

## Project Description

### **Purpose and Scope of work**

THE PROJECT SHALL CONSIST OF THE RENOVATION AND ADDITION TO AN EXISTING, WOOD FRAMED, ONE STORY SINGLE FAMILY RESIDENCE AT 1046 OAKLAND AVENUE. THE EXISTING HOME IS 1,516 SQUARE FEET WITH 3 BEDS AND 2 BATHS. THE PROPOSED PROJECT WILL RETAIN THE EXISTING GARAGE, FOUNDATIONS, AND WALLS TO THE EXTENT POSSIBLE, BUT WILL REQUIRE THE ADDITION OF A NEW SECOND FLOOR AND BALCONY WITH LIMITED RENOVATION OF THE EXISTING FIRST FLOOR. THE NEW HOME WILL BE 2 STORIES, 2,799 SQUARE FEET WITH 4 BEDS AND 3 BATHS, A NET ADDITION OF 1,033 SQUARE FEET. THE CURRENT BUILDING COVERAGE WILL BE UNCHANGED. LIMITED NEW HARDSCAPING WILL BE REQUIRED.

### **Architectural style, materials, colors, and construction methods**

Maintaining existing craftsman/bungalow style home design with added modern details (windows/doors, entry, tile accent).

### **Basis for site layout**

Site layout generally unchanged, 1st floor footprint remains the same with a 2nd floor addition only.

### **Existing and proposed uses**

To remain a single family home.

### **Outreach to neighboring properties**

The owners have personally reached out to their neighbors at 1048 Oakland Avenue, 1044 Oakland Avenue & 1047 Menlo Oaks Drive and shared the attached letter about their upcoming addition and City of Menlo Park Use Permit approval.

# ADDITION AT 1046 OAKLAND AVENUE MENLO PARK, CA 94025

**OWNER:**  
Karišma Anand  
Amit Kumar  
(408) 674-0143

**DESIGN CONSULTANT:**  
Matthew Hum  
285 Mullen Avenue  
San Francisco, CA 94110  
(925) 389-8728

**STRUCTURAL ENGINEER:**  
Vit Hanacek Engineering  
2912 Vessing Road  
Pleasant Hill, CA 94523  
(925) 262-7401

**ENERGY CONSULTANT:**  
Hensel Consulting Engineers, Inc.  
5857 Owens Avenue, 3rd Floor  
Carlsbad, CA 92008  
(619) 665-3259



**1 VICINITY MAP**  
SCALE: N.T.S.

**HERS SPECIAL INSPECTION ITEMS:**  
FEATURES OF PROJECT THAT ARE REQUIRED TO BE FIELD VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION OF MEETING THE MODELED ENERGY PERFORMANCE FOR THE SUBMITTED COMPUTER ANALYSIS ARE AS FOLLOWS:  
- IAC RECYCLING IDENTIFICATION  
- MEDIUM AIRFLOW  
- VERIFIED ER  
- FAN EFFICACY WATTS/CFM  
- DOCT SEALING  
- DOCT DESIGN-RETURN  
- DOCT DESIGN-SUPPLY

**CONTINUATION REQUIREMENTS:**  
MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL NOT EXCEED 19% BEFORE ENCLOSURE. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE.  
CALL BEFORE YOU DIG. CALL UNDERGROUND SERVICE ALERT (USA) AT 811 OR AT 1-800-277-3660 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.  
LOT GRADING SHALL CONFORM AT THE PROPERTY LINES IN A MANNER WHICH SHALL NOT SLOPE TOWARDS PROPERTY LINES WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.

ALL CONTRACTORS AND SUBCONTRACTORS SHALL IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES TO PROTECT STORM WATER QUALITY AND PREVENT POLLUTANTS FROM ENTERING THE STORM DRAIN SYSTEM. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS.  
**GREEN BUILDING CODE - 2019 MANDATORY REQUIREMENTS, NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS - 6 STORIES OR LESS:**  
- MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY PROVIDING EROSION AND SEDIMENT CONTROLS. (4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION)  
- THE PLANS SHALL INCLUDE ADEQUATE GRADING AND DRAINAGE DESIGN TO MANAGE STORM WATER FLOWS AND TO KEEP SURFACE WATER FROM ENTERING BUILDINGS. (4.106.3 SURFACE DRAINAGE)  
- DISPLACED TOPSOIL SHALL BE STOCKPILED FOR REUSE IN A DESIGNATED AREA AND PROTECTED FROM EROSION. (44.106.2.3 TOPSOIL PROTECTION)

AN ENCLOSUREMENT PERMIT IS REQUIRED TO CONSTRUCT IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY. THE ENCLOSUREMENT PERMIT SHALL BE ISSUED PRIOR TO OR CONCURRENTLY WITH THE BUILDING PERMIT. PLEASE SUBMIT ALL OF THE FOLLOWING ITEMS PRIOR TO ISSUANCE OF THE ENCLOSUREMENT PERMIT:  
- BY ENCLOSUREMENT PERMIT FEE WILL BE PROVIDED BY STAFF PRIOR TO BUILDING PERMIT APPROVAL  
- BY A SECURITY FUND (CERTIFICATE OF DEPOSIT OR SURETY BOND) IS REQUIRED TO GUARANTEE CONSTRUCTION IN THE PUBLIC RIGHT OF WAY (EJLB00 H00000)  
- EVIDENCE OF INSURANCE IS REQUIRED

THE APPLICANT SHALL COORDINATE WITH OTHER UTILITY AGENCIES TO CONFIRM IF SEPARATE PERMIT ARE REQUIRED FOR THE INSTALLATION OF NEW SERVICES  
THE APPLICANT SHALL SUBMIT A WASTE HANDLING PLAN PRIOR TO BEGINNING ANY CONSTRUCTION. THE WASTE HANDLING PLAN MUST:  
- PROVIDE AN ESTIMATE OF THE TYPE OF DEBRIS GENERATED  
- LIST THE NAMES OF THE APPROVED RECYCLING FACILITIES THAT WILL BE USED TO MEET THE DIVERSION REQUIREMENT  
- INDICATE THAT 65% OF THE MATERIAL WILL BE RECYCLED  
- BE DISTRIBUTED TO ALL SUBCONTRACTORS ON THE JOB

FAULTER TO COMPLY WITH THE WASTE HANDLING PLAN OR PROVIDE ACCURATE, ACCEPTABLE DOCUMENTATION MAY RESULT IN A PENALTY OF \$1000 PER TON NOT RECYCLED.

ALTERNATIVELY, THE CONSTRUCTION OR DEMOLITION CONTRACTOR MAY REMOVE MATERIALS FROM THE JOBSITE PREMISES USING THEIR OWN EQUIPMENT, VEHICLES AND EMPLOYEES AS AN INCIDENTAL PART OF A TOTAL CONSTRUCTION SERVICE OFFERED BY THAT CONTRACTOR. CONTRACTORS WHO SELF-HAUL DEBRIS IN THEIR OWN VEHICLES MUST DELIVER THE MATERIALS TO AN APPROVED FACILITY. CONTRACTORS WHO ARE SELF-HAULING MATERIALS ARE REQUIRED TO SAVE THE RECEIPTS FROM THE DISPOSAL AND RECYCLING FACILITIES AND SUBMIT THE RECEIPTS TO THE CITY ON A MONTHLY BASIS.  
DURING CONSTRUCTION, 100% OF THE ASPHALT AND CONCRETE MUST BE REUSED OR RECYCLED. AT LEAST 50% OF THE REMAINING DEBRIS GENERATED FROM THE PROJECT MUST BE REUSED OR RECYCLED. 1 ORDER TO RECEIVE FINAL PHINT APPROVAL, APPLICANT MUST HAVE ALL RECEIPTS FROM DISPOSAL AND RECYCLING TO TURN IN AT THE COMPLETION OF THE PROJECT.

CONTAMINATED OR HAZARDOUS MATERIAL IS EXEMPT FROM THE RECYCLING REQUIREMENT. HOWEVER, APPLICANT MUST SUBMIT COPIES OF THE MANIFEST TO THE ENVIRONMENTAL SERVICES DIVISION FOR ALL HAZARDOUS MATERIALS REMOVED.  
PLANT AND TREE DEBRIS MUST BE SEPARATED FROM OTHER WASTE. PLANT DEBRIS MAY BE CHIPPED FOR MULCH, DELIVERED TO THE FRONTYARD RECYCLING AND TRANSFER STATION, OR TO ANOTHER APPROVED FACILITY. ALAMEDA COUNTY LAW REQUIRES THAT ALL PLANT DEBRIS BE SEPARATED AND RECYCLED.  
WITHIN 30 DAYS OF COMPLETION OF THE WORK, AND PRIOR TO FINAL INSPECTION, THE APPLICANT MUST FILE A DEBRIS DISPOSAL & DIVERSION REPORT DOCUMENTING ACTUAL TONS OF DEBRIS RECYCLED, ALONG WITH ALL DISPOSAL RECEIPTS OR WEIGHT TAGS FROM THE PROJECT. ALLOW FOR THREE (3) BUSINESS DAYS FOR REVIEW OF THE DEBRIS DISPOSAL REPORT.

ENSURE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUCITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL CLOSED WITH CEMENT MORTAR OR SIMILAR METHOD ACCEPTABLE TO THE CITY TO PREVENT PASSAGE OF RODENTS.  
ENSURE CONSTRUCTION WASTE MANAGEMENT PLAN IS PRODUCED AND UPDATED. IT MUST BE AVAILABLE FOR INSPECTION. ENSURE TOTAL WEIGHT OF WASTE DISPOSED IN LANDFILLS DOES NOT EXCEED 4 POUNDS PER SQUARE FOOT OF BUILDING AREA.  
OPERATION AND MAINTENANCE MANUAL REGARDING MATERIAL CONSERVATION AND RESOURCE EFFICIENCY COVERING 10 OUTLINED AREAS BY CALGREEN IS TO BE PLACED IN BUILDING AT TIME OF FINAL INSPECTION.

ENSURE DOCUMENTATION OF COMPLIANCE TO CALGREEN IS MAINTAINED AND UPDATED THROUGHOUT CONSTRUCTION.  
ENSURE BEST MANAGEMENT PRACTICES ARE EXACTO TO PROTECT STORMWATER QUALITY AND PREVENT POLLUTANTS ENTERING THE PUBLIC STORM DRAIN SYSTEM. CATEGORIES FOR POOL, SPA, AND FOUNTAIN DISCHARGE; OUTDOOR EQUIPMENT/MATERIALS STORAGE; OUTDOOR STORAGE AREAS, AND VEHICLE EQUIPMENT REPAIRS AND MAINTENANCE ARE HIGHLIGHTED BY CITY OF FREMONT COMMENTS, THOUGH NOT APPLICABLE TO THE PROJECT.  
**GREEN BUILDING REQUIREMENTS:**

ADEQUATE EXTERIOR SPACE SHALL BE PROVIDED FOR GARBAGE SET-OUT AND PICKUP SUCH THAT GARBAGES AND DRIVWAYS SHALL NOT BE LOCKED. STORAGE SPACE SHALL ALSO BE PROVIDED WITHIN GARBAGE CLEAR OF REQUIRED PARKING AREAS OR OTHER DESIGNATED AREAS FOR STORAGE OF TRASH AND RECYCLING MATERIALS.  
ALL RESIDENTIAL DWELLING UNITS SHOULD INCLUDE A MINIMUM OF SIX CUBIC FEET FOR INDOOR TEMPORARY STORAGE OF GARBAGE AND RECYCLING (I.E. UNDER KITCHEN SINK OR IN A PANTRY, ETC.). AT LEAST THREE CUBIC FEET UNOBTAINED SHALL BE PROVIDED FOR THE STORAGE OF RECYCLING.

**SCOPE OF WORK STATEMENT:**  
THE PROJECT SHALL CONSIST OF THE RENOVATION AND ADDITION TO AN EXISTING, WOOD FRAMED, ONE STORY SINGLE FAMILY RESIDENCE AT 1046 OAKLAND AVENUE. THE EXISTING HOME IS 1,516 SQUARE FEET WITH 3 BEDS AND 2 BATHS. THE PROPOSED PROJECT WILL RETAIN THE EXISTING GARAGE, FOUNDATIONS, AND WALLS TO THE EXTENT POSSIBLE, BUT WILL REQUIRE THE ADDITION OF A NEW SECOND FLOOR AND BALCONY WITH LIMITED RENOVATION OF THE EXISTING FIRST FLOOR. THE NEW HOME WILL BE 2 STORIES, 2,799 SQUARE FEET WITH 4 BEDS AND 3 BATHS, A NET ADDITION OF 1,033 SQUARE FEET. THE CURRENT BUILDING COVERAGE WILL BE UNCHANGED. LIMITED NEW LANDSCAPING AND HARDSCAPING WILL BE REQUIRED.

**SITE DATA:**  
PARCEL NUMBER: 062-042-320  
LOT AREA: 5,500 SF  
ZONING: R-1-U  
CONSTRUCTION: V-B  
FIRE SPRINKLERS: NO  
OCCUPANCY: (CBC)10.1 & 312.1) R3 & U  
TITLE 24 CALIFORNIA ENERGY CODE: 2019 EDITION

PROJECT SHALL BE IN COMPLIANCE WITH 2019 CALIFORNIA FIRE CODE AND THE MENLO PARK MUNICIPAL CODE.

**CODES AND ADOPTED ORDINANCES:**

CALIFORNIA FIRE CODE	2019 EDITION
CALIFORNIA RESIDENTIAL CODE	2019 EDITION
CALIFORNIA BUILDING CODE	2019 EDITION
CALIFORNIA MECHANICAL CODE	2019 EDITION
CALIFORNIA PLUMBING CODE	2019 EDITION
CALIFORNIA ELECTRICAL CODE	2019 EDITION
CALIFORNIA GREEN BUILDING STANDARDS ENERGY EFFICIENCY STANDARDS	2019 EDITION

ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS  
DEFERRED SUBMITTALS:  
ROOF TRUSSES

**DRAWING INDEX**

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A.3	2ND FLOOR PLAN
A.4	WINDOW & DOOR SCHEDULE
A.4	ROOF PLAN
A.5	EXTERIOR ELEVATIONS
A.6	CONCEPTUAL ELECTRICAL PLAN
A.7	BUILDING DETAILS AND SECTION
A.8	CALGREEN CHECKLIST
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A.10	STORMWATER POLLUTION PREVENTION
A.11	AREA DIAGRAMS
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S-2	FOUNDATION PLAN
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**WATER HEATER AND INSULATION BY MODEL UNITS CHANGES DURING CONSTRUCTION:**  
THE MAXIMUM WATER HEATER ALLOWED ARE ESTABLISHED IN THE CITY OF MENLO PARK MUNICIPAL CODE CHAPTER 8.00 CODES  
- CONSTRUCTION ACTIVITIES BY RESIDENTS AND PROPERTY OWNERS PERSONALLY AND/OR CONTRACTOR ACTIVITIES TO MAINTAIN OR IMPROVE THEIR PROPERTY ARE ALLOWED ON SATURDAYS, SUNDAYS, OR HOLIDAYS BETWEEN THE HOURS OF 9AM AND 5PM  
- A SIGN CONTAINING THE PERMITTED HOURS OF CONSTRUCTION EXCEEDED THE HOURS LISTED SET FORTH IN SECTION 8.00.050 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 1 FOOT ABOVE GRADE LEVEL AND CONSIST OF A WHITE BACKGROUND WITH BLACK LETTERS.  
- WEATHERSTAKES AND OTHER PROVISION SET FORTH ABOVE, ALL POWERED EQUIPMENT SHALL COMPLY WITH THE LIMITS SET FORTH IN SECTION 8.00.050

**SUMMARY OF OWNER REQUESTED CHANGES:**  
- ADD 146SF TO 2ND STORY ADDITION  
- ENLARGING 2ND FLOOR BEDROOMS AND BATHROOMS  
- REMOVAL OF 2ND FLOOR PRAYER SPACE  
- ADDED RENOVATION SCOPE TO 1ST FLOOR (NEW KITCHEN, BEDROOM, BATHROOM, PRAYER SPACE)  
- NEW FRONT DOOR AND OPENINGS AT 1ST FLOOR AT EXISTING PORCH, NEW POSTS/MATERIALS AT PORCH  
- NEW SLIDING GLASS DOOR TO REAR YARD  
- NEW WINDOW OPENINGS AT 1ST FLOOR TO REAR YARD

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*Matthew Hum*

12.14.20	PERMIT SUBMISSION
16.07.21	PLANNING COMMENTS
10.18.21	PLANNING COMMENTS
12.15.21	PLANNING COMMENTS
12.18.22	PLANNING COMMENTS
04.15.22	FIRST CHECK COMMENTS
05.13.24	OWNER REQUEST

## ADDITION AT 1046 OAKLAND AVENUE MENLO PARK, CA 94025



**2 PLOT MAP**  
SCALE: N.T.S.

TITLE

A.0

ACCESSOR'S MAP: (MENDO PARK - SAN MATEO COUNTY) 063-042-120	
ZONING: R-11 (SINGLE-FAMILY URBAN RESIDENTIAL)	
LOT SIZE:	5,500 SQUARE FEET
	<b>EXISTING HOUSE:</b> <b>PROPOSED HOUSE:</b>
1st FLOOR HABITABLE AREA:	1,507 SQUARE FEET (+0 SQUARE FEET)
2nd FLOOR HABITABLE AREA:	0 SQUARE FEET, 1,033 SQUARE FEET (+1,033 SQUARE FEET)
GARAGE:	259 SQUARE FEET, 259 SQUARE FEET (+0 SQUARE FEET)
<b>TOTAL PROJECT SIZE:</b>	<b>1,766 SQUARE FEET</b> <b>2,799 SQUARE FEET</b> (+1,033 SQUARE FEET)
<b>PROPOSED HOUSE:</b>	
OVERALL ADDITION:	1,033 SF / 1,766 SF = 58.5% ADDITION TO EXISTING HOME
FLOOR AREA LIMIT:	2,789 SF TOTAL PROJECT + 0 SF ROOF ABOVE 5' = 2,789 SF < 2,800 SF OK
BUILDING COVERAGE:	1,912 SF / 5,500 SQUARE FEET LOT = 34.9% < 35.0% OK
TOTAL CONDITIONED SPACE: (PER TITLE 24 CALCULATIONS - HABITABLE AREA ONLY, NO OUTDOOR OR DECK SPACE)	2,540 SQUARE FEET
BALCONIES AND PORCHES:	188 SQUARE FEET (+44 SQUARE FEET)
SEE SHEET A.1.1 FOR DIAGRAMS	

THIS PROJECT SHALL BE IN COMPLIANCE WITH THE 2019 CALIFORNIA BUILDING CODE INCLUDING ALL BUILDING, PLUMBING, MECHANICAL, AND ELECTRICAL WORKS.

