12-12-2024
www.ProEngs.com
Info@ProEngs.com

Professional Engineers

DISCRIPTION LETTER

We are submitting an application to build a two story contemporary 2 bedrooms and 2.5 bathrooms house with 1095 sqft of living area. The APN for this lot is 062-215-080, zoning is R1U and the house will be equipped with fire sprinkler.

We are requesting for variances in connection with the construction of this brand-new 2-story house on a substandard lot located at Haight St., This request seeks relief from certain zoning regulations due to the unique size and configuration of the property, as allowed under Section 16.82.340(B) of the Zoning Ordinance.

The lot, which measures only 2,064 square feet, is significantly smaller than the minimum required lot size of 5,000 square feet typically required for residential properties in this zoning district. As per the zoning ordinance, for lots under 5,000 square feet, the Floor Area Limit (FAL) is determined through a Use Permit review by the Planning Commission. Given the constraints of our lot size, we are proposing a living area of 1,095 square feet, which we believe is way below the average for new homes in the city.

To ensure that the new home is both functional and in compliance with the spirit of the zoning regulations, we are requesting the following variances:

1. **Variance for Interior Side Yard Setback**:
   The standard interior side yard setback requirement is 5 feet. Due to the lot's narrow width (21 feet, 8 inches), we are requesting a reduction in the interior side yard setback to 2.5 feet. This modification will allow for a more efficient use of the limited space and provide sufficient area for the home's design, while still maintaining the privacy and safety of adjacent properties. Given the size limitations of the lot, this variance is crucial to ensure that we can build a home that meets the basic functional needs of a typical family, without overcrowding the site.

2. **Variance for Street Side Yard Setback**:
   The standard street side yard setback requirement for this zone is 12 feet. Due to the narrow width of the lot, we are requesting a reduction to 6.5 feet for the street side setback. This reduction is the maximum allowable while still preserving an adequate buffer for the front yard area and maintaining the overall character of the street. With the lot width being only 21 feet 8 inches, reducing the setback will help us achieve a buildable width of 13 feet, which is necessary for the overall livability and design of the home. Without this variance, we would be unable to construct a functional home that complies with the zoning ordinance but still meets modern living standards.

3. **Variance for Rear Yard Setback**:
   The required rear setback is 20 feet, which typically ensures adequate space between

INITIALS:

properties. However, due to the substandard lot size, we are requesting a reduction of the rear yard setback to 13 feet. This adjustment is necessary to provide a reasonable outdoor area while still conforming to the overall intent of the zoning regulations. The proposed setback ensures that the home will still allow for proper light, air, and access to the rear of the property without over-encroaching on neighboring properties. The reduced setback will not negatively impact the privacy or quality of life for nearby residents.

4. **Variance for Daylight Plane Height**:
   The daylight plane regulations, which govern the maximum height allowed for a structure's exterior walls to ensure access to light and air, typically restrict the height to 19 feet, 6 inches. Given the design and limited size of the lot, we are requesting a variance to allow the daylight plane to extend to 23 feet, 11 inches. This increase will enable the construction of a two-story home with adequate ceiling heights for both floors. Without this variance, the design of the home would be severely constrained, potentially leading to an impractical or uncomfortable living space. The requested height variance is necessary to provide adequate living conditions while maintaining the spirit of the zoning ordinance by preserving light and air access for neighboring properties.

Each of these variances is essential to achieving a balanced and livable development given the constraints imposed by the lot's size and shape. The current lot configuration presents challenges that are beyond the control of the property owner and significantly limit the potential for development. Without these variances, it would be impossible to construct a reasonable and livable home that meets the needs of modern families. The proposed variances are designed to ensure the home fits within the broader context of the neighborhood while also providing a functional, sustainable space for the property owner.

We believe that these adjustments align with the zoning ordinance's purpose of promoting responsible and harmonious development in the community, and we appreciate your thoughtful consideration of our request.

Thank you!

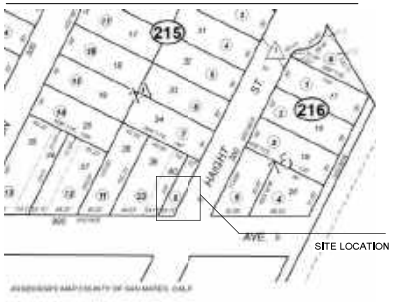
Mohammad Kasirossafar

HAIGHT RESIDENCE

0 HAIGHT ST.,
MENLO PARK, CA 94025

VICINITY MAP:

APN MAP:



GENERAL NOTES:

ALL WORK DESCRIBED IN THE DRAWING SHALL BE VERIFIED FOR DIMENTIONS, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED THAT AFFECT OR CHANGE THE WORK THAT DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE DESIGNER ATTENTION IMMEDIATLY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECENDING AT HIS OWN RISK.
OMISSIONS FROM DRAWING AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARYL RERFORMED, SHALL NOT RELIEVE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORHT AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
SITE CONDITONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITONS AI THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK.
IF ANR VARIATION, DISCREPANCY OR OMISSION BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB CONTRACTOR SHALL NOTIFY DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM DESIGNER PRIOR TO PROCEED WITH ANY RELATED WORK.
THE CONTRACTOR SHALL COMPLY WITH THE CALGREEN CODE AND THE LOCAL CONSTRUCTION WASTE MANAGEMENT PLAN REQUIREMENTS. THIS INCLUDES TRACKING AND DOCUMENTING THAT 65% OF CONSTRUCTION WASTE MUST BE RECYCLED IN ACCORDANCE WITH THE CALGREEN CODE AND LOCAL REQUIREMENTS, TURNOVER DOCUMENTATION AND VERIFICATION OF COMPLIANCE TO THE INSPECTOR AT THE COMPLETION OF THE PROJECT.
ADD NOTE TO ANY SHEET: THE CONTRACTOR SHALL PROVIDE WATTLES, OR OTHER MEASURES ACCEPTABLE TO LOCAL AUTHORITIES, AS REQUIRED TO CONTROL STORMWATER RUNOFF DURING CONSTRUCTION.
THE TOILET SHALL BE 1.28 GALLONS PER FLUSH MAXIMUM.
THE SHOWER HEAD FLOW RATE SHALL BE 1.8 GPM MAXIMUM AT 80 PSI.
BATHROOM SINK FAUCETS FLOW RATE SHALL BE 1.2 GPM MAXIMUM AT 60 PSI.
THE KITCHEN FAUCETS FLOW RATE SHALL BE 1.8 GPM MAXIMUM AT 60 PSI.
PROVIDE A 1" EMPTY CONDUIT FROM THE ELECTRICAL PANEL TO AN EMPTY JUNCTION BOX SUITABLE FOR FUTURE EV CHARGING OUTLET. PROVIDE SPACE IN THE ELECTRICAL PANEL FOR FUTURE 240 VOLT / 40 AMP CIRCUIT BREAKER, AND LABEL FUTURE EV CHARGING STATION. PANEL AND SERVICE WIRING SHALL BE SIZED TO HANDLE THE FUTURE CHARGING STATION.
LANDSCAPE AND IRRIGATION SYSTEMS SHALL COMPLY WITH THE LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES ' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT.
ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS ACCEPTABLE TO THE ENFORCING AGENCY.
ALL MATERIALS SHALL BE IN COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE VOC LIMIT TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.5.

