



## MEMORANDUM

**Date:** 8/18/2016  
**To:** Planning Commission  
**From:** Jean Lin, Senior Planner  
**Re:** 120-122 East Creek Drive – Determination of Substantial Conformance

For all applications that involve the construction or alteration of structures (e.g., Architectural Control and Use Permit), a standard condition of approval is applied requiring the subsequent development to be in substantial conformance with the approved plans. Staff has come across a case where the proposed modifications warrant notification of the Planning Commission, although staff believes they are in substantial conformance with the original approval. Any Planning Commissioner may request that the item be added to the agenda of the next Planning Commission meeting for further discussion of the item.

### **Background**

On June 3, 2002, the Planning Commission approved an architectural control application at 120-122 East Creek Drive in the R-3 (Apartment) zoning district. The project included exterior modifications to two existing two-story apartment buildings and resulted in a design change from mid-century modern to contemporary California Mediterranean. These changes included new windows along the front elevations and a combination of new windows and existing windows/sliding glass doors on the side and rear elevations for both buildings, where all of the new windows were gridded.

The June 3, 2002 Planning Commission staff report is included as Attachment A and the minutes are available through the link provided below.

### **Minutes**

<http://www.menlopark.org/AgendaCenter/ViewFile/Minutes/06032002-924>

While the architectural control was approved in 2002, the project was put on hold for a number of years, and only recently have efforts been restarted to implement these changes. Through the building permit plan check review process, staff had previously approved modifications to allow the replacement of all existing windows/sliding glass doors on the side and rear elevations on both buildings to match the new windows, where all of the new windows and doors would be gridded. Additionally, staff had approved a modified front entry walkway and handrails for the walkway stairs at 120 East Creek Drive.

### **Proposed Revisions**

The applicant is now requesting exterior changes to the approved elevations, with primary changes as follows:

- Both buildings: Remove all grids from the windows and sliding doors.
- 120 East Creek Drive: Modify the trim on the front lobby elevation by removing the arched element over the second floor windows.
- 120 East Creek Drive: Modify the front lobby door design, from a door with two sidelight panels to a door with one sidelight panel.

As the building permit is refined and construction proceeds, minor modifications may be warranted to accommodate changes to engineering and construction details. Staff believes these minor changes can be reviewed at a staff level, as long as the fundamental building design and overall aesthetic appearance is consistent with the quality that was approved.

### **Staff Review**

Staff has determined that the changes to the project plans are in substantial conformance with the Planning Commission's previous architectural control recommendation, based on the following:

- The overall integrity of the architectural design is maintained with the proposed exterior changes.
- The window grid change would be comprehensive, for a consistent aesthetic treatment.
- The proposed modifications meet the development regulations in the R-3 zoning district with respect to setbacks, height, gross floor area, and building coverage.

The applicant's project description letter, approved plans, and revised plans are included as Attachments B, C, and D, respectively.

### **Planning Commission Review**

If any member of the Commission would like to discuss the changes to the plans described above at the August 29, 2016 Planning Commission meeting, please notify staff no later than **5:00 p.m. on Monday, August 22, 2016**. If staff does not receive a request from a Planning Commissioner, there will be no further review and the City will proceed with processing the described modifications as part of the building permit application. If any member of the Commission makes such a request, the item would be placed on the August 29, 2016 agenda as a regular business item to give the full Commission the opportunity to determine whether or not the correction meets the intent of the original approval. No additional materials beyond what is contained in this memorandum would be prepared for the agenda item.

If you have questions about the project or process, please contact Jean Lin at [jplin@menlopark.org](mailto:jplin@menlopark.org).

**Attachments**

- A. Staff Report from June 3, 2002
- B. Project Description Letter
- C. Approved Plans
- D. Proposed Plans



# ATTACHMENT A PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION  
MEETING OF JUNE 3, 2002  
AGENDA ITEM #1

**LOCATION:** 120-122 East Creek Drive    **APPLICANT:** Matt Hurley  
**EXISTING USE:** Apartments    **OWNER:** Sal & Stella Giovannotto  
**PROPOSED USE:** Apartments    **APPLICATION:** Architectural Control  
**ZONING:** R-3

## PROPOSAL

The applicant is proposing exterior improvements to two existing apartment buildings located at 120-122 East Creek Drive. Exterior modifications to the buildings require architectural control approval from the Planning Commission.

## ANALYSIS

The project site is located in the R-3 zoning district and borders San Francisquito Creek to the rear, a passive City park adjacent to the Ira Bonde bicycle bridge to the right and R-1-U zoned property to the left. The property is developed with two, two-story apartment buildings containing a total of 21 apartments. The larger of the two buildings, Building One, contains 24,647 square feet of floor area. Building Two consists of 6,400 square feet for a project total of 31,047 square feet. There are nine uncovered parking spaces, five covered spaces located on the ground floor of Building Two and 32 covered parking located below grade under Building One for a total of 46 spaces.

The existing buildings are characteristic of the simple, rectangular apartment structures of the 1950's with a minimum of architectural detail. The applicant is proposing exterior improvements that would result in a design that could be described as contemporary California Mediterranean. The most noticeable change would be at the front elevation of Building One, which would include the renovation of the existing lobby. New windows with divided lights and a new front door are proposed. New windows are proposed on both buildings although some of the existing windows will remain. The use of stucco over foam would be utilized to produce substantial window framing, trim and fascia details. New metal grating along the left elevation of Building One would be installed to screen underground parking.

Both buildings would receive a new stucco finish in a warm earth tone. A rendered perspective drawing will be available at the meeting that depicts the details and the color of the proposed renovations. The rendering more clearly depicts the proposed canvas awning that is proposed for the front entry. The rendering also depicts a new monument sign. The design of the monument sign is not under consideration as part of the architectural control approval request. The applicant will be required to apply for an administrative sign approval.

The submitted plans indicate proposed elements that are not a part of the architectural control request. The drawings depict a six foot high stucco wall and a trash enclosure to the left of existing driveway. The trash enclosure would require a variance to be located in the front setback. The applicant has decided to locate the new trash enclosure toward the rear of the project site, which would not require Planning Commission approval. The stucco wall would be partially located in the required front setback where the allowed height is 4 feet. In 1962, a variance was obtained for the property to allow for the construction of a 7 foot, 6 inch fence for the purposes of enclosing the swimming pool area. The proposed stucco wall would be in the same location as the existing fence and would not exceed the height approved by the variance. Therefore, Planning Commission approval for the wall is not required. The applicant also intends to install an electronically operated, 6 foot tall gate between the stucco wall and Building One. The gate would not be located in a required setback and would have an allowed height limit of seven feet.

Staff believes that the proposed exterior modifications would serve to update the buildings and generally improve the appearance the neighborhood. Staff is recommending approval of the project as proposed.

## **ENVIRONMENTAL REVIEW**

The project is categorically exempt under Class 1 of the current State California Environmental Quality Act (CEQA) Guidelines.

## **RECOMMENDATION**

1. Adopt a finding that the project is categorically exempt under Class 1 of the current State CEQA Guidelines.
2. Make the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:
  - a) The general appearance of the structure is in keeping with the character of the neighborhood.
  - b) The development will not be detrimental to the harmonious and orderly growth of the City.

- c) The development will not impair the desirability of investment or occupation in the neighborhood.
  - d) The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking.
3. Approve the architectural control request subject to the following conditions of approval.
- a) Development of the project shall be substantially in conformance with the plans prepared by Louis R. Dorcich, dated received on May 28, 2002, consisting of six plan sheets, and approved by the Planning Commission on June 3, 2002, except as modified by the conditions contained herein.
  - b) The applicant shall comply with all West Bay Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
  - c) The applicant shall comply with all requirements of the Building Division, Transportation Division and Engineering Division that are directly applicable to the new construction.
  - d) If required by State or Federal regulations, or by the Building Division, construction safety fences shall be installed around the periphery of the construction area. A plan for safety fences necessary during construction shall be submitted to and approved by the Building Division staff prior to issuance of a building permit.
  - e) The applicant shall submit plans to the Planning Division for review and approval of the proposed monument sign.
  - f) Prior to building permit issuance, the applicant shall submit revised plans indicating a revised location for the trash enclosure. The revised plans shall be subject to Planning Staff review and approval.

  
\_\_\_\_\_  
Stephen O'Connell  
Associate Planner  
Report Author

  
\_\_\_\_\_  
Arlinda Heineck  
Chief Planner

## **PUBLIC NOTICE & APPEAL PERIOD**

Public notification was achieved by posting the agenda, at least 72 hours prior to the meeting, with this agenda item being listed. Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

## **ATTACHMENTS**

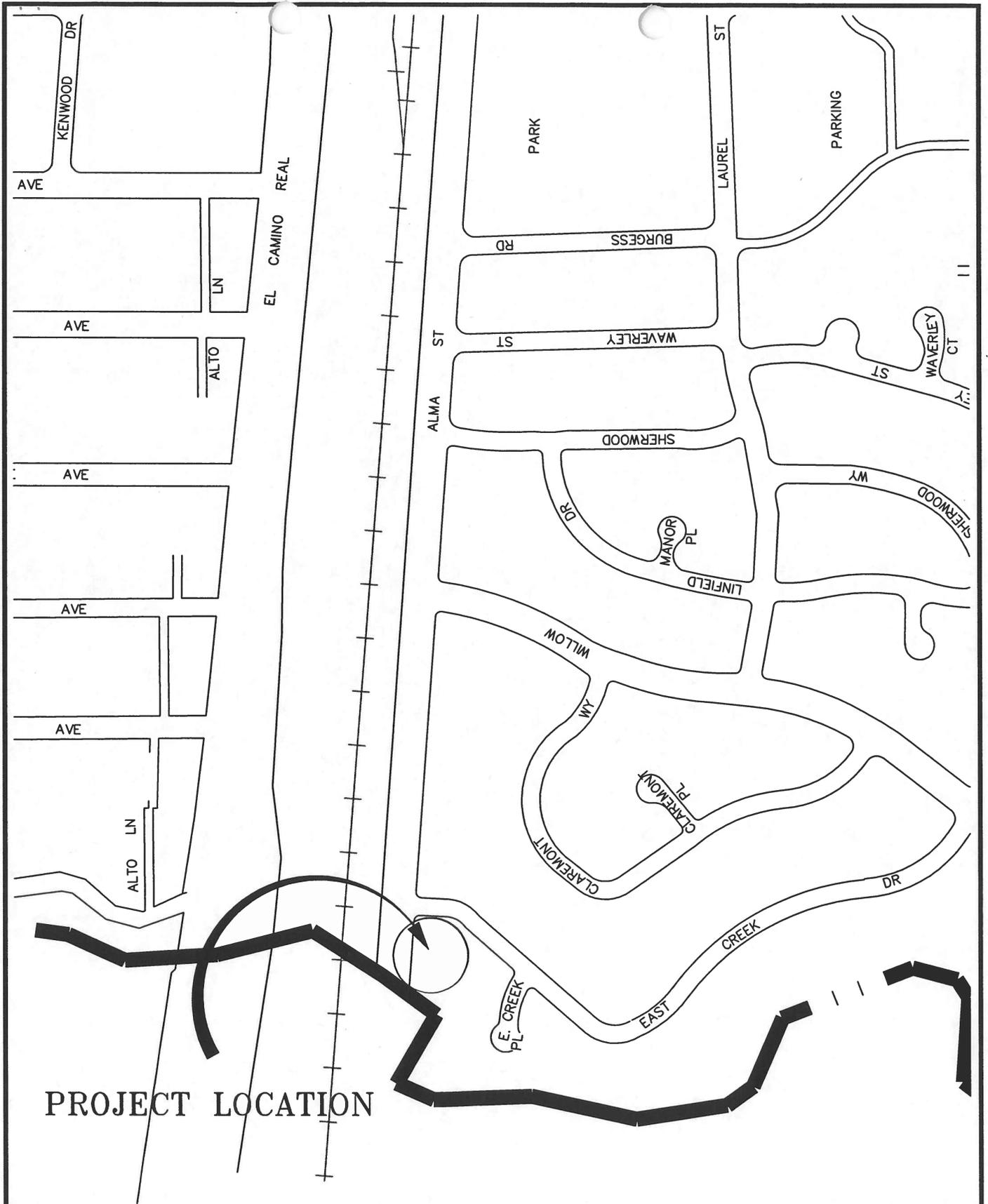
- A. Location Map
- B. Project Plans

## **EXHIBITS TO BE PROVIDED AT THE MEETING**

- 1) Colored Perspective Rendering

**Note:** Attached are reduced versions of maps and diagrams submitted by the applicant. The accuracy of the information in these drawings is the responsibility of the applicant, and verification of the accuracy by City Staff is not always possible. The original full-scale maps and drawings are available for public viewing at the Community Development Department.