NEW RESIDENTIAL BUILDING SHALL BE DESIGNED IN COMPLIANCE WITH 2019 CALIFORNIA GREEN BUILDING STANDARDS (CHAPTERS 34A)

BUILDING ADDRESSES TO BE VISIBLE FROM THE PUBLIC STREET, ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND

LANDSCAPE FRESHED GRASSES WITHIN 5' OF THE BUILDING OR STRUCTURE SHALL SLOPE AWAY AT 5% MIN. FROM FOUNDATION PER SEE 84-43125 OF THE PERMITS PRACTICE CODE. ALL EXTERIOR WARD SURFACING AREAS (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 1% MIN. GRADIENT, AND SHALL DRAIN AWAY FROM THE BUILDING. FINISHED GRADE DRAINAGE SHALES SHALL HAVE A MIN. SLOPE OF 1.5% MAX. GRADE SLOPE IS 3:1.

DOWNPOUTS SHALL NOT BE PIPED DIRECTLY TO THE STORM DRAIN SYSTEM. THEY SHALL BE CONNECTED TO AN EXISTING (SMALL AND AREA DRAIN) CONNECTED TO THE STORM DRAIN SYSTEM, OR COMPARABLE METHOD TO EFFECTIVELY REDUCE THE ENTRY OF POLLUTANTS INTO STORM WATER RUNOFF. PROVIDE SPLASHPANLOCKS AND CORBLE STONES OR OTHER METHODS OF REDUCING VELOCITY OF ROOF WATERS TO PREVENT EROSION OF LANDSCAPE AREAS.

THE APPLICANT MUST IMMEDIATELY NOTIFY THE FREMONT FIRE DEPARTMENT HAZARDOUS MATERIALS UNIT OF ANY UNDERGROUND PIPES, TANKS, OR STRUCTURES ANY SUSPECTED OR ACTUAL CONTAMINATED SOILS, OR OTHER ENVIRONMENTAL LIABILITIES ENCOUNTERED DURING SITE DEVELOPMENT ACTIVITIES. ANY CONFIRMED LIABILITIES WILL NEED TO BE REMEDIATED PRIOR TO PROCEEDING WITH SITE DEVELOPMENT.

PERSONNEL OPERATING AT THE CONSTRUCTION SITE SHALL HAVE A MEANS OF COMMUNICATING AND REPORTING A FIRE OR MEDICAL EMERGENCY. THE REQUIREMENT FOR BE SET BY USE OF A CELLULAR TELEPHONE AND BY DIALING 911. CELLULAR TELEPHONE CALLS TO 911 NOW REPORT TO THE CLOSEST PUBLIC ANSWERING POINT.

PROVIDE A MINIMUM OF ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 OF THE 2019 CALIFORNIA FIRE CODE. FIRE EXTINGUISHERS SHALL BE SIZED FOR NOT LESS THAN ORDINARY HAZARD. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS

COMBUSTIBLE DEBRIS SHALL BE PROMPTLY REMOVED FROM THE CONSTRUCTION SITE. TEMPORARY COMBUSTIBLE DEBRIS PILES SHALL NOT IMPED EMERGENCY VEHICLE ACCESS ROUTES AND/OR BE WITHIN 10 FEET OF COMBUSTIBLE BUILDING OR STRUCTURES

MATERIALS SUSCEPTIBLE TO SPONTANEOUS IGNITION SUCH AS OILY RAGS SHALL BE REMOVED FROM THE SITE AND DISCARDED IN A METAL WASTE CONTAINER

CUTTING OR WELDING OPERATIONS SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA FIRE CODE CHAPTER 13

VEHICLE AND EQUIPMENT REUELING WILL NOT OCCUR UPON OR AROUND COMBUSTIBLE VEGETATION/DEBRIS/STORAGE

DURING CONSTRUCTION, A 20-FOOT WIDE ALL WEATHER PAVED SURFACE FOR EMERGENCY VEHICLE ACCESS TO WITH 150 FEET OF ALL CONSTRUCTION AND COMBUSTIBLE STORAGE SHALL BE PROVIDED

ACCESS GATES WITH LOCKING DEVICE SHALL BE EQUIPPED WITH A KNOX PADLOCK FOR ACCESS BY EMERGENCY RESPONDERS

THE APPLICANT SHALL COMPLY WITH THE PROVISIONS OF THE PERMITS REQUIRED FROM ANY STATE OR REGIONAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAQMD), REGIONAL WATER QUALITY CONTROL BOARD (RWQCB), UNION SANITARY DISTRICT (USD), AND THE ALAMEDA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

**NOTES (LANDSCAPE):**

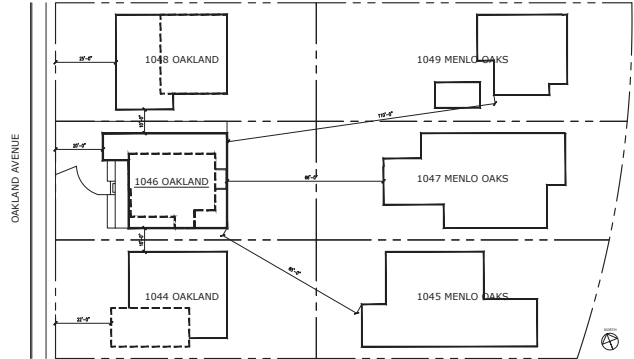
CONSIDER GREEN BUILDING FEATURES INCLUDING ENERGY EFFICIENCY MEASURES, WATER CONSERVATION, AND RECYCLED CONTENT MATERIALS IN THE CONSTRUCTION.

INSTALL STORM DRAIN INLET PROTECTION ON INLETS IN PAVED AREAS OR SOME OTHER TYPE OF BEST MANAGEMENT PRACTICE TO EFFECTUALLY PREVENT THE ENTRY OF POLLUTANTS INTO STORM WATER RUNOFF.

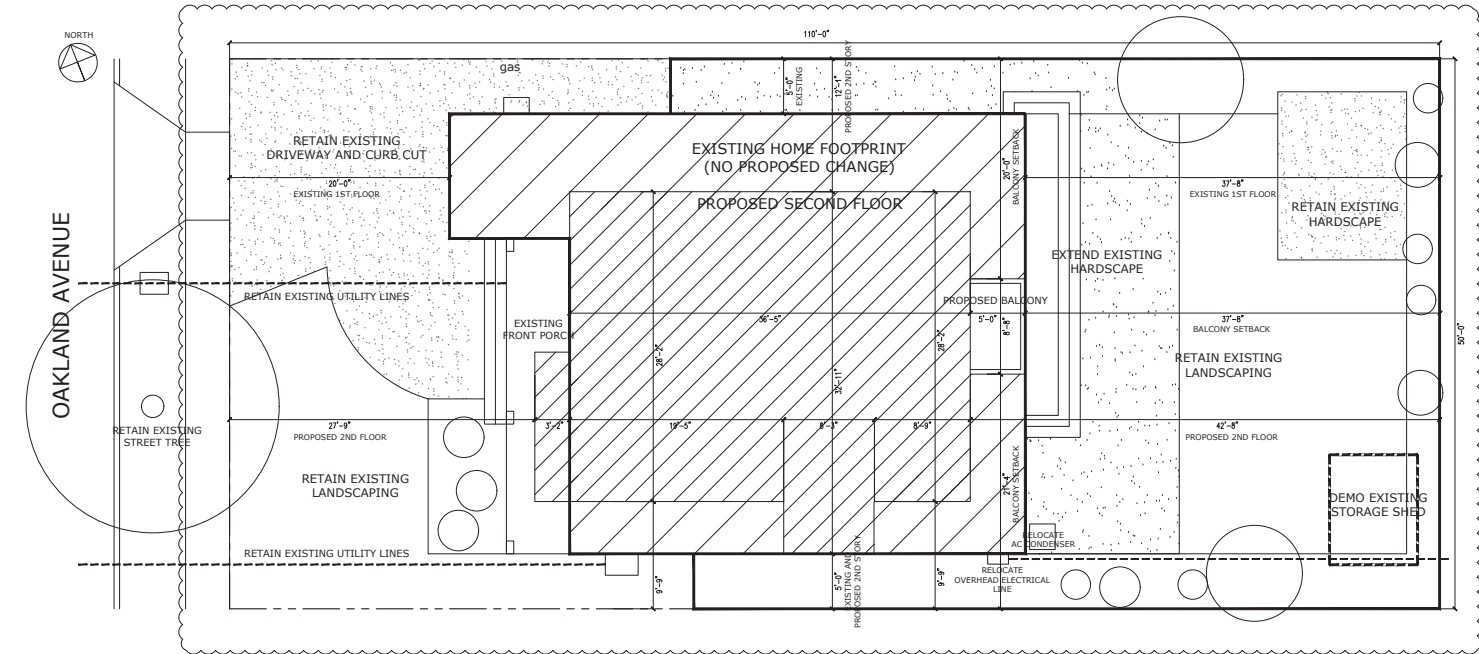
NEW RAINWATER DOWNPOUTS SHALL BE DISCONNECTED AND RUNOFF DIRECTED TO A LANDSCAPE AREA. DOWNPOUTS MAY BE CONNECTED TO A POP UP DRAINAGE ENTRY IN THE LANDSCAPED AREA OR MAY DRAIN TO STRAIN BLOCKS OR COLLECTIONS THAT DIRECT WATER AWAY FROM THE BUILDING. "THRU-CURB" DRAINS ARE NOT ALLOWED.

LANDSCAPE TO FOLLOW BEST PRACTICES OF THE BAY FRIENDLY CHECKLIST:

- MULCH ALL SHRUB AREAS WITH 3" LAYER OF MULCH
- AMEND SOIL WITH COMPOST BEFORE PLANTING (15% OF DRY WEIGHT), INCORPORATED AT A MINIMUM OF FOUR CUBIC YARDS PER 1000 SQUARE FEET
- PLANT 60% CONSTRUCTION AND DEMOLITION DEBRIS BY VOLUME OR WEIGHT
- CHOOSE AND LOCATE PLANTS THAT GROW TO NATURAL SIZE AND AVOID SHEARING
- PLANT MINIMUM SIZE 1.5 GALLON FOR TREES, 1 GALLON FOR SHRUBS AND DRIVINGWOOD (40% TO BE 5 GALLON OR LARGER)
- DO NOT PLANT INVASIVE SPECIES
- GROW DROUGHT TOLERANT SPECIES (75% OR MORE), SELECT WATER CONSERVING SPECIES FOR WOODLGS OR OTHER APPLICABLE WETTING DEMONSTRATIONS
- MINIMIZE TURF TO 20% OF TOTAL IRRIGATED AREA
- SPECIFY AUTOMATIC WEATHER BASED IRRIGATION CONTROLS (MOISTURE SENSOR)
- SPRINKLER AND SPRAY HEADS NOT SPECIFIED IN AREAS LESS THAN 8' WIDE
- PER CITY COMMENTS, ALL TREES TO BE AT LEAST 24" DBH SIZE TO RESPECT THE ESTABLISHED TREES IN THE NEIGHBORHOOD



**2 AREA PLAN**  
SCALE: N.T.S.



**1 SITE PLAN**  
SCALE: 3/16" = 1'-0"

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12.14.20	PERMIT SUBMISSION
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ADDITION AT  
1046 OAKLAND AVENUE  
MENDO PARK, CA 94025

**SITE PLAN**

**NOTES (CONSTRUCTION):**

ALL DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE FOLLOWING HOURS:  
 MONDAY THROUGH FRIDAY 7:00AM TO 7:00PM  
 SATURDAYS AND HOLIDAYS 8:00AM TO 5:00PM  
 SUNDAYS NO ACTIVITIES ALLOWED

FOR CONSTRUCTION ACCESS MUST BE PROVIDED AN MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.

PROVIDE AN EMERGENCY TELEPHONE ON THE JOB SITE PRIOR TO ANY CONSTRUCTION

ALL CONTRACTORS AND SUBCONTRACTORS SHALL IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES TO PROTECT STREAM WATER QUALITY AND PREVENT POLLUTANTS FROM ENTERING THE STREAM DRAIN SYSTEM. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS.

**MATERIALS (POLLUTANT CONTROL):**

AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE, UNTIL FINAL STARTUP, ALL DUCTS AND AIR DISTRIBUTION OPENINGS SHALL BE COVERED.

ADHESIVES, SEALANTS, AND CAULKS TO ADHERE AT MINIMUM TO STANDARDS OUTLINED IN CALGREEN LOW RISE RESIDENTIAL MANDATORY MEASURES (SECTION 4.504.2.3).

PAINTS AND COATINGS SHALL COMPLY AT MINIMUM WITH VOC LIMITS IN TABLE 1 OF AIR RESOURCES BOARD ARCHITECTURE SUGGESTED CONTROL MEASURE, COATINGS ARE CLASSIFIED VIA CALIFORNIA AIR RESOURCES BOARD. DOCUMENTATION SHALL E PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.

AEROSOL PAINTS AND COATING SHALL MEET PRODUCT WEIGHTED MIBR LIMITS FOR AOC AND OTHER REQUIREMENTS INCLUDING TOXIC COMPOUNDS AND ODOR DEPLETING SUBSTANCES (IN AN AREA UNDER JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AND WILL COMPLY WITH REGULATION, RULE 40).

BIWA OR MORE OF RELEVANT FLOORING SYSTEMS TO COMPLY WITH ONE OR MORE OF THE STANDARDS OUTLINED IN CALGREEN LOW RISE RESIDENTIAL MANDATORY MEASURES SECTION 4.504.4.

HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE PROJECT SHALL MEET REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN AIR RESOURCES BOARD'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD.

CARPET SHALL MEET TESTING AND CONTROL REQUIREMENTS PER SECTION 4.504.3. ALL CARPET CUSHION SHALL MEET THE REQUIREMENTS OF THE CARPET AND INSTALLATION'S GREEN LABEL PROGRAM. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.

PROVIDE SPACE HEATING SYSTEM CAPABLE OF MAINTAINING A MIN. INDOOR TEMPERATURE OF 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR ON THE HEATING DAY.

BUILDING WATER SUPPLY SYSTEMS IN WHICH QUICK-ACTING VALVES ARE INSTALLED SHALL BE PROVIDED WITH DEVICES TO ACHIEVE HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES.

PROVIDE SHOWER DOORS TO HAVE A NET OPENING OF AT LEAST 22" W/ SAFETY TIPPED DOOR AND SWING OUT.

