

**CAROLINE LEITES ARCHITECTURE**

CA Architect No. 34765  
carolineleites.com

November 21, 2024

**Project Description**

**842 Hermosa Way  
Menlo Park, CA 94025  
Revision to Use Permit #PLN2006 - 00007**

**Proposal Scope of Work**

The proposed project at 842 Hermosa is a small, 300 square foot second story addition to an existing two story single family residence, zoned R-E. The addition is an expansion of an existing dressing room and is to be located above the garage at the front of the lot within the required setbacks. There is no ground floor footprint expansion as part of this proposal.

**Style**

The style of the proposed addition is to match the existing craftsman style of the home. It will have the same traditional elements as the existing house including: painted wood shingles, painted wood trim at the clad windows, exposed rafter tails and painted wood knee brackets at the eaves. The proposed gable roof line of the addition will match the slope of the two existing gable roof volumes facing the street for a consistent look across the front facade. The addition will have three windows on the gable end wall facing the street – similar in size to the trio of windows below the two other gable roof volumes at the second floor. On the side facade, there are three smaller windows proposed, matching in style to the existing adjacent window.

**Neighbor Outreach**

During the summer of 2024, the homeowner, Kathleen Anderson, spoke with the immediate adjacent neighbor at 866 Hermosa Way and told them about their plans to do a small addition above the garage. In November 2024, a schematic site plan as well as a before & after photo rendering was put in the adjacent & across the street neighbor's mailboxes along with a note from the homeowners informing them about the addition prior to filing the application. The distributed site plan with images is attached. As of November 21, 2024 no feedback has been received from the neighbors.

Best regards,



**Caroline M. Leites**

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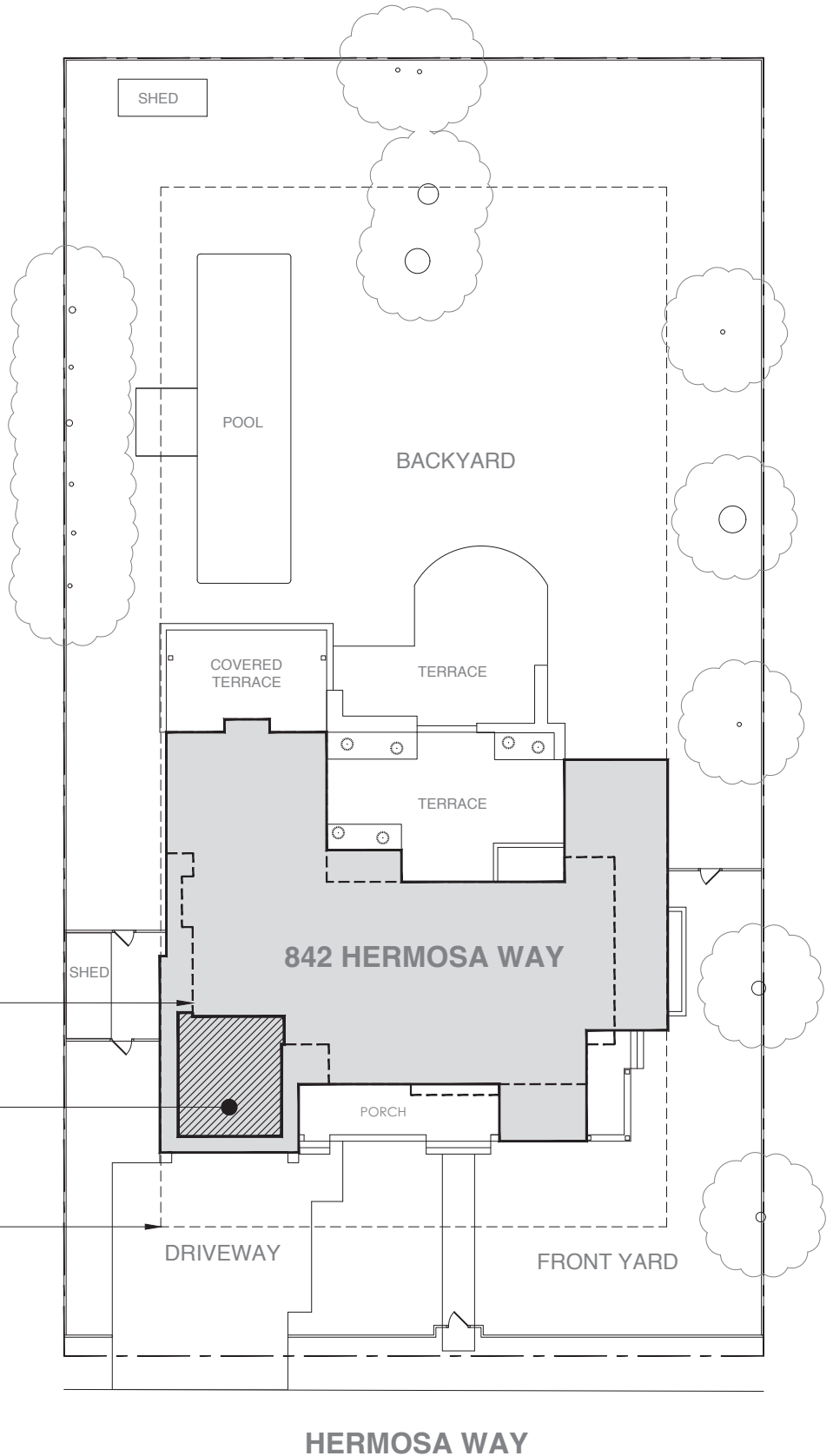
415.627.8280