[v:/staffrpt/pc/2001/06030201 – 120-122 East Creek Drive.doc]



PROJECT LOCATION

ACAD FILENAME:120 East Cree

CITY OF MENLO PARK

LOCATION MAP

120 East Creek



NO.	REVISIONS	DATE

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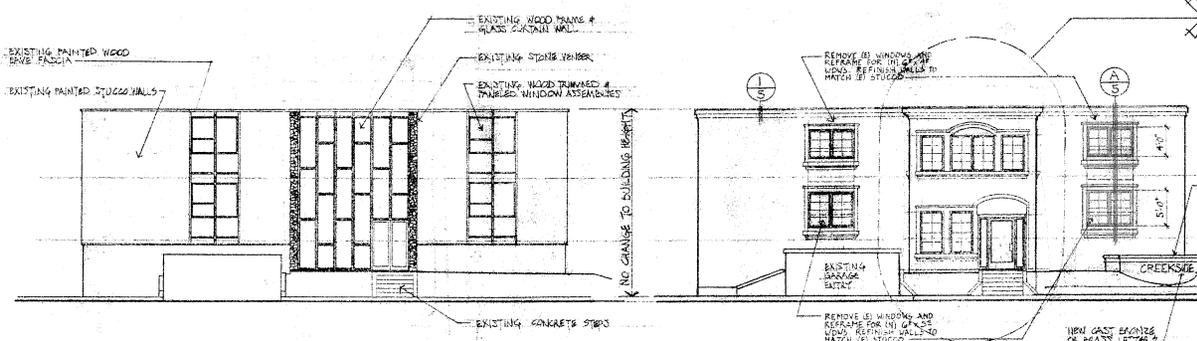
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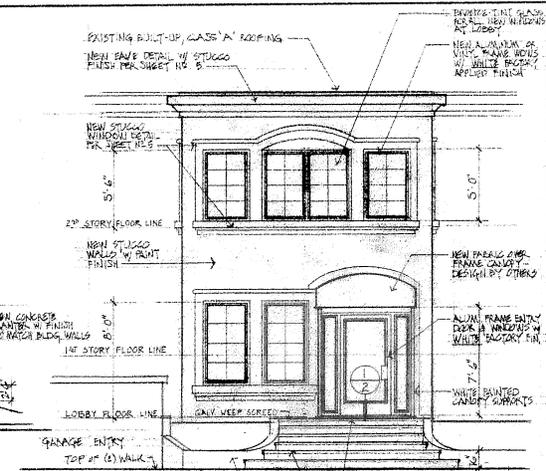
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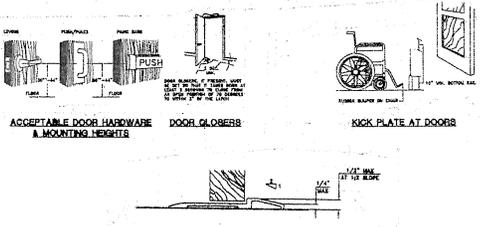


**EXISTING WEST SIDE ELEVATION**  
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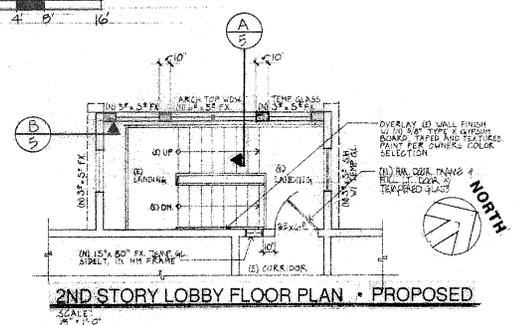
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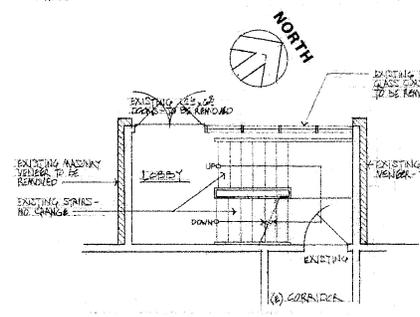
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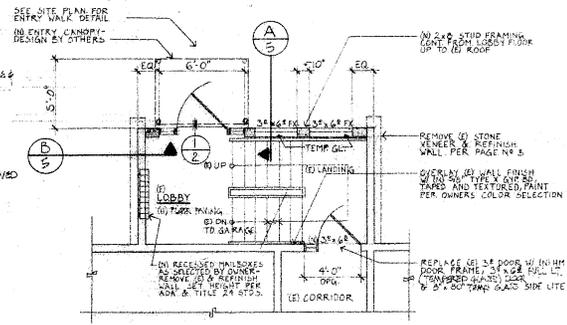
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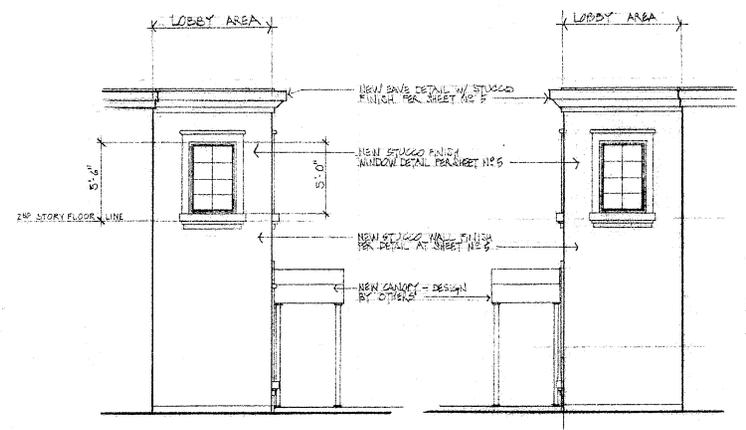
**2ND STORY LOBBY FLOOR PLAN - PROPOSED**  
SCALE: 1/4"=1'-0"



**EXISTING LOBBY FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**1ST STORY LOBBY FLOOR PLAN - PROPOSED**  
SCALE: 1/4"=1'-0"



**PROPOSED NORTH SIDE LOBBY ELEVATION**  
SCALE: 1/4"=1'-0"

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

**LOBBY PLAN AND ELEVATIONS**

REVISIONS	BY

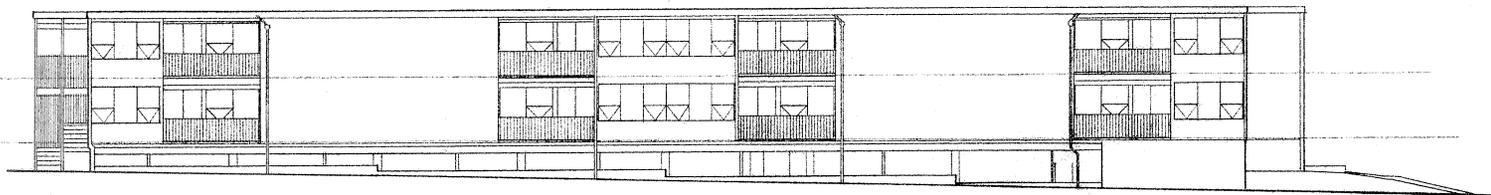
**Louis R. Dornich ARCHITECT**  
P.O. Box 1148 Signal CA 94073 148  
Fax: 650/650-6715

APARTMENT REMODEL FOR:  
**VICTORIA MANAGEMENT CO.**  
120 & 122 EAST CREEK DRIVE  
MENLO PARK, CALIFORNIA

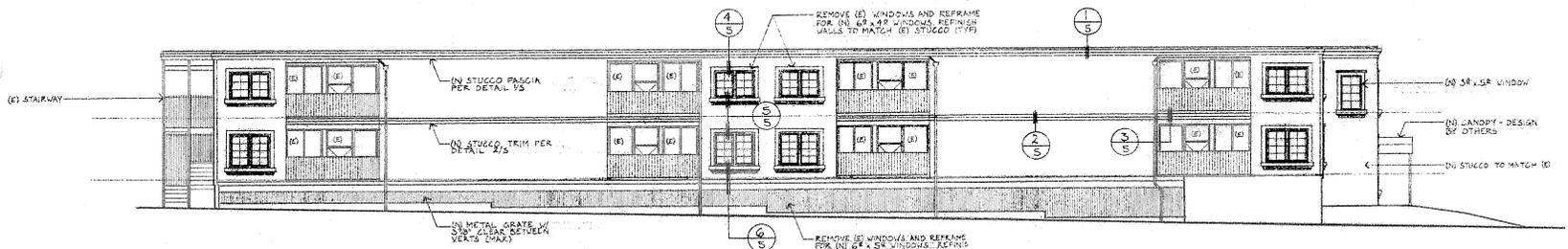
**LOBBY PLANS AND ELEVATIONS**

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of 6 Sheets

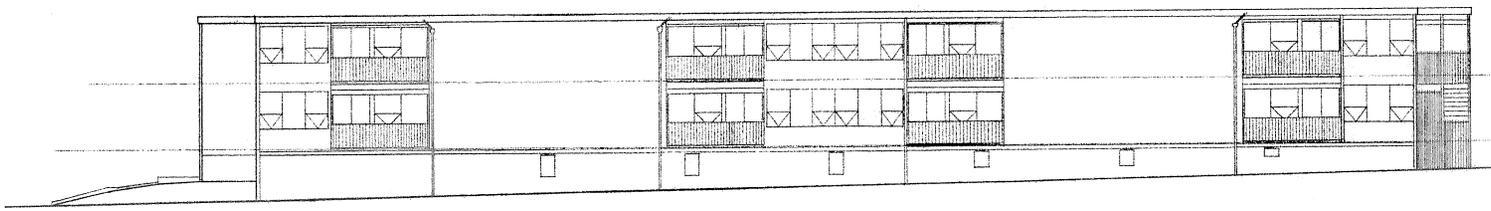
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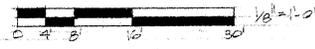
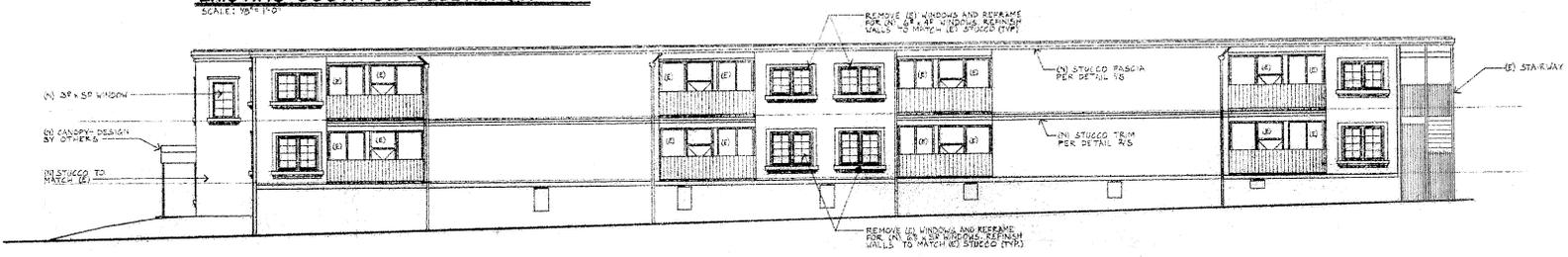
**NORTH SIDE ELEVATION • PROPOSED**  
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**EXISTING SOUTH SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH SIDE ELEVATION • PROPOSED**  
SCALE: 1/8" = 1'-0"