REQUIRED CITY NOTES:

1) BUILDER MUST PROVIDE THE HOME OWNER WITH THE LUMINARIES SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODES OF REGULATIONS THAT INCLUDES A LIST OF LAMP INSTALLED THE LUMINARIES.
2) CONSTRUCTION HOURS SHALL BE 8-5 M-F, 9-4 SATURDAYS, NO WORK SUNDAYS OR HOLIDAYS.
3) THERE SHALL BE NO USE OF PRODUCTS, MATERIALS, PAINTS, SOLVENTS, PRIMERS, CAULKS, OR GLUES THAT EXCEEDS CALIFORNIA'S LIMIT ON VOLATILE ORGANIC COMPOUNDS (VOC).
4) ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE CRAWL SPACE AND ATTIC AREAS.
5) ADDRESS NUMBERS SHALL BE A MINIMUM OF 4" HIGH, 1/2" WIDE, PLACED VISIBLE FROM THE STREET.
6) CONSTRUCTION SITE MUST COMPLY WITH CFC CHAPTER 33, FIRE SAFETY DURING CONSTRUCTION THAT WILL INCLUDE PROTECTION FROM: TEMPORARY HEATING, FLAMMABLES, COMBUSTIBLE MATERIALS, OPEN FLAME, SPARK PRODUCTION, ACCESS AND EGRESS, WATER SUPPLY AND PORTABLE FIRE EXTINGUISHERS FOR MINOR FIRE SUPPRESSION.
7) MAJOR ADDITION/REMODEL AND NEW HOME PROJECT SHALL RECEIVE A SECURITY FENCE WITH A GREEN SITE SCREEN, PLACE A WEATHERPROOF SIGN(S) THAT SHOW: THE ADDRESS, CITY'S WORKING HOURS OF CONSTRUCTION, A CONTACT NAME, PHONE NUMBER AND EMAIL OF THE CONTRACTOR.
8) FINISH GRADE SHALL BE 5% AWAY FROM FOUNDATION AND HAVE SUFFICIENT SLOPE TO RETAIN STORM WATER ON-SITE AND NOT TO FLOW TO THE NEIGHBOR'S PROPERTY OR TO THE STREET.
9) FLOOR HAS HIGH LEVEL OF INSULATION, WINDOW OVERHANGS AND/OR FINS, NON-STANDARD DUCT LOCATION (ANY LOCATION OTHER THAN ATTIC), VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION (VERIFICATION DETAILS FROM VCHP STAFF REPORT, APPENDIX B, AND RA3) ARE REQUIRED FOR THIS PROJECT AS "REQUIRED SPECIAL FEATURES" OF THE ENERGY CALCULATIONS.
10) THE PROJECT WILL BE DESIGNED TO COMPLY WITH THE CITY'S FLOOD DAMAGE PREVENTION ORDINANCE, CHAPTER 12, SECTION 42.
11) I. ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED 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.
II. AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING UTILITY LATERALS, IN THE PUBLIC RIGHT OF WAY.

AREA CALCULATION:

FIRST FLOOR LIVING AREA: 445 SQFT.
SECOND FLOOR LIVING AREA: 650 SQFT.
GARAGE AREA: 291SQFT.
TOTAL LIVING AREA: 1095 SQFT.
LOT AREA: 2064.48 SQFT.

TOTAL FAL: 445+650+(291*2)=1677 SQFT.

PROJECT DESCRIPTION:

CONSTRUCTION OF A BRAND NEW 2-STORY HOUSE ON A SUBSTANDARD LOT.

BASED ON SECTION 16.82.340 (B) OF THE ZONING ORDINANCE, THE PURPOSE OF THE VARIANCE IS TO ALLOW VARIATION FROM THE STRICT APPLICATION OF THE TERMS DUE TO UNUSUAL SIZE OF THIS PROPERTY.

FOR LOTS OF UNDER 5,000 SQUARE FEET, THERE IS NO ESTABLISHED FAL, THE FAL WILL BE DETERMINED BY PLANNING COMMISSION THROUGH THE REVIEW OF A USE PERMIT. CONSIDERING OUR LOT SIZE OF 2064 SQFT WE ARE PROPOSING A LIVING AREA OF 1095 SQFT, WHICH IS CONSIDERED WAY BEYOND AVERAGE OF NEW HOMES BUILT RECENTLY IN THE CITY OF MENLO PARK. WE ARE PROPOSING INTERIOR SETBACK OF 2,5' AND STREET SETBACK OF 6,5' WHICH IS THE MAX THAT WOULD PROVIDE US WITH THE BUILDABLE WIDTH OF 13' CONSIDERING THE NARROW WIDTH OF 21'8". THE REQUIRED SETBACK IS 5' FOR THE INTERIOR SIDE AND 12' FOR THE STREET SIDE YARD. WE ARE ALSO REQUESTING ENCROACHMENT TO THE REAR SETBACK OF 20'. THE PROPOSED SETBACK IS 13'. WE ARE ALSO APPLYING FOR A VARIANCE TO INCREASE THE HEIGHT OF THE DAYLIGHT PLANE TO 23'11", INSTEAD OF 19'6", THE SIZE AND WIDTH OF THIS PROPERTY IS NOT CREATED BY ANY ACT OF THE OWNER EXISTS, AND THESE VARIANCES ARE NECESSARY FOR THE PROPOSED DEVELOPMENT.