EXISTING VIEW FROM END OF DRIVEWAY



PROPOSED VIEW FROM END OF DRIVEWAY



DASHED LINE IS OUTLINE OF EXISTING SECOND FLOOR

PROPOSED LOCATION OF 300 SF ADDITION ABOVE GARAGE APPROX. 19 FT X 16 FT

LINE OF MINIMUM REQUIRED SETBACKS



REVISION  
USE PERMIT 11.15.2024

SHEET NAME  
PROJECT INFORMATION  
AREA PLAN  
STREETSCAPE

DRAWN BY CL  
DATE 11.15.2024  
JOB NO. 2403  
SCALE AS NOTED  
SHEET NO.

A0.1

# ADDITION

## 842 HERMOSA WAY

### MENLO PARK, CA 94025

**PROJECT NOTES**

**PROJECT ADDRESS:** 842 HERMOSA WAY  
MENLO PARK, CA 94025

**ASSESSOR'S PARCEL NUMBER APN:** 071 214 090  
**ZONING DISTRICT:** R-E - SINGLE FAMILY RESIDENCE

**BUILDING NOTES**  
BUILDING HEIGHT: 28'-11" EXISTING, NO CHANGE  
STORIES: 2 WITH BASEMENT, NO CHANGE  
CONSTRUCTION TYPE: V-8, NO CHANGE  
OCCUPANCY: R3, NO CHANGE  
SPRINKLERS: YES - EXISTING, NO CHANGE  
FLOOD ZONE: ZONE X