**EXTERIOR ELEVATIONS**

**B-3**

REVISIONS	BY

**Louis R. Doreich ARCHITECT**  
P.O. Box 1149 Sequim CA 98073 1149  
Fax: 851/668-8776 851/668-6722

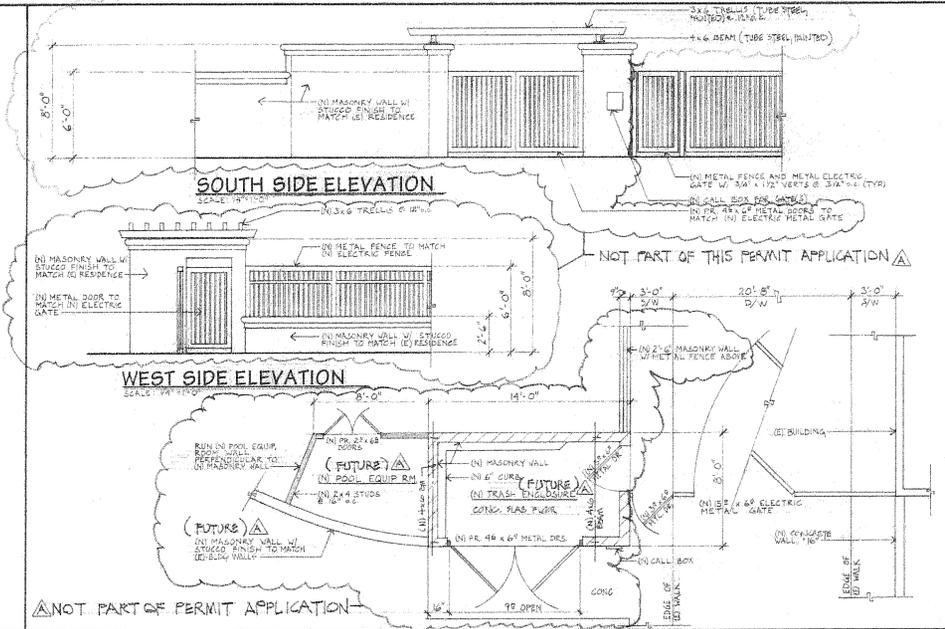
APARTMENT REMODEL FOR:  
**VITTORIA MANAGEMENT CO.**  
120 & 122 EAST CREEK DRIVE  
MENLO PARK, CALIFORNIA

**EXTERIOR ELEVATIONS**

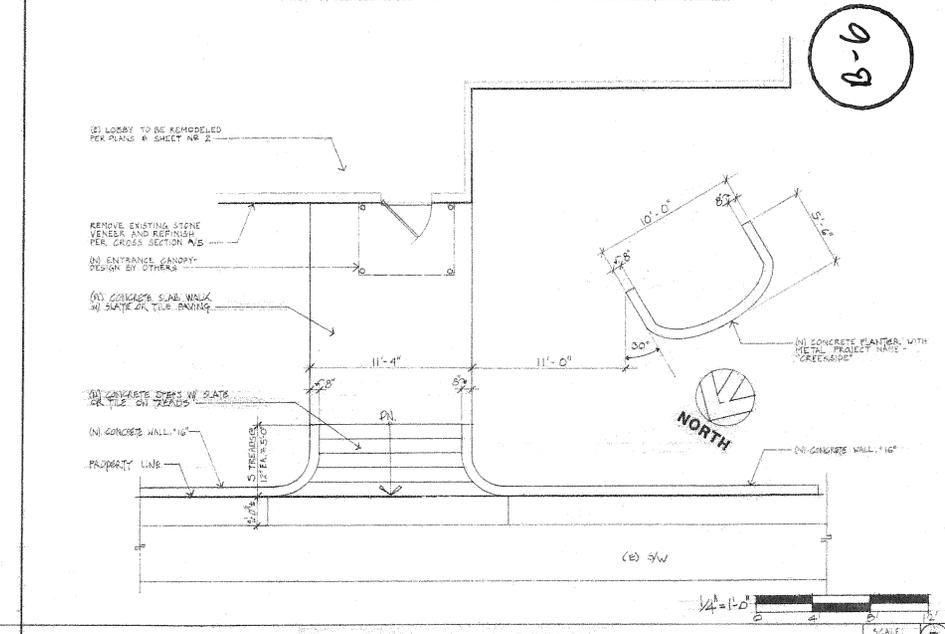
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**3**  
Of 6 Sheets







POOL EQUIPMENT & TRASH ENCLOSURE PLANS



FRONT STEP & ENTRANCE PLAN

REVISIONS	BY
9/29/2022	JD

**Louis R. Dorech ARCHITECT**  
P.O. Box 1149 Sycamore CA 95072 1149  
FAX: 831.686.6718

APARTMENT REMODEL FOR:  
**VITTORIA MANAGEMENT CO.**  
120 & 122 EAST GREEK DRIVE  
MENLO PARK, CALIFORNIA

**ENTRANCE PLAN**  
**POOL EQUIPMENT & TRASH ENCLOSURE PLANS**

Date: 02/24/2022  
Scale: 3/4" = 1'-0"  
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Date: 01/22/20  
Sheet: **6** of 6

DUK P S YAM



LOUIS DORCICH  
ARCHITECT

March 15, 2016

City of Menlo Park  
Community Development Department  
Planning Division  
701 Laurel St  
Menlo Park, CA 94024

Address: 120-122 East Creek Drive  
Apartment Complex Exterior Modifications  
Planning file #PC/6-3-2002

RE: Jean Lin, Senior Planner

### PROJECT DESCRIPTION

The attached plans with a "Substantial Conformance" application are propose a design change from gridded windows to non-grid windows. The approved plans with gridded windows are part of the existing Planning Archive, for review. The attached plans for 120 and 122 East Creek Drive are presented with non-grid windows for review and approval.

The project owner has expressed a strong dislike for gridded windows and believes the building improvements, as proposed in this application, still provide a substantial improvement to the existing building complex and improve the neighborhood appearance.

The balance of design elements for the buildings, as approved by the Planning Commission/Building Department/Planning Staff, remain in substantial conformance to PC/6-s-2002.

Sincerely,

A handwritten signature in black ink, appearing to read "Louis Dorcich".

Louis Dorcich, Architect

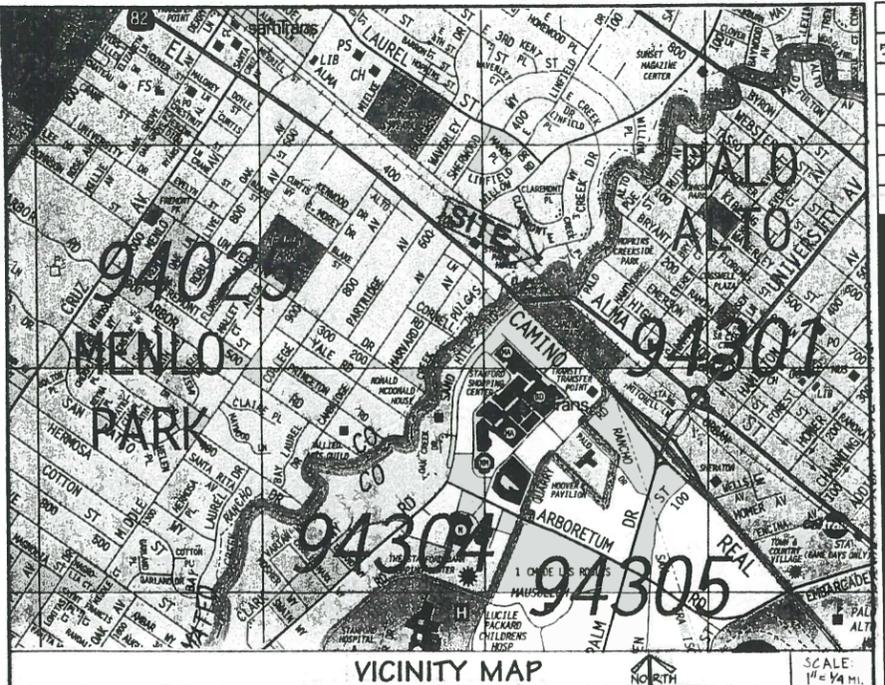
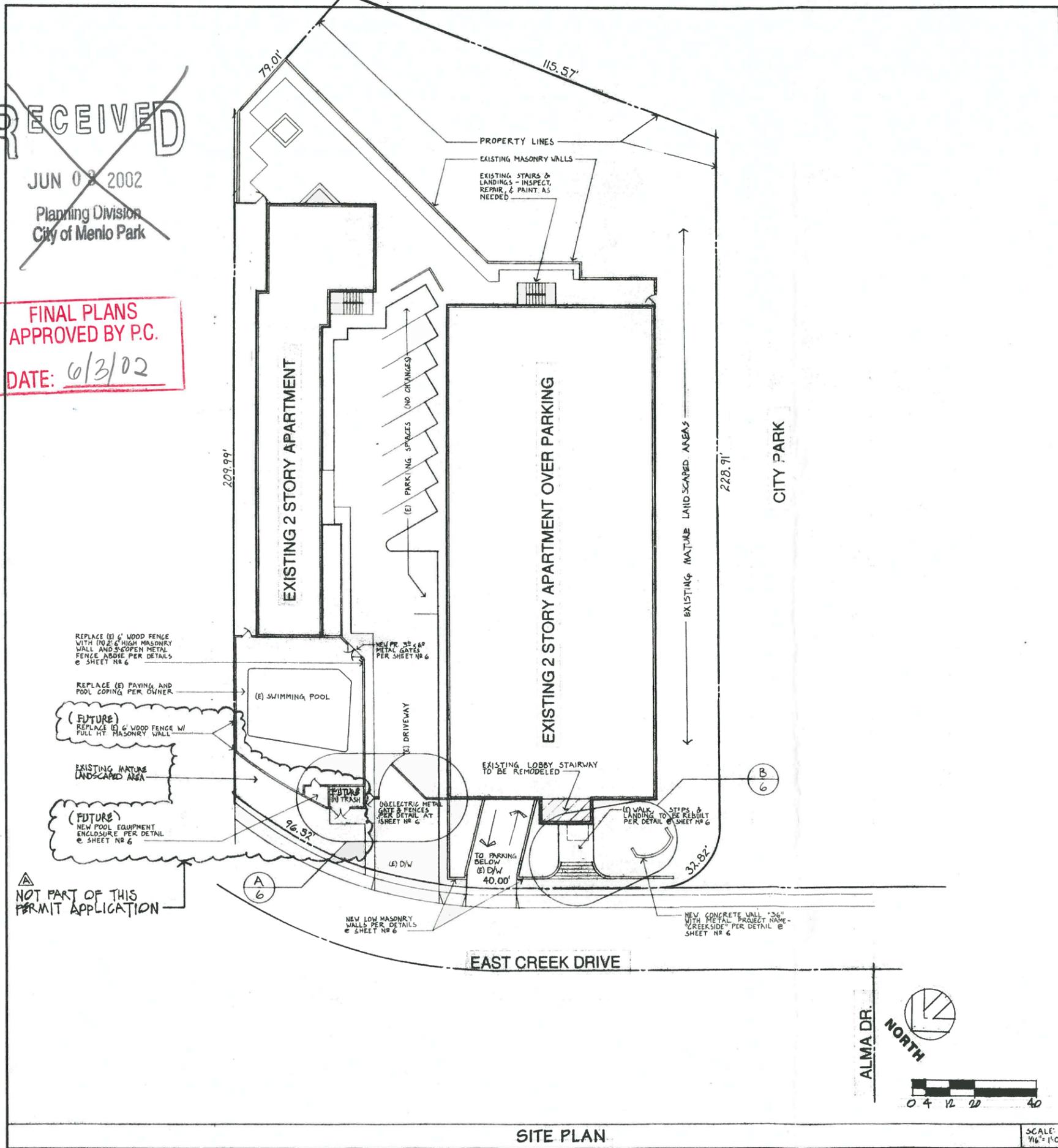
**RECEIVED**

JUN 08 2002

Planning Division  
City of Menlo Park

FINAL PLANS  
APPROVED BY P.C.

