

November 5, 2024

Project Description: 805 Harvard Avenue, Menlo Park

This project involves the demolition of an existing single-story residence with a partial basement and the construction of a new two-story residence with a full basement. An attached ADU is proposed within the first floor of the new residence. The project is subject to a 'Use Permit' review because property is substandard in width and lot area.

The design for the new home has been conceived with a 'Tudor Revival' aesthetic, replacing an existing Tudor revival-style home. The existing home was one of a few small homes built by the Caletti Family in the neighborhood. The proposed design is an homage to the original home with a refreshed design that complements other historical homes in the neighborhood while providing modern amenities and functionality. As this is a corner lot, elements have been incorporated to diminish the perception of bulk as seen from both street sides of the property. The front porch roof uses a charming lower gable element coupled with a traditional Tudor round arch entry to break up the mass of the front facade. Similar architectural elements are employed on all sides of the home so that there are not continuous two-story walls in any aspect of the design.

A basement garage allows for a streamlined facade, creating a cleaner, more cohesive look for the home's exterior. Tudor cottage elements including the fairy-tale silhouette of the turret evoke a sense of historical elegance and architectural tradition. A side facing balcony has been intentionally designed so that it is blocked from the view of the side neighbors at 825 Harvard – as those neighbors have no windows on that side of their home. The proposed home fits nicely between the existing two-story homes on either side of the property as seen from Harvard and Cornell

Thoughtfully selected finish materials include decorative timbering with wood trim accents, complementary brick and stucco exterior finishes, slate roofing and decorative clay chimney pots. The tall, narrow windows feature multiple panes—sometimes rectangular, sometimes diamond-shaped. A floating bay window on the first floor adds visual interest and beauty. All of these finishes aim to create a design with appealing textures.

Care has been taken to retain and respect the existing oak and redwood heritage trees. The house has been designed around these trees in an effort to maintain the privacy they provide and to maintain the mature canopy of the neighborhood.

The character of the Allied Arts neighborhood is defined by charming period homes in various revival styles including Craftsman, Tudor and the Spanish style (exemplified by the Allied Arts Guild). The design for the new residence at 805 Harvard was inspired by the character of the existing Tudor Revival Style home in an effort to maintain stylistic continuity within the neighborhood. It is our hope that this home will be a good example of how a new development can provide modern amenities while also reinforcing the character of the existing neighborhood.

Chris Kummerer, President CKA Architects

GENERAL NOTES

- 1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE PROJECT. NEITHER THE OWNER NOR THE ARCHITECT IS RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO FOLLOW PROPER SAFETY PROCEDURES.
- 2. ALL CODES HAVING HIRISOICTION ARE HEREBY MADE A PART OF THIS DOCUMENT AND ARE TO BE STRICTLY OBSERVED BY THE CONTRACTOR IN THE CONSTRUCTION OF THE PROJECT. IN THE EVENT OF CONFLICT BETWEEN THESE DOCUMENT AND THE CODE, THE CODE SHALL PREVAIL. ANY CONFLICT OR DISCREPANCY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- 3. ALL WORK TO BE ACCEPTABLE MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS, AND MUST BE OF A QUALITY EQUAL OR BETTER THAN THE STANDARD OF THE TRADE, FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE.
- 4. CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER, RAIN, WINDSTORMS, OR HEAT SO AS TO MAINTAIN ALL WORK MATERIALS, EQUIPMENT AND APPARATUS FREE FROM INJURY OR DAMAGE.
- 5. CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT, EXAMINE FOR HIMSELF/HERSELF THE NATURE OF THE EXISTING CONDITIONS AND ALL OTHER CONDITIONS RELEVANT TO THE SATISFACTORY COMPLETION OF THE PROJECT, SUBMISSION OF A BID FOR CONSTRUCTION SHALL BE CONSIDERED EVIDENCE OF SUCH EXAMINATION BY THE CONTRACTOR.
- 6. BEFORE ORDERING MATERIAL OR COMMENCING WORK WHICH IS DEPENDENT FOR THE PROPER SIZE AND INSTALLATION UPON COORDINATION WITH CONDITIONS IN THE BUILDING, THE CONTRACTOR SHALL VERIEVALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS. ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR ADJUSTMENTS BEFORE ANY WORK BEGINS OR MATERIALS ARE PURCHASED.
- 7. MATERIALS, PRODUCTS AND EQUIPMENT SHALL ALL BE NEW, EXCEPT AS SPECIFICALLY NOTED OTHERWISE
- 8 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL DEBRIS IN A LOCATION OF THE PROPERTY APPROVED BY THE OWNER AND SHALL REMOVE SAME IN A TIMELY MANNER DURING THE COURSE OF WORK.
- 9. CONTRACTOR SHALL REMOVE FROM SITE ALL EXISTING CONSTRUCTION AND IMPROVEMENTS NECESSARY FOR COMPLETION OF THE PROJECT. PROTECTION FROM DAMAGE OR INJURY ALL EXISTING TREES, LANDSCAPING AND IMPROVEMENTS INDICATED BY THE ARCHITECT.
- 10. EXCAVATE ALL FOOTING AS INDICATED ON THE DRAWING TO REACH SOLID, UNDISTURBED SOIL. BOTTOMS OF EXCAVATIONS SHALL BE LEVEL, CLEAN AND DRY AND AT THE ELEVATIONS INDICATED ON THE STRUCTURAL
- 11. PROVIDE FINISH GRADES TO DRAIN AWAY FROM THE FOUNDATIONS ON ALL SIDE OF THE BUILDING.
- 12. CONTRACTOR TO PRECISELY LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION,