**PROPOSED ADDITION:** 300 SF  
**PROPOSED REMODEL:** 380 SF

**PROJECT DATA SUMMARY TABLE**

<b>NET LOT AREA:</b>	21780 SF - 108.36' WIDE X 201' DEEP		
<b>SETBACK FRONT:</b>	EXISTING: 31'-7"	PROPOSED: 104'-2"	ALLOWED: 20'-0"
<b>SETBACK REAR:</b>	EXISTING: 104'-2"	PROPOSED: 104'-2"	ALLOWED: 20'-0"
<b>SETBACK LEFT SIDE:</b>	EXISTING: 15'-0"	PROPOSED: 15'-0"	ALLOWED: 15'-0"
<b>SETBACK RIGHT SIDE:</b>	EXISTING: 15'-0"	PROPOSED: 15'-0"	ALLOWED: 15'-0"
<b>BUILDING COVERAGE:</b>	EXISTING: 4603 SF	PROPOSED: 4603 SF	ALLOWED: 6534 SF
<b>FLOOR AREA LIMIT:</b>	EXISTING: 6048 SF	PROPOSED: 6348 SF	ALLOWED: 6495 SF
<b>FLOOR AREA 1ST FLOOR:</b>	EXISTING: 3606 SF	PROPOSED: 3606 SF	(INCLUDES 611 SF GARAGE)
<b>FLOOR AREA 2ND FLOOR:</b>	EXISTING: 2442 SF	PROPOSED: 2742 SF	
<b>FLOOR AREA BASEMENT:</b>	EXISTING: 981 SF	PROPOSED: 981 SF	(NOT INCLUDED IN FAL)
<b>ATTACHED GARAGE:</b>	EXISTING: 611 SF	PROPOSED: 611 SF	(NO CHANGE)
<b>DETACHED SHED MORE THAN 6 FT:</b>	EXISTING: 111 SF	PROPOSED: 111 SF	(NO CHANGE)
<b>POOL EQUIP. SHED LESS THAN 6 FT:</b>	EXISTING: 79 SF	PROPOSED: 79 SF	(NO CHANGE - NOT INCLUDED IN FAL)
<b>SQUARE FOOTAGE OF BUILDINGS:</b>	EXISTING: 6159 SF	PROPOSED: 6459 SF	ALLOWED: 6495 SF
<b>BUILDING HEIGHT:</b>	EXISTING: 28'-11"	PROPOSED: 28'-11"	ALLOWED: 30'-0"
<b>PARKING SPACES:</b>	EXISTING: 2 COVERED / 2 UNCOVERED (NO CHANGE) TWO SPACES PER DWELLING UNIT		
<b>HERITAGE TREES:</b>	EXISTING: 10 TREES	PROPOSED: 10 TREES	(NO CHANGE)

**SCOPE OF WORK**

NEW 300 SQ FT ADDITION ON SECOND FLOOR.  
REMODEL EXISTING BATHROOM.  
NEW COMPOSITE SHINGLE ROOFING.