DATE: 6/3/02



- ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND AS REQUIRED BY THE CURRENT EDITION OF THE UBC, LOCAL CODES AND AUTHORITIES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTION ON HOW TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE ARCHITECT. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION METHOD INVOLVED, UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS.
- THE GENERAL CONTRACTOR SHALL CONFIRM HIS OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATION.
- ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETRIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
- THE CONTRACTOR SHALL DO ALL CUTTING, FITTING OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OF ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION MATCH SURROUNDING SIMILAR SURFACES.
- NO PORTION OF WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN APPROVED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES.
- DIMENSIONS:
  - A. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.
  - B. ALL DIMENSIONS ARE TO THE ROUGH UNLESS OTHERWISE NOTED.
  - C. CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR SLAB TO FINISH FACE OF CEILING.
- PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRIC UNITS, A.C. EQUIPMENT AND ALL OTHER ITEMS REQUIRING SAME.
- WHERE LARGER STUDS OR FURRINGS ARE REQUIRED TO COVER DUCTS, PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.
- VERIFY ALL NEW FINISHES WITH OWNERS BEFORE PROCEEDING. ALL COLORS, ETC. TO BE SELECTED BY OWNERS.
- ALL CABINETS TO BE DESIGNED BY OTHERS. STYLE AND FINISHES SELECTED BY OWNERS.
- ALL KITCHEN APPLIANCES, BATH AND OTHER PLUMBING FIXTURES ACCESSORIES AND ELECTRICAL FIXTURES SELECTED BY OWNERS.
- WINDOWS SHALL BE DOUBLE GLAZE, VINYL FRAME WITH FACTORY FINISH MILGLASS OR APPROVED EQUAL SELECTED BY OWNERS.

**OWNERS:**  
VITTORIA MANAGEMENT CO.  
P.O. BOX 60177  
PALO ALTO, CA 94306  
PHONE: 650/328-7480

**ARCHITECT:**  
LOUIS R DORCICH, A.I.A.  
PO BOX 1149  
SOQUEL, CA 95073-1149  
PHONE: 831/688-6722

PROJECT ROSTER	
<b>PROJECT ADDRESS</b>	120 & 122 EAST CREEK DR.
<b>BUILDING USE</b>	MULTI-FAMILY - 26 UNITS NO CHANGE
<b>BUILDING FLOOR AREA</b>	NO CHANGE
<b>PARKING</b>	46 SPACES EXISTING NO CHANGE
PROJECT IS TO REFINISH AND RESTYLE EXTERIOR PLUS PROVIDE NEW TRASH ENCLOSURE, SWIMMING POOL FENCE AND ENTRY STAIRS. NO CHANGE TO BUILDING FLOOR AREA OR PARKING. NO STRUCTURAL CHANGES. EXISTING LANDSCAPING TO REMAIN.	

**GENERAL NOTES**

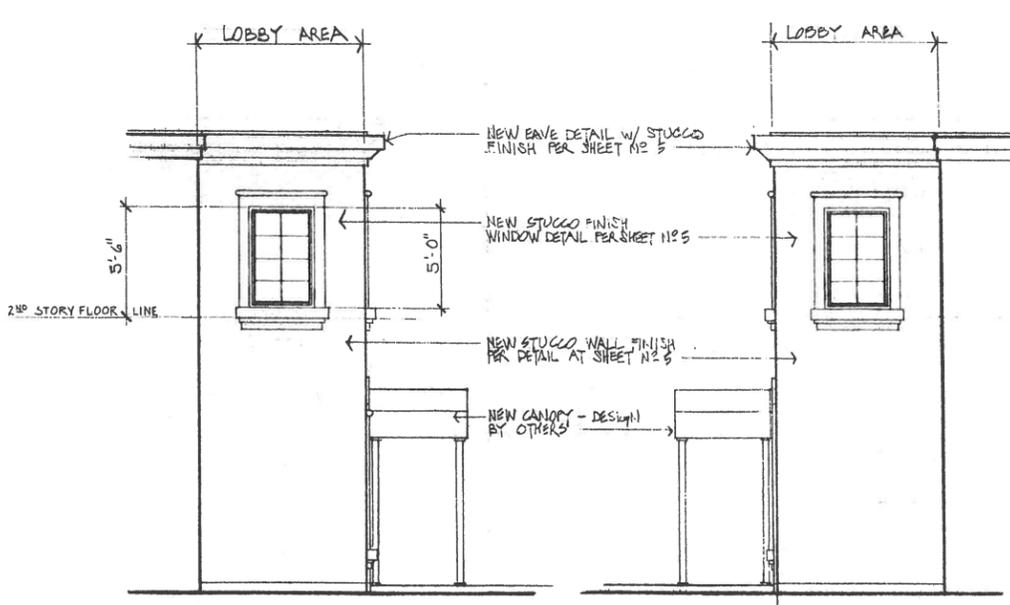
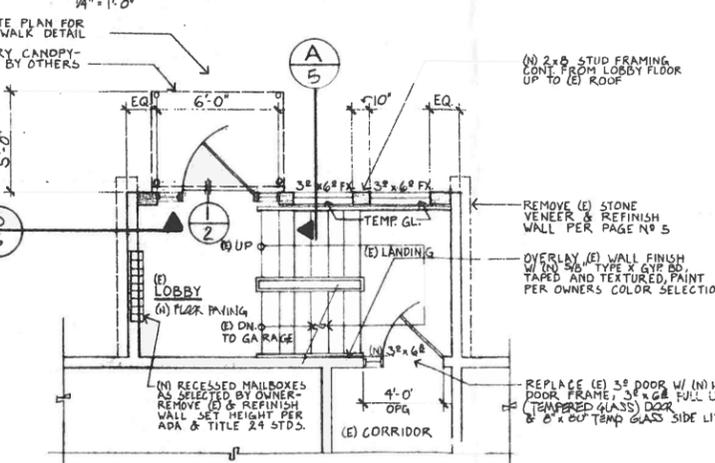
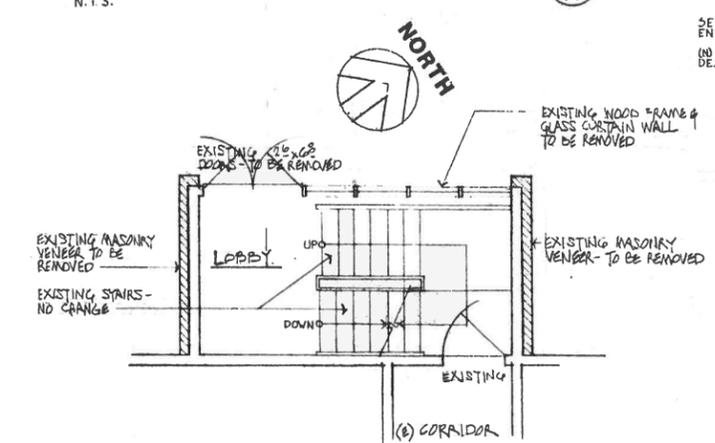
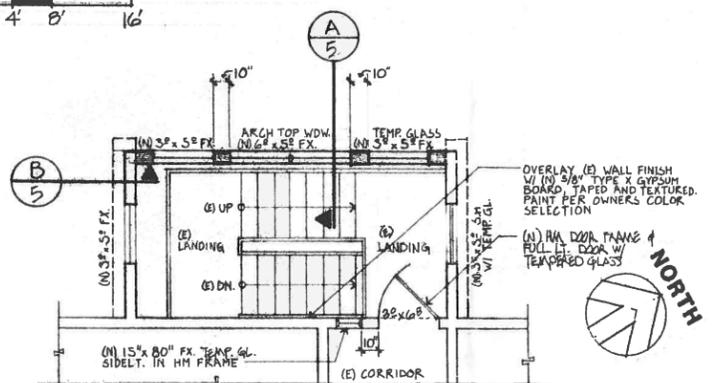
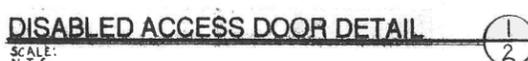
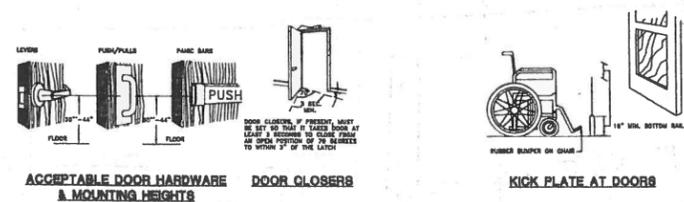
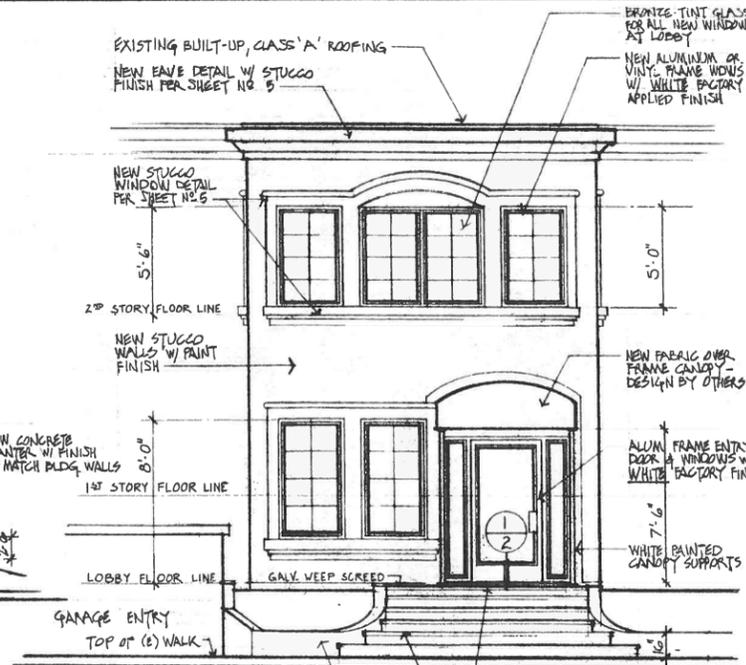
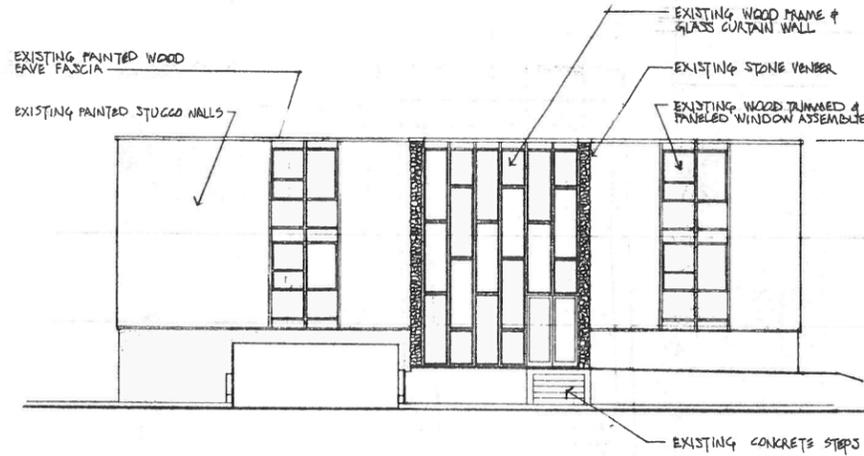
**PROJECT DATA**