DRAWING INDEX:

ARCHITECTURAL

CODE EDITIONS:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
MENLO PARK CITY MUNICIPAL CODE
ALL APPLICABLE COUNTY OF SAN MATEO CODES & REGULATIONS

PROJECT CONTACT:

OWNER: ROBERT MARGOOSIAN
TELL: 6507877144

DESIGNER: PROFESSIONAL ENGINEERS
TEL: 650-644-7674
500 W HAMILTON AVE., #110246
CAMPBELL, CA 95008-0246
EMAIL:INFO@PROENGS.COM
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TEL: 650-644-7674
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CAMPBELL, CA 95008-0246
EMAIL:INFO@PROENGS.COM
WWW.PROENGS.COM

ENERGY CONSULTANT: GEORGE MARTINEZ, CEA, HERS, GM DESIGN CO.
122 WENDY CT, UNION CITY CA 94587
TEL: 408-468-5644

PROJECT DATA:

APN: 062-215-080
ZONING: R1U
OCCUPANY GROUP: R3 & U
CONSTRUCTION TYPE: VB- SPRINKLERED

NUMBER OF FLOORS: 2 (TWO)

FIRE PROTECTION: SPRINKLERED

HOUSE:
BEDROOM/BATHROOM:
PROPOSED: 2/2,5

BASE FLOOD ELEVATION (BFE):25.2'
DESIGN FLOOD ELEVATION (DFE):26.2'

CITY STAMP PLACE

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PROPERTY DEVELOPMENT & PROJECT ENGINEERING
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DESIGNER SIGNATURE:

Kasrosafar

PROJECT:

HAIGHT RESIDENCE

0 HAIGHT ST.,
MENLO PARK, CA 94025

REVISION TABLE:

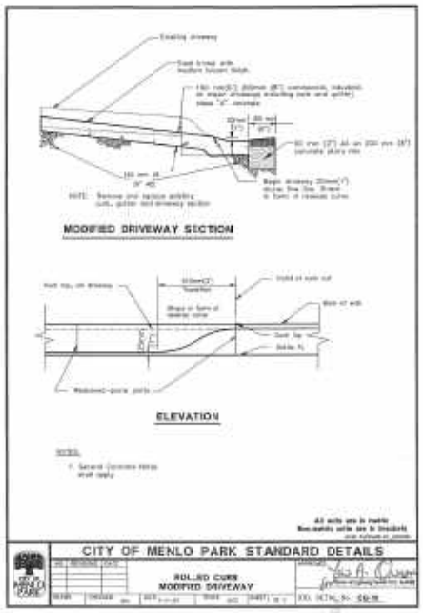
SHEET TITLE:

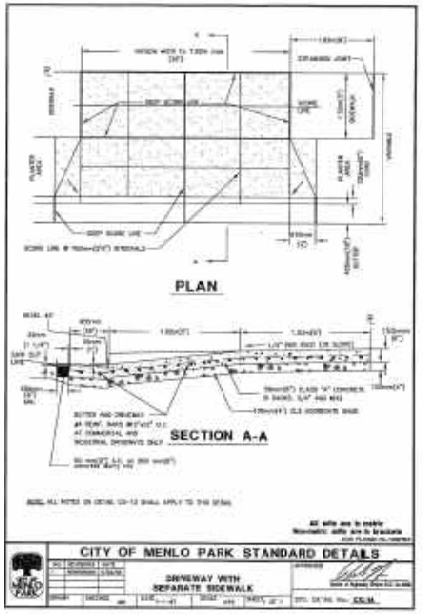
COVER SHEET

PROJECT ID:	0634
DATE:	07/24/2024
SCALE:	AS NOTED
DRAWN BY:	SINA,M,H

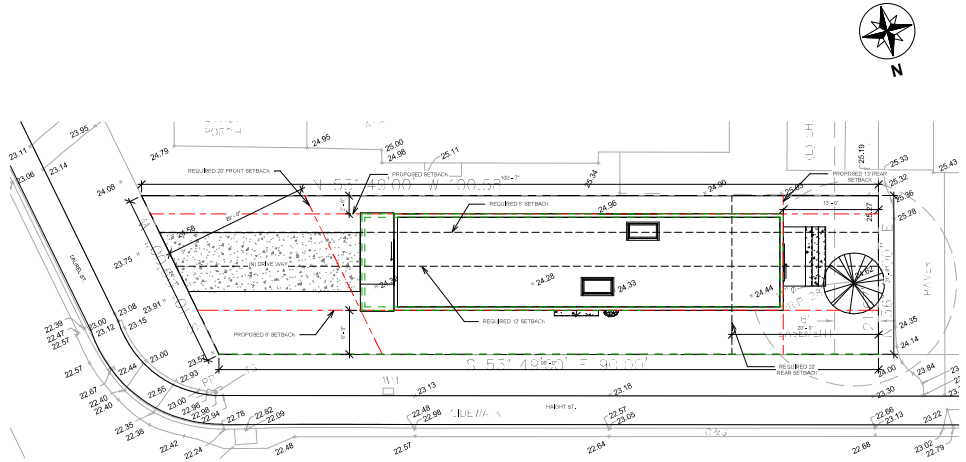
SHEET NO.:

A-1





LEGEND	
	ROOF
	PROPERTY LINES
	EXTERIOR WALLS
	SETBACK LINE



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

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PROPOSED SITE PLAN

PROJECT ID:	0634
DATE:	07/24/2024
SCALE:	AS NOTED
DRAWN BY:	SINA,M,H

CITY STAMP PLACE

SHEET NO.:

A-2

KEY NOTES:

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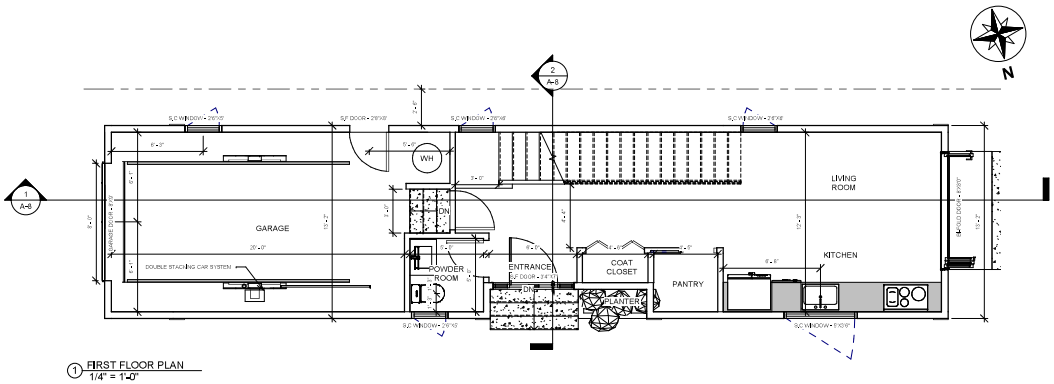
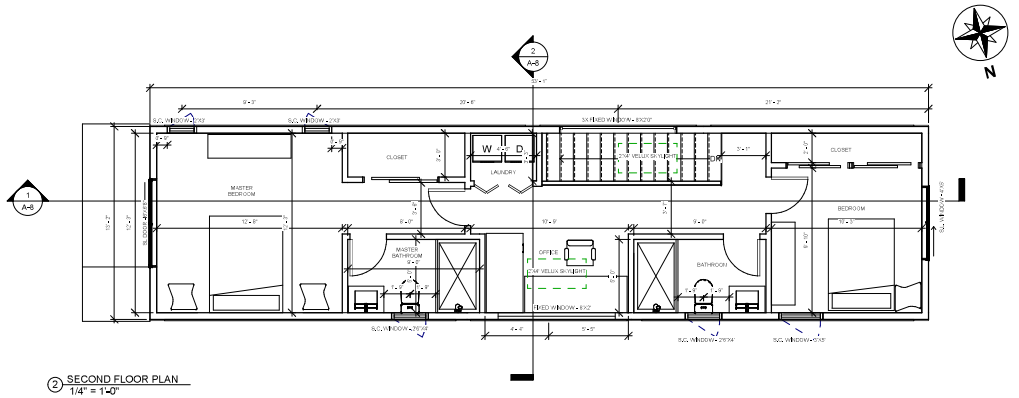
NOTES:

1) ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2022 CALIFORNIA PLUMBING CODE, CGBSC SECTION 4.303.2
2) PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THE FRAMING MEMBERS DO NOT EXCEED 19% MOISTURE CONTENT. CGBSC SECTION 4.505.3
3) THAT HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF CGBSC SECTION 4.507.2
4) DRYER EXHAUST DUCT MUST BE EQUIPPED WITH A BACK-DRAFT DAMPER WITH NO SCREEN, THE DUCT IS LIMITED TO 14 FEET IN LENGTH WITH TWO 90 DEGREE ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF TWO.(CMC 504.4)

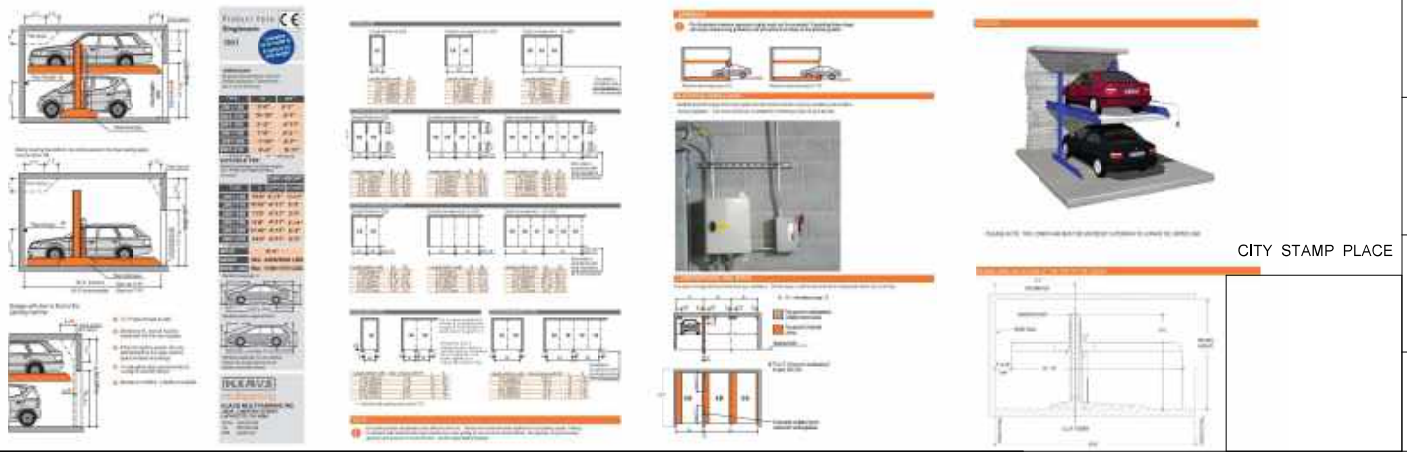
LEGEND	
- - - - - - - - -	ROOF LINES
	WALLS TO ADD
T	PROVIDE TEMPERED GLASS
E	EGRESS WINDOW TO COMPLY WITH DETAIL#2 SHEET A-15



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



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



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DESIGNER SIGNATURE:

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PROJECT:

HAIGHT RESIDENCE

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REVISION TABLE:

SHEET TITLE:

PROPOSED FLOOR PLANS

PROJECT ID:	0634
DATE:	07/24/2024
SCALE:	AS NOTED
DRAWN BY:	SINA,M.H

SHEET NO.:

A-3

KEY NOTES:

1) FINISH GRADE WITHIN 10' OF THE HOUSE SHALL HAVE A MIN. 5% SLOPE AWAY FROM FOUNDATION FOR PERVIOUS SURFACE AND MIN. 2% SLOPE FOR IMPERVIOUS SURFACE (CBC 1804.3).

2) ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT A POINT OF DISCHARGE (OR THE INLET OF AN APPROVED DRAINAGE DEVICE), A MIN. OF 12 INCHES PLUS 2%.

3) EXISTING DRAINAGE SHALL REMAIN THROUGH OUT CONSTRUCTION.

4) ROOFING MATERIAL SHALL HAVE 2-LAYERS OF #30 FELT AS UNDERLAY AND FASTENED TO ROOF SHEATHING WITH CORROSION RESISTANT FASTENERS, TYPICAL (CRC R905.2.5.)

5) FLASHING (CBC 1507 AND CRC R905.2.8-R905.2.8.4) PROVIDE ROOF FLASHING AT ALL WALL AND ROOF INTERSECTIONS, GUTTERS, AND WHERE THERE IS A CHANGE IN THE ROOF SLOPE OR DIRECTION AROUND ROOF OPENINGS, FLASHING SHALL BE A MINIMUM 26 GAUGE CORROSION-RESISTANT GALVANIZED METAL.

6) DRIP EDGE (CBC 1507.2.8.3 AND CRC R905.2.8.5) PROVIDE A DRIP EDGE AT EAVES AND GABLES OF ASPHALT SHINGLE ROOFS. ADJACENT PIECES OF THE DRIP EDGE SHALL BE OVERLAPPED A MINIMUM OF 2 INCHES, THE DRIP EDGE SHALL EXTEND ¼ INCH BELOW THE ROOF SHEATHING AND A MINIMUM OF 2 INCHES UP THE ROOF DECK. THE DRIP EDGE SHALL BE MECHANICALLY FASTENED TO THE ROOF DECK AT A MAXIMUM OF 12 INCHES WITH APPROVED FASTENERS. THE UNDERLAYMENT SHALL BE INSTALLED OVER THE DRIP EDGE ALONG THE EAVES, AND UNDER THE DRIP EDGE AT GABLES (RAKE EDGES). SHINGLES CAN BE FLUSH WITH THE DRIP EDGE IF ALLOWED BY THE MANUFACTURER.

7) WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER (R703.6.3)

8) PLASTERING WITH PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING (R703.6.2).

9) A MINIMUM 26 GA. GALVANIZED CORROSION-RESISTANT WEEP SCREED WITH (R703.6.2.1):
A) A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS.
B) THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.