EXISTING VIEW FROM END OF DRIVEWAY



PROPOSED VIEW FROM END OF DRIVEWAY

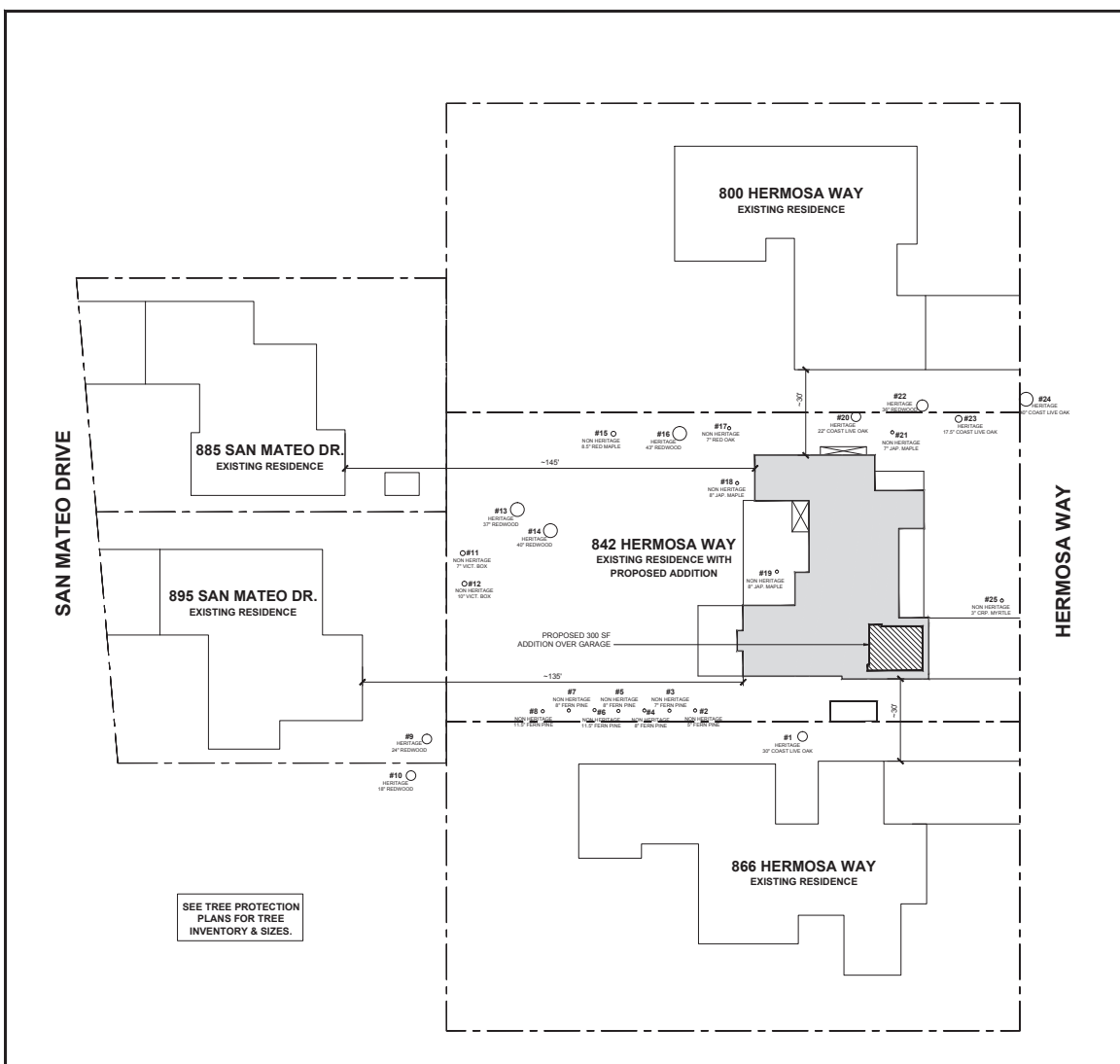
**APPLICABLE CODES**

The work shall be performed in accordance with applicable code requirements and applicable requirements of all other regulatory agencies, including, but not limited to the following:

- CALIFORNIA BUILDING STANDARD ADMINISTRATIVE CODE 2022 (PART 1)
- CALIFORNIA BUILDING CODE 2022 (PART 2)
- CALIFORNIA RESIDENTIAL CODE 2022 (PART 2.5)
- CALIFORNIA ELECTRICAL CODE 2022 (PART 3)
- CALIFORNIA MECHANICAL CODE 2022 (PART 4)
- CALIFORNIA PLUMBING CODE 2022 (PART 5)
- CALIFORNIA ENERGY CODE 2022 (PART 6)
- CALIFORNIA HISTORICAL BUILDING CODE 2022 (PART 8)
- CALIFORNIA FIRE CODE 2022 (PART 9) & FIRE APPENDIX BB, C, AND D.
- CALIFORNIA CODE FOR BUILDING CONSERVATION 2022 (PART 10)
- CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 (CALGreen) (PART 11)
- CALIFORNIA REFERENCE STANDARDS CODE 2022 (PART 12)
- MENLO PARK PLANNING CODE: CURRENT EDITION
- MENLO PARK BUILDING CODE: CURRENT EDITION