REVISIONS	BY
5/28/2002	LD

APARTMENT REMODEL FOR:  
**VITTORIA MANAGEMENT CO.**  
120 & 122 EAST CREEK DRIVE  
MENLO PARK, CALIFORNIA

SITE PLAN PROJECT DATA	
Date	MARCH 20, 2002
Scale	1/16" = 1'-0"
Drawn	pd
Job	01020
Sheet	<b>1</b>
Of	6 Sheets

**LOUIS R. DORCICH**  
**ARCHITECT**  
P.O. Box 1149 Soquel CA 95073 1149  
831/688-6715



LOBBY PLAN AND ELEVATIONS

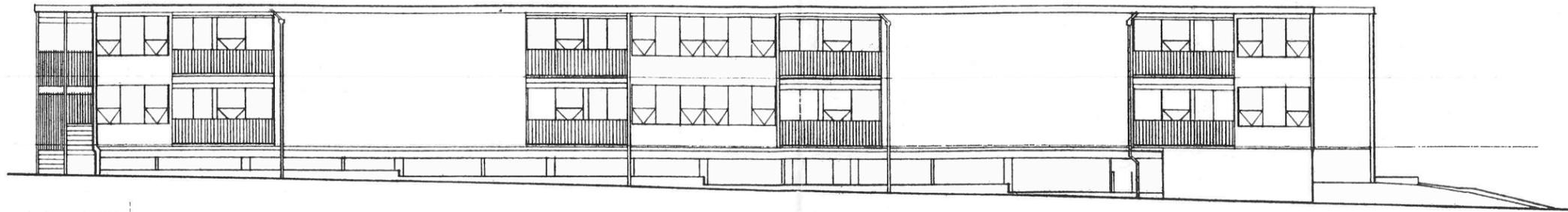
REVISIONS	BY

**Louis R. Dorcich ARCHITECT**  
P.O. Box 1149 Soquel CA 95073 1149  
FAX: 831/689-6715

APARTMENT REMODEL FOR:  
**VICTORIA MANAGEMENT CO.**  
120 & 122 EAST CREEK DRIVE  
MENLO PARK, CALIFORNIA

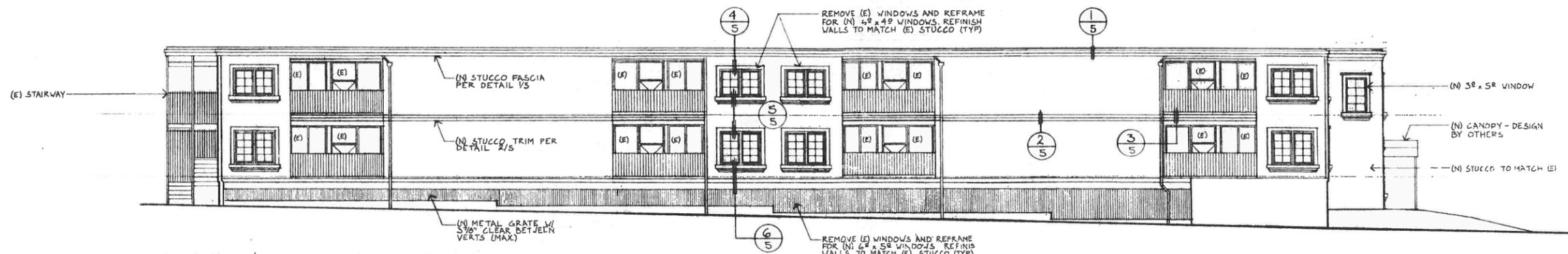
LOBBY PLANS AND ELEVATIONS

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Sheet: **2**  
Of 6 Sheets



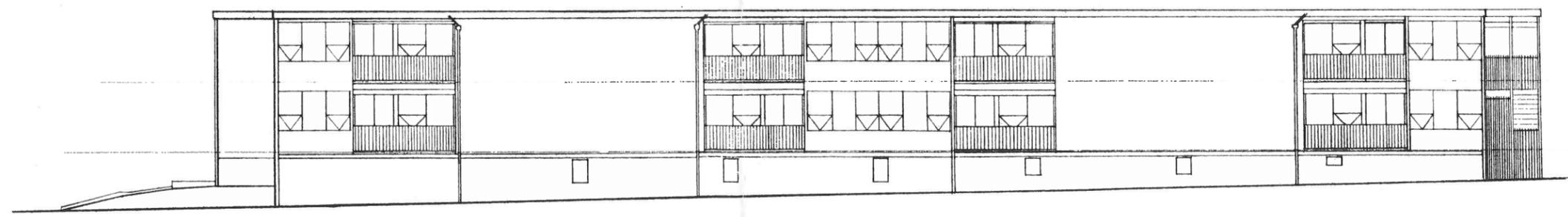
**EXISTING NORTH SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



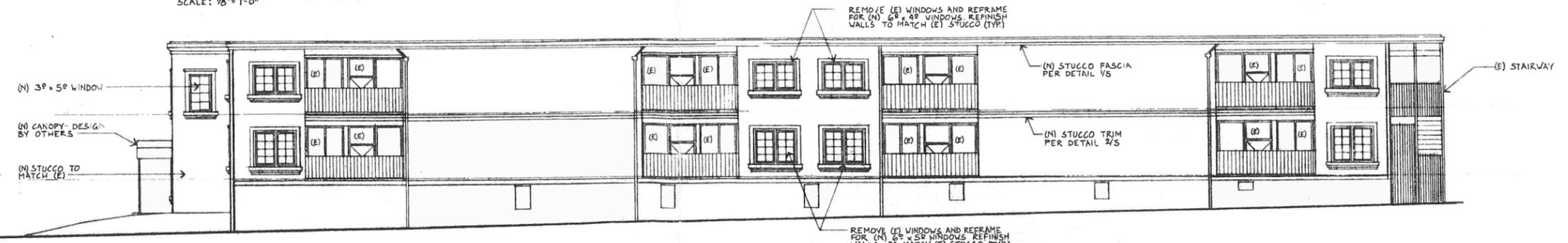
**NORTH SIDE ELEVATION • PROPOSED**

SCALE: 1/8" = 1'-0"



**EXISTING SOUTH SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



**SOUTH SIDE ELEVATION • PROPOSED**

SCALE: 1/8" = 1'-0"



**EXTERIOR ELEVATIONS**

REVISIONS BY

**Louis R. Doreich**  
ARCHITECT

P.O. Box 1149 Sequoia CA 95073 1149  
831/698-6715 831/698-6722

APARTMENT REMODEL FOR:  
**VITTORIA MANAGEMENT CO.**  
120 & 122 EAST CREEK DRIVE  
MENLO PARK, CALIFORNIA

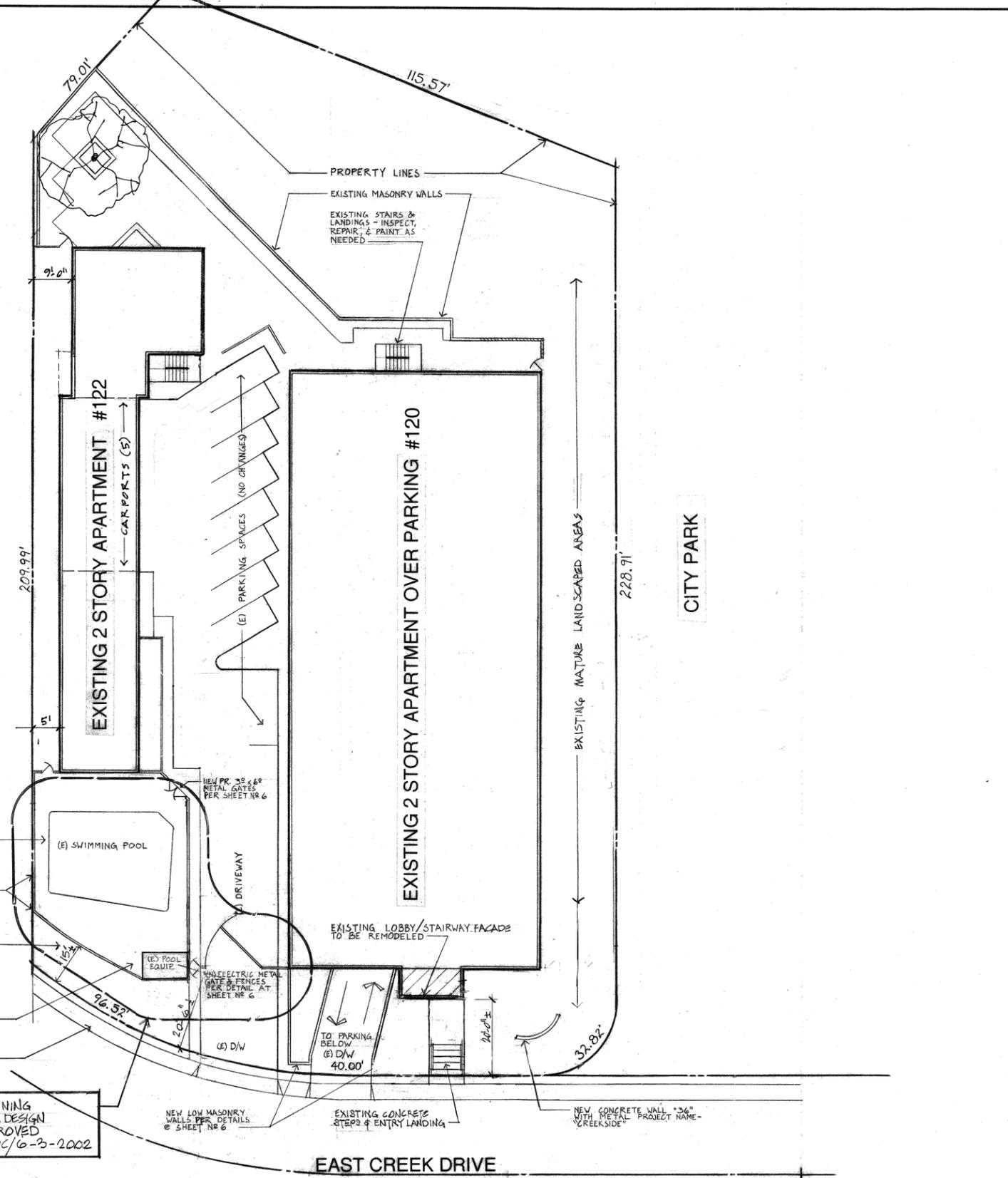
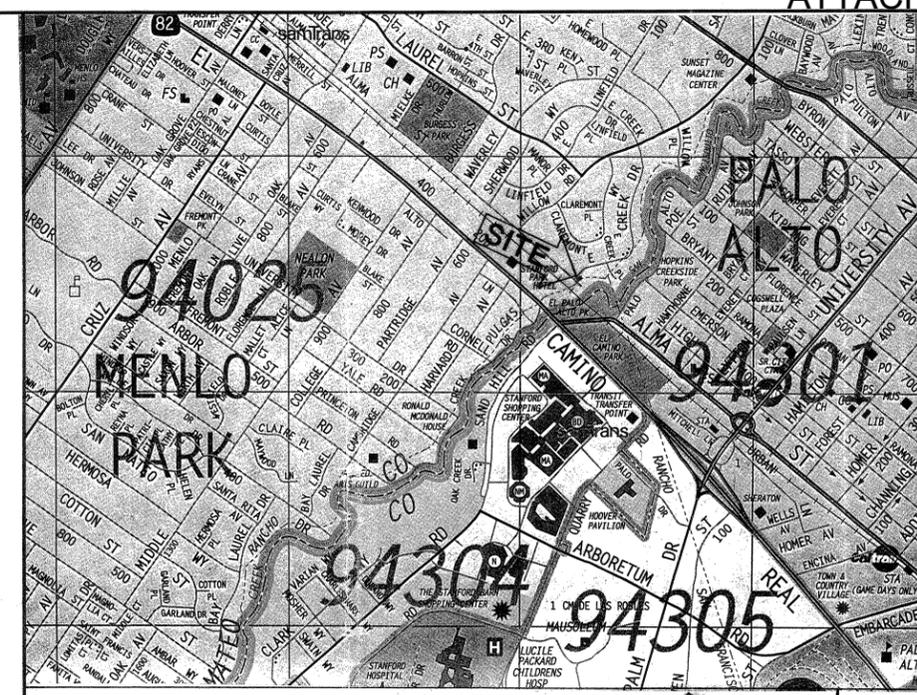
**EXTERIOR ELEVATIONS**