WORK HOURS

NOTE: NOISE ORDINANCE IN THE CITY OF MENLO PARK

MAXIMUM NOISE LEVELS ALLOWED ARE ESTABLISHED IN THE CITY OF MENLO

CONSENSION A COST DIVIDANCE.

2. CONSTRUCTION ACTUTIVITY THE THE LINE LINE TO THE HOURS OF EGIHT (I)

AM NO DOSITED HIS MOOTHER THE LINE LINE TO THE HOURS OF EGIHT (I)

A. CONTROLLED HOURS OF HOURS

3. CONTROLLED HOURS OF HOURS

4. CONTROLLED HOURS OF HOURS

4. CONTROLLED HOURS OF HOURS

4. CONTROLLED HOURS OF HOURS OF HOURS

4. CONTROLLED HOURS OF HOURS

4. CONTROLLED HOURS OF HOURS

5. CONTROLLED HOURS OF HOURS

5. CONTROLLED HOURS

5. CONTROLLED HOURS

5. CONTROLLED HOURS

6. CONTROLL

FIRE SPRINKLER NOTES

1. A RESIDENTIAL FIRE SHIPMUSER SYSTEMS IS REGULARLY PROJECTION OF THE STATE AND COLOR INCOMESSATION SYSTEMS HERE TO FOR RESIDENTIAL USECROF RETURNING SHALL BE REPLACED IN ACCORDINACE WITH SHIPMUSE IN MALE PROJECTION FOR INSTALLATION SHALL BE INSTALLATION OF THE SHIPMUSE IN MALE PROJECTION FOR INSTALLATION ACCORDINACE WITH CHICAGO HERCOGO HOUSE SYSTEM SHALL BE SEENED AND INSTALLATION ACCORDINATE WITH CHICAGO HERCOGO HOUSE SYSTEM SHALL BY ACCORDINATE WITH CHICAGO HERCOGO HOUSE STATE AND ACCORDINATE WITH CHICAGO HERCOGO HOUSE STATE AND ACCORDINATE WAS ACCORDINATE WITH CHICAGO HOUSE STATE AND ACCORDINATE WAS ACCORDINATE WAS ACCORDINATE WITH CHICAGO HOUSE STATE AND ACCORDINATE WAS I. A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED IN ACCORDANCE WITH NFPA 13D AN

A NEW RESIDENCE AT: 805 HARVARD AVE, MENLO PARK APN: 071-432-040

VICINITY MAP

ABBREVIATIONS & SYMBOLS

AT DIAMETER or ROUND ACCUSTICAL ADJUSTABLE ABOVE FINISHED FLOOR NORTH NEW NOT IN CONTRACT NUMBER ACOUS ADJ. A.F.F. APPROXIMATE ARCHITECTURAL OVER ON CENTER OUTSIDE DIAMETER OPENING BUILDING BLOCKING BEAM PLYWOOD EDGE NAILING PERFORATED PLATE OR PROPERTY LINE PLASTIC LAMINATE P.E.N. CABINET CONTROL JOINT CEILING PLYWOOD PREFABRICATED PRESSURE TREATED PAPER TOWEL DISPENSER CLOSET
CLEAR
CONCRETE MASONRY UNIT
CLEANOUT OF CASED OPENING
CONCRETE
COLLAR TIE
COLLO WATER
DOUBLE
DOUBLE R RAD REF REINF REQU R.O. RWD R.WL DOUBLE DEPARTMENT DETAIL DOUGLAS FIR or REDWOOD RAIN WATER LEADER DIAMETER S.A.S. S.C. SCHED. S.D. SEL SHT. SIM. SPEC. SO. S.ST. STOR. STOR. STOR. STRUCT STRUCT SUSP. DN. DS. DW DWG.