10) WINDOWS AND GLAZED DOORS MUST HAVE LABELS FOR "U-FACTOR" & "SHGC" AS REQUIRED PER ENERGY CODE. SEE ENERGY COMPLIANCE INFORMATION ON SHEET T-24.

11) CRAWL SPACE VENTS SHALL NOT OCCUR AT SHEAR WALLS.

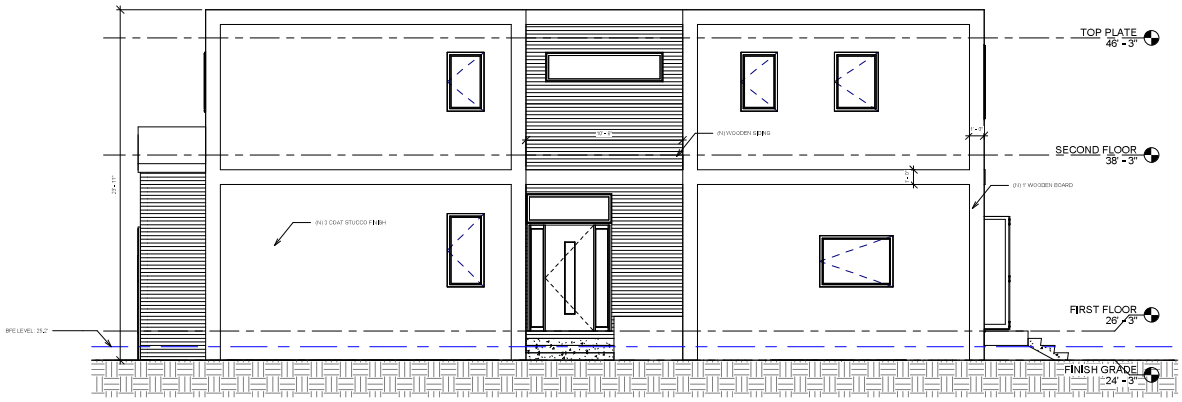
12) PROVIDE ADDITIONAL CRAWL SPACE VENTS PER (E) VENTS BLOCKED BY NEW ADDITION.

13) MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA (R408.2).

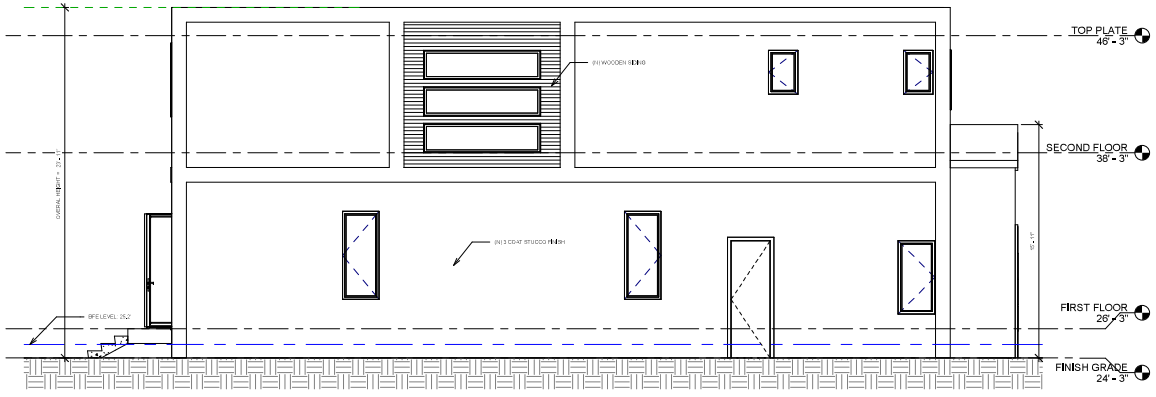
14) ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING (R408.2).

15) 50% TO 70% OF EYEBROW VENTS SHALL BE IN THE UPPER 1/3 OF ROOF STRUCTURE.

16) PROVIDE ADDITIONAL ATTIC VENTS PER (E) VENTS BLOCKED BY NEW ROOF.



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



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

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DESIGNER SIGNATURE:

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REVISION TABLE:

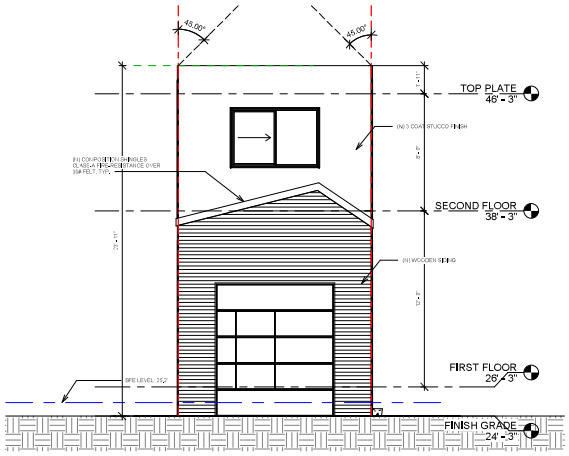
SHEET TITLE:

PROPOSED ELEVATIONS

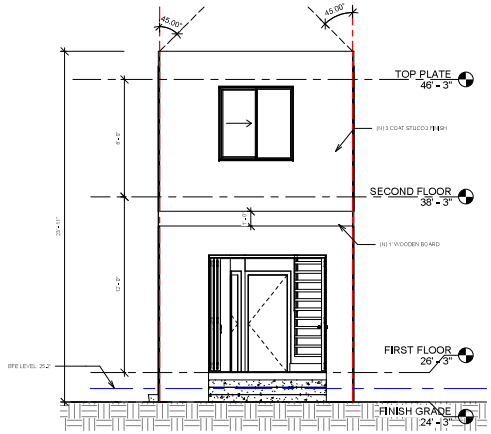
PROJECT ID:	0634
DATE:	07/24/2024
SCALE:	AS NOTED
DRAWN BY:	SINA,M,H

SHEET NO.:

A-4



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



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

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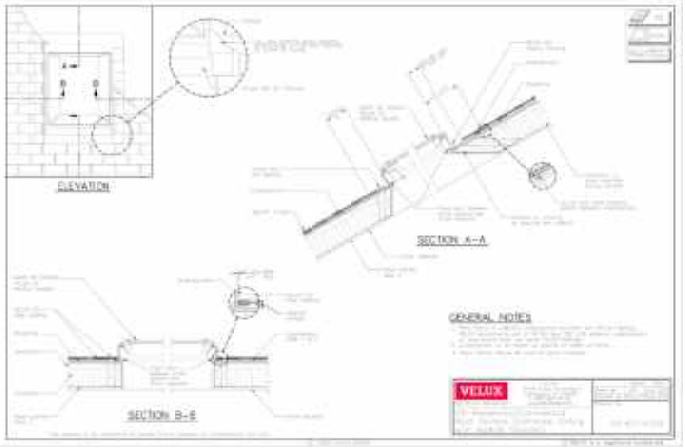
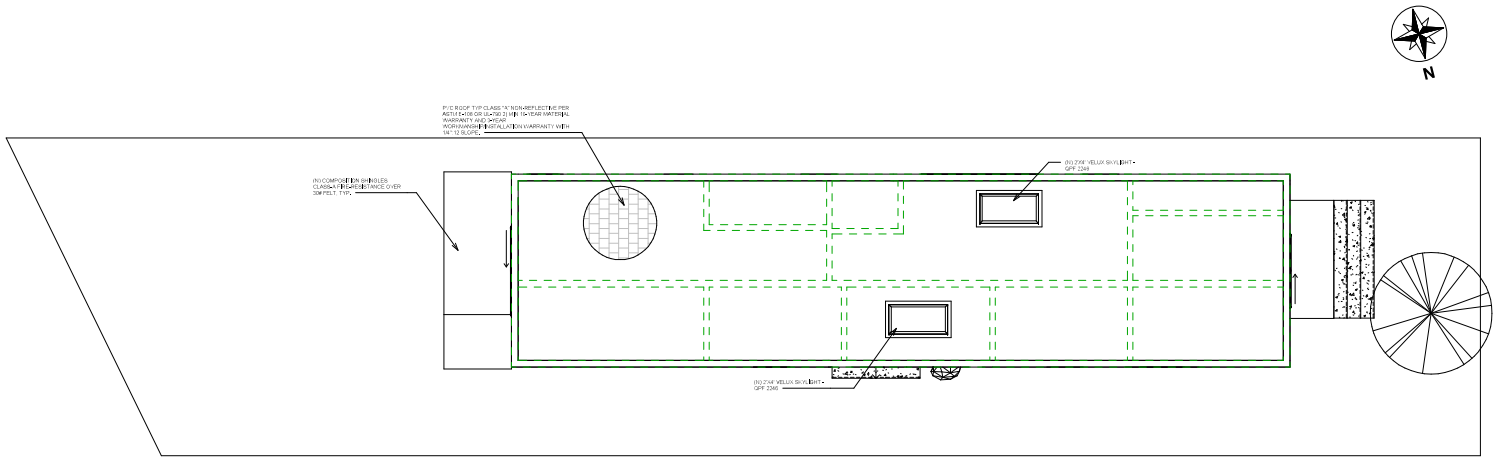
DRAWN BY:	SINA,M,H

SHEET NO.:

A-5





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

NOTES

1) FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION.

LEGEND

———	ROOF LINES
- - - -	PROPOSED WALLS

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DESIGNER SIGNATURE:

Kasrosafar

PROJECT:

HAIGHT RESIDENCE

0 HAIGHT ST.,
MENLO PARK, CA 94025

REVISION TABLE:

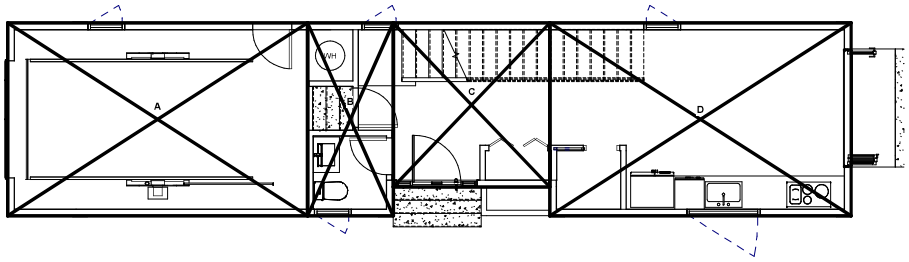
SHEET TITLE:

PROPOSED ROOF PLAN

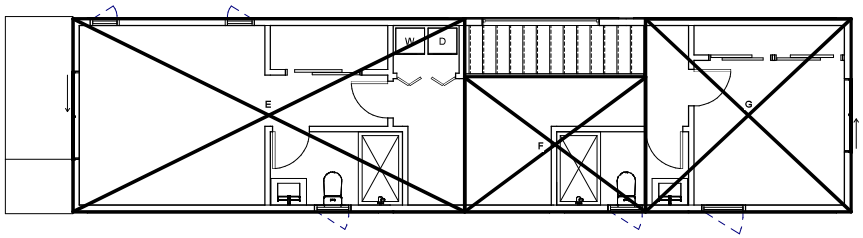
PROJECT ID:	0634
DATE:	07/24/2024
SCALE:	AS NOTED
DRAWN BY:	SINA,M,H

SHEET NO.:

A-6



① FIRST FLOOR PLAN AREA
1/4" = 1'-0"



② SECOND FLOOR PLAN AREA
1/4" = 1'-0"

FLOOR AREA LIMIT CALCULATION		
AREA	DIMENTIONS	SF
A	20'6" X 13'2"	270
B	5'10" X 13'2"	77
C	10'8" X 11'2"	119
D	20'7" X 13'2"	271
E	26'9" X 13'2"	351
F	12'5" X 9'3"	114
G	14'0" X 13'2"	184
TOTAL FAL:		1386

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MENLO PARK, CA 94025

REVISION TABLE:

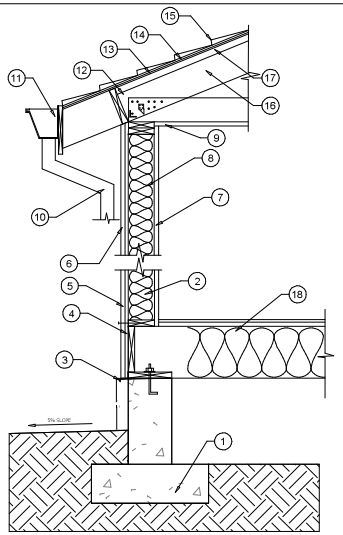
SHEET TITLE:

FLOOR AREA LIMIT CALCULATIONS

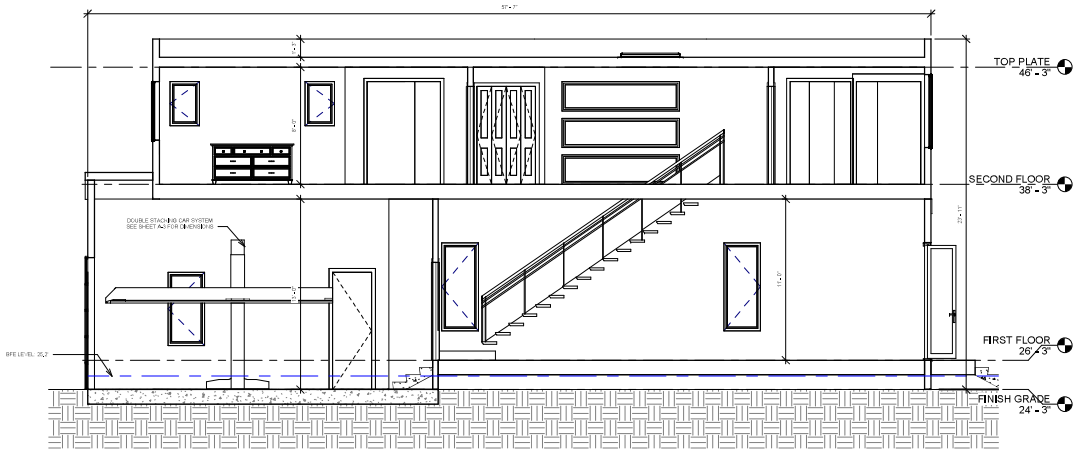
PROJECT ID:	0634
DATE:	07/24/2024
SCALE:	AS NOTED
DRAWN BY:	SINA,M,H

SHEET NO.:

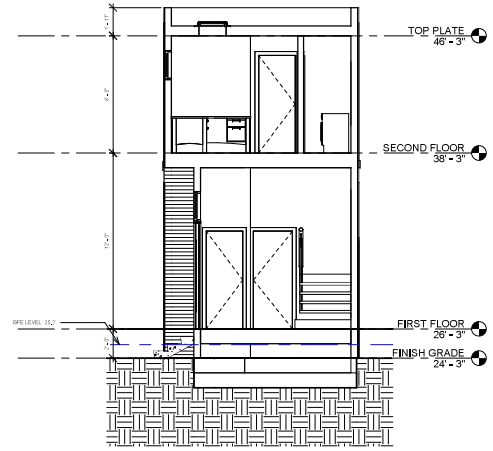
A-7



3 TYPICAL WALL SECTION



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



2 Section 32
1/4" = 1'-0"

KEY NOTES:

1	FOUNDATION PER PLAN
2	STUD WALL PER PLAN
3	STUCCO WEEP SCREED @ FOUNDATION PLATE LINE, 4" MIN. ABOVE PAVED AREAS, TYP.
4	WALL SHEATHING PER PLAN
5	2-LAYERS OF GRADE D PAPER AS WATER-RESISTIVE BARRIER
6	3-COAT OF 7/8" STUCOO APPLIED OVER METAL LATH OR WOOD SIDING
7	1/2" SHEETROCK
8	WALL INSULATION PER TITLE 24
9	5/8" SHEETROCK
10	NONCOMBUSTIBLE OR A MIN. OF SCHEDULE 40 PLASTIC PIPE DOWNSPOUT, TYP.
11	CORROSION RESISTANT GUTTER
12	ROOF FRAMING PER PLAN
13	ROOF SHEATHING PER PLAN
14	#30 FELT UNDERLAYMENT
15	ROOFING PER PLAN
16	ROOF INSULATION PER TITLE 24
17	1" AIR GAP BETWEEN INSULATION AND PLYWOOD.
18	FLOOR INSULATION PER TITLE 24

NOTES:
1. BUILDING SECTIONS ARE PROVIDED FOR SPATIAL REFERENCE ONLY. FOR ROOF/CEILING FRAMING, FLOOR FRAMING, AND FOUNDATION PLAN DETAILS, SEE STRUCTURAL SHEETS, TYPICAL.

2. FOR INSULATION R-VALUES, SEE T24 ENERGY CALCULATIONS.

3. WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT INCLUDING WOOD SHEATHING, THAT , THAT REST ON EXTERIOR FOUNDATION WALL AND ARE LESS THAN 8" FROM LESS THAN 8" FROM FROM EXPOSED EARTH SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD, PER CRC R317.1(2).

4. 3 COAT STUCCO FINISH TO MATCH EXISTING
THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.4) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.

BASE FLOOD ELEVATION: 25.2'
MINIMUM FINISH FLOOR ELEV: BFE+12"=26.2'

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REVISION TABLE:

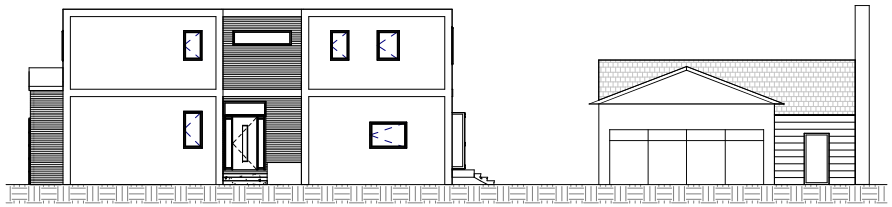
SHEET TITLE:

PROPOSED SECTION

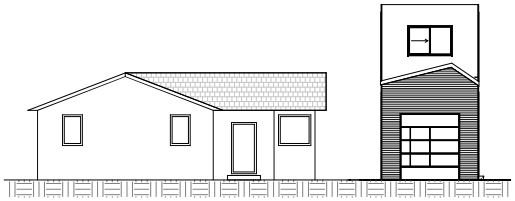
PROJECT ID:	0634
DATE:	07/24/2024
SCALE:	AS NOTED
DRAWN BY:	SMH

SHEET NO.:

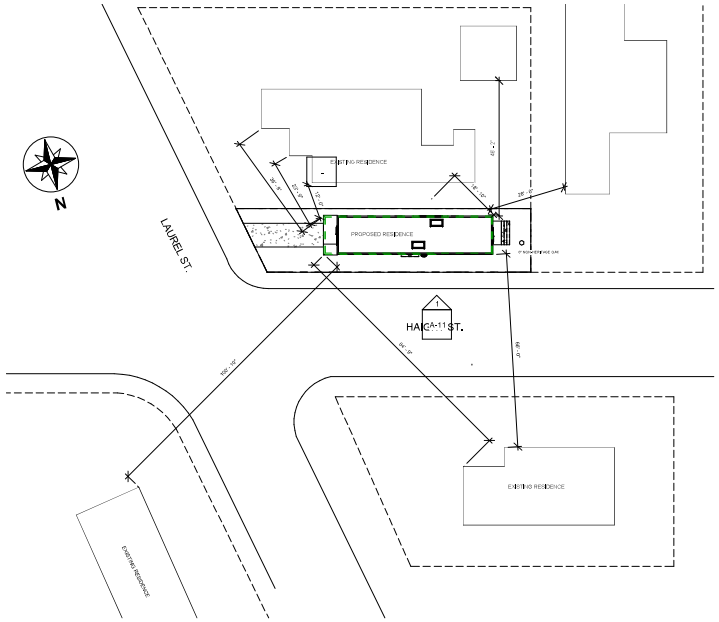
A-8



② PROPOSED STREETSCAPE (NORTH)
1/8" = 1'-0"