Date MARCH 20, 2002  
Scale 1/8" = 1'-0"  
Drawn pd  
Job 01020  
Sheet  
**3**  
01 6 Sheets



REVISIONS	BY
5/26/2002	D
5/11/2015	E

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 PHONE: (310) 430-9748  
 EMAIL: LLDORCICH@AOL.COM



REPLACE (E) PAVING AND POOL COPING PER OWNER

REPLACE (E) 6' WOOD FENCE W/ (6) 6" O"HT. MASONRY WALL

EXISTING MATURE LANDSCAPED AREA

EXISTING EQUIPMENT ENCLOSURE TO BE REBUILT

EXISTING CONCRETE SIDEWALK

NOT PART OF NEW PLANNING APPLICATION - THIS AREA DESIGN IS UNCHANGED FROM APPROVED PLANNING APPLICATION PC/G-3-2002

- GENERAL NOTES**
- ALL CONSTRUCTION MATERIALS SHALL BE AS SPECIFIED AND AS REQUIRED BY THE CURRENT EDITION OF THE UBC, LOCAL CODES, AND AUTHORITIES.
  - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.
  - CONTRACTORS AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR THE DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE ARCHITECT FOR INSTRUCTION ON HOW TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT INSTRUCTION FROM THE ARCHITECT THE CONTRACTOR SHALL MAKE GOOD THE RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE ARCHITECT. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION METHOD INVOLVED, UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS.
  - THE GENERAL CONTRACTOR SHALL CONFORM HIS OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS AND CONTRACT DOCUMENTS. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY MANNER FREE OF DEBRIS AND LITTER AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS THAT RESULT AS A PART OF HIS OPERATION.
  - ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
  - THE CONTRACTOR SHALL DO ALL CUTTING, FITTING OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY EXCAVATING OR CUTTING, OR OTHERWISE ALTERING THE TOTAL WORK OF ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
  - NO PORTION OF WORK REQUIRING SHOP DRAWINGS OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN APPROVED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES.
  - DIMENSIONS:
    - ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.
    - ALL DIMENSIONS ARE TO THE ROUGH UNLESS OTHERWISE NOTED.
    - CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR SLAB TO FACE OF CEILING.
  - PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRIC UNITS, A.C. EQUIPMENT, AND ALL OTHER ITEMS WHERE FURRING OCCURS.
  - WHERE LARGER STUDS OR FURRINGS ARE REQUIRED TO COVER DUCTS, PIPING, AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.
  - VERIFY ALL NEW FINISHES WITH OWNERS BEFORE PROCEEDING. ALL COLORS, ETC. TO BE SELECTED BY OWNERS.
  - WINDOWS SHALL BE DOUBLE GLAZE, VINYL FRAME WITH FACTORY FINISH, MILGARD, OR APPROVED EQUAL SELECTED BY OWNERS.
 

MAX. U FACTOR = 0.32 PER MFG. LABEL  
 MAX. SHGC = 0.25 PER MFG. LABEL

**OWNERS:**  
 VITTORIA MANAGEMENT CO.  
 P.O. BOX 60177  
 PALO ALTO, CA 94306  
 PHONE: 650/328-7480

**ARCHITECT:**  
 LOUIS R. DORCICH, ARCHITECT  
 P.O. BOX 7306  
 SAN JOSE, CA 95150  
 PHONE: 831/430-9748

**PROJECT ROSTER**

**PROJECT ADDRESS**  
 120 & 122 EAST CREEK DRIVE

**BUILDING USE**  
 MULTI-FAMILY - 21 UNITS  
 NO CHANGE

**BUILDING FLOOR AREA**  
 NO CHANGE - 31,047 SF

**PARKING**  
 46 SPACES EXISTING  
 NO CHANGE

**PROJECT SUMMARY**  
 PROJECT IS TO REFINISH & RESTYLE BUILDING EXTERIORS, REMODEL ENTRY LOBBY FACADE AND REPLACE EXISTING WINDOWS/SLIDING GLASS DOORS. NO CHANGE PROPOSED TO BUILDING FLOOR AREAS OR PARKING. EXISTING LANDSCAPING TO REMAIN.

**PAST PLANNING FILE**  
 PC/G-3-2002

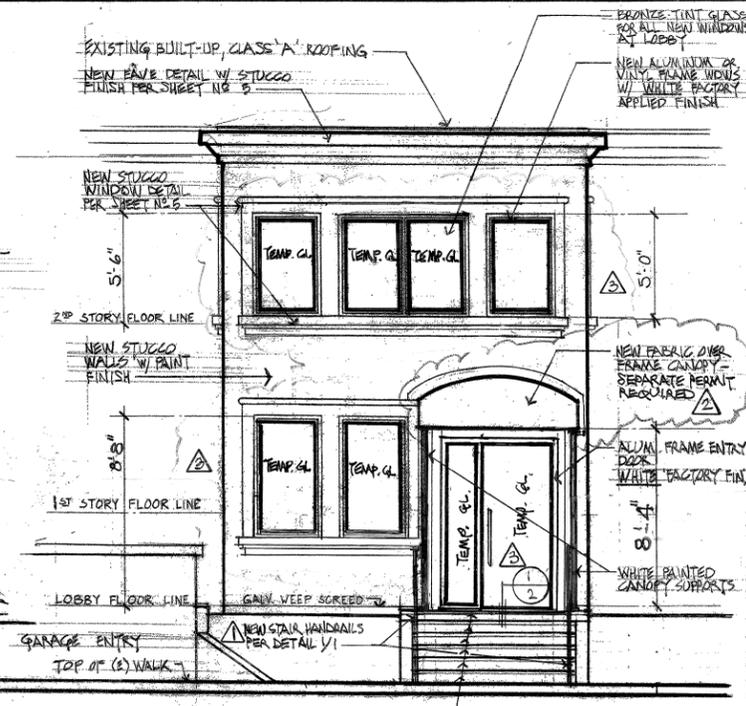
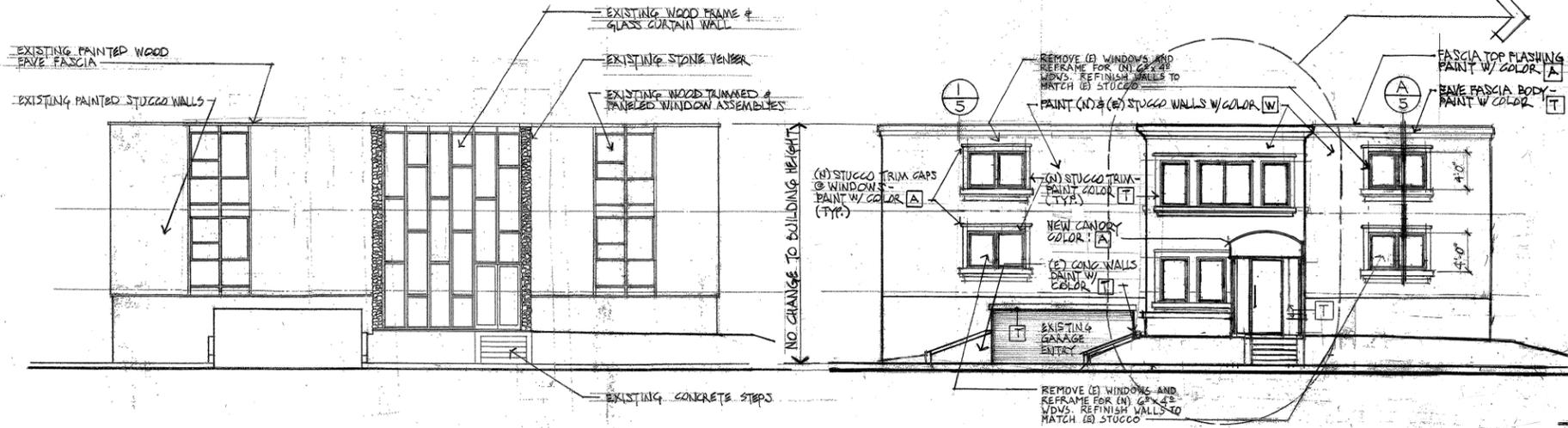
APARTMENT REMODEL FOR:  
**VITTORIA MANAGEMENT CO.**  
 120 & 122 EAST CREEK DRIVE  
 MENLO PARK, CALIFORNIA

**SITE PLAN**  
**PROJECT DATA**

Date FEB 15/2016  
 Scale 1/16" = 1'-0"  
 Drawn pd/LD  
 Job 01020  
 Sheet **1**  
 Of 7 Sheets

**EGRESS REQUIREMENTS**

ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ.FT. (ONLY 5.0 S.F. IS REQUIRED AT 1ST FLOOR). THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THE BOTTOM OF THE CLEAR OPENING SHALL BE NOT MORE THAN 44" ABOVE THE FLOOR.