PROVIDE WATER CLOSET CLEAR SPACE 30" IN WIDTH AND 24" MIN. CLEAR SPACE IN FRONT.

PROVIDE SAFETY GLASS AT WINDOWS IN SHOWER/BATH ENCLOSURE AND BATHROOMS WITHIN 60" ABOVE THE BATH/TUB DRAIN TUB.

USE CONCRETE BOARD TO RECEIVE CERAMIC TILES IN THE SHOWER BATH/TUB WALL, MUD SET.

BEST PRACTICES TO REDUCE WATER CONSUMPTION 20% INCLUDE PROVIDING OVERHEADS (LESS THAN OR EQUAL TO 3.0 GPM @ 80PSI), LAVATORY FAUCETS (LESS THAN OR EQUAL TO 1.5 GPM @ 80PSI), KITCHEN FAUCETS (LESS THAN OR EQUAL TO 1.0 GPM @ 80PSI), AND TOILETS (LESS THAN OR EQUAL TO 1.28 GAL/FLUSH).

SHOWER AND TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.

U-VALLIES AND SHGC PER TITLE 24 PERFORMANCE ENVELOPE REQUIREMENTS

PROVIDE SAFETY GLASSING AT ALL WINDOWS LOCATED IN AREAS WHERE AN INVERTED HORIZONTAL J AND IN A SHOWER (SEE AREA 3 AND 4) AND TUBS/SHOWER ENCLOSURES. THE SAFETY GLASSING SHALL BE EQUAL TO OR GREATER THAN THAT OF THE WINDOW.

GLASS DOORS AND PARTS LOCATED IN AREAS WHERE THE PRESSURE FROM THE SHOWER SHALL BE CONSIDERED TO EXCEED 10 PSI IN SHOWER AREA, OR OTHER APPROVED MATERIALS SHALL MEET PERFORMANCE ENVELOPE REQUIREMENTS.

DOORS AND WINDOWS SHALL BE PROVIDED WITH WEATHER STRIPPING.

DOORS AND WINDOWS SHALL BE AT LEAST 2" AND EXCEED THE HEIGHT OF 2" FROM THE TOP OF THE FRAME.

GLASS DOORS SHALL BE AT LEAST 2" FROM THE TOP OF THE FRAME TO THE TOP OF THE FRAME.

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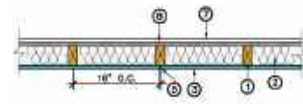
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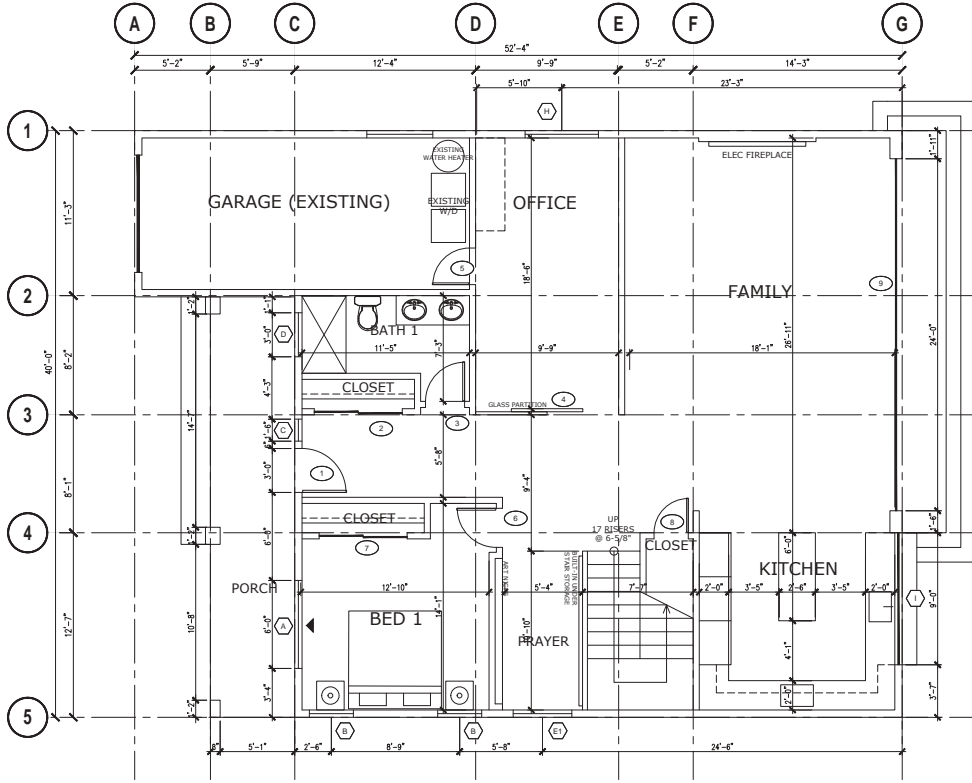


ALL EXTERIOR WALLS SHALL BE BASED UPON ASTM D3903 WALL ASSEMBLY SHOWN ABOVE.

- 1 - WALL STUD TO MATCH STRUCTURAL
- 2 - R19 INSULATION
- 3 - 5/8" GYPSUM BOARD
- 5 - BOARD JOINT LINE
- 6 - 2 LAYERS GRADE D BUILDING FELT OVER 1/2" PLY
- 7 - 1/2" THICK STUCCO (3 COATS) OR FIBER CEMENT SIDING

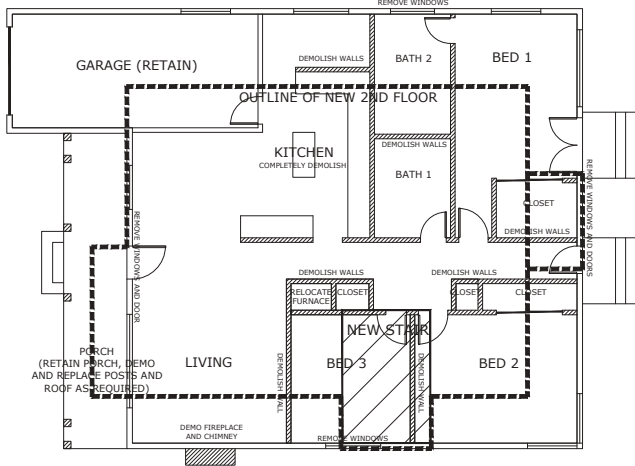
**Matthew Hum**  
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**1 1ST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

- RETAIN GARAGE, EXTERIOR WALLS
- ALL NEW WINDOWS/DOORS AT EXTERIOR WALLS
- NEW ROOF
- DEMOLISH INTERIOR WALLS/FINISHES/FIXTURES
- RETAIN EXISTING SUBFLOOR AND FOUNDATIONS WHERE POSSIBLE



**2 DEMOLITION PLAN**  
 SCALE: 3/16" = 1'-0"

12.14.20	PERMIT SUBMISSION
06.07.21	PLANNING COMMENTS
10.18.21	PLANNING COMMENTS
12.15.21	PLANNING COMMENTS
02.18.22	PLANNING COMMENTS
04.15.22	FIRST CHECK COMMENTS
05.13.24	OWNER REQUEST

ADDITION AT  
 1046 OAKLAND AVENUE  
 MENLO PARK, CA 94025

1ST FLOOR AND  
 DEMOLITION PLAN

A.2

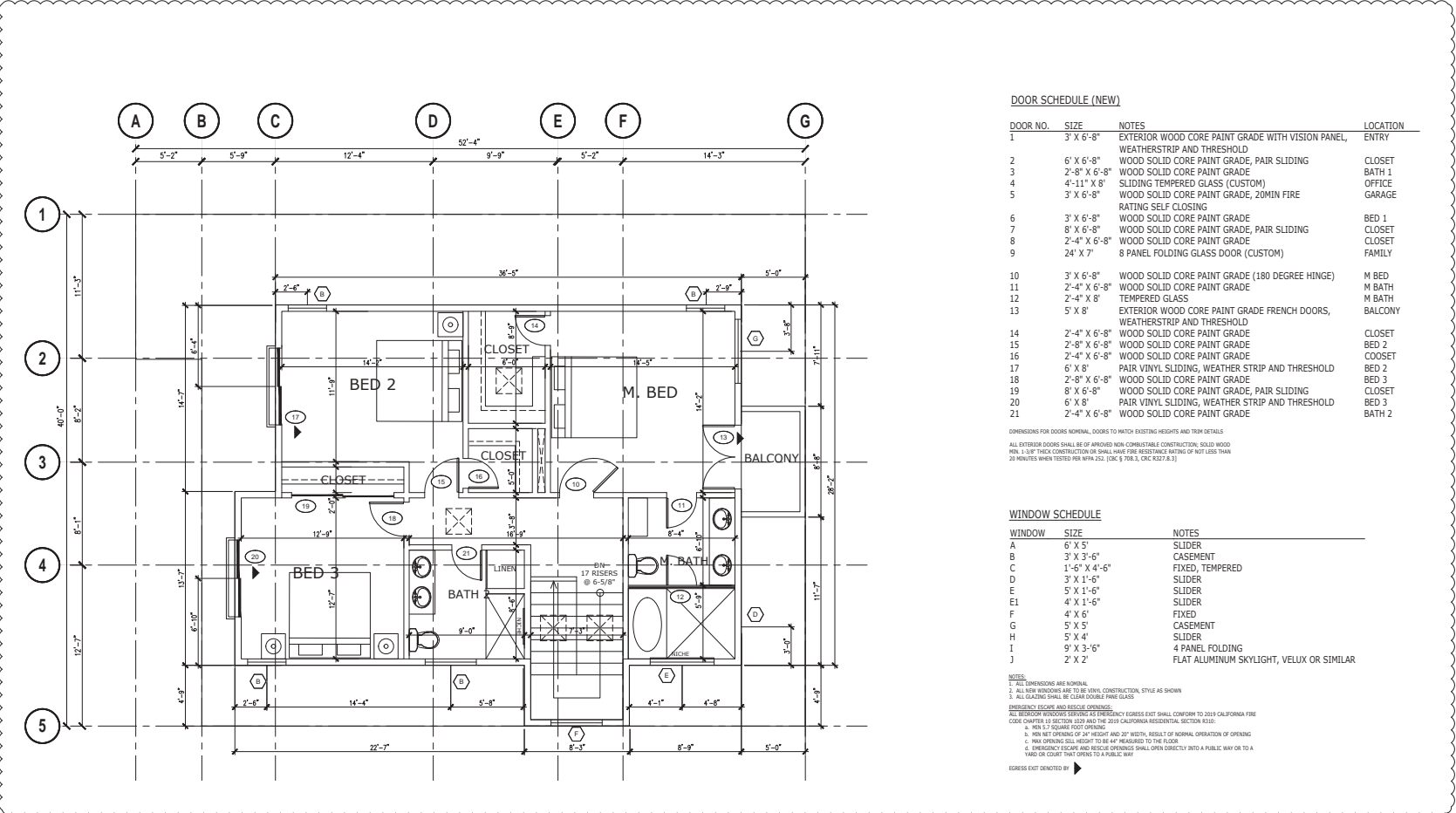
**STAIRWAY REQUIREMENTS:**

- MIN 36" CLEAR WIDTH AT ALL POINTS ABOVE FINISHED FLOOR HEIGHT WITH HANDRAILS PROJECTING A MAXIMUM 45° BEYOND EDGE OF THE STAIRWAY NOT LESS THAN 2 1/2" HIGH ABOVE FINISHED FLOOR. HANDRAILS INSTALLED ON 1 SIDE, 2 1/2" HIGH ABOVE HANDRAILS INSTALLED ON BOTH SIDES
- NO 2" BY 4" RISERS
- NO 4" BY 8" RISERS
- HANDRAILS ON AT LEAST 2 SIDE AS STAIRWAY OR RIDGE OF A STAIR
- HANDRAILS CONSTRUCTION WITH NO SWAYN CORNERS, AT HEIGHT 36" ABOVE FINISHED FLOOR, EXTENSIVE CONTINUOUSLY PROJECT TO A POINT DIRECTLY ABOVE THE LOWEST STEP, AND TERMINATED AT HANDRAIL, POST, SAFETY TERMINAL, OR RETURN TO WALL
- HANDRAILS SHALL HAVE A SPACE BETWEEN THE WALL AND HANDRAIL OF NOT LESS THAN 1-1/2" WITH ONE OF THE FOLLOWING TYPES FOR OCCUPANT USE:
  - 1) HORIZONTAL WITH CIRCULAR CROSS SECTION OF 1 1/2" DIA TO 2", OR 2) HORIZONTAL IN SET SQUARE TO 1 1/2" DIA WITH A MINIMUM DIMENSION OF AT LEAST 1 1/2" DIA WITH A MAX CROSS SECTION DIMENSION OF 2 1/4"
  - 3) HORIZONTAL WITH A ROUNDED SQUARE THAT IS 1 1/2" DIA WITH A 1/8" RADIUS ROUNDED SQUARE AND ON BOTH SIDES OF THE SQUARE. LOWER SHALL BE WITHIN A SECTION OF 2" HORIZONTAL VERTICALLY FROM THE HIGHEST POINT OF THE PROFILE AND ABOVE A 1/8" DIA AT LEAST 1 1/2"
  - NOTE: 2) SHALL BE THE HIGHEST POINT OF THE PROFILE WITH THE MIN WIDTH OF THE HORIZONTAL ABOVE THE RISERS SHALL BE 1-1/2" TO A MAX OF 2-3/4"
- GRAND AT THE OPEN END OF THE STAIRWAY SHALL BE A 4" BY 4" SQUARE TO BE LEADING END OF THE STAIRS. ABOVE THE SQUARE ALSO SQUARE AT THE HANDRAIL ON THE OPEN END OF THE STAIRS THE SQUARE SHALL BE 36" TO 38" ABOVE THE LEADING END OF THE STAIRS
- GRAND ON THE OPEN END OF THE STAIRWAY SHALL NOT HAVE OPENINGS WHICH ALLOW THE PASSAGE OF A SPRING 1/4" IN DIAMETER BETWEEN THE STAIRWAY RAILS AND THE TREADS OR OPENINGS FORMED BY THE STAIRS, TREADS AND RETURN RAIL OF THE STAIRS SHALL NOT ALLOW THE PASSAGE OF A SPRING OF 3/8" DIAMETER

SEE 49.1 AND 50.1 FOR MORE DETAILS

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**DOOR SCHEDULE (NEW)**

DOOR NO.	SIZE	NOTES	LOCATION
1	3' X 6'-8"	EXTERIOR WOOD CORE PAINT GRADE WITH VISION PANEL, WEATHERSTRIP AND THRESHOLD	ENTRY
2	6' X 6'-8"	WOOD SOLID CORE PAINT GRADE, PAIR SLIDING	CLOSET
3	2'-8" X 6'-8"	WOOD SOLID CORE PAINT GRADE	BATH 1
4	4'-11" X 8'	SLIDING TEMPERED GLASS (CUSTOM)	OFFICE
5	3' X 6'-8"	WOOD SOLID CORE PAINT GRADE, 20MIN FIRE RATING SELF CLOSING	GARAGE
6	3' X 6'-8"	WOOD SOLID CORE PAINT GRADE	BED 1
7	8' X 6'-8"	WOOD SOLID CORE PAINT GRADE, PAIR SLIDING	CLOSET
8	2'-4" X 6'-8"	WOOD SOLID CORE PAINT GRADE	CLOSET
9	24" X 7'	8 PANEL FOLDING GLASS DOOR (CUSTOM)	FAMILY
10	3' X 6'-8"	WOOD SOLID CORE PAINT GRADE (180 DEGREE HINGE)	M BED
11	2'-4" X 6'-8"	WOOD SOLID CORE PAINT GRADE	M BATH
12	2'-4" X 8'	TEMPERED GLASS	M BATH
13	5' X 8'	EXTERIOR WOOD CORE PAINT GRADE FRENCH DOORS, WEATHERSTRIP AND THRESHOLD	BALCONY
14	2'-4" X 6'-8"	WOOD SOLID CORE PAINT GRADE	CLOSET
15	2'-8" X 6'-8"	WOOD SOLID CORE PAINT GRADE	BED 2
16	2'-4" X 6'-8"	WOOD SOLID CORE PAINT GRADE	COOSSET
17	6' X 8"	PAIR VINYL SLIDING, WEATHER STRIP AND THRESHOLD	BED 2
18	2'-8" X 6'-8"	WOOD SOLID CORE PAINT GRADE	BED 3
19	8' X 6'-8"	WOOD SOLID CORE PAINT GRADE, PAIR SLIDING	CLOSET
20	6' X 8"	PAIR VINYL SLIDING, WEATHER STRIP AND THRESHOLD	BED 3
21	2'-4" X 6'-8"	WOOD SOLID CORE PAINT GRADE	BATH 2

