Project number: 545
 Date: 8/30/24

EXISTING SITE PLAN
 A1

VICINITY MAP



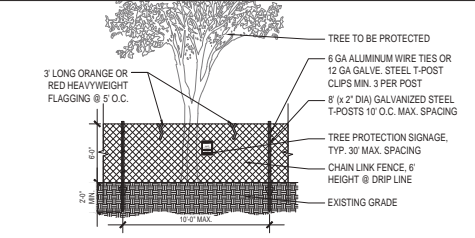
UTILITY KEYNOTES

1. WATER - FROM EXISTING WATER METER. 1" PVC SCH 40. INSTALL IN ACCORDANCE WITH CURRENT CPC CODE WITH A SHUT-OFF VALVE @ POINT OF CONNECTION TO EXISTING SUPPLY SYSTEM & PRIOR TO MFRD HOME CONNECTION WITH NON REMOVABLE BACKFLOW HOSE BIBB (OR BIBB-TYPE VACUUM BREAKER ON ALL HOSE BIBBS). PRESSURE REDUCER SHALL BE INSTALLED AT ADU RISER.
2. SEWER - CONNECT NEW MFRD HOME TO (E) SEWER SERVICE LINE ON SITE WITH A (N) CLEANOUT AT THE CONNECTION. INSTALL IN ACCORDANCE WITH CURRENT CPC CODE WITH A 3" ABS SCH 40 PIPE & 2% MIN. SLOPE TO 2' FROM MFRD HOME WITH CLEANOUT (IF ABS SCH 40 @ 1% MIN. SLOPE OR GRINDER PUMP SYSTEM MAY BE REQUIRED AS DETERMINED IN FIELD.). UNDER FLOOR CLEANOUTS LOCATED MORE THAN 5' FROM CRAWL SPACE ACCESS WILL NEED TO EXTENDED TO OUTSIDE.
3. ELECTRICAL - CONNECT NEW MFRD HOME TO (N) UPGRADED SERVICE PANEL @ (E) METER OF EXISTING RESIDENCE. (E) 200A PANEL TO BE RELOCATED AND UPGRADED TO 400A.

SITE POSITION NOTES

1. AN ENGINEERING / ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO DELIVERY OF MFRD STRUCTURES, CONSTRUCTION STAGING, RESERVED CONSTRUCTION PARKING, SIDEWALK, DRAINAGE, OR SEWER WORK (BY OTHERS). APPROVAL OF THIS BUILDING PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT-OF-WAY.
2. WASTEWATER GRINDER PUMP - IF DETERMINED ON SITE THAT 2% GRAVITY SEWER PIPE FALL IS NOT AVAILABLE, A GRINDER PUMP/TANK SYSTEM SHALL BE DESIGNED & INSTALLED BY OTHERS (UNDER SEPARATE PERMIT).
3. CONTRACTOR TO INSTALL / SETUP OF MODULAR ADU STRUCTURE PER CODE & MFRF INSTRUCTIONS TO ASSURE A WATER TIGHT BUILDING ASSEMBLY.
4. ALL EXISTING GRADING IS TO REMAIN. IF REMOVED OR REVISED FOR NEW WORK IT SHOULD BE MINIMAL IN SCOPE TO PROVIDE POSITIVE DRAINAGE. INSTALL PROPER EROSION CONTROL MEASURES AS REQUIRED PER LOCAL CODE.
5. CONTRACTOR SHALL VERIFY ALL BUILDING UTILITY LOCATIONS FOR ALL UTILITY CONNECTIONS / CONNECTIONS (UNDERGROUND OR OVERHEAD) PRIOR TO INSTALLATION WITH LOCAL UTILITY COMPANY. DESIGN BUILT.
6. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT (IF APPLICABLE) FOR ALL SITE & BUILDING RECOMMENDATIONS PRIOR TO COMMENCING WORK. FIELD REVIEW BY GEOTECHNICAL ENGINEER SHALL REVIEW ALL EXCAVATIONS PRIOR TO PLACING CONCRETE, etc., per REPORT.
7. ENCROACHMENT PERMIT BY OTHERS WILL BE REQUIRED FOR STAGING REQUIREMENTS.
8. NEW 150 AMP ELECTRICAL PANEL @ NEW ADU WITH UFER GROUND AT SEPARATE BUILDING PANEL IN ACCORDANCE WITH CEC 250.32.

TPZ FENCING DETAIL & NOTES



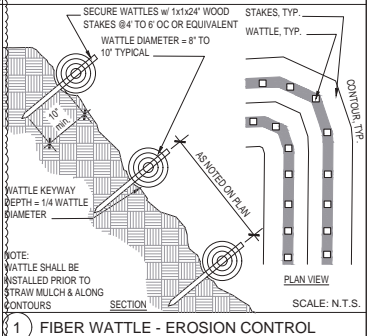
TPZ REQUIREMENTS (SEE ARBORIST REPORT FOR FURTHER INFORMATION):

1. THE TPZ SHOULD ENCOMPASS THE TREE ALONG THE DRIPLINE AND BE MOVED IN WHEN WORK IS BEING DONE WITHIN TPZ, AND MOVED TO THE FARTHEST EXTENT POSSIBLE WHEN THE WORK IN THE TPZ IS COMPLETED. SEE TABLE 1 IN ARBORIST REPORT FOR TPZ RADIUS REQUIREMENTS.
2. THE UNPAVED POSITION OF THE TPZ (HATCHED REGION WITHIN DRIP EDGE) SHOULD BE COVERED WITH 6 INCHES OF COARSE WOOD CHIPS FOR PROTECTION FROM FOOT TRAFFIC/SITE ACCESS. TYP. SEE TPZ REQUIREMENT NOTE #2 ANY EXCAVATION OR GRADING WITHIN THE TPZ MUST BE PERFORMED WITH HAND TOOLS AND SUPERVISED BY A CERTIFIED ARBORIST TO MONITOR AND DOCUMENT ANY TREE IMPACTS TYP. SEE TPZ REQUIREMENT NOTE #3.
3. DUE TO THE SENSITIVE NATURE OF WORKING WITHIN THE CRZ OF TREES TO BE RETAINED, ANY EXCAVATION OR GRADING WITHIN THE TPZ MUST BE PERFORMED WITH HAND TOOLS AND SUPERVISED BY A CERTIFIED ARBORIST TO MONITOR AND DOCUMENT ANY TREE IMPACTS.
4. ANY SIGNIFICANT ROOTS (ROOTS 2 INCHES IN DIAMETER OR LARGER) ENCOUNTERED SHOULD BE CUT CLEANLY AND PHOTO DOCUMENTED, IF SEVERAL ROOTS INCREASE FAILURE RISK BEYOND THE PROPERTY OWNER'S TOLERANCE, THE ARBORIST MAY RECOMMEND TREE REMOVAL.
5. TPZ FENCING SHOULD BE 6 FEET IN HEIGHT AND CONSTRUCTED OF CHAIN LINK FENCING. THE FENCING MAY BE MOVED WITHIN THE DRIPLINE IF DIRECTED BY THE ON-SITE OR CITY ARBORIST BUT CANNOT BE MOVED TO WITHIN 2 FEET OF THE TRUNK. FENCE POSTS SHOULD BE SIX(6)-FOOT-TALL 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. SIGNS MUST BE POSTED STATING: "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY PROJECT ARBORIST. NO STORING OF MATERIALS OR MACHINERY." THE FENCE MAY NOT BE MOVED WITHOUT AUTHORIZATION FROM THE PROJECT OR CITY ARBORIST.
6. TPZ FENCING MUST BE IN PLACE BEFORE ANY EQUIPMENT IS ON-SITE AND MUST REMAIN IN PLACE FOR THE ENTIRETY OF THE PROJECT AND ONLY BE REMOVED TEMPORARILY OR OTHERWISE, WITH THE APPROVAL OF A CERTIFIED ARBORIST WHILE ACTIVITIES ARE DIRECTLY SUPERVISED, AND REPLACED IMMEDIATELY AFTER.
7. PRIOR TO THE ISSUANCE OF THE ASSOCIATED DEMOLITION AND BUILDING PERMITS, A TREE PROTECTION VERIFICATION LETTER FROM THE PROJECT ARBORIST IS REQUIRED. THE PROJECT ARBORIST SHOULD VISIT THE PROPERTY, AND VERIFY THAT THE PROTECTION MEASURES ARE IN COMPLIANCE, TAKE PHOTOS, AND THEN PREPARE A BRIEF VERIFICATION LETTER FOR THE CITY ARBORIST REVIEW.
8. A FINAL INSPECTION BY THE CITY ARBORIST IS REQUIRED AT THE END OF THE PROJECT. THIS IS TO BE DONE BEFORE THE TREE PROTECTION FENCING IS REMOVED. THE PROJECT ARBORIST SHOULD VISIT THE PROPERTY, AND VERIFY THAT THE PROTECTION MEASURES ARE IN COMPLIANCE, TAKE PHOTOS, AND THEN PREPARE A BRIEF VERIFICATION LETTER FOR THE CITY ARBORIST REVIEW.
9. MONITORING OF THE TREE PROTECTION SPECIFICATIONS BY AN ISA CERTIFIED ARBORIST OR ASCA REGISTERED CONSULTING ARBORIST IS REQUIRED AT MONTHLY INTERVALS.
10. NO MATERIAL SHALL BE STORED, NOR CONCRETE BASINS WASHED, OR ANY CHEMICAL MATERIALS OR PAINT STORED WITHIN THE TPZ OF TREES, AND NO CONSTRUCTION CHEMICALS OR PAINT SHOULD BE RELEASED INTO LANDSCAPED AREAS, AS THESE CAN BE TOXIC TO TREES AND CONTAMINATE THE SOIL.
11. AFTER CONSTRUCTION IS COMPLETE, THE PROPERTY OWNER SHOULD MONITOR THE TREES FOR AT LEAST ONE YEAR AND CONTACT A CERTIFIED ARBORIST TO INSPECT IF ANY LEAN, LIMB DIE-BACK, LEAF DROP, OR FOLIAGE DISCOLORATION DEVELOPS. FOR THE TREES THAT ARE TO REMAIN THAT HAD HIGH IMPACTS FROM CONSTRUCTION, BIOCHAR IS RECOMMENDED TO IMPROVE THE SOIL HEALTH.
12. THERE SHALL BE CONSISTENT IRRIGATION TO THE TREES BEFORE, DURING, AND AFTER CONSTRUCTION TO HELP THE TREES BETTER TOLERATE ROOT LOSS.

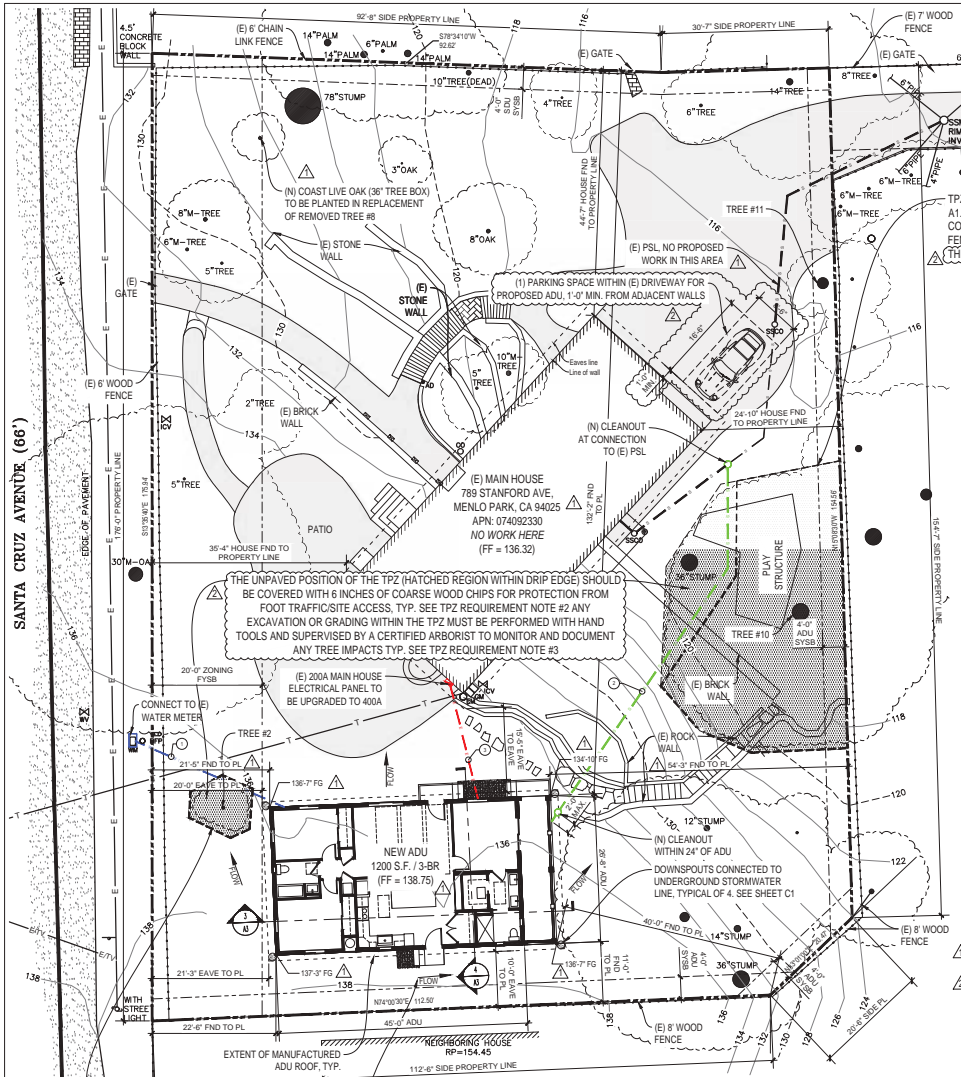
TREE INVENTORY & ROOT ZONES

| | REMOVE? | ORDINANCE? |
|----|---------|------------|
| 1 | Y | N |
| 2 | N | N |
| 3 | Y | N |
| 4 | Y | N |
| 5 | Y | N |
| 6 | Y | N |
| 7 | Y | N |
| 8 | Y | N |
| 9 | Y | N |
| 10 | Y | N |
| 11 | N | Y |
| 12 | N | Y |

TREES MARKED WITH "X" ON THE SITE PLAN ON SHEET A1 ARE PROPOSED FOR REMOVAL - SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION
NEW TREE (COAST LIVE OAK, 36" TREE BOX) TO BE PLANTED IN REPLACEMENT OF REMOVED ORDINANCE TREE #8 PER TREE PERMIT. SEE LOCATION ON SHEET A1.1.



1 FIBER WATTLE - EROSION CONTROL



TPZ FENCING TO PROTECT TREE #2 PER TPZ FENCING REQUIREMENTS ON A1.1. IF TPZ FENCING IS REQUIRED TO BE RELOCATED WITHIN THE DRIPLINE, CONTACT CERTIFIED ARBORIST PRIOR TO RELOCATION & EXCAVATION PER TPZ FENCING REQUIREMENT #5. FENCING SHALL NOT BE MOVED TO WITHIN 2' OF THE TRUNK PER TPZ REQUIREMENT #5.

SURFACE DRAINAGE AROUND THE ADU WILL BE DIRECTED AWAY FROM ADJACENT PROPERTY LINES TYP. SEE SHEET C1.0 FOR PRECISE GRADING SLOPES.

PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

SITE ANALYSIS

| | |
|------------------------------|---|
| TOTAL LOT AREA: | 21,365 SF |
| NET LOT AREA: | 21,365 SF |
| MAX. FLOOR AREA LIMIT (FAL): | 6,391.25 S.F. (2,800 + 0.25 x (21365 - 7000)) |
| EXISTING RESIDENCE AREAS: | |
| FIRST FLOOR: | 1,299 SF |
| SECOND FLOOR: | 1,441 SF |
| BELOW GRADE: | 377 SF |
| PROPOSED ADU AREA: | |
| FIRST FLOOR: | 1,200 SF |
| LAND COVERED BY STRUCTURES: | |
| EXISTING: | 15.23% (3,263 SF) |
| PROPOSED: | 8.86% (1,893 SF) |
| TOTAL: | 6.37% (1,360 SF) |
| LANDSCAPE/PERVIOUS AREAS: | 65.23% |
| PAVED/IMPERVIOUS SURFACES: | 17.12% |
| PARKING SPACES: | 1 COV / 2 UNCOV |

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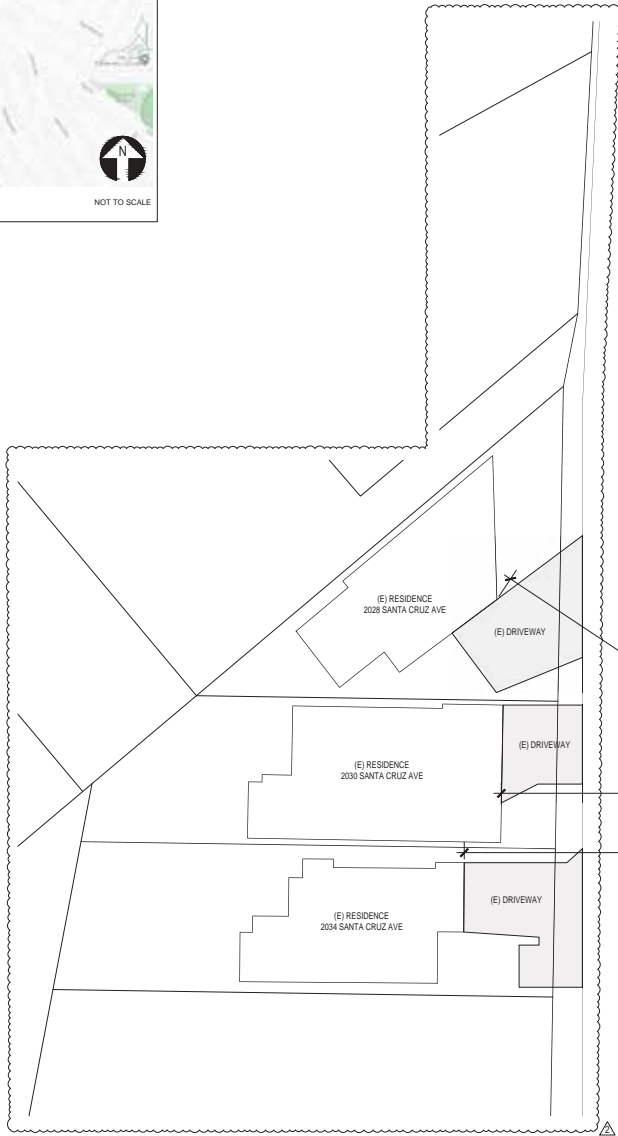
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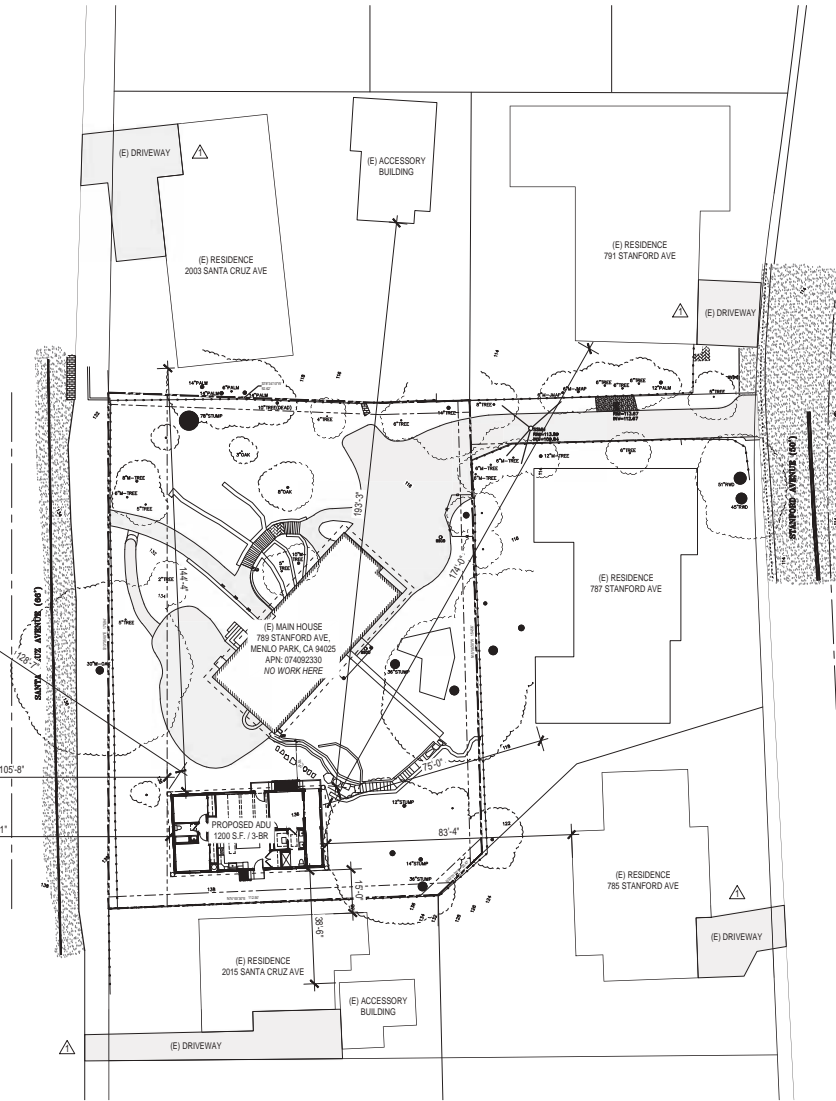
PROPOSED SITE PLAN

A1.1

VICINITY MAP



AREA PLAN: 789 STANFORD AVE
SCALE: 1" = 20'-0"



0 5 10 20 40



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AREA PLAN

A1.2

EXTERIOR FINISH NOTES

- 1) 12" MIN. OVERHANG LENGTH
- 2) 2X6 PAINTED WOOD FASCIA, TYP.
- 3) 2X4 MIN. PAINTED WOOD TRIM AND CORNERS, DOORS AND WINDOWS
- 4) PAINTED HORIZONTAL SIDING, SKIRT WALL FINISH TO MATCH MANUFACTURED BUILDING SIDING.
- 5) CLASS "A" MINIMUM COMPOSITION ROOFING

FLOOR PLAN NOTES

- 1) 18" X 24" MINIMUM CRAWL SPACE ACCESS WITHIN 20' OF PLUMBING - THROUGH OUTSIDE WALL, FOUNDATION WELL OR INSIDE ADU THROUGH FLOOR
- 2) ALL ELECTRICAL HEATER AND RANGE/OVEN WITH MANUFACTURERS LITERATURE - PER HUD REQUIREMENT
- 3) HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS (CRC R311.7.8). GUARDRAILS REQUIRED WHERE LANDINGS EXCEED 30" HEIGHT AT ANY POINT WITHIN 36" TO THE OPEN EDGE (CRC R312.1.1). RISERS TO BE 4" MIN. TO 7.34" MAX., TREADS TO BE 10" MIN. (SEE DETAIL 5/S1). NO RISER OR TREAD SHALL EXCEED MORE THAN 3/8" FROM THE SMALLEST TO THE LARGEST. 3" MIN. LANDINGS TO RESIDENCE TO HAVE A STEP UP OF 1/4" MIN TO 1" MAX OR 4" MIN TO 7.34" MAX.
- 4) THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR (CRC R311.3). THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36" MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 2%.
- 5) HANDRAILS (WHERE REQUIRED) TO BE 1-1/2" DIA. @ 34" TO 38" ABOVE NOSE OF STAIRS WITH RETURN TO POST OR WALL (SEE DETAIL 1/S1).

VENT NOTES AND CALCS

1 S.F. FOR EACH 1,500 S.F. OF UNDER-FLOOR SPACE AREA WHERE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS 1 VAPOR RETARDER MATERIAL PER A908.2, EXCEPTION 1.

PROJECT UNDER FLOOR SPACE = 1,360 S.F. (INCLUDING COVERED DECK)
 1,360 S.F. / 1,500 = 0.91 S.F. UNDER FLOOR VENT REQUIRED
 (CLASS 1 VAPOR BARRIER SHALL BE INSTALLED)

4 1/2" x 14" VENTS, 0.4375 S.F. PER VENT
 4 VENTS PROVIDED = 1.75 S.F.

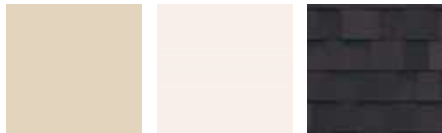
NOTE: ONE VENTILATION OPENING SHALL BE LOCATED WITHIN 3' OF EACH CORNER OF THE BUILDING.

SEE DETAIL 4/S-3.0

DESIGN



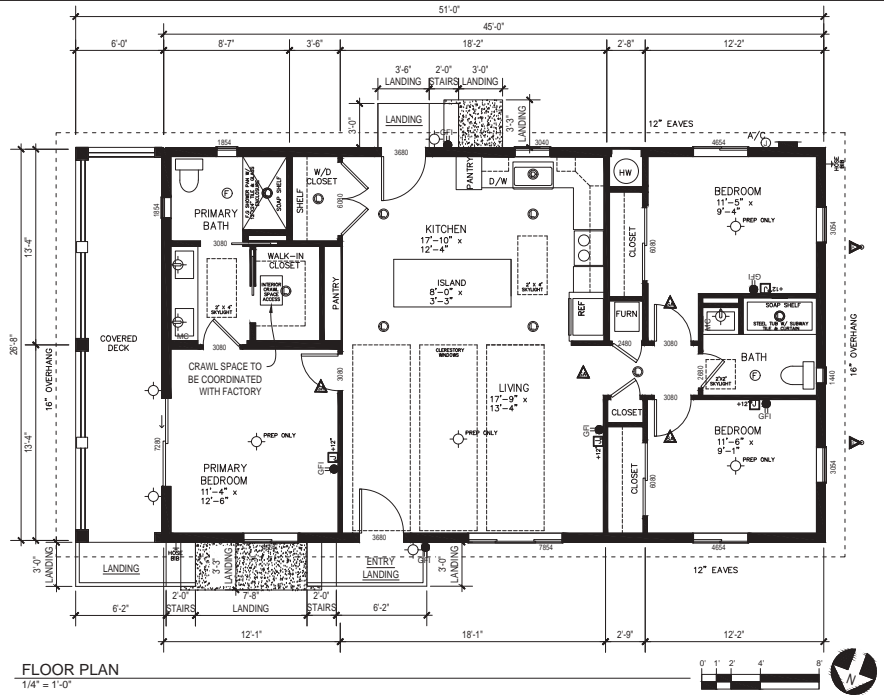
ADU RENDERING (FOR REFERENCE ONLY)



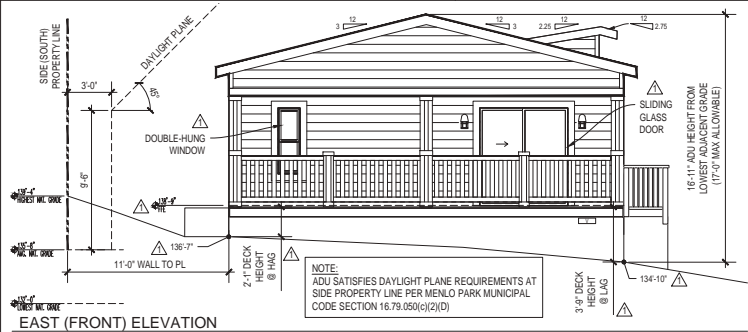
EXTERIOR PAINT: PPG1097-3, TOASTED ALMOND
 EXTERIOR TRIM PAINT: PPG1075-1, LINEN RUFFLE
 ROOF SHINGLE: IKO CAMBRIDGE, DUAL BLACK

MECHANICAL/ELECTRICAL LEGEND

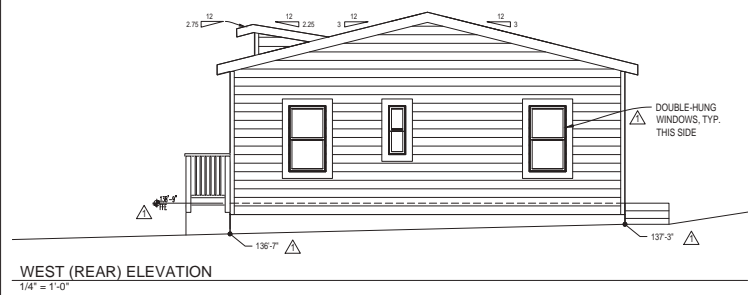
| | | | |
|--|-------------------------------|--|---|
| | GFI OUTLET | | CEILING FAN PREP, NO DOME LIGHT |
| | SCONCE LIGHT | | CEILING FAN PREP, FLUSH DOME LIGHT |
| | BATHROOM VENT FAN | | BLANK PLATE WITH EMPTY BOX FOR CABLE/ETHERNET |
| | FIRE SPRINKLER COMPARTMENT | | A/C JUNCTION BOX |
| | LED CEILING LIGHT | | HOT WATER HEATER |
| | PENDANT LIGHT | | ELECTRICAL PANEL |
| | SMOKE ALARM | | FURNACE |
| | CARBON MONOXIDE ALARM | | STACKED WASHER AND DRYER |
| | SMOKE / CARBON MONOXIDE ALARM | | |



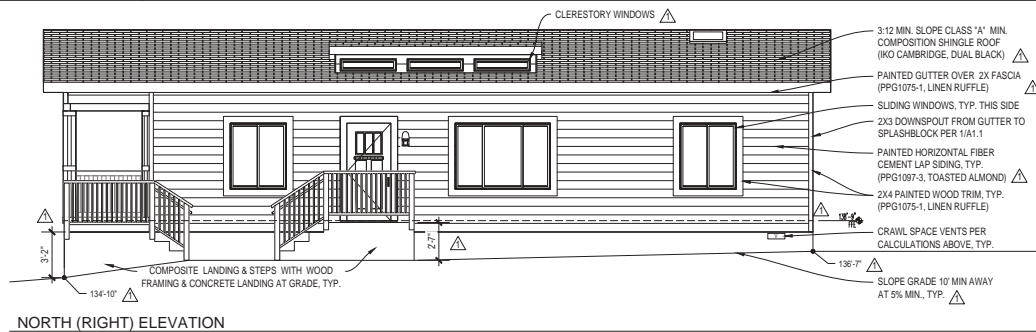
FLOOR PLAN
 1/4" = 1'-0"



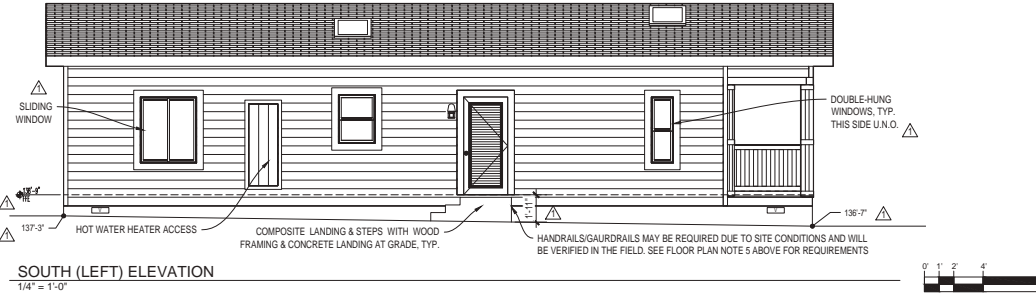
EAST (FRONT) ELEVATION
 1/4" = 1'-0"



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



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



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



ALL MANUFACTURER DRAWINGS INCLUDED ON THIS SHEET HAVE BEEN APPROVED BY HUD. REFER TO INSTALLATION MANUAL

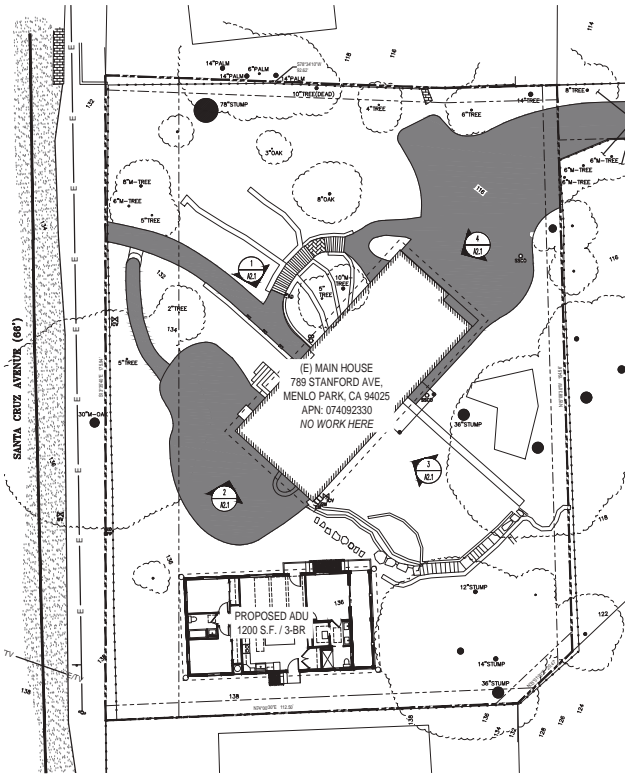
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FLOOR PLAN & ELEVATIONS (ADU)

A2



KEY SITE PLAN
NOT TO SCALE



1 NORTH-WEST (RIGHT) ELEVATION



2 SOUTH-WEST (REAR) ELEVATION



3 SOUTH-EAST (LEFT) ELEVATION



4 NORTH-EAST (FRONT) ELEVATION



STREETSCAPE
1/16" = 1'-0"

NOTE:
STREETSCAPE IS FROM SANTA CRUZ AVE. THE PROJECT SITE ADDRESS (789 STANFORD AVE) IS A REAR LOT WITH DRIVEWAY EASEMENT ACCESS AND NOT VISIBLE FROM STANFORD AVE.



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EXISTING
ELEVATIONS &
STREETSCAPE

A2.1



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DRAWINGS INCLUDED ON
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APPROVED BY HUD. REFER
TO INSTALLATION MANUAL

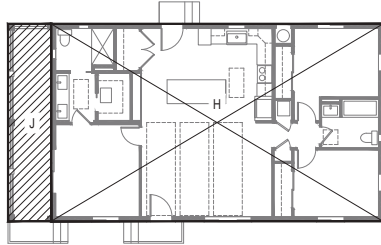
| FLOOR AREA LIMIT CALCULATION | | |
|------------------------------|-------------------|-------|
| REGION | DIMENSION | SF |
| A | 28'-9" x 37'-0" | 1,064 |
| B | 14'-5" x 10'-10" | 156 |
| C | 16'-10" x 37'-11" | 638 |
| D | 12'-0" x 47'-6" | 570 |
| E | 5'-0" x 14'-8" | 73 |
| F (GARAGE & MECH.) | 33'-4" x 16'-10" | 560 |
| G | 31'-5" x 12'-0" | 377 |
| H (ADU) | 26'-8" x 45'-0" | 1,200 |
| TOTAL FAL | | 4,638 |

△

| BUILDING COVERAGE CALCULATION | | |
|--------------------------------|----------------|-------|
| REGION | DIMENSION | SF |
| J (ADU DECK) | 26'-8" x 6'-0" | 160 |
| + ADU BUILDING COVERAGE | | 1,200 |
| + EXISTING RESIDENCE FOOTPRINT | | 1,893 |
| TOTAL BUILDING COVERAGE | | 3,253 |

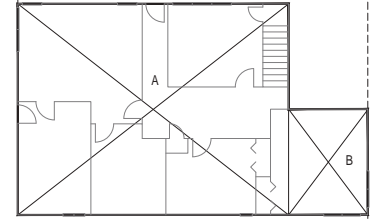
△

△ NOTE:
THE RESIDENCE & ADU HAVE ATTIC HEIGHTS OF LESS THAN FIVE FEET (SEE RESIDENCE PHOTOS ON SHEET A2.1 AND ADU ELEVATIONS ON SHEET A2). THIS AREA SHALL NOT BE COUNTED IN THE TOTAL FLOOR AREA LIMIT.

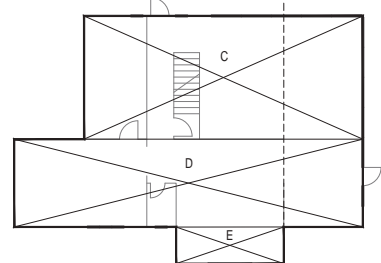


△ NOTE:
SEE ADU FLOOR PLAN ON SHEET A2

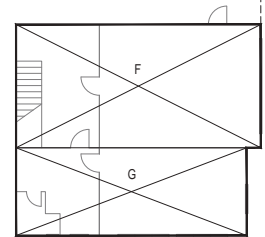
FLOOR AREA DIAGRAM (ADU)
1/8" = 1'-0"



UPPER LEVEL



MID LEVEL



LOWER LEVEL

△ NOTE:
SEE EXISTING RESIDENCE
FLOOR PLANS ON SHEET A2.3

FLOOR AREA DIAGRAM (EXISTING RESIDENCE)
1/8" = 1'-0"



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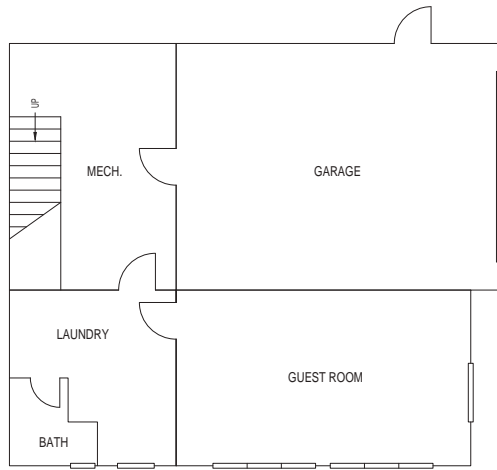
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FLOOR AREA
DIAGRAMS

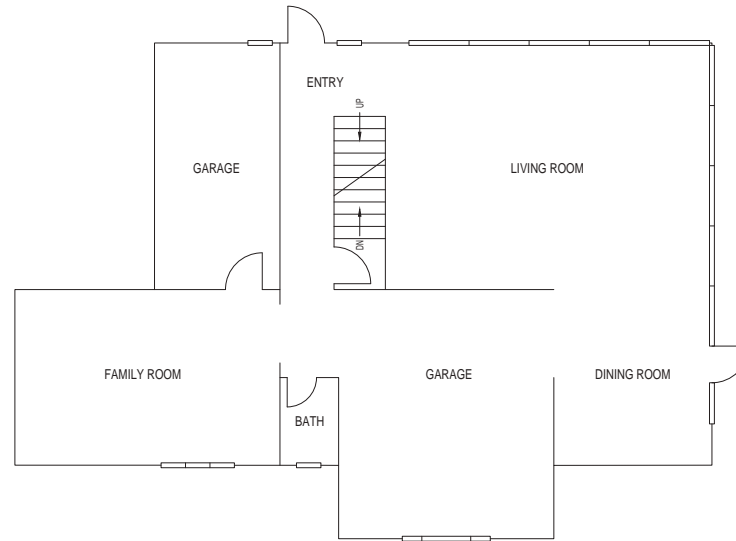
A2.2



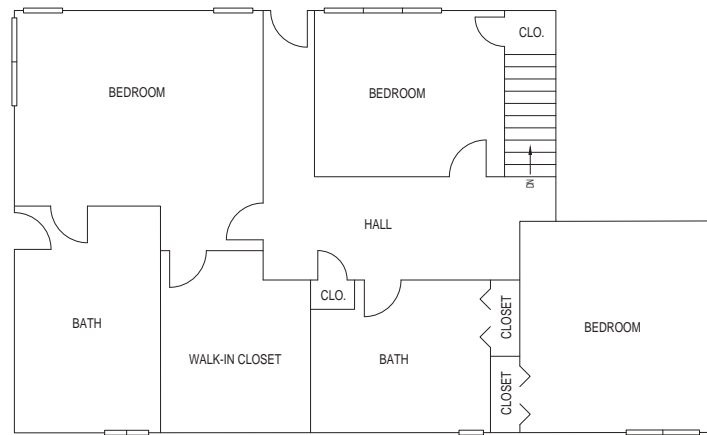
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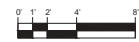
1 EXISTING RESIDENCE FLOOR PLAN - LOWER LEVEL
 1/4" = 1'-0"



2 EXISTING RESIDENCE FLOOR PLAN - MID LEVEL
 1/4" = 1'-0"



3 EXISTING RESIDENCE FLOOR PLAN - UPPER LEVEL
 1/4" = 1'-0"



NOTE:
 • SEE EXISTING RESIDENCE ELEVATION PHOTOS ON SHEET A2.1
 • SEE EXISTING RESIDENCE FLOOR AREA DIAGRAMS ON SHEET A2.2

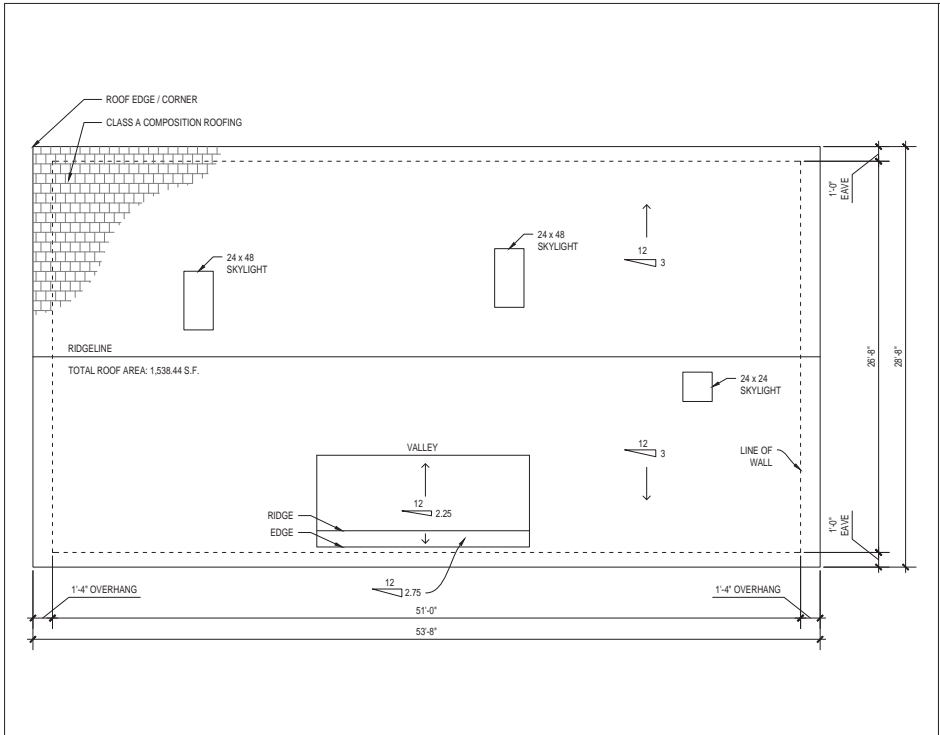
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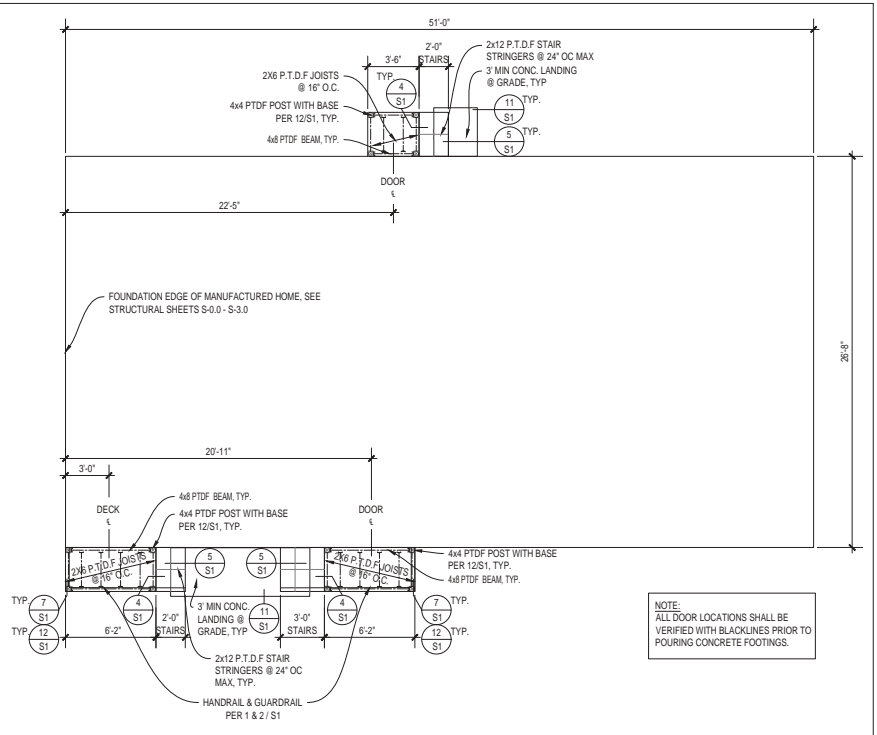
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EXISTING FLOOR PLANS

A2.3



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

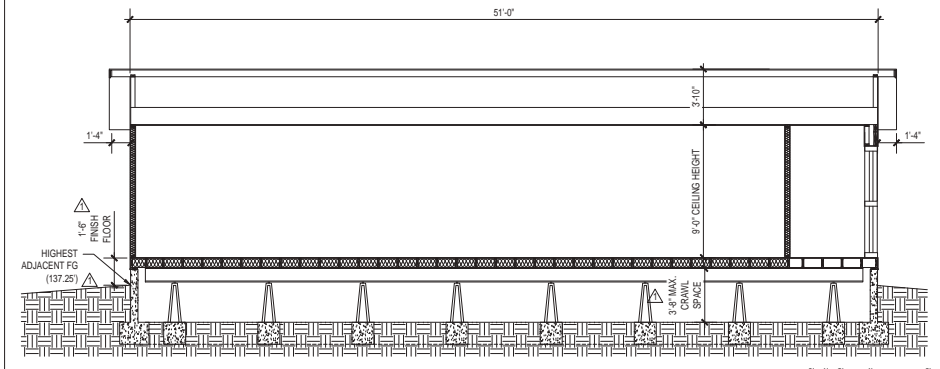


1 STAIRS / LANDINGS - LOCATIONS & FRAMING PLANS
1/4" = 1'-0"

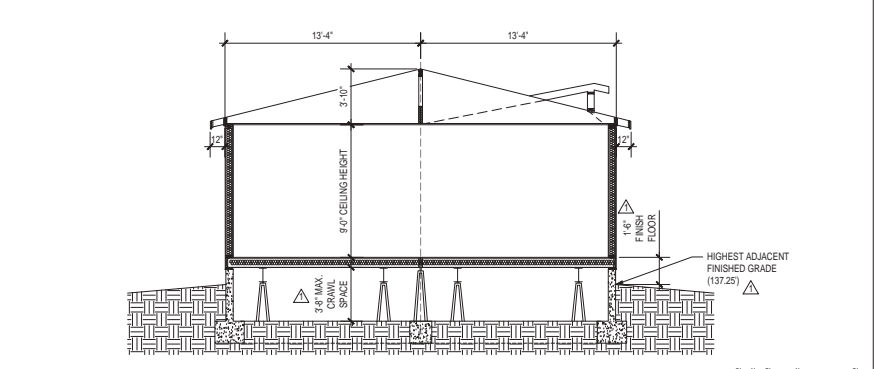
NOTE:
ALL DOOR LOCATIONS SHALL BE
VERIFIED WITH BLACKLINES PRIOR TO
POURING CONCRETE FOOTINGS.



NOTE:
ALL STRUCTURAL COMPONENTS SHOWN IN SECTIONS ARE FOR
REPRESENTATION ONLY. REFER TO STRUCTURAL PLAN SHEETS S-0.0 - S-3.0
FOR FOUNDATION DETAILING.



3 LONGITUDINAL SECTION
1/4" = 1'-0"



4 CROSS SECTION
1/4" = 1'-0"



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STAIRS,
SECTIONS &
ROOF PLAN

A3



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SEWER - CONDITIONS OF APPROVAL

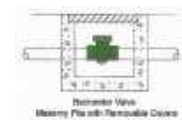
1. THE DEVELOPMENT MUST COMPLY WITH ALL CURRENT DISTRICT REGULATIONS AND STANDARDS (www.westbaysanitary.org).
2. THIS PROPERTY SHALL HAVE A DISTRICT CONFORMING PROPERTY LINE CLEAN OUT (P.L.C.O) AND LATERAL. DISTRICT WILL REVIEW THE VIDEO YOU SUBMITTED AND NOTIFY YOU WHETHER THE CURRENT SEWER LATERAL IS REUSABLE OR NOT.
3. A CLASS 1 SEWER PERMIT IS REQUIRED FOR CONNECTION OR ANY SEWER LATERAL WORK WITHIN THE DISTRICT'S JURISDICTION. ALL WORK SHALL COMPLY WITH DISTRICT STANDARD DETAIL NO. 06.
4. A CONFORMING P.L.C.O IS REQUIRED WITHIN 5- FEET OF THE PROPERTY LINE. THE CLEAN OUT BOX SHALL BE ACCESSIBLE FOR MAINTENANCE PURPOSES AND PLAINLY VISIBLE TO THE EYE. PER DISTRICT STANDARD DETAIL NO. 07.
5. IF THE FINISH FLOOR OF ANY BUILDING CONNECTED TO THE SANITARY SEWER SYSTEM BY GRAVITY FLOW, IS LESS THAN 12" ABOVE THE NEAREST UPSTREAM SANITARY SEWER MANHOLE. A BACKWATER VALVE WILL BE REQUIRED. THE BACKWATER VALVE SHALL BE LOCATED ON THE LATERAL BETWEEN THE BUILDING AND THE P.L.C.O. THE PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL COSTS OF INSTALLATION AND MAINTENANCE OF SUCH DEVICES. (SEE THE LETTER "ALERT TO CUSTOMERS REQUIRING BACKFLOW PREVENTION DEVICES" INCLUDED ON THIS SHEET FOR MORE INFORMATION.)
6. NO POOL DRAINS, POOL EQUIPMENT, ROOF GUTTERS, SURFACE DRAINAGE, OR GROUNDWATER SUMP PUMPS ARE ALLOWED TO CONNECT TO THE SANITARY SEWER.
7. THE CONTRACTOR SHALL ENSURE ALL STORM WATER DRAINS AWAY FROM SANITARY SEWER CLEAN OUTS.
8. IF GRAVITY CANNOT BE OBTAINED ANYWHERE ON THE PROPERTY, THEN A PRIVATE EJECTOR PUMP MAY BE USED. PLEASE NOTE THAT A GRINDER TYPE PUMP IS NOT ALLOWED.
9. THE LATERAL FROM THE BUILDING TO THE P.L.C.O SHALL MEET THE REQUIREMENTS OF THE BUILDING DEPARTMENT.

SEWER - BACKFLOW PREVENTION

1. UNIFORM PLUMBING CODE (UPC) SECTION 710.1: DRAINAGE PIPING SERVING FIXTURES WHICH HAVE FLOOD LEVEL RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER SERVING SUCH DRAINAGE PIPING SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE OF BACKWATER VALVE. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE (REFER TO ILLUSTRATION #1 BELOW).