**SHEET LIST**

<b>ARCHITECTURAL</b>	<b>NO CHANGE</b>
<b>A0.1</b> PROJECT INFORMATION, AREA PLAN, STREETSCAPE AND NOTES	
<b>A1.0</b> SITE PLAN	
<b>1</b> SURVEY	
<b>T-1.1</b> TREE PROTECTION PLAN	
<b>T-1.2</b> TREE PROTECTION PLAN	
<b>T-1.3</b> TREE PROTECTION PLAN	
<b>A2.0</b> SQUARE FOOTAGE CALCULATION PLANS	
<b>A2.0</b> BASEMENT FLOOR PLAN - EXISTING	
<b>A2.1</b> FIRST FLOOR PLAN - EXISTING	
<b>A2.2</b> SECOND FLOOR PLAN - EXISTING	
<b>A2.3</b> SECOND FLOOR PLAN - PROPOSED	
<b>A2.4</b> ROOF PLAN - EXISTING & PROPOSED	
<b>A3.0</b> EXTERIOR ELEVATIONS - FRONT/SOUTH	
<b>A3.1</b> EXTERIOR ELEVATIONS - WEST SIDE	
<b>A3.2</b> EXTERIOR ELEVATIONS - EAST SIDE & REAR/NORTH, WINDOW SCHEDULE	
<b>A3.3</b> BUILDING SECTIONS	
<b>A3.4</b> BUILDING SECTIONS	



SEE TREE PROTECTION PLANS FOR TREE INVENTORY & SIZES.

**1 AREA PLAN** 1"=20'-0"



**2 STREETSCAPE** 1/16"=1'-0"

842 HERMOSA WAY - SITE ANALYSIS		EXISTING 1ST FLOOR:	
LOT SIZE:	21780 SF	PROPOSED 2ND FLOOR:	3006 SF (NO CHANGE)
FLOOR AREA LIMIT (FAL):	2800 SF = 25% (21780 - 7000) = 6485 SF	EXISTING SHED:	2742 SF (300 SF NEW ADDITION)
FLOOR AREA:		EXISTING POOL EQUIP.:	111 SF (NO CHANGE)
EXISTING 1ST FLOOR:	3006 SF (NO CHANGE)	BASEMENT:	79 SF (EXEMPT / LESS THAN 6 FT)
EXISTING 2ND FLOOR:	3442 SF	NO ATTICS OVER 5 FT	987 SF (NO CHANGE / EXEMPT)
EXISTING SHED:	111 SF (NO CHANGE)	TOTAL PROPOSED AREA:	6459 SF
EXISTING POOL EQUIP.:	79 SF (EXEMPT / LESS THAN 6 FT)	LAND COVERED BY STRUCTURES:	4603 SF / 21% (NO CHANGE)
BASEMENT:	987 SF (NO CHANGE / EXEMPT)	LANDSCAPING:	58% (NO CHANGE)
TOTAL EXISTING AREA:	6159 SF	PAVED SURFACES:	4601 SF / 21% (NO CHANGE)
		PARKING SPACES:	2 COVERED / 2 UNCOVERED
		ALL GRADES TO REMAIN NATURAL	

**CAROLINE LEITES ARCHITECTURE**

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carol@clarch.com  
415.627.8280