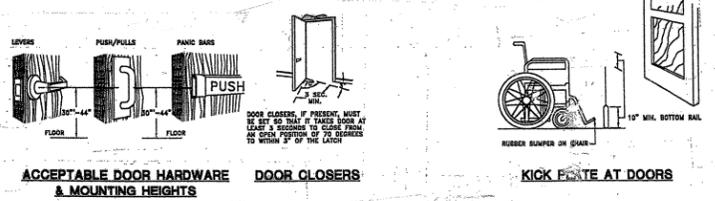
**EXISTING WEST SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

**WEST SIDE ELEVATION - PROPOSED**  
SCALE: 1/8" = 1'-0"

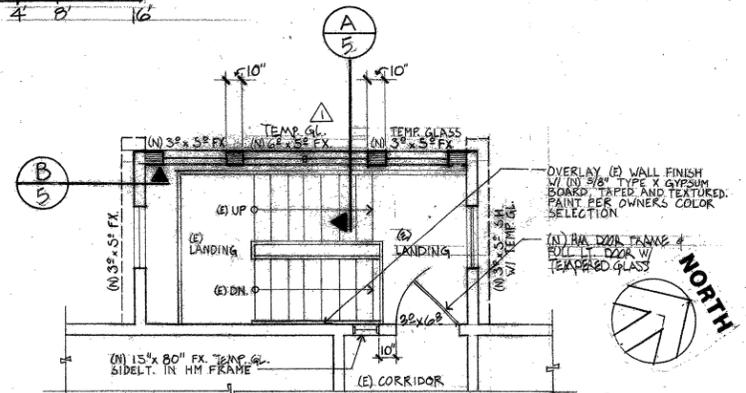
**LOBBY ELEVATION - PROPOSED**  
SCALE: 1/4" = 1'-0"

NOTE: SEE COLORS & FINISHES LEGEND @ SHEET 4

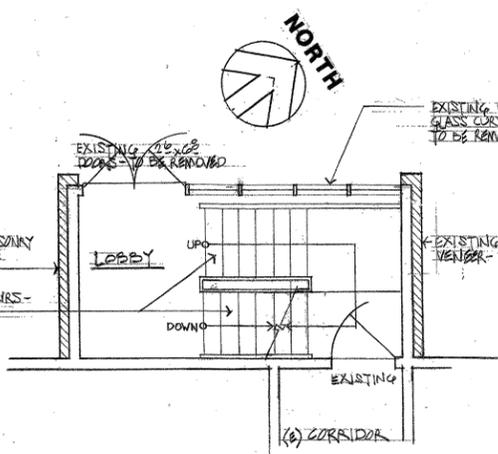
(E) CONCRETE STEPS W/ (N) 2" WIDE MARKING STRIPS @ EACH TREAD - SEE PLAN @ SHEET 1



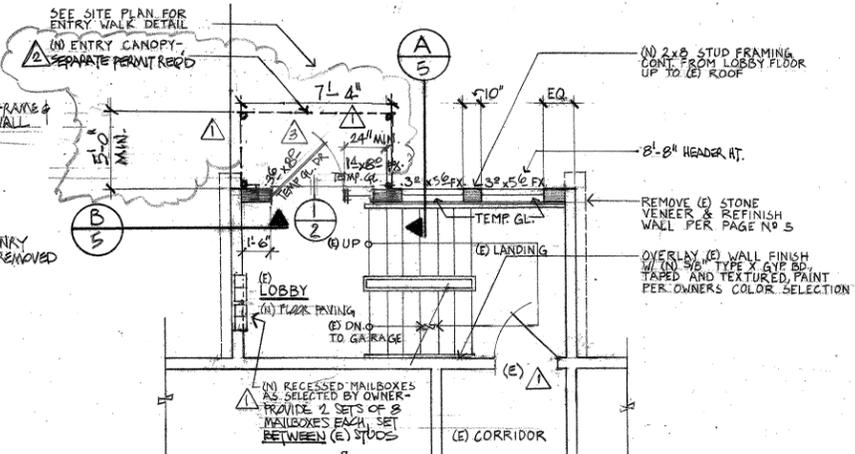
**DISABLED ACCESS DOOR DETAIL**  
SCALE: N.T.S.



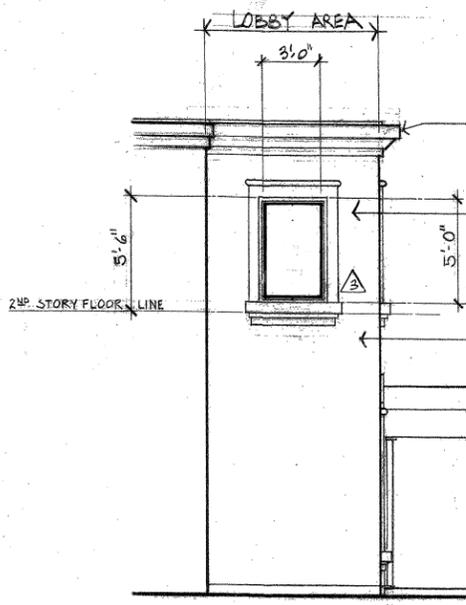
**2ND STORY LOBBY FLOOR PLAN - PROPOSED**  
SCALE: 1/4" = 1'-0"



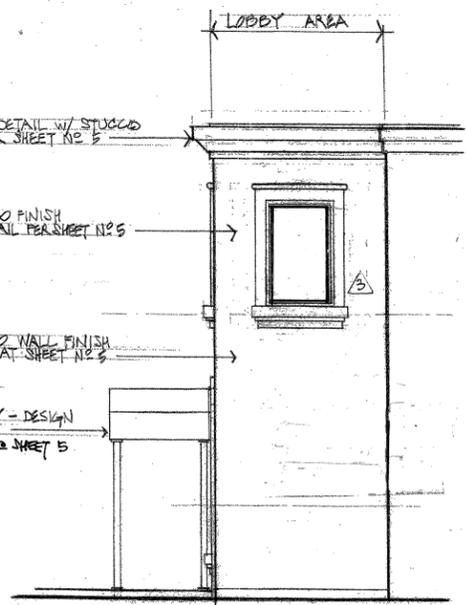
**EXISTING LOBBY FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**1ST STORY LOBBY FLOOR PLAN - PROPOSED**  
SCALE: 1/4" = 1'-0"



**PROPOSED NORTH SIDE LOBBY ELEVATION**  
SCALE: 1/4" = 1'-0"



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

**LOBBY PLAN AND ELEVATIONS**

REVISIONS	BY
PLAN CHG. REV. AUG. 08, 2015	D
PLAN CHG. REV. OCT. 07, 2008	D
REVISED WINDOWS 7-8-16	D

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APARTMENT REMODEL FOR:  
**VITTORIA MANAGEMENT CO.**  
120 EAST CREEK DRIVE  
MENLO PARK, CALIFORNIA

**LOBBY PLANS AND ELEVATIONS**

Date MAY 12, 2015  
Scale AS NOTED  
Drawn pd  
Job 01020  
Sheet **2**  
Of 7 Sheets

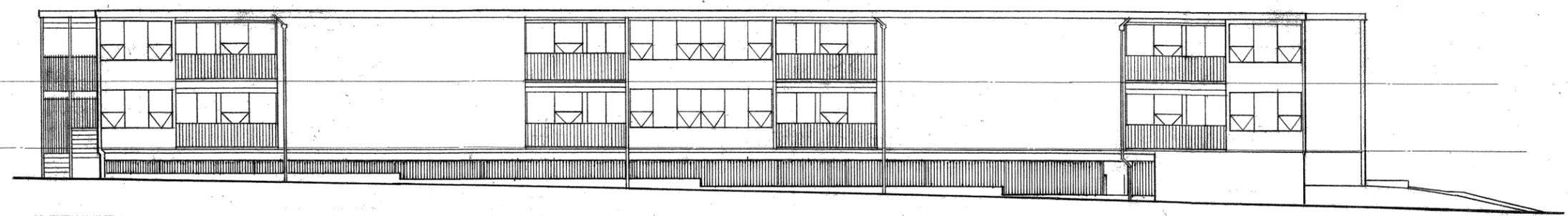
REVISIONS	BY
PLAN CHK. REV.	AUG 18, 2015
PLAN CHK. REV.	SEP 16, 2015
REVISED WINDS	7-8-16

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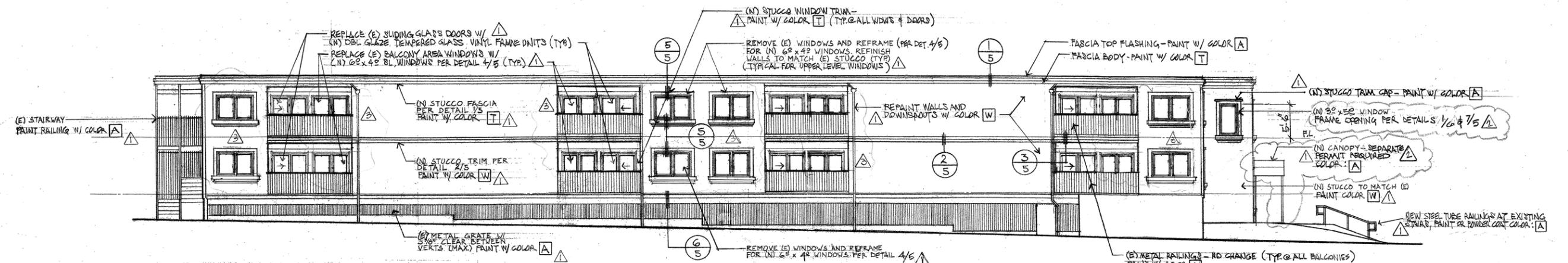
APARTMENT REMODEL FOR:  
**VITTORIA MANAGEMENT CO.**  
 120 & EAST CREEK DRIVE  
 MENLO PARK, CALIFORNIA

**EXTERIOR ELEVATIONS**

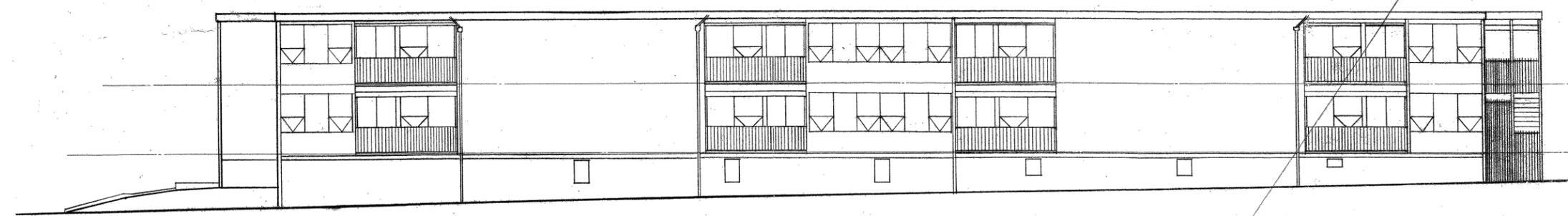
Date: MAY 12, 2015  
 Scale: 1/8" = 1'-0"  
 Drawn: pd  
 Job: 01020  
 Sheet: 3  
 Of 7 Sheets



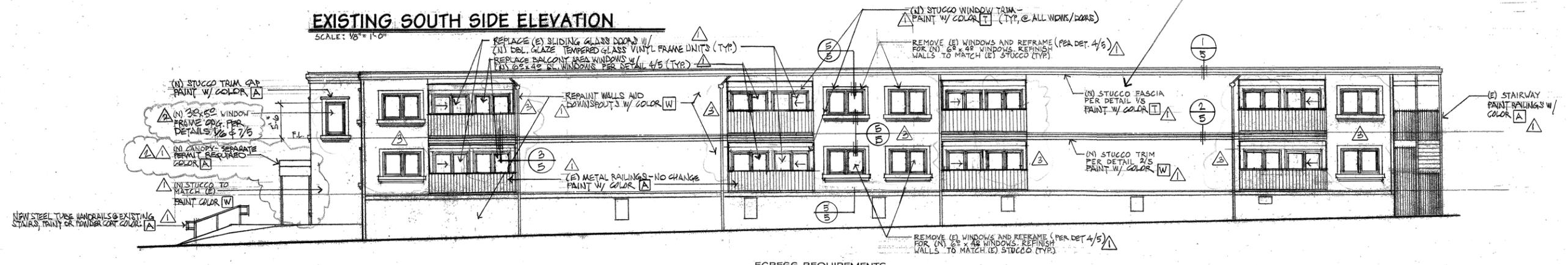
**EXISTING NORTH SIDE ELEVATION**  
 SCALE: 1/8" = 1'-0"



**NORTH SIDE ELEVATION • PROPOSED**  
 SCALE: 1/8" = 1'-0"



**EXISTING SOUTH SIDE ELEVATION**  
 SCALE: 1/8" = 1'-0"



**SOUTH SIDE ELEVATION • PROPOSED**  
 SCALE: 1/8" = 1'-0"

**EGRESS REQUIREMENTS**  
 ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ.FT. (ONLY 5.0 S.F. IS REQUIRED AT 1ST FLOOR). THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THE BOTTOM OF THE CLEAR OPENING SHALL BE NOT MORE THAN 44" ABOVE THE FLOOR.