2. UPC SECTION 710.6: BACKWATER VALVES SHALL BE LOCATED WHERE THEY WILL BE ACCESSIBLE FOR INSPECTION AND REPAIR AT ALL TIMES AND, UNLESS CONTINUOUSLY EXPOSED, SHALL BE ENCLOSED IN A MASONRY PIT FITTED WITH AN ADEQUATELY SIZED REMOVABLE COVER (REFERENCE IMAGE BELOW).



3. THE WBSD REQUIRES THE INSTALLATION OF AN OVERFLOW RELIEF VALVE AT THE CONFORMING PROPERTY LINE CLEANOUT AND THAT THE BACKFLOW DEVICE IS LOCATED BEHIND THE CONFORMING CLEANOUT.

Detached ADU

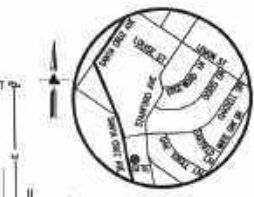
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| Project number | 545 |
| Date | 8/30/24 |

UTILITIES

A7



SURVEYOR'S STATEMENT

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 RE-LOCATED.

Michael W. Thompson
 MICHAEL W. THOMPSON DATE 4-25-24
 L.S. NO. 8023



BENCHMARK

CITY OF MENLO PARK BM 5 BRASS DISC SET IN TOP OF CURB, STAMPED "CITY BENCHMARK 5"
 - AT THE INTERSECTION OF SHAWAN PARK DRIVE AND MONTE ROSA DRIVE
 - AT THE BACK OF THE RAMP AT THE SOUTHWEST-CORNER RETURN
 ELEVATION = 232.88 (NAVD 85 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT NAD 83 AND SET IN ADJACENT ELEVATION = 113.86 (NAVD 85 DATUM)



EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRADZ ENGINEERING, INC. CASMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
 BUILDING FOOTPRINTS ARE SHOWN TO FINISH MATERIAL, SKEDGED/SKEND AT GROUND LEVEL.
 FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
 THE AREA OF THE SURVEYED LOT IS 21,385.2 SQUARE FEET / 0.486 ACRES.

FEMA FLOOD NOTE

FLOOD ZONE: X
 SUBJECT PROPERTY IS COMPLETELY OUT OF THE SPECIAL FLOOD HAZARD ZONE.
 FEMA FLOOD INSURANCE RATE MAP NO. 08060302E
 EFFECTIVE DATE: OCTOBER 16, 2012

TREE NOTE

TREE SIZE, TYPE AND DIMENSIONS ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARCHITECT.

UTILITY NOTE

ALL UNDERGROUND PIPES, TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTH OR SIZE.

BASIS OF BEARINGS

THE BEARING NORTH 89°16'21\"/>

LEGEND AND NOTES

| | | | |
|-------|---|-------|---------------------------------|
| --- | BOUNDARY LINE | □ MH | MANHOLE |
| --- | BUILDING OVERHEAD LINE | W | WATER TRUNK TREE |
| E/T | ELECTRICAL/CABLE TV | B | BEARING |
| E/O | OVERHEAD LINE | RWD | REDWOOD |
| - - - | ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE | RP | ROOF PEAK |
| - - - | EASEMENT | CS202 | SANITARY SEWER CLEAN-OUT |
| - - - | FENCE LINE | CS20H | SANITARY SEWER MAINTENANCE HOLE |
| - - - | FLOW LINE | + | STREET SIGN |
| - - - | SANITARY SEWER LINE | TR | TOP OF RETAINING WALL |
| - - - | TELEPHONE OVERHEAD LINE | WM | WATER METER |
| - - - | BACK FLOW PREVENTER | WV | WATER VALVE |
| BM | BENCHMARK | ST | STORAGE |
| BS | BOTTOM RETAINING WALL | | |
| CB | CATCH BASIN | | |
| EM | ELECTRICAL METER | | |
| FF | FRESH FLOOR | | |
| FL | FLOW LINE | | |
| GM | GAS METER | | |
| GV | GAS VALVE | | |
| HW | HUB | | |
| ICV | IRRIGATION CONTROL VALVE | | |
| J | JOINT POLE | | |



LEA & BRADZ ENGINEERING, INC.
 2000 BROADWAY, SUITE 200
 MENLO PARK, CALIFORNIA 94025
 TEL: (650) 320-7000
 FAX: (650) 320-7001
 WWW.LEA-AND-BRADZ.COM

789 STANFORD AVENUE
MENLO PARK
CALIFORNIA

SAN MATEO COUNTY
 APR 27 11:02 2024

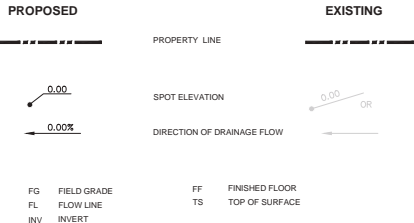
TOPOGRAPHIC SURVEY

| | |
|------------|----------|
| REVISED BY | BY |
| AM. NO. | 22113 |
| DATE | 2-20-24 |
| SCALE | 1" = 10' |
| FIELD BY | DN |
| PLotted BY | BC |
| DRAWN BY | M/DB |
| SHEET NO. | |



789 STANFORD AVE - ADU - GRADING & DRAINAGE PLAN

LEGEND:



GENERAL NOTES (FOR INFO ONLY)

1. THE GRADING AREAS SHOULD BE PREPARED FOR GRADING BY REMOVING EXISTING VEGETATION, LARGE ROOTS, DEBRIS, AND OTHER POTENTIALLY DELETERIOUS MATERIALS. THE SITE PREPARATION OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER.
2. EXISTING UTILITY LINES THAT WILL NOT REMAIN IN SERVICE SHOULD BE EITHER REMOVED OR PROPERLY ABANDONED. THE APPROPRIATE METHOD OF UTILITY ABANDONMENT WILL DEPEND UPON THE TYPE, DEPTH, AND LOCATION OF THE UTILITY. RECOMMENDATIONS FOR ABANDONMENT CAN BE MADE AS NECESSARY.
3. THE SOIL IN THE GRADING AREAS SHOULD BE REMOVED (OVEREXCAVATED) TO A MINIMUM DEPTH OF 1 FOOT BELOW EXISTING GRADE. IF SOFT SOILS, EXISTING BURIED OBJECTS, OR OTHER POTENTIALLY ADVERSE CONDITIONS ARE OBSERVED DURING OVEREXCAVATION, ADDITIONAL DEPTH OF OVEREXCAVATION OR OTHER REMEDIAL GRADING MEASURES MAY BE RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THE OVEREXCAVATION OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONTINUING GRADING.
4. THE SUB GRADE AND BASE SHOULD BE FIRM AND UNYIELDING WHEN PROOFROLLED WITH HEAVY, RUBBER-TIRED EQUIPMENT PRIOR TO CONTINUING CONSTRUCTION. THE SUBGRADE SOIL SHOULD BE PERIODICALLY MOISTENED AS NECESSARY PRIOR TO PLACEMENT OF THE AGGREGATE BASE TO MAINTAIN THE SOIL MOISTURE CONTENT ABOVE OPTIMUM.
5. DUE TO THE FINE-GRAINED NATURE OF THE UPPER SOILS, THERE IS A POTENTIAL FOR THE SOILS TO BECOME UNSTABLE DURING GRADING. UNSTABLE SOILS HINDER COMPACTIVE EFFORT AND ARE INAPPROPRIATE FOR PLACEMENT OF FILL. ALTERNATIVES TO CORRECT INSTABILITY INCLUDE AERATION TO DRY THE SOILS AND THE USE OF GRAVEL OR GEOTEXTILES, AND CHEMICAL (QUICKLIME/CEMENT) TREATMENT AS STABILIZING MEASURES. RECOMMENDATIONS FOR STABILIZATION SHOULD BE PROVIDED BY THE GEOTECHNICAL ENGINEER AS NEEDED DURING CONSTRUCTION.
6. CUT AND FILL SLOPES SHOULD NOT BE STEEPER THAN 2:1, MEASURED HORIZONTALLY TO VERTICALLY.
7. THE CONTRACTOR SHALL REQUIRE WATER TRUCKS TO OPERATE IN CONJUNCTION WITH GRADING EQUIPMENT AND APPLICATION OF WATER SHALL BE MADE AS FREQUENTLY AS IS NECESSARY TO CONTROL DUST AT A MINIMUM OF THREE TIMES A DAY. IF THE DUST IS NOT ADEQUATELY CONTROLLED THROUGH THE APPLICATION OF WATER, GRADING ACTIVITIES WILL BE SUSPENDED AND AN HOURLY WATERING SCHEDULE AND/OR MAXIMUM LIMIT ON THE DAILY NUMBER OF CUBIC YARDS TO BE GRADED WILL BE IMPOSED PRIOR TO THE RESUMPTION OF GRADING. IN ADDITION, ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WINDS (OVER 15 MPH) ARE PROHIBITED.

EARTHWORK NOTES

EARTHWORK, REMOVAL AND COMPACTION OF EXISTING FILL, SLAB SUBGRADE AND NON-EXPANSIVE FILL, PREPARATION, SLAB AND FOUNDATION CONSTRUCTION, PIER DRILLING, GRADE BEAM CONSTRUCTION, UTILITY TRENCH BACKFILLING, AND SITE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ROMIG ENGINEERS, INC., DATED NOVEMBER 15, 2022. ROMIG ENGINEERS SHOULD BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY EARTHWORK AND FOUNDATION CONSTRUCTION AND SHOULD OBSERVE AND TEST DURING EARTHWORK AND FOUNDATION CONSTRUCTION AS RECOMMENDED IN THE GEOTECHNICAL REPORT. ROMIG ENGINEERS SHOULD BE NOTIFIED AT LEAST 5 DAYS PRIOR TO EARTHWORK, TRENCH BACKFILL AND SUBGRADE PREPARATION WORK TO ALLOW TIME FOR SAMPLING OF ON-SITE SOIL AND LABORATORY COMPACTION CURVE TESTING TO BE PERFORMED PRIOR TO ON-SITE COMPACTION DENSITY TESTING.

ADU WILL BE SUPPORTED ON A SHALLOW GRID FOUNDATION SYSTEM. THE ENTIRE THICKNESS OF THE POOL BACKFILL AND OTHER FILL ACROSS THE PROPOSED ADU FOOTPRINT WITH AN AT LEAST 5 FOOT OVRBUILD BEYOND THE ADU FOOTPRINT SHOULD BE EXCAVATED AND RECOMPACTED AS STRUCTURAL FILL PRIOR TO THE FOUNDATION EXCAVATION.

GRADING NOTES

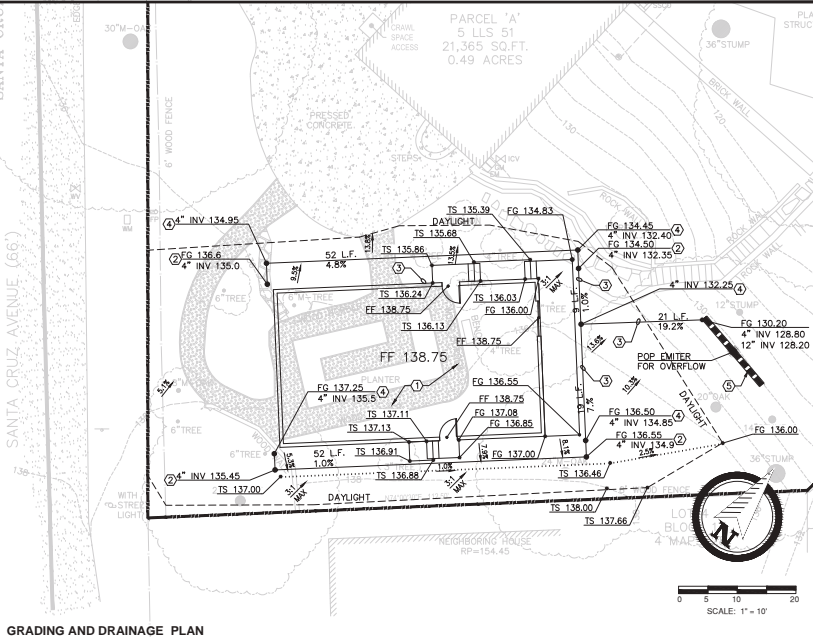
1. BUILDING FOUNDATION REFER TO SOIL ENGINEER'S RECOMMENDATION FOR PAD PREPARATION, FOUNDATION SECTIONS AND FOUNDATION DRAIN.
2. CONCRETE FOUNDATION SHALL BE FINISHED TO THE FINISHED FLOOR GRADE PER DETAIL 2 ON SHEET C3.0.
3. STORMWATER LINE, 4" PVC WITH MINIMAL 1% SLOPE.
4. TYPICAL CLEANOUT, PER DETAIL 1 ON SHEET C3.0.
5. SHALLOW GRAVEL BASIN, PER CITY OF MENLO PARK STANDARD DETAIL DR-18 ON SHEET C3.0



CITY NOTES

- GRADES WITHIN THE FIRST 10 FEET ADJACENT TO A STRUCTURE MUST HAVE A 5% SLOPE ON PEROVIOUS SURFACES, AND A 2% SLOPE ON IMPERVIOUS SURFACES PER §1804.A.3 OF THE CALIFORNIA BUILDING CODE (CBC).
- UNDER NO CIRCUMSTANCE SHALL DRAINAGE RESULTING FROM THIS PROJECT, DURING OR POST CONSTRUCTION, DIRECTLY SHELF FLOW ACROSS AN ADJOINING PROPERTY. RUNOFF SHALL BE CONTAINED ON-SITE UP TO THE 10-YEAR STORM.
- ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED.
- AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES IN THE PUBLIC RIGHT OF WAY.

SITE PLAN



GRADING AND DRAINAGE PLAN

15 LF OF 12" DETENTION PIPE WITH 2' DEEP DRAIN ROCK BASE OR EQUIVALENT TO BE INSTALLED

| NO. | DATE | BY | CSJ | DATE | REVISIONS |
|-----|------|----|-----|------|-----------|
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 CIVIL ENGINEERING
 48968 6TH STREET, SUITE 200
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ACCESSORY DWELLING UNIT FOR 789 STANFORD AVE, MENLO PARK, CA 94025
 GRADING AND DRAINAGE PLAN
 SHEET C1.0
 PROJECT No. [REDACTED] DATE [REDACTED]

SHEET **C1.0**
 1 OF 4 SHEETS

EROSION CONTROL PLAN GENERAL NOTES:

ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL STANDARDS. EQUIVALENT NOTICES OF INTENT LETTER SHALL BE POSTED IN THE JOB TRAILER AT ALL TIMES. THIS SITE SHALL BE PROTECTED BY MEANS DESCRIBED IN THE ACCOMPANYING PLAN. IF THERE ARE ANY QUESTIONS REGARDING EROSION CONTROL MEASURES, THE CIVIL ENGINEER OF RECORD MUST BE CONTACTED.

A COPY OF THIS SHEET AND THE EROSION CONTROL PLAN MUST BE KEPT ON-SITE THROUGH THE DURATION OF CONSTRUCTION ACTIVITY. ANY CHANGES MADE TO THIS PLAN MUST BE NOTED, DATED, AND INITIALED BY THE GENERAL CONTRACTOR.

I. GENERAL

THE INTENT OF THIS PLAN IS TO CONTROL EROSION AND RESULTING SILT TRANSPORT OFF SITE. THE ITEMS INDICATED ARE THE ENGINEER'S BEST ESTIMATE OF REQUIREMENTS; MORE CONTROL MAY BE NEEDED DEPENDING ON SITE CONDITIONS, SEASON, ETC. CONTRACTOR SHALL INSTALL ADDITIONAL MEASURES AS NECESSARY TO COMPLY WITH THIS INTENT. ALL CHANGES TO THE SHEET MUST BE NOTED.

A. BEST MANAGEMENT PRACTICES PLAN, WITH ALL SEDIMENT AND EROSION CONTROL PLANS, SHALL BE KEPT ON-SITE WITH COPIES OF ALL INSPECTION REPORTS.

B. EXISTING TOPOGRAPHY AND PROPOSED TOPOGRAPHY ARE SHOWN ON THE GRADING PLAN.

C. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CONSTRUCTED PRIOR TO ANY LAND DISTURBING ACTIVITY TAKING PLACE.

D. OTHER FEDERAL, LOCAL, OR STATE STATUTES OR REQUIREMENTS THAT MAY AFFECT THE PERMIT REQUIREMENTS FOR THIS SITE:

1. NPDES CONSTRUCTION STORM WATER MANAGEMENT DISCHARGE CRITERION
2. UNITED STATES ARMY CORPS OF ENGINEERS
3. LOCAL SEDIMENT CONTROL ORDINANCES
4. HAZARDOUS WASTE CONCERNS
5. PROTECTED SPECIES, HISTORICAL, PRECEDENT, ETC

E. MATERIAL NEEDS AFFECTING ENVIRONMENTAL ASPECTS OF THE SITE:

1. HAUL-IN / HAUL-OFF
2. TOPSOIL SPOIL OR HAUL-IN

F. PLANNED PHASES OF CONSTRUCTION:

1. FLAG ALL WORK UTILITIES
2. CALL THE STATE UTILITY PROTECTION SERVICE TO VERIFY LOCATION OF ANY EXISTING UTILITIES THE (2) WORKING DAYS PRIOR TO START OF CONSTRUCTION.
3. NOTIFY SEDIMENT CONTROL INSPECTOR TWENTY-FOUR (24) HOURS PRIOR TO START OF CONSTRUCTION.
4. IDENTIFY AND PROTECT ALL EXISTING VEGETATION TO REMAIN.
5. PERFORM CLEANING AND GRADING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
6. INSTALL PERIMETER RUNOFF CONTROLS; NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
7. PREVENT STORM DRAINAGE FROM DISCHARGING ON ROADWAYS.
8. CLEAR AND STABILIZE CONSTRUCTION ACCESS.
9. COMPLETE ALL REQUIRED EROSION SILT CLEANING AND GRADING.
10. APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK MAY BE DELAYED OR IS COMPLETE. DO NOT LEAVE LARGE AREAS UNPROTECTED FOR MORE THAN SEVEN (7) DAYS.
11. CONTRACT PARKING LOT, BASE, BUILDING FOUNDATION, AND INSTALL UTILITIES.
12. WEATHER-BUILDING.
13. COMPLETE PARKING LOT CONSTRUCTION.
14. COMPLETE FINAL GRADING, STABILIZATION, AND LANDSCAPING.
15. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL MEASURES.

II. IMPLEMENTATION

PLANNED CONSTRUCTION PHASING AND SPECIFIC REQUIRED SEDIMENT AND EROSION CONTROL MEASURES:

A. PHASE 1: TOPSOIL STRIPPING AND STOCKPIILING – THIS IS THE PHASE AFTER ALL DEBRIS REMOVAL. TOPSOIL WILL BE STRIPPED AND STOCKPIILED ON THE SITE AS SHOWN ON THE PLANS. THE FOLLOWING REQUIREMENTS WILL APPLY DURING THIS PHASE OF CONSTRUCTION:

1. CONSTRUCTION OF A "STONE" CONSTRUCTION ENTRANCE SHALL BE COMPLETED TO PREVENT SILT FROM ENTERING DRAINAGE CHANNELS.
2. SILT FENCES AND/OR DIVERSIONS DIRECTING RUNOFF TO TEMPORARY SEDIMENT BASINS SHALL BE PLACED ON THE DOWNWIND SIDE OF ANYWHERE DIRT HAS BEEN DISTURBED BY GRADING TO PREVENT SILT FROM LEAVING THE SITE. SPECIFIC SILT FENCES SHALL BE KEPT AWAY FROM DITCHES AND STREAMS TO PREVENT RUN-OFF ACCUMULATION WILL NOT CARRY DEBRIS DOWNSTREAM.
3. SILT FENCES OR DOUBLE SILT FENCES SHALL BE INSTALLED ALONG THE LOW SIDE OF THE SITE WHERE RUN-OFF FROM THE WORK AREA WILL LEAVE THE SITE OR ENTER A DITCH.
4. SILT TRAPS AND SEDIMENT BASINS SHALL BE INSTALLED WHERE SHOWN ON THE PLANS IN ACCORDANCE WITH DETAILS SHOWN TO CATCH AND FILTER RUN-OFF PRIOR TO DISCHARGE FROM THE SITE.
5. ADDITIONAL SILT FENCING AROUND THE STOCKPILE AREA SHOULD BE INSTALLED TO PREVENT SILT WASH OFF FROM THE SITE.

B. PHASE 2: GRADING OPERATIONS – THIS PHASE IS THAT THE WHEN EARTH IS BEING MOVED FROM ONE PORTION OF THE SITE TO ANOTHER OR IS BEING HAULED ON OR OFF THE SITE. THIS IS A CRITICAL TIME WHEN SEDIMENT AND EROSION CONTROL FACILITIES MUST BE CONTINUALLY CHECKED TO ENSURE EFFECTIVENESS. MEASURES SHOULD BE CHANGED OUT AS OFTEN AS POSSIBLE TO MEET DEMANDS OF CURRENT SITE CONDITIONS. THE FOLLOWING WILL APPLY TO THIS PHASE OF CONSTRUCTION:

1. ALL SEDIMENT CONTROL FACILITIES REQUIRED AND INSTALLED DURING PHASE 1 SHALL BE LEFT IN PLACE AND MAINTAINED AS APPROPRIATE.
2. WHENEVER A SILT CONTROL FACILITY IS REMOVED BECAUSE OF CHANGING SITE CONDITIONS IT SHALL BE IMMEDIATELY REPLACED WITH ANOTHER MEASURE OF EQUAL OR GREATER EFFECTIVENESS THAT WILL CONTRIBUTE TO THE PROGRAM OF SILT AND EROSION CONTROL.
3. CUT SLOPES SHALL BE PROTECTED BY CONSTRUCTING SWALES AT THE TOP OF CUT SLOPES TO INTERCEPT RUN-OFF. SWALES WILL BE CONSTRUCTED WITH RIP-RAP CHECK DAMS OR SILT FENCES AS NECESSARY TO PREVENT EROSION AND SILT TRANSPORT.
4. FILL SLOPES SHALL BE PROTECTED BY THE CONSTRUCTION OF BERMS AT THE TOP OF ALL FILL SLOPES TO PREVENT UNCONTROLLED RUN-OFF DRAINING DOWN FACE OF SLOPES.
5. CONSTRUCTION ON PLAN, RUN-OFF DIRECTING BERMS FOR UPRAMP RUN-OFF SHALL BE CONSTRUCTED ALONG SLOPE TO DRAIN THAT WILL CARRY RUN-OFF CONNECTED TO PUBLIC STORM DRAINAGE. BERMS SHALL BE CONSTRUCTED TYPICAL OF OTHER SITE STORM INFLET PROTECTION.
6. SILT FENCES SHALL BE PLACED AT THE TOE OF ALL FILL SLOPES.
7. TERRACES, BERMS, AND SWALES SHALL BE CONSTRUCTED AT INTERMEDIATE INTERVALS THROUGHOUT THE CONSTRUCTION PROCESS TO PREVENT EROSION AND SEDIMENT TRANSPORT. THESE DIVERSION FACILITIES SHALL BE SUPPLEMENTED AS NECESSARY TO PREVENT UNCONTROLLED RUN-OFF FROM ACCUMULATING SEDIMENT FROM RUN-OFF PRIOR TO DISCHARGE FROM THE SITE.
8. SLOPES (CUT AND FILL) THAT ARE CONSTRUCTED IN THE FINAL CONFIGURATION SHALL BE COVERED WITH FOUR INCHES (4") OF TOPSOIL, AND GRASSED AND MULCHED AS SOON AS GRADING IS COMPLETED. THIS GRASSING VEGETATION WILL GIVE ADDED PROTECTION TO THE SLOPE.
9. PORTIONS OF THE SITE THAT ARE GRADED TO FINAL GRADE AND ARE NOT TO RECEIVE PAVEMENT OR BUILDINGS SHOULD HAVE FOUR INCHES (4") OF TOPSOIL SPREAD OVER THE SURFACE AND GRASSED AS SOON AS POSSIBLE IN THE CONSTRUCTION PROCESS. THIS PHASE OF CONSTRUCTION IS CRITICAL IN THE EROSION AND SEDIMENT CONTROL PROCESS.
10. STORM SEWERS SHOULD BE INSTALLED AS SOON AS POSSIBLE IN THE CONSTRUCTION PROCESS AND CONCURRENT TO GRADING OPERATIONS WHENEVER POSSIBLE TO ENSURE A FUNCTIONAL STORM DRAINAGE SYSTEM. CONSTRUCTION RUN-OFF SHALL BE DIRECTED TO STORM SEWER SYSTEM AS SOON AS POSSIBLE.

C. PHASE 3: STORM SEWERAGE UTILTY SYSTEM AS SOON AS POSSIBLE WILL BE COMPLETED AFTER OR CONCURRENT WITH THE GRADING PHASE. PHASE 2 - STORM SEWERS SHALL BE INSTALLED AND PUT INTO SERVICE AS EARLY IN THE GRADING PROCESS AS POSSIBLE. THE FOLLOWING WILL APPLY TO THIS PHASE OF CONSTRUCTION:

1. ALL ASPECTS OF THE PREVIOUS PHASES SHALL BE MAINTAINED AS APPLICABLE.

2. STORM SEWERS THAT ARE INSTALLED SHALL BE PUT INTO SERVICE IMMEDIATELY. THE INLETS OF ALL STORM SEWERS SHALL BE PROTECTED WITH SILT TRAPS THAT PREVENT SEDIMENT FROM ENTERING PIPE. THIS PROTECTION CAN BE SILT FENCE OR RIP-RAP FILTER BENS AS APPLICABLE AND SHOWN ON THIS PHASE.
3. RIP-RAP AS SHOWN ON THE PLANS AND AS REQUIRED ON THE SITE WILL BE INSTALLED IMMEDIATELY TO PREVENT EROSION DUE TO OUTFLOW WATER VELOCITY. RIP-RAP SHALL BE EXTENDED DOWNSTREAM AS NEEDED TO PREVENT EROSION.
4. ADDITIONAL SILT FENCING SHALL BE INSTALLED AS NECESSARY TO PREVENT EROSION AND SILLATION RESULTING FROM STOCKPILED EXCAVATION MATERIAL FROM UTILITY INSTALLATION OPERATIONS.

D. PHASE 4: FINISH GRADING, CURB AND PAVEMENT INSTALLATION, LANDSCAPING – THIS IS THE WRAP-UP STAGE WHEN ALL SEDIMENT CONTROL AND EROSION CONTROL MEASURES WILL BE PHASED OUT. THE FOLLOWING WILL APPLY TO THIS PHASE:

1. ALL FACILITIES FROM PHASE 1 THROUGH PHASE 4 WILL BE MAINTAINED, MOOFED, OR REMOVED WHEN APPROPRIATE.
2. SILT TRAPS AROUND DRAINAGE INLETS WILL BE MAINTAINED, MOOFED AS NECESSARY, AND REMOVED WHEN APPROPRIATE.
3. ALL AREAS NOT RECEIVING PAVEMENT OR BUILDINGS SHALL HAVE FOUR INCHES (4") OF TOPSOIL SPREAD OVER THE AREA AND GRASSED, OR HAVE LANDSCAPING, MULCHING AND/OR SOIL INSTALLED FOR THE PLANS.
4. CONTRACTOR MAY TEMPORARILY COVER SOME AREAS WITH 28 " THICK GRADED AGRICULTURE IN LEU OF GRASSING FOR TEMPORARY EROSION CONTROL.

E. LANDSCAPING / SEEDING

REFER TO LANDSCAPING PLAN FOR ACTUAL REQUIREMENTS FOR THE INSTALLATION OF LIME, FERTILIZER, SEED, AND MULCH. GRASSING OPERATIONS SHALL BE COMPLETED THROUGHOUT CONSTRUCTION PHASING AT THOSE TIMES WHEN PORTIONS OF THE SITE ARE FINISHED AND READY FOR PERMANENT GROUND COVER. THIS WILL REQUIRE MULTIPLE EFFORTS BY THE GRASSING SUBCONTRACTOR TO STABILIZE ALL IMPACTED AREAS OF THE SITE IN AN ORDERLY FASHION. NO AREA OF THE SITE THAT RECEIVES FINAL GRADE SHALL BE LEFT FOR MORE THAN SEVEN (7) DAYS WITHOUT THE APPLICATION OF SEED AND MULCH.

F. INSPECTION AND MAINTENANCE INSTRUCTIONS:

THE FOLLOWING WILL APPLY TO MAINTAINING EROSION AND SEDIMENT CONTROL FACILITIES:

1. ALL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSPECTED REGULARLY TO ENSURE THEY ARE EFFECTIVE IN THE EVENT OF RAINFALL. MEASURES SHALL BE INSPECTED ONCE A WEEK (MINIMUM) AND WITHIN TWENTY-FOUR (24) HOURS AFTER EACH RAINFALL EVENT. ANY DAMAGED OR NONFUNCTIONAL FACILITY SHALL BE REPAIRED IMMEDIATELY. WEEKLY INSPECTION REPORTS SHALL BE KEPT ON FILE IN THE CONSTRUCTION TRAILER.
2. SEDIMENT BASINS SHALL BE CHECKED REGULARLY FOR SEDIMENT CLEANOUT. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL CONDITION IMMEDIATELY. SEDIMENT SHALL BE REMOVED TO A STORAGE AREA (IN THE DESIGN VOLUME OF THE NET STORAGE. SEDIMENT REMOVED FROM THE TRAP SHALL BE STORED IN AN AREA THAT DOES NOT CAUSE CONTINUED SEDIMENTATION PROBLEMS.
3. GRAVEL CULLETS AND OTHER DAMAGED OR DEFECTIVE STRUCTURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY. IF THE GRAVEL IS OBTAINED BY SEDIMENT, IT SHALL BE REMOVED AND CLEANED OR REPLACED.
4. SILT BARRIERS SHALL BE INSPECTED REGULARLY FOR DAMAGING OR DEGRADATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT REACHES THE TOP OF THE BARRIER.
5. SEIZED AREAS SHALL BE CHECKED REGULARLY TO DRYING A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RE-SEED AS NECESSARY.
6. IF ANY FACILITY IS DAMAGED DURING MAINTENANCE, OR OTHERWISE, THE DAMAGED PORTION SHALL BE REMOVED AND REPLACED ACCORDING TO THE ASSOCIATED DETAIL.
7. IF SILT HAS OBTAINED THE SEDIMENT CONTROL FACILITY TO THE POINT OF ELIMINATING ALL FILTERING EFFECTIVENESS, THE STRUCTURE SHALL BE REMOVED AND REPLACED WITH A NEW STRUCTURE IN ACCORDANCE WITH THE ASSOCIATED DETAIL.
8. CONSTRUCTION STAGING AREA SHALL HAVE ADDITIONAL STONE ADDED AS MUD COVERS STONE. UNDER NET SOIL CONDITIONS, TREES SHALL BE WASHED PRIOR TO ENTERING A PAVED ROADWAY.

G. MAINTAINING EFFECTIVENESS:

CONTRACTOR SHALL INSPECT OVERALL PERFORMANCE OF EROSION AND SEDIMENT CONTROL FACILITIES AND AREAS DOWNSTREAM. IF SILT IS APPARENT DOWNSTREAM FROM STRUCTURES, SOME FAILURE HAS OCCURRED. IF SEDIMENT IS OBSERVED DOWNSTREAM, NOTIFY THE CIVIL ENGINEER. THE CIVIL ENGINEER WILL INSPECT THE CONDITION AND AFTER INSPECTION, DIRECT THE REMOVAL OF ACCUMULATED SEDIMENT DOWNSTREAM AND ADD ADDITIONAL STRUCTURAL MEASURES AS NECESSARY. CONTRACTOR SHALL IMPLEMENT RECOMMENDED SOLUTIONS TO PROBLEM AREAS AS RECOMMENDED.

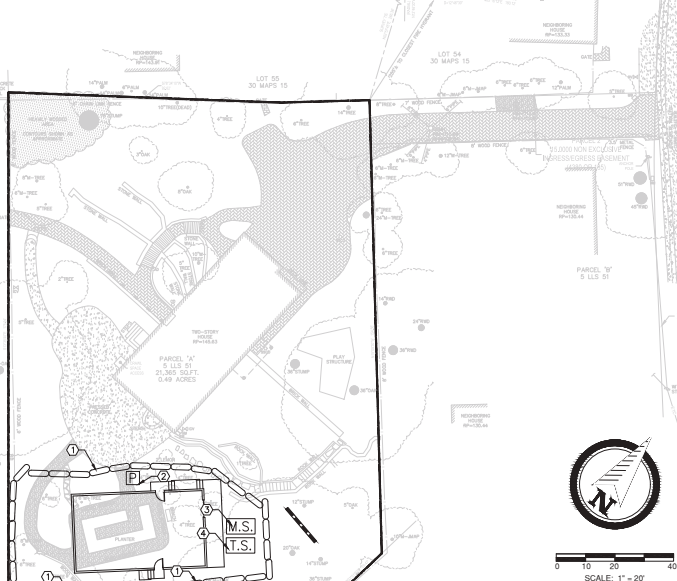
II. COMPLETE

A. PROJECT CLOSE OUT:

1. INSPECT SITE TO ENSURE THAT GROUND COVER IS COMPLETE AND ADEQUATE. ALL AREAS SHOULD BE EITHER PAVED OR HAVE SUFFICIENT GRASS COVER (MINIMUM 60% VEGETATIVE COVER) WITH NO APPARENT EROSION.
2. WHEN GROUND COVER INSPECTION IS MADE AND APPROVED, ALL STRUCTURAL EROSION CONTROL FACILITIES MAY BE REMOVED ALONG WITH ANY ACCUMULATED SILT AND DEBRIS. AREAS DISTURBED BY STRUCTURE REMOVAL SHALL BE FINE GRADED, GRASSED, AND MULCHED AS REQUIRED.
3. IF GROUND COVER INSPECTION IS MADE AND PROBLEMS OBSERVED, PERFORM APPROPRIATE REPAIR MEASURES AND RE-INSPECT PRIOR TO STRUCTURE REMOVAL.
4. ALL CONSTRUCTED AND EXISTING STORM SEWERS SHALL BE INSPECTED UPON REMOVAL OF INLET PROTECTION. STRUCTURES CONTAINING SEDIMENT AND / OR CONSTRUCTION DEBRIS SHALL BE THOROUGHLY CLEANED PRIOR TO FILING NOTICE OF TERMINATION WITH ENVIRONMENTAL PROTECTION AGENCY.

B. MISCELLANEOUS ISSUES

1. NO FUEL OR OIL SHALL BE STORED ON SITE WITHOUT PROPER CONTAINMENT.
2. FUEL AND OIL SHALL BE STORED IN APPROVED CONTAINERS.
3. LOCATION OF TRAILER AND PORTABLE RESTROOM FACILITY SHALL BE FIELD-TESTED TO AVOID CONSTRUCTION ACTIVITIES. LOCATION SHALL CHANGE DURING CONSTRUCTION AS NECESSARY.
4. WATER OPERATIONS ARE REQUIRED ON THIS PROJECT. IF REQUIRED, PLANNED GROUND WATER SHALL BE ROUTED THROUGH SILT CONTROL FACILITY TO FILTER BEFORE PUMPING TO DISCHARGE.
5. PROJECT SITE SHALL BE KEPT CLEAR OF ALL TRASH AND CONSTRUCTION DEBRIS. CONSTRUCTION SHALL BE KEPT AWAY FROM TRASH AND DEBRIS IN DAMPERS TO BE HAULED OFF-SITE.
6. ALL WATER TO BE PROVIDED FROM PUBLIC WATER SUPPLY.
7. ALL HUMAN WASTE SHALL BE IN PORTABLE RESTROOM FACILITY OR IN TOILET CONNTECTED TO PUBLIC SEWER SYSTEM. WASTE SHALL BE COLLECTED BY A LICENSED HUMAN OR IN A PUBLIC SANITARY SEWER SYSTEM.
8. ANY SPILLED OR CANNED MATERIALS SHALL BE PROPERLY STORED AND CONTAINED AND CLEANED IMMEDIATELY. CONTAMINATED SOILS SHALL BE DISPOSED OF IN AN APPROVED MANNER AT A LICENSED LANDFILL.
9. DUST SUPPRESSION OPERATIONS SHALL BE PERFORMED BY MEANS OF A WATER TRUCK DISTRIBUING A FINE MIST OF WATER ON THE SITE SURFACE.
10. A DESIGNATED CONCRETE SPOILS AREA SHALL BE IDENTIFIED ON THE SITE. ALL AFFECTED SOILS AND CONCRETE SPILLS IN THIS AREA SHALL BE REMOVED FROM THE SITE UPON COMPLETION OF CONCRETE PLACEMENT ACTIVITIES.
11. NON-STORM DISCHARGES SUCH AS FRESH HYDRANT FLOWINGS, WASH WATERS, DUST CONTROL IRRIGATION DRAINAGE, ETC. THAT DO NOT CONTAIN HAZARDOUS MATERIALS SHALL BE PREVENTED FROM ENTERING STORM SEWERS. TRANSPORT INTO STORM SEWERS. FLOWINGS THAT CONTAIN HAZARDOUS MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWERS AND SHALL BE COLLECTED AND DISPOSED OF IN AN APPROVED MANNER.



KEY NOTES:

| ITEM | DESCRIPTION | QUANTITY | UNIT |
|------|--|----------|------|
| ① | FIBER ROLL TO BE INSTALLED AT SITE PERIMETER; PER CALTRANS STANDARD DETAIL OR EQUIVALENT. | 278 | L.F. |
| ② | RECOMMENDED LOCATION FOR PORTABLE TOILET. | 1 | EA |
| ③ | RECOMMENDED LOCATION FOR MATERIALS STORAGE; PER CALTRANS STANDARD DETAIL WM-1 OR EQUIVALENT. | 1 | EA |
| ④ | RECOMMENDED LOCATION FOR TRASH STORAGE; PER CALTRANS STANDARD DETAIL WM-5 OR EQUIVALENT. | 1 | EA |

EROSION CONTROL AND MAINTENANCE PLAN NOTES:

1. RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF SITE.
2. PERMANENTLY STABILIZE ALL SURFACE AREA WITHIN AND ADJACENT TO THIS SITE THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION FOR THE PROPOSED FACILITY. STABILIZATION IS OBTAINED WHEN THE DISTURBED SURFACE IS COVERED WITH STRUCTURES, PARKING AND OR PERENNIAL VEGETATION HAVING A UNIFORM COVERAGE DENSITY OF AT LEAST 70% STABILIZATION OF ALL DISTURBED AREA IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
3. CONTRACTORS SHALL INSPECT FLOW CONTROL MEASURES AT LEAST ONCE EVERY 14 DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2 INCH OR GREATER. DAMAGED MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN DAYS. REPEATED FAILURE OF A CONTROL MEASURE REQUIRES INSTALLATION OF A MORE SUITABLE DEVICE TO PREVENT DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE.
4. INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE CITY OR STATE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO BEGINNING ANY WORK ON PROJECT SITE.
5. CARE SHALL BE TAKEN TO MINIMIZE THE ENCROACHMENT OF SEDIMENT INTO ALL STORM DRAIN APPURTENANCES, PUBLIC STREETS, AND ONTO PRIVATE PROPERTY UNTIL IMPERVIOUS MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED OR UNTIL PROPOSED LANDSCAPE HAS BEEN ESTABLISHED.

REVISED BY: [] DATE: []

PROFESSIONAL SEAL: []

Seal of the State of California, Civil Engineer, No. 87474, Dr. J. Yang

YANG CONSULTING GROUP

4889 W. STANFORD AVE
MENLO PARK, CA 94025
SAN FRANCISCO, CA 94102
TEL: 650.324.8800
FAX: 650.324.8825
WWW.YANGCONSULTING.COM

CIVIL ENGINEERING

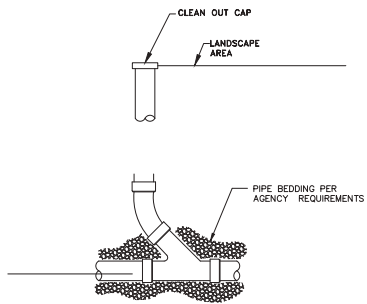
ACCESSORY DWELLING UNIT FOR 7899 STANFORD AVE, MENLO PARK, CA 94025

EROSION CONTROL PLAN

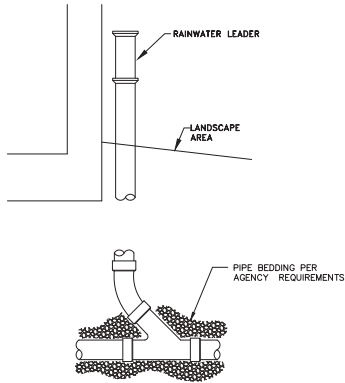
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SHEET C2.0

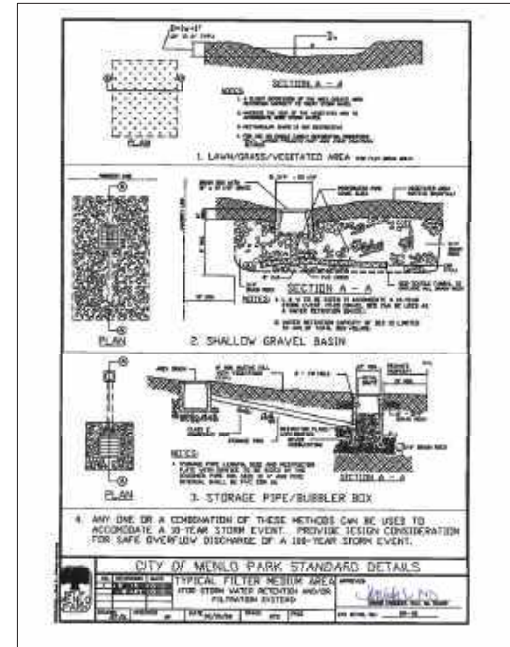
2 OF 4 SHEETS



1 CLEANOUT
SCALE: N.T.S.



2 RAINWATER LEADER
SCALE: N.T.S.



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Villa
1 LETTERMAN DR.
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YANG CONSULTING GROUP

ACCESSORY DWELLING UNIT
789 STANFORD AVE
MENLO PARK, CA 94025
GRADING AND DRAINAGE PLAN
CALIFORNIA
PROJECT No. [blank] Drawn By [blank] Date Issued [blank]

SHEET
C3.0
3 OF 4 SHEETS

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Bern and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gypsum board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- Designate an area, lined with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or deep curbs high enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow silt-laden water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills or dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber mats) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer to a dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells.
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, top seal, etc.
- Collect and recycle or appropriately dispose of excess alternative into gutters. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use fiber fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



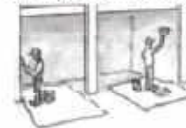
- Store concrete, grout, and mortar away from storm drains or waterways, and use pallets under cover to protect them from rain, snow, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or reuse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint and brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint and brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead-based paint removal requires a state-certified contractor.

Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

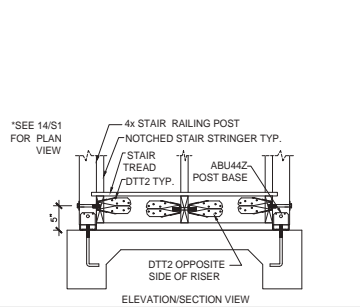
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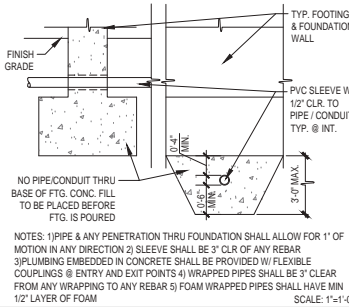
vila
1 LITTLETON DR.
SAN FRANCISCO, CA 94102
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CIVIL ENGINEERING
480 W. CORNELL ST., SUITE 200
SAN FRANCISCO, CA 94102
PHONE: 415.868.9225
YANG CONSULTING GROUP

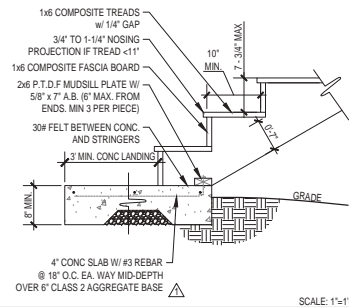
ACCESSORY DWELLING UNIT
FOR
789 STANFORD AVE
MENLO PARK, CA 94025
BMP
CALIFORNIA
PROJECT NO. [redacted] DATE [redacted]



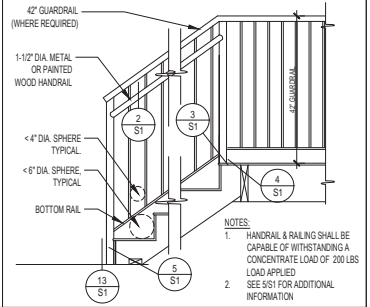
13 RAILING POST @ BASE - ELEVATION



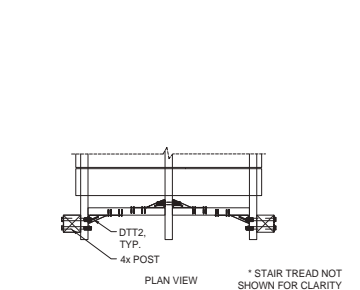
9 CONDUIT @ FOOTING CLEARANCE



5 STAIRS TO CONCRETE LANDING



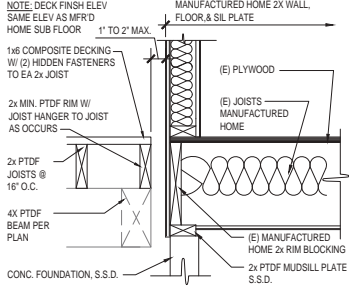
1 HANDRAIL ELEVATION



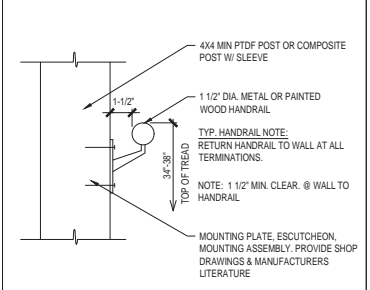
14 RAILING POST @ BASE - PLAN



10 NOT USED



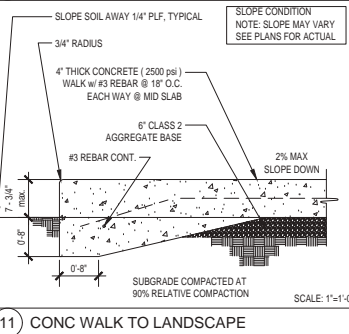
2 HANDRAIL ATTACHMENT



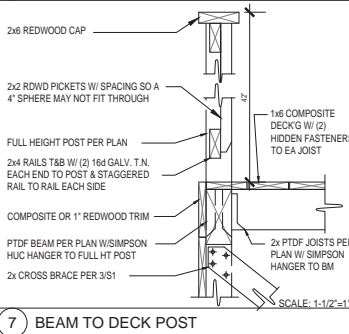
6 DECK TO WALL / FOUNDATION



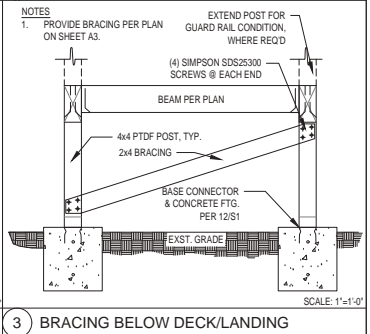
11 CONC WALK TO LANDSCAPE



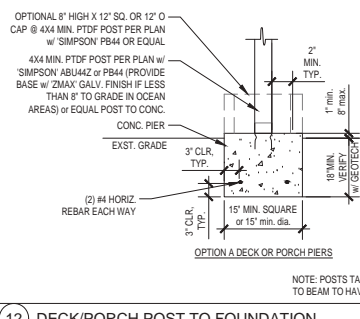
7 BEAM TO DECK POST



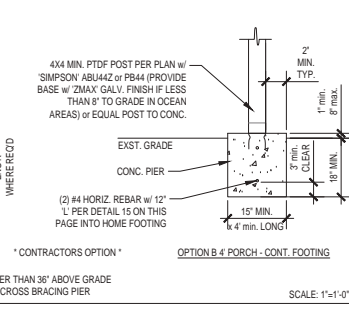
3 BRACING BELOW DECK/LANDING



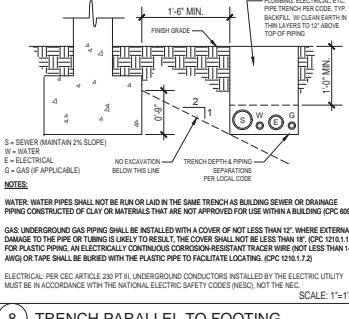
8 TRENCH PARALLEL TO FOOTING



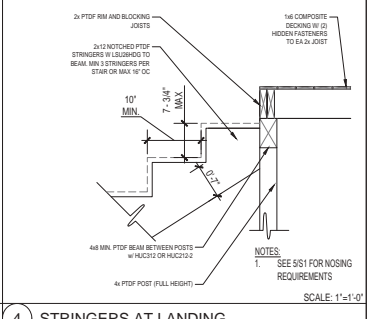
12 DECK/PORCH POST TO FOUNDATION



4 STRINGERS AT LANDING



8 TRENCH PARALLEL TO FOOTING



4 STRINGERS AT LANDING

Detached ADU
789 STANFORD AVE
MENLO PARK, CA 94025
BECK

| REVISION LIST | DATE |
|---------------------|----------|
| Delta 1 Resubmittal | 06/14/24 |
| Delta 2 Resubmittal | 08/30/24 |

Project number: 545
Date: 8/30/24

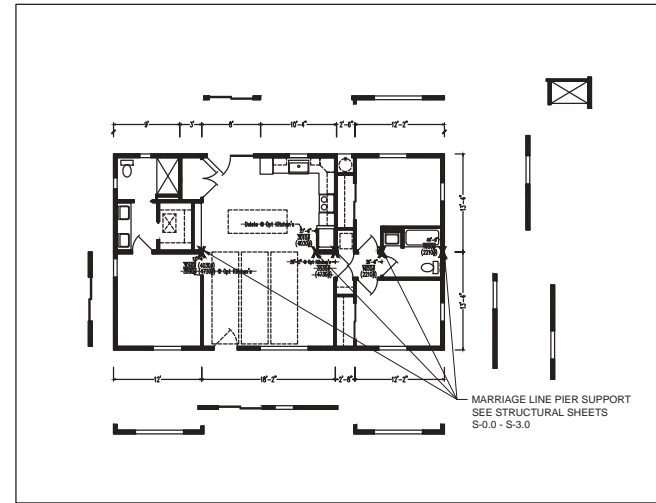
DETAILS

S1



VILLA
 1 LETTERMAN DR.
 BUILDING C, SUITE 3500
 SAN FRANCISCO, CA 94129
 415.968.1625 PH
 villahomes.com

ALL MANUFACTURER
 DRAWINGS INCLUDED ON
 THIS SHEET HAVE BEEN
 APPROVED BY HUD. REFER
 TO INSTALLATION MANUAL



1 MATING LINE PLAN
 1/8" = 1'-0"

Detached ADU
 789 STANFORD AVE
 MENLO PARK, CA 94025
 BECK

| REVISION LIST | DATE |
|---------------------|----------|
| Delta 1 Resubmittal | 06/14/24 |
| Delta 2 Resubmittal | 08/30/24 |
| Project number | 545 |
| Date | 8/30/24 |

MATING LINE
 PLAN

S2

PROJECT INFORMATION:

ADDRESS: 789 STANFORD AVE., MENLO PARK, CA
 APN: 074-092-330
 SCOPE OF WORK: FOUNDATION DESIGN OF DETACHED ADU

SHEET INDEX:

| | |
|-------|-------------|
| S-0.0 | COVER SHEET |
| S-1.0 | NOTES |
| S-1.1 | NOTES |
| S-2.0 | PLANS |
| S-3.0 | DETAILS |

APPLICABLE CODES:

- 2022 CALIFORNIA RESIDENTIAL CODE
- ASCE 7-16
- ACI 318-19

DESIGN DOCUMENTS:

- PERMIT SET PREPARED BY VILLA HOMES, DATED AUGUST 30, 2023.
- GEOTECHNICAL INVESTIGATION, PREPARED BY ROMIG ENGINEERS, DATED NOV. 15, 2022.
- SUPPLEMENTAL GEOTECHNICAL LETTER PREPARED BY ROMIG ENGINEERS, DATED NOV. 17, 2023.
- ADU INSTALLATION MANUAL PREPARED BY PFS, DATED JANUARY 2018.