TAB TAG

U.L. U.O.N.

VERT.

EACH EXPANSION JOINT ELECTRICAL

ENCLOSURE EDGE OF SLAB

EXISTING EXPANSION

HOSE BIB HOLLOW CORE HARDWARE HOLLOW METAL HORIZONTAL HEIGHT HEATER

HOT WATER

INSULATION

JANITOR JOIST KITCHEN

LAMINATE LAVATORY

MAXIMUM MECHANICAL MEZZANINE MANUFACTURER MINIMUM MISCELLANEOUS

PLUMBING SYMBOL

WORK, CONTROL, OR DATUM POIN

SECTION NUMBER (1/2° DIA,) SHEET WHERE SECTION

LAM

 $\langle A \rangle$

P=1

INSIDE DIAMETER (DIM.)

SHEET
SIMILAR
SPECIFICATION(S)
SQUARE
STAINLESS STEEL
STANDARD
STEEL
STORAGE
STRUCTURAL

SUSPEND SYMBOL or SYMMETRICAL TOP AND BOTTOM TONGUE AND GROOVE

TREAD—THE AND THE AND

UNDERWRITERS LABORATORIES VERTICAL VERTICAL GRAIN

WITH WITHOUT WITER CLOSET WOOD WATER HEATER WATERPROOF WELDED WIDE EARDIN

INTERIOR ELEVATION



ROOM IDENTIFICATION

- - PROPERTY LINE NEW OR FINISHED CONTOURS CHANGE IN FLOOR FINISHES ALIGN FACE OF FINISH

REVISION NUMBER
CLOUD INDICATES REVISED
AREA ON DRAWINGS

PROJECT SUMMARY

ADDRESS: 805 HARVARD AVENUE, MENLO PARK CA 94025
OWNERS: NATE AND KYUHEE VOORHIES
ARCHITECT: CKA ARCHITECTS PH; (650) 233-0342
E-MAIL: CHRISQCKA-ARCHITECTS.COM.
THOMAS@CKA-ARCHITECTS.COM APN# 071-432-040

BUILDING OCCUPANCY GROUP: R-3/U TYPE OF CONSTRUCTION: V-B AUTOMATIC FIRE SPRINKLERS REQUIRED: YES

FLOOD ZONE: X

ZONING: R-1U STANDARD MIN. LOT AREA: 7.000 SF STANDARD MIN. LOT MERA: 7,000 SF
STANDARD MIN. LOT WIDTH: 68'
STANDARD MIN. LOT WIDTH: 68'
STANDARD MIN. LOT WIDTH: 69'
STANDARD MIN. LOT WIDTH: 75'
SEMSTING LOT MIDTH: 7,95'
SEMSTING LOT DEPTH: 50,00'
SEMSTING

SETBACKS: FRONT: 20'-0" SIDE: (79.85' X 10%) = 7'-11 7/8" STREET FACING SIDE: 12'-0"

MAX. HEIGHT: 28'-0' HEIGHT: 28'-0"

MAXIMUM ALLOWED FLOOR AREA LIMIT (FAL): 2 800 SE

PROPOSED FLOOR AREA: (SEE SHEETS A2.5, A2.6, & A2.7 FOR DIAGRAMS)

FIRST FLOOR: SECOND FLOOR (MAX 1,400SF):

TOTAL PROPOSED FAR: 2.797.55 SF

PROPOSED ATTACHED ADU FLOOR AREA: 799.79 SF 1,277.51 SF

PROPOSED BASEMENT FLOOR AREA: (NOT COUNTED TOWARDS FAL) (SEE SHEET A2.5) MAXIMUM ALLOWED BUILDING COVERAGE 2.714.8 SF

PROPOSED BUILDING COVERAGE:

IOT TO SCALE - SCHEMATIC ONLY, SEE PLANS AND ELEVATIONS FOR DESIGN DETAILS DRAWING INDEX

PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE DEMOLITION OF AN EXISTING SINGLE STORY RESIDENCE WITH A BASEMENT AND THE CONSTRUCTION OF A NEW TWO STORY RESIDENCE WITH BASEMENT, WITHIN A PORTION OF THE FIRST FLOOR AN ATTACHED ADU IS PROPOSED. THE PROPERTY IS SUBSTANDARD IN WIDTH AND LOT AREA.