DIMENSIONS FOR DOORS NOMINAL, DOORS TO MATCH EXISTING HEIGHTS AND TRIM DETAILS  
ALL EXTERIOR DOORS SHALL BE OF APPROVED NON-COMBUSTIBLE CONSTRUCTION, SOLID WOOD MIN 1 1/2" THICK CONSTRUCTION OR SHALL HAVE FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED PER NFPA 253 (ICC § 708.3, CBC § 227.8.3)

**WINDOW SCHEDULE**

WINDOW	SIZE	NOTES
A	6' X 5'	SLIDER
B	3' X 3'-6"	CASEMENT
C	1'-6" X 4'-6"	FIXED, TEMPERED
D	3' X 1'-6"	SLIDER
E	5' X 1'-6"	SLIDER
E1	4' X 1'-6"	SLIDER
F	4' X 6'	FIXED
G	5' X 5'	CASEMENT
H	5' X 4'	SLIDER
I	9' X 3'-6"	4 PANEL FOLDING
J	2' X 2'	FLAT ALUMINUM SKYLIGHT, VELUX OR SIMILAR

**NOTES:**

- ALL DIMENSIONS ARE NOMINAL.
- ALL NEW WINDOWS ARE TO BE NEW CONSTRUCTION, STYLE AS SHOWN
- ALL GLAZING SHALL BE CLEAR DOUBLE PANE GLASS

**EMERGENCY ESCAPE AND RESCUE OPENINGS:**  
ALL BEDROOM WINDOWS SERVING AS EMERGENCY EGRESS EXIT SHALL CONFORM TO 2018 CALIFORNIA FIRE CODE CHAPTER 10 SECTION 1030 AND THE 2018 CALIFORNIA RESIDENTIAL SECTION R310:

- MIN 1 1/2 SQUARE FOOT OPENING
- MIN NET OPENING OF 20" HEIGHT AND 20" WIDTH, RESULT OF NORMAL OPERATION OF OPENING
- MIN OPENING SHALL HEIGHT TO BE 44" MEASURED TO THE FLOOR
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY

EGRESS EXIT DENOTED BY:

12.14.20 PERMIT SUBMISSION  
06.07.21 PLANNING COMMENTS  
10.18.21 PLANNING COMMENTS  
12.15.21 PLANNING COMMENTS  
02.18.22 PLANNING COMMENTS  
04.15.22 FIRST CHECK COMMENTS  
05.13.24 OWNER REQUEST

ADDITION AT  
1046 OAKLAND AVENUE  
MENLO PARK, CA 94025

2ND FLOOR PLAN  
DOOR & WINDOW  
SCHEDULE

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1048 OAKLAND

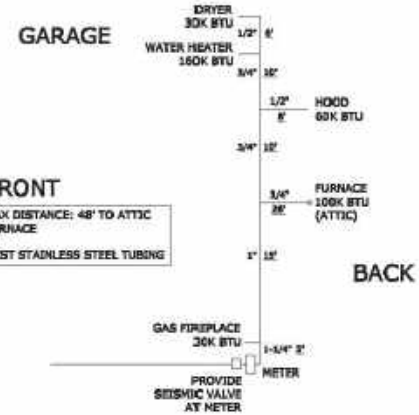
1046 OAKLAND  
 (PROPOSED)

1044 OAKLAND



**2 STREETScape PLAN - OAKLAND AVENUE**

SCALE: 3/32" = 1'-0"



**3 GAS LINE DIAGRAM**

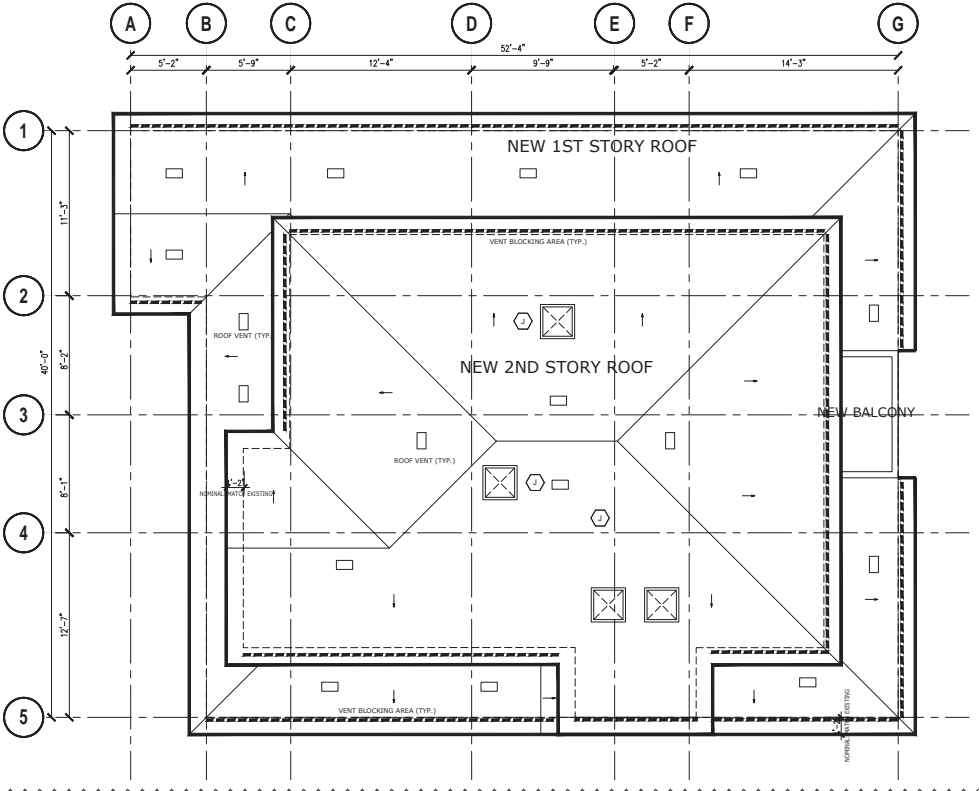
SCALE: N.T.S.

12.14.20 PERMIT SUBMISSION  
 06.07.21 PLANNING COMMENTS  
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ADDITION AT  
 1046 OAKLAND AVENUE  
 MENLO PARK, CA 94025

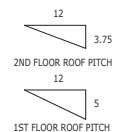
**ROOF PLAN**

A.4



**1 ROOF PLAN**

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



ROOF VENTILATION	
1ST FLOOR: 1,691 SQUARE FEET / 150 = 11.27 SQUARE FEET REQUIRED	
118' VENT BLOCKING AREAS = 5.31 SQUARE FEET	
12 ROOF VENTS = 6.00 SQUARE FEET	
11.31 SQUARE FEET > 11.27 SQUARE FEET	OK
2ND FLOOR: 1,108 SQUARE FEET / 150 = 7.39 SQUARE FEET REQUIRED	
112' VENT BLOCKING AREAS = 5.04 SQUARE FEET	
5 ROOF VENTS = 2.50 SQUARE FEET	
7.54 SQUARE FEET > 7.39 SQUARE FEET	OK

VENT BLOCKING BASED OFF OF (4) 2" DIA. HOLES IN BLOCKING BETWEEN RAFTERS FOR EVERY 2' OF ROOF

ROOF VENT BASED ON O'HAGIN ASPHALT SHINGLE VENTS WITH 0.50 SQUARE FEET NET FREE VENTILATION AREA

ALL ROOF COVERINGS SHALL HAVE AT LEAST A CLASS A FIRE-RETARDANT ROOF. [CBC § 705A.2, CRC R327.5.2]

ROOF COVERINGS AT RIDGES, EAVES, AND VALLEYS SHALL HAVE PROFILES OF SUCH THAT DOES NOT ALLOW THE INTRUSION OF FLAMES OR EMBERS. AN ALTERNATIVE WILL BE TO PROVIDE ONE LAYER OF 72LB MINERAL SURFACED NON PERFORATED CAP SHEET COMPLYING WITH ASTM D3918 INSTALLED OVER COMBUSTIBLE DECKING FOR MINIMUM OF 36" FROM EAVES AND EACH SIDE OF RIDGE/HIP AND VALLEYS. [CBC § 705A.2.3, CRC R327.5.3]

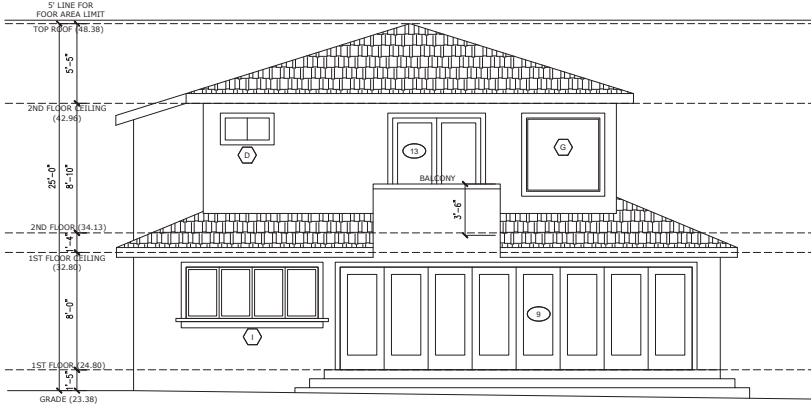
ROOF VENTS SHALL MEET THE REQUIREMENTS OF CBC SEC 706A, CRC R327.6.

MATERIALS (TO MATCH EXISTING):  
 BODY - MOUNTAIN PEAK WHITE (BENJAMIN MOORE 2148-70) OR SIMILAR  
 TRIM - SILVER SONG (BENJAMIN MOORE 1557) OR SIMILAR  
 TILE ACCENT AT PORCH - DALTILE BASALTO (BT26 SABBIA) OR SIMILAR

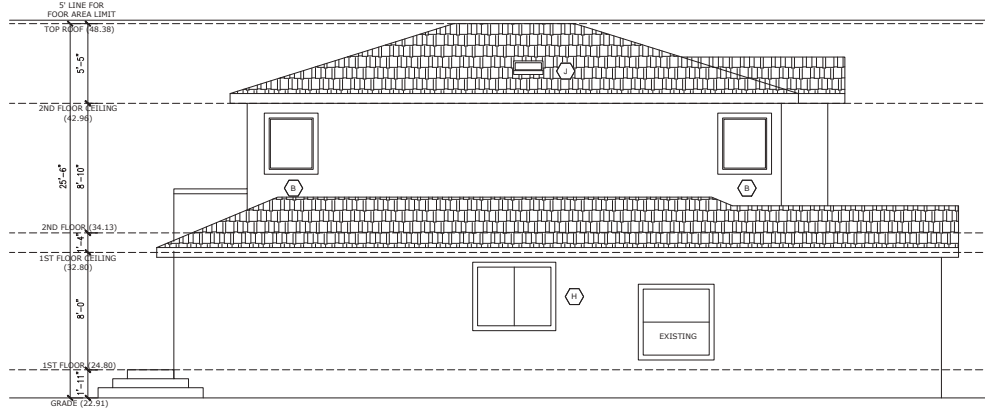
CLASS "A" ROOF  
 SHINGLE ROOF: CERTAINTED LANDMARK SHINGLES - COBLESTONE GRAY  
 ICC-ES EVALUATION REPORT ESR-1389

TOTAL UNDER FLOOR AREA UNCHANGED (1ST FLOOR FOOTPRINT).  
 NO ALTERATIONS REQUIRED TO EXISTING FOUNDATION VENTING

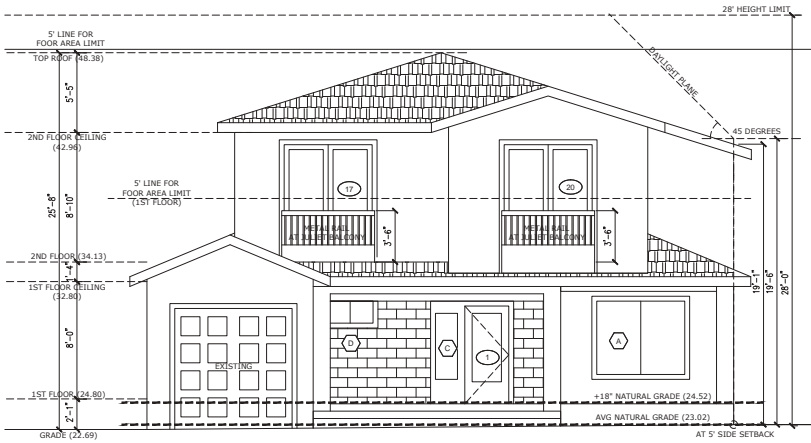
**AVERAGE NATURAL GRADE CALCULATION:**  
 PER ARCHITECTURAL SITE SURVEY DATED 04.30.21 BY MOUNTAIN PACIFIC SURVEYS  
 HIGHEST GRADE LEVEL AT HOUSE: ELEV 22.38 (SOUTHEAST CORNER)  
 LOWEST GRADE LEVEL AT HOUSE: ELEV 22.65 (NORTHWEST CORNER)  
**AVERAGE NATURAL GRADE: 22.38 + 22.65 / 2 = 22.52**



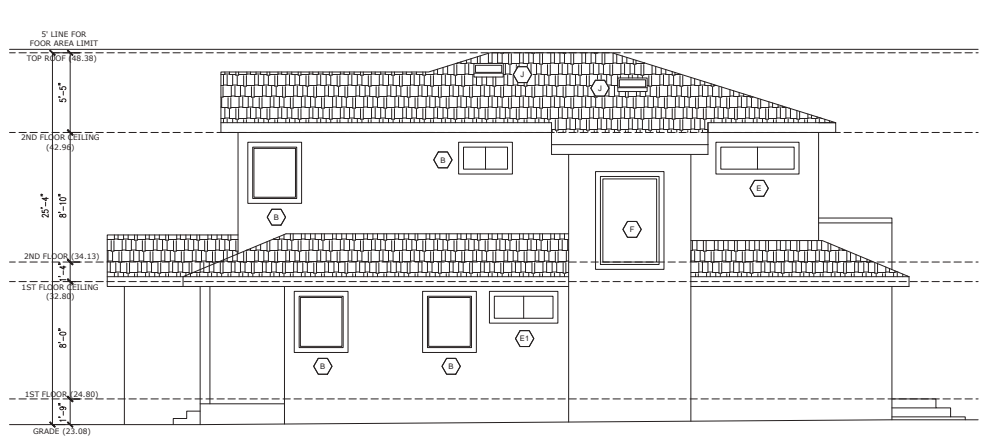
**1 EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**2 NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**3 WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**4 SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

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12.14.20 PERMIT SUBMISSION  
 06.07.21 PLANNING COMMENTS  
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 12.15.21 PLANNING COMMENTS  
 02.18.22 PLANNING COMMENTS  
 04.15.22 FIRST CHECK COMMENTS  
 05.13.24 OWNER REQUEST

ADDITION AT  
 1046 OAKLAND AVENUE  
 MENLO PARK, CA 94025

EXTERIOR  
 ELEVATIONS

A.5

APPLICANT SHALL MEET ALL REQUIREMENTS IN THE 2019 CALIFORNIA FIRE CODE

SMOKE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS. ALL SMOKE ALARM AND CARBON MONOXIDE ALARMS SHALL BE LISTED BY THE CALIFORNIA STATE FIRE MARSHALL.

BUILDING ADDRESS TO BE VISIBLE FROM THE PUBLIC STREET

ALL 125-VOLT, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11.

ENSURE ALL LAVATORY OUTLETS ARE CONFIGURED FOR GFCI PROTECTION

PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION (AFCI) FOR OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS.

ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED. FANS SHALL BE ENERGY STAR COMPLIANT AND CONTROLLED BY HUMIDITY CONTROL.

KITCHEN HOOD SHALL HAVE A MINIMUM 100 CFM EXHAUST RATE, AND HOOD TO HAVE BACKDRAFT DAMPER. IF HOOD IS PART OF INTERMITTENT WHOLE HOUSE FAN VENTILATION SYSTEM PER ASHRAE 62.2, MAXIMUM SOUND RATING OF 3-SONES IS ALLOWED AT 100 CFM. BATHROOM FANS SHALL HAVE A MINIMUM 50 CFM EXHAUST RATE, AND FAN TO HAVE BACKDRAFT DAMPER. IF FAN IS PART OF INTERMITTENT WHOLE HOUSE FAN VENTILATION SYSTEM PER ASHRAE 62.2, MAXIMUM SOUND RATING OF 3-SONES IS ALLOWED AT 100CFM. (ASHRAE 62.2 & 2013 SEC)

LIGHTING TO ADHERE TO 2019 CALIFORNIA ENERGY CODE, ALL LIGHT FIXTURES TO BE HIGH EFFICACY.