ABBREVIATIONS:

| | |
|--------|------------------------|
| BO: | BOTTOM OF |
| BOW: | BOTTOM OF WALL |
| E: | EXISTING |
| EG: | EXISTING GRADE |
| EL: | ELEVATION |
| EMBED: | EMBEDMENT |
| EQ: | EQUAL |
| FG: | FINISH GRADE |
| GLB: | GLUED LAMINATED BEAM |
| MAX: | MAXIMUM |
| N: | NEW |
| NTS: | NOT TO SCALE |
| OC: | ON CENTER |
| PT: | PRESSURE TREATED |
| SIM.: | SIMILAR |
| SQ: | SQUARE |
| STAG: | STAGGERED |
| TO: | TOP OF |
| TOC: | TOP OF CONCRETE |
| TWO: | TOP OF WALL |
| TYP: | TYPICAL |
| UNO: | UNLESS NOTED OTHERWISE |

ASSESSOR'S MAP:



PROJECT VICINITY:



CONTRACTOR:

villa

1 LETTERMAN DR.
 BUILDING 5, SUITE 200
 SAN FRANCISCO, CA 94129
 415 566-5252
 VILLAHOMES.COM

DESIGNED BY:

STRUCTICA inc.
 88 EGGERS DRIVE

800 ALAMEDA DEL PRADO #180C
 NOVATO, CA 94945
 415 892-0107
 INFO@STRUCTICAINC.COM
 WWW.STRUCTICAINC.COM



COVER SHEET
 DETACHED ADU FOUNDATION

DRAWN TITLE:

789 STANFORD AVE.
 MENLO PARK, CA

PROJECT ADDRESS:

APN:

OWNER:

789 STANFORD AVE.
 MENLO PARK, CA
 074-092-330
 STEVE BECK

REVISIONS

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REVIEW SET

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| DATE : | 06/14/2024 |
| DESIGN : | BM |
| DRAWN : | SZ |
| CHECKED : | BM |
| APPROVED : | BM |

SHEET:

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GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITIONS OF CALIFORNIA BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS AND OTHER APPLICABLE REGULATING REQUIREMENTS OF CITY OF MENLO PARK, CA.
2. TO THE BEST OF STRUCTICA, INC. KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE TO THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/OR BUILDER'S RESPONSIBILITY.
3. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH THE MOST RECENT EDITION OF THE CALIFORNIA CONSTRUCTION SAFETY ORDERS (CAL-OSHA) REGULATIONS.
4. DIMENSIONS, OFFSETS, LINES AND GRADES ELEVATIONS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THEM AT THE SITE AND SHALL ESTABLISH TO INSURE PROPER HORIZONTAL AND VERTICAL ALIGNMENT OF WALLS, WOOD FRAMES, SLAB ON GRADE, FOOTINGS AND LOCATION OF POSTS. THE CONTRACTOR IS RESPONSIBLE TO REPORT ANY DISCREPANCY AND LACK OF COORDINATION BETWEEN THESE DRAWINGS AND SITE CONDITION TO THE ENGINEER (STRUCTICA, INC.) IN A TIMELY MANNER. THE CONTRACTOR OF THE PROJECT MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.
5. STRUCTICA, INC. IS NOT LIABLE FOR ERRORS ONCE THE CONSTRUCTION HAS BEGUN WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES. THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND OTHER OBSTACLES IN THE FIELD. THE CONTRACTOR IS RESPONSIBLE TO POTHOLE ALL UTILITIES, AS NEEDED, BEFORE WALL CONSTRUCTION IS TO BEGIN AND REPORT ALL INTERFERENCE BETWEEN UTILITIES OR OTHER OBSTACLES WITH THE WALL IN THESE DRAWINGS TO THE ENGINEER (STRUCTICA, INC.) IN A TIMELY MANNER.
7. CONTRACTOR SHALL CALL 811 OR (800) 642-2444 PRIOR TO EXCAVATION IN A TIMELY MANNER TO LOCATE UNDERGROUND UTILITIES.
8. ITEMS NOT COVERED ON THIS DRAWINGS SHALL MAINTAIN STRICT COMPLIANCE WITH IRC.
9. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF LATEST EDITION OF CBC. MINIMUM NAILING SHALL BE PER TABLE 2304.10.1 FASTENING SCHEDULE.
10. PROFESSIONAL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE CONSTRUCTION OR PROPER EXECUTION OF THE WORK SHOWN ON THESE DRAWINGS. SAFETY METHODS AND TECHNIQUES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. CONNECTIONS SHALL COMPLY WITH REQUIREMENTS AND RECOMMENDATIONS BY SIMPSON STRONG-TIE.
12. THE FOUNDATION SYSTEM SHALL NOT BE LOCATED IN AREAS WITH EXPANSIVE SOIL UNLESS SOIL INVESTIGATION IS CONDUCTED AND THE NECESSARY RECOMMENDATIONS OF THE SOIL REPORT ARE INCLUDED IN THE CONSTRUCTION OF THE FOUNDATION SYSTEM.

DESIGN LOADS:

1. DEAD LOAD
 - 1.1. ROOF: 15 PSF (ASPHALT SHINGLE ROOFING)
 - 1.2. FLOOR: 15 PSF
 - 1.3. EXTERIOR WALLS: 10 PSF
 - 1.4. INTERIOR WALLS: 10 PSF
2. LIVE LOAD
 - 2.1. ROOF: 30 PSF
 - 2.2. FLOOR: 40 PSF
3. SEISMIC
 - 3.1. Si: 0.771g
 - 3.2. Ss: 0.89g
 - 3.3. Sds: 1.39g
 - 3.4. RISK CATEGORY: II
 - 3.5. SDC: E
4. WIND
 - 4.1. WRI 100-YEAR: 79 MPH
 - 4.2. DESIGN WIND SPEED: 92 MPH
 - 4.3. EXPOSURE CATEGORY: B
5. SOIL
 - 5.1. ALLOWABLE BEARING CAPACITY: 2,500 PSF
 - 5.2. ACTIVE PRESSURE: 50 PCF
 - 5.3. ULTIMATE PASSIVE PRESSURE: 300 PSF
 - 5.4. FRICTION COEFFICIENT: 0.4

MATERIAL:

1. CONCRETE
 - 1.1. PORTLAND CEMENT SHALL CONFORM TO ASTM C-50 TYPE II, LOW ALKALI. IN ADDITION TO THE STANDARD PORTLAND CEMENT, THE FOLLOWING SCM (SUPPLEMENTARY CEMENTITIOUS MATERIAL) MAY BE USED IN THE MIX DESIGN: FLY ASH, ASTM C618 CLASS F OR GROUND GRANULATED BLAST FURNACE SLAG, ASTM 999 GRADE 100 OR 120. SCM IS TO MAKE UP 50% MAX. OF THE CEMENTITIOUS MATERIALS WHEN ALL CEMENTITIOUS MATERIALS TOTAL 600# (6.4 SACKS) PER CUBIC YARD PER ACI 318.
 - 1.2. CONCRETE SHALL BE HARDENED CONCRETE AND SHALL ATTAIN THE FOLLOWING ULTIMATE COMPRESSIVE
 - 1.2.1. STRENGTHS AT 28 DAYS (MINIMUM CEMENT CONTENT) (FIVE SACKS/CU. YD.)
 - 1.2.1.1. MINIMUM STRENGTH @ 28 DAYS: 2,500 PSI
 - 1.2.2. MAX. AGGREGATE SIZE: 1/2 IN.
 - 1.2.3. MAX. SLUMP SIZE: 4 IN.
 - 1.3. CONCRETE SHALL BE CONTINUOUSLY CURED FOR 10 DAYS AFTER PLACING IN ANY APPROVED MANNER, INCLUDING CURING COMPOUND, CURING PAPER, ETC. NOTE: FOOTINGS ARE EXCEPTED FROM THIS REQUIREMENT.
 - 1.5. WHEN PLACING NEW CONCRETE OR SHOTCRETE AGAINST EXISTING CONCRETE OR MASONRY, ROUGHEN SURFACE OF EXISTING MATERIAL BY EITHER SANDBLASTING OR SCARIFYING TO 1/4" AMPLITUDE AND APPLY BONDING AGENT. BONDING AGENT SHALL BE LARSEN PRODUCTS CORPORATION'S WELD-CRETE OR APPROVED EQUIVALENT. AT EXISTING BRICK, ROUGHENING NOT REQUIRED IF EXISTING BRICK HAS A NATURAL ROUGH SURFACE. BONDING AGENT IS NOT REQUIRED AT EXISTING BRICK SURFACE UNLESS OTHERWISE NOTED ON PLANS AND/OR DETAILS.
2. REINFORCEMENT STEEL
 - 2.1. REINFORCING BAR - ASTM A615 GR. 60.
 - 2.2. L_d (DEVELOPMENT LENGTH) COMPLY WITH ACI 318 OR 40# BAR DIA. MIN
 - 2.3. LAP SPLICES CLASS B SPLICES - 1.4L_d
 - 2.4. CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS:
 - 2.4.1. CONCRETE POURED DIRECTLY AGAINST EARTH: 3 INCHES.
 - 2.4.2. CONCRETE FORMED AGAINST EARTH OR EXPOSED TO WEATHER: 2 INCHES.
 - 2.4.3. FORMED CONCRETE NOT INCLUDED ABOVE: 1 INCHES.

- 2.5. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
- 2.6. ALL TIE WIRE SHALL BE ASTM A82 BLACK ANNEALED.
- 2.7. ALL HORIZONTAL REINFORCING TO BE SUPPORTED ON GALVANIZED CHAIRS EXCEPT THAT MORTAR BLOCKS OR OTHER APPROVED METHODS OF SUPPORT SHALL BE USED AT FOOTINGS, AND SLABS ON GRADE.
- 2.8. ALL EDGE FOOTING AND SLABS REBARS SHALL EXTEND T WITHIN 1 1/2" OF EXTERIOR FORMS.
- 2.9. EDGE FOOTING REBARS SHALL BE SUPPORTED AND TIED AT LEAST 4' O.C.
3. LUMBER
 - 3.1. ALL LUMBER SHALL BE DOUGLAS-FIR GRADE 2 OR BETTER, UN.D.
 - 3.2. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED WOOD OR REDWOOD (GRADE: CLEAR STRUCTURAL).
 - 3.3. ALL BOLT AND NAIL HOLES SHALL BE CAULKED AND SEALED WITH APPROPRIATE CAULKING MATERIAL.
 - 3.4. CONTRACTOR SHALL CHECK TO MAKE SURE THAT EACH PIECE OF LUMBER AND PLYWOOD BEARS ON APPROPRIATE MARK CERTIFYING BY THE PRESERVATIVE TREATER WITH THE TREATING AND DRYING PROVISIONS OF THE AMERICAN WOOD PRESERVERS BUREAU AWP-B-FBI STANDARD.
 - 3.5. ALL PRESSURE TREATED WOOD SHALL USE NAILING, BOLTING AND/OR FASTENERS MADE OF STAINLESS STEEL, OR WITH HOT-DIP GALVANIZATION, OR WITH (G05) OZ. OF ZINC PER SQUARE FOOT OF SURFACE GALVANIZED PRODUCTS. ALL NAILS, SCREWS, BOLTS, METAL CONNECTORS AND FLASHING EXPOSED TO WEATHER SHALL NOT BE DIPPED GALVANIZED.
 - 3.6. ALL FOUNDATION SILLS TO BE PRESSURE TREATED.
 - 3.7. ALL NAILS SHALL BE COMMON NAILS.
 - 3.8. FRAMING LUMBER SHALL BE DOUGLAS FIR (UNLESS OTHERWISE NOTED).
 - 3.9. NEW FRAMING SHALL HAVE 19% MAX. MOISTURE CONTENT AT TIME OF INSTALLATION.
4. CONNECTIONS:
 - 4.1. ALL CONNECTIONS, FASTENERS AND HANGERS ARE SIMPSON OR EQUIVALENT.
5. FOOTINGS:
 - 5.1. ALL FOOTINGS AND SLABS SHALL BEAR ON UNDISTURBED SOIL BELOW NATURAL OR FINISHED GRADE, WHICHEVER IS LOWER.

SITE PREPARATION/EARTHWORK:

6. PER GEOTECHNICAL RECOMMENDATIONS
 - 6.1. THE BUILDING PAD SHOULD BE EXCAVATED AND RECOMPACTED TO BOTTOM OF ALL THE EXISTING BACKFILL AND ALSO TO A DEPTH OF AT LEAST 2 FEET BELOW THE BOTTOM THE ADU BUILDING FOUNDATIONS (IN AREAS BEYOND THE EXISTING FILL), WHICHEVER IS DEEPER.
 - 6.2. EXCAVATION AND RECOMPACTION SHOULD EXTEND AT LEAST 5 FEET LATERALLY BEYOND THE FOOTPRINT OF THE PROPOSED ADU AND OTHER IMPROVEMENTS.
 - 6.3. THE RESULTING EXCAVATION SHOULD BE BACKFILLED WITH ONSITE LOW PLASTICITY FILL OR NATIVE SOIL. IMPORTED NON-EXPANSIVE FILL, OR CLASS 2 AGGREGATE BASE PLACED IN LIFTS NO THICKER THAN 8-INCHES AND COMPACTED AS RECOMMENDED IN 'EARTHWORK' SECTION OF GEOTECHNICAL REPORT.
 - 6.4. RECOMMENDATIONS AT 'EARTHWORK' SECTION OF THE GEOTECHNICAL REPORT SHALL BE FOLLOWED BEFORE CONSTRUCTION OF THE ADU FOUNDATION.

CONTRACTOR:



DESIGNED BY:



830 ALAMEDA DEL PRADO #1802
NOVATO, CA 94945
415.893.8707
INFO@STRUCTICAINC.COM
WWW.STRUCTICAINC.COM



NOTES
DETACHED ADU FOUNDATION

DRAWN/TITLE

789 STANFORD AVE.
MENLO PARK, CA

PROJECT ADDRESS

NO.

DESCRIPTION

DATE

REVISIONS

JOB NO. :

DATE :

DESIGN :

DRAWN :

CHECKED :

APPROVED :

SHEET:

2378
06/14/2024
BM
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BM
BM

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PLANS
 DETACHED ADU FOUNDATION

DRAWING TITLE
 789 STANFORD AVE.
 MENLO PARK, CA
 PROJECT ADDRESS
 074-092-330
 APN
 8006 OF WORK
 STEVE BECK
 OWNER

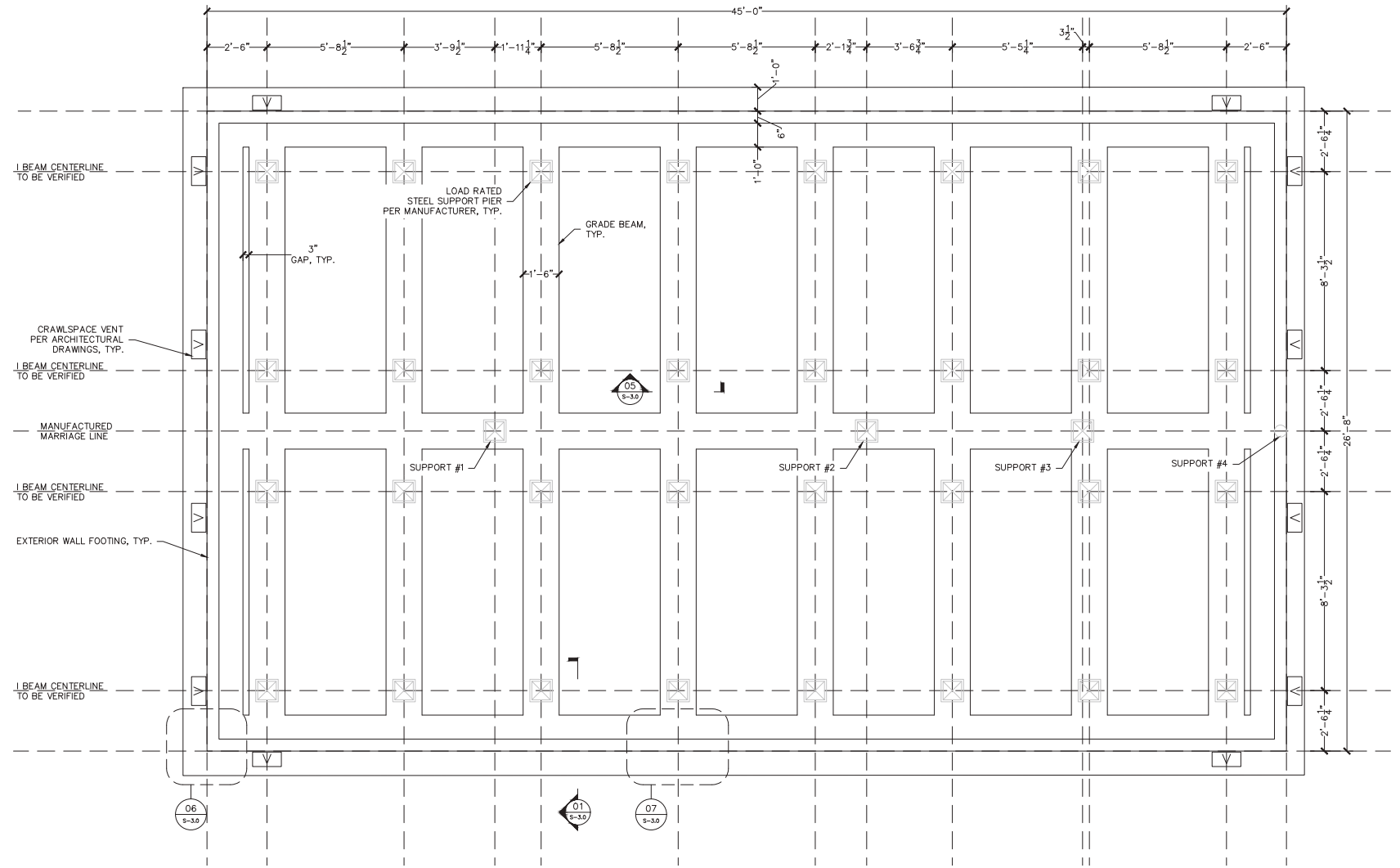
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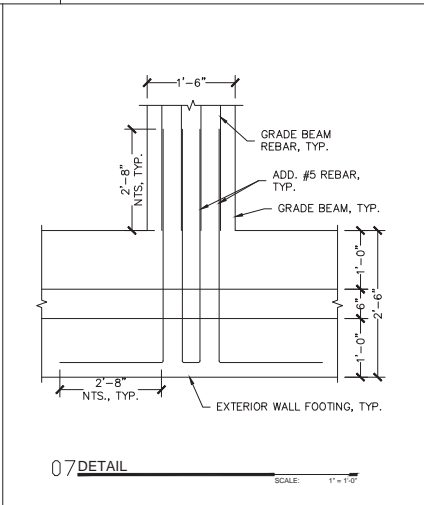
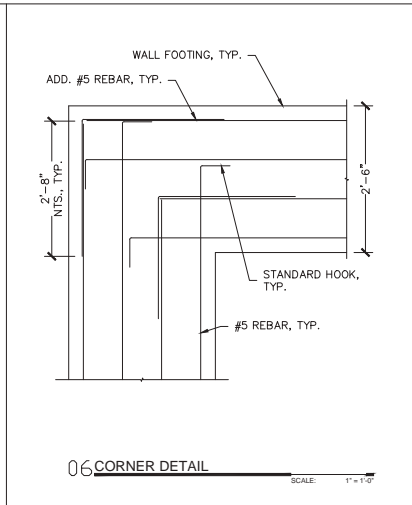
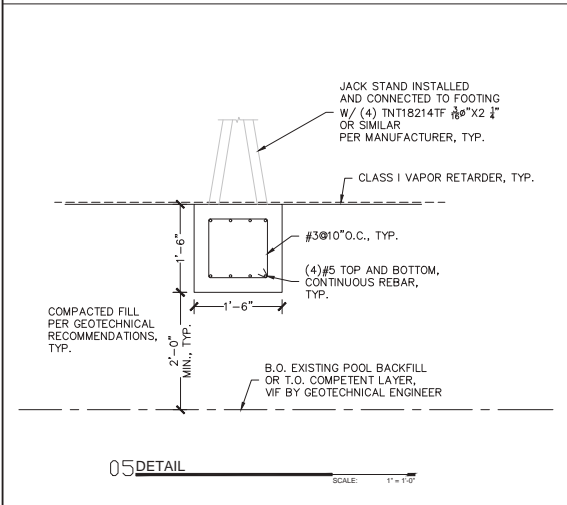
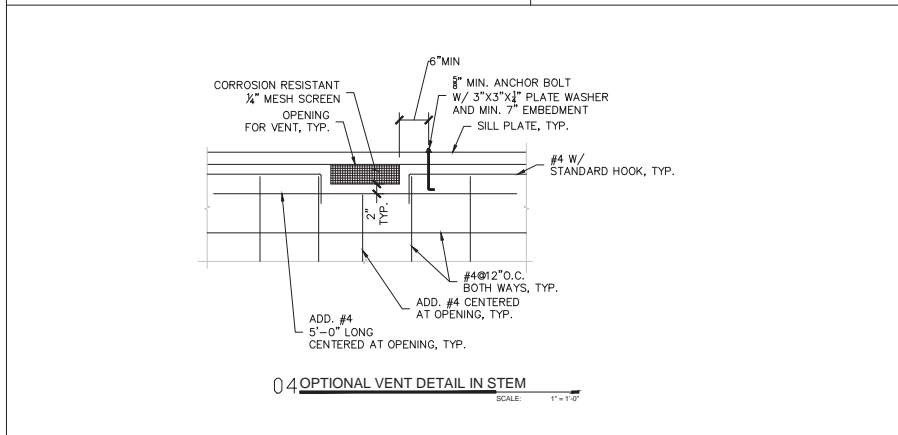
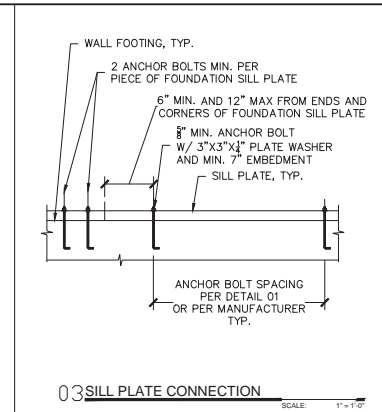
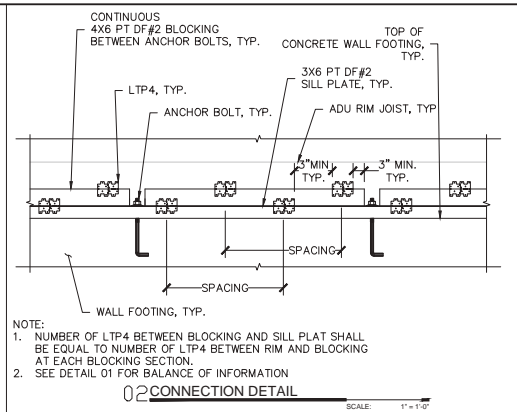
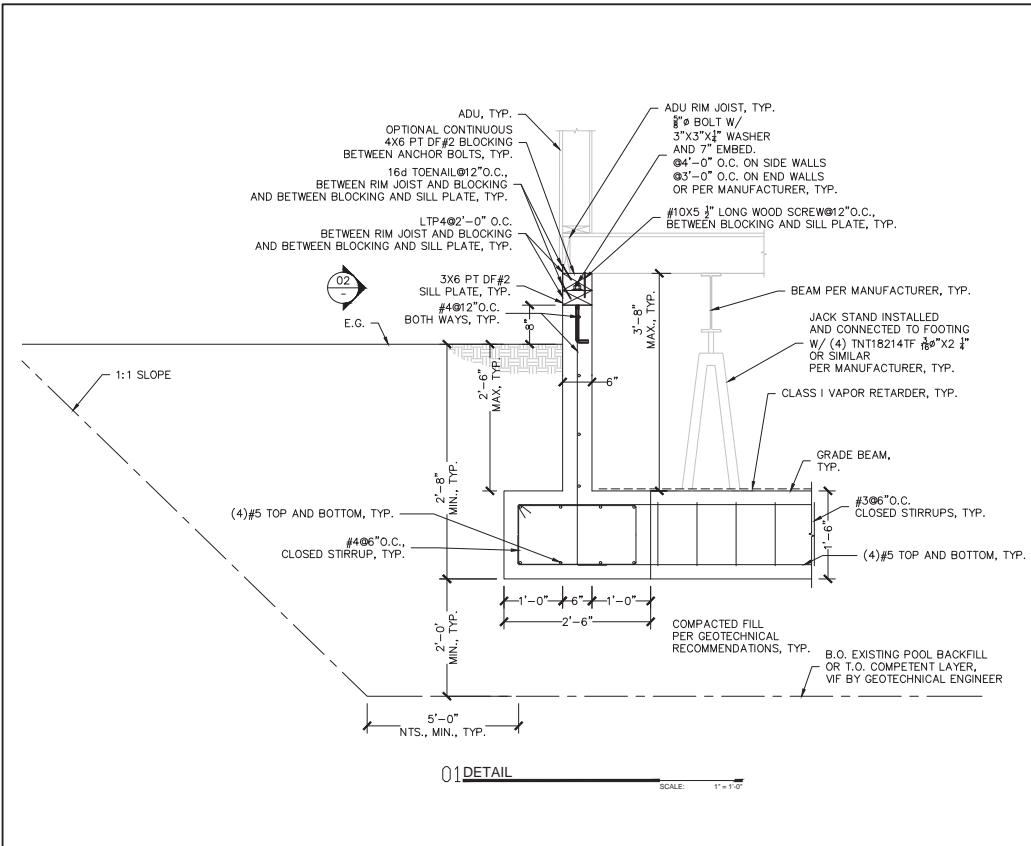
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- NOTE:
- THE LOCATION OF ALL INTERIOR SUPPORTS ARE TO BE VERIFIED WITH FACTORY BEFORE CONSTRUCTION.
 - EACH FRAME PIERS LOAD IS 4,760 LBF AND SHALL BE VERIFIED WITH FACTORY BEFORE CONSTRUCTION.
 - MARRIAGE WALL PIER LOADS ARE TO BE VERIFIED WITH FACTORY BEFORE CONSTRUCTION.
 - ANY DISCREPANCY AND LACK OF COORDINATION BETWEEN THESE DRAWINGS AND MANUFACTURER RECOMMENDATIONS SHALL BE REPORTED TO THE ENGINEER (STRUCTICA, INC.) IN A TIMELY MANNER.

| MARRIAGE LINE SUPPORT | |
|-----------------------|------------------|
| SUPPPORT # | TOTAL LOAD (LBF) |
| 1 | 4,030 |
| 2 | 4,030 |
| 3 | 2,210 |
| 4 | 2,210 |

01 FOUNDATION PLAN
 SCALE: 1/2" = 1'-0"



villa
1 LETTERMAN DR.
SUNLAND, CA 91760
SAN FRANCISCO, CA 94129
415.966.5522
VILLAHOMES.COM

DESIGNED BY:
STRUCTICA, inc.
WE EMBROIDER IDEAS

330 ALAMODA DEL PRADO #183C
NOVATO, CA 94945
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PROFESSIONAL ENGINEER
SEAL NO. 45000
CE 86134
SE 7133
VILLAHOMES
STATE OF CALIFORNIA

DETAILS
DETACHED ADU FOUNDATION

DRAWN TITLE:
BOB OF WORK

789 STANFORD AVE.
MENLO PARK, CA
074-092-330
OWNER:
STEVE BECK

| REVISIONS | |
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| NO. | DESCRIPTION |
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JOB NO. : 2378
DATE : 06/14/2024
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DRAWN : SZ
CHECKED : BM
APPROVED : BM
SHEET:

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Villa Homes
1 Letterman Drive C3500
San Francisco, CA 94129

August 30th, 2024

Dear City of Menlo Park,

This letter is intended to provide information on the details of the 1200 sq. ft. Accessory Dwelling Unit being proposed at 789 Stanford Ave. The current permits related to this project are as follows; PLN2023-00052, BLD2023-02615, HTR2024-00113. The property owners, Steve Beck and Jane Baxter, have contracted with Villa Homes for the installation of a detached, 1200 S.F., 3-Bedroom, HUD Approved, Manufactured Accessory Dwelling Unit (ADU). Installed on a permanent foundation. Steve and Jane envision the proposed ADU to serve as their new main home, fostering close proximity to family members. Their children and grandchildren will reside in the existing main home, promoting multigenerational living within a unified family space.

1. Description of the existing and proposed architectural style for the main house in relation to the ADU:

- a. The existing home and ADU both share similar lap siding. Additionally, there are an abundance of windows on the ADU, similar to the main home. A similar paint color has been chosen to be harmonious with the main home. The main home has a blend between California Ranch style and Cape Cod style architecture that is harmonious with the proposed ADU. The eaves, overhangs, moulding around the doors and windows are nearly identical. While the roof pitches are not identical, they both represent milder-pitch roof slopes. Additionally, the clerestory windows upon the top of the ADU provide similar character to the existing homes windowed second and third story projections of the main home.

2. ADU Architecture:

- a. The ADU is a HUD approved Manufactured Home that has strong Cape Cod/California Ranch styling queues. Villa Homes has selected exterior decor options that are harmonious with the main homes architecture.



Existing Main Home:



Proposed ADU: Note: This is a stock photo. Decks, stairs/landings/handrails, door locations and paint color may vary slightly.



3. Three-bedroom ADU:

- a. While the property owners are giving the main home to their children and grandchildren, they still lead active lifestyles. They have visitors from time to time, and they work from home, so the additional bedrooms will be a benefit. Additionally, they would like to have live-in-care as they age in place. On top of these reasons, the additional rooms can provide affordable housing to the community via future rent potential that local families can access.



4. Spatial relation to neighboring homes:

- a. The proposed ADU will be 11' from the Southern property line. This setback will position the ADU significantly farther away from the closest neighbor at, 2015 Santa Cruz Avenue. Additionally, when comparing the distances between many neighboring homes to one another, the 11' setback of the proposed ADU will create a comfortable distance to the neighbor at 2015 Santa Cruz Ave in excess of 14', eave to eave. Other neighbors vary in distance from approximately 60' - 130' away from the ADU and will have limited visibility to the ADU.

5. Neighbor Outreach for ADU proposed at 789 Stanford Avenue as told by Steve, the property owner:

- a. Neighbors on our side of Santa Cruz Ave [East side]:
 - i. 2015 Santa Cruz Ave (Nate and Andrea): These are the people who will be most directly affected, since the ADU will be across the fence from their house. I have emailed them the site plan and had an in-person conversation with Andrea. In response to a follow-up email, Andrea was very supportive.
 - ii. 2003 Santa Cruz Ave (Cameron and Sapna): I have had several in-person conversations with Cameron and he has been supportive. I haven't felt the need to give him the plans themselves.
- b. Neighbors on Stanford Ave:
 - i. 791 Stanford Ave (Gwen): Have had several conversations in person. She has no problem with the ADU and declined a hard copy of the site plan since from her location she shouldn't even be able to see the ADU.
 - ii. 787 Stanford Ave (Sheila): I have had several in-person conversations with her, going back to when we were looking at locating the ADU right next to her back fence, which didn't work out because of the shape of the lot. I gave her a hard copy of the site plan and she is supportive of the ADU and is aware that it will be on the hillside above her backyard.
 - iii. 785 Stanford Ave (Steve): I am acquainted with him but not very well. I rang his doorbell and got no response. I sent him a detailed text message and got no response. I called him and the call went dead after one ring and didn't even go to voicemail. I don't want him to feel that I'm hounding him, so I'll leave it at that.
- c. Neighbors on the other side of Santa Cruz Ave [West side]:
 - i. 2034 Santa Cruz Ave: I have never met the people who live here. I knocked on their door and got no answer, so I left a letter of introduction and a copy of the site plan.
 - ii. 2030 Santa Cruz Ave (Paden): This was the first time I've met the people here. I gave Paden a hard copy of the site plan. Her parents also live there, along with her family, and they are planning a remodel of their house to better accommodate them, so she understands multigenerational housing.



Villa Homes
1 Letterman Drive C3500
San Francisco, CA 94129

- iii. 2028 Santa Cruz Ave: I have never met the people who live here. I knocked on their door and got no answer, so I left a letter of introduction and a copy of the site plan.
- iv. 2022 Santa Cruz Ave (Alex): I sent an email with the site plan attached, and described our plan. I haven't received a response yet.

d. Community Collaboration:

- i. Steve and Jane's goal is to add comfortable, architecturally compatible housing for personal use that fosters a sense of community while enabling them to support and receive support from their children and grandchildren. They are committed to ensuring that this ADU project enhances the neighborhood while respecting the character of Menlo Park. We appreciate your consideration and look forward to working closely with the Planning Department to bring this project to fruition.

If you have any questions, please reach out to permitting@villahomes.com

Kind Regards,

Villa Homes



Corporate Headquarters
1500 North Mantua Street
P.O. Box 5193
Kent, OH 4240-5193
330-673-5685
Toll Free 1-800-828-8312
Fax: 330-673-0860

Northern California Office
PO Box 5321
Larkspur, CA 94977
831-291-2245
Sabrina.huey@davey.com

ARBORIST REPORT AND TREE PROTECTION PLAN

789 Stanford Ave, Menlo Park CA 94025

June 2023 - Updated July 2024





Arborist Report & Tree Protection Plan for
789 Stanford Ave.
Menlo Park, California 94025

Prepared for:

Travis Wells
Villa Homes
twells@villahomes.com
619-928-2189

June 2023 - Updated July 2024

Prepared by:

Davey Resource Group
A Division of The Davey Tree Expert Company
1500 North Mantua Street
Kent, OH 44240

Contact:

Sabrina Huey
ISA Arborist #WE-14060A
TRAQ Qualified
www.daveyresourcegroup.com

Elizabeth Lanham
ISA Arborist #WE-9234A
TRAQ Qualified
www.daveyresourcegroup.com

Notice of Disclaimer

Inventory data provided by Davey Resource Group is based on visual recording at the time of inspection. Visual records do not include testing or analysis and do not include aerial or subterranean inspection. Davey Resource group is not responsible for discovery or identification of hidden or otherwise non-observable risks. Records may not remain accurate after inspection due to variable deterioration of inventoried material and site disturbance. Davey Resource Group provides no warranty with respect to the fitness of the urban forest for any use or purpose whatsoever or for future outcomes of the inventoried trees.

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Summary

In May 2023, Davey Resource Group (DRG) was contracted by Travis Wells of Villa Homes to conduct a tree inventory and develop a tree protection plan for the trees in the area of impact on the property at 789 Stanford Ave. in Menlo Park, CA. The request was made to assess the current condition of the trees and establish a protection plan based on the findings.

On June 13, 2023, an International Society of Arboriculture (ISA) Certified Arborist (Sabrina Huey, #WE-14060A) from Davey Resource Group evaluated eleven (11) trees that may be impacted by development. The trees were assessed by their location, size, current condition, health, structure, and form. The current site plan was used to estimate the construction footprint in relation to the critical root zones (CRZ) of the trees to help guide construction and reduce potential impacts on the trees. Current plans include the installation of a 1200-square-foot ADU on the south section of the property at 789 Stanford Ave. Tree information is summarized as follows:

- Eleven (11) trees were assessed, consisting of eight (8) species; the species were: Coast live oak (2 trees), cherry trees (3 trees), lemon tree (2 trees), etc.
- The inventory encompasses the trees that may be impacted by the proposed construction.
- Two (2) trees were in good condition, eight (8) trees were in fair condition, and one (1) tree was in poor condition.
- Tree heights ranged from 6 to 60 feet.
- Tree diameters at four and a half feet above grade/breast height (DBH) ranged from 1 to 36.5 inches.
- **Eight (8)** trees are recommended for removal under the current plans.
 - One (1) of the trees requires a permit for removal.
- **Three (3)** trees may be retained; tree protection measures are provided.

This report focuses on tree protection recommendations for tree preservation and provides the CRZs and SRZs of these trees for planning purposes. DRG has provided general site preservation recommendations based on the provided construction plans. Arborist monitoring of construction is required whenever work is performed within the drip line of significant trees. Trenching must be done by hand or with pneumatic air spade excavation tools. The trees identified for preservation should be monitored by a Certified Arborist at the end of construction and ongoing as needed.

Introduction

Background

Current plans for new construction at 789 Stanford Ave. in Menlo Park include the installation of a prefabricated 1200-square-foot accessory dwelling unit (ADU) on a new foundation located to the south of the existing house. The unit is to be delivered to the property using a lowboy to move from Santa Cruz Ave. The proposed project has the potential to impact trees on the property. All trees over 4 inches in diameter on the property and adjacent properties with construction were assessed and evaluated for impacts, and to determine if any trees meet the criteria for significant status as defined by the City of Menlo Park.

Assignment

The arborist visually assessed each tree on the site, and the required tree data were collected using a portable tablet device. Following data collection, specific tree preservation plan elements were calculated that identified each tree's critical and structural root zones (CRZ and SRZ) to better ensure survivability during the planned development. This report establishes the condition of the trees and canopy within the project area. The trees were visually assessed, and photo documented so that changes in condition can be evaluated if needed.

Limits of the Assignment

Many factors can limit specific and accurate data when performing evaluations of trees, their conditions, and the potential for failure or response to site disturbances. No soil or tissue testing was performed. All observations were made from the ground on June 13, 2023, and no soil excavation to expose roots was performed. The most recent development plans were available to determine potential construction impacts. The determinations and recommendations presented here are based on current data and conditions that existed at the time of the evaluation and cannot be a predictor of the ultimate outcome for the evaluated trees in the future. No physical inspection of the upper canopy, sounding, resistance drilling, or other technologies were used in the evaluation of the trees. [The site visit was conducted referencing plans dated: 3/16/23. The changes to the report reference plans dated: 2/8/24 titled Proposed Site Plan. The newest changes in July 2024 reference plans dated 7/18/24 titled Proposed Site Plan.](#)

Purpose and Use of Report

The purpose of this report is to provide a summary inventory of all trees within the project area of impact, including an assessment of the current condition and health, as well as providing a tree protection plan for all evaluated trees/canopies that may be impacted by construction plans. The findings in this report can be used to make informed decisions on design planning and guide the trees' long-term care. This report and detailed tree protection plan can also be submitted to the City of Menlo Park for permitting purposes.

Observations

Methods

A visual inspection was used to develop the findings, conclusions, and recommendations found in this report. Data collection included measuring the diameter of significant trees at approximately 54 inches above grade (DBH), height estimation, a visual assessment of tree condition, structure, and health, and a photographic record. A rating percentage (0-100%) was assigned for each tree's health, structure, and form, and the lowest percentage was used as the overall tree condition. A preservation priority was assigned to each tree on a scale of 1 to 4: a rating of 1 representing the highest priority for protection due to excellent overall condition, unique specimen, or high-value tree; a rating of 2 for a good to fair condition tree worthy of protection but not uniquely value; a rating of 3 for a fair condition tree that can be easily replaced; and a rating of 4 for trees in poor to critical condition that should be removed under most circumstances.

Site Observations

The project site is located in the City of Menlo Park east of Santa Cruz Ave and north of Sand Hill Rd. The parcel is a privately owned lot with an existing single-family house. The lot is 20,900 square feet and is classified as Single Family Residence. The property is off Santa Cruz Ave. The driveway is off Stanford Ave. The property is on a slope, and the property ADU is on the top of the property on flat land. Only trees impacted by the construction were assessed.

Tree Observations

Eleven (11) trees were assessed within the project area, comprising eight (8) different species: Blueblossom (1 tree), cherry tree (3 trees), lemon tree (2 trees), avocado (1 tree), 'After Dark' peppermint willow (1 tree), and fig (1 tree).

The trees are a mixture of mature and young-small trees, and tree condition ratings were good for two (2) trees, fair for eight (8) trees, and poor for one (1) tree. Tree diameters ranged from 1 inch to 36.5 inches with an average of 6.5 inches. Tree heights ranged from 6 feet to 60 feet, with an average height of 21 feet.

A map of tree locations can be found in Appendix A. Tree photographs can be found in Appendix B and a complete Tree Inventory and Condition Assessment can be found in Appendix C.

Root Zone Calculations

The trunk diameters of the assessed trees are often used to determine the Critical Root Zone (CRZ). The CRZ is considered the ideal preservation area for a tree. It can be calculated by adding 1 foot of radius for every inch of trunk diameter measured at 4.5 feet from grade/breast height (DBH). For example; a tree with a DBH of 10 inches has a calculated CRZ radius of 10 feet from the trunk. The CRZ represents the typical rooting area required for tree health and survival. As this project is located in the City of Menlo Park, CRZ was substituted with the city standard of the circular area around a tree with a radius measured to the nearest foot of the tree's longest dripline radius plus one foot to determine the Tree Protection Zone (TPZ) as seen in Table 1 according to Menlo Park heritage tree definition and ordinance. Some impact (25% or less) within this zone is typically acceptable for average to good-condition trees with basic mitigation/stress reduction measures. Construction activities should not occur within the TPZ of any tree to be retained. This includes but is not limited to the storage of materials, parking of vehicles, contaminating soil by washing out equipment, (concrete, paint, etc.), or changing soil grade.

The structural root zone was calculated using a commonly accepted method established by Dr. Kim Coder in *Construction Damage Assessments: Trees and Sites*.¹ In this method, the root plate size (i.e. pedestal roots, zone of rapid taper area, and roots under compression) and limit of disruption based upon tree DBH is considered as a minimum distance that any disruption should occur during construction. A significant risk of catastrophic tree failure exists if structural roots within this given radius are destroyed or severely damaged. The SRZ is the area where minimal or no disturbance should occur without arborist supervision. The TPZ and SRZ for the surveyed trees are listed in Appendix B, Table 2.

Conclusion and Recommendations

Based on visual evaluations and the impacts of the proposed development, all trees can be impacted.

- Tree #1 is located in the pathway of the delivery of the proposed ADU. Removal is recommended. No permit is required.
- Tree #2 is located about 10 ft away from the proposed new driveway and is near the path of the delivery of the proposed ADU. Impacts are predicted to be moderate. Less than 25% of the root and canopy are predicted to be affected by construction. **The TPZ should be placed along the dripline of the tree. Due to the sensitive nature of working within the CRZ of trees to be retained, any excavation or grading within the TPZ must be performed with hand tools and supervised by a Certified Arborist to monitor and document any tree impacts. Any significant roots (roots 2 inches in diameter or larger) encountered should be cut cleanly and photo documented. If severed roots increase failure risk beyond the property owner's tolerance, the Arborist may recommend tree removal.**
- Tree #3 is located in the footprint of the proposed ADU. Removal is recommended. No permit is required.
- Tree #4 is located in the footprint of the proposed ADU stairwell. Removal is recommended. No permit is required.
- Trees #5-6 are located in the footprint of the proposed ADU. Removal is recommended. No permit is required.
- Tree #7 is located in the footprint of the proposed ADU stairwell. Removal is recommended. No permit is required.
- Tree #8 is located about 1 ft away from the proposal ADU. **Impacts are predicted to be high to severe. Due to this, removal is recommended. A permit is required for removal.**
- Tree #9 is located in the pathway of the proposed sewer line. Removal is recommended. No permit is required.

¹ Dr. Kim D. Coder, University of Georgia June 1996

- Tree #10 is located about 15 ft away from the proposed sewer line. Impacts are predicted to be low to moderate. The work is being done outside of the predicted structural root zone. Less than 25% of the roots system is predicted to be affected by construction. If work shall be done in the TPZ, then a certified arborist must be on site to monitor the work. The TPZ should encompass the tree along the dripline and be moved in when work is being done within TPZ, and moved to the farthest extent possible when the work in the TPZ is completed. The unpaved position of the TPZ should be covered with 6 inches of coarse wood chips. Due to the sensitive nature of working within the CRZ of trees to be retained, any excavation or grading within the TPZ must be performed with hand tools and supervised by a Certified Arborist to monitor and document any tree impacts. Any significant roots (roots 2 inches in diameter or larger) encountered should be cut cleanly and photo-documented. If severed roots increase failure risk beyond the property owner's tolerance, the Arborist may recommend tree removal.
- Tree #11 is located over 24 ft from the sewer line tie-in. Impacts are predicted to be low to none. Tree protection fencing should be installed along the dripline of the tree.
- Any heritage tree to be retained and protected by the City's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair as a result of construction.
- TPZ fencing should be 6 feet in height and constructed of chain link fencing. The fencing may be moved within the dripline if directed by the on-site or City Arborist but cannot be moved to within 2 feet of the trunk. Fence posts should be six(6)-foot-tall chain link fencing mounted on 8-foot-tall, 2-inch-diameter galvanized posts, driven 24 inches into the ground and spaced no more than 1- feet apart. Signs must be posted stating: "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY ARBORIST. NO STORING OF MATERIALS OR MACHINERY." The fence may not be moved without authorization from the Project or City Arborist.
- TPZ fencing must be in place before any equipment is on-site and must remain in place for the entirety of the project and only be removed, temporarily or otherwise, with the approval of a Certified Arborist while activities are directly supervised, and replaced immediately after.
- Prior to the issuance of the associated demolition and building permits, a tree protection verification letter from the Project Arborist is required. The Project Arborist should visit the property, and verify that the protection measures are in compliance, take photos, and then prepare a brief verification letter for City Arborist review.
- A final inspection by the City Arborist is required at the end of the project. This is to be done before the tree protection fencing is taken down. Replacement trees should be planted at this time as well.
- Monitoring of the tree protection specifications by an ISA Certified Arborist or ASCA Registered Consulting Arborist is required at monthly intervals.
- No material shall be stored, nor concrete basins washed, or any chemical materials or paint stored within the TPZ of trees, and no construction chemicals or paint should be released into landscaped areas, as these can be toxic to trees and contaminate the soil.
- After construction is complete, the property owner should monitor the trees for at least one year and contact a Certified Arborist to inspect if any lean, limb die-back, leaf drop, or foliage discoloration develops. For the trees that are to remain that had high impacts from construction, biochar is recommended to improve the soil health.

Appendix A – Location Map



Appendix B – Tree Photos



Photo 1. Tree #1, is a *Ceanothus arboreus*. This is a shrub species grown in a tree form. The tree is in fair condition. The tree is in the pathway of the delivery of the ADU, removal is recommended.



Photo 2. Tree #2 is in fair condition. The tree is located about 10 ft away from the proposed driveway. Impacts are predicted to be low.



Photo 3. Tree #3 is in good health. The tree is located in the footprint of the proposed ADU. Removal is recommended.



Photo 4. Tree #4 is in fair health. The tree is located about 5 ft away from the proposed ADU. Impacts are predicted to be moderate to high.



Photo 5. Tree #5 is in fair condition. The tree is located in the footprint of the proposed ADU. Removal is recommended.

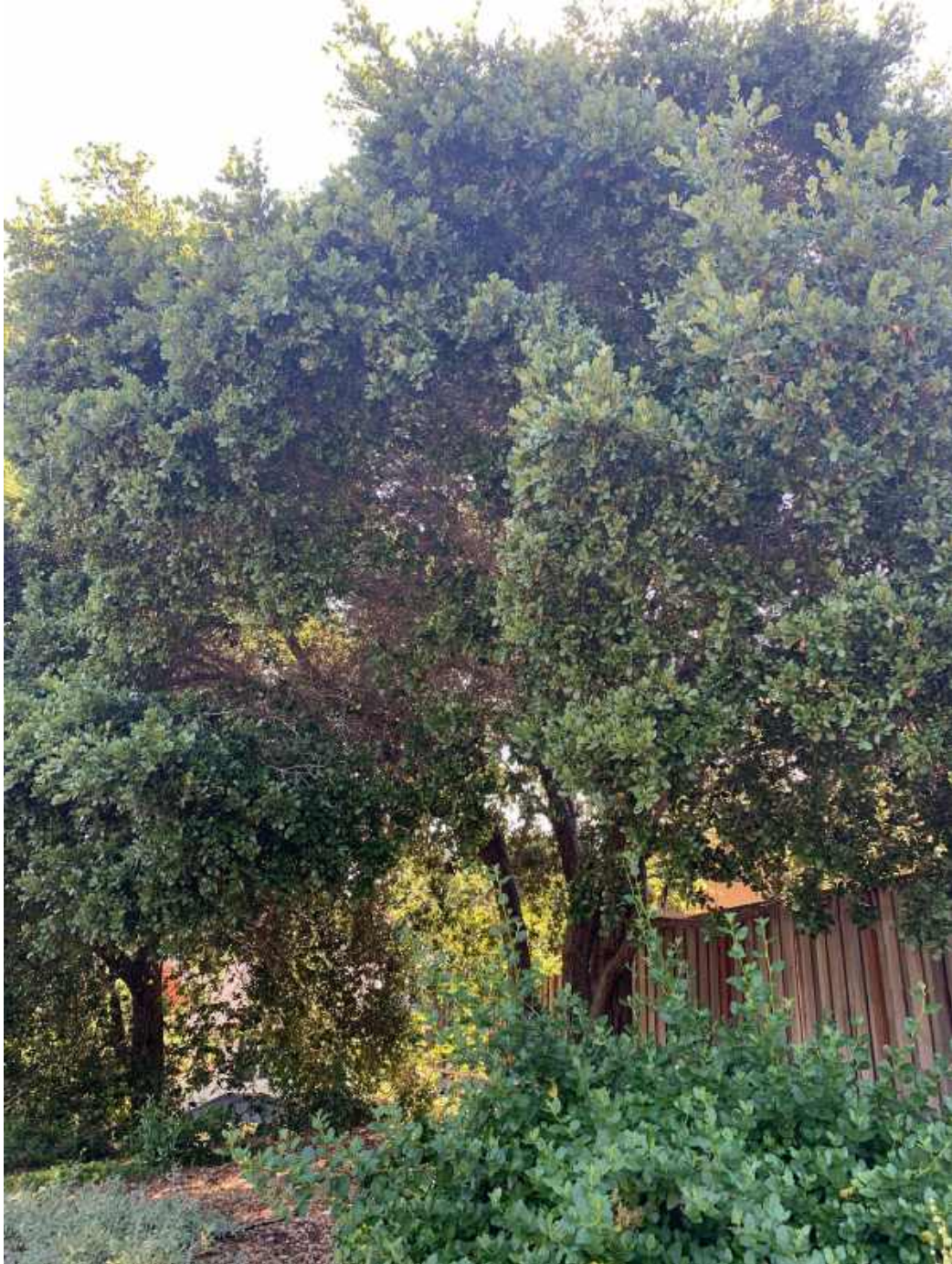


Photo 6. Tree #8 is in fair condition. The tree is located 1 ft away from the proposed ADU construction.