OWNER:  
KATHLEEN & ROBERT ANDERSON  
842 HERMOSA WAY  
MENLO PARK, CA 94025  
650.906.2405

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

CITY STAMPS

**ADDITION**  
842 HERMOSA WAY  
MENLO PARK, CA 94025  
APN: 071-214-090

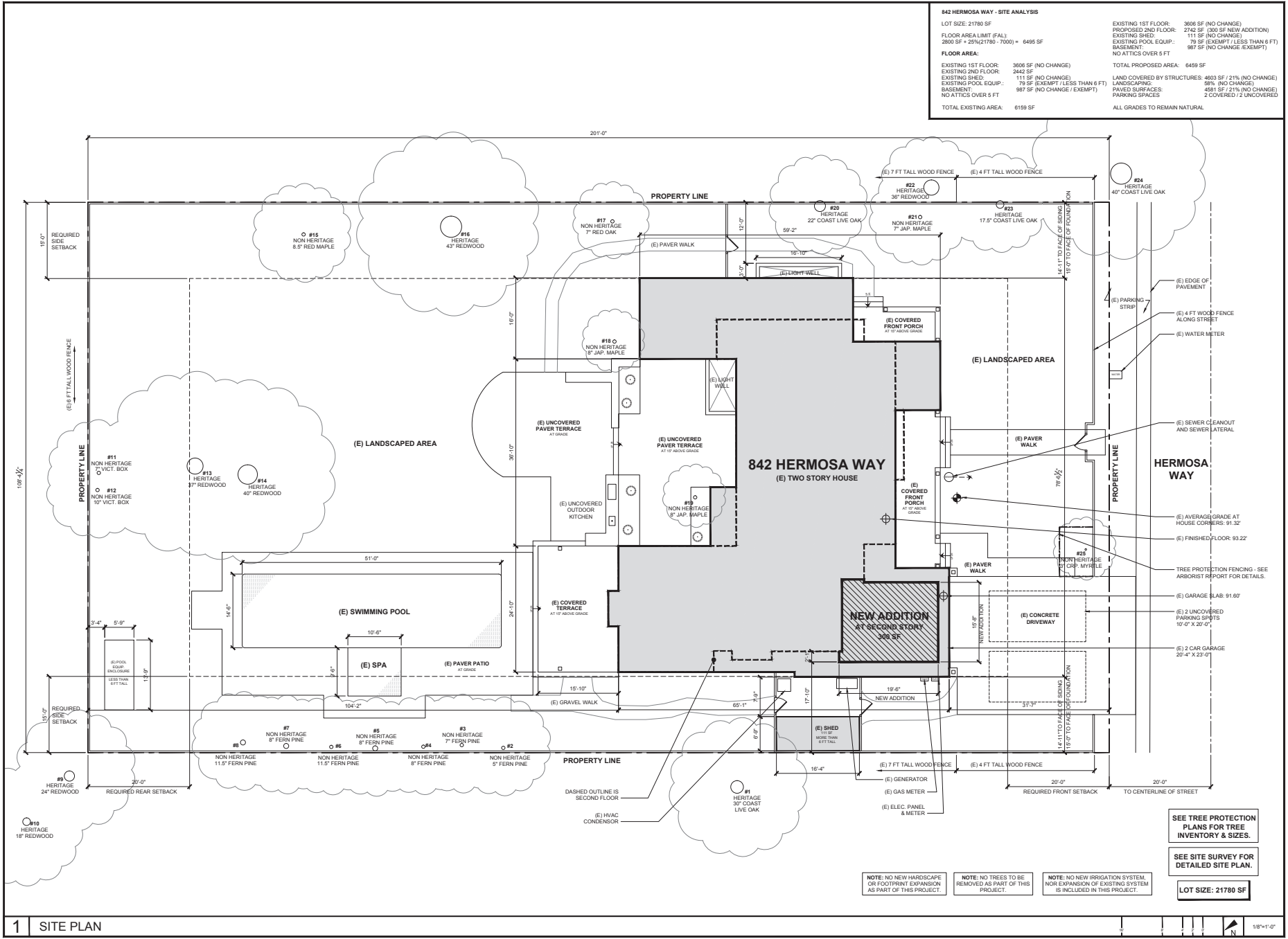


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SHEET NAME  
SITE PLAN

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**A1.0**



1 | SITE PLAN

SEE TREE PROTECTION PLANS FOR TREE INVENTORY & SIZES.

SEE SITE SURVEY FOR DETAILED SITE PLAN.

NOTE: NO NEW HARDCAPE OR FOOTPRINT EXPANSION AS PART OF THIS PROJECT.  
NOTE: NO TREES TO BE REMOVED AS PART OF THIS PROJECT.  
NOTE: NO NEW IRRIGATION SYSTEM, NOR EXPANSION OF EXISTING SYSTEM IS INCLUDED IN THIS PROJECT.

LOT SIZE: 21780 SF