ALL LIGHTING IN GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND CONTROLLED BY A VACANCY SENSOR (BEES 150 (K)(5))

ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY OR BE CONTROLLED BY: (BEES 150 (K)(9))

- A) MANUAL ON/OFF SWITCH AND
- B) MOTION SENSOR; AND
- C) PHOTO CONTROL OR ASTRONOMICAL CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM

ALL EXTERIOR LUMINAIRES SHALL BE LABELED "SUITABLE FOR WET LOCATIONS" (CEC 410.10)

HOME TO MEET REQUIREMENTS OF ANSI/ASHRAE STANDARD 62.2, VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY IN LOW RISE RESIDENTIAL BUILDING VIA EXHAUST FANS - MULTIPLE SPOT VENTILATION FANS IN BATHROOMS AND KITCHEN

ALL INSTALLED LIGHTS IN KITCHEN, LAUNDRY, BATHROOMS, AND GARAGE TO MEET HIGH EFFICACY STANDARDS CALIFORNIA 724 ENERGY CODE AS FOLLOWS: 5W OR LESS - 30 LM/W, 5-15W - 40 LM/W, 15-40W - 50 LM/W, 40W OR GREATER - 60 LM/W. LIGHTS IN OTHER SPACES MAY BE COMPACT FLOURESCENT LAMPS (30W - 50LM/W) OR INCANDESCENT (MIN EFFICACY OF 15LM/W). ALL LOW EFFICACY LIGHTING SHALL BE CONTROLLED BY SWITCHING DEVICES AND CONTROLS PER BEES 150 (K).

ALL KNOB AND TUBE WIRING THAT IS EXPOSED WHEN WALLS ARE OPENED ARE TO BE REMOVED BACK TO THE ATTIC OR UNDER FLOOR ACCESSIBLE SPACES AND SPLICED IN A JUNCTION BOX WITH ROMEX OR OTHER APPROVED WIRING METHOD. TO BE RUN BACK TO THE ORIGINAL LOCATION. KNOB AND TUBE BOXES MUST BE REPLACED TO ACCOMMODATE NEW WIRING TYPE. IF REMOVAL OF WIRING WOULD NECESSITATE OPENING OF ADDITIONAL WALLS NOT IN THE SCOPE OF WORK AND WIRING IS IN SOUND CONDITION, IT MAY REMAIN.

ALL LIGHT FIXTURES WITHIN 3' HORIZONTALLY AND 8' VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL SHALL BE LISTED FOR A DAMP LOCATION, OR LISTED FOR WET LOCATIONS SUBJECT TO SHOWER SPRAY (CEC 310.10(D))

ALL DWELLING UNITS TO MEET REQUIREMENTS OF ANSI/ASHRAE STANDARD 62.2, VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY IN LOW RISE RESIDENTIAL BUILDING:  
 - PER ASHRAE 62.2-2016 (4.1.1) REQUIRED VENTILATION IS 150CFM FOR BUILDING  
 - VENTILATION WILL BE ACHIEVED THROUGH COMBINATION OF 100CFM INTERMITTENT (DEMAND BASED WITH ON/OFF SWITCH) RANGE HOOD EXHAUSTED TO EXTERIOR, 50CFM INTERMITTENT EXHAUST FANS (DEMAND BASED WITH ON/OFF SWITCH) AT ALL BATHROOMS AND LAUNDRY AREAS, AND ALL EXTERIOR WINDOWS ACCESSIBLE FROM FLOOR LEVEL TO BE FULLY OPERABLE

RECESSED CANS IN INSULATED CEILINGS "1C" TYPE AND AIRTIGHT

BATHROOM REQUIREMENTS:

- AT LEAST 1 RECEPTACLE SHALL BE INSTALLED IN BATHROOMS WITHIN 3' OF EACH SINK. RECEPTACLE SHALL BE INSTALLED ON THE WALL OR PARTITION ADJACENT TO THE SINK, ON THE COUNTERTOP, OR ON THE SIDE OR FACE OF THE SINK BASE CABINET NO MORE THAN 12" BELOW THE TOP.
- LIGHTING FIXTURES LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.
- BATHROOM SHALL HAVE DEDICATED 20 AMP CIRCUIT
- WATER CLOSET SHALL HAVE CLEARANCE OF 30" WIDE (15" ON CENTER) AND 24" IN FRONT

BATHROOM EXHAUST FANS SHALL BE ENERGY STAR DUCTED TO OUTSIDE UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDISTAT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% - 80%.

DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

- ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/JACCA 2 MANUAL 3-2004 OR EQUIVALENT
- SIZE DUCT SYSTEMS ACCORDING TO ANSIA/JCCA 1 MANUAL 0-2009 OR EQUIVALENT
- SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI ACAS 3 MANUAL 5-2004 OR EQUIVALENT

ENVIRONMENTAL AIR DUCTS, VENTS, AND EXHAUST DUCTS SHALL NOT TERMINATE LESS THAN 3' FROM THE PROPERTY LINE OR OPENINGS INTO THE BUILDING

EXHAUST DUCTS SHALL BE SMOOTH INTERIOR SURFACES AND TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER.

RETAIN EXISTING WATER HEATER IN GARAGE. AIR CONDITIONER AT SIDE YARD, AND FURNACE IN ATTIC (RELOCATE TO NEW 2ND FLOOR ATTIC)

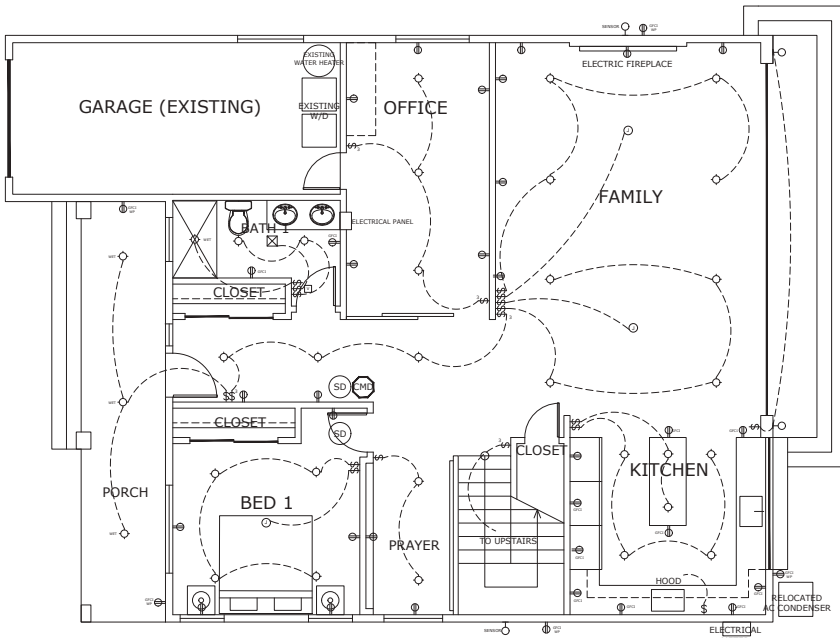
- JUNCTION BOX
- RECESSED CEILING LIGHT
- WALL MOUNTED LIGHT
- LIGHT SWITCH
- ⊗ EXHAUST FAN
- ⊖ ELECTRICAL OUTLET (AFCI)
- ⊖ ELECTRICAL OUTLET (GROUND FAULT CIRCUIT INTERRUPTER)
- ⊖ ELECTRICAL OUTLET (WATER RESISTANT COVER)
- ⊖ CMO CARBON MONOXIDE DETECTOR
- ⊖ SD SMOKE DETECTOR

INSTALLATION OF FURNACE IN THE ATTIC SHALL PROVIDE THE FOLLOWING:

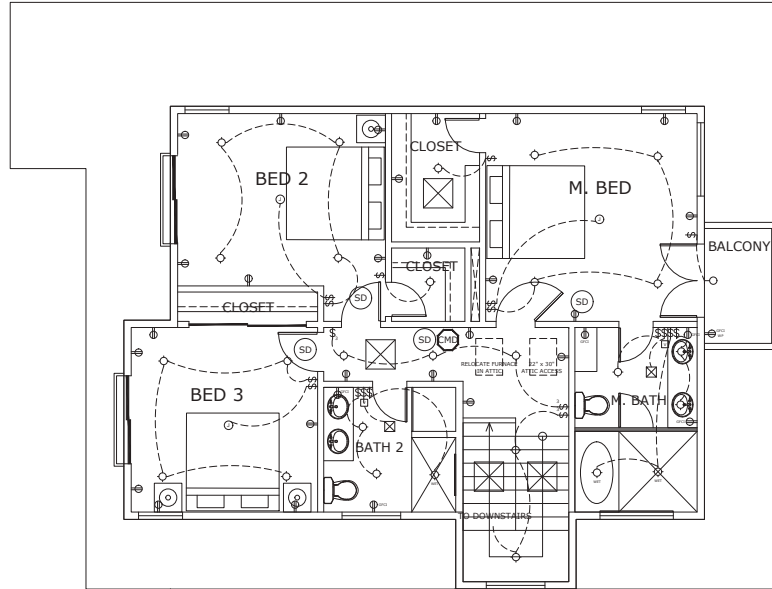
- ACCESS THROUGH AN OPENING AND PASSAGEWAY AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE, 22"X30" MINIMUM
- PROVIDE 20" MAX PASSAGEWAY TO THE FURNACE FROM THE ACCESS POINT, THE WIDTH OF THE PASSAGEWAY SHALL NOT BE LESS THAN 24"
- PROVIDE A LEVEL WORKING PLATFORM NOT LESS THAN 30"X30" IN FRONT OF THE SERVICE SIDE OF THE FURNACE
- PROVIDE A RECEPTACLE OUTLET AND SWITCHED LIGHT FIXTURE NEAR THE FURNACE. THE SWITCH SHALL BE LOCATED AT THE ENTRANCE OF THE PASSAGEWAY

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1 1ST FLOOR CONCEPTUAL ELECTRICAL PLAN  
 SCALE: 1/4" = 1'-0"



2 2ND FLOOR CONCEPTUAL ELECTRICAL PLAN  
 SCALE: 1/4" = 1'-0"

12.14.20	PERMIT SUBMISSION
06.07.21	PLANNING COMMENTS
10.18.21	PLANNING COMMENTS
12.15.21	PLANNING COMMENTS
02.18.22	PLANNING COMMENTS
04.15.22	FIRST CHECK COMMENTS
05.13.24	OWNER REQUEST

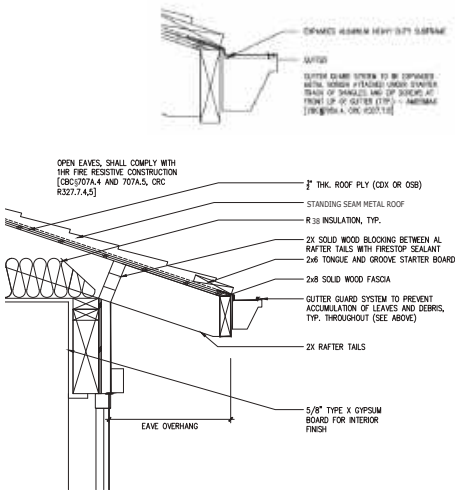
ADDITION AT  
 1046 OAKLAND AVENUE  
 MENLO PARK, CA 94025

CONCEPTUAL  
 ELECTRICAL PLAN

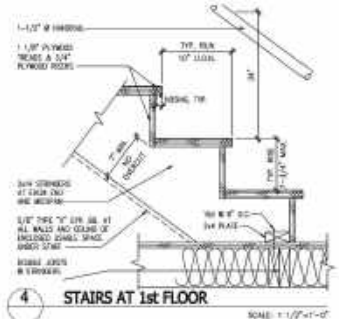
A.6



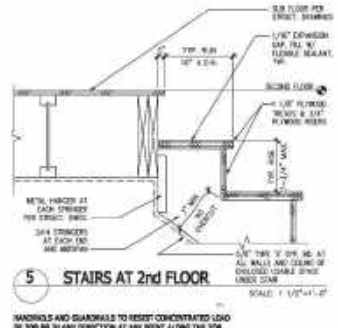
*M.H.*



**1 EAVE DETAIL**  
 SCALE: 1/12" = 1'-0"

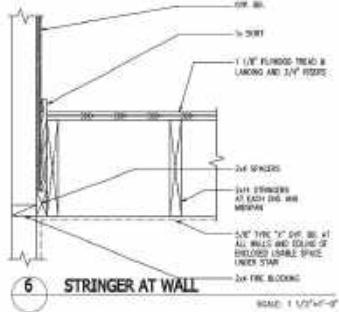


**4 STAIRS AT 1st FLOOR**  
 SCALE: 1/12" = 1'-0"

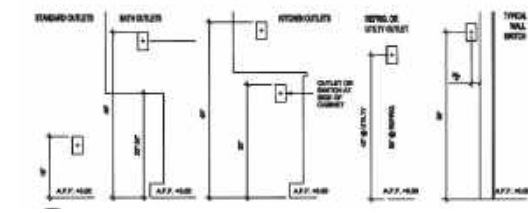


**5 STAIRS AT 2nd FLOOR**  
 SCALE: 1/12" = 1'-0"

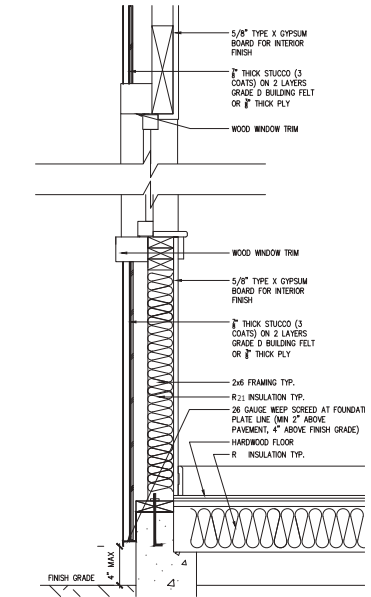
HANDRAILS AND CHAIRRAILS TO RESIST CONCENTRATED LOADS OF 300 LB IN ANY DIRECTION AT ANY POINT ALONG THE TOP.



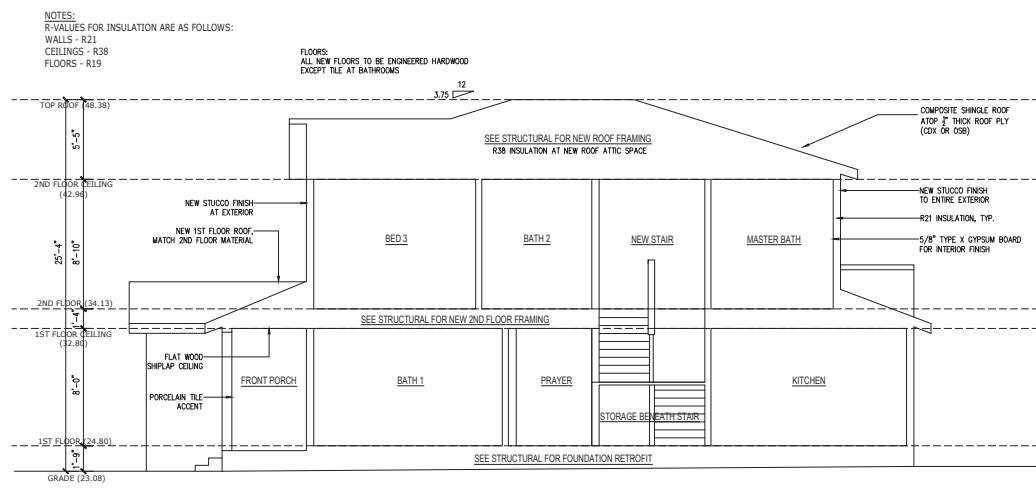
**6 STRINGER AT WALL**  
 SCALE: 1/12" = 1'-0"



**7 ELECTRIC FIXTURE MOUNTING HEIGHTS**  
 SCALE: N.T.S.



**2 WALL SECTION**  
 SCALE: 1/12" = 1'-0"



**3 BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"

NOTES:  
 R-VALUES FOR INSULATION ARE AS FOLLOWS:  
 WALLS - R-21  
 CEILINGS - R-38  
 FLOORS - R-19

FLOORS:  
 ALL NEW FLOORS TO BE ENGINEERED HARDWOOD EXCEPT TILE AT BATHROOMS

IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STUDIES, AND BETWEEN A TOP STORY AND A ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:  
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING PURSED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS (VERTICALLY AT THE CEILING AND FLOOR LEVELS, HORIZONTALLY AT INTERFACES NOT EXCEEDING 10')  
 - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND CONVE CEILINGS  
 - IN CONCEALED SPACES BETWEEN STAIR SPINDERS AT THE BOTTOM OF THE RUN  
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS

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**BUILDING DETAILS AND SECTION**





*John*

# Clean Bay Blue Print

## Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Fremont requirements.