Photo 7. Tree #8 with a closer view of the structure of the trunk. The tree is in fair condition and the proposed construction remains 1 ft away.



Photo 8. Tree #9 is in fair condition. The tree is located in the pathway of the proposed sewer line. Removal is recommended and no permit is required.



Photo 9. Tree #10 is in fair condition. Impacts have the potential to be low to moderate. The tree is about 15 ft from the proposed sewer line.



Photo 10. Tree #11 is located over 24 ft from the sewer line tie in.



Photo 11. Another view of tree #11, located over 24 ft away from the sewer line tie-in.

Appendix C – Tables

Table 1. Tree Inventory and Root Zones

| Tree # | Stems | DBH (in.) | Common Name | Botanical Name | Height (ft) | Canopy (ft) | SRZ (Radius in ft) | CRZ (Radius in ft) | TPZ (Radius in ft) |
|--------|-------|-----------|------------------------------------|-------------------------------|-------------|-------------|--------------------|--------------------|--------------------|
| 1 | 2 | 4,3 | Blueblossom | <i>Ceanothus thyrsiflorus</i> | 20 | 6 | 2 | 5 | 10 |
| 2 | 1 | 6.5 | Japanese cherry | <i>Prunus serrulata</i> | 15 | 6 | 3 | 7 | 10 |
| 3 | 4 | 5,1,1,1 | Sweet cherry | <i>Prunus avium</i> | 10 | 6 | 1 | 2 | 10 |
| 4 | 1 | 4 | Lemon | <i>Citrus limon</i> | 6 | 2 | 2 | 4 | 10 |
| 5 | 2 | 3,1 | Lemon | <i>Citrus limon</i> | 6 | 4 | 1 | 3 | 10 |
| 6 | 2 | 4,2 | Avocado | <i>Persea americana</i> | 7 | 6 | 4 | 7 | 10 |
| 7 | 1 | 4 | Sweet cherry | <i>Prunus avium</i> | 8 | 2 | 2 | 4 | 10 |
| 8 | 1 | 13 | Coast live oak | <i>Quercus agrifolia</i> | 35 | 14 | 10 | 22 | 11 |
| 9 | 1 | 1 | After Dark Peppermint Willow | <i>Agonis flexuosa</i> | 10 | 2 | 0 | 1 | 10 |
| 10 | 1 | 36.5 | Coast live oak | <i>Quercus agrifolia</i> | 60 | 24 | 16 | 37 | 30 |
| 11 | 1 | 22 | Fig | <i>Ficus carica</i> | 30 | 16 | 10 | 22 | 18 |

Table 2. Condition Assessment June 2023

| Tree # | Common Name | Health (%) | Structure (%) | Form (%) | Ordinance Size (Y/N) | Proposals Removal (Y/N) | Notes |
|--------|-----------------|------------|---------------|----------|----------------------|-------------------------|---|
| 1 | Blueblossom | 60 | 70 | 70 | N | Y | The tree will be about 18 ft away from the ADU. The tree is 6 ft away from the water meter and 8 ft away from the proposed driveway. In the pathway of the delivery of ADU. |
| 2 | Japanese cherry | 65 | 70 | 60 | N | N | The tree will be about 10 ft away from the ADU and 10 ft away from the proposed driveway. |

| Tree # | Common Name | Health (%) | Structure (%) | Form (%) | Ordinance Size (Y/N) | Proposals Removal (Y/N) | Notes |
|--------|------------------------------------|------------|---------------|----------|----------------------|-------------------------|--|
| 3 | Sweet cherry | 70 | 70 | 70 | N | Y | In the footprint of the proposed ADU. Removal is recommended. |
| 4 | Lemon | 50 | 45 | 45 | N | Y | The tree is located about 5 ft from the proposed ADU. Referencing the new plans, the tree is in the footprint of the stairwell of the ADU. |
| 5 | Lemon | 60 | 60 | 60 | N | Y | In the footprint of the proposed ADU. Removal is recommended. |
| 6 | Avocado | 60 | 65 | 70 | N | Y | In the footprint of the proposed ADU. Removal is recommended. |
| 7 | Sweet cherry | 30 | 30 | 30 | N | Y | The tree is located about 8 ft from the proposed ADU. Referencing the new plans, the tree is in the footprint of the stairwell of the ADU. |
| 8 | Coast live oak | 70 | 50 | 60 | Y | Y | The tree canopy is unbalanced and the tree is located about 1 ft away from the proposed ADU. |
| 9 | After Dark Peppermint Willow | 45 | 45 | 45 | N | Y | The tree is located in the pathway of the proposed sewer line. Removal is recommended. |
| 10 | Coast live oak | 50 | 45 | 50 | Y | N | The tree canopy is unbalanced and lean. The proposed sewer line is located 15 ft away from the tree. |
| 11 | Fig | 70 | 50 | 50 | Y | N | The tree canopy is unbalanced, with fused stems, and a small lean. The proposed sewer line tie is over 24 ft away from the tree. |

Table 3. Tree Appraisal Values*

| Tree # | Common name | Condition | External Limitations (%) | Functional Limitations (%) | Protected tree (Y/N) | Removal (Y/N) | Total Functional Replacement Cost (\$) | Rounded Functional Replacement Cost (\$) |
|--------|-----------------------------|-----------|--------------------------|----------------------------|----------------------|---------------|--|--|
| 1 | Blueblossom | Good | 90 | 90 | N | Y | 556 | 560 |
| 2 | Japanese cherry | Good | 90 | 90 | N | N | 831 | 840 |
| 3 | Sweet cherry | Good | 90 | 90 | N | Y | 694 | 700 |
| 4 | Lemon | Fair | 90 | 90 | N | Y | 304 | 310 |
| 5 | Lemon | Good | 90 | 90 | N | Y | 594 | 600 |
| 6 | Avocado | Fair | 90 | 90 | N | Y | 297 | 300 |
| 7 | Sweet cherry | Poor | 90 | 90 | N | Y | 192 | 200 |
| 8 | Coast live oak | Fair | 50 | 75 | Y | Y | 2,475 | 2,480 |
| 9 | Afer dark peppermint willow | Fair | 90 | 90 | N | Y | 126 | 130 |
| 10 | Coast live oak | Fair | 50 | 75 | Y | N | 7,235 | 7,240 |
| 11 | Fig | Fair | 50 | 75 | Y | N | 5,935 | 5,940 |

*Appraisal values include \$1,500/tree in additional costs for replacement tree installation, aftercare, and cleanup. All values are calculated using the Trunk Formula Method as described in the 10th edition of the *Guide for Plant Appraisal* by the Council of Tree and Landscape Appraisers.

Table 4. Tree Inventory

| Tree # | Common Name | Ordinance Size (Y/N) | Proposals Removal (Y/N) | Tree Preservation | Rounded Functional Replacement Cost (\$) | Reason for Removal |
|--------|-----------------|----------------------|-------------------------|-------------------|--|------------------------------|
| 1 | Blueblossom | N | Y | 2 | 560 | In the path for ADU delivery |
| 2 | Japanese cherry | N | N | 2 | 840 | - |
| 3 | Sweet cherry | N | Y | 2 | 700 | In the footprint of ADU |

| | | | | | | |
|----|------------------------------------|---|---|---|-------|---|
| 4 | Lemon | N | Y | 3 | 310 | In the footprint of ADU |
| 5 | Lemon | N | Y | 3 | 600 | In the footprint of ADU |
| 6 | Avocado | N | Y | 3 | 300 | In the footprint of ADU |
| 7 | Sweet cherry | N | Y | 4 | 200 | In the footprint of ADU |
| 8 | Coast live oak | Y | Y | 2 | 2,480 | ADU and setback requirements make the impacts too high. |
| 9 | After Dark Peppermint Willow | N | Y | 3 | 130 | In the path for the sewer line |
| 10 | Coast live oak | Y | N | 2 | 7,240 | - |
| 11 | Fig | Y | N | 2 | 5,940 | - |

Appendix D – Tree Appraisal Calculation Methodology

The valuation of the assessed trees for the site was calculated using the trunk formula method described in the 10th edition of the *Guide for Plant Appraisal* by the Council of Tree and Landscape Appraisers. The basic formula is as follows:

$$\text{Unit Tree Cost} \times \text{Condition Rating (\%)} \times \text{Functional Limitations (\%)} \times \text{External Limitations (\%)}$$

The basic tree cost is the sum of the installed tree cost and the cost of the difference between the adjusted trunk area and the replacement tree size (appraised tree size increase multiplied by unit tree cost). Size was measured as trunk cross-sectional area (square inches), calculated by $0.785 \times (\text{DBH})^2$; where a circular cross-section was assumed.

Species size and cost data were obtained from the ISA Western Chapter Species Classification for Landscape Tree Appraisal (2004). The Western rating was used. No nursery group data were used as the Basic Tree Cost was calculated using the above formula(s). The condition rating was based on field observations already described. The functional limitation and external limitation ratings were based on field and aerial imagery observations. The basic functional replacement tree cost was then calculated by multiplying the functional replacement tree cross-section area by the

unit tree cost. The depreciated functional replacement tree (calculated using the basic functional replacement cost, the overall condition rating (%), the functional limitations rating (%), and the external limitations rating (%)) is then added to the total additional costs. The additional cost includes installation costs, replacement tree aftercare costs, and cleanup costs.

| Regional Data - Western | |
|---|---------------------|
| State or Region | Northern California |
| Replacement Tree Size (in.diam @ 12" Above Grade) | 2 |
| Installation Cost \$ | \$800.00 |
| Replacement Tree Aftercare Cost \$ | \$500.00 |
| Other Costs (Hardscape, Cleanup, etc.) \$ | \$200.00 |
| Unit Tree Cost (\$/sq in) | \$159.15 |

| | | | |
|---|---|----------------------------------|---|
| LOCATION: 789 Stanford Avenue | PROJECT NUMBER: PLN2023-00052 | APPLICANT: Steven Beck | OWNER: Stephen Beck and Jane Baxter |
|---|---|----------------------------------|---|

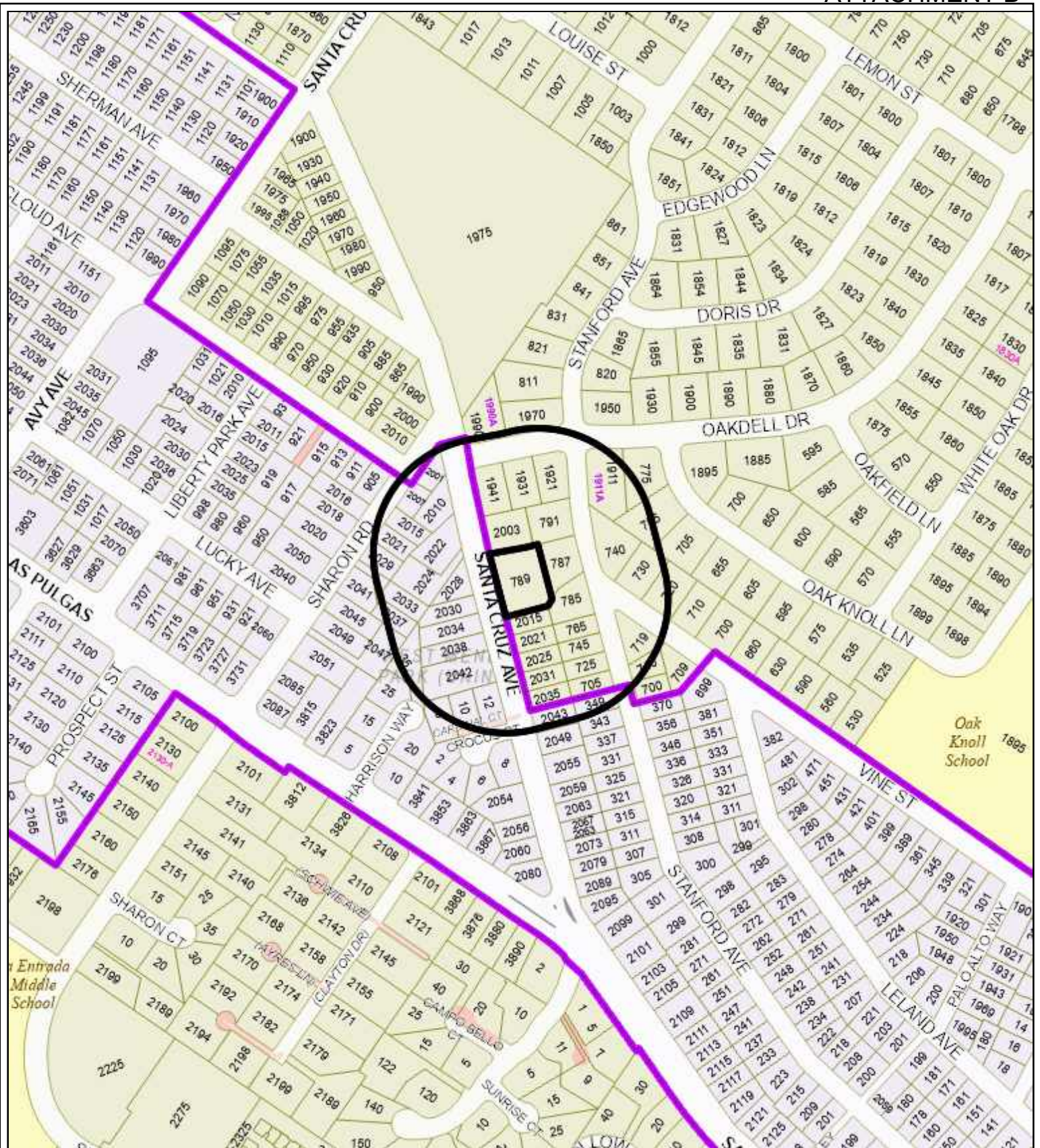
PROJECT CONDITIONS:

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 October 28, 2025) for the use permit to remain in effect.
 - b. Development of the project shall be substantially in conformance with the plans prepared by Villa Homes consisting of 23 plan sheets, dated received August 30, 2024 and approved by the Planning Commission on October 28, 2024, 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 Davey Resource Group, dated July 2024.
 - 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.

| | | | |
|---|---|----------------------------------|---|
| LOCATION: 789 Stanford Avenue | PROJECT NUMBER: PLN2023-00052 | APPLICANT: Steven Beck | OWNER: Stephen Beck and Jane Baxter |
|---|---|----------------------------------|---|

PROJECT CONDITIONS:

- 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.
- 2. The use permit shall be subject to the following **project-specific** condition:
 - a. Prior to final building inspection of the associated construction, the applicant shall plant one (1) 36-inch box oak tree and pay the in-lieu fee of \$1,280, as consistent with the approved tree replacement plan, subject to review and approval by the City Arborist and Planning Division.



City of Menlo Park
 Location Map
 PLN2023-00052



Scale: 1:4,000

Drawn By: CCB

Checked By:

Date: 10/17/2024

Sheet: 1

789 Stanford Avenue – Attachment C: Data Table

| | PROPOSED PROJECT | | EXISTING PROJECT | | ZONING ORDINANCE | |
|-----------------------------|---|---|---|---|---|---|
| Lot area | 21,365.0 sf | | 21,365.0 sf | | 7,000.0 sf min | |
| Lot width | 176.0 ft | | 176.0 ft | | 65.0 ft min | |
| Lot depth | 127.0 ft | | 127.0 ft | | 100.0 ft min | |
| Setbacks* | | | | | | |
| Front | 52.5 ft | | 24.8 ft | | 20.0 ft min | |
| Rear | 20.0 ft | | 35.3 ft | | 20.0 ft min | |
| Side (left) | 10.0 ft | | 54.3 ft | | 4.0 ft min | |
| Side (right) | 131.0 ft | | 44.6 ft | | 4.0 ft min | |
| Building coverage | 3,253.0 sf 15.2 % | | 1,893.0 sf 8.9 % | | 7,477.7 sf max 35 % max | |
| FAL (Floor Area Limit) | 4,638.0 sf | | 3,438.0 sf | | 6,391.25 sf max | |
| Square footage by floor | 377.0 sf/1 st 1,441.0 sf/2 nd 1,060.0 sf/3 rd 560.0 sf/garage 1,200.0 sf/ADU 160.0 sf/ADU porch | | 377.0 sf/1 st 1,441.0 sf/2 nd 1,060.0 sf/3 rd 560.0 sf/garage | | | |
| Square footage of buildings | 4,798.0 sf | | 3,438.0 sf | | | |
| Building height | 29.0 ft. (main) 16.9 ft. (ADU) | | 29.0 ft. (main) | | 30.0 ft. max (main) 17.0 ft. max (ADU) | |
| Parking | 2 covered spaces for the primary dwelling, 1 uncovered ADU space | | 2 covered spaces | | 1 covered and 1 uncovered space for primary structure, 1 covered or uncovered for ADUs | |
| | | | | | | |
| Trees | Heritage trees | 3 | Non-Heritage trees | 8 | New trees | 1 |
| | Heritage trees removed | 1 | Non-Heritage trees proposed for removal | 7 | Total Number of trees | 3 |

*The proposed project setbacks apply to the ADU (Accessory Dwelling Unit) and not the primary structure. The existing project setbacks are for the existing primary structure. Zoning ordinance setbacks shown are for the ADU.

Rogers, Thomas H

From: Hester Tsui <hestertsui@ymail.com>
Sent: Wednesday, October 16, 2024 7:47 AM
To: Rogers, Thomas H
Subject: Use Permit/Steven C Beck & Jane H Baxter/789 Stanford Ave

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

I thought the limit was 1,000 square feet. We strongly object in allowing an exception to build a 1,200 square foot adu/house, they should be following for a lot split and building a new home.

Thanks,
Hester



STAFF REPORT

Planning Commission

Meeting Date:

10/28/2024

Staff Report Number:

24-044-PC

Public Hearing:

Consider and adopt a resolution to approve a use permit to remodel and construct a first-story addition to an existing nonconforming single-story, single-family residence where the proposed work would exceed 75 percent of the replacement value of the existing nonconforming structure in a 12-month period in the R-1-U (Single Family Urban Residential) zoning district at 212 Ivy Drive and determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities.

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit to construct a first story addition and remodel an existing nonconforming one-story, single-family residence in the R-1-U (Single Family Urban Residential) zoning district at 212 Ivy Drive. The proposed work would exceed 75 percent of the replacement value of the existing nonconforming structure in a 12-month period. 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 proposed project.

Background

Site location

The subject property is located on Ivy Drive near the intersection of Ivy Drive and Market Place in the Belle Haven neighborhood. Ivy Drive and the surrounding neighborhood are characterized by a predominance of single-story, single-family residences and a scattering of two-story, single-family residences. Most residences are of the low-slung, ranch style with attached front-loading single-car garages. The surrounding properties along Ivy Drive are also zoned R-1-U, though there are R-3 and R-3(X) properties along Pierce Road fronting the Bayshore Freeway (US 101). A location map is included as Attachment B.

Analysis

Project description

The project site is currently occupied by a 1,600-square-foot single-story, single-family residence constructed in approximately 1950. The existing residence contains three bedrooms, one bathroom, and an

attached single-car garage. At some point in the past, the garage was modified to be less than the original 20-foot depth, possibly coinciding with an unpermitted renovation of the kitchen. The proposed renovations would restore the garage to a code-compliant depth of 20 feet. This would result in the continuation of a legal nonconforming parking configuration of one covered off-street parking space and no uncovered second off-street space. The existing driveway would continue to provide unofficial parking spaces within the front setback, which would not meet the off-street parking requirement but which would provide some flexibility.

The proposed project would add a 700-square-foot first-floor addition on the rear of the residence which would include a new primary bedroom and bathroom and a relocated kitchen and dining room. The renovation and addition would result in a 2,290-square-foot residence containing four bedrooms, two bathrooms, and an attached single-car garage.

In the R-1-U zoning district, the minimum side setback is 10 percent of the minimum lot width, with a minimum of five feet and maximum of 10 feet. In this case, the subject property has a lot width of 50 feet, so the minimum side setback is five feet. The wall on the right side of the residence is considered nonconforming as it is approximately 3.8 feet from the property line and there is also a legal non-conforming daylight plane intrusion on the right side of the residence. These nonconforming elements are proposed to remain in conformance with Menlo Park Municipal Code (MPMC) Section 16.80.

Additionally, at some point in the past, an unpermitted fence and automobile gate exceeding four feet in height was constructed in the right-of-way at the front of the property along the sidewalk. As part of this proposed project, the fence would be relocated to the front property line and reduced in height to no more than the permitted four feet. The Transportation Division reviewed the location of the automobile gate and determined that due to the low volume of traffic on Ivy Drive, a queueing vehicle would not pose an impediment to vehicular traffic.

The proposed addition would meet all Zoning Ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, and height, but the residence would remain nonconforming with regard to the right side setback on the first floor and the required off-street parking. Of particular note with regard to Zoning Ordinance requirements:

- The total proposed FAL would be well below the maximum permitted at 2,290 square feet, including the attached one-car garage, where a maximum of 2,800 square feet is permitted.
- The total proposed building coverage would be near the maximum permitted at 2,290 square feet, where 2,300 square feet (40 percent) is permitted.
- The existing front setback of 23.8 feet would be maintained where a minimum of 20 feet is required.

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

Design and materials

As described in the project description letter, the applicant is proposing to retain the existing style of the residence through the proposed addition. The applicant is proposing to continue the horizontal wood siding. The existing vinyl casement windows with clear glass would remain on the front elevation and aluminum-clad wood windows with simulated true divided lites are proposed for the remaining three elevations and the addition. The project plans identify the proposed windows as "true divided lite" windows though the applicant clarified for staff that the windows would be simulated true divided lite with interior and exterior grids and a spacer bar between the window panes. The applicant is also proposing composition shingles on the roof of the addition, consistent with the existing roofing material.

Trees and landscaping

The City Arborist reviewed the proposed plans, conducted a site survey and determined that an arborist report is not required for this project. There is one tree on the project site, a non-heritage Chinese elm, which is located in the front yard and would be retained. All standard Menlo Park heritage tree protection measures would be implemented and ensured as part of condition 1h.

Valuation

For projects involving existing nonconforming structures, the City uses standards established by the Building Division to calculate the replacement and new construction costs on which the use permit threshold is based. For context, the use permit threshold differs between 75 percent for a single-story structure and 50 percent for a two-story structure. Since the residence would remain one-story, the 75 percent threshold applies. The City has determined that the value of the proposed work for the project would exceed 75 percent of the replacement value of the existing structure, at approximately 92 percent, and therefore requires use permit approval by the Planning Commission.

Correspondence

The applicant indicates that they conducted neighborhood outreach, the results of which are included in the project description letter (Attachment A, Exhibit B). The applicant's summary of their neighborhood outreach indicates neighboring property owners did not express any concerns with the proposed project. As of the writing of this report, staff has not received any correspondence on the proposed project.

Conclusion

Staff believes that the design, scale, and materials of the proposal are generally compatible with the surrounding neighborhood, and would result in a consistent aesthetic approach. The proposed improvements to the existing structure would remain a harmonious contributor to the overall established streetscape where many older homes have been renovated to expand the living space and update the aging structures. The restoration of the previously unpermitted garage modification would provide one code-compliant off-street covered parking space, though the project would still contain a legally nonconforming parking configuration with only one off-street space as opposed to the two (at least one covered and one uncovered) which are required. The project would continue to provide additional off-street parking on the driveway. 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 approving the use permit
 - Exhibits to Attachment A
 - A. Project Plans
 - B. Project Description Letter
 - C. Conditions of Approval
- B. Location Map
- C. Data Table

Report prepared by:
Connor Hochleutner, Assistant Planner

Report reviewed by:
Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2024- XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO REMODEL AND CONSTRUCT A FIRST STORY ADDITION TO AN EXISTING NONCONFORMING SINGLE-STORY, SINGLE-FAMILY RESIDENCE WHERE THE PROPOSED WORK WOULD EXCEED 75 PERCENT OF THE REPLACEMENT VALUE OF THE EXISTING NONCONFORMING STRUCTURE IN A 12-MONTH PERIOD IN THE R-1-U (SINGLE FAMILY URBAN RESIDENTIAL) ZONING DISTRICT AT 212 IVY DRIVE.

WHEREAS, the City of Menlo Park (“City”) received an application requesting a use permit to remodel and construct a first story addition to an existing nonconforming single-story, single-family residence where the proposed work would exceed 75 percent of the replacement value of the existing nonconforming structure in a 12-month period in the R-1-U (Single Family Urban Residential) zoning district (collectively, the “Project”) from Jessica Sin (“Applicant”) on behalf of Michael and Yadira DiSiena (“Owners”) located at 212 Ivy Drive (APN 055-354-330) (“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 Urban Residential (R-1-U) district. The R-1-U district supports single-family residential uses; and

WHEREAS, the existing residence is nonconforming with regard to the right-side setback and daylight plane; and

WHEREAS, the value of the proposed addition and remodeling work would exceed 75 percent of the existing replacement value in a 12-month period; and

WHEREAS, the proposed modifications to the garage would result in a legally nonconforming parking configuration of one covered off-street parking space and no second uncovered off-street parking space where two off-street parking spaces (at least one covered and one uncovered) are required; and

WHEREAS, the proposed additions would comply with all objective standards of the R-1-U district; and

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

WHEREAS, the proposed Project was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance, and proposes standard tree protection 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, §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 October 28, 2024, 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 expansion and renovation of an existing nonconforming residence where the proposed work would exceed 75 percent of the existing structure's replacement value 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-U zoning district and the General Plan because nonconforming residences are allowed to be maintained, repaired, altered and expanded beyond 75 percent of the replacement value, subject to issuance of a use permit and provided that no increase in the nonconformity results and all other applicable regulations are met. The proposed project would not increase the nonconformity of the right side walls or the daylight plane, all additions would comply with required setbacks, and the project conforms to applicable zoning standards, including, but not limited to, maximum floor area limit and maximum building coverage.
- b. The proposed residence would include a nonconforming number of off-street parking spaces because one covered and one uncovered parking space outside the front setback would be required at a minimum, and one covered parking space would be provided. The project would continue to include unofficial noncompliant off-street parking on the driveway.
- 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 proposed residence would be located in a single-family neighborhood.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2024-00020, 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:

1. The Project is categorically exempt 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, Kyle Perata, Assistant Community Development Director 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 October 28, 2024, 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 _____ day of October, 2024.

PC Liaison Signature

Kyle Perata
Assistant Community Development Director
City of Menlo Park

Exhibits


- A. Project plans
- B. Project description letter
- C. Conditions of approval



ARCHITECTURE - INTERIORS

212 IVY DRIVE

MENLO PARK, CA 94025

| GENERAL NOTES | PROJECT DATA | PROJECT TEAM | DRAWING SHEET INDEX |
|--|---|--|--|
| <p>1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE PROJECT. NEITHER THE OWNER NOR THE ARCHITECT IS RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO FOLLOW THE PROPER SAFETY PROCEDURES.</p> <p>2. ALL CODES HAVING JURISDICTION ARE HEREBY MADE A PART OF THIS DOCUMENT AND ARE TO BE STRICTLY OBSERVED BY THE CONTRACTOR IN THE CONSTRUCTION OF THE PROJECT. IN THE EVENT OF CONFLICT BETWEEN THESE DOCUMENTS AND THE CODE, THE CODE SHALL PREVAIL. ANY CONFLICT OR DISCREPANCY SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT.</p> <p>3. ALL WORK TO BE ACCEPTABLE MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS AND MUST BE OF A QUALITY EQUAL TO OR BETTER THAN THE STANDARD OF THE TRADE. FINISHED WORKS SHALL BE FIRM, LEVEL-ANCHORED, IN TRUE ALIGNMENT, PLUMB, AND LEVEL, WITH A SMOOTH, CLEAN, UNIFORM APPEARANCE.</p> <p>4. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER, RAIN, WINDSTORMS, OR HEAT TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT, AND APPARATUS FREE FROM INJURY OR DAMAGE.</p> <p>5. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND EXAMINE THE NATURE OF THE EXISTING CONDITIONS AND ALL OTHER CONDITIONS RELEVANT TO THE SATISFACTORY COMPLETION OF THE PROJECT. SUBMISSION OF A BID FOR CONSTRUCTION SHALL BE CONSIDERED EVIDENCE OF SUCH EXAMINATION BY THE CONTRACTOR.</p> <p>6. BEFORE ORDERING MATERIAL OR COMMENCING WORK WHICH IS DEPENDENT ON THE PROPER SIZE AND INSTALLATION UPON COORDINATION WITH CONDITIONS IN THE BUILDING. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS. ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR ADJUSTMENTS BEFORE ANY WORK BEGINS OR MATERIALS ARE PURCHASED.</p> <p>7. MATERIALS, PRODUCTS, AND EQUIPMENT SHALL ALL BE NEW EXCEPT AS SPECIFICALLY NOTED OTHERWISE.</p> <p>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER STORING OF ALL DEBRIS IN A LOCATION OF THE PROPERTY APPROVED BY THE OWNER AND SHALL REMOVE THE SAME PROMPTLY DURING THE ENTIRE COURSE OF WORK.</p> <p>9. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL EXISTING CONSTRUCTION AND IMPROVEMENTS NECESSARY FOR THE COMPLETION OF THE PROJECT, PROTECTION FROM DAMAGE OR INJURY TO ALL EXISTING TREES, LANDSCAPING, AND IMPROVEMENT INDICATED BY THE DRAWINGS.</p> <p>10. EXCAVATE ALL FOOTING AS NECESSARY, INDICATED ON THE DRAWING, TO REACH SOLID, UNDISTURBED SOIL. BOTTOMS FOR EXCAVATIONS SHALL BE LEVEL, CLEAN, AND DRY AT THE ELEVATIONS INDICATED ON THE STRUCTURAL DRAWINGS.</p> <p>11. PROVIDE FINISH GRADES TO DRAIN AWAY FROM THE FOUNDATIONS ON ALL SIDES OF THE BUILDING. IF THERE ARE EXTERIORS IMPROVEMENTS.</p> <p>12. THE CONTRACTOR IS TO PRECISELY LOCATE ALL UTILITIES BEFORE ANY CONSTRUCTION AND/OR EXCAVATION.</p> <p>13. SEE STRUCTURAL DRAWINGS FOR REQUIRED SPECIAL INSPECTIONS.</p> | <p>APN#: 055-354-330</p> <p>ZONING: R1U (SINGLE FAMILY URBAN RESIDENTIAL DISTRICT)</p> <p>CONSTRUCTION TYPE: V-B</p> <p>OCCUPANCY GROUP PER CBC CHAPTER 3: R-3/U</p> <p>HISTORIC STATUS: NO</p> <p>LOT SIZE: 5,750 SF</p> <p>MAX. HEIGHT: 28'-0"</p> <p>SETBACKS:</p> <p>FRONT: 20'-0" SIDE: 5'-0" (10% OF MIN. LOT WIDTH BUT NOT LESS THAN 5' OR MORE THAN 10') REAR: 20'-0"</p> <p>PARKING: (1) EXISTING COVERED PARKING SPACE IN GARAGE TO REMAIN</p> <p>MAX. FLOOR AREA ALLOWED: 2,800 SF.</p> <p>EXISTING FLOOR AREA:</p> <p>(E) HOUSE: ±1,365 SF (E) GARAGE: ±235 SF (E) ATTIC SPACE WITH 5' AND MORE HEIGHT: ±59 SF (E) SHED: ±100 SF</p> <p>TOTAL EXISTING FLOOR AREA: ±1,759 SF</p> <p>PROPOSED FLOOR AREA:</p> <p>(E) HOUSE: ±1,356 SF (N) HOUSE ADDITION: ±700 SF (E) ATTIC SPACE WITH 5' AND MORE HEIGHT: ±59 SF (N) ATTIC SPACE WITH 5' AND MORE HEIGHT: ±191 SF (N) GARAGE: ±234 SF</p> <p>TOTAL PROPOSED FLOOR AREA: ±2,540 SF</p> <p>MAX. LOT COVERAGE: 2,300 SF 40% OF LOT AREA</p> <p>EXISTING LOT COVERAGE:</p> <p>(E) HOUSE: ±1,365 SF (E) GARAGE: ±235 SF (E) SHED: ±100 SF</p> <p>TOTAL EXISTING LOT COVERAGE: ±1,700 SF</p> <p>PROPOSED LOT COVERAGE:</p> <p>(E) HOUSE: ±1,356 SF (N) GARAGE: ±234 SF (N) HOUSE ADDITION: ±700 SF</p> <p>TOTAL PROPOSED LOT COVERAGE: ±2,290 SF</p> <p>NOTE: FIRE SPRINKLERS WILL BE INSTALLED UNDER A SEPARATED DEFERRED FIRE PERMIT. APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION.</p> | <p>ARCHITECT:</p> <p>JESSICA SIN JSD ARCHITECTURE + INTERIORS 1162 EBENER STREET REDWOOD CITY CA 94061 jsin@jessicasindesigns.com 650-206-4608</p> <p>SURVEY AND CIVIL:</p> <p>L.WADE HAMMOND CIVIL ENGINEERING AND LAND SURVEYING 36660 NEWARK BLVD. SUITE C NEWARK, CA 46560 wade@whlandsurveyor.com (510)-579-6112</p> <p>TITLE 24:</p> <p>NICK BIGNARDI FRI ENERGY CONSULTANTS 5770 WINFIELD BLVD. #15 SAN JOSE, CA 95123 nick@friconsulting.com 408-866-1620</p> <p>STRUCTURAL:</p> <p>SARA AUKE MORRIS SHAFFER ENGINEERING 1300 INDUSTRIAL ROAD, SUITE 14 SAN CARLOS, CA 94070 sara@morris-shaffer.com 650-595-2973</p> <p>CIVIL:</p> <p>L.WADE HAMMOND CIVIL ENGINEERING AND LAND SURVEYING 36660 NEWARK BLVD. SUITE C NEWARK, CA 46560 wade@whlandsurveyor.com (510)-579-6112</p> <p>PROJECT DESCRIPTION</p> <p>ONE-STORY ADDITION AND REMODEL OF AN EXISTING ONE STORY RESIDENCE.</p> <p>ADDITION TO INCLUDE A NEW PRIMARY BEDROOM WITH AN ENSUITE BATH AND WALK-IN CLOSET. REMODELING TO INCLUDE RECONFIGURATION OF KITCHEN, DINING, BATH 2, BEDROOMS 2, GUEST/BEDROOM 3 AND OFFICE/BEDROOM 4 AND A NEW FAMILY ROOM AND LAUNDRY ROOM. EXTERIOR REMODELING TO INCLUDE A NEW UNCOVERED PATIO.</p> <p>APPLICABLE CODES</p> <ul style="list-style-type: none"> • 2022 CALIFORNIA BUILDING CODE • 2022 CALIFORNIA RESIDENTIAL CODE • 2022 CALIFORNIA MECHANICAL CODE • 2022 CALIFORNIA PLUMBING CODE • 2022 CALIFORNIA ELECTRICAL CODE • 2022 CALIFORNIA GREEN BUILDING CODE (CALGREEN) • 2022 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS) • 2022 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS • ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES <p>IN THE EVENT OF CONFLICTS IN CODE REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. ANY CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND ABOVE CODES AND ORDINANCES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.</p> | <p>ARCHITECTURAL:</p> <p>A0.0 COVER SHEET A0.1 NOT USED A0.2 NOT USED A0.3 PROPOSED FLOOR AREA DIAGRAM AND CALCULATION A0.4 NONCONFORMING STRUCTURE NEW WORK VALUE CALCULATION A1.0 EXISTING AND PROPOSED SITE PLAN A1.1 PROPOSED & EXISTING/ DEMO ROOF PLAN AND ATTIC VENT CALCULATION A1.2 PROPOSED ELEVATION AREA DIAGRAM A1.3 PROPOSED AREA PLAN A2.0 EXISTING/ DEMO PLAN A2.1 PROPOSED FLOOR PLAN A2.2 DOORS AND WINDOWS SCHEDULE A3.0 EXISTING ELEVATIONS 1 A3.1 EXISTING ELEVATIONS 2 A3.2 PROPOSED ELEVATIONS 1 A3.3 PROPOSED ELEVATIONS 2 A3.4 STREETSCAPE FRONT ELEVATION A4.0 PROPOSED SECTIONS A4.1 DETAILS</p> <p>SURVEY:</p> <p>SU-1 TOPOGRAPHIC AND BOUNDARY SURVEY</p> <p>TITLE 24:</p> <p>T24-1 TITLE 24 CALCULATIONS T24-2 TITLE 24 CALCULATIONS</p> <p>STRUCTURAL:</p> <p>S0.1 GENERAL NOTES S1.0 FOUNDATION PLAN S1.1 CEILING PLAN S1.2 ROOF PLAN S2.0 CONCRETE GENERAL DETAILS S2.1 CONCRETE DETAILS S3.0 WOOD GENERAL DETAILS S3.1 HOLDOWN & SHEARWALL DETAILS S3.2 WOOD DETAILS</p> <p>CIVIL:</p> <p>C-1 TITLE SHEET C-2 GRADING & DRAINAGE PLAN C-3 DETAILS C-4 EROSION CONTROL PLAN C-5 SAN MATEO COUNTRY BMPs C-6 IMPERVIOUS AREAS EXHIBIT & NORES</p> <p>VICINITY MAP</p>  |

212 IVY DRIVE

MENLO PARK, CA 94025

▲ AUG 22, 2024 PLANNING - USE PERMIT RESULTS
▲ JUL 16, 2024 PLANNING - USE PERMIT RESULTS
▲ MAY 02, 2024 PLANNING - USE PERMIT RESULTS



A0.0

COVER SHEET



ARCHITECTURE - INTERIORS

212 IVY DRIVE

MENLO PARK, CA 94025

FLOOR AREA LIMIT CALCULATION:

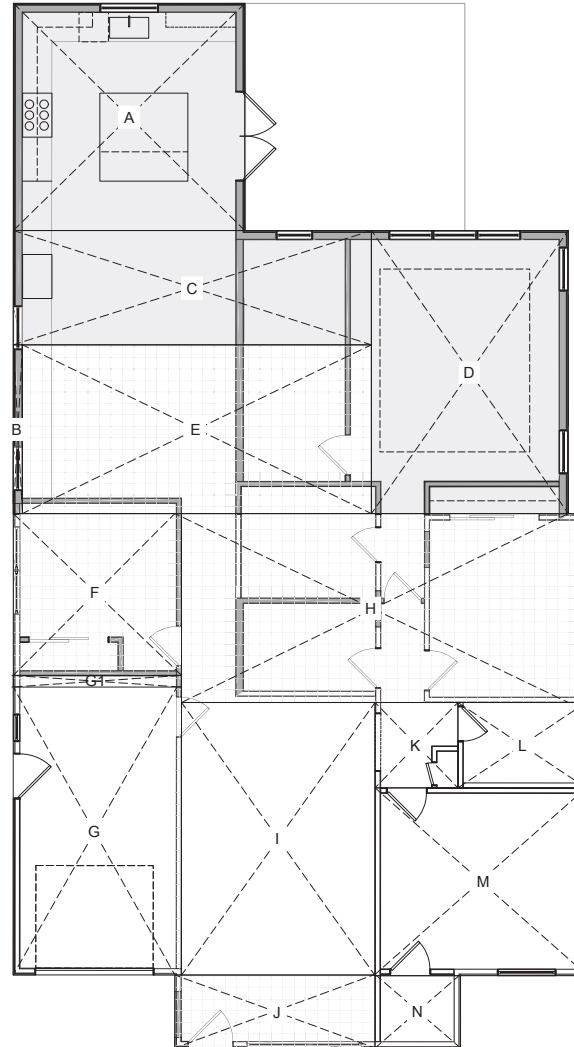
| AREA | DIMENSIONS | SF |
|--------------|-----------------|--------|
| A (ADDITION) | 15.78' X 15.49' | 244 SF |
| B (ADDITION) | 0.62' X 11.50' | 7 SF |
| C (ADDITION) | 24.41' X 7.80' | 190 SF |
| D (ADDITION) | 13.42' X 19.30' | 259 SF |
| E | 23.79' X 11.09' | 264 SF |
| F | 11.5' X 11.04' | 127 SF |
| G (GARAGE) | 11.5' X 19.6' | 225 SF |
| G1 (GARAGE) | 11.5' X 0.8' | 9 SF |
| H | 27.58' X 12.88' | 355 SF |
| I | 13.20' X 18.58' | 245 SF |
| J | 13.65' X 4.98' | 68 SF |
| K | 5.65' X 5.82' | 33 SF |
| L | 8.74' X 5.82' | 51 SF |
| M | 14.39' X 12.81' | 184 SF |
| N | 5.83' X 4.94' | 29 SF |

PROPOSED FLOOR AREA CALCULATION:

| | |
|--|--|
| (E) MAIN HOUSE TO REMAIN AS IS: I + K + L + M + N | 542 SF |
| (N) GARAGE: G + G1 | 234 SF |
| (E) HOUSE ALTERATION E + F + H + J + G1 | 823 SF |
| (E) ATTIC SPACE WITH 5' AND MORE HEIGHT: | 59 SF |
| (N) ATTIC SPACE WITH 5' AND MORE HEIGHT: | 191 SF |
| (N) ADDITION: A + B + C + D | 700 SF |
| TOTAL PROPOSED FLOOR AREA | 2,540 SF |
| TOTAL FLOOR AREA OF ADDITION + ALTERATION | 1,523 SF (95.786% OF 1,590 SF EXISTING FA) |

HATCH LEGEND:

| | |
|--|-----------------------------|
| | (E) AREA TO REMAIN AS IS. |
| | (E) AREA TO ALTER/ REMODEL |
| | PROPOSED (N) ADDITION AREA. |



1 PROPOSED FLOOR AREA DIAGRAM

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

AUG 23, 2024 PLANNING - USE PERMIT RESULTS
 JUL 18, 2024 PLANNING - USE PERMIT RESULTS
 MAY 02, 2024 PLANNING - USE PERMIT RESULTS



A0.3

PROPOSED FLOOR AREA DIAGRAM AND CALCULATION



NONCONFORMING STRUCTURE NEW WORK VALUE CALCULATION

Address: 212 Ivy Dr, Menlo Park, CA 94025
 Date: 06/15/2024
 50% of Existing Value: 1,108,530.00
 75% of Existing Value: 1,004,196.00
 Value of Proposed Project: \$249,831.98 50%

Existing Development

| Non-Conforming Structure Type | Square Footage | Construction Cost | Existing Value |
|-------------------------------|----------------|-------------------|---------------------|
| Existing 1st floor | 1,865 | \$270/Sq.Ft | \$507,150.00 |
| Existing 2nd floor | 0 | \$270/Sq.Ft | \$0.00 |
| Existing Basement | 0 | \$270/Sq.Ft | \$0.00 |
| Existing Garage | 0 | \$79/Sq.Ft | \$0.00 |
| Total | 1,865 | | \$507,150.00 |

Note: This calculation is only used on non-conforming structures of a site. If there are detached structures on the same site, they are either subject to their own calculation (if they are also non-conforming) and subject to the same or different of conformity, or no conformity and not subject to new work.

