



Project Description – 460 Cotton St

03/19/2025

In an effort to complement the West Menlo neighborhood that includes many transitional style homes, the design for the new home at 460 Cotton Street has been conceived as a transitional style design with materials and a form in keeping with the neighborhood fabric. Elements have been incorporated to diminish the perception of bulk as seen from the front and sides of the property. The house on the right side, where the tallest uninterrupted form is, is set back farther from the property line than required. The roof over the garage continues to form a front porch which breaks up the massing and allows for a good portion of the second floor to step back from the frontage thus creating a softer look from the street. Wood accents have been included to provide a natural, softer texture on some portions of the home. Stone accents have been included on select first story portions of the home in an effort to ground the form and add variety to the recipe of materials. Stucco siding is the predominantly utilized material of the home— common to many homes in the area— and will be smooth to highlight the various masses of the residence.

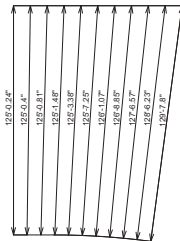
The house design includes a full basement under the footprint of the above ground portion of the residence. A large light well with direct access to the backyard is provided on the eastern side of the home. In setting back the home farther from the setback than is required on this side more relief from privacy and shading concerns is provided to the adjacent neighbor. This also has the benefit of providing for a larger lightwell that brings in more light and air to the basement living spaces below ground. A smaller light well on the west side property line should bring ample light and air to the spaces it serves below. An ADU is included on the first floor of the home along the western side. This self-sustaining unit could serve as an in-law or rental unit in the future should the homeowner so choose.

The design was conceived to be sensitive to the adjacent homes and fit within the neighborhood aesthetically. It is our hope that the design has resulted in a thoughtful looking home that will be an asset to the neighborhood for years to come.

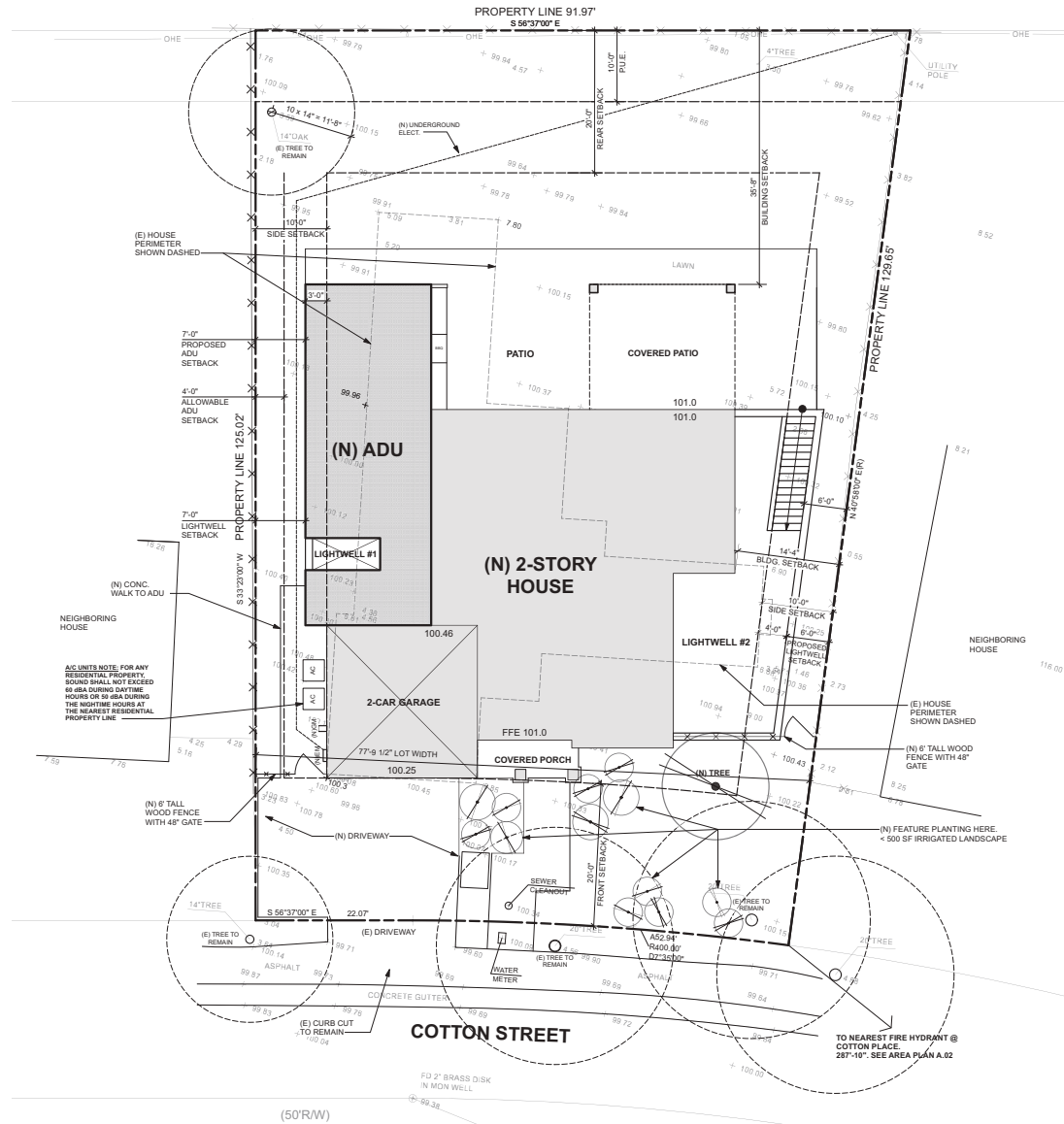
Sincerely,
Chris Kummerer, Principal
CKA Architects, Menlo Park

CHRIS KUMMERER & ASSOCIATES

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ALL ELEVEN DISTANCES = 138' - 5.00"
DIVIDED BY 11 = 12.545 IS THE AVERAGE
DEPTH OF THIS LOT
AVERAGE LOT DEPTH DIAGRAM
N.T.S.



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

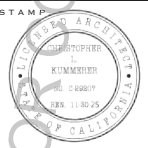


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CHARTERED ARCHITECTS
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REVISIONS:
2025.03.14 - USE PERMIT SUBMITTAL

A NEW HOME FOR THE:
LO - LAMMING FAMILY
480 COTTON ST. MENLO PARK, CA 94025
APN # 071-362-170

CONSULTANTS:



PAGE NUMBER:

A1.0

SITE PLAN



REAR VIEW

NOT TO SCALE - SCHEMATIC ONLY, SEE PLANS AND ELEVATIONS FOR DESIGN DETAILS



FRONT VIEW

NOT TO SCALE - SCHEMATIC ONLY, SEE PLANS AND ELEVATIONS FOR DESIGN DETAILS