### Materials storage & spill cleanup

#### Non-hazardous materials management

- Save, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when wet actively being used within 14 days.
- Use that don't generate sediment water for dust control or wash.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with City of Fremont Ordinances for recycling construction materials, wood, dry board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overflowing. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

#### Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, solvents, adhesives, 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 forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use them that way. Do not apply hazardous materials when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

#### Spill prevention and control

- Keep a supply of spill cleanup materials (bags, absorbents, etc.) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be prepared to work to prevent leaks and spills from reaching the gutter, street, or storm drain basin; wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous material spills immediately! (See #1)

#### 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 the work and working off site.
- Sweep or vacuum any street tracking immediately and access sediment water to prevent further tracking.

### Vehicle and equipment maintenance & cleaning

- Inspect vehicles and equipment for leaks frequently. The drip pan or catch basin must repair any leaks, repair leaks promptly.
- Fuel (oil) (hazardous) vehicles on site only in a designated area or cover a drip pan that is big enough to prevent runoff!
- If you run clean vehicles or equipment on site, clean with water in a designated area that will not allow clean water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on site using hoses, solvents, degreasers, steam cleaning equipment, etc.



### Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber mats, silt fences, or other control measures to minimize the flow of soil off the site.
- North-facing activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- Monitor vegetation in the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls where slope until soil is secure.
- If you suspect contamination (from site history, discharge, spill, water, abandoned underground tanks or pipes, or buried cables), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.



### Dewatering operations

- Effectively manage all runoff all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all discharge points or shall be collected, to be compliant.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- Be sure to notify and obtain approval from the Engineer 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 contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or treated off-site for proper disposal.



### Saw cutting

- Always completely cover or barricade storm drain inlets when saw cutting. Use fiber fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- Shield, abrade, or vacuum saw-cut slurry and pick up all waste on work as you are finished in one location or at the end of each work day (whichever is sooner).
- If you cut slurry enters a catch basin, clean it up immediately.

### Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, in pallets, and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment trucks off site or into contained washed areas that will not allow discharge of wash water onto the working area or onto the surrounding area.



- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

### Paving/asphalt work

- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or top coat.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or erosion barriers.
- Do not sweep or wash down excess seal from road leading into gutters, storm drains, or creeks. Collect and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.



### Painting

- Never pour paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before moving brushes, rollers, or containers to a truck.
- Paint out excess oil-based paint before cleaning brushes, rollers, or containers.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint and solvents in accordance with hazardous waste.



### Landscape Materials

- Create, store, and store in pallets all recycled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discourage the application of any readily erodible materials within 2 days of forecasted rain and during wet weather.

NO. REVISED BY	DATE	DESCRIPTION	BY	DATE	APPROVED BY

DATE	DESCRIPTION
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06.07.21	PLANNING COMMENTS
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12.18.21	PLANNING COMMENTS
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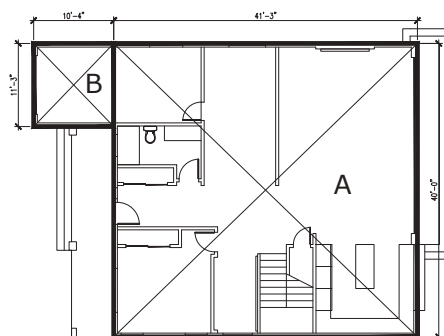
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1046 OAKLAND AVENUE  
MENLO PARK, CA 94025

STORMWATER  
POLLUTION  
PREVENTION

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

For references and more detailed information:  
www.cleanbay.org/programs/npd  
www.streetsandbays.com

NPDES permit construction storm water discharge under 3 - attached to revision 2.04 - 2/27/11 - © 2011 NPDES permit



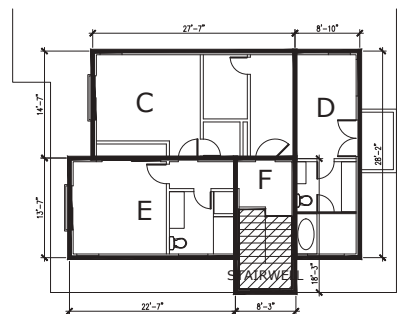
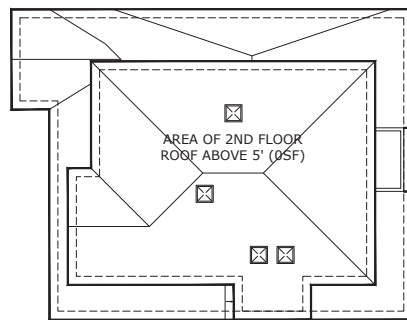
**PROPOSED FLOOR AREAS:**

A	1,650.0 SF (EXISTING) (41'-3" X 40'-0")
B	116.3 SF (EXISTING) (11'-3" X 10'-4")
C	402.3 SF (27'-7" X 14'-7")
D	248.8 SF (8'-10" X 28'-2")
E	306.8 SF (22'-7" X 13'-7")
F	75.0 SF (8'-3" X 18'-3") - (7'-3" X 10'-5")
<b>TOTAL:</b>	<b>2,799.2 SF</b>
<b>ADDED SECOND FLOOR AREA (C+D+E+F) = 1,032.9 SF</b>	
<b>ADDED FLOOR AREA / EXISTING FLOOR AREA 1,032.9 SF / 1,766.3 SF = 58.5%</b>	

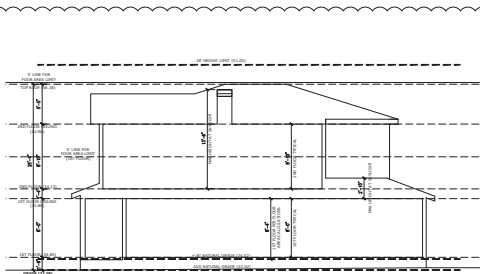
**PROPOSED FLOOR AREAS:**

A	1,650.0 SF (EXISTING) (41'-3" X 40'-0")	ROOF ABOVE 5'	0 SF
B	116.3 SF (EXISTING) (11'-3" X 10'-4")	<b>TOTAL:</b>	<b>2,799.2 SF</b>
C	402.3 SF (27'-7" X 14'-7")		
D	248.8 SF (8'-10" X 28'-2")		
E	306.8 SF (22'-7" X 13'-7")		
F	75.0 SF (8'-3" X 18'-3") - (7'-3" X 10'-5")		

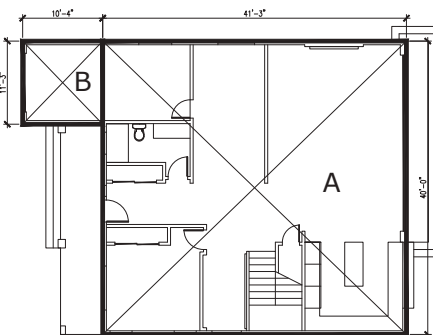
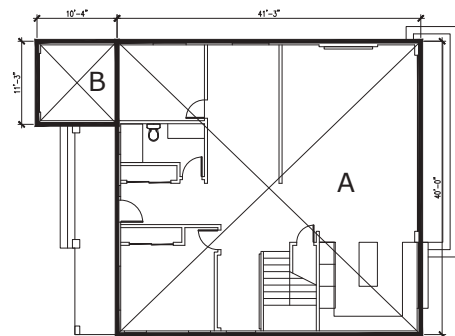
**Matthew Hum**  
385 MULLEN AVENUE  
SAN FRANCISCO, CA 94110  
(925) 389-8728



**2 PROPOSED BUILDING AREA**  
SCALE: 1/8" = 1'-0"



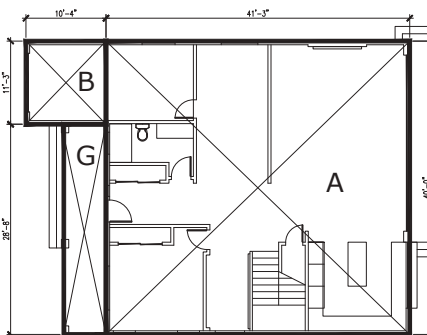
**5 BUILDING SECTION/HEIGHT DIAGRAM**  
SCALE: 1/8" = 1'-0"



**EXISTING FLOOR AREA**

A	1,650.0 SF (EXISTING) (41'-3" X 40'-0")
B	116.3 SF (EXISTING) (11'-3" X 10'-4")
<b>TOTAL:</b>	<b>1,766.3 SF</b>

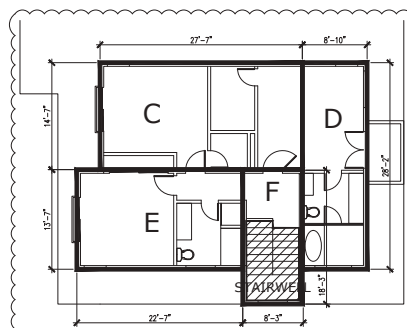
**1 EXISTING BUILDING AREA**  
SCALE: 1/8" = 1'-0"



**BUILDING COVERAGE**

A	1,650.0 SF (EXISTING) (41'-3" X 40'-0")
B	116.3 SF (EXISTING) (11'-3" X 10'-4")
G	144.1 SF (EXISTING) (5'-2" X 28'-8")
<b>TOTAL:</b>	<b>1,910.4 SF</b>
EXISTING CHIMNEY TO BE REMOVED	

**3 BUILDING COVERAGE DIAGRAM**  
SCALE: 1/8" = 1'-0"



**4 FLOOR AREA LIMIT DIAGRAM**  
SCALE: 1/8" = 1'-0"

12.14.20 PERMIT SUBMISSION  
06.07.21 PLANNING COMMENTS  
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**ADDITION AT**  
**1046 OAKLAND AVENUE**  
MENLO PARK, CA 94025

**AREA DIAGRAMS**

PRELIMINARY CONSTRUCTION SCHEDULE (PCS) for Project No. 14001. Includes project details, a Gantt chart for construction activities from 2018 to 2020, and a summary table of activity durations.

PRELIMINARY CONSTRUCTION SCHEDULE (PCS) for Project No. 14002. Includes project details, a Gantt chart for construction activities from 2018 to 2020, and a summary table of activity durations.

PRELIMINARY CONSTRUCTION SCHEDULE (PCS) for Project No. 14003. Includes project details, a Gantt chart for construction activities from 2018 to 2020, and a summary table of activity durations.

PRELIMINARY CONSTRUCTION SCHEDULE (PCS) for Project No. 14004. Includes project details, a Gantt chart for construction activities from 2018 to 2020, and a summary table of activity durations.

PRELIMINARY CONSTRUCTION SCHEDULE (PCS) for Project No. 14005. Includes project details, a Gantt chart for construction activities from 2018 to 2020, and a summary table of activity durations.

PRELIMINARY CONSTRUCTION SCHEDULE (PCS) for Project No. 14006. Includes project details, a Gantt chart for construction activities from 2018 to 2020, and a summary table of activity durations.

PRELIMINARY CONSTRUCTION SCHEDULE (PCS) for Project No. 14007. Includes project details, a Gantt chart for construction activities from 2018 to 2020, and a summary table of activity durations.

PRELIMINARY CONSTRUCTION SCHEDULE (PCS) for Project No. 14008. Includes project details, a Gantt chart for construction activities from 2018 to 2020, and a summary table of activity durations.

PRELIMINARY CONSTRUCTION SCHEDULE (PCS) for Project No. 14009. Includes project details, a Gantt chart for construction activities from 2018 to 2020, and a summary table of activity durations.

PRELIMINARY CONSTRUCTION SCHEDULE (PCS) for Project No. 14010. Includes project details, a Gantt chart for construction activities from 2018 to 2020, and a summary table of activity durations.

PRELIMINARY CONSTRUCTION SCHEDULE (PCS) for Project No. 14011. Includes project details, a Gantt chart for construction activities from 2018 to 2020, and a summary table of activity durations.

PRELIMINARY CONSTRUCTION SCHEDULE (PCS) for Project No. 14012. Includes project details, a Gantt chart for construction activities from 2018 to 2020, and a summary table of activity durations.

PRELIMINARY CONSTRUCTION SCHEDULE (PCS) for Project No. 14013. Includes project details, a Gantt chart for construction activities from 2018 to 2020, and a summary table of activity durations.

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ADDITION AT  
1046 OAKLAND AVENUE  
MENLO PARK, CA 94025

TITLE 24

T.1

RESIDENTIAL MEASURES SUMMARY				RMS-1	
REGISTRATION	City	Area	Special Features	Status	
APD	Alameda	100	APD	APD	APD
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RESIDENTIAL MEASURES SUMMARY				RMS-1	
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2022 Single-Family Residential Mandatory Requirements Summary				RMS-1	
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 (925) 389-8728

12.14.20 PERMIT SUBMISSION  
 06.07.21 PLANNING COMMENTS  
 10.18.21 PLANNING COMMENTS  
 02.18.22 PLANNING COMMENTS  
 04.15.22 FIRST CHECK COMMENTS  
 05.13.24 OWNER REQUEST

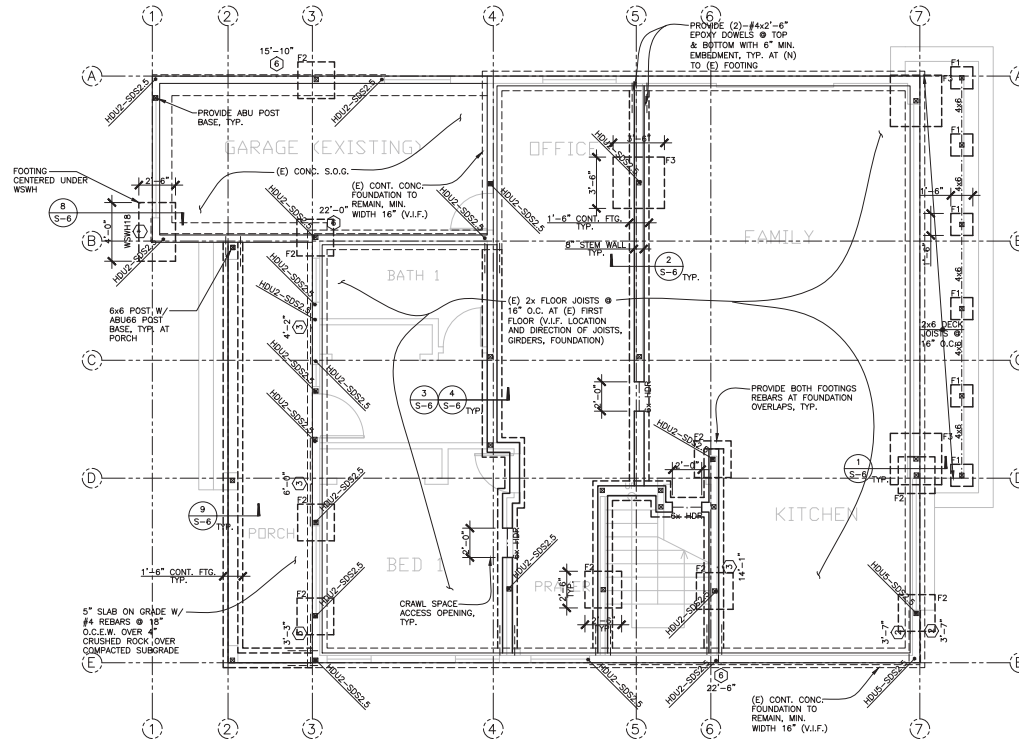
ADDITION AT  
 1046 OAKLAND AVENUE  
 MENLO PARK, CA 94025

TITLE 24

T.2







NOTE: MIN. DEPTH OF (E) AND/OR (N) FOUNDATION BELOW AND 12" NEXT TO HOLDDOWNS SHALL BE 3" DEEPER THAN HOLDOWN EMBEDMENT AS SHOWN AT HOLDOWN SCHEDULE.