Proposed Development

| Proposed Development Type | Square Footage | Construction Cost | Development Value |
|--|-----------------|-------------------|---------------------|
| Category 1: New square footage (new or gray structure and/or new structure) | | | |
| 1st Floor Addition | 700 | \$200/Sq.Ft | \$140,000.00 |
| 2nd Floor Addition | 0 | \$200/Sq.Ft | \$0.00 |
| Basement Floor Addition | 0 | \$200/Sq.Ft | \$0.00 |
| Garage Addition | 0 | \$79/Sq.Ft | \$0.00 |
| Category 2: Removal of existing square footage (deletion and new structure are both relevant) | | | |
| Note: Square footage measurements are taken to the outside of any walls with any interior modifications. If the use of a count is changing, the proposed use should be used for the calculation. | | | |
| Removal of Kitchen | 115 | \$170/Sq.Ft | \$19,550.00 |
| Removal of Bathroom | 73 | \$130/Sq.Ft | \$9,495.00 |
| Removal of Other Living Areas | 472 | \$100/Sq.Ft | \$47,200.00 |
| Removal of Garage | 9 | \$28/Sq.Ft | \$255.00 |
| Category 3: Limited modifications to existing structure | | | |
| Window and exterior door replacements are included in other removals and accounted for in Category 2. New roof and new siding on existing portions of the structure are not included in Category 2 or Category 3 and should be accounted for using the appropriate code. | | | |
| New Roof Structure Over Existing Sq. Ft. | 1,234 | \$100/Sq.Ft | \$123,400.00 |
| Replacement of Existing Windows/Exterior Doors | 86.31 | \$28/Sq.Ft | \$2,396.68 |
| Replacement of Existing Siding | 88.00 | \$255/Sq.Ft | \$22,440.00 |
| Total | 2,188.31 | | \$249,831.98 |

212 IVY DRIVE

MENLO PARK, CA 94025

▲ AUG 23, 2024 PLANNING - USE PERMIT REVIEW
 ▲ JUN 15, 2024 PLANNING - USE PERMIT REVIEW
 ▲ MAY 02, 2024 PLANNING - USE PERMIT REVIEW



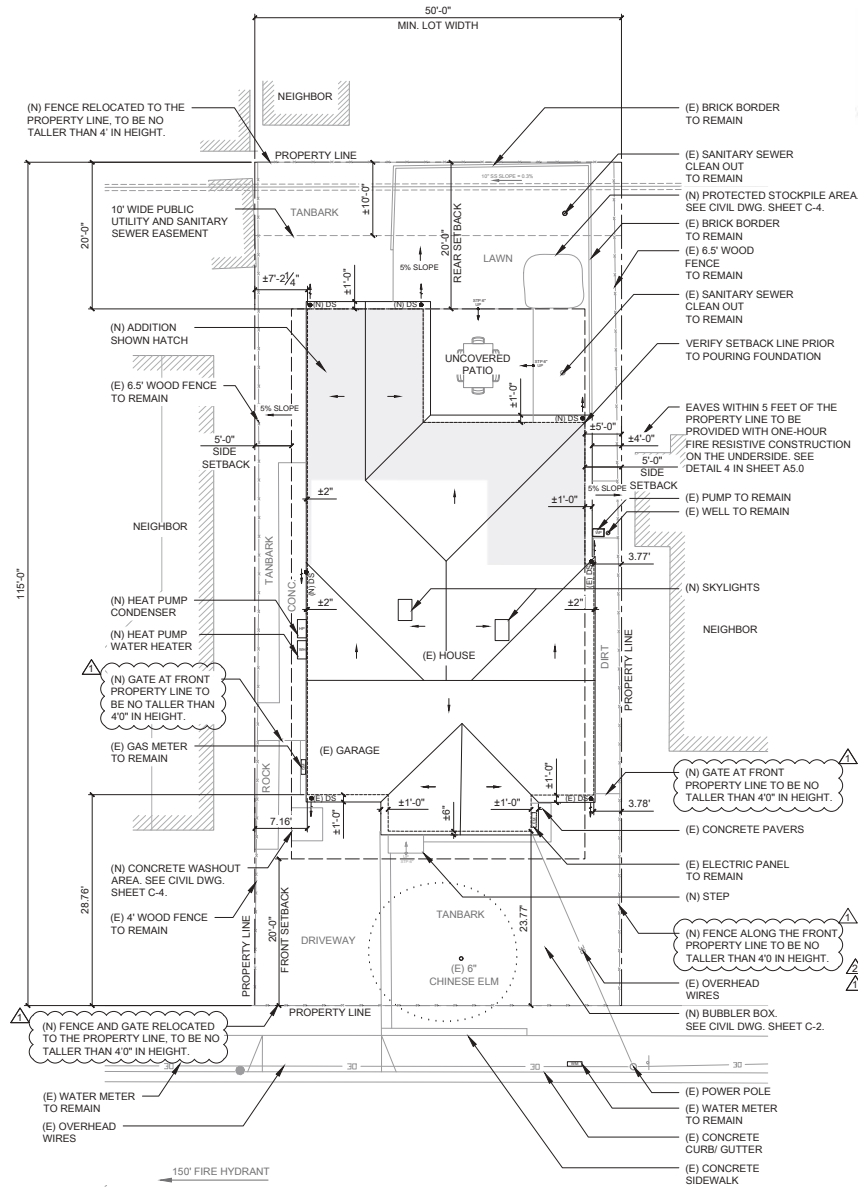
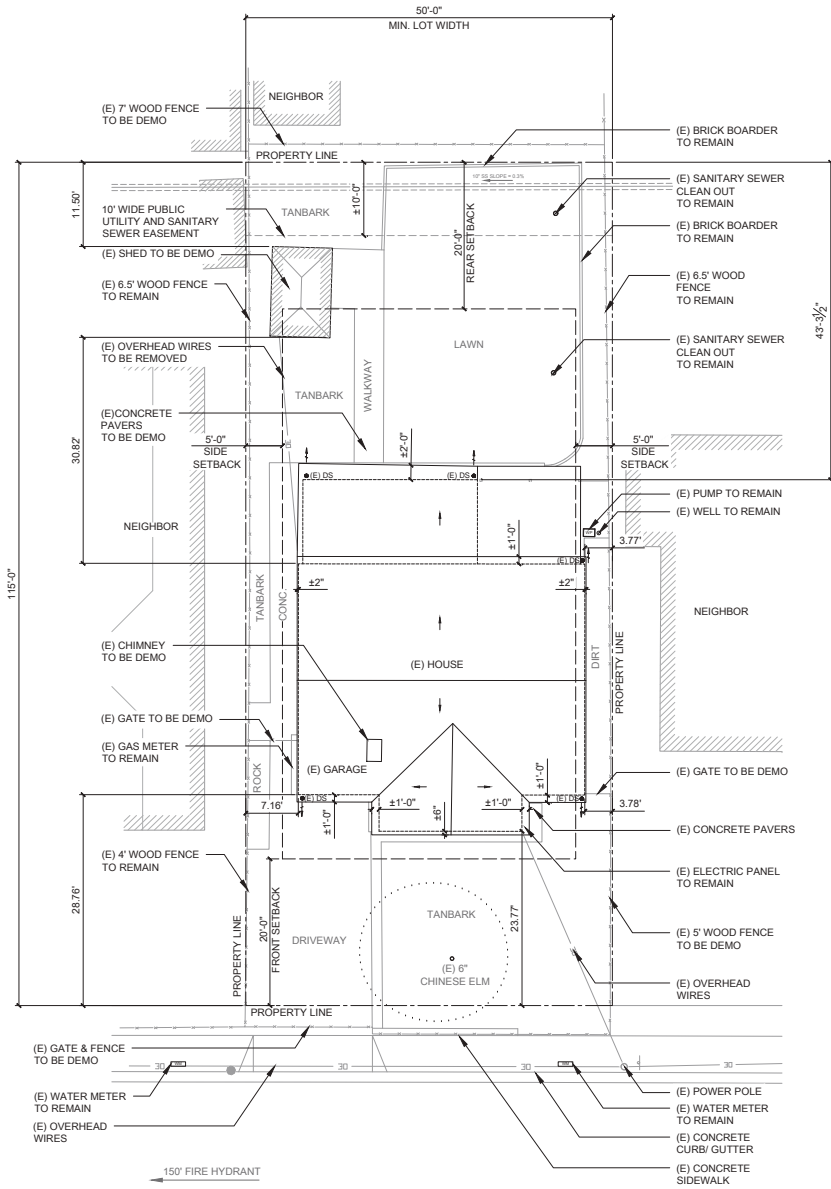
A0.4



ARCHITECTURE - INTERIORS

212 IVY DRIVE

MENLO PARK, CA 94025



NOTES:
 1. PLEASE REFER TO SURVEY ON SHEET SU-01 IN DRAWING SET FOR DETAILED SITE INFO.
 2. NOISE LEVEL LIMIT CANNOT EXCEED 60 dBA DURING 7AM TO 10PM AND 50 dBA DURING 10PM TO 7AM ON WEEKENDS AND HOLIDAYS. NO PIECE OF EQUIPMENT SHALL GENERATE NOISE IN EXCESS OF 85 dBA (MEASURED AT 50' FROM THE SOURCE)



▲ MAR 22, 2024 PLANNING - USE PERMIT RESULT
 ▲ APR 16, 2024 PLANNING - USE PERMIT RESULT
 ▲ MAY 02, 2024 PLANNING - USE PERMIT RESULT



A1.0

EXISTING AND PROPOSED SITE PLAN



ARCHITECTURE - INTERIORS

212 IVY DRIVE

MENLO PARK, CA 94025

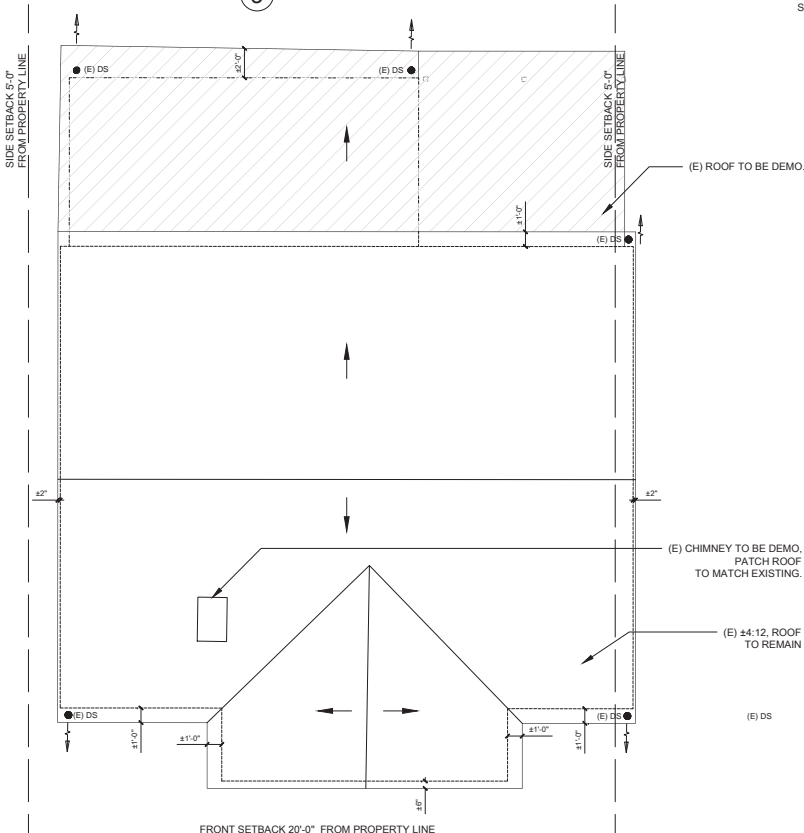
| PROPOSED ROOF AREA CALCULATIONS | |
|---------------------------------|------------|
| EXISTING ROOF TO REMAIN | 1,415 SF |
| EXISTING ROOF TO BE DEMO | (-) 479 SF |
| NEW ADDITION ROOF | 1,044 SF |
| NEW TOTAL ROOF AREA | 2,459 SF |

| | |
|---|-------------------------|
| ATTIC AREA TO BE VENTILATED | = 2,459 SF |
| REQUIRED VENTILATION: 2,459 SF / 150 | = 16.39 SF VENTILATION |
| REQUIRED LOW (INTAKE VENTILATION) | = 8.2 SF (50% OF TOTAL) |
| PROPOSED LOW (INTAKE VENTILATION) | = 8.26 SF |
| (N) DRILLED VENTS: | |
| (3) 2 1/2" Ø VENT HOLES PER BAY | |
| 0.102 SF X (81) = 8.26 SF | |
| PROPOSED HIGH (EXHAUST VENTILATION) | = 8.4 SF |
| (N) EYEBROW VENTS: | |
| 0.42 SF MIN. EYEBROW VENTS X (20) NEW VENTS | |
| TOTAL PROPOSED ATTIC VENTILATION | = 16.66 SF |

NOTE:
 1. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.
 2. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
 3. VENTILATION OPENINGS SHALL HAVE AT LEAST DIMENSION OF 1/16 INCH MIN. AND 1/4 INCH MAX. VENTILATION OPENINGS HAVING AT LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS HAVING AT LEAST DIMENSION OF 1/16 MIN. AND 1/4 INCH MAX.
 4. NO VENTS WITHIN EAVES REQUIRED TO BE FIRE RESISTANCE RATED PER CRC TABLE R302.1(1)

VENT (N) EYEBROW VENT
 (N) DRILLED VENTS ALONG THIS WALL AT EACH FRAMING BAY BLOCK

3 ATTIC VENT CALCULATION

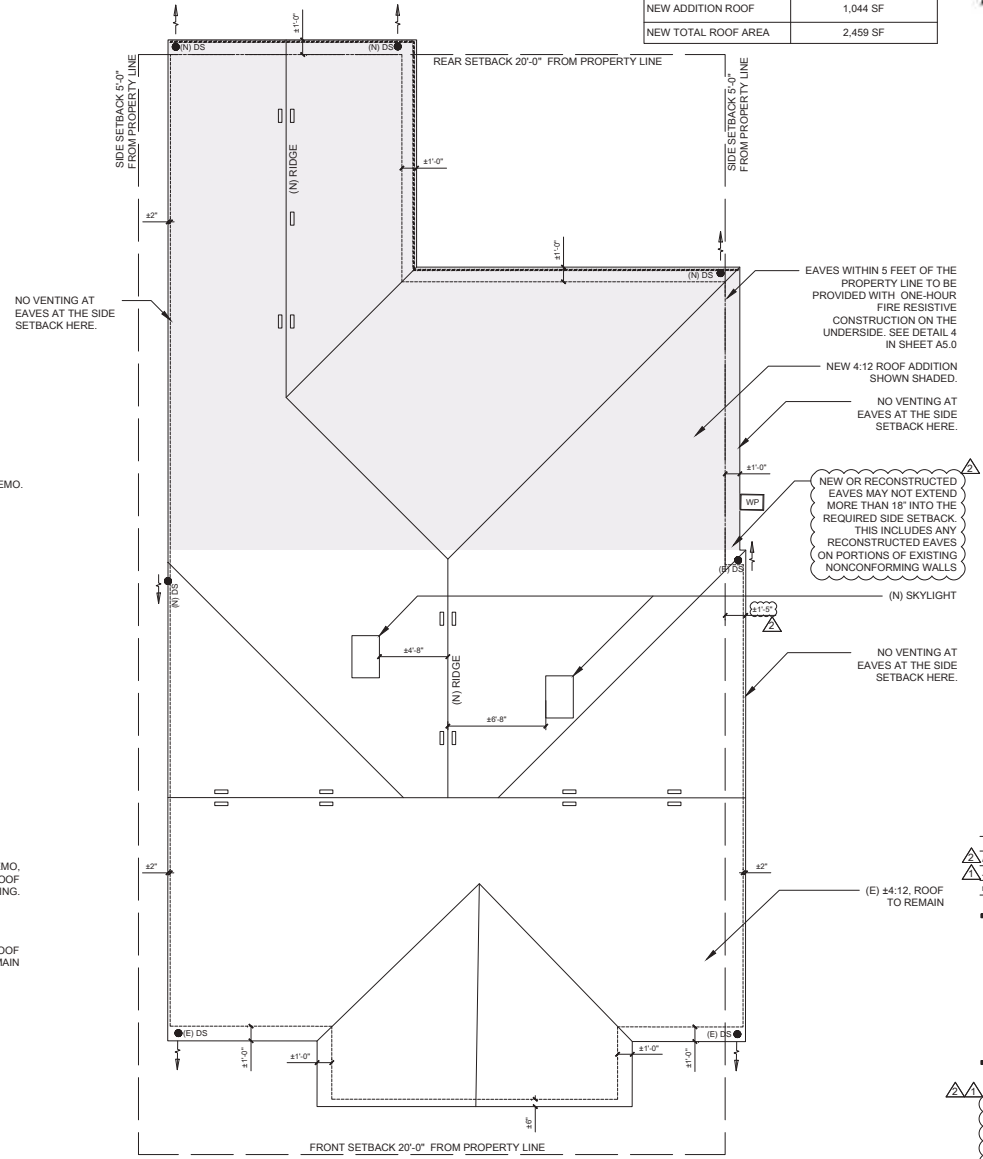


2 EXISTING ROOF PLAN

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

1 PROPOSED ROOF PLAN

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



▲ MAY 23, 2024 PLANNING - USE PERMIT RESUB.
 ▲ MAY 16, 2024 PLANNING - USE PERMIT RESUB.
 ▲ MAY 02, 2024 PLANNING - USE PERMIT RESUB.



A1.1

PROPOSED & EXISTING/ DEMO ROOF PLAN AND ATTIC VENT CALCULATION



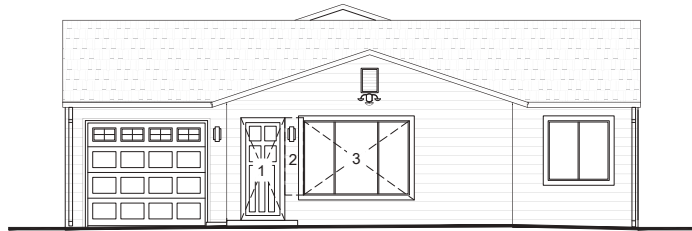
ARCHITECTURE - INTERIORS

PROPOSED ELEVATION AREA CALCULATION:

REPLACEMENT OF EXISTING WINDOWS/ EXTERIOR DOORS = 66.31 SF
2 + 3 + 7

REPLACEMENT OF EXISTING SIDING = 92.03 SF

1 + 2 + 4 + 5 + 6

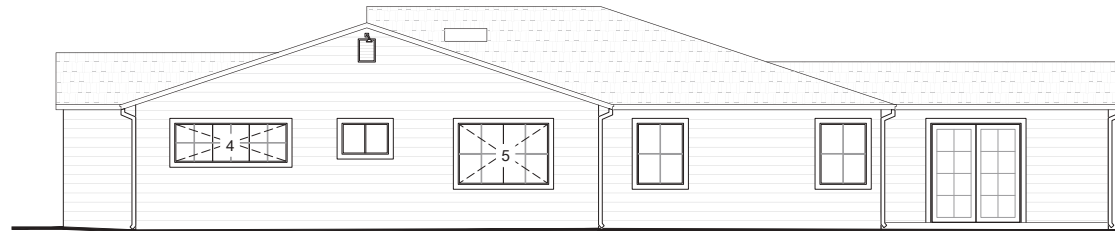
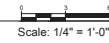


(1) NEW DOOR IN REPLACEMENT OF EXISTING SIDING = 3'0" X 6.67' = 20 SF

(2) NEW SIDING IN REPLACEMENT OF EXISTING SIDING = 1.27' X 5.28' = 6.71 SF

(3) REPLACEMENT OF EXISTING WINDOW = 7.92' X 5'0" = 39.6 SF

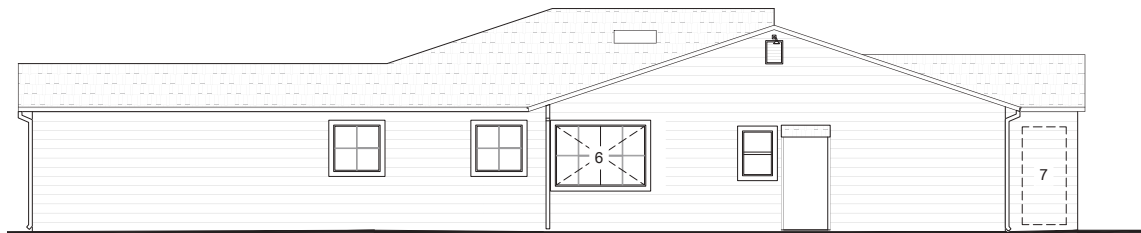
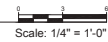
1 PROPOSED NORTH ELEVATION (FRONT) AREA DIAGRAM



(4) NEW WINDOW IN REPLACEMENT OF EXISTING SIDING = 7.5' X 2.5' = 18.75 SF

(5) NEW WINDOW IN REPLACEMENT OF EXISTING SIDING = 6'0" X 4'0" = 24 SF

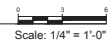
2 PROPOSED WEST ELEVATION (RIGHT) AREA DIAGRAM



(6) NEW WINDOW IN REPLACEMENT OF EXISTING SIDING = 6'0" X 4'0" = 24 SF

(7) NEW SIDING IN REPLACEMENT OF EXISTING DOOR = 3'0" X 6.67' = 20 SF

3 PROPOSED EAST ELEVATION (LEFT) AREA DIAGRAM



212 IVY DRIVE

MENLO PARK, CA 94025

▲ AUG 23, 2024 PLANNING - USE PERMIT RESUB.
▲ JUL 16, 2024 PLANNING - USE PERMIT RESUB.
▲ MAY 02, 2024 PLANNING - USE PERMIT RESUB.



A1.2

PROPOSED ELEVATION AREA DIAGRAM



ARCHITECTURE - INTERIORS

212 IVY DRIVE

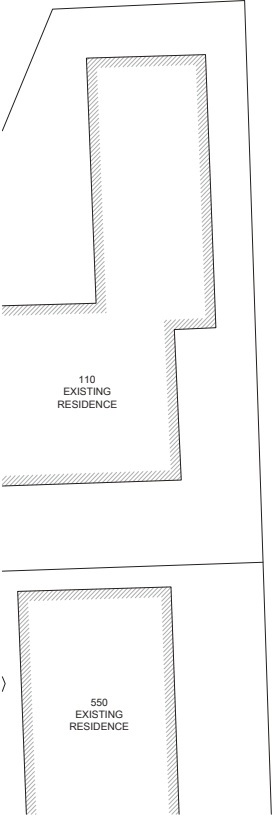
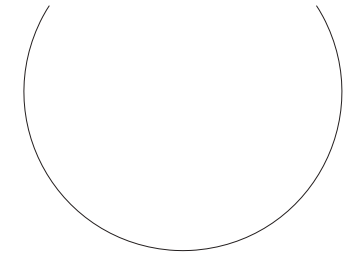
MENLO PARK, CA 94025

▲ AUG 23, 2024 PLANNING - USE PERMIT RESUB.
 ▲ SA 14, 2024 PLANNING - USE PERMIT RESUB.
 ▲ MAY 02, 2024 PLANNING - USE PERMIT SUB.

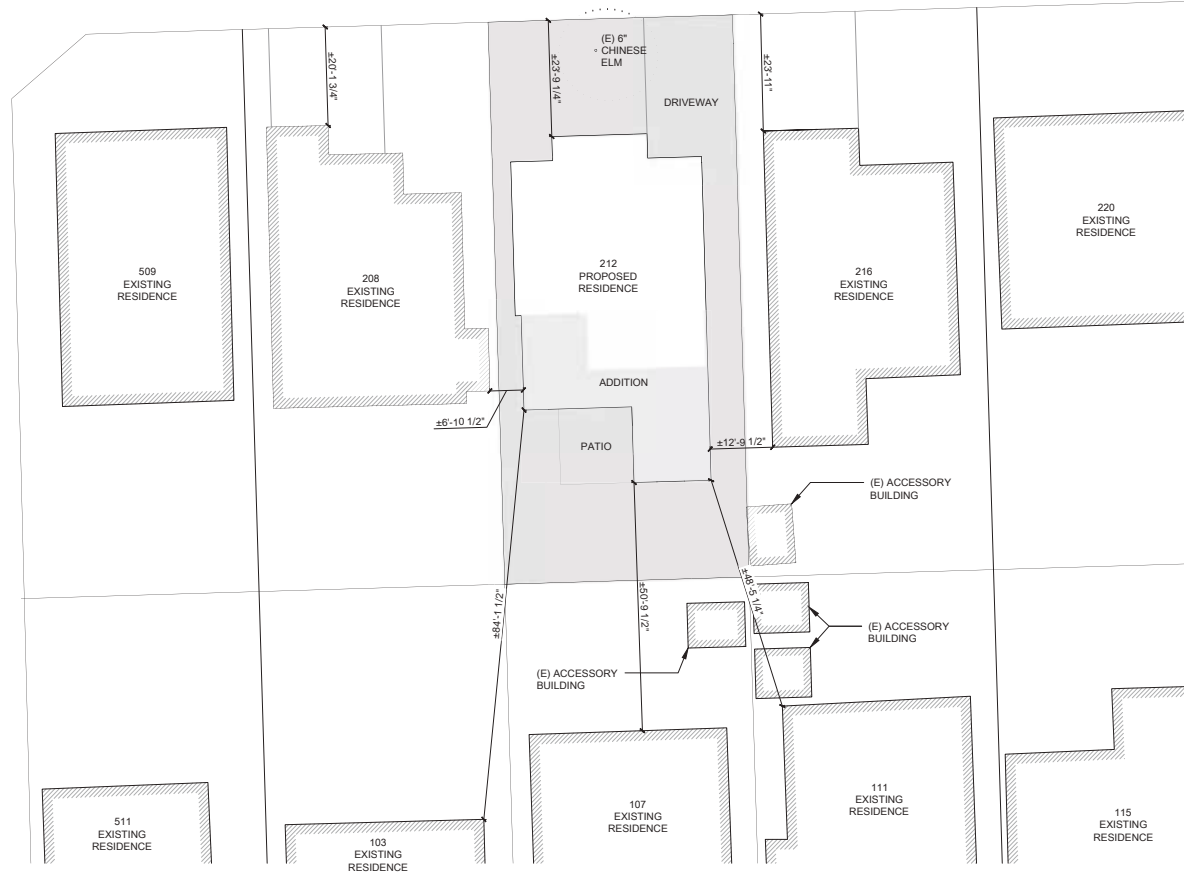


A1.3

PROPOSED AREA PLAN



MARKET P I



1 PROPOSED AREA PLAN

Scale: 1" = 20'-0"



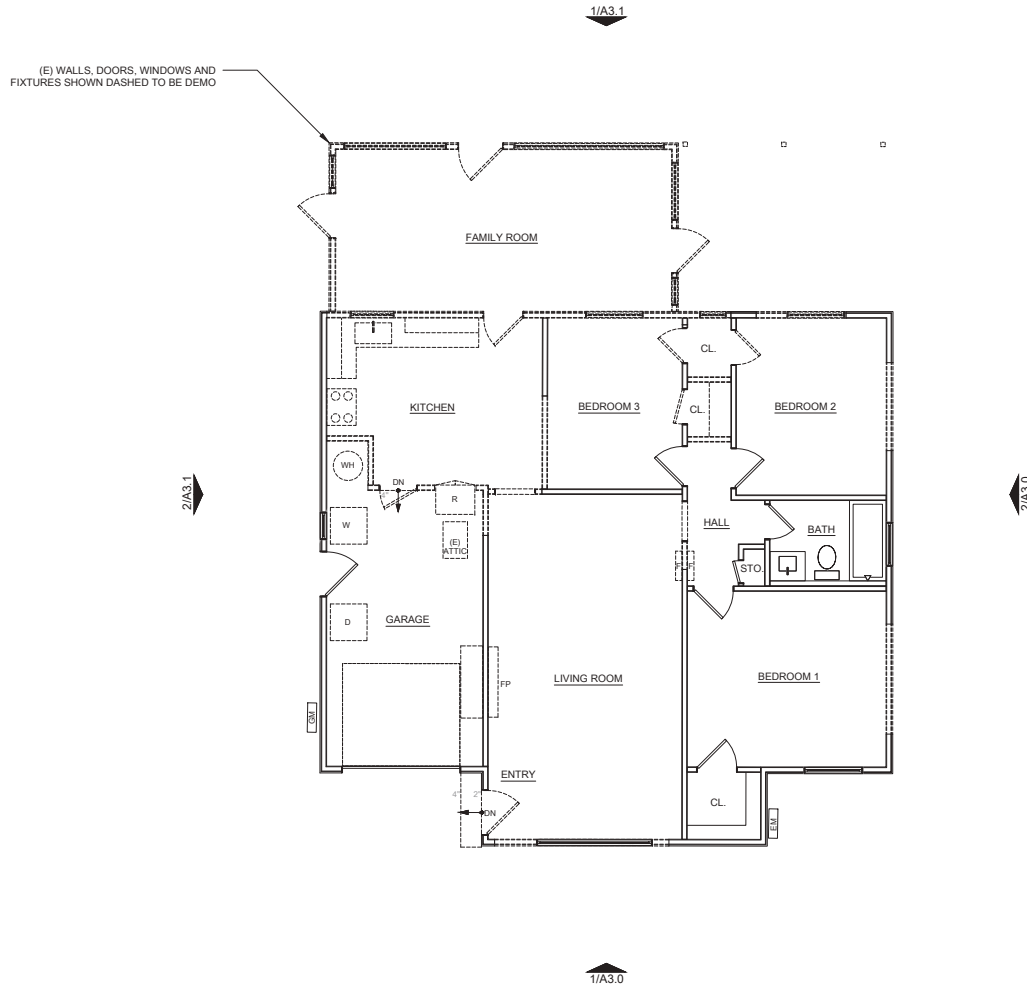
NOTE: PLEASE REFER TO SURVEY ON SHEET SU-01 IN DRAWING SET FOR DETAILED SITE INFO.



ARCHITECTURE - INTERIORS

212 IVY DRIVE

MENLO PARK, CA 94025



1 EXISTING / DEMO PLAN

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

WALL KEY

- EXISTING WALL TO REMAIN
- EXISTING WALL/WINDOW/DOOR TO REMOVE

▲ AUG 23, 2024 PLANNING - USE PERMIT RESUBMIT
 ▲ JUL 16, 2024 PLANNING - USE PERMIT RESUBMIT
 ▲ MAY 02, 2024 PLANNING - USE PERMIT SUBMIT



A2.0

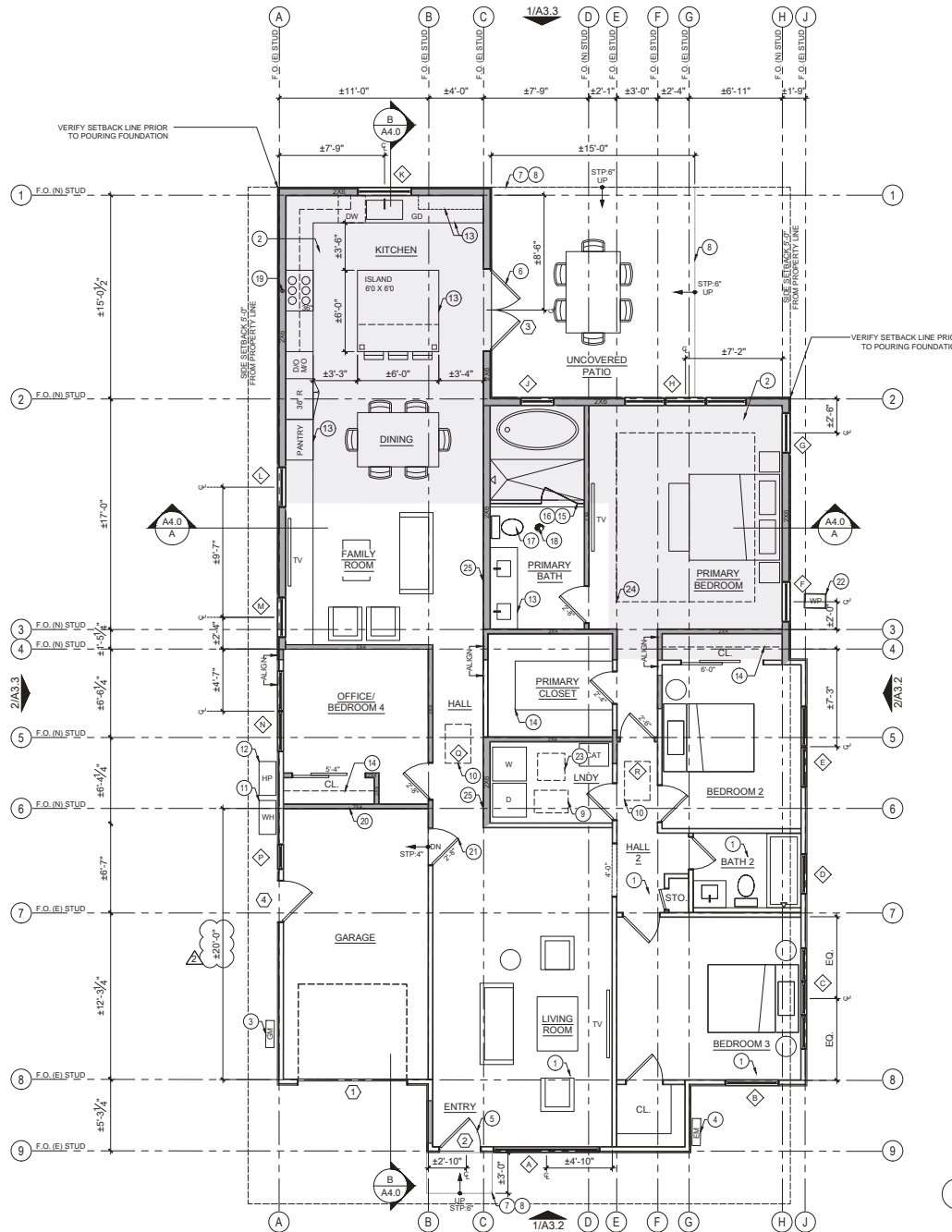
EXISTING / DEMO PLAN



ARCHITECTURE - INTERIORS

212 IVY DRIVE

MENLO PARK, CA 94025



KEY NOTES

- 1 EXISTING ROOM TO REMAIN AS IS. NO NEW WORK ON THIS ROOM.
- 2 NEW ADDITION SHOWN SHADED.
- 3 (E) GAS METER TO REMAIN.
- 4 (E) ELECTRICAL METER/PANEL TO REMAIN.
- 5 MAX. 7-1/2" STEP FROM T.O. THRESHOLD TO EXTERIOR LANDING OR STEP @ (N) INSWING DOOR, TYP.
- 6 MAX. 1-1/2" STEP FROM T.O. THRESHOLD TO EXTERIOR LANDING IN OUTSWING AND SLIDING DOORS, TYP.
- 7 (N) LANDINGS AT EXTERIOR DOOR TO BE 36" AND NOT TO BE MORE THAN 7.75" BELOW THE TOP OF THE THRESHOLD. CRC R311.3.2.
- 8 (N) STEP, RISER TO BE 6" (7.75" MAX. PER CRC R311.7.6). TREAD TO BE 11" (10" MIN. PER CRC R311.7.5.2)
- 9 (N) ATTIC ACCESS. 22"X30" MIN.
- 10 (N) SKYLIGHT. SEE SCHEDULE.
- 11 (N) HEAT PUMP WATER HEATER. WITH SEISMIC ANCHORAGE.
- 12 (N) HEAT PUMP AC CONDENSER LOCATED AND SECURED TO A MIN. 3" SLAB OR APPROVED PLATFORM PER CMC 1105.2
- 13 (N) BUILT-IN CABINETRY.
- 14 (N) CLOSET ORGANIZATION SYSTEM. COORDINATE WITH OWNER. PROVIDE ROD AND 12" DEEP SHELF.
- 15 (N) SHOWER GLASS ENCLOSURE TO BE TEMPERED OR SAFETY GLAZING PER CRC R308.4.
- 16 SHOWER DOOR SHALL MAINTAIN A 22" OPENING FOR EGRESS PER CPC 408.5.
- 17 PROVIDE 30" CLEAR WIDTH FOR TOILET AND 24" CLEARANCE FROM SEAT TO EDGE OF WALL/VANITY IN FRONT.
- 18 (N) BATHROOM EXHAUST FAN. EXIT THROUGH ROOF.
- 19 (N) KITCHEN EXHAUST HOOD. EXIT THROUGH ROOF.
- 20 PROVIDE 1/2" TYPE 'X' GYPSUM ON ALL WALLS AND CEILING IN GARAGE ON SHARED WALLS. EXTEND 1/2" TYPE 'X' GYP. BD. ON GARAGE SIDE OF THE WALL TO ROOF SHEATHING.
- 21 (N) 20 MIN. FIRE RATED DOOR WITH SELF-CLOSING AND SELF LATCHING DEVICE PER CRC R302.5.1.
- 22 (E) PUMP TO REMAIN.
- 23 (N) AHU IN THE ATTIC ABOVE.
- 24 (N) TRAY CEILING. SEE STRUCTURAL.
- 25 (N) 2X6 WALL FOR PLUMBING.

GENERAL NOTES

- A. ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE
- FINISH DIMENSIONS NOTED w/ ARROWS
 ┌─┐ FACE OF STUD DIMENSIONS
- WALL KEY**
- ▬ EXISTING WALL TO REMAIN
 ■ NEW WALL

1 PROPOSED FLOOR PLAN

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

▲ AUG 22, 2024 PLANNING - USE PERMIT RESUB.
 ▲ JUL 18, 2024 PLANNING - USE PERMIT RESUB.
 ▲ MAY 02, 2024 PLANNING - USE PERMIT RESUB.



A2.1

PROPOSED FLOOR PLAN



ARCHITECTURE - INTERIORS

| EXTERIOR DOOR SCHEDULE | | | | |
|--|-----------------|----------|---------------------------|-------|
| PLEASE CONFIRM SIZING AND DETAILS WITH CONTRACTOR AND CLIENT PRIOR TO ORDERING PLEASE NOTE THAT SIZES SHOWN ARE NOT ROUGH OPENING SIZES. CONTRACTOR TO FRAME OPENINGS WITH FINAL DOOR ORDERS' ROUGH OPENING SIZES. | | | | |
| DOOR # | WIDTH X HEIGHT | LOCATION | TYPE | NOTES |
| ① | ±16'-0" X 7'-0" | GARAGE | (E) GARAGE DOOR TO REMAIN | |
| ② | 3'-0" X 6'-8" | ENTRY | (N) ENTRY DOOR | |
| ③ | 6'-0" X 6'-8" | KITCHEN | (N) (2) EQ. DOORS | |
| ④ | ±3'-0" X 6'-8" | GARAGE | (E) DOOR TO REMAIN | |

① DOORS SCHEDULE
NOT TO SCALE

| WINDOW AND SKYLIGHT SCHEDULE | | | | |
|---|----------------|-------------------|--|-------------------------|
| PLEASE CONFIRM SIZING AND DETAILS WITH CONTRACTOR AND CLIENT PRIOR TO ORDERING PLEASE NOTE THAT SIZES SHOWN ARE NOT ROUGH OPENING SIZES. CONTRACTOR TO FRAME OPENINGS WITH FINAL WINDOW AND SKYLIGHT ORDERS' ROUGH OPENING SIZES. | | | | |
| WINDOW # | WIDTH X HEIGHT | LOCATION | TYPE | NOTES |
| Ⓐ | ±8'-0" X 5'-0" | LIVING ROOM | (E) CASEMENT WINDOW IN (N) LOCATION | |
| Ⓑ | ±4'-0" X 4'-0" | BEDROOM 3 | (E) CASEMENT WINDOW TO REMAIN | EGRESS |
| Ⓒ | 7'-6" X 2'-6" | BEDROOM 3 | (N) (3) EQ. CASEMENT WINDOW IN (E) LOCATION | TEMPERED |
| Ⓓ | ±3'-0" X 2'-0" | BATH 2 | (E) CASEMENT WINDOW TO REMAIN | |
| Ⓔ | 6'-0" X 4'-0" | BEDROOM 2 | (N) (2) EQ. CASEMENT WINDOWS IN (E) LOCATION | EGRESS, TEMPERED |
| Ⓕ | 3'-0" X 4'-0" | PRIMARY BEDROOM | (N) CASEMENT WINDOW | TEMPERED |
| Ⓖ | 3'-0" X 4'-0" | PRIMARY BEDROOM | (N) CASEMENT WINDOW | TEMPERED |
| Ⓗ | 9'-0" X 4'-0" | PRIMARY BEDROOM | (N) (3) EQ. CASEMENT WINDOWS | EGRESS, TEMPERED |
| Ⓙ | NOT USED | | | |
| Ⓚ | 2'-6" X 2'-6" | PRIMARY BATH | (N) CASEMENT WINDOW | TEMPERED |
| Ⓛ | 4'-0" X 3'-0" | KITCHEN | (N) CASEMENT WINDOW | TEMPERED |
| Ⓜ | 3'-0" X 3'-0" | FAMILY ROOM | (N) CASEMENT WINDOW | TEMPERED |
| Ⓝ | 3'-0" X 3'-0" | FAMILY ROOM | (N) CASEMENT WINDOW | TEMPERED |
| Ⓞ | 6'-0" X 4'-0" | OFFICE/ BEDROOM 4 | (N) (2) EQ. CASEMENT WINDOWS | EGRESS, TEMPERED |
| Ⓟ | NOT USED | | | |
| Ⓠ | ±2'-0" X 3'-0" | GARAGE | (E) CASEMENT WINDOW TO REMAIN | |
| Ⓡ | 22.5" X 34.5" | HALLWAY | (N) FIXED SKYLIGHT | VELUX FCM 2234 SKYLIGHT |
| Ⓢ | 22.5" X 34.5" | HALLWAY | (N) FIXED SKYLIGHT | VELUX FCM 2234 SKYLIGHT |

② WINDOWS SCHEDULE
NOT TO SCALE

212 IVY DRIVE

MENLO PARK, CA 94025

▲ AUG 23, 2024 PLANNING - USE PERMIT RESULTS
 ▲ JAN 15, 2024 PLANNING - USE PERMIT RESULTS
 ▲ MAY 02, 2024 PLANNING - USE PERMIT RESULTS

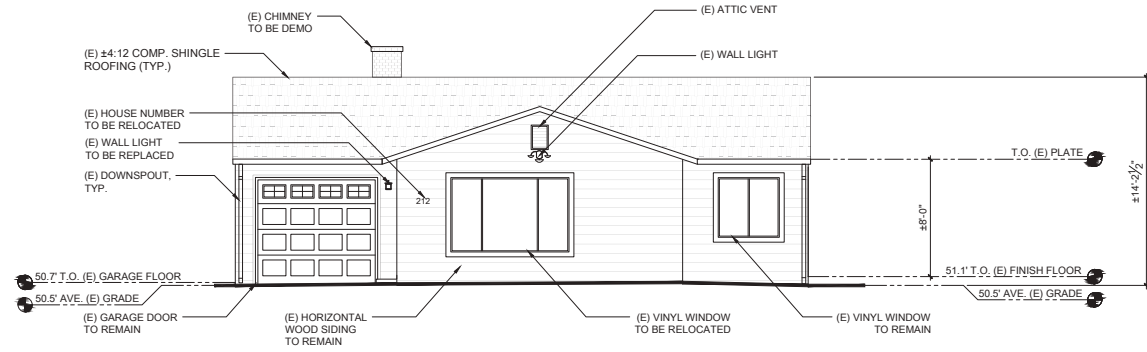


A2.2

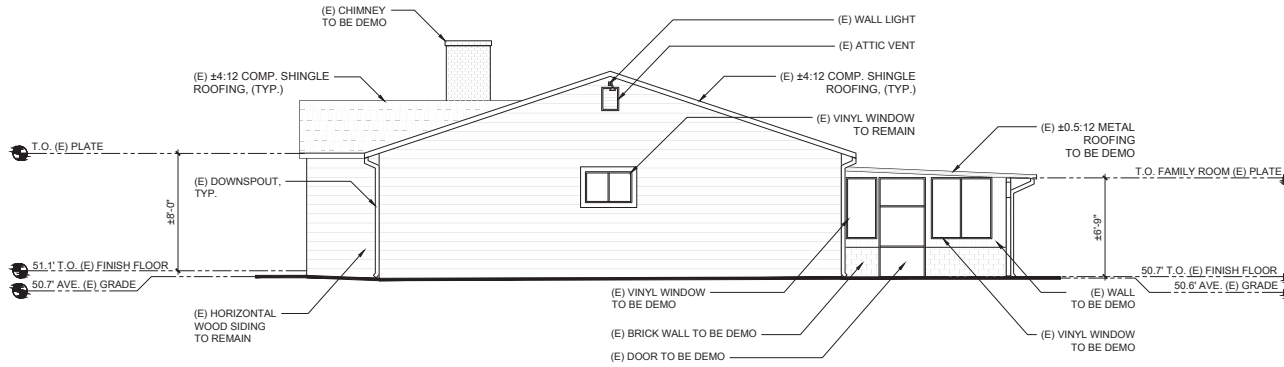
DOORS AND WINDOWS SCHEDULE



ARCHITECTURE - INTERIORS



1 EXISTING NORTH ELEVATION (FRONT)
 Scale: 1/4" = 1'-0"



2 EXISTING WEST ELEVATION (RIGHT)
 Scale: 1/4" = 1'-0"

212 IVY DRIVE

MENLO PARK, CA 94025

▲ AUG 23, 2024 PLANNING - USE PERMIT RESULTS
 ▲ JUL 16, 2024 PLANNING - USE PERMIT RESULTS
 ▲ MAY 02, 2024 PLANNING - USE PERMIT RESULTS

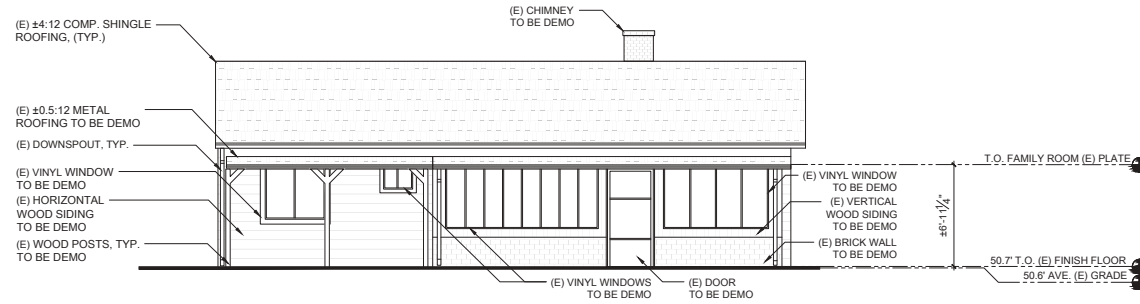


A3.0

EXISTING ELEVATIONS 1

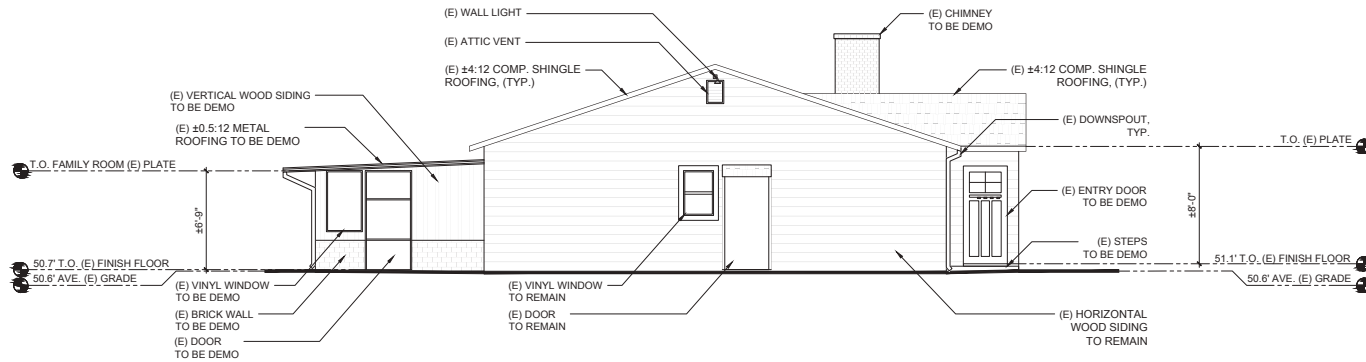


ARCHITECTURE - INTERIORS



1 EXISTING SOUTH ELEVATION (REAR)

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



2 EXISTING EAST ELEVATION (LEFT)

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

212 IVY DRIVE

MENLO PARK, CA 94025

▲ AUG 23, 2024 PLANNING - USE PERMIT RESULTS
 ▲ JAN 16, 2024 PLANNING - USE PERMIT RESULTS
 ▲ MAY 02, 2024 PLANNING - USE PERMIT RESULTS



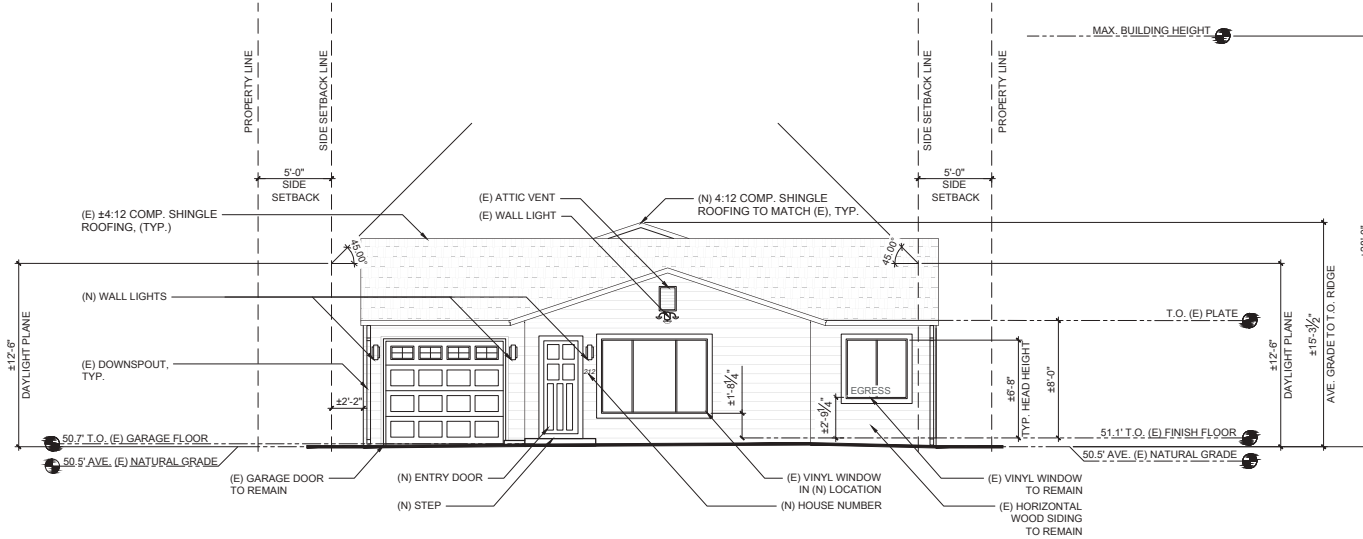
A3.1

EXISTING ELEVATIONS 2

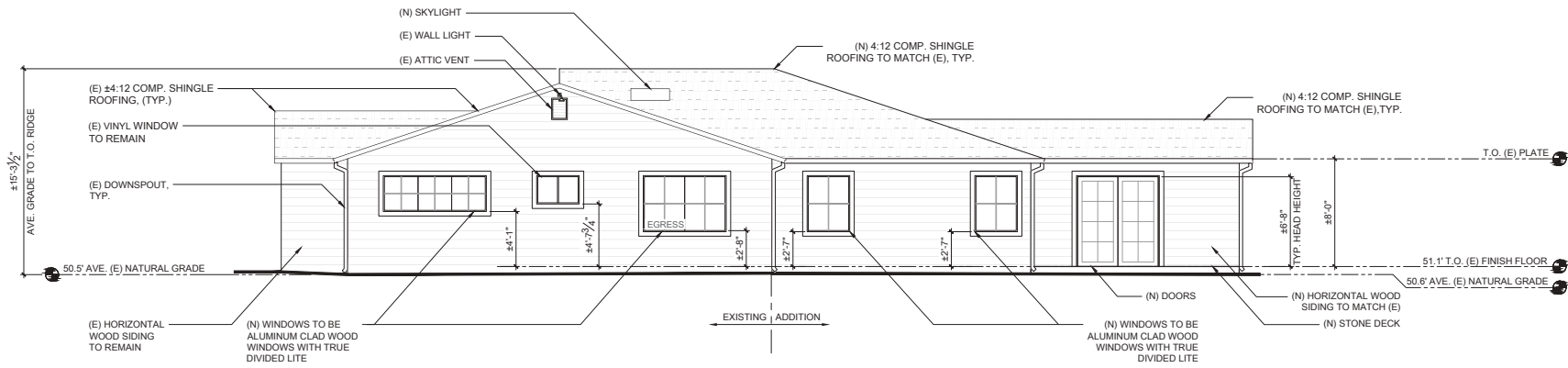


212 IVY DRIVE

MENLO PARK, CA 94025



1 PROPOSED NORTH ELEVATION (FRONT)
Scale: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION (RIGHT)
Scale: 1/4" = 1'-0"

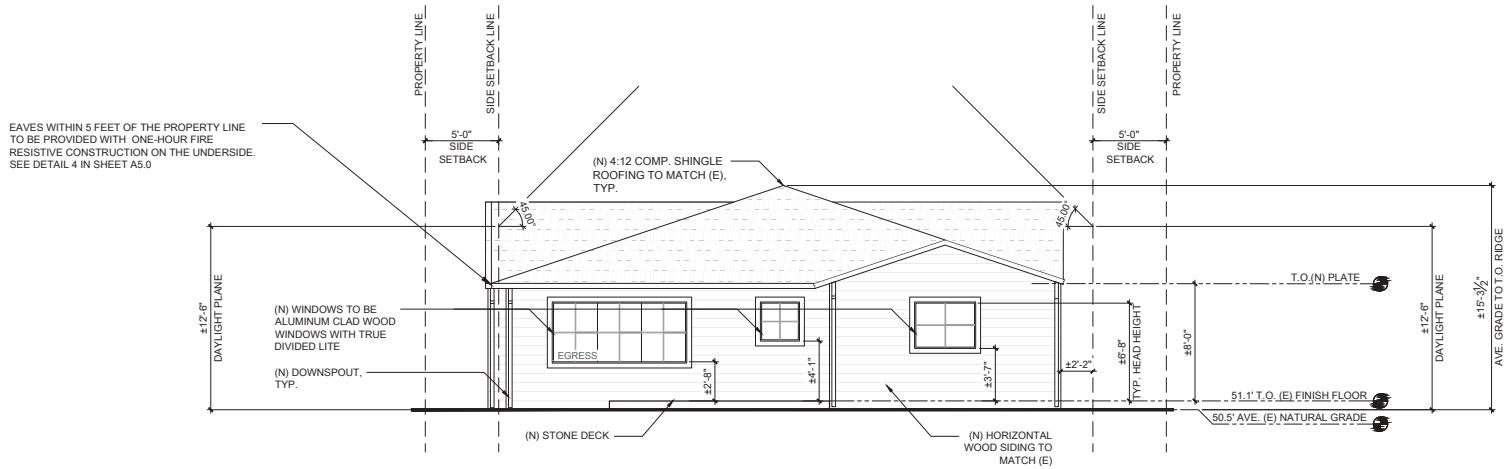
AUG 23, 2024 PLANNING - USE PERMIT RESULTS
AUG 16, 2024 PLANNING - USE PERMIT RESULTS
MAY 02, 2024 PLANNING - USE PERMIT RESULTS



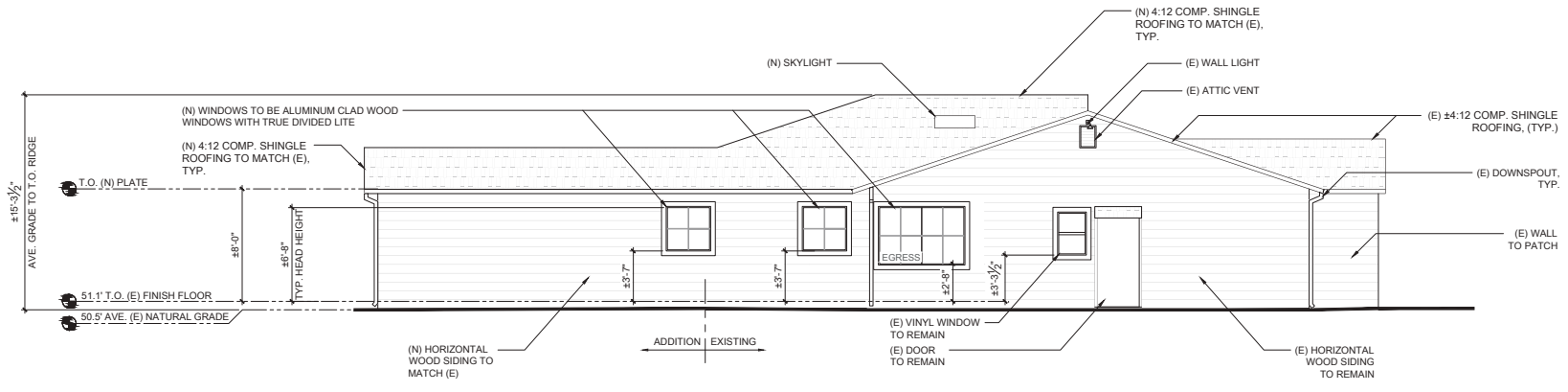
A3.2



ARCHITECTURE - INTERIORS



1 PROPOSED SOUTH ELEVATION (REAR) Scale: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION (LEFT) Scale: 1/4" = 1'-0"

212 IVY DRIVE

MENLO PARK, CA 94025

AUG 23, 2024 PLANNING - USE PERMIT RESUB.
 JUL 16, 2024 PLANNING - USE PERMIT RESUB.
 MAY 02, 2024 PLANNING - USE PERMIT RESUB.



A3.3

PROPOSED ELEVATIONS 2



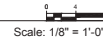
ARCHITECTURE - INTERIORS

212 IVY DRIVE

MENLO PARK, CA 94025



1 STREETScape FRONT ELEVATION



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

▲ AUG 23, 2024 PLANNING - USE PERMIT RESUB.
▲ JUL 16, 2024 PLANNING - USE PERMIT RESUB.
MAY 02, 2024 PLANNING - USE PERMIT RESUB.