1 782 05 SE

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE. VOLUMES 1 AND 2

2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA ENERGY CODE

2022 CALIFORNIA ELECTRICAL CODE

2022 CALIFORNIA PLUMBING CODE

2022 CALIFORNIA MECHANICAL CODE

2022 CALIFORNIA FIRE CODE

2022 CALIFORNIA GREEN BUILDING CODE

AND CURRENT LOCAL BUILDING AND ZONING CODES

PERSPECTIVE VIEW OF PROPOSED



ARCHITECTURAL

A0.0 COVER SHEET

A1.0 SITE PLAN/ROOF PLAN AREA MAP AND STREETSCAPE

BASEMENT FLOOR PLAN

A2.1 FIRST FLOOR PLANS

A2.2 SECOND FLOOR PLANS

A2 4 ROOF PLANS

BASEMENT AREA CALCULATION

FIRST FLOOR AREA CALCULATION

SECOND FLOOR AREA CALCULATION A2 7

A3.0 (N) ELEVATIONS

A3.1 (N) ELEVATIONS

A4.0 SECTIONS A5.0

EXISTING PLAN

EXISTING ELEVATIONS EXISTING ELEVATIONS

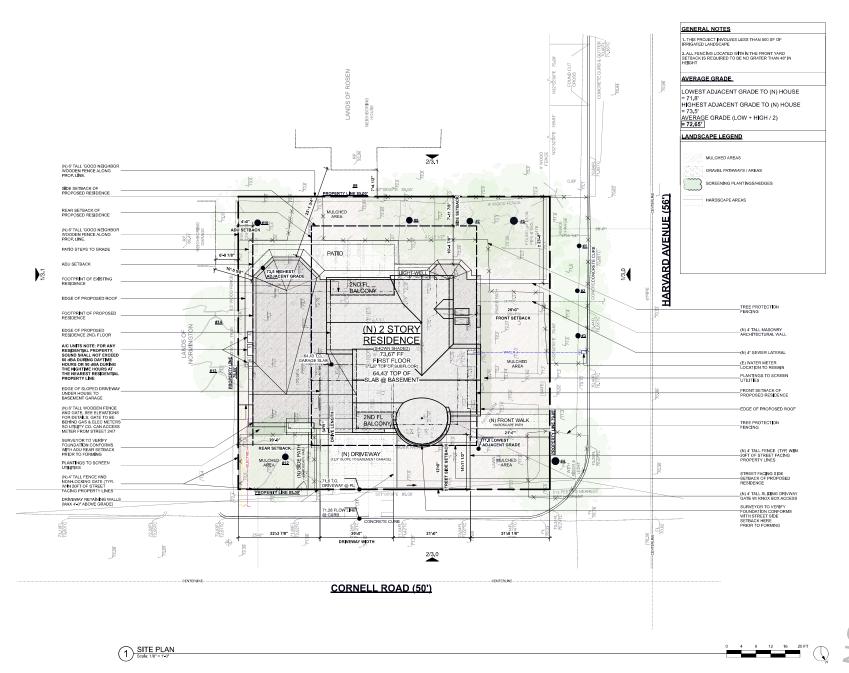


p 650 233 0342

REVISIONS: USE-PERMIT SUBMITTAL

SIDENC ORHIE

COVER SHEET THE COCKENTS ONLY PERMITTER WOMEN'S DECOMED TEST AND AND THE THING THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PERMITTER OF THE PERMIT



cka ARCHITECTS

CHRIS KUMMERER & ASSOCIATES
P 650,233,0342
2089 AVY AVENUE, MENLO PARK C4, 94025
CHRISWCCA-ARCHITECTS.COM

REVISIONS:

USE-PERMIT SUBMITTAL 1,NO

VOORHIES RESIDENCE

CONSULTANTS:

AGE NUMBER:

A1.0

SITE PLAN PLAN

PHIR COCCURATE SHALL FRANK FIR MISSERY OF COLUMN STEELING MELPHOLOGY FOUNDS OF I BE PROJECT LOOK THE STEELING OWN OF AN ADMISSION OF MEMORY OF PLANK ASSESSMENT OF A STEELING OF THE STEELING