1 FOUNDATION PLAN  
SCALE: 1/4"=1'-0"

LEGEND	
(N)	FOUNDATION WALL AND FOOTING
(E)	FOUNDATION WALL
$\left\{ \begin{array}{l} \text{---} \\ \text{---} \\ \text{---} \end{array} \right\}$	HOLDOWN (BY SIMPSON STRONG-TIE) ON MINIMUM OF 22-24 STUDS, UNLESS OTHERWISE NOTED AS 14" @ 16" @ STUD. ALL FASTENERS SHALL BE AS PER MANUFACTURER'S SPECIFICATIONS. SEE SHEAR WALL SCHEDULE FOR SHEAR WALL ANCHOR BOLTING INTO (E) AND (N) FOUNDATIONS, AND SHEAR WALL FASTENING INFORMATION. SEE DETAILS.
①	PLYWOOD SHEAR WALL WITH SPACING OF EDGE NAILING AS INDICATED PER SHEAR WALL SCHEDULE. LENGTH OF SHEARWALL IS ALSO CALLED OUT.
FOR SHEAR WALL ANCHOR BOLTING INTO (E) AND (N) FOUNDATIONS, AND SHEAR WALL FASTENING INFORMATION, SEE DETAILS.	
SW48-10	SIMPSON 'STRONG-WALL' SEE SCHEDULE.

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ISSUANCE AND REVISIONS:	DATE	DESCRIPTION
1	12/7/2002	PERMIT SET
2	08/27/2003	STRUCTURAL CHANGES
3	08/27/2003	ARCHITECTURAL CHANGES

# TWO STORY ADDITION

1045 OAKLAND AVE.  
MENLO PARK, CA

PROJECT NAME:  
FOUNDATION PLAN

SHEET TITLE:  
FOUNDATION PLAN  
SHEET NO.:  
**S-2**  
PROJECT: 20-0955



ISSUANCE AND REVISIONS:	DATE	DESCRIPTION
1	12/17/2002	PERMIT SET
2	08/07/2003	STRUCTURAL CHANGES
3	08/07/2003	ARCHITECTURAL CHANGES

## TWO STORY ADDITION

1045 OAKLAND AVE.  
 MENLO PARK, CA

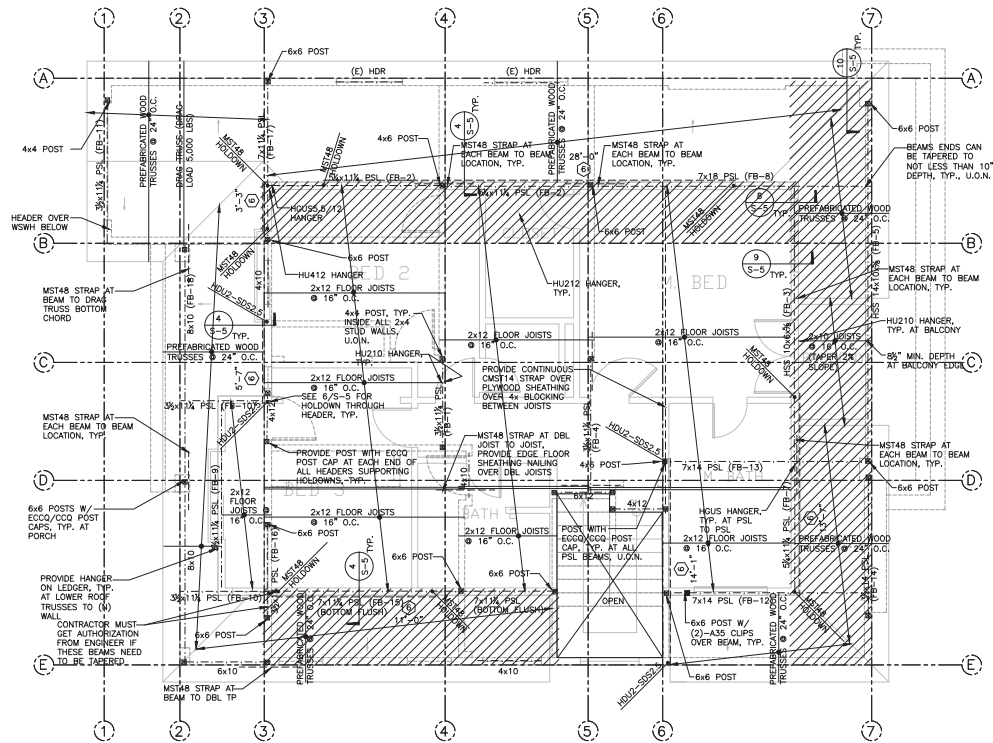
PROJECT NAME:

SECOND FLOOR FRAMING PLAN

SHEET NO.:



PROJECT: 20-0955



- NOTE:
1. ALL FLOOR BEAMS ARE FLUSH BEAMS IF POSSIBLE, U.O.N.
  2. (E) RAFTERS LOCATION, DIRECTION, PLACEMENT, SIZE ETC. MUST BE VERIFIED BY CONTRACTOR BEFORE CONSTRUCTION.
  3. IF (E) CEILING JOISTS ARE CUT FOR (N) BEAMS, PROVIDE HU2x HANGERS TO (N) BEAMS CONNECTION.

### 1 SECOND FLOOR FRAMING PLAN

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

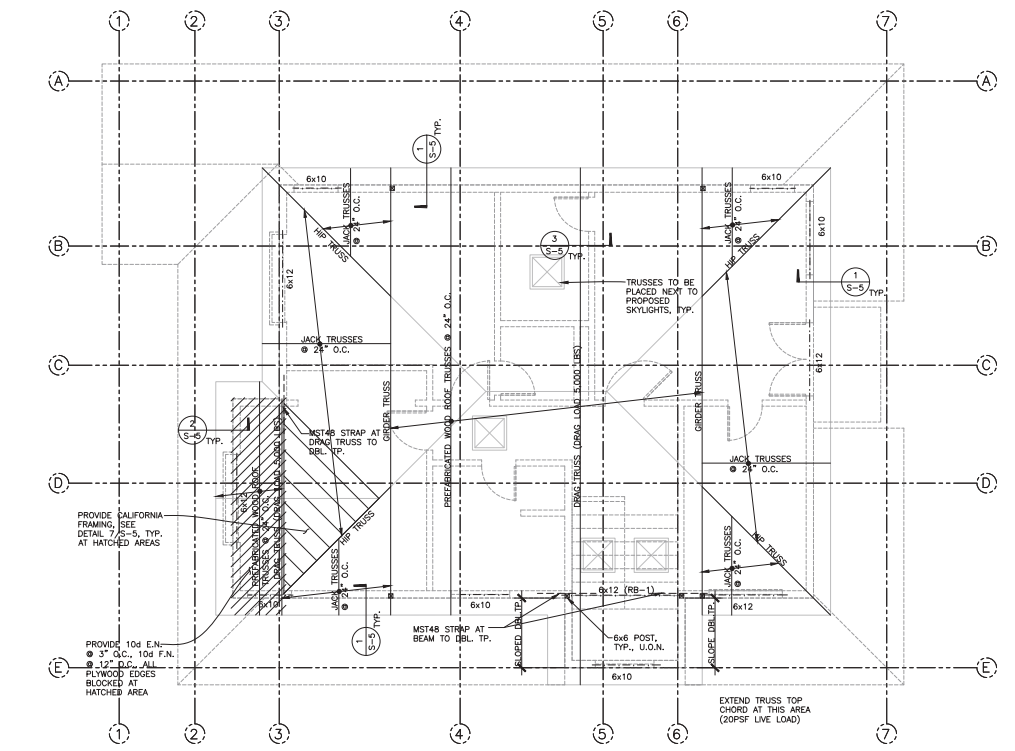


ISSUANCE AND REVISIONS:	NO.	DATE	DESCRIPTION
	1	12/7/2002	PERMIT SET
	2	02/07/2003	ARCHITECTURAL CHANGES
	3	02/07/2003	ARCHITECTURAL CHANGES

PROJECT NAME:  
**TWO STORY ADDITION**  
 1045 OAKLAND AVE.  
 MENLO PARK, CA

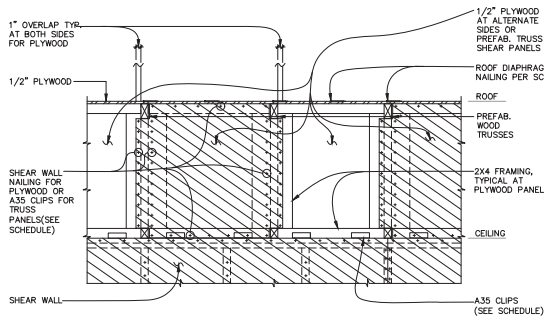
SHEET TITLE:  
 ROOF FRAMING PLAN

SHEET NO.:  
**S-4**  
 PROJECT: 20-0955

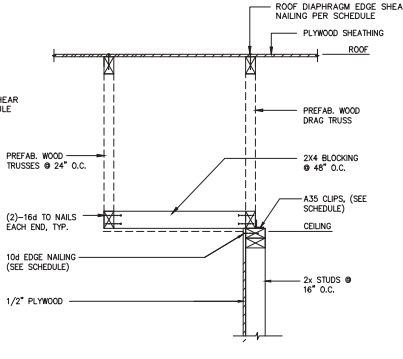


NOTES: GENERAL DIRECTION OF PREFABRICATED TRUSSES IS SHOWN (NO HIP, VALLEY AND/OR GIRDER TRUSSES SHOWN). TRUSS LAYOUT AND DESIGN MUST BE SUBMITTED FOR ENGINEER'S REVIEW BEFORE FABRICATION.

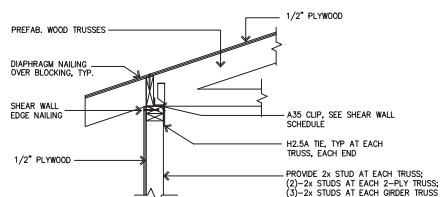
**1** ROOF FRAMING PLAN  
 SCALE: 1/4"=1'-0"



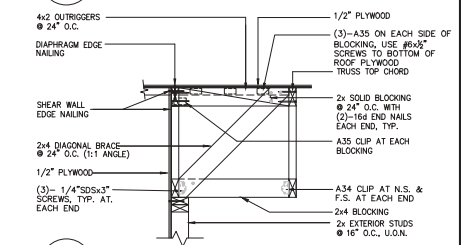
5 INTERIOR SHEAR WALL PERPENDICULAR TO TRUSSES - SHEAR WALL SHEAR TRANSFER DETAIL  
NOT TO SCALE



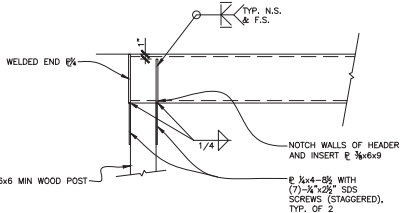
SHEAR WALL PARALLEL TO TRUSSES



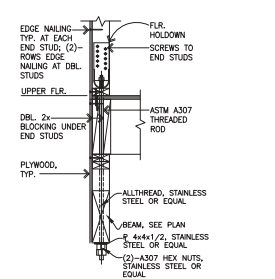
1 ROOF-WALL SHEAR TRANSFER DETAIL  
NOT TO SCALE



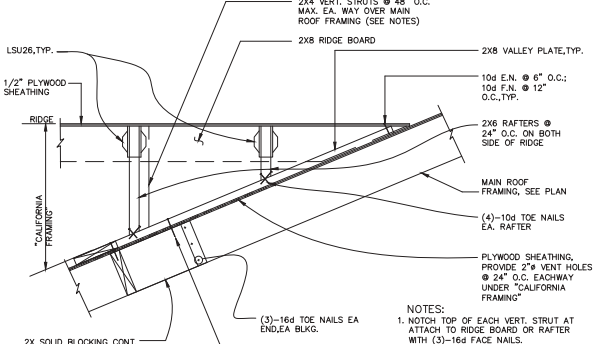
2 ROOF-EXTERIOR WALL SHEAR TRANSFER DETAIL  
NOT TO SCALE



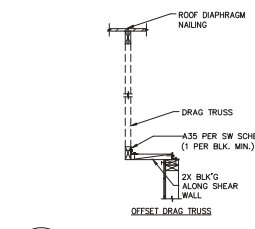
10 HSS BEAM-WOOD POST CONN.  
NOT TO SCALE



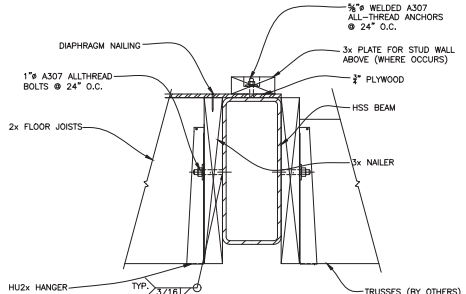
6 HD OVER HEADER  
NOT TO SCALE



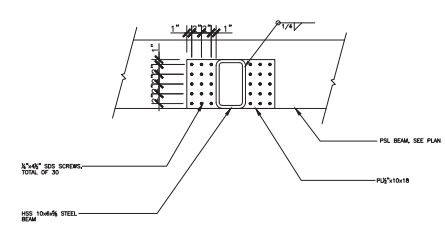
7 CALIFORNIA FRAMING  
NOT TO SCALE



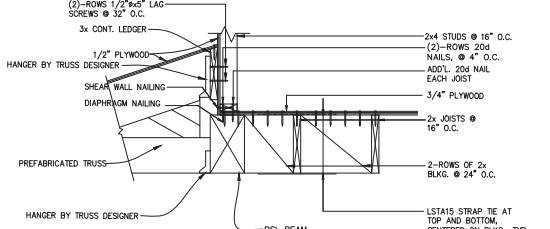
3 OFFSET DRAG TRUSS  
NOT TO SCALE



9 STEEL BEAM SECTION  
N.T.S.



8 HSS BEAM-WOOD BEAM CONN.  
NOT TO SCALE



4 SECTION AT LOW ROOF  
NOT TO SCALE

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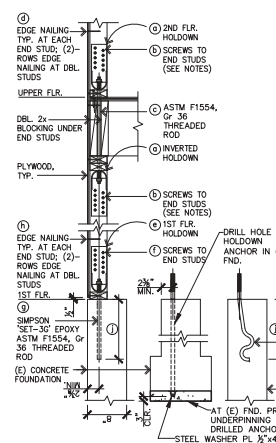
REGISTERED PROFESSIONAL  
C 75786  
EXPIRES 06/30/24  
CIVIL

ISSUANCE AND REVISIONS:	NO.	DATE	DESCRIPTION
	1	05/23/2022	ARCHITECTURAL CHANGES
	2	06/01/2024	ARCHITECTURAL CHANGES

**TWO STORY ADDITION**  
1046 OAKLAND AVE.  
MENLO PARK, CA

PROJECT NAME:  
**TWO STORY ADDITION**  
STRUCTURAL DETAILS

SHEET NO.:  
**S-5**  
PROJECT: 20-0955



HOLDOWN MARK						
	HU2	HU4	HU5	HU8	HU11	HU14
(1)	HU2-SDS2.5	HU4-SDS2.5	HU5-SDS2.5	HU8-SDS2.5	HU11-SDS2.5	HU14-SDS2.5
(2)	(6)-SDS1/4x3	(10)-SDS1/4x3	(14)-SDS1/4x3	(20)-SDS1/4x3	(30)-SDS1/4x3	(36)-SDS1/4x3
(3)	(1)-5/8"	(1)-5/8"	(1)-5/8"	(1)-7/8"	(1)-1"	(1)-1"
(4)	2-ROWS 10d NAILS @ 6" O.C.	2-ROWS 10d NAILS @ 4" O.C.	2-ROWS 10d NAILS @ 4" O.C.	2-ROWS 10d NAILS @ 3" O.C.	3-ROWS 10d NAILS @ 2" O.C.	3-ROWS 10d NAILS @ 2" O.C.
(5)	HU2-SDS2.5	HU4-SDS2.5	HU5-SDS2.5	HU8-SDS2.5	HU11-SDS2.5	HU14-SDS2.5
(6)	(6)-SDS1/4x3	(10)-SDS1/4x3	(14)-SDS1/4x3	(20)-SDS1/4x3	(30)-SDS1/4x3	(36)-SDS1/4x3
(7)	(1)-5/8"	(1)-5/8"	(1)-5/8"	(1)-7/8"	(1)-1"	(1)-1"
(8)	2-ROWS 10d NAILS @ 6" O.C.	2-ROWS 10d NAILS @ 4" O.C.	2-ROWS 10d NAILS @ 4" O.C.	2-ROWS 10d NAILS @ 3" O.C.	3-ROWS 10d NAILS @ 2" O.C.	3-ROWS 10d NAILS @ 2" O.C.
(9)	12" MIN.	14" MIN.	16" MIN.	18" MIN.	20" MIN.	24" MIN.