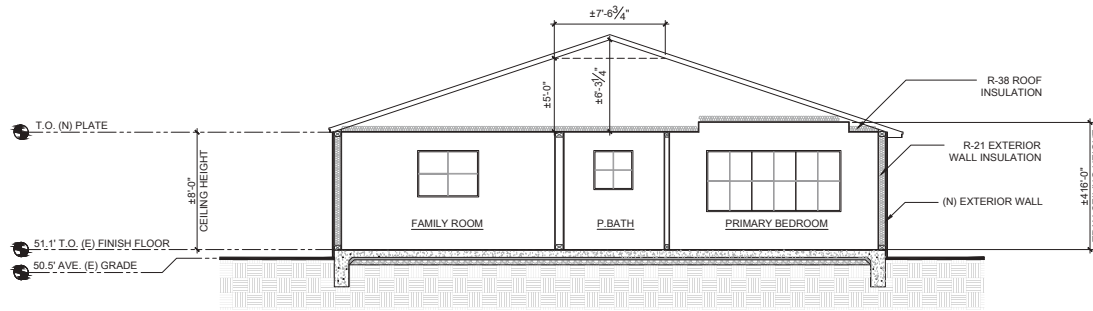


A3.4

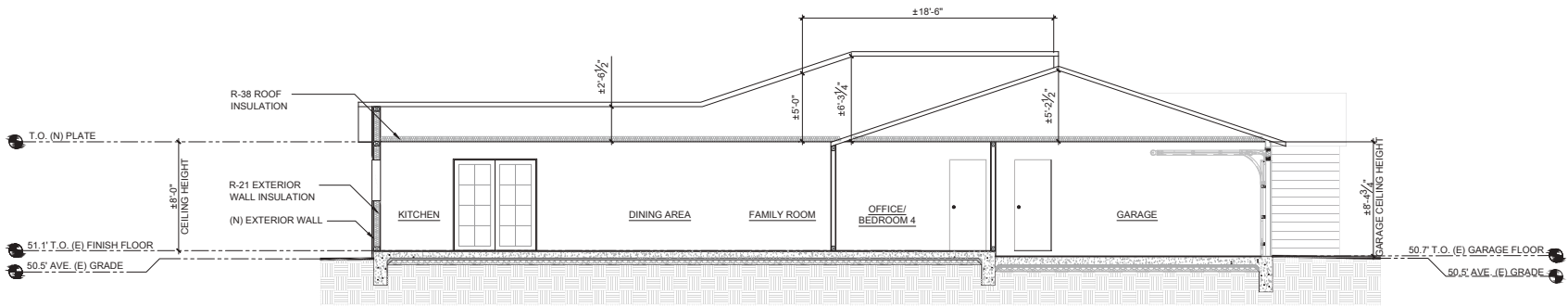
STREETScape FRONT
ELEVATION



ARCHITECTURE - INTERIORS



1 PROPOSED SECTION A-A
Scale: 1/4" = 1'-0"



2 PROPOSED SECTION B-B
Scale: 1/4" = 1'-0"

212 IVY DRIVE

MENLO PARK, CA 94025

▲ AUG 23, 2024 PLANNING - USE PERMIT RESULTS
 ▲ JAN 15, 2024 PLANNING - USE PERMIT RESULTS
 ▲ MAY 02, 2024 PLANNING - USE PERMIT RESULTS



▲ A4.0

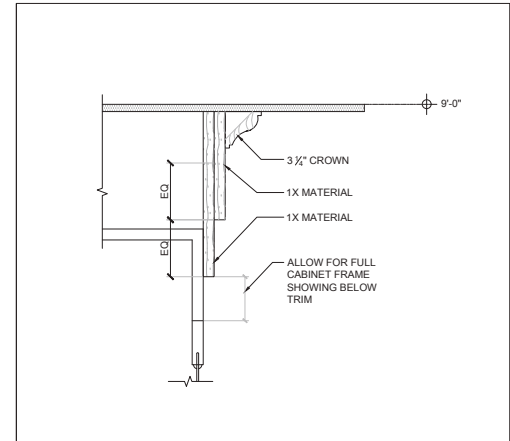
PROPOSED SECTIONS



ARCHITECTURE - INTERIORS

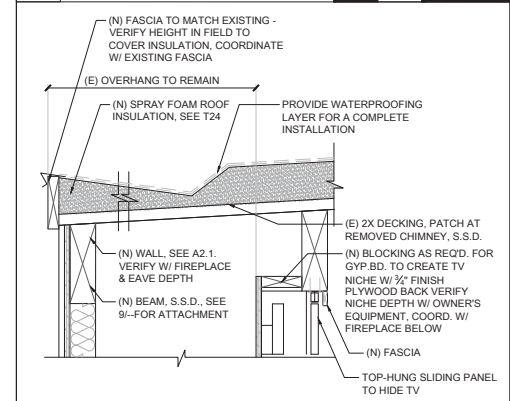
212 IVY DRIVE

MENLO PARK, CA 94025



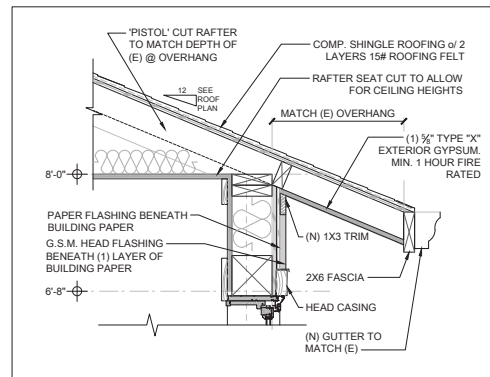
3 CEILING TRIM @ CABINET

Scale: 1 1/2":1'-0"



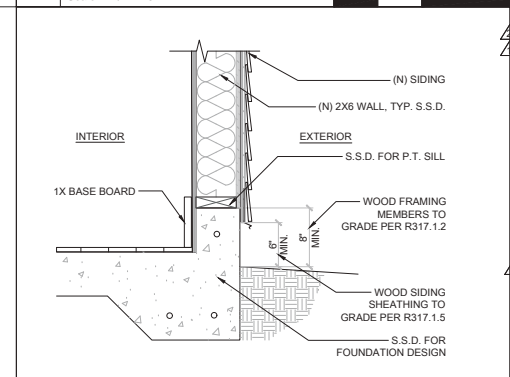
2 ROOF @ REMOVED CHIMNEY

Scale: 1 1/2":1'-0"



4 EAVE @ SET BACK (1HR RATED)

Scale: 1 1/2":1'-0"



1 TYP. NEW SLAB FOUNDATION

Scale: 1 1/2":1'-0"

▲ AUG 23, 2024 PLANNING - USE PERMIT RESULTS
 ▲ JUL 16, 2024 PLANNING - USE PERMIT RESULTS
 ▲ MAY 02, 2024 PLANNING - USE PERMIT RESULTS



A5.0

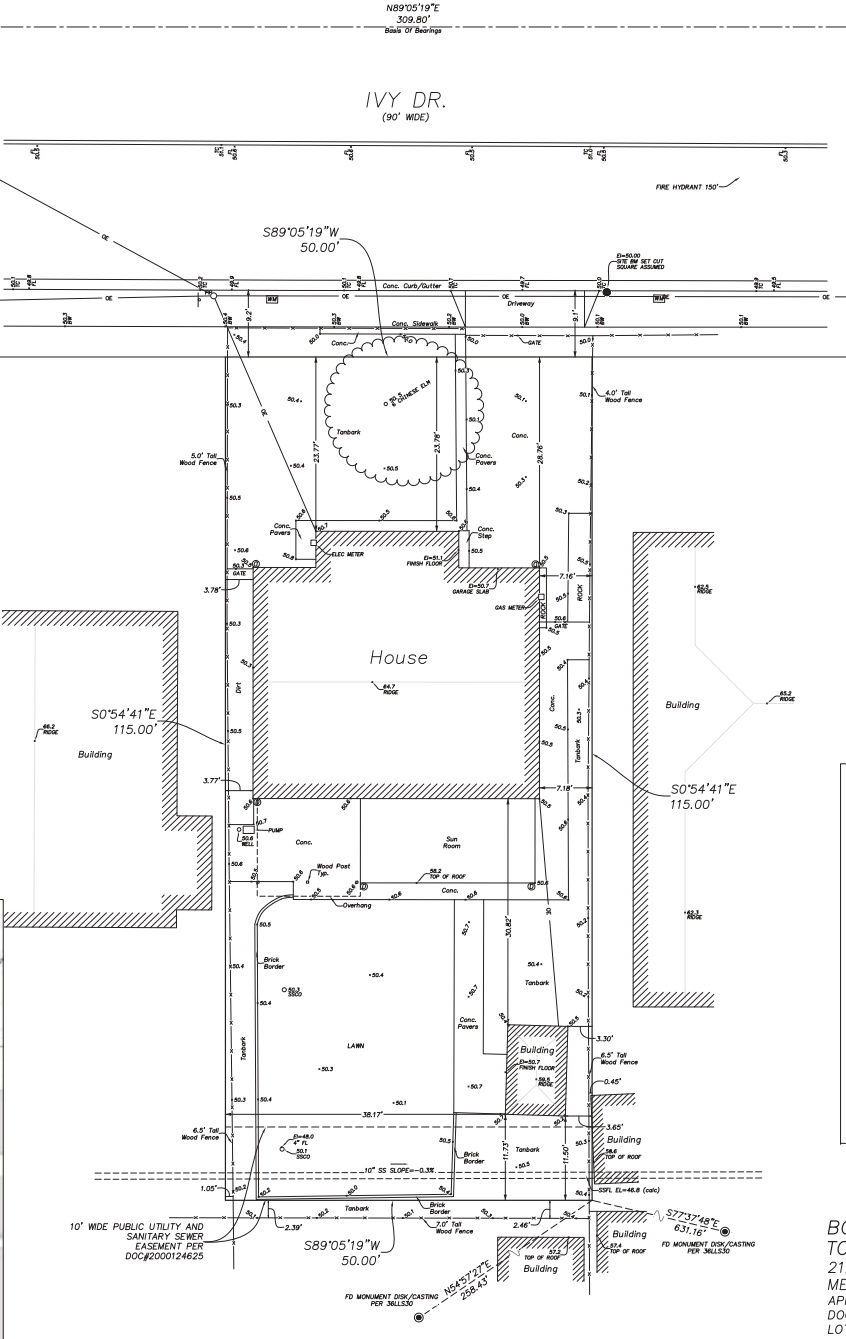
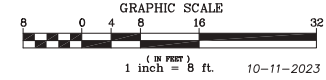
DETAILS

ABBREVIATIONS

- ASPHALT
- AC BACK OF WALK
- CONC. CONCRETE
- TC TOP OF CURB
- FL FLOW LINE
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- P.U.E PUBLIC UTILITY EASEMENT

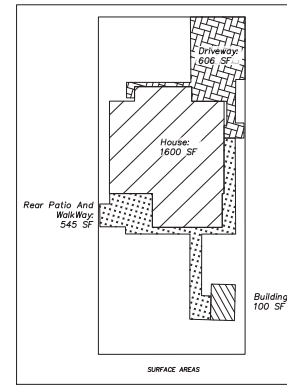
LEGEND

- FOUND POINT IN MONUMENT CASTING (AS NOTED)
- FOUND POINT AS NOTED
- () RECORD DATA / REFERENCE
- WM WATER METER OR WATER VALVE BOX
- ⊕ FIRE HYDRANT
- 16 12 # OAK TREE - TRUNK DIAMETER IN INCHES
- 16 12 # OAK TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS
- 16 12 # OAK TREE WITH MULTIPLE TRUNKS
- TRUNK TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.
- +35.34 TOP OF CURB
- — — FENCE
- — — OVERHEAD WIRES
- SIGN
- OP POWER POLE
- + 12.34 SPOT ELEVATION
- SSMH SANITARY SEWER CLEAN OUT
- ⊙ DOWN SPOUT
- IRRIGATION VALVE BOX



NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
- BOUNDARY CONTROL: SEE CONCURRENT CORNER RECORD
- DOC#2020-049820 CONTAINS AN ERROR. IT IS MISSING THE ALLEY ABANDONMENT PER DOC 2000-124625
- UNDERGROUND UTILITY - LOCATION IS BASED ON SURFACE EVIDENCE.
- BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.
- DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE. THE BUILDING EXTERIOR FINISHED SURFACE IS WOOD SIDING AND VARIES APPROXIMATELY 0.05"-0.08" IN THICKNESS.
- FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
- BENCHMARK: ASSUMED DATUM, POINT AS SHOWN
- 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



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
 212 IVY DR.
 MENLO PARK
 APN: 055-354-330
 DOC#2020-049820
 LOT AREA: 5,750 SQ. FT.

L. Wade Hammond
 Land Surveying
 Civil Engineering
 36660 Newark Blvd. Suite C
 Newark, California 94560
 Tel: (510) 579-6112
 wade@whlandsurveyor.com www.wadehammondpls.com

GENERAL NOTES

- THE GENERAL NOTES CONTAINED WITHIN APPLY TO ALL DRAWINGS.
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING. REF.: 2022 C.B.C.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF ANY POTENTIAL DISCREPANCIES OR CONFLICTS, INCLUDING BUT NOT LIMITED TO INCONSISTENCIES WITHIN THE STRUCTURAL DRAWINGS, INCONSISTENCIES BETWEEN THE STRUCTURAL DRAWINGS AND OTHER DESIGNS INCLUDING ARCHITECTURAL DRAWINGS, GEOTECHNICAL RECOMMENDATIONS, EXISTING SITE CONDITIONS, ETC.
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING AND NEW DIMENSIONS SHOWN ON THESE PLANS AND TO COORDINATE ALL DIMENSIONS BETWEEN STRUCTURAL AND ARCHITECTURAL PLANS. THE DIMENSIONS PROVIDED ON STRUCTURAL PLANS ARE SOLELY FOR THE PURPOSE OF DESIGN.
- ANY CONFLICTS OR DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND CORRECTED AS DIRECTED BY THE ENGINEER.
- CONTRACTOR AGREES THAT SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DESIGN, INSTALL, MAINTAIN AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONTRACTOR ACKNOWLEDGES THAT HE HAS THOROUGHLY FAMILIARIZED HIMSELF WITH THE BUILDING SITE CONDITIONS, GRADES, ETC., WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE WORK AND ASSUMES ALL RISKS THEREFROM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ALL DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE DRAWINGS SCHEMATICALLY INDICATE EXISTING AND NEW CONSTRUCTION. DUE TO THE NATURE OF THE WORK, ADJUSTMENTS WILL LIKELY BE REQUIRED IN THE FIELD TO MEET THE DESIGN OBJECTIVES. SUCH ADJUSTMENTS ARE PART OF THE CONTRACT AND SHALL BE INCLUDED IN THE LUMP SUM BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SHORING, SHORING SHALL BE PROVIDED TO SUPPORT THE STRUCTURE UNTIL ALL WORK ON THE DRAWINGS IS COMPLETED.
- DRAINAGE SYSTEMS AND WATERPROOFING ARE NOT A PART OF THE STRUCTURAL PLANS AND SHALL BE DESIGNED BY OTHERS AS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL WORK, REQUIRED INSPECTIONS, AND STRUCTURAL OBSERVATIONS INCLUDING, BUT NOT LIMITED TO THAT SHOWN ON THESE DRAWINGS.
- ANY REQUEST FOR SUBSTITUTION OR MODIFICATION TO THESE DRAWINGS SHALL BE MADE IN WRITING BY CONTRACTOR TO THE ARCHITECT. ANY DESIGN COST ASSOCIATED WITH SUCH CHANGES SHALL BE ASSORBED BY THE CONTRACTOR. SHOP DRAWINGS DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS CLEARLY NOTED THAT SPECIFIC CHANGES ARE BEING REQUESTED.
- VERIFY ALL DIMENSIONS AND OPENINGS WITH ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH WORK. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ENGINEER AND ARCHITECT PRIOR TO PROCEEDING WITH WORK.

CONCRETE GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 308-20 SPECIFICATIONS FOR STRUCTURAL CONCRETE AND ACI 318-19 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
- ALL CONCRETE SHALL CONTAIN A MINIMUM OF 5 SACKS OF CEMENT PER CUBIC YARD, 3% AGGREGATE, "HARD ROCK" MIX. 2% AGGREGATE PUMP MIXES MAY BE USED IF PRIOR APPROVAL IS OBTAINED FROM THE ENGINEER PRIOR TO PLACING CONCRETE. ALL CEMENT USED IN CONCRETE SHALL CONFORM TO ASTM C150, TYPE I OR II. ALL AGGREGATE SHALL CONFORM TO ASTM C33. ALL CONCRETE TO BE READY MIX AND SHALL BE MIXED AND DELIVERED TO THE SITE IN CONFORMANCE WITH ASTM C94. ALL WATER SHALL BE POTABLE. CLEAN WATER NOT EXTRACTED TO THE CONCRETE. CLASS "F" ASH MAY BE USED AS A CEMENT REPLACEMENT FOR UP TO 30% OF THE TOTAL CEMENT CONTENT. ENTRAINED AIR CONTENT SHALL BE BELOW 5% WHERE A TROWEL FINISH WILL BE APPLIED.
- THE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF ALL REINFORCED CONCRETE SHALL BE 3,000 PSI. NO SPECIAL INSPECTION REQUIRED). SHALL HAVE A UNIT WEIGHT OF 150 PCF. A MAXIMUM W/C RATIO OF 0.50.
- CONCRETE USED IN FOUNDATIONS, DRILLED PIERS, AND FOUNDATION WALLS SHALL HAVE A MAXIMUM SLUMP OF 3 INCHES. ALL OTHER CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4 INCHES WHERE A GREATER SLUMP IS REQUIRED AND DOES NOT ADD ADDITIONAL WATER. CONTRACTOR SHALL TAKE NECESSARY MEASURES TO CONSOLIDATE CONCRETE, SUCH AS MECHANICAL VIBRATION.
- THE CONTRACTOR SHALL SUBMIT MIX DESIGNS TO THE ENGINEER FOR REVIEW AND APPROVAL. A MINIMUM OF 72 HOURS PRIOR PLACING CONCRETE. ALL ADMIXTURES THAT WILL BE ADDED TO THE CONCRETE MUST BE CLEARLY IDENTIFIED IN THE MIX DESIGN FOR APPROVAL BY THE ENGINEER. NO ADDITIONAL ADMIXTURES NOT APPROVED BY THE ENGINEER MAY BE USED.
- STEPS SHALL BE TAKEN TO ENSURE STRUCTURAL CONCRETE IS KEPT ADEQUATELY MOIST FOR CURING. THE FOLLOWING MATERIALS MAY BE USED:
 - ABSORPTIVE COVER: BURLAP CLOTH MADE FROM JUTE OR KENAF, WEIGHING APPROXIMATELY 9 OUNCES PER SQ. YD.
 - MOISTURE RETAINING COVER: POLYETHYLENE FILM COMPLYING WITH ASTM C171.
 - LIQUID MEMBRANE FORMING CURING COMPOUNDS: DISSIPATING RESIN CURING COMPOUND: VOC COMPLIANT, CLEAR, WATER-BASED RESIN, COMPLYING WITH ASTM C1309, TYPE I (OR 10 WITH DYE), CLASS B (EUCO CHEMICAL COMPANY "KUREE VOX"; LAM CONSTRUCTION CHEMICALS "LUMI CURE R" OR APPROVED EQUAL. USE IN AREAS TO RECEIVE SUBSEQUENTLY-APPLIED FLOORING.
- CONTROL JOINTS: CONTROL JOINTS SHALL BE PROVIDED AT SLABS-ON-GRADE AT 10' OC MAX. EACH WAY, UNDO.
- EXPANSION JOINTS: EXPANSION JOINTS SHALL BE PROVIDED AT 47' OC AT CONCRETE WALLS
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING BARS:

| TYPE OF CONCRETE | MINIMUM COVER (INCHES) |
|---|------------------------|
| CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH EXPOSED TO EARTH OR WEATHER | 3" |
| #6 AND LARGER | 1 1/2" |
| #4 AND SMALLER | 1" |
| NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND | 1 1/2" |
| SLABS, WALL, JOISTS | 3/4" |
| BEAMS, GIRDERS, COLUMNS | 1 1/2" |
- ALL REINFORCING STEEL SHALL BE ASTM A615 GRADE 60 EXCEPT #3 BARS AND DOWELS MAY BE GRADE 40. HOLD REINFORCEMENT IN ITS POSITION WITH DEVICES AND/OR TIES SUFFICIENTLY NUMEROUS TO PREVENT DISPLACEMENT DURING PLACING OF CONCRETE. REINFORCEMENT SHALL NOT BE WELDED UNLESS SPECIFICALLY SHOWN AND APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL SUBMIT ALL PROPOSED LOCATIONS OF CONSTRUCTION JOINTS TO THE ENGINEER AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PLACING CONCRETE.
- ALL HARDENED SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST, CHIPS, OR OTHER FOREIGN MATERIALS PRIOR TO PLACING ADJACENT CONCRETE.
- NO PIPS OR BLOCKOUTS SHALL BE PLACED IN STRUCTURAL CONCRETE ELEMENTS UNLESS SPECIFICALLY DETAILED ON THESE PLANS OR WITHOUT PRIOR APPROVAL FROM E.O.R.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING WITH ALL TRADES THE LOCATION OF ANY ELEMENTS TO BE EMBEDDED IN OR PENETRATING CONCRETE PRIOR TO PLACEMENT OF CONCRETE.
- REFER TO TYPICAL CONCRETE DETAILS FOR REQUIRED REINFORCING HOOK LENGTHS, BAR SPACING, ETC.
- DO NOT REMOVE ANY CONCRETE FORMS UNTIL THE CONCRETE HAS ATTAINED SUFFICIENT STRENGTH TO SUPPORT ITS OWN WEIGHT AND CONSTRUCTION LIVE LOADS WITHOUT DAMAGE TO THE STRUCTURE.
- FOR STRUCTURAL SLABS NOT IN CONTACT WITH GROUND, DO NOT REMOVE FORMWORK UNTIL CONCRETE TESTING DEMONSTRATES THE CONCRETE HAS REACHED ITS DESIGN 28-DAY COMPRESSIVE STRENGTH. SLABS SHALL BE KEPT ADEQUATELY MOIST FOR CURING.

WOOD GENERAL NOTES

- ALL FRAMING LUMBER SHALL CONFORM TO THE "AMERICAN SOFTWOOD LUMBER STANDARD, DOC P5-20-20".
- ALL WORK FRAMING SHALL BE BUILT ACCORDING TO CBC SECTION 2508 "CONVENTIONAL LIGHT FRAME CONSTRUCTION," UNLESS OTHERWISE NOTED.
- PORTIONS OF THE CONSTRUCTION NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED IN SIMILAR FASHION TO PROVIDED DETAILS. THESE PLANS ARE INTENDED FOR USE BY CONTRACTORS EXPERIENCED IN LIGHT FRAME CONSTRUCTION METHODS AND TECHNIQUES.
- ALL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF USE.
- HORIZONTAL FRAMING LUMBER SHALL BE DOUGLAS FIR (DF) MINIMUM GRADE #2 EXCEPT MEMBERS 4 INCHES AND WIDER SHALL BE DOUGLAS FIR (DF) MINIMUM GRADE #1 F1HC, UNLESS OTHERWISE NOTED ON PLANS.
- VERTICAL FRAMING 2x STUDS SHALL BE DOUGLAS FIR (DF) MINIMUM GRADE #2 OR CONSTRUCTION GRADE. ALL 1x4 AND LARGER POSTS SHALL BE DF MINIMUM GRADE #1.
- ALL SCREWED CONNECTIONS IN WOOD SHALL BE PRE-DRILLED. DRILL FULL DEPTH PLOT HOLE WITH DIAMETER THE SAME AS THE SCREW MINOR DIAMETER MINUS 1/32". PROVIDE LEAD HOLE FOR SHANK FOR ITS DEPTH WITH A DIAMETER THE SAME AS THE SCREW MAJOR DIAMETER.
- GLUED LAMINATED TIMBER SHALL COMPLY WITH ASTM D 3737, AND ANSI/APA A190-1.12, 24F, EXTERIOR GLUE. INDUSTRIAL APPEARANCE, COMBINATION V3 OR V5 SHALL BE USED AT SIMPLE SPANS AND V8 OR V10 AT CANTILEVERS.
- ALL STRUCTURAL WOOD CONNECTORS (JOIST HANGERS, POST CAPS, FRAMING CLIPS ETC.) SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. OTHER BRANDS MAY BE USED PROVIDED THEY HAVE AN EQUAL OR BETTER ICC APPROVED LOAD VALUE. USE 2 MAX OR HOT DIP FINISH HARDWARE WHEN HARDWARE WILL BE IN CONTACT WITH PRESSURE TREATED LUMBER.
- ALL MISCELL AND WOOD MEMBERS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR. LOCATIONS WHERE PRESSURE-TREATED MEMBERS ARE CUT, APPLY A ROT-RESISTANT TREATMENT TO THE CUT FACE.
- DOUBLE FLOOR JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS. SEPARATE DOUBLE JOISTS WITH 2X BLOCKS AT 4' OC AT PLUMBING WALLS.
- STITCH MULTIPLE JOISTS TOGETHER WITH STAGGERED 2" X 16D @ 16' OC THROUGH EACH JOIST. (SEE SPECIAL REQUIREMENTS FOR LV).
- ALL FLOOR AND CEILING JOISTS SHALL BE INSTALLED CROWN UP, LEVEL END TO END.
- 2x SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS AND RAFTERS OVER ALL SUPPORTS AND UNDER ALL PERPENDICULAR BEARING WALLS.
- JOISTS DEEPER THAN 10" SHALL HAVE FULL DEPTH BLOCKING OR BRIDGING AT 8 FEET MAXIMUM ON CENTER.
- A MINIMUM OF THREE STUDS ARE REQUIRED AT ALL WALL CORNERS AND INTERSECTIONS. THE THREE STUDS SHALL BE STITCHED TOGETHER WITH 16D NALS AT THE SAME SPACING AS THE SHEARWALL EDGE NAILING (EN) WHERE SHEARWALLS OCCUR. SPECIFIED CORNER POSTS SUPERSEDE THIS MINIMUM.
- ALL NALS SPECIFIED ON THESE PLANS ARE COMMON NALS. REFER TO TABLE 2304.10.2 (2022 CBC) FOR MIN NAILING REQUIREMENTS.
- ALL NAL, BOLTS, SCREWS AND LAGS IN CONTACT WITH PRESSURE TREATED (P.T.) LUMBER SHALL BE HOT DIP GALVANIZED OR HAVE AN APPROVED CORROSION-RESISTANT FINISH.
- 2x TOP PLATES SHALL BE MADE UP OF TWO 2x MEMBERS, STITCH NAILED TOGETHER WITH 2- 16D @ 16" O.C. OFFSET SPLICE JOISTS IN MEMBERS BY AT LEAST 4" AND PROVIDE A MINIMUM OF 12- 16D NALS BOTH SIDES OF SPLICE. WHERE 4" MINIMUM SPLICE CANNOT BE OBTAINED, INSTALL C3x4x3/8" STRAP ON BOTH SIDES OF PLATE. TOP PLATES WHICH STEP IN ELEVATION SHALL HAVE 4x BLOCKING ADDED TO THE TALLER PLATES, ALIGNED WITH THE LOWER PLATES, AND C3x4x3/8" STRAPS SHALL BE APPLIED BOTH SIDES OF WALL FROM TOP PLATE TO BLOCKS. STRAP ACROSS ANY POST OR PIPE WHICH BREAKS THE TOP PLATES.
- ALL BEAMS SHALL BE SUPPORTED AT THE ENDS TO PREVENT ROTATION OF BEAM WITH EITHER STEEL HARDWARE, BLOCKS, STRAPS OR BOLTS AS DETAILED ON PLANS AND SPECIFIED IN NOTES AND SCHEDULES.
- CUTTING, BORING OR NOTCHING STRUCTURAL BEAMS SHALL NOT BE PERMITTED UNLESS FIRST APPROVED BY THE ENGINEER.
- NOTICES ON THE ENDS OF JOISTS SHALL NOT EXCEED 1/4" OF THE JOIST DEPTH. HOLES BORED IN JOISTS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED 1/3 THE DEPTH OF THE JOIST. NOTICES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED 1/8 THE DEPTH AND SHALL NOT OCCUR IN THE MIDDLE 1/3 OF OF THE SPAN.
- STUDS AND PLATES IN WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS MAY HAVE NOTCHES AND HOLES. STUDS AND PLATES MAY HAVE NOTCHES UP TO 1/4 THE STUD WIDTH PROVIDED A SIMPSON PIPS STRAP IS APPLIED OVER NOTCH. STUDS AND PLATES MAY HAVE BORED HOLES UP TO 1 3/8" DIAMETER IN 2 X 4 MEMBERS AND UP TO 2 1/4" DIAMETER IN 2 X 6 WALLS. ALL BORED HOLES SHALL BE AT LEAST 5/8" FROM EDGE.
- EXISTING WALL FRAMING MAY REMAIN PROVIDED THAT THE FOLLOWING CONDITIONS ARE MET: WOOD MUST BE IN GOOD CONDITION FREE OF ANY VISUAL SIGNS OF DECAY, PESTS OR DAMAGE, THE SIZES AND SPACING MEET THE MINIMUM REQUIRED, THE COMPLETED WALL SHALL HAVE ALL BLOCKS, CLIPS AND NAILING AS SHOWN ON PER PLANS AND NOTED HEREON.
- AT AREAS OF NEW CONSTRUCTION, ALL EXTERIOR WALLS NOT DESIGNATED ON THE PLANS AS SHEAR WALLS SHALL BE SHEATHED WITH 1/2" CDX STRUCTURAL APA RATED PLYWOOD AND NAILED WITH A MINIMUM OF 16D NALS @ 8" OC ALONG EDGES, AND 12" OC FIELD NAILING.

LOADING CRITERIA

- DEAD/LIVE LOADS**
 ROOF, FLOOR
 LL = 15 PSF
 LL = 20 PSF
- FLOOR LOADS**
 DL = 12 PSF
 LL = 40 PSF
- WIND LOADS**
 DESIGN WIND SPEED, V = 91 MPH
 EXPOSURE CATEGORY: B
- WIND DESIGN PROCEDURE:**
 DIRECTIONAL PROCEDURE
- WIND EXPOSURE (N-S & E-W):**
 K_a = 0.8
 K_d = 1.0
 K_e = K_z = 0.70
 V = TOTAL E-W = 9.8 kips V (TOTAL N-S) = 9.8 kips
- SEISMIC LOADS**
 SEISMIC IMPORTANCE FACTOR: I_e = 1.0
 MAPPED SPECTRAL RESPONSE: S_s = 1.5
 S₁ = 0.8
 S₂ = 1.2
 S_{0.1} = 0.68
- SITE CLASS:**
 C= DEFAULT
 CONSTRUCTION TYPE: BASIC SEISMIC CATEGORY: B
- BASIC SEISMIC FORCE-RESISTING SYSTEMS:**
 WOOD SHEAR WALLS
- SEISMIC RESPONSE COEFFICIENT:**
 C_s = 0.105
- RESPONSE MODIFICATION FACTORS:**
 CONSTRUCTION TYPE: LIGHT-FRAMED WALLS WITH WOOD STRUCTURAL SHEAR PANELS R = 6.5
- ANALYSIS PROCEDURE USED:**
 EQUIVALENT LATERAL FORCE PROCEDURE
- BASE SHEAR (ASD):**
 V (TOTAL E-W) = 9.8 kips V (TOTAL N-S) = 9.8 kips

FOUNDATION DESIGN CRITERIA

- MORRIS SHAFER ENGINEERING STRONGLY RECOMMENDS THAT THE OWNER PROVIDE A FOUNDATION INVESTIGATION PREPARED BY A LICENSED PROFESSIONAL ENGINEER OR GEOLOGIST TO MORRIS SHAFER ENGINEERING PRIOR TO THE STRUCTURAL DESIGN OF THE FOUNDATION OF THIS PROJECT. IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO OBTAIN AND PROVIDE A FOUNDATION INVESTIGATION TO THE ENGINEER. MORRIS SHAFER ENGINEERING DOES NOT HAVE THE IN-HOUSE EXPERTISE OR EQUIPMENT TO PREPARE THIS INVESTIGATION. BY PROCEEDING WITH THE DESIGN OF THIS STRUCTURE MORRIS SHAFER ENGINEERING MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE SUITABILITY OF THE SOILS PRESENT FOR THE PROPOSED STRUCTURE OR ALTERATIONS TO THE EXISTING STRUCTURE.
- THE ENGINEER IS NOT RESPONSIBLE FOR THE ADEQUACY OF THE FOUNDING SOILS. THE FOUNDATION DESIGN ASSUMES AVERAGE SOIL CONDITIONS WITH CLASS 5 MATERIAL PER CBC TABLE 1806.2. ALL LOOSE SOILS SHALL BE REMOVED FROM TRENCHES PRIOR TO PLACEMENT OF ANY CONCRETE. IN THE EVENT THAT A FOUNDATION INVESTIGATION IS NOT PROVIDED THE FOUNDATION DESIGN SHALL BE BASED UPON THE FOLLOWING ASSUMPTIONS:
 - THERE ARE NO EXPANSIVE SOILS PRESENT WITHIN OR NEAR THE BUILDING FOOTPRINT.
 - THERE IS NO POTENTIAL FOR LIQUEFACTION PRESENT WITHIN OR NEAR THE BUILDING FOOTPRINT.
 - THE FOUNDATION SHALL CONFORM TO THE SECTION 1806.2 OF THE 2022 CBC.
 - PROPERTIES OF CLASS V SOIL PER TABLE 1806.2, 2022 CBC WILL BE USED.
 - DIFFERENTIAL SETTLEMENT IS THE NON-UNIFORM SETTLEMENT, IMMEDIATE OR CONSOLIDATION, OF A FOUNDATION SYSTEM AND CAN CAUSE STRUCTURAL DISTRESS. DIFFERENTIAL SETTLEMENT OF THE STRUCTURE CAN OCCUR UNDER NUMEROUS CONDITIONS WHICH MAY BE PRESENT ON THIS PROJECT. CONDITIONS WHICH MAY CAUSE DIFFERENTIAL SETTLEMENT INCLUDE, BUT ARE NOT LIMITED TO: EXPANSIVE SOILS PRESENT ON SITE; CONSOLIDATION OF SOIL DUE TO STRONG GROUND MOTIONS; CONSOLIDATION OF LOOSE TO MODERATELY DENSE SOIL; THE INCREASE OR REDUCTION OF LOADS TO EXISTING FOUNDATIONS; THE ADDITION OF NEW FOUNDATIONS ADJACENT TO OR NEAR EXISTING FOUNDATIONS; AND SEASONAL CHANGES TO THE WATER CONTENT OF THE SOIL. MORRIS ENGINEERING & ASSOCIATES, INC. MAKES NO WARRANTY, EXPRESSED OR IMPLIED, THAT DIFFERENTIAL SETTLEMENT WILL NOT OCCUR.

ABBREVIATIONS:

| | | | |
|--|-------------------------------|--------|----------------------------|
| | CONTINUOUS WOOD | HDS | HOT-DIPPED GALVANIZED |
| | DISCONTINUOUS WOOD (BLOCKING) | HEB | HEAVY |
| | | HDC | HOLD-DOWN SCHEDULE |
| | | HT | HEIGHT |
| | | INCHES | INCHES |
| | | LOC | LOCATION |
| | | LSL | LAMINATED STRAND LUMBER |
| | | LVL | LAMINATED VENEER LUMBER |
| | | MAX | MAXIMUM |
| | | MXX | MAXIMUM |
| | | MIN | MINIMUM |
| | | NA | NOT APPLICABLE |
| | | NI | NOT IN CONTRACT |
| | | NS | NEAR SIDE |
| | | NTS | NOT TO SCALE |
| | | OV | OVER |
| | | OC | ON CENTER |
| | | PAF | POWDER ACTUATED FASTENER |
| | | PLY | PLYWOOD |
| | | PSL | PARALLEL STRAND LUMBER |
| | | PT | PRESSURE TREATED |
| | | RWD | REQUIRING |
| | | REIN | REINFORCING |
| | | REQ | REQUIRING |
| | | SAD | SEE ARCHITECTURAL DRAWINGS |
| | | SCD | SCHEDULE |
| | | SECT | SECTION |
| | | SYM | SYMBOL |
| | | SWG | SLAB ON GRADE |
| | | SW | SHEAR WALL |
| | | SWS | SHEAR WALL SCHEDULE |
| | | SYM | SYMMETRICAL |
| | | TYP | TYPICAL |
| | | UNO | UNLESS NOTED OTHERWISE |
| | | UOS | UNLESS OTHERWISE SPECIFIED |
| | | VF | VERTICAL FIELD |
| | | W/ | WITH |
| | | WO | WITHOUT |
| | | WDF | WELDED WIRE FABRIC |
| | | WD | WOOD |

STRUCTURAL OBSERVATION

- STRUCTURAL OBSERVATIONS AS REQUIRED BY CHAPTER 17 OF THE 2022 CALIFORNIA BUILDING CODE SHALL BE REQUIRED FOR THIS PROJECT. THESE OBSERVATIONS ARE SEPARATE FROM ANY REQUIRED SPECIAL INSPECTIONS OR BUILDING INSPECTION REQUIREMENTS.
- THE PURPOSE OF THE STRUCTURAL OBSERVATIONS ARE TO REVIEW THE OVERALL PROGRESS OF THE JOB AND TO ENSURE THAT THE STRUCTURAL INTENT OF THESE DRAWINGS IS BEING EXECUTED. A VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM FOR GENERAL CONFORMANCE WITH THESE DRAWINGS WILL BE COMPLETED.

SPECIAL INSPECTIONS & TESTING

- CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTION AGENCY AND GEOTECHNICAL ENGINEER A MINIMUM OF 48 HOURS PRIOR TO THE TIME OF INSPECTION.
- SPECIAL INSPECTIONS SHALL BE COMPLETED IN CONFORMANCE WITH CHAPTER 17 OF THE 2022 CALIFORNIA BUILDING CODE AND SHALL BE PROVIDED FOR THE FOLLOWING WORK, UNDER THE SUPERVISION OF AN OUTSIDE SPECIAL INSPECTION TESTING AGENCY EMPLOYED BY THE OWNER'S REPRESENTATIVE.
- THE ENGINEER OF RECORD WILL NOT PROVIDE A STRUCTURAL OBSERVATION LETTER FOR OBSERVATIONS NOT PERFORMED.
- THESE INSPECTIONS IN NO WAY RELIEVES THE CONTRACTOR FROM HIS RESPONSIBILITY TO CONFORM TO THE PLANS, SPECIFICATIONS, THE CALIFORNIA BUILDING CODE AND ANY OTHER LOCAL ORDINANCES IN EFFECT. IF LOCAL JURISDICTION INSPECTION/OBSERVATION REQUIREMENTS ARE LESS STRINGENT, THE REQUIREMENTS OF THESE DRAWINGS MUST STILL BE MET.
- THE GEOTECHNICAL ENGINEER SHALL BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.
- ONE COPY OF ANY AND ALL INSPECTION REPORTS PREPARED BY AN INDEPENDENT TESTING LABORATORY, BUILDING DEPARTMENT, AND/OR GEOTECHNICAL ENGINEER SHALL BE SUBMITTED TO THE ENGINEER.
- IT IS RECOMMENDED THAT ADDITIONAL INSPECTIONS BE REQUESTED AT REGULAR INTERVALS DURING THE COURSE OF CONSTRUCTION AS THESE REGULAR INSPECTIONS COULD REDUCE THE AMOUNT OF DEMOLITION AND REWORKING REQUIRED BY POSSIBLE MISTAKES, OMISSIONS OR MISINTERPRETATIONS.

REQUIRED INSPECTIONS, TESTING, & OBSERVATION

| ITEM | TESTING | SPECIAL INSPECTION | ENGINEERS OBSERVATION |
|--|---------|--------------------|-----------------------|
| GRADING AND COMPACTION (CBC 1705.6) | | | |
| FOOTING EXCAVATION (CBC 1705.6) | | | |
| DRILLED PIER EXCAVATION (CBC 1705.8) | | | |
| CONCRETE STRENGTH (CBC 1705.3)ITEM | | | |
| CONCRETE REINFORING (CBC 1705.3)ITEM | | | X ¹ |
| STRUCTURAL FRAMINGS OBSERVATION PRIOR TO COVER | | | X ¹ |
| SHEAR WALL & DIAPHRAGM NAILING AND SEISMIC HARDWARE (CBC 1705.6.1) | | | X ¹ |
| DIAPHRAGM OR SHEAR WALL NAILING w/ FASTENERS AT LESS THAN 4" (CBC 1705.12.1) | | P ³ | |
| EPOXY ANCHOR INSTALLATION (PER ICC REPORT) | | P ³ | |
| POST-INSTALLED ANCHOR BOLTS (PER ICC REPORT) | | | |
| EPOXY ANCHOR HOLDOWN PULL-TEST (PER ICC REPORT) | | | |
| STRUCTURAL STEEL WELDING & HIGH STRENGTH BOLTING (CBC 1705.2 & 1705.13.1) | | | |

NOTES:
 1. ENGINEERING OBSERVATION SHALL BE DONE BY THE ENGINEER OF RECORD
 2. ENGINEERING OBSERVATION SHALL BE DONE BY THE GEOTECHNICAL ENGINEER OF RECORD
 3. SPECIAL INSPECTION SHALL BE DONE BY A CERTIFIED & APPROVED INDEPENDENT TESTING LAB OR SPECIAL INSPECTION FIRM
 4. C = CONTINUOUS SPECIAL INSPECTION; P = PERIODIC SPECIAL INSPECTION

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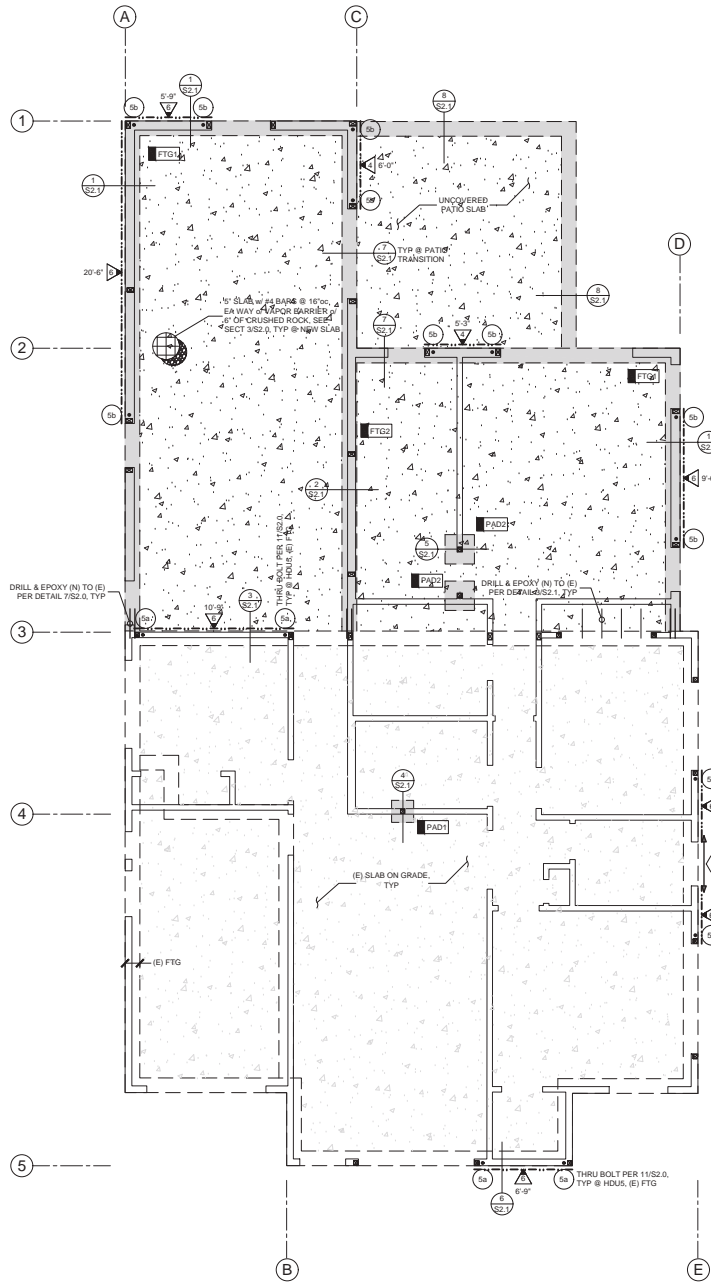
RESIDENTIAL REMODEL/ADDITION
 GENERAL NOTES

DISIENA RESIDENCE
 212 IVY DRIVE
 MENLO PARK, CALIFORNIA



SCALE: AS NOTED
 DRAWN BY: AM
 JOB: 23335
 ISSUED: FEB 22, 2024
 REVISIONS:

SHEET:
S0.1



STRUCTURAL OBSERVATION REQUIRED
 ALL REINFORCING STEEL AND EMBEDDED SEISMIC HARDWARE SHALL BE OBSERVED BY MORRIS SHAFFER ENGINEERING. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT M.S.E. TO SCHEDULE REQUIRED OBSERVATIONS. SEE SHEET S0.1 FOR ADDITIONAL INFORMATION

- FOUNDATION NOTES**
- SEE GENERAL NOTES AND CONCRETE GENERAL DETAILS FOR SPECIFICATIONS AND TYPICAL DETAILS.
 - ALL STRUCTURAL CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF $f_c = 3000$ psi (NO SPECIAL INSPECTION REQUIRED). HARD ROCK MIX WITH 6 SACKS OF CEMENT PER YARD.
 - ALL REINFORCING AND EMBEDDED STEEL ITEMS SHALL BE SECURELY ATTACHED TO FORMWORK OR FALSEWORK PRIOR TO CONCRETE PLACEMENT.
 - ALL FOOTING DEPTHS ARE SHOWN AS APPROXIMATE. DEPTH SHALL BE DETERMINED BY GEOTECHNICAL ENGINEER AT TIME OF OBSERVATION.
 - DO NOT SCALE DRAWINGS. SCALE IS FOR DESIGN REFERENCE ONLY.
 - VERIFY OPENINGS WITH ARCHITECTURAL DRAWINGS AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER AND ARCHITECT PRIOR TO PROCEEDING WITH WORK.
 - CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING.

- FOUNDATION LEGEND**
- SOLID WALLS ON FLOOR LEVEL
 - SHEARWALL & MIN LENGTH (LENGTH DEFINED AS OUTSIDE EDGE TO OUTSIDE EDGE OF HOLD/DOWN POST), SEE SHEARWALL SCHEDULE FOR REQUIREMENTS
 - POST & HOLD/DOWN STRAP AT END OF SHEARWALL, SEE HOLD/DOWN SCHEDULE
 - SHEARWALL SHEATHING WITH STRAP ABOVE & BELOW OPENINGS, SEE SECT 7/S3.1
 - 2-2x MIN POST ABOVE (I.O.N.)
 - SHADE DENOTES NEW CONCRETE FOOTINGS, GRADE BEAMS, AND THICKENED PERIMETER FOOTINGS
 - LIGHT CONCRETE HATCH DENOTES SLAB-ON-GRADE

FOOTING SCHEDULE

| SYMBOL | LENGTH | WIDTH | THICK | DEPTH | REINFORCING | DETAIL(S) |
|--------|--------|-------|-------|-------|---------------------------|-----------|
| FTG1 | CONT | 15' | 12" | 24" | (2)-#5 BARS TOP & BOTTOM | 1/S2.1 |
| FTG2 | CONT | 15' | 12" | 24" | (2)-#5 BARS TOP & BOTTOM | 2/S2.1 |
| PAD1 | | 18" | 18" | 24" | #5 BARS @ 12"oc, EACH WAY | 4/S2.1 |
| PAD2 | | 24" | 24" | 24" | #5 BARS @ 12"oc, EACH WAY | 5/S2.1 |

- DETAIL REFERENCE IN TABLE IS TYPICAL. DETAILS REFERENCES SPECIFIED ON FOUNDATION PLANS SUPERCEDE TABLE.
- DEPTH SPECIFIED IS MINIMUM DEPTH TO BOTTOM OF FOOTING. ADDITIONAL DEPTH MAY BE REQUIRED BY EOR OR GEOTECHNICAL ENGINEER IN FIELD.
- REFER TO SHEET S2.0 FOR TYPICAL FOUNDATION REINFORCING, ANCHOR BOLTS AND HOLD DOWN ANCHORS.

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
 DO NOT SCALE DRAWINGS



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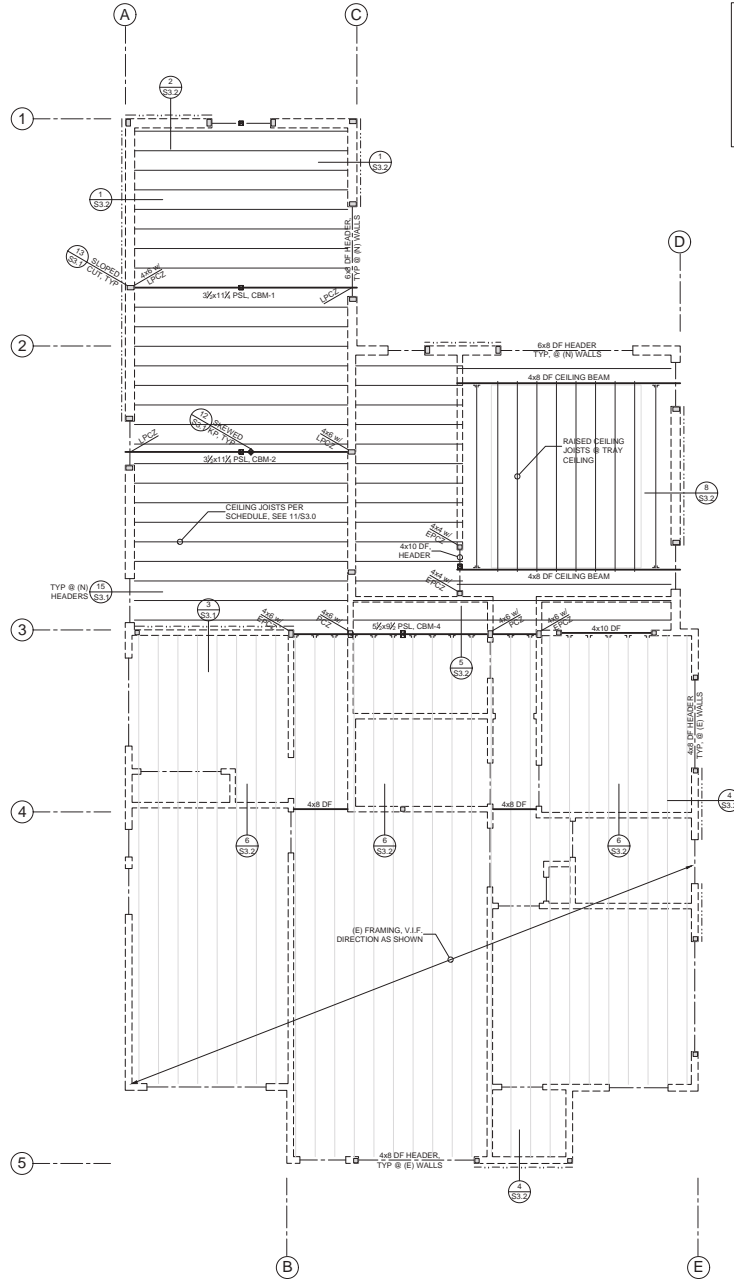
RESIDENTIAL REMODEL/ADDITION
 FOUNDATION PLAN

DISIENA RESIDENCE
 212 IVY DRIVE
 MENLO PARK, CALIFORNIA



SCALE: AS NOTED
 DRAWN BY: AM
 JOB#: 23336
 ISSUED: FEB 22, 2024
 REVISIONS:

SHEET:
S1.0



STRUCTURAL OBSERVATION REQUIRED
 ALL PLYWOOD SHEARWALL NAILING & SEISMIC HARDWARE SHALL BE OBSERVED BY MORRIS SHAFFER ENGINEERING. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT M.S.E. TO SCHEDULE REQUIRED OBSERVATIONS. SEE SHEET S0.1 FOR ADDITIONAL INFORMATION

- WOOD FRAMING NOTES**
- SEE GENERAL NOTES AND WOOD GENERAL DETAILS FOR SPECIFICATIONS AND TYPICAL DETAILS.
 - ALL NEW HEADERS SHALL BE MIN 4x8 DF#1 @ 2x6 WALLS & 4x8 DF#1 @ 2x4 WALLS. HEADERS TO BE FRAMED PER SCHEDULE 5(S)3.0. HEADER SIZES CALLED OUT ON PLAN SUPERCEDE THOSE CALLED OUT ABOVE
 - ALL WALLS ON GRID LINES SHALL HAVE CONTINUOUS TOP PLATES PER 8(S)3.0. WHERE SPICES ARE NOT POSSIBLE A STRAP IS REQUIRED
 - CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING.
 - DO NOT SCALE DRAWINGS. SCALE IS FOR REFERENCE ONLY.
 - VERIFY ALL OPENINGS WITH ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH WORK. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ENGINEER AND ARCHITECT PRIOR TO PROCEEDING WITH WORK.