③ PROPOSED STREETSCAPE (EAST)
1/8" = 1'-0"



① AREA PLAN
1" = 20'-0"

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DESIGNER SIGNATURE:

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PROJECT:

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0 HAIGHT ST.,
MENLO PARK, CA 94025

REVISION TABLE:

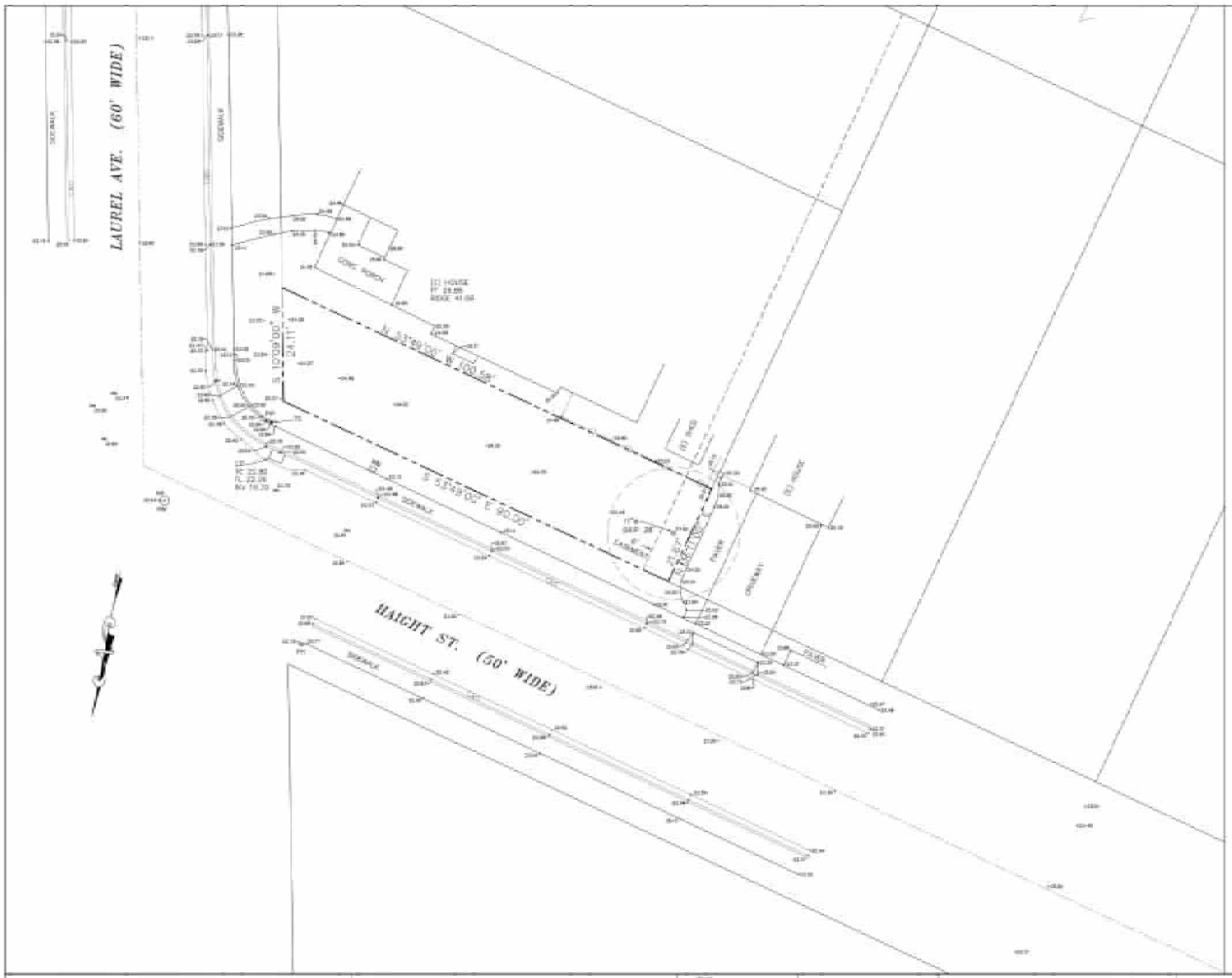
SHEET TITLE:

AREA PLAN & STREETSCAPE

PROJECT ID:	0634
DATE:	07/24/2024
SCALE:	AS NOTED
DRAWN BY:	SINA,M,H

SHEET NO.:

A-9



LEGEND

	STREET CENTERLINE
	PROPERTY LINE
	WOOD FENCE
WM	WATER METER
GM	GAS METER
EM	ELECTRIC METER
PL	PLANTER
PP	POWER POLE
P.U.E.	PUBLIC UTILITY EASEMENT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAINAGE MANHOLE
FH	FIRE HYDRANT
C&G	CURB & GUTTER
WV	WATER VALVE

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 RETRACED.

HARRIS PARVIN, PLS 8261

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

NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER ATTEMPTED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CENTRAL LINE.

BASIS OF BEARINGS:
THE BEARING N 57°49'00" W OF THE CENTERLINE OF HAIGHT ST., AS SHOWN UPON CERTAIN MAP ENTITLED "MENLO PARK, MAP NO. 2", FILED FOR RECORD IN BOOK 14 OF MAPS, AT PAGE 56, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

PROJECT BENCHMARK:
REFERENCED CITY OF MENLO PARK BM:
BM 1 - STC EL. 20.20 (NAVD 88)

NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. THE GROSS AREA OF LAND OF RECORD IS 2,264 SQ. FT. ±.
3. THE MAP WAS BASED ON A GRANT DEED DOC.# 21571 BY ORANGE COAST TITLE CO. DATED 06-28-2024, RECORDED IN SAN MATEO
4. ALL EXISTING BUILDINGS ARE WOOD.
5. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
6. THIS IS A TOPOGRAPHIC MAP, NOT A BOUNDARY SURVEY. LINES SHOWN ARE DERIVED FROM RECORD DATA AND MAY VARY SOMEWHAT FROM ABSOLUTE BOUNDARY LOCATION.

SCALE 1"= 10'

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

APN 062-215-080 LUREL
MENLO PARK, CA 94025
APN: 062-215-080

SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane, Los Altos, CA 94024
Tel. (650) 941-8065 Fax (650) 941-8755

Scale: 1" = 10'
Prepared by: SJP
Checked by: SJP
Date: 10/30/2024
Project No: 224055

PRELIMINARY BOUNDARY AND TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

	REVISIONS	DESIGNED BY	DRAWN DATE	CITY APPR.	APPR. DATE

CITY OF MENLO PARK