NOTES: - PROVIDE SIMPSON 'SET-30' EPOXY ADHESIVE COMPLYING WITH ICC ES-2508. UNDERPINNED FOUNDATION MUST BE FULLY CURED BEFORE HOLDOWN EPOXYING.  
 (N) SSTB BOLT - SELECT MODEL.  
 (O) SSTB BOLT - NUMBER REQUIRED.  
 (Q) SSTB BOLT - UNDERPINNING CENTERED AT (E) FND.  
 (R) SSTB BOLT - AT (E) FND, PROVIDE 12" WIDE UNDERPINNING CENTERED AT (E) FND.  
 (S) SSTB BOLT - DRILLED ANCHOR WITH WASHER SANDWICHED BETWEEN TWO NUTS AT BOTTOM OF ROD.  
 (T) SSTB BOLT - ALL METAL CONNECTORS, FASTENERS, NUTS, AND WASHERS SHALL BE HOT DIP GALVANIZED.  
 (U) SSTB BOLT - SSTB BOLTS CAN BE SUBSTITUTED WITH SAME DIAMETER A.T.R. WITH WASHER SANDWICHED BETWEEN TWO NUTS AT BOTTOM OF ROD.  
 (V) SSTB BOLT - NESTED FOR HDU5.

5 HOLDOWNS SCHEDULE

MARK	TOP PLATE ANCHOR SPACING	SILL PLATE ANCHOR BOLT SPACING	SILL PLATE ANCHOR BOLT SPACING	PLYWOOD EDGE NAILING SPACING	PLYWOOD THK. (STR. NO. 1)	ALLOWABLE SHEAR (LB./FT.)
2	SIMPSON A35 @ 6" O.C.	5/8" A.B @ 12" O.C.	20d NAILS @ 2" O.C.	10d NAILS @ 2" O.C.	1/2"	870
3	SIMPSON A35 @ 8" O.C.	5/8" A.B @ 16" O.C.	20d NAILS @ 2" O.C.	10d NAILS @ 3" O.C.	1/2"	665
4	SIMPSON A35 @ 10" O.C.	5/8" A.B @ 24" O.C.	20d NAILS @ 2" O.C.	10d NAILS @ 4" O.C.	1/2"	510
5	SIMPSON A35 @ 16" O.C.	5/8" A.B @ 32" O.C.	20d NAILS @ 2" O.C.	10d NAILS @ 6" O.C.	1/2"	340

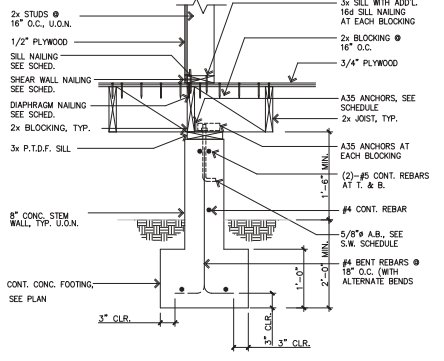
- NOTES:
- WHERE (2)-ROWS OF DIAPHRAGM NAILING OR ANCHORS ARE CALLED OUT, PROVIDE A MINIMUM OF 3-1/2" WIDE BLOCKING OR (2)-ROWS 1-3/4" WIDE BLOCKING.
  - WHERE 'HEX 3" NAILING ON (2)- SIDES ARE CALLED OUT, PROVIDE PLYWOOD SHEATHING ON BOTH SIDES OF SHEAR WALL AND 3x STUDS (MIN.) @ 16" O.C. MAX., 4x P.T.D.F. SILL PLATE AND 3/4" A.B. @ 10" O.C.
  - WHERE 'HEX 2" NAILING ON (2)- SIDES ARE CALLED OUT, PROVIDE PLYWOOD SHEATHING ON BOTH SIDES OF SHEAR WALL AND 3x STUDS (MIN.) @ 16" O.C. MAX., 4x P.T.D.F. SILL PLATE AND 3/4" A.B. @ 8" O.C.
  - AT EXISTING CONCRETE FOUNDATION, PROVIDE 5/8" SIMPSON 'SET-30' EPOXY ANCHOR BOLTS WITH 10" MINIMUM EMBEDMENT. AT NEW CONCRETE FOUNDATION, PROVIDE 5/8" ANCHOR BOLTS PER SHEARWALL SCHEDULE OR PER CARPENTRY NOTE H ON S-1.
  - ALL FIELD NAILING SHALL BE 10d @ 12" O.C. U.O.N.
  - WHERE ALLOWABLE SHEAR VALUES EXCEED 350 POUNDS PER FOOT, FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ADJUTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER. ALL PLYWOOD JOINTS SHALL BE STAGGERED.
  - FOR DOUBLE-SIDED SHEAR WALLS, PROVIDE 3x STUD CONSTRUCTION INCLUDING DOUBLE 3x TOP PLATES AND 3x PRESSURE-TREATED SILL PLATES.
  - ALL ANCHOR BOLTS SHALL HAVE A MINIMUM OF 3"x3"x0.229" STEEL PLATE WASHER.
  - ALL SHEARWALL PLYWOOD PANEL EDGES SHALL BE BLOCKED.
  - FOR DOUBLE-SIDED SHEAR WALLS, REQUIRED SPACING OF ITEMS a, b, c SHALL BE HALVED.

6 SHEAR WALL FASTENERS SCHEDULE

DIAPHRAGM SCHEDULE			
Material	Edge Nailing (E.N.) Boarding Nailing (B.N.) & Field Nailing (F.N.)	Anchor Bolts	Allow. Shear #/FT.
ROOF DIAPHRAGM (2022 C.B.C.)			
1/2	8d @ 6" o.c. 10d @ 12" o.c. F.N.	A35 @ 24" o.c.	180
FLOOR DIAPHRAGM (2022 C.B.C.)			
3/4	10d @ 4" o.c. 10d @ 10" o.c. F.N.	A35 @ 12" o.c.	285

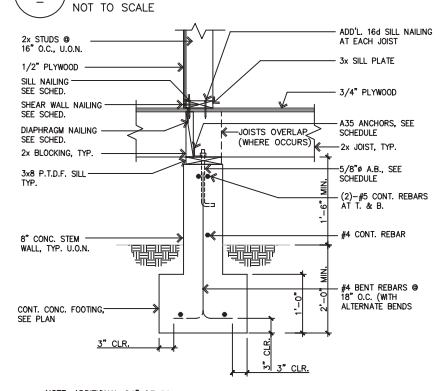
7 DIAPHRAGM SCHEDULE

NOT TO SCALE



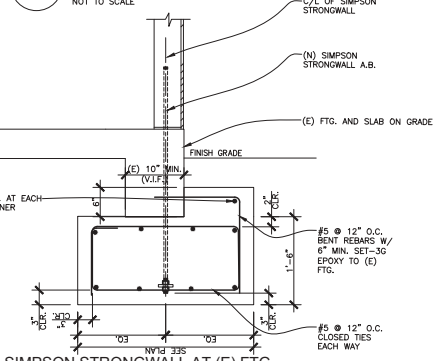
3 INTERIOR WALL FOOTING DETAIL

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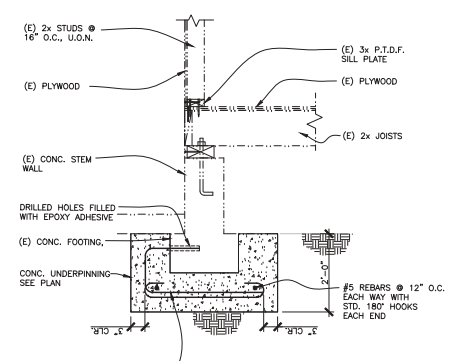
4 INTERIOR WALL - FOOTING DETAIL

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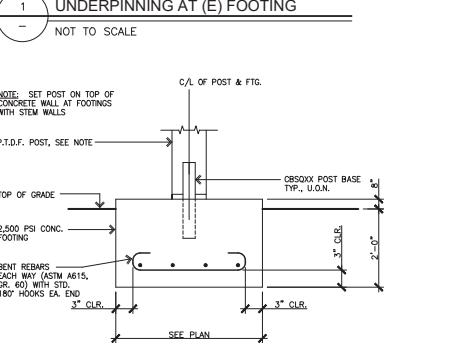
8 SIMPSON STRONGWALL AT (E) FTG.

NOT TO SCALE



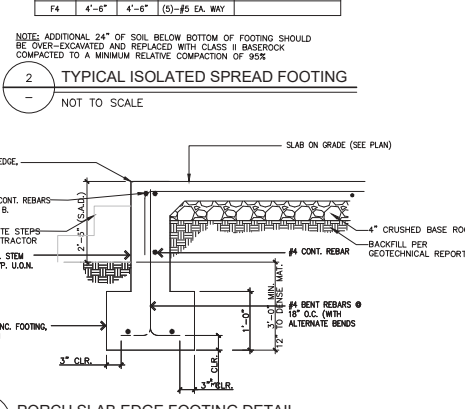
1 UNDERPINNING AT (E) FOOTING

NOT TO SCALE



2 TYPICAL ISOLATED SPREAD FOOTING

NOT TO SCALE



9 PORCH SLAB EDGE FOOTING DETAIL

NOT TO SCALE

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 Fax: (925) 893-7818  
 www.vitec.com

ISSUANCE AND REVISIONS	DATE	DESCRIPTION
1	12/11/2020	PERMIT SET
2	05/23/2022	ARCHITECTURAL CHANGES
3	06/07/2024	ARCHITECTURAL CHANGES

TWO STORY ADDITION

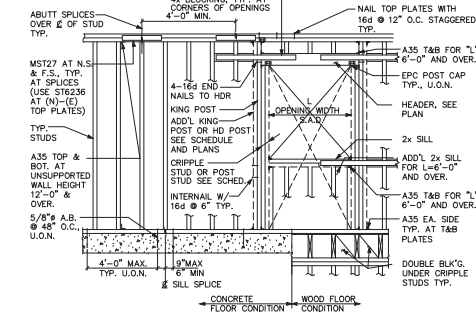
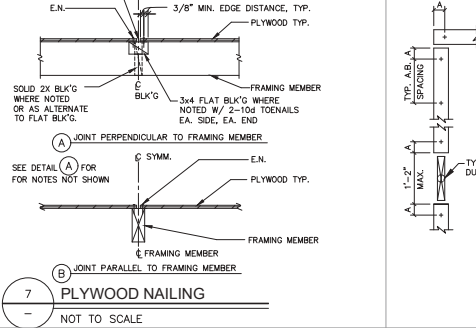
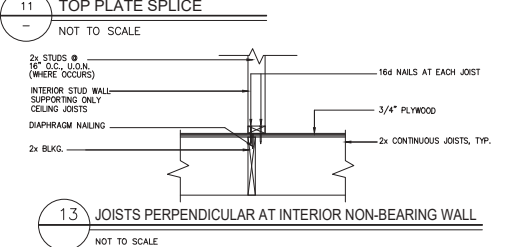
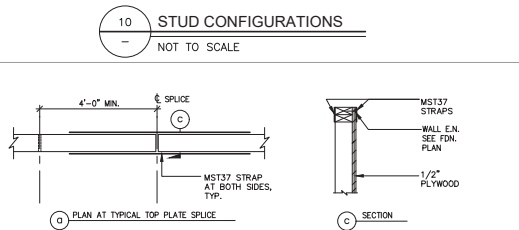
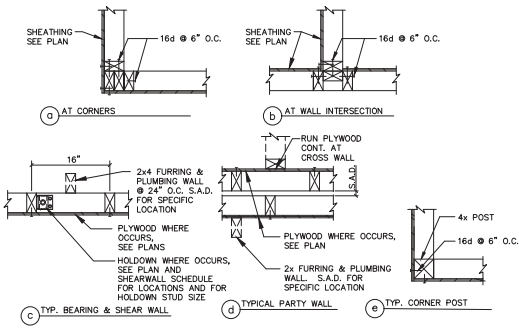
PROJECT NAME:  
 STRUCTURAL DETAILS

1046 OAKLAND AVE.  
 MENLO PARK, CA

SHEET TITLE:  
 STRUCTURAL DETAILS

SHEET NO.:  
 S-6

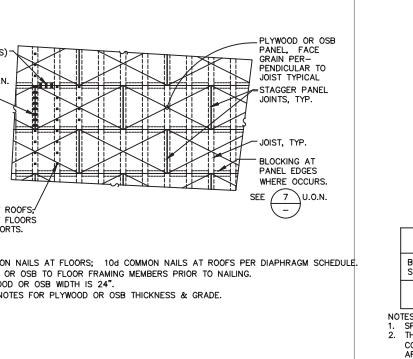
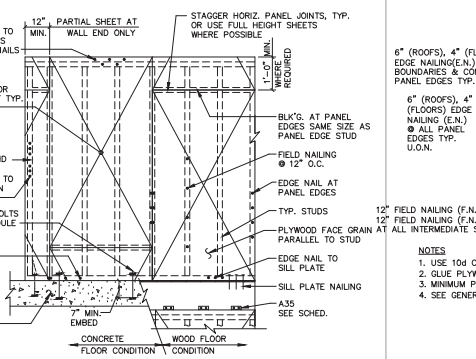
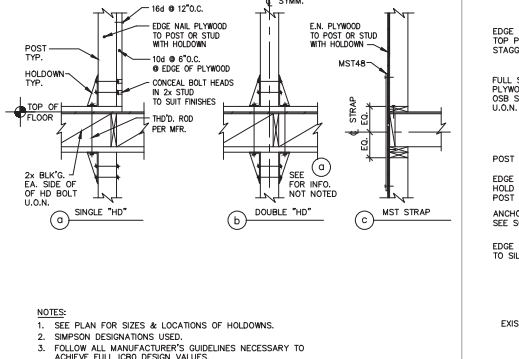
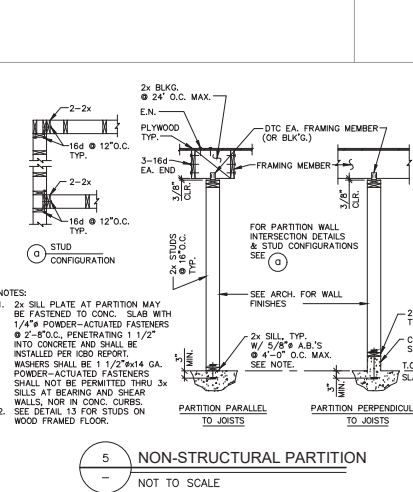
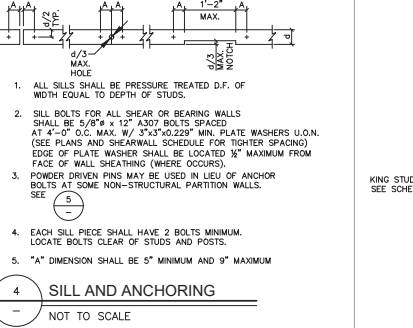
PROJECT: 20-0955



**8 TYPICAL WALL FRAMING ELEVATION**  
NOT TO SCALE

"L" OPENING WIDTH (MAX.)	ALL WALLS		EXTERIOR WALL		INTERIOR WALL	
	LEVEL FROM TOP DOWN	CRIPPLE STUDS/POSTS	LEVEL FROM TOP DOWN	CRIPPLE STUDS/POSTS	LEVEL FROM TOP DOWN	CRIPPLE STUDS/POSTS
3'-6"	-(1)2x	(1)2x	-(2)2x4	(2)2x4	-(2)2x4	(2)2x4
5'-0"	-(2)2x	(2)2x	-(2)2x4	(3)2x4	-(2)2x4	(3)2x4
7'-0"	-(3)2x	(3)2x	-(3)2x4	4x4	-(3)2x4	4x4
8'-0"	-(3)2x	(3)2x	-(4)4	4x6	-(3)2x4	4x6

THIS TABLE IS APPLICABLE UNLESS OTHERWISE NOTED ON PLAN.



**3 REBAR SCHEDULE**  
NOT TO SCALE

STRAIGHT BARS		HOOKED BARS	
BAR SIZE	DEVELOPMENT LENGTH	BAR SIZE	DEVELOPMENT LENGTH (DIA. (DB))
#3	18"	#3	8"
#4	24"	#4	12"
#5	30"	#5	15"
#6	37"	#6	18"

REINFORCING BAR SPLICE LENGTH SCHEDULE			
BAR SIZE	SPLICE LENGTH	BAR SIZE	SPLICE LENGTH
#3	24"	#5	39"
#4	32"	#6	47"

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**C 75786**  
EXP. 06/30/24  
CIVIL  
STRUCTURAL

ISSUANCE AND REVISIONS:

NO.	DATE	DESCRIPTION
1	12/11/2020	PERMIT SET
2	05/23/2022	ARCHITECTURAL CHANGES
3	06/07/2024	ARCHITECTURAL CHANGES

**TWO STORY ADDITION**  
1046 OAKLAND AVE.  
MENLO PARK, CA

PROJECT NAME:  
SHEET TITLE:  
TYPICAL STRUCTURAL DETAILS