- FRAMING LEGEND**
- WALLS BELOW SHOWN DASHED
 - SHEARWALL BELOW
 - EXCEPTION NOTED: 4x MIN POST BELOW (U.O.N.)
 - EXCEPTION NOTED: 4x MIN POST ABOVE (U.O.N.)
 - EXCEPTION NOTED: FRAMING MEMBER w/ SIMPSON HANGER HANGER U.N.O.
 - EXISTING FRAMING MEMBER, w/ SIMPSON LU HANGER WHERE SHOWN, U.N.O.
 - NEW FRAMING MEMBER, w/ SIMPSON HANGER WHERE SHOWN, U.N.O.
 - HEADER, SEE SHEET NOTE #2.
 - STRAP: CONTINUITY TIE, TOTAL STRAP LENGTH & MOUNTING LOCATION WHERE GIVEN. SEE STRAP SCHEDULE FOR ADDITIONAL FRAMING HARDWARE

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RESIDENTIAL REMODEL/ADDITION
 CEILING PLAN

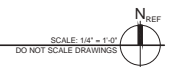
DISIENA RESIDENCE
 212 IVY DRIVE
 MENLO PARK, CALIFORNIA

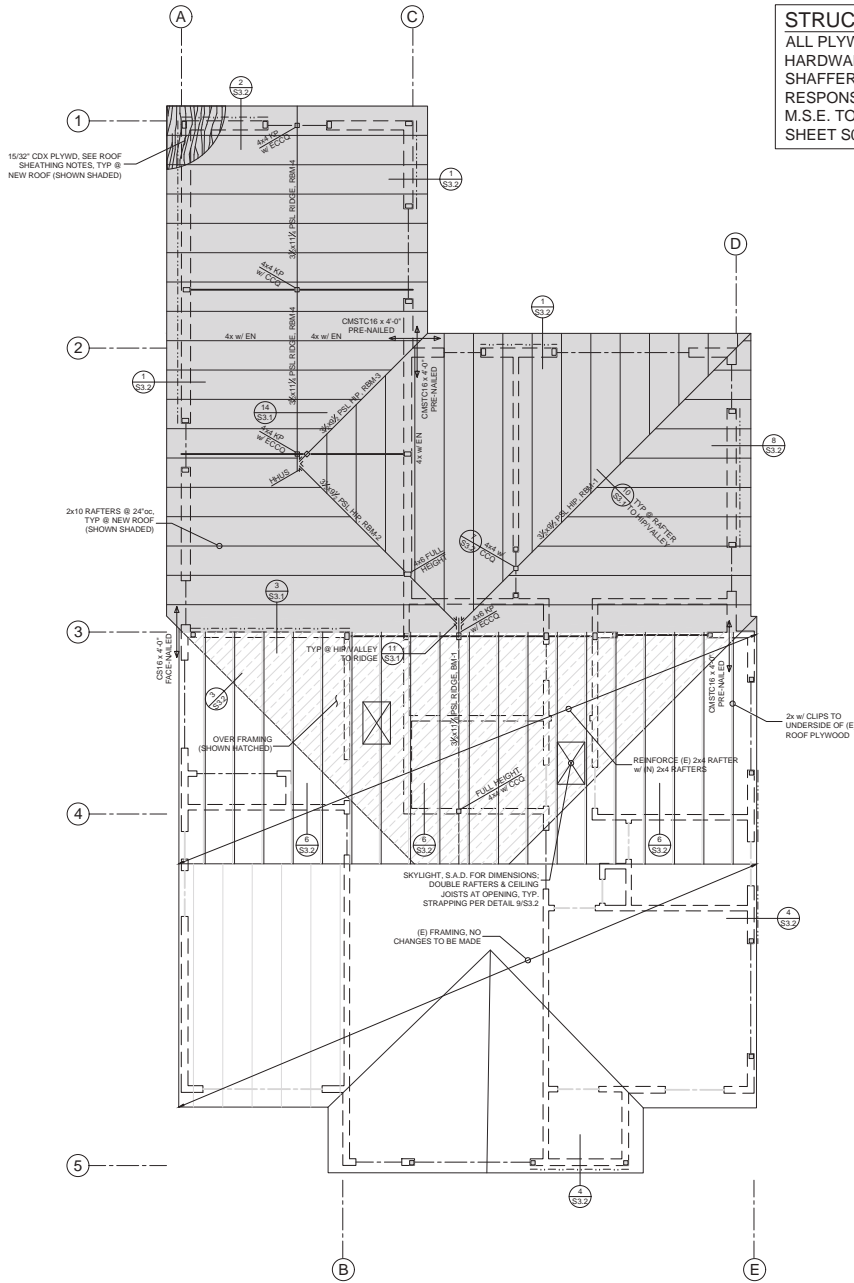


SCALE: AS NOTED
 DRAWN BY: AM
 JOB: 23335
 ISSUED: FEB 22, 2024
 REVISIONS:

SHEET:
S1.1

CEILING PLAN





STRUCTURAL OBSERVATION REQUIRED
 ALL PLYWOOD SHEARWALL NAILING & SEISMIC HARDWARE SHALL BE OBSERVED BY MORRIS SHAFFER ENGINEERING. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT M.S.E. TO SCHEDULE REQUIRED OBSERVATIONS. SEE SHEET S0.1 FOR ADDITIONAL INFORMATION

- WOOD FRAMING NOTES**
- SEE GENERAL NOTES AND WOOD GENERAL DETAILS FOR SPECIFICATIONS AND TYPICAL DETAILS.
 - ALL NEW HEADERS SHALL BE MIN 4x8 DF#1 @ 2x8 WALLS & 4x8 DF#1 @ 2x4 WALLS. HEADERS TO BE FRAMED PER SCHEDULE 553.0. HEADER SIZES CALLED OUT ON PLAN SUPERCEDE THOSE CALLED OUT ABOVE.
 - ALL WALLS ON GRID LINES SHALL HAVE CONTINUOUS TOP PLATES PER 853.0. WHERE SPICES ARE NOT POSSIBLE A STRAP IS REQUIRED.
 - CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING.
 - DO NOT SCALE DRAWINGS. SCALE IS FOR REFERENCE ONLY.
 - VERIFY ALL OPENINGS WITH ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH WORK. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ENGINEER AND ARCHITECT PRIOR TO PROCEEDING WITH WORK.

- FRAMING LEGEND**
- WALLS BELOW SHOWN DASHED
 - SHEARWALL BELOW
 - EXCEPTION AS NOTED
 - FRAMING MEMBER w/ SIMPSON HJ HANGER HANGER U.N.O.
 - EXISTING FRAMING MEMBER, w/ SIMPSON HANGER WHERE SHOWN, U.N.O.
 - NEW FRAMING MEMBER, w/ SIMPSON HANGER WHERE SHOWN, U.N.O.
 - HEADER, SEE SHEET NOTE #2.
 - STRAP / CONTINUITY TIE x TOTAL STRAP LENGTH & MOUNTING LOCATION WHERE GIVEN; SEE STRAP SCHEDULE FOR ADDITIONAL FRAMING HARDWARE
 - SHADE DENOTES NEW ROOF WOOD SHEATHING. SEE ROOF SHEATHING NOTES
 - FILL FRAMING OVER PLYWOOD SHEATHED ROOF BELOW USE 2x6 @ 24" o.c. W/ 2x8 FLAT CLEAT TO ROOF DECK

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RESIDENTIAL REMODEL/ADDITION
 ROOF PLAN

DISIENA RESIDENCE
 212 IVY DRIVE
 MENLO PARK, CALIFORNIA

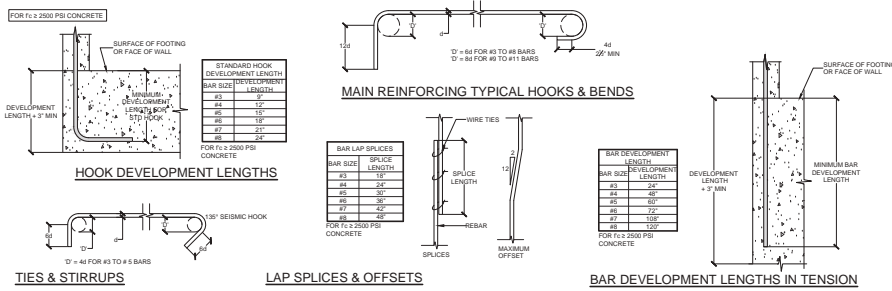


SCALE: AS NOTED
 DRAWN BY: AM
 JOB: 23335
 ISSUED: FEB 22, 2024
 REVISIONS:

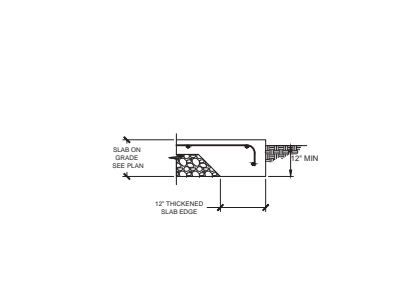
SHEET:
S1.2

ROOF PLAN

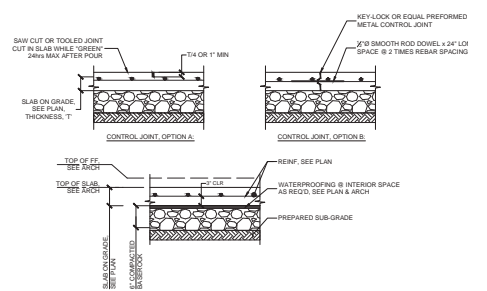




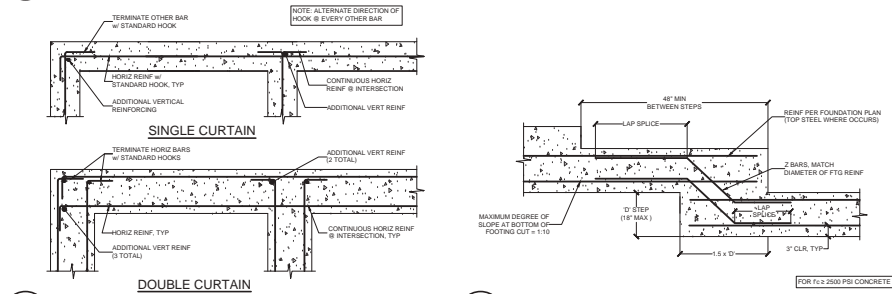
1 REINFORCING STEEL DIMENSIONAL DETAILS



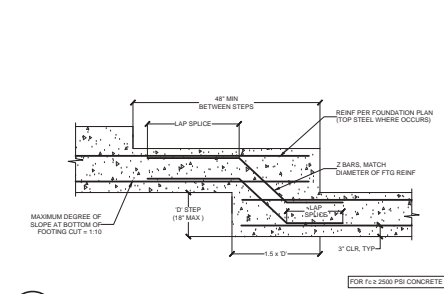
2 TYPICAL THICKENED EDGE



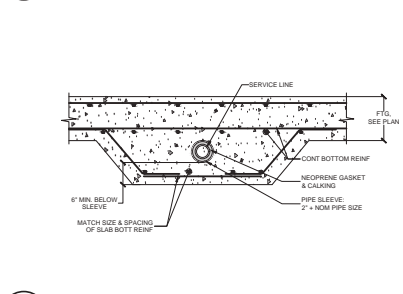
3 SLAB ON GRADE w/ CONTROL JOINTS



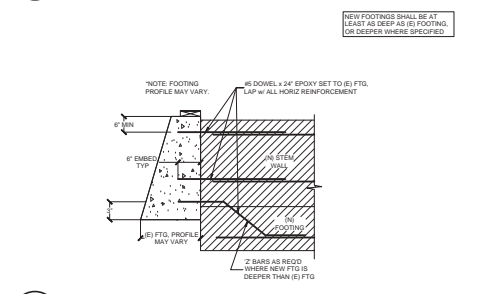
4 TYPICAL LAPS AT CORNERS & INTERSECTIONS



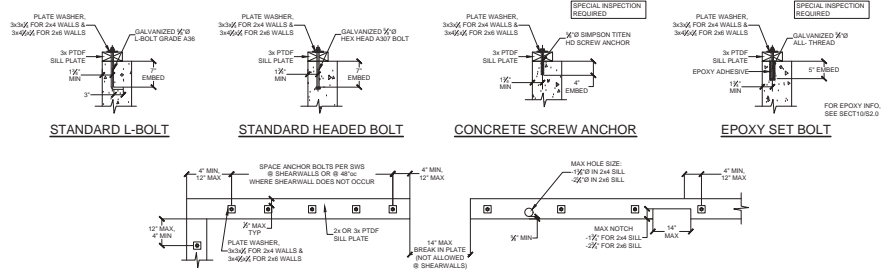
5 TYPICAL STEPPED FOOTING



6 SERVICE LINE THRU FOOTING



7 NEW FOOTING TO EXISTING FOOTING



8 MUDSILL OR SOLE PLATE ANCHORAGE REQUIREMENTS

HOLDOWN SCHEDULE

| SYMBOL | TYPE | ANCHOR IN NEW CONC. FOUNDATION | 1/4" EMBEDMENT DEPTH FROM TOP OF CONCRETE |
|--------|------------|--------------------------------|---|
| (H) | HDU-S022.5 | Ø1/2" x 24" (S175) | 18" |
| (C) | HDU-S022.5 | Ø1/2" x 24" (S175) | 18" |
| (K) | HDU-S022.5 | Ø1/2" x 24" (S175) | 18" |
| (L) | HDU-S022.5 | Ø1/2" x 24" (S175) | 24" |

POST SCHEDULE

| SYMBOL | POST |
|--------|---------------------------------------|
| (P) | Ø2-3/8 BISTERED w/ DR 10# CONC. NAILS |
| (A) | 4x4 |
| (B) | 4x6 |
| (D) | 6x6 |

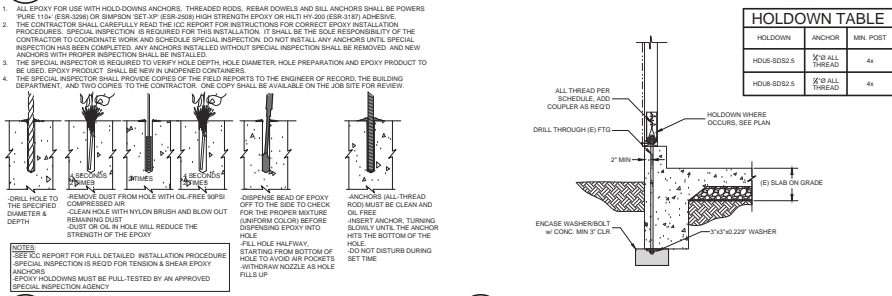
NOTES:

- DO NOT INSTALL SHIMS OR SPACERS BETWEEN HOLDOWN & POST
- WHERE HOLDOWN DOES NOT ALIGN WITH POST ANGLE THREADED ROD A MAXIMUM OF 2" AND INSTALL BOTTOM OF HOLDOWN @ MAX 18" ABOVE THE SILL

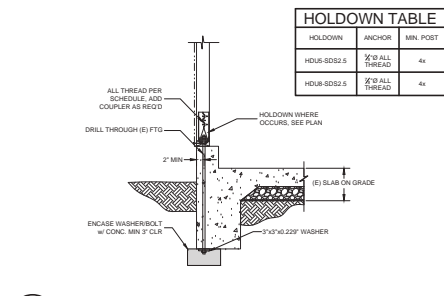
EXAMPLES:

- (H) = HDU with 2-2x POST
- (B) = HDU with 4x6 POST

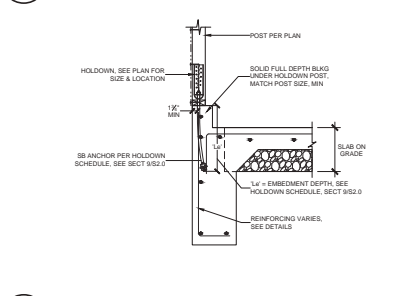
9 FOUNDATION HOLDOWN SCHEDULE & NOTES



10 EPOXY ANCHOR HOLDOWN INSTALLATION PROCEDURE



11 DRILL THROUGH HDU5-HDU8 HOLDOWN @ (E) FTG



12 HOLDOWN ANCHOR AT NEW FOOTING



SCALE: AS NOTED

DRAWN BY: AM

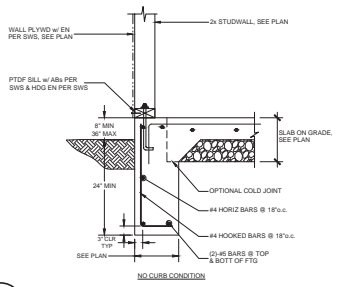
JOB: 23335

ISSUED: FEB 22, 2024

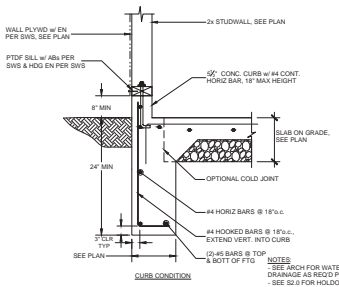
REVISIONS:

| NO. | DESCRIPTION |
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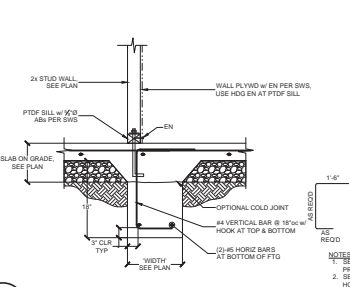
SHEET:



1 THICKENED PERIMETER FOOTING

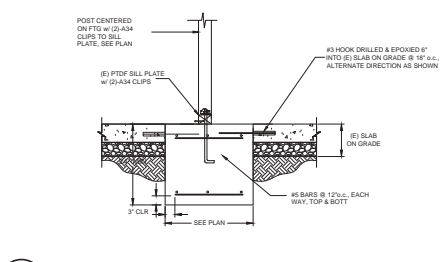
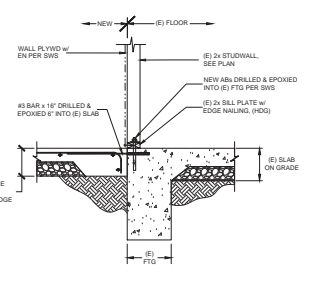


2 INTERIOR FOOTING

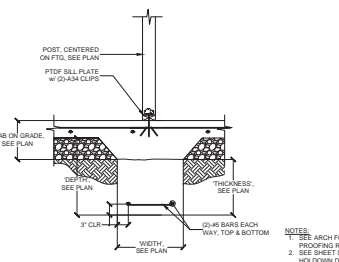


NOTES:
 1. SEE ARCH FOR WATER-PROOFING REQUIREMENTS
 2. SEE SHEET S2.0 FOR TYP. HOLDOWN DETAILS

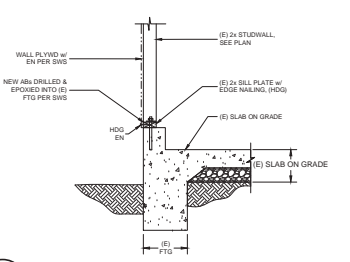
3 NEW TO EXISTING SLAB w/ SHEARWALL



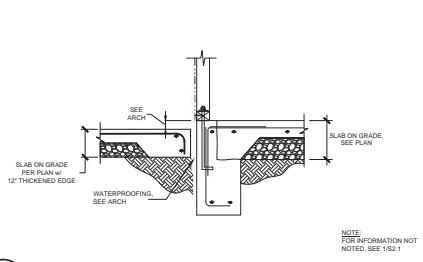
4 SPOT FOOTING @ (E) SLAB



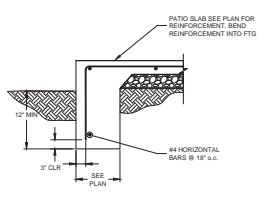
5 INTERIOR FOOTING



6 SHEARWALL @ (E) FOOTING



7 EXTERIOR FOOTING w/ PATIO SLAB



8 PATIO EDGE



SCALE: AS NOTED
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 JOB: 23335
 ISSUED: FEB 22, 2024
 REVISIONS:

| CONNECTION | COMMON NAILING* | GUN NAILING EQUIV.† |
|--|-----------------------------------|-------------------------|
| 1. Blocking between plates or rafters to top plate | 3-8d toenails | 3- 3" x 131/2" |
| 2. Joist to sill or girder, toenail | 3-8d | 4- 3" x 131/2" |
| 4. Ceiling joists to parallel rafters, face nail | 3-10d | 4- 3" x 131/2" |
| 6. Rafter to plate, toenail | 3-10d | 4- 3" x 131/2 toenails |
| 8. Double studs, face nail | 16d at 24" o.c. | 2" x 131/2" at 16" o.c. |
| 11. Continuous header to stud, toenail | 4-8d toenail | 4- 3" x 131/2" |
| 12. Double top plates, face nail | 16d at 16" o.c. | 2" x 131/2" at 12" o.c. |
| 13. Double top plates, top spline | 2-16d, each side | 36- 2" x 131/2" |
| 13. Top plates, laps and intersections, face nail | 8-16d | 12- 3" x 131/2" |
| 14. Side plates to joint or blocking, face nail | 16d at 16" o.c. | 2" x 131/2" at 16" o.c. |
| 16. Side plate to joint or blocking, at braced wall panels | 2-16d per 16" | 4- 3" x 131/2" per 16" |
| 16. Stud to side plate | 4-8d, toenails or 2-16d, end nail | 4- 3" x 131/2" endnails |
| 17. Top plate to stud, end nail | 2-16d | 3- 3" x 131/2" |
| 23. Row joint to top plate, toenail | 8d at 6" o.c., toenails | 2" x 131/2" at 6" o.c. |

- COMMON OR BOX NAILS MAY BE USED UNLESS OTHERWISE NOTED.
- SPECIFIC DETAILS OR SHEARWALL SCHEDULES SHALL SUPERSEDE THIS TABLE.
- PNEUMATIC NAILS SHALL BE ICC-APPROVED AND MEET THE SIZES (LENGTH & DIAMETER) IN THE TABLE. A PNEUMATIC NAIL CAPABLE OF USING FULL ROUND HEAD 15° D NAILS MAY USE THE COMMON NAIL COLUMN.
- REFER TO ICC ESR-1539 POWER-DRIVE STUDS AND NAILS FOR PNEUMATIC NAIL REQUIREMENTS.

ROOF SHEATHING

ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD PANEL SPACING 24" O.C. 1 & 4 BOL BACKED AT ATTICS. MIN WIDTH OF PLYWOOD SHALL BE 2'-0" OR IT SHALL BE SUPPORTED AND NAILED ON ALL EDGES. NAIL ALL PLYWOOD W/ 10d SCREW SHANK NAILS AND SURFLOOR ADHESIVE AS FOLLOWS:

- ⑧ SUPPORTED EDGES AND BOUNDARIES : 10d nails @ 6"oc
- ⑨ FIELD NAILING : 10d nails @ 12"oc

FLOOR SHEATHING

FLOOR SHEATHING SHALL BE 3/4" T & G PLYWOOD W/ EXT. GLOSS (APA STURDI-FLOOR) PANEL SPACING 48" EXP. 1 MIN WIDTH OF PLYWOOD SHALL BE 2'-0" OR IT SHALL BE SUPPORTED AND NAILED ON ALL EDGES. NAIL ALL PLYWOOD W/ 10d SCREW SHANK NAILS AND SURFLOOR ADHESIVE AS FOLLOWS:

- ⑧ SUPPORTED EDGES AND BOUNDARIES : 10d nails @ 6"oc
- ⑨ FIELD NAILING : 10d nails @ 12"oc

- ALL STRUCTURAL COMPOSITE LUMBER SHALL CONFORM TO ICC REPORT NUMBER ESR-1387. ALL MICROLAM (LVL) FRAMING MEMBERS SHALL HAVE A MINIMUM E = 1,500,000 PSI, F_v = 285 PSI, AND F_b = 2800 PSI. ALL PARALLAM, STRAND LUMBER (PSL) FRAMING MEMBERS SHALL HAVE A MINIMUM E = 2,000,000 PSI, F_v = 290 PSI, AND F_b = 2900 PSI. ALL LAMINATED STRAND LUMBER (LSL) FRAMING MEMBERS SHALL HAVE A MINIMUM E = 1,500,000 PSI, F_v = 310 PSI, AND F_b = 4325 PSI.
- ALL BEAMS SHALL BE DESIGNATED ON THE PLANS AS LSL, LSE, LVL, 1SE OR PSL 2.2E DEFINING THE MINIMUM MODULUS OF ELASTICITY (MOE) PER ICC REPORT ESR-1387. THE SIZE SPECIFIED ON THE PLANS IS THE NOMINAL SIZE OF BEAM AND THE ACTUAL BEAM DIMENSIONS MAY BE LESS.
- LVL 1 BEAMS ARE COMPOSED OF BUILT-UP 1 3/4" WIDE BEAMS X SPECIFIED DEPTH W/ 16d FACE NAILS SPACED AT 16" O.C. STAGGERED.

THE CLOSEST ON-CENTER SPACING OF NAILS IN THE ABOVE TABLES IS GIVEN IN THE TABLES BELOW. WHEN ADDITIONAL NAILING IS REQUIRED, A SECOND SPACING OF ROWS OF NAILS MAY BE PROVIDED THAT THERE IS AT LEAST 3/4" SPACING BETWEEN ROWS.

ALL BEAMS SHALL BE WRAPPED FOR SHIPPING. CONTRACTOR SHALL KEEP BEAMS WRAPPED AND PROTECTED FROM THE WEATHER UNTIL THEY ARE INCORPORATED INTO THE STRUCTURE.

NO NOTCHING OR CUTTING OF BEAMS IS ALLOWED WITHOUT WRITTEN APPROVAL BY ENGINEER. A MAXIMUM OF A 2" DIAMETER HOLE MAY BE DRILLED IN THE MIDDLE OF THE BEAM DEPTH AND WITHIN THE MIDDLE 1/3 OF THE BEAM SPAN.

PSL PARALLAM

| NAIL SIZE | CLOSEST ON-CENTER NAILING |
|-----------|---------------------------|
| 8d | 3"oc |
| 10d | 4"oc |
| 16d | 6"oc |

LSL TIMBERSTRAND

| NAIL SIZE | CLOSEST ON-CENTER NAILING |
|-----------|---------------------------|
| 8d | 3"oc |
| 10d | 4"oc |
| 16d | 6"oc |

LVL MICROLAM

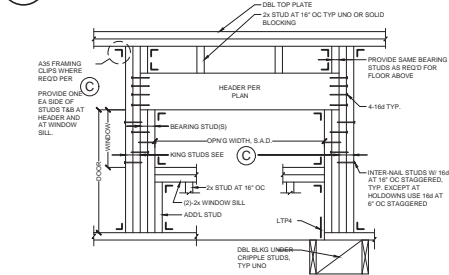
| NAIL SIZE | CLOSEST ON-CENTER NAILING |
|-----------|---------------------------|
| 8d | 3"oc |
| 10d | 4"oc |
| 16d | 6"oc |

| STUDWALL TYPE | MAXIMUM STUDWALL HEIGHT* SUPPORTING JOISTS FROM | | | |
|-----------------------|---|----------------|-----------------|-------------|
| | ROOF | ROOF + 1 FLOOR | ROOF + 2 FLOORS | NON-BEARING |
| 2x4 @ 16" o.c. | 10' | 10' | 8' | 11' |
| 2x6 @ 16" o.c. | 17' | 14' | 11' | 17' |
| DOUBLE 2x4 @ 16" o.c. | 15' | 14' | 8' | 16' |

- *STUDWALL HEIGHTS ARE CALCULATED ARE VALID FOR THE FOLLOWING DESIGN CRITERIA
- EXTERIOR WALLS WITH UP TO 16" FLOOR/ROOF TRIBUTARY WIDTH
- INTERIOR WALLS WITH UP TO 16" FLOOR/ROOF TRIBUTARY WIDTH
- STUDS ARE BRACED AGAINST WEAK-AXIS BENDING BY CONVENTIONAL GYPSUM OR WALL SHEATHING
- LOADING AS FOLLOWS (TYPICAL OF CONVENTIONAL LIGHT WOOD FRAMED CONSTRUCTION)
 - EXTERIOR WALLS: 15 PSF DEAD LOAD SELF WEIGHT, 20 PSF LATERAL WIND LOAD
 - INTERIOR WALLS: 10 PSF DEAD LOAD SELF WEIGHT, 3 PSF LATERAL WIND LOAD
 - ROOFS: 15 PSF DEAD LOAD, 20 PSF LIVE LOAD
 - FLOORS: 15 PSF DEAD LOAD, 40 PSF LIVE LOAD
- WHERE LOADING EXCEEDS THE ABOVE CRITERIA EXAMPLE: MASONRY CLADDING, STUCCO FINISHES, CONCRETE TOPPING
- THICK STUCCO TILE, CONTACT E.O.R.
- WHERE WALL HEIGHTS NEED TO EXCEED THE ABOVE CRITERIA, CONTACT E.O.R.

*TRIBUTARY WIDTH IS TAKEN AS HALF THE LENGTH OF ALL JOISTS BEARING ON THE WALL.

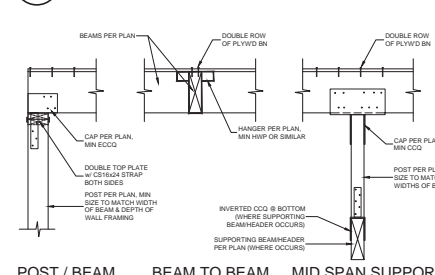
1 CONVENTIONAL NAILING REQUIREMENTS PORTIONS OF CBC TABLE 2304.10.2



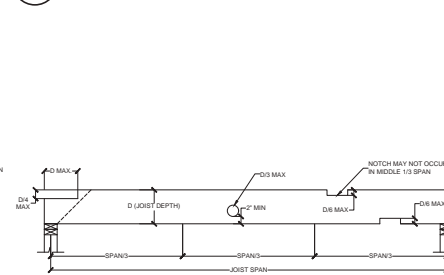
2 ROOF & FLOOR SHEATHING NOTES

| OPENING WIDTH (MAX) | EXTERIOR WALL | | | | OPENING WIDTH (MAX) | INTERIOR WALL | |
|---------------------|---------------|-----------|-------------|--------------------|---------------------|---------------|-----------|
| | BEARING STUD | KING STUD | WINDOW SILL | FRAMING CLIPS | | BEARING STUD | KING STUD |
| 4'-0" | (2)-2x | 2x | 2x | NONE | 4'-6" | (2)-2x | 2x |
| 6'-0" | (2)-2x | (2)-2x | 2x | NONE | 6'-0" | (2)-2x | 2x |
| 8'-0" | (2)-2x | (2)-2x | (2)-2x | ASL WHERE SHOWN | 8'-0" | (2)-2x | 2x |
| 12'-0" OR GREATER | (2)-2x | (2)-2x | (2)-2x | SEE PLAN & DETAILS | 12'-0" OR GREATER | (2)-2x | 2x |

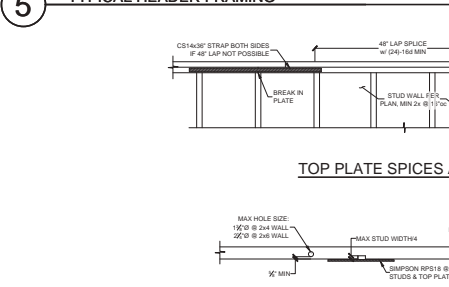
3 STRUCTURAL COMPOSITE LUMBER (LVL, PSL AND LSL)



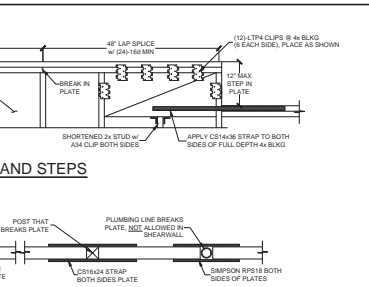
4 ALLOWABLE STUDWALL HEIGHTS



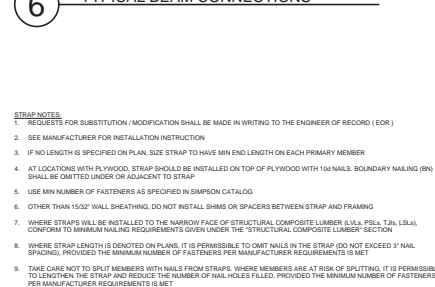
5 TYPICAL HEADER FRAMING



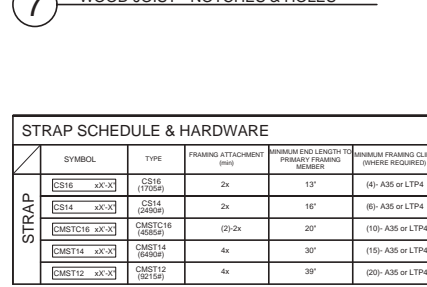
6 TYPICAL BEAM CONNECTIONS



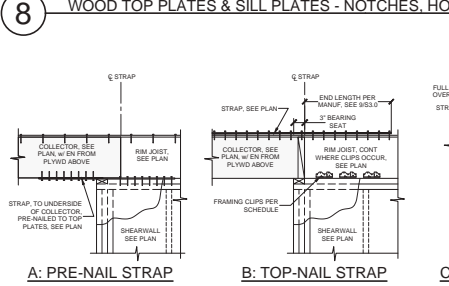
7 WOOD JOIST - NOTCHES & HOLES



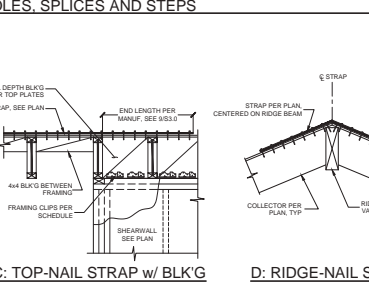
8 WOOD TOP PLATES & SILL PLATES - NOTCHES, HOLES, SPLICES AND STEPS



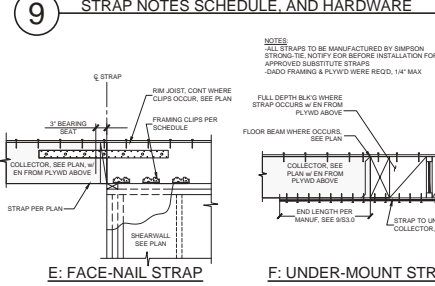
9 WOOD TOP PLATES & SILL PLATES - NOTCHES, HOLES, SPLICES AND STEPS



10 TYPICAL STRAP INSTALLATION DETAILS



11 CEILING JOIST SCHEDULE, AND HARDWARE



| STRAP | STRAP SCHEDULE & HARDWARE | | | | |
|---------|---------------------------|----------------|--------------------------|--|--|
| | SYMBOL | TYPE | FRAMING ATTACHMENT (min) | MINIMUM END LENGTH TO PRIMARY FRAMING MEMBER | MINIMUM FRAMING CLIPS (WHERE REQUIRED) |
| CS16 | xx-x | CS16 (17059) | 2x | 13" | (4)- A35 or LTP4 |
| CS14 | xx-x | CS14 (2430) | 2x | 16" | (8)- A35 or LTP4 |
| CMSTC16 | xx-x | CMSTC16 (4053) | (2)-2x | 20" | (10)- A35 or LTP4 |
| CMST14 | xx-x | CMST14 (6430) | 4x | 30" | (15)- A35 or LTP4 |
| CMST12 | xx-x | CMST12 (6215) | 4x | 39" | (20)- A35 or LTP4 |

11 CEILING JOIST SCHEDULE

| MAX SPAN | CEILING JOIST | SPACING | LEDGER NAILING |
|----------|---------------|---------|-----------------|
| 8'-0" | 2x4 | 16"oc | (2)-16d @ 16"oc |
| 10'-0" | 2x6 | 16"oc | (2)-16d @ 16"oc |
| 14'-0" | 2x8 | 16"oc | (3)-16d @ 16"oc |
| 18'-0" | 2x10 | 16"oc | (4)-16d @ 16"oc |
| 22'-0" | 2x12 | 16"oc | (5)-16d @ 16"oc |



- SPECIFIED EDGE NAILING IS REQD ALONG ALL PANEL EDGES, TOP AND BOTTOM PLATES. ALL NAILS SHALL BE LOCATED AT LEAST 3/8" FROM THE PANEL EDGES.
- ALL PLYWOOD OR OSB STRAND BOARD USED IN SHEAR WALLS SHALL BE APA RATED SHEATHING STRUCTURAL 1 UNO AND COVERED WITH STRUCTURAL PLYWOOD DOOR PS 127 AND PERFORMANCE STRANDING FOR WOOD-BASED STRUCTURAL-USED PANELS, DOC PS 2-10. VERIFY SUITABILITY OF OSB WITH ARCHITECT PRIOR TO ORDERING MATERIAL.
- ALL NAILS ARE TO BE FULL HEADED COMMON NAILS UNLESS OTHERWISE NOTED (UNCL) NAILS EXPOSED TO THE EXTERIOR OR PRESSURE TREATED WOOD SHALL BE GALVANIZED, HOT DIPPED OR TUMBLED CONFORMING TO ASTM A153.
- WHERE PLYWOOD IS APPLIED TO BOTH FACES OF THE WALL, THE PANEL JOINTS SHALL BE OFFSET SUCH THAT AN ADJOINING PANEL EDGE OCCURS ONLY ON ONE SIDE OF ANY 2x STUD.
- WHERE SPECIFIED ON THE SHEAR WALL SCHEDULE (SWS), FRAMING AND BLOCKING AT ADJOINING PLYWOOD (A.P.) EDGES SHALL BE 3x OR WIDER AND NAILING SHOULD BE STAGGERED ON EITHER SIDE OF PLYWOOD JOINT. WHERE 3x OR WIDER BLOCKING REQUIRES TWO ROWS OF NAILS PER 8" STUD, STAGGER 12" BETWEEN ROWS. REPLACE ANY STUD WHICH SPRT DUE TO NAILING, PRE-DRILL OR UPSIZE STUD IF REQD.
- FOR EXISTING WALLS WHICH REQUIRE 3 MEMBERS AT ADJOINING PLYWOOD (A.P.) EDGES, A SECOND 2x STUD MAY BE STITCHED TO THE EXISTING STUD WITH 16d NAILS PER 8" STUD. ALIGN PLYWOOD EDGE WITH CENTER OF DOUBLE STUD AND BOTH STUDS SHALL HAVE ONLY ONE ROW OF NAILING.
- PANELS SHALL NOT BE LESS THAN 4x8", EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING.
- HOLDINGS, CLIPS, AND ANCHORS AS SPECIFIED ON THE FOUNDATION AND FRAMING PLANS SUPERCEDE THE SHEAR WALL SCHEDULE.
- REMOVE ALL SHERNS PRIOR TO INSPECTION BY THE BUILDING DEPARTMENT OR ENGINEER.
- NO HOLES GREATER THAN 3/8" Ø MAY BE INSTALLED IN A DESIGNATED SHEAR WALL WITH 2x4 STUDS. USE 2x6 STUDS FOR SHEAR WALLS WITH PLUMBING PIPES UP TO 3" IN DIAMETER MAX. PROVIDE A SECONDARY PLUMBING WALL TO CONCEAL PIPES WHICH DO NOT MEET THIS CRITERIA.
- PENETRATIONS THROUGH SHEAR WALLS SHALL NOT BE PERMITTED WITHOUT PRIOR APPROVAL OF EOR.

1 SHEARWALL SCHEDULE (SWS) & NOTES

| SHEARWALL SCHEDULE (S.W.S.) | | | | | |
|-----------------------------|-------------------------|----------------|-----------------------------|-------------------------|----------------------|
| SYMBOL | MATERIAL | EDGE NAILING | SOLEY TRANSFER | A.P. STUD BULK SIZE | 8"Ø ANCHOR SPACING |
| ▽ | 15/32" PLYWD (1310 EBF) | 10d AT 6" OC | 16d @ 4" OC SDS @ 12" OC | A35 @ 24" LTP4 @ 24" | 3x SILL 2x SILL |
| ▽ | 15/32" PLYWD (1460 EBF) | 10d AT 4" O.C. | 16d @ 4" OC SDS @ 6" OC | A35 @ 12" LTP4 @ 12" | 48" O.C. 32" O.C. |
| ▽ | 15/32" PLYWD (1600 EBF) | 10d AT 2" O.C. | 16d @ 4" OC SDS @ 4" OC | A35 @ 12" LTP4 @ 8" | 16" O.C. 8" O.C. |
| ▽ | 15/32" PLYWD (1770 EBF) | 10d AT 2" O.C. | 16d @ 4" OC SDS @ 2" OC | A35 @ 8" LTP4 @ 8" | N/A |

*FIELD NAILING - 10d @ 12" O.C.
*SDS22 SCREWS @ MIN 2x4 EMBED INTO RIM OR SILL BELOW

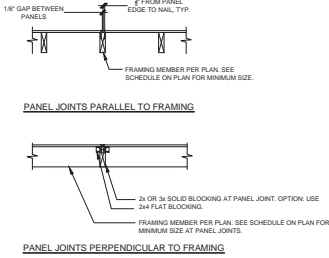
| HDU HOLDOWN SCHEDULE | |
|----------------------|----------------------|
| SYMBOL | TYPE |
| ② | HDU1-SDS2.5 (3075F) |
| ③ | HDU5-SDS2.5 (5545F) |
| ④ | HDU1K-SDS2.5 (8970F) |
| ⑤ | HDU11-SDS2.5 (9330F) |

| POST SCHEDULE | |
|---------------|---------------------------------------|
| SYMBOL | POST |
| ⊙ | (2)-2x 6x6x8 w/ (20) 10d common nails |
| ⊙ | 4x4 |
| ⊙ | 4x6 |
| ⊙ | 4x8 |
| ⊙ | 6x6 |

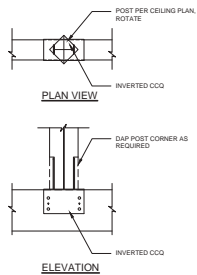
- NOTES:
1. DO NOT INSTALL SHIMS OR SPACERS BETWEEN HOLDOWN AND POST.
2. WHERE HOLDOWN DOES NOT ALIGN WITH POST, ANGLE THREADED ROD A MAXIMUM OF 2" AND INSTALL BOTTOM OF HOLDOWN A MAXIMUM OF 1" ABOVE THE SILL.

- EXAMPLES:
② = HDU2 with 2- 2x POST
④ = HDU8 with 4x6 POST

4 WOOD FRAMING HOLDOWN SCHEDULE

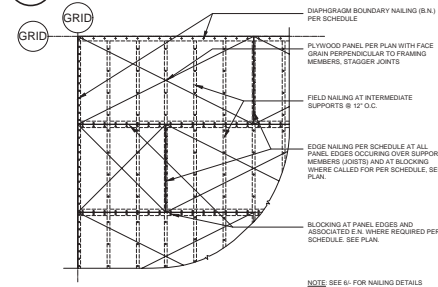


8 HORIZONTAL DIAPHRAGM NAILING

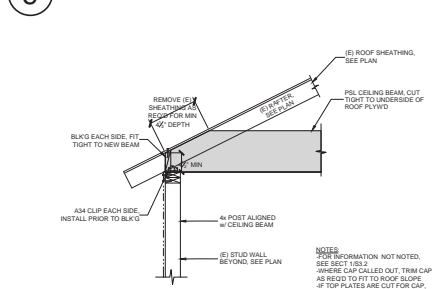


12 SKEWED KING POST BASE

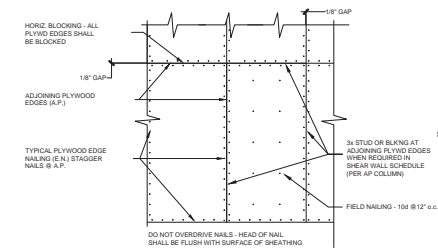
5 CORNER FRAMING OPTIONS AT ENDS OF SHEARWALLS



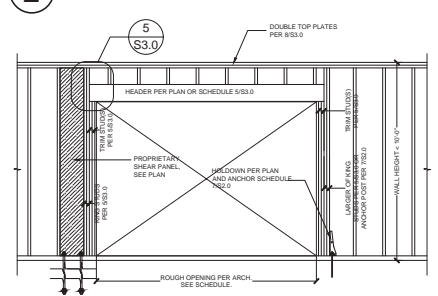
9 PLYWOOD DIAPHRAGM NAILING



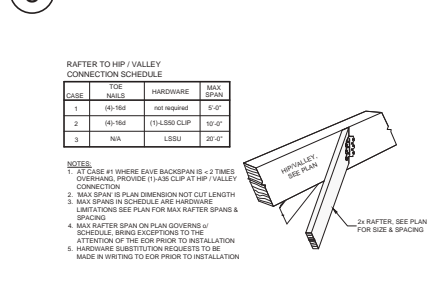
13 SLOPED END CUT OF PSL



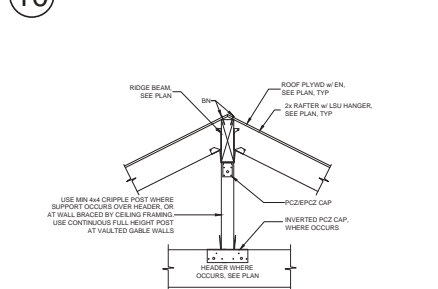
2 PLYWOOD SHEARWALL NAILING



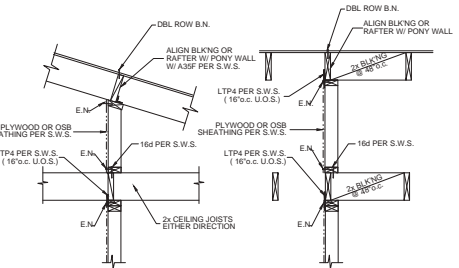
6 SHEAR WALLS AT LARGE OPENINGS



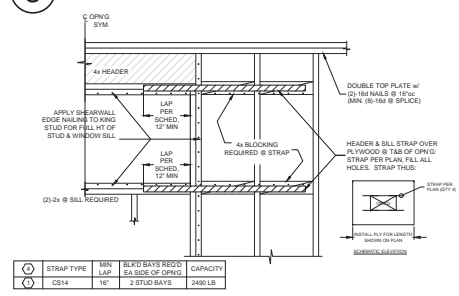
10 RAFTER TO HIP/VALLEY



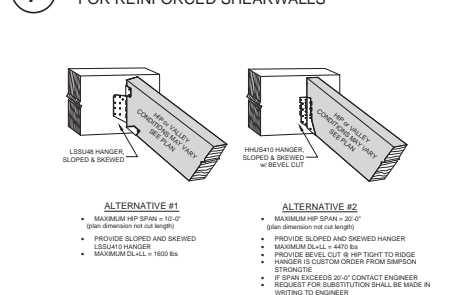
14 RIDGE SECTION



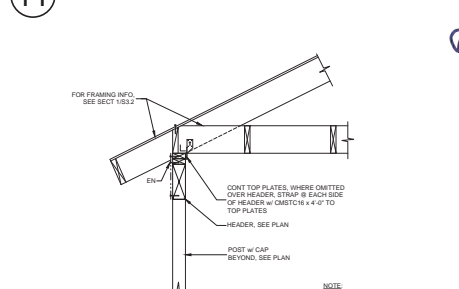
3 SHEARWALL FROM CEILING TO ROOF



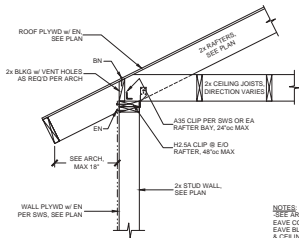
7 FRAMING @ OPENING FOR REINFORCED SHEARWALLS



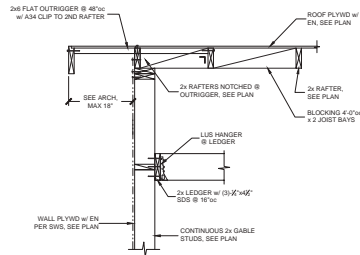
11 HIP/VALLEY TO RIDGE



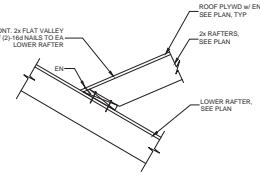
15 HEADER SECTION



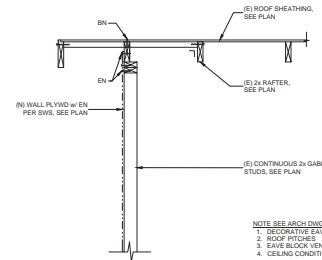
1 TYPICAL EAVE



2 GABLE END @ VAULTED ROOF

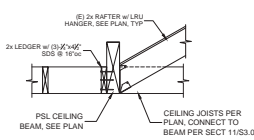


3 OVERFRAMING DETAIL

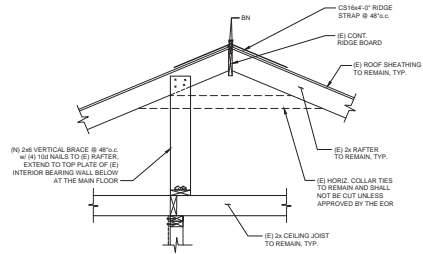


4 SHEAR WALL @ EXISTING GABLE

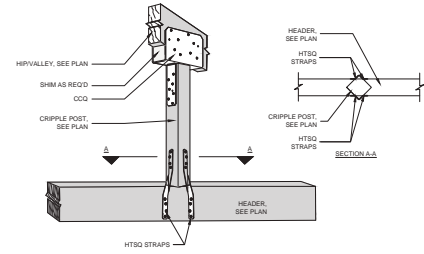
NOTE: SEE ARCH/DWG'S FOR:
 1. DECORATIVE SUEVE CONDITIONS
 2. ROOF FITTINGS
 3. SUEVE BLOCK VENTING REQUIREMENTS
 4. CEILING CONDITIONS



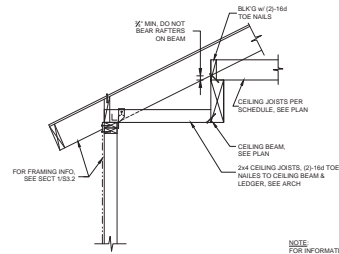
5 CEILING BEAM



6 VERTICAL BRACING

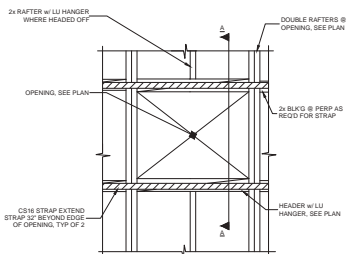


7 KING POST w/ WOOD BEAM BELOW

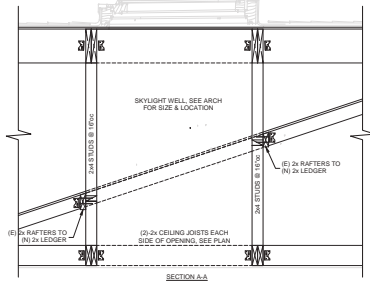


8 COFFERED CEILING

NOTE: FOR INFORMATION NOT NOTED, SEE SECT 105.2



9 SKYLIGHT SECTION



SCALE: AS NOTED
 DRAWN BY: AM
 JOB: 23335
 ISSUED: FEB 22, 2024
 REVISIONS:

CAUTION

- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. PHONE (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK.

GENERAL SITE NOTES

- ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS.
- CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE, AND REPORT ANY DISCREPANCIES TO THE CIVIL ENGINEER OF RECORD.
- ALL WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL OR SOIL REPORT.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT.
- ALL DISTANCES AND DIMENSION SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

DEMOLITION NOTES

- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL REQUIREMENTS TO REMOVE AND DISPOSE OF HAZARDOUS MATERIALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR DEMOLITION.
- TRENCHES AND DEPRESSIONS RESULTING FROM DEMOLITION TO BE BACKFILLED TO THE SATISFACTION OF THE PROJECT GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO BEGINNING DEMOLITION ACTIVITIES AS SPECIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN.

RECORD DRAWINGS

- PRIOR TO FINAL APPROVAL, A CORRECTED AND COMPLETE SET OF RECORD DRAWINGS SHALL BE SUBMITTED TO APPLICABLE MUNICIPALITIES. THE CONTRACTOR SHALL KEEP AN ACCURATE RECORD OF ANY AND ALL CHANGES MADE FROM THE ORIGINAL DRAWINGS THROUGHOUT THE DURATION OF THE ENTIRE CONSTRUCTION PERIOD.

TREE PRESERVATION

- REMOVAL OF EXISTING TREES WITHIN THE DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNING MUNICIPALITY.
- TREE PRESERVATION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION AND/OR GRADING ACTIVITIES COMMENCE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- TREES CALLED OUT FOR PRESERVATION SHALL BE FENCED AT THE DRIFLINE. FENCING MAY OCCUR AT THE COMBINED DRIFLINES OF GROVES OF TREES. PLACE 3 INCH BARK MULCH BENEATH DRIFLINES OF TREES TO BE PRESERVED.
- FENCING SHALL BE 6 FEET TALL CHAIN LINK FENCING WITH STEEL POSTS EMBEDDED IN THE GROUND.
- NO GRADING SHALL OCCUR WITHIN THE DRIFLINES/FENCED AREA OF EXISTING TREES.
- NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIFLINES/FENCED AREA OF EXISTING TREES.

PAVEMENT SECTIONS

- CONTRACTOR SHALL REFER TO THE STRUCTURAL DRAWINGS FOR BUILDING FOUNDATION SECTIONS AND PAD PREPARATIONS.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR EXTERIOR HARDSCAPE AND VEHICULAR PAVEMENT REQUIREMENTS.

SITE MAINTENANCE

- REMOVE ALL SEDIMENT, DEBRIS, REFUSE AND GREEN WASTE FROM STREET AND STORM DRAINS ADJACENT TO THE SITE. PROVIDE A RUMBLE RACK OR PLATE IF CONSTRUCTION ACCESS IS PATTERNED. INSTALL A GRAVELED CONSTRUCTION ENTRANCE IF NOT. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR

GRAVELED AREAS DURING WET WEATHER.

- SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJACENT TO THE PROJECT SITE AS NECESSARY TO KEEP THE PUBLIC RIGHT-OF-WAY FREE OF SEDIMENT OR DEBRIS TRACKED-OUT FROM CONSTRUCTION ACTIVITIES.
- PROVIDE A COVERED CONTAINMENT AREA TO STORE CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES OR OTHER MATERIALS THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM IN THE EVENT OF A SPILL.
- CONTRACTOR SHALL NOT CLEAN EQUIPMENT, MACHINERY OR TOOLS IN STREET, GUTTER OR STORM DRAIN.
- CONTRACTOR SHALL ENSURE THAT CONCRETE TRUCKS, PAINTERS OR FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM MACHINERY, TOOLS OR EQUIPMENT INTO STREET, GUTTER OR STORM DRAIN.
- PROJECT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL ON-SITE STORM DRAIN IMPROVEMENTS UPON PROJECT COMPLETION.

DUST CONTROL

- CONTRACTOR SHALL WATER SITE AS DEEMED NECESSARY BY THE INSPECTOR TO ENSURE PROPER DUST CONTROL FOR THE DURATION OF THE CONSTRUCTION PERIOD.
- SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJACENT TO THE PROJECT SITE AS NECESSARY TO KEEP THE PUBLIC RIGHT-OF-WAY FREE OF DUST CAUSED BY CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ENSURE ALL TRUCKS HAULING SOIL, SAND OR OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPS OR OTHER APPROPRIATE COVERINGS.

STORM DRAIN MAINTENANCE

- TO ENSURE FUNCTIONALITY, STORM DRAIN AND GRADING IMPROVEMENTS REQUIRE REGULAR MAINTENANCE. MONITOR THE DETENTION SYSTEM, CONVEYANCE LINES, ROOF GUTTERS AND DOWNSPOUTS PERIODICALLY AND REMOVE DEBRIS. GRADED SLOPES SHOULD BE MONITORED AND RE-VEGETATED AS NECESSARY.

NPDES REQUIREMENTS

- ALL ON-SITE AND OFF-SITE CONSTRUCTION ACTIVITIES SHALL ADHERE TO THE NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP's) TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING ANY MUNICIPAL SEPARATE STORM SEWER SYSTEMS.
- ERODED SEDIMENT RESULTING FROM CONSTRUCTION ACTIVITIES MUST BE RETAINED ON SITE.
- STOCKPILES OF LOOSE CONSTRUCTION MATERIALS MUST BE PROTECTED TO KEEP WIND OR WATER FORCES FROM TRANSPORTING MATERIAL OFF-SITE.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL OR SURFACE. APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS SHALL NOT BE WASHED INTO ANY DRAINAGE SYSTEM.
- WASTE CONCRETE SHALL NOT BE WASHED INTO ANY DRAINAGE SYSTEM. CONTRACTOR SHALL PROVIDE NECESSARY PROVISIONS TO RETAIN CONCRETE WASTE ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- CONSTRUCTION RELATED WASTE AND DEBRIS SHALL BE KEPT IN A COVERED RECEPTACLE TO PREVENT CONTAMINATION OR DISPERSAL BY WIND OR RAIN.
- PROVIDE A STABILIZED CONSTRUCTION ENTRANCE AT VEHICULAR ACCESS TO SITE TO PREVENT SEDIMENT OR DEBRIS FROM BEING TRACKED INTO PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND SHALL NOT BE WASHED AWAY FROM RAIN OR OTHER MEANS.
- ALL SLOPES WITH DISTURBED SOILS OR REMOVED VEGETATION SHALL BE STABILIZED TO PREVENT EROSION.

EROSION AND SEDIMENT CONTROL

- THE CONCEPTS OF THE EROSION AND SEDIMENT CONTROL PLAN ARE SCHEMATIC AND DEMONSTRATE THE INTENT OF THE

CONTROL MEASURES. THE CONTRACTOR SHALL DETERMINE THE EXACT DESIGN AND EXTENT OF THE CONTROL MEASURES AS TO WORK WITH THE CONTRACTOR'S USE AND MANAGEMENT OF THE CONSTRUCTION SITE.

- THE CONTRACTOR SHALL INSPECT AND MONITOR THE EROSION AND SEDIMENT CONTROL MEASURES AND MAKE REPAIRS AS NECESSARY TO ENSURE FUNCTIONALITY.
- EROSION CONTROL MEASURES MUST BE IN PLACE THROUGHOUT THE RAINY SEASON (OCTOBER 1ST THROUGH APRIL 30TH).
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION. THE FENCE SHALL BE A MINIMUM OF A 6" GALVANIZED CHAIN LINK WITH WINDSCREEN FABRIC.

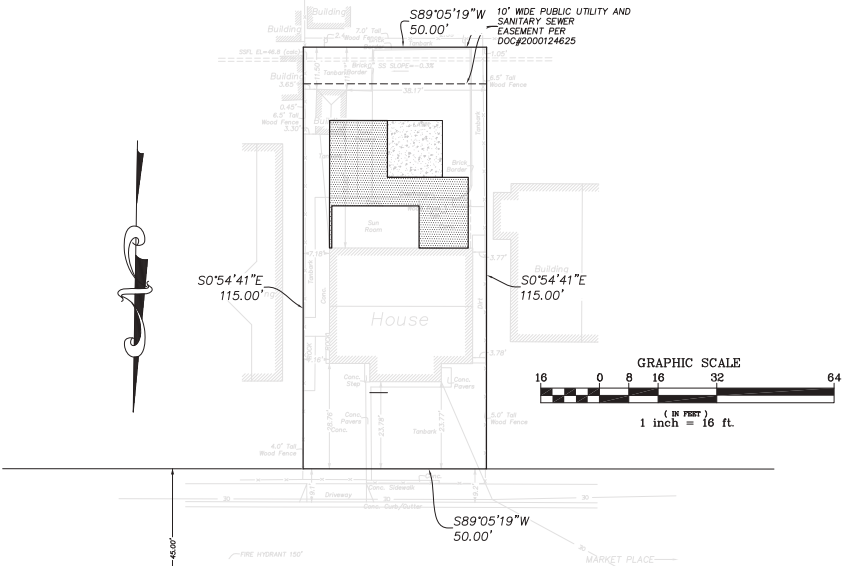
UTILITY NOTES

- ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE GEOTECHNICAL REPORT.
- CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT ACCOUNTS FOR THE ACTUAL LOCATION OF EXISTING UTILITIES DETERMINED DURING DEMOLITION.
- THE UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE NECESSARY FITTINGS AND ACCESSORIES SO THAT THE SYSTEM IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
- UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THE APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AND SURFACE EVIDENCE. THE OWNER, BY ACCEPTING THESE PLANS AGREES TO HOLD UNDESIGNED HARMLESS FROM DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES NOT REPORTED OR INDICATED ON PUBLIC RECORDS OR NOT ASCERTAINABLE FROM SURFACE EVIDENCE.
- CONTRACTOR SHALL VERIFY ALL EXISTING STORM DRAIN AND SANITARY SEWER INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY WORK. ALL STORM DRAIN AND SANITARY SEWER WORK SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT TO ALLOW FOR NECESSARY ADJUSTMENTS TO THE ENTIRE LINE.
- A MINIMUM OF SIX INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT WATER AND SANITARY SEWER PIPELINES SHALL BE TWELVE INCHES AND NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE EXISTING SANITARY SEWER PIPELINES.
- A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE FIVE FEET, EXCEPT WATER AND SANITARY SEWER PIPELINES SHALL BE A MINIMUM OF TEN FEET, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY SERVICE PROVIDERS AND REQUEST VERIFICATION OF SERVICE POINTS.
- ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THE ENDS CAPPED OUTSIDE THE BUILDING ENVELOPE.
- CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTER, SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS AND THE CALIFORNIA FIRE CODE AND LOCAL MUNICIPALITY STANDARDS.
- THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS AND SUBMIT SAID DRAWINGS TO THE LOCAL FIRE MARSHAL FOR REVIEW AND APPROVAL.

FIRE PROTECTION NOTES

- CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTER, SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS AND THE CALIFORNIA FIRE CODE AND LOCAL MUNICIPALITY STANDARDS.
- THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS AND SUBMIT SAID DRAWINGS TO THE LOCAL FIRE MARSHAL FOR REVIEW AND APPROVAL.

NEW ADDITION 212 IVY DRIVE MENLO PARK, CA 94025



| EXISTING | PROPOSED | |
|----------|----------|------------------------------------|
| — FM — | — FBR — | FIBER ROLL |
| — TP — | — TP — | TREE PROTECTION FENCE |
| — SD — | — SD — | 6" PVC STORM DRAIN CONVEYANCE LINE |
| — FM — | — FM — | 2" PVC FORCE MAIN |
| — JT — | — JT — | UNDERGROUND JOINT TRENCH |
| — SS — | — SS — | SANITARY SEWER LINE |
| — W — | — W — | WATER SERVICE |
| — G — | — G — | GAS SERVICE |
| — CB — | — CB — | GRADE BREAK |
| — | — | IMPROVEMENT OUTLINE |
| — | — | DRAINAGE COURSE |
| — | — | FINISHED GRADE SPOT ELEVATION |
| — | — | RAINWATER DOWNSPOUT |
| — | — | AREA DRAIN |

| ESTIMATED EARTHWORK QUANTITIES | |
|----------------------------------|---------|
| CUT (WITHIN BUILDING ENVELOPE) | 50 C.Y. |
| CUT (OUTSIDE BUILDING ENVELOPE) | 5 C.Y. |
| FILL (WITHIN BUILDING ENVELOPE) | 0 C.Y. |
| FILL (OUTSIDE BUILDING ENVELOPE) | 5 C.Y. |
| BALANCE (EXPORT) | 50 C.Y. |

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR THEIR OWN USE.

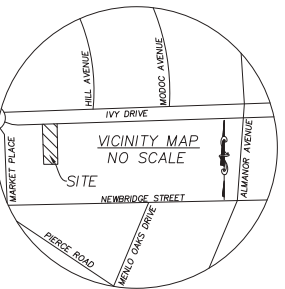
ABBREVIATIONS

| | |
|--------|--------------------------|
| AC | ASPHALT |
| CONC. | CONCRETE |
| COTG | CLEANOUT TO GRADE |
| DO | DECOMPOSED GRANITE |
| TC | TOP OF CURB |
| FL | FLOW LINE |
| INVERT | INVERT |
| SMWH | SANITARY SEWER MANHOLE |
| SSCO | SANITARY SEWER CLEAN OUT |
| FG | FINISHED GRADE |
| FS | FINISHED SURFACE |
| (E) | EXISTING |
| (N) | NEW |
| ELEC. | ELECTRIC |
| COMM. | COMMUNICATIONS |
| (TYP.) | TYPICAL |

PROJECT DESIGN TEAM

ARCHITECT: JESSICA SIN JSD ARCHITECTURE
1162 EBENER STREET
REDWOOD CITY, CA 94061

CIVIL/SURVEY: L. WADE HAMMOND
36660 NEWARK BLVD. SUITE C
NEWARK, CA 94560
(530)499-9332
WILL@WHLANDSURVEYOR.COM



VICINITY MAP
NO SCALE

L. Wade Hammond
Civil Engineering & Land Surveying
36660 Newark Blvd. Suite C
Newark, California 94560
Tel: (510) 579-6112 wade@whlandsurveyor.com

SCALE 1" = 16'
DATE 12-19-2023
JOB# 5352
APN 055-354-330

NEW ADDITION
212 IVY DRIVE
MENLO PARK, CA 94025
SAN MATEO COUNTY
CITY OF MENLO PARK

REGISTERED PROFESSIONAL ENGINEER
L. WADE HAMMOND
C 89275
CIVIL
UNIVERSITY OF CALIFORNIA

DATE 3/22/2024

REVISIONS

ARCHITECTURAL REVISIONS

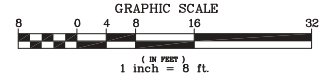
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SHEET NUMBER

C-1

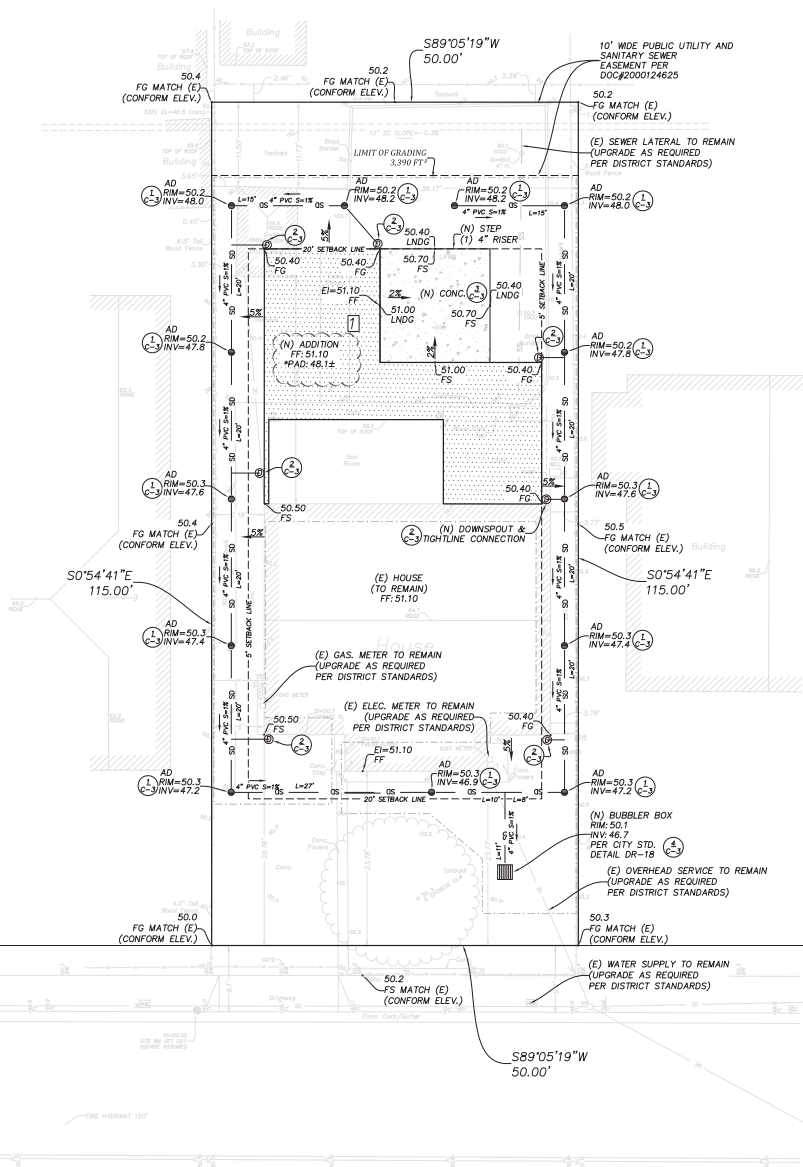
1 OF 6

GRADING & DRAINAGE PLAN



CITY OF MENLO PARK GENERAL NOTES

- ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITY CROSSINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES. CONTACT USA AT (800) 642-2444 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION.
- ALL APPLICABLE WORK AND MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MENLO PARK STANDARD DETAILS, SPECIFICATIONS AND ORDINANCES.
- THE CONTRACTOR SHALL RESTORE ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED WALLS, FENCES, SERVICES, UTILITIES, IMPROVEMENTS OR FEATURES OF WHATEVER NATURE, DUE TO CONTRACTOR'S WORK.
- THE CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH ALL UTILITY COMPANIES INCLUDING, PG&E, AT&T, WEST BAY SANITARY, CAL WATER OR MENLO PARK WATER. VALVE BOXES AND MANHOLES, AND STRUCTURES TO BE SET TO GRADE IN CONCRETE AFTER PAVING.
- ALL STREET MONUMENTS AND OTHER PERMANENT MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE REPLACED BEFORE ACCEPTANCE OF THE IMPROVEMENTS BY THE PUBLIC WORKS DIRECTOR.
- THE CONTRACTOR SHALL GIVE THE CITY INSPECTOR TWO WORKING DAYS ADVANCE NOTICE FOR INSPECTION.
- REMOVAL OF HERITAGE TREES REQUIRES HERITAGE TREE REMOVAL PERMIT.
- FOR LANE CLOSURES, THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN AND OBTAIN APPROVAL OF THE CITY ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE FLAGMEN, CONES OR BARRICADES, AS NECESSARY TO CONTROL TRAFFIC AND PREVENT HAZARDOUS CONDITIONS PER THE CALIFORNIA STANDARD PLANS, SPECIFICATIONS, AND MANUAL ON TRAFFIC CONTROL DEVICES, LATEST EDITION.
- PEDESTRIAN, PUBLIC ACCESSES, WHEELCHAIR ACCESSES SHALL BE MAINTAINED DURING THE CONSTRUCTION TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.
- NO TRENCHES OR HOLES SHALL BE LEFT OPEN OVERNIGHT; USE STEEL PLATING OR HOT-MIX ASPHALT AS REQUIRED TO PROTECT OPEN TRENCHES OVERNIGHT.
- THE CONTRACTOR SHALL CONTROL DUST AT ALL TIMES AND SWEEP STREETS AS OFTEN AS NECESSARY DURING CONSTRUCTION AS REQUIRED BY THE PUBLIC WORKS DIRECTOR.
- ALL REVISIONS TO THIS PLAN MUST BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON REVISED PLANS STAMPED AND SIGNED BY CITY ENGINEER PRIOR TO THE INSTALLATION OF THE IMPROVEMENTS.
- ALL CONSTRUCTION STAKING FOR CURB, GUTTER, SIDEWALK, SANITARY SEWERS, STORM DRAINS, WATER LINES, FIRE HYDRANTS, ELECTROLINERS, ETC., SHALL BE DONE BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
- ALL EXISTING FRONTAGE IMPROVEMENTS THAT ARE DAMAGED, CRACKED, UPLIFTED OR DEPRESSED DURING THE COURSE OF CONSTRUCTION, OR THAT WERE DAMAGED PRIOR TO CONSTRUCTION, SHALL BE REMOVED, REPLACED AND/OR REPAIRED. REPLACED AND REPAIRED SECTIONS SHALL MEET CITY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE. CITY WILL NOT BEAR THE COSTS OF RECONSTRUCTION.
- ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.
- A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY. THE APPLICANT/CONTRACTOR SHALL OBTAIN THE PERMIT FROM THE CITY'S ENGINEERING DIVISION PRIOR TO START OF ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY OR PUBLIC EASEMENT AREAS. THE APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING FOR CITY ENCROACHMENT PERMIT. TO VIEW ENCROACHMENT PERMIT REQUIREMENTS PLEASE VISIT THE CITY'S WEBSITE AT: [HTTP://WWW.MENLOPARK.ORG/202/ENCROACHMENT-PERMITS](http://WWW.MENLOPARK.ORG/202/ENCROACHMENT-PERMITS)



GRADING NOTES:

- CLEARANCE BETWEEN WOOD SIDING AND EARTH ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 6 INCHES OR LESS THAN 2 INCHES VERTICAL FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER EXCEPT WHERE SIDING, SHEATHING AND WALL FRAMING ARE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. [C.B.C. 2304.12.1.5]
- SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT ALLOW WATER TO POND. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%); OR WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET (5%), GRASSES OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. [C.B.C. 1804A.4]
- IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF (2%) AWAY FROM THE BUILDING. [C.B.C. 1804A.4]

*BUILDING PAD: ADJUST BUILDING PAD ELEVATION AS REQUIRED PER STRUCTURAL/ARCHITECTURAL PLANS.

NOTE: UNDER NO CIRCUMSTANCE SHALL DRAINAGE RESULTING FROM THIS PROJECT, DURING OR POST CONSTRUCTION, DIRECTLY SHEETFLOW ACROSS AN ADJOINING PROPERTY. RUNOFF SHALL BE CONTAINED ON-SITE UP TO THE 10-YEAR STORM.

L. Wade Hammond
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36660 Newark Blvd., Suite C
Newark, California 94560
Tel: (925) 759-6112 lwade@lwhsurvey.com

| | |
|-------|-------------|
| SCALE | 1" = 8' |
| DATE | 12-19-2023 |
| JOB# | 5352 |
| APN | 055-354-330 |

NEW ADDITION
212 IVY DRIVE
MENLO PARK, CA 94025
SAN MATEO COUNTY
CITY OF MENLO PARK



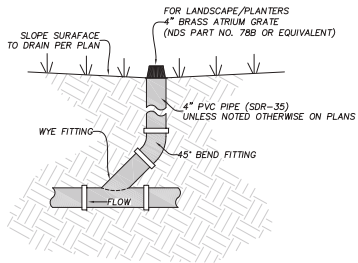
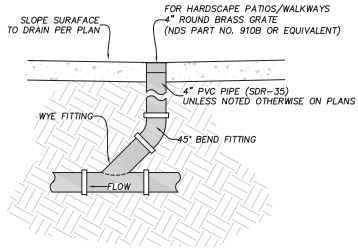
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| DATE | 3/22/2024 |
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| REVISIONS | ARCHITECTURAL REVISIONS |
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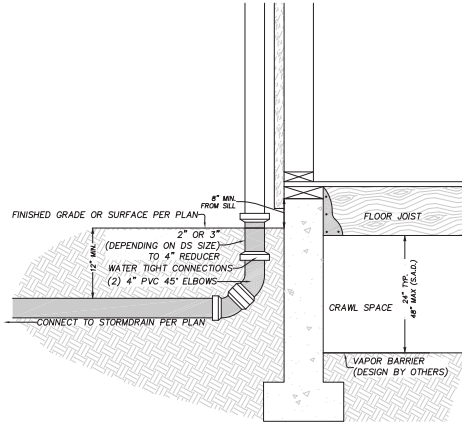
SHEET NUMBER

C-2

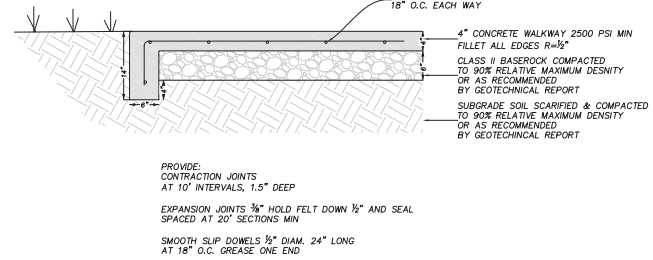
DETAILS



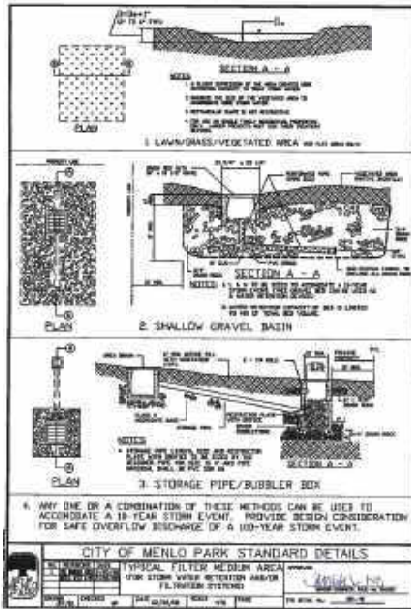
① AREA DRAIN
NOT TO SCALE



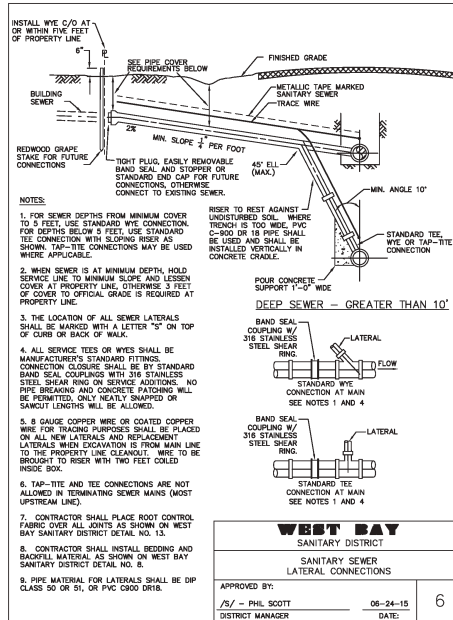
② DOWNSPOUT & TIGHTLINE
NOT TO SCALE



③ CONCRETE WALKWAY
NOT TO SCALE



④ BUBBLER BOX
NOT TO SCALE

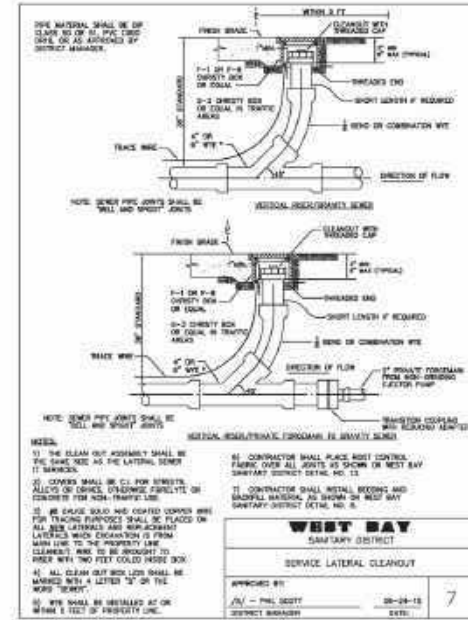


WEST BAY
SANITARY DISTRICT
SANITARY SEWER
LATERAL CONNECTIONS

APPROVED BY: /s/ PHIL SOGG
DISTRICT MANAGER

05-24-15
DATE

6



WEST BAY
SANITARY DISTRICT
SERVICE LATERAL CLEANOUT

APPROVED BY: /s/ PHIL SOGG
DISTRICT MANAGER

05-24-15
DATE

7

L. Wade Hammond
Civil Engineering & Land Surveying
36660 Newark Blvd., Suite C
Newark, California 94560
Tel: (925) 759-6112 wade@lwhsurvey.com

| | | | |
|--------|------------|------|-------------|
| N.T.S. | 12-19-2023 | 5352 | 055-354-330 |
| SCALE | DATE | JOB# | APN |

NEW ADDITION
212 IVY DRIVE
MENLO PARK, CA 94025
SAN MATEO COUNTY
CITY OF MENLO PARK



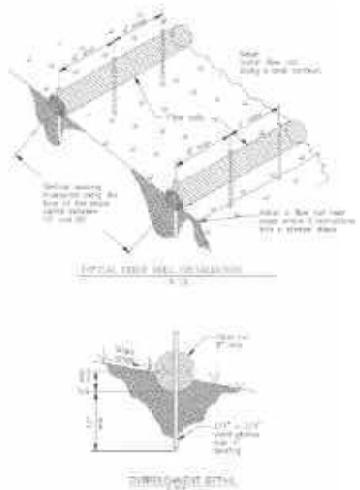
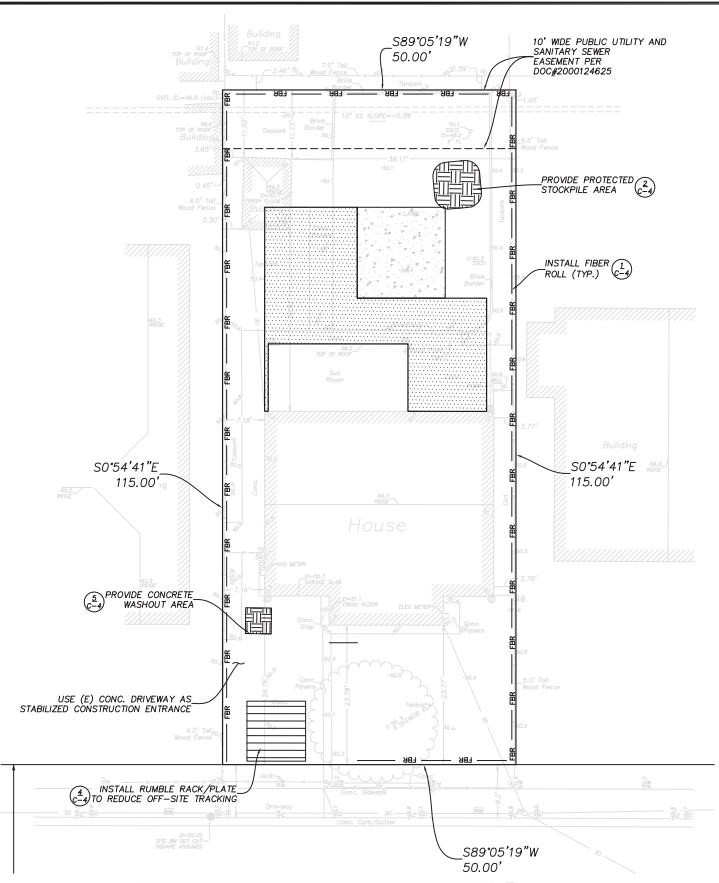
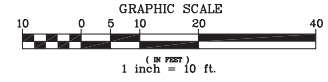
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|------|-----------|
| DATE | 3/22/2024 |
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| REVISIONS | ARCHITECTURAL REVISIONS |
| # | 1 |

SHEET NUMBER

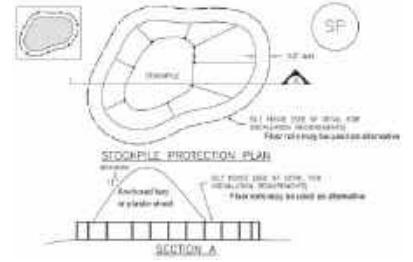
C-3

EROSION CONTROL PLAN

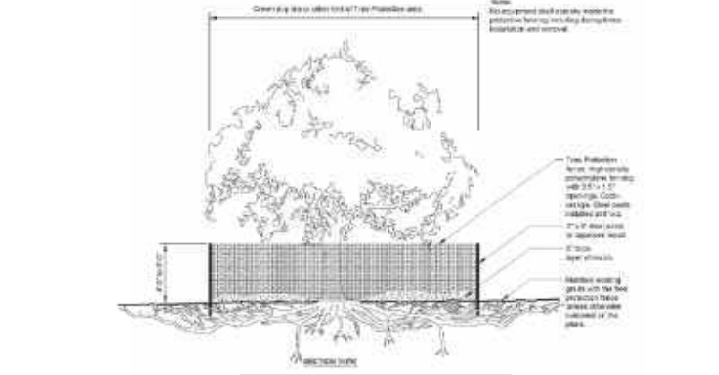


NOTES:
 1. These measures shall be installed in a timely manner to be completed and in place before the start of the first rain event to prevent runoff from going uncontrolled.

① FIBER ROLL
 NOT TO SCALE

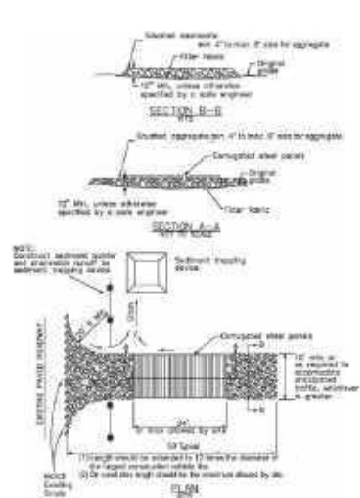


② STOCKPILE PROTECTION
 NOT TO SCALE

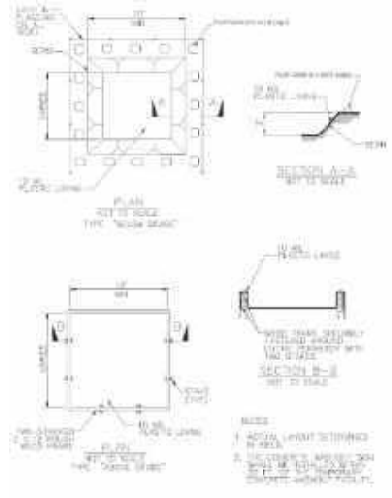


NOTE: JURISDICTIONS MAY HAVE VARYING PROTECTION REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH PROJECT INSPECTOR TO ENSURE LOCAL REGULATIONS ARE FOLLOWED.

③ TREE PROTECTION
 NOT TO SCALE



④ CONSTRUCTION ENTRANCE
 NOT TO SCALE



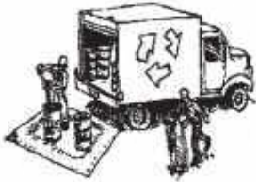
⑤ CONCRETE WASHOUT
 NOT TO SCALE

| | |
|--|-------------------------|
| L. Wade Hammond Civil Engineering & Land Surveying 36660 Newark Blvd., Suite C Newark, California 94560 Tel: (925) 759-6112, wade@lwhsurvey.com | |
| SCALE | 1" = 10' |
| DATE | 12-19-2023 |
| JOB# | 5352 |
| APN | 055-354-330 |
| NEW ADDITION 212 IVY DRIVE MENLO PARK, CA 94025 SAN MATEO COUNTY CITY OF MENLO PARK | |
| | |
| DATE | 3/22/2024 |
| REVISIONS | ARCHITECTURAL REVISIONS |
| # | 1 |
| SHEET NUMBER | |
| C-4 4 OF 6 | |

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berms and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gypsum, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If fueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and cover a drip pan or drip cloth big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbent and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or leaved fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as filter rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transport to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells.
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin silt filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



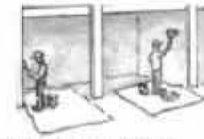
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offline or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent wastewater from entering storm drains. Block any inlets and vacuum gutters, hose wastewater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any stockpile landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

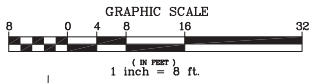
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from staining paints or paints containing lead, mercury, or other toxic must be disposed of as hazardous waste. Lead-based paint removal requires a state-certified contractor.

Dewatering

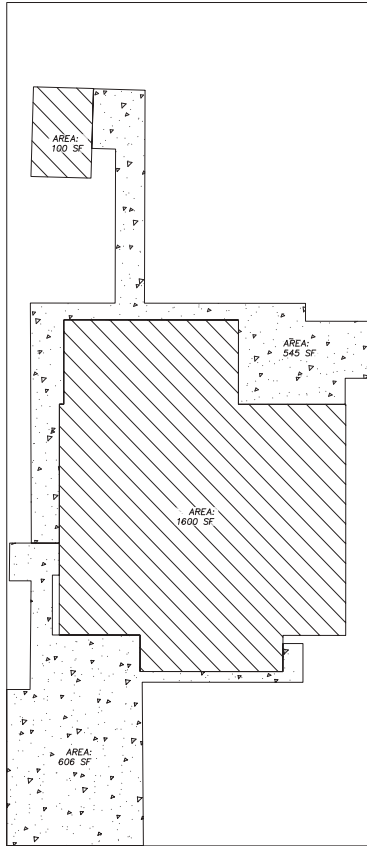


- Discharges of groundwater in captured runoff from dewatering operations must be properly managed and disposed. When possible, seal dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- Divers run-in water from office areas from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!



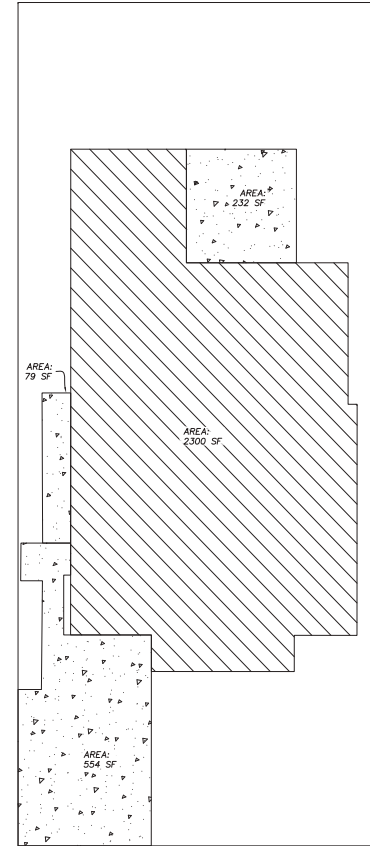
IMPERVIOUS AREAS EXHIBIT



PRE-CONSTRUCTION

HATCH LEGEND

- BUILDING
- CONCRETE/PAVEMENT



POST-CONSTRUCTION

| IMPERVIOUS SURFACE AREAS | |
|--------------------------|-----------------------|
| TOTAL PROPERTY AREA | 5,750 FT ² |
| IMPERVIOUS AREAS | |
| PRE-CONSTRUCTION | 2,851 FT ² |
| POST-CONSTRUCTION | 3,165 FT ² |
| NET CHANGE | +314 FT ² |

L. Wade Hammond
Civil Engineering & Land Surveying
36660 Newark Blvd., Suite C
Newark, California 94560
Tel: (925) 279-6112 wade@lwhsurvey.com

| | |
|-------|-------------|
| SCALE | 1" = 8' |
| DATE | 12-19-2023 |
| JOB# | 5352 |
| APN | 055-354-330 |

NEW ADDITION
212 IVY DRIVE
MENLO PARK, CA 94025
CITY OF MENLO PARK SAN MATEO COUNTY



| | |
|------|-----------|
| DATE | 3/22/2024 |
|------|-----------|

| | |
|-----------|-------------------------|
| REVISIONS | ARCHITECTURAL REVISIONS |
| # | 1 |

SHEET NUMBER

C-6



ARCHITECTURE + INTERIORS

Project Description Letter

212 Ivy Drive, Menlo Park CA, 94025

This project proposes a one-story addition and remodel of an existing one-story family residence.

The addition includes a new Primary Bedroom with an ensuite bath and walk-in closet. The remodeling includes reconfiguration of the Kitchen, Dining Room, Bathroom 2, Bedrooms 2, Guest/Bedroom 3 and Office/Bedroom 4 and a new Family Room and Laundry Room.

The addition will add 710 sf, and the total lot coverage is proposed to be 2,300sf. The overall height will be +/- 15'-4.

The home is a one-story ranch-style home and the addition will match the same style as the rest of the house. The rear of the home where the addition is going to be, will have the same horizontal sidings and same white color. We'll have new windows at the rear, left and right side of the home, leaving the existing windows at the front of the house. A new entry door is proposed.

The addition will have a new composition shingle roof to match the existing.

Yadira and Michael DiSiena, the homeowners, have already reached out to their nearest neighbors to expose and explain the scope of work they're proposing to do in their home. All of them have had a good reception on the project.

City of Menlo Park
701 Laurel Street
Menlo Park, Ca 94025

City of Menlo Park Planning Department,

Thank you for the opportunity to modify and expand our home on 212 Ivy Drive. As requested, neighborhood outreach has been conducted throughout the year.

Avo and Elizabeth Esralian
650-766-3042
208 Ivy Drive
Menlo Park, CA 94025

On May 25th, 2024, Yadira personally went to the home of the Esralian family to share the construction plan. The Esralian family met the previous homeowner who unfortunately was unable to maintain the home for personal reasons. They expressed no concerns for the construction. The Esralian family is looking forward to our project proving a better curb appeal, safer home for our daughter and 2 bathrooms.

Jesus Soto
650-796-6239
107 Newbridge Street
Menlo Park, CA 94025

On May 20th, 2024, Yadira contacted Jesus via text message to request a time to talk regarding the home construction plans. Jesus and his wife called to discuss the construction. Via phone Yadira shared the construction plans, the possible timeline and they were both supportive of the improvement.

Alma Aguayo
271 Ivy Drive
Menlo Park, CA 94025
650-906-3306

On May 3rd, 2024, Yadira and Michael spoke to Alma Aguayo. Alma Aguayo recently had her fathers home fully remodeled and shared her personal experience with the City of Menlo Park planning department. Alma encouraged us to move forward with the home construction plan.

Yesenia
216 Ivy Drive
Menlo Park, Ca 94025
650-600-4829

On June 16, 2024 Yadira spoke to Yesenia who is a renter at 216 Ivy Drive. Yadira shared the construction plans with Yesenia. Yesenia seemed very excited for the upgrade to the home.

Please feel free to contact me for any other questions or concerns you may have.

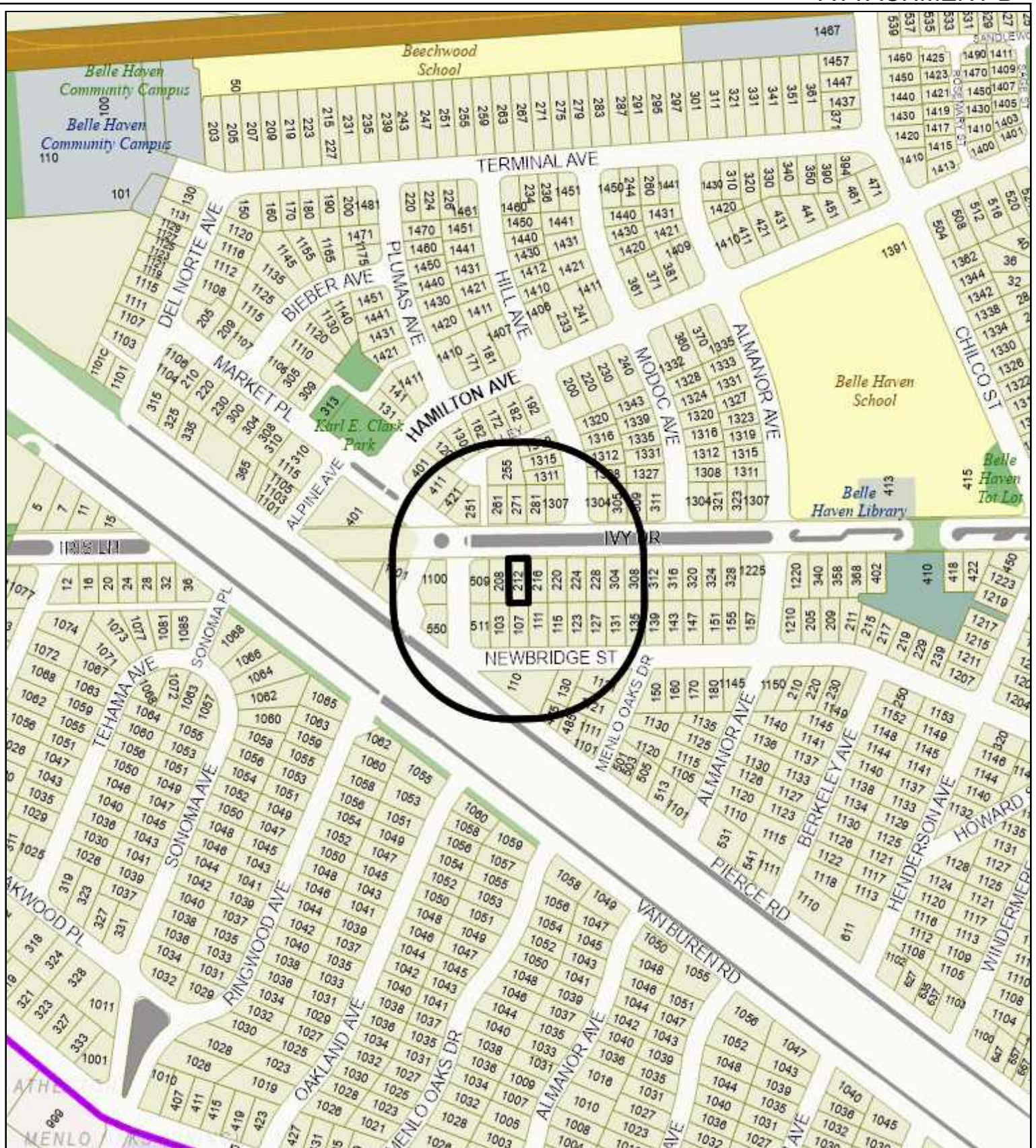
| | | | |
|--------------------------------|--------------------------------------|-------------------------------|--|
| LOCATION: 212 Ivy Drive | PROJECT NUMBER: PLN2024-00020 | APPLICANT: Jessica Sin | OWNER: Michael and Yadira DiSiena |
|--------------------------------|--------------------------------------|-------------------------------|--|

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 October 28, 2025) for the use permit to remain in effect.
 - b. Development of the project shall be substantially in conformance with the plans prepared by JSD Architecture and Interiors consisting of 35 plan sheets, dated received October 9, 2024 and approved by the Planning Commission on October 28, 2024, 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.
 - 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.

212 Ivy Drive – ATT A Ex. C – Conditions of Approval

| | | | |
|--|--------------------------------------|-------------------------------|--|
| LOCATION: 212 Ivy Drive | PROJECT NUMBER: PLN2024-00020 | APPLICANT: Jessica Sin | OWNER: Michael and Yadira DiSiena |
| 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
 212 Ivy Drive



| | PROPOSED PROJECT | | EXISTING PROJECT | | ZONING ORDINANCE | |
|---|---|---|--|---|---|---|
| Lot area | 5,750 sf | | 5,750 sf | | 7,000 sf min | |
| Lot width | 50 ft | | 50 ft | | 65 ft min | |
| Lot depth | 115 ft | | 115 ft | | 100 ft min | |
| Setbacks | | | | | | |
| Front | 23.8 ft | | 23.8 ft | | 20 ft min | |
| Rear | 21.8 ft | | 43.2 ft | | 20 ft min | |
| Side (left) | 7.2 ft | | 7.2 ft | | 10% of minimum lot width but no less than 5 ft | |
| Side (right) | 3.8 ft | | 3.8 ft | | | |
| Building coverage | 2,290 sf 40 % | | 1,700 sf 30 % | | 2,300 sf max 40 % max | |
| FAL (Floor Area Limit) | 2,290 sf | | 1,600 sf | | 2,800 sf max | |
| Square footage by floor | 2,065 sf/1 st 235 sf/garage | | 1,365 sf/1 st 235 garage 100 shed | | | |
| Square footage of buildings | 2,290 sf | | 1,700 sf | | | |
| Building height | 15.3 ft | | 14.1 ft | | 28 ft max | |
| Parking | 1 covered space | | 1 covered space | | 1 covered and 1 uncovered space | |
| Note: Areas shown highlighted indicate a nonconforming or substandard situation | | | | | | |
| Trees | Heritage trees | 0 | Non-Heritage trees | 1 | New trees | 0 |
| | Heritage trees proposed for removal | 0 | Non-Heritage trees proposed for removal | 0 | Total Number of trees | 1 |