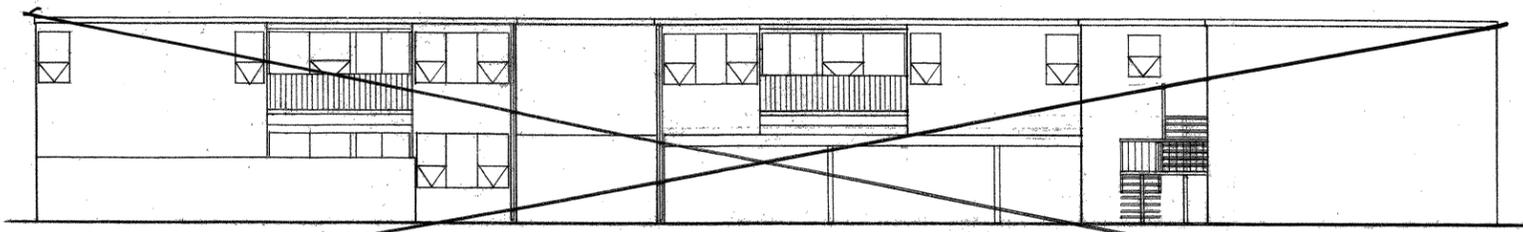
**EXTERIOR ELEVATIONS**

REVISIONS	BY
FINAL CHECK REV 10-16-2015	JD
REVISED VIEWS 7-8-16	JD

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APARTMENT REMODEL FOR:  
**VITTORIA MANAGEMENT CO.**  
 120 EAST CREEK DRIVE  
 MENLO PARK, CALIFORNIA

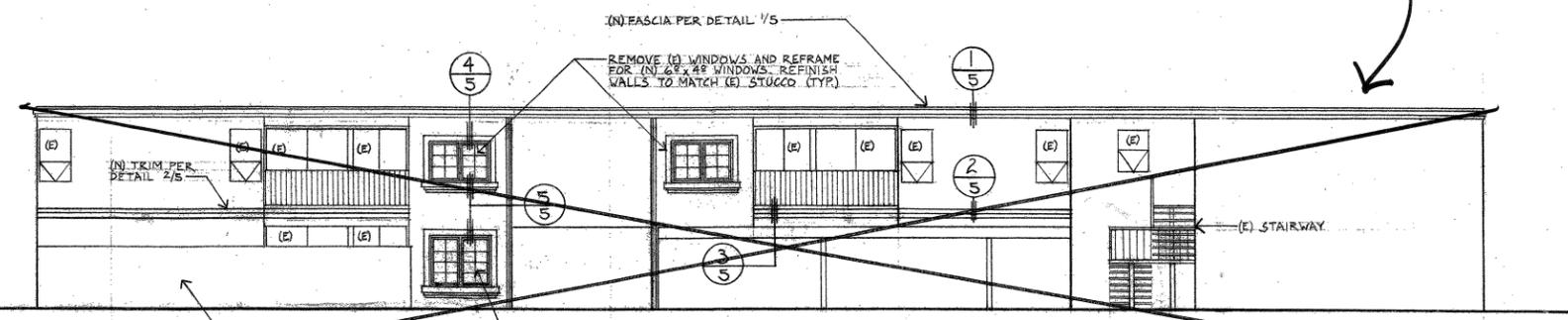
**BLDG #120**  
 EXTERIOR ELEVATIONS  
 MAY 12, 2015  
 Scale 1/8" = 1'-0"  
 Drawn pd  
 Job 01020  
 Sheet **4**  
 Of 7 Sheets



**BLDG.#122 EXISTING SOUTH SIDE ELEVATION**

SCALE:  
1/8"=1'-0"

← NOT PART OF THIS PERMIT →



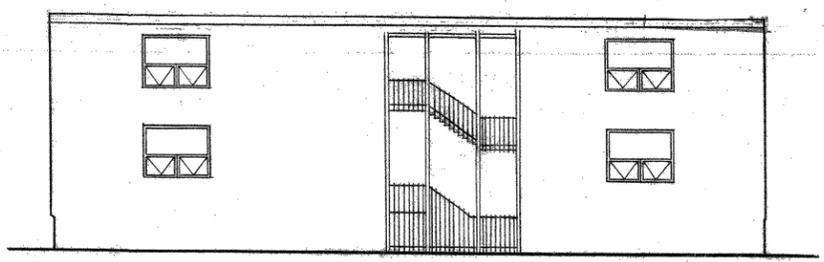
**BLDG.#122 SOUTH SIDE ELEVATION - PROPOSED**

SCALE:  
1/8"=1'-0"



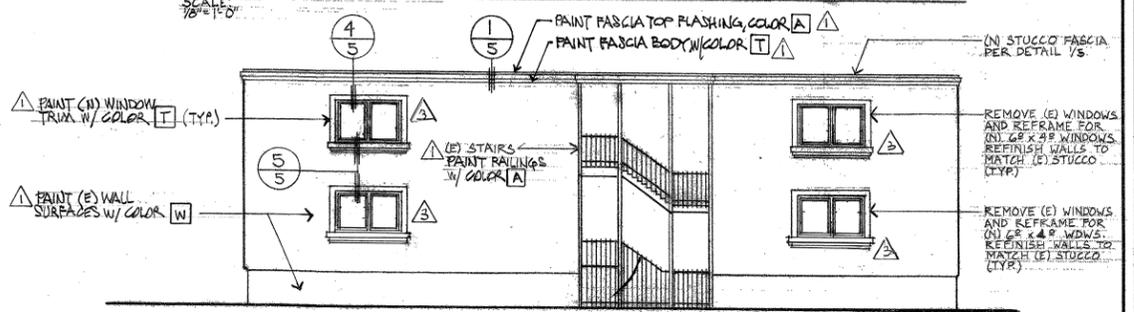
**EXTERIOR COLORS & FINISHES**

- W WALLS**  
NEW AND EXISTING STUCCO - PAINTED: KELLY MOORE KM4655-1 TATAMI MAT
- T TRIM**  
WINDOW, DOOR & FASCIA TRIMS FINISHED W/ STUCCO - PAINTED: KELLY MOORE KM4622-2 BUTTERY LEATHER
- A ACCENT**  
METAL ROOF FLASHING, RAILINGS AND FENCES - PAINTED: KELLY MOORE KM4624-5 RED TAILED HAWK
- WINDOWS/SL. GL.DOORS**  
VINYL FRAME, DOUBLE GLAZE MILGARD 5000 SERIES WHITE FRAMES



**BLDG.#120 EXISTING EAST SIDE ELEVATION**

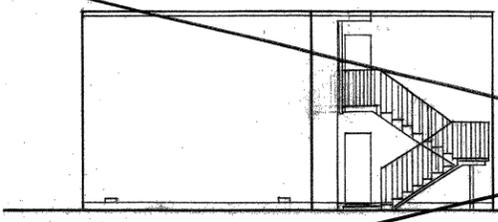
SCALE:  
1/8"=1'-0"



**BLDG.#120 REAR ELEVATION - PROPOSED**

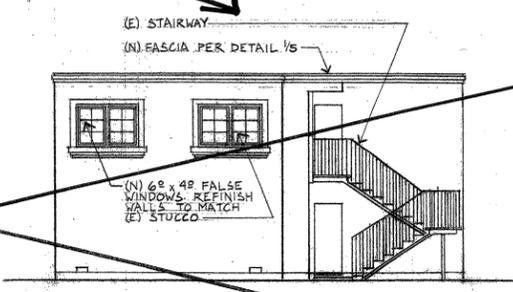
SCALE:  
1/8"=1'-0"

← NOT PART OF THIS PERMIT →



**BLDG.#122 EXISTING WEST SIDE ELEVATION**

SCALE:  
1/8"=1'-0"



**BLDG.#122 WEST SIDE ELEVATION - PROPOSED**

SCALE:  
1/8"=1'-0"

**BLDG.#120 & 122 EXTERIOR ELEVATIONS**

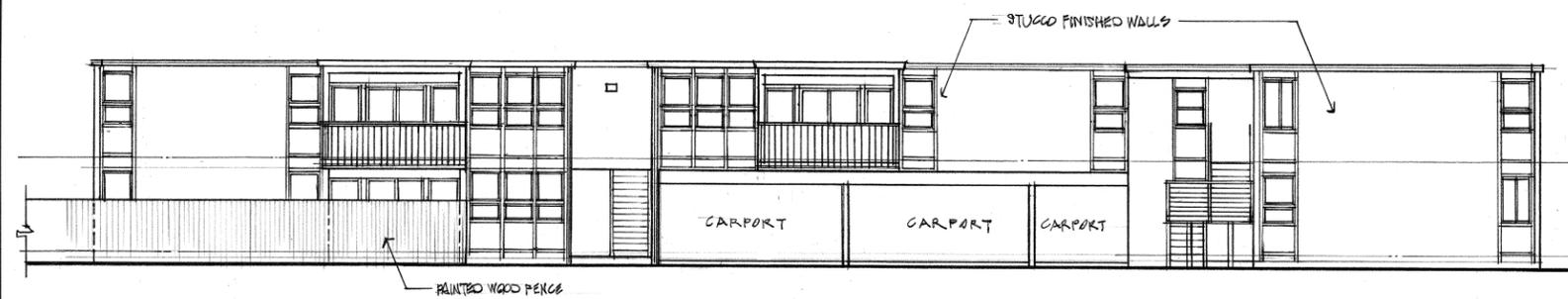
REVISIONS	BY
REMOVE W.D. SIZES 7/8" x 1/2"	LD

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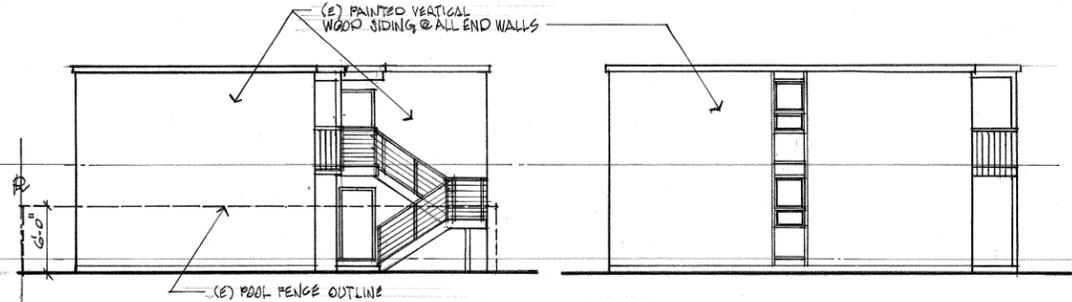
APARTMENT REMODEL FOR:  
**VITTORIA MANAGEMENT CO.**  
 122 EAST CREEK DRIVE  
 MENLO PARK, CALIFORNIA

EXTERIOR ELEVATIONS

Date	MARCH 20, 2002
Scale	AS NOTED
Drawn	LD
Job	01020
Sheet	4A
Of	7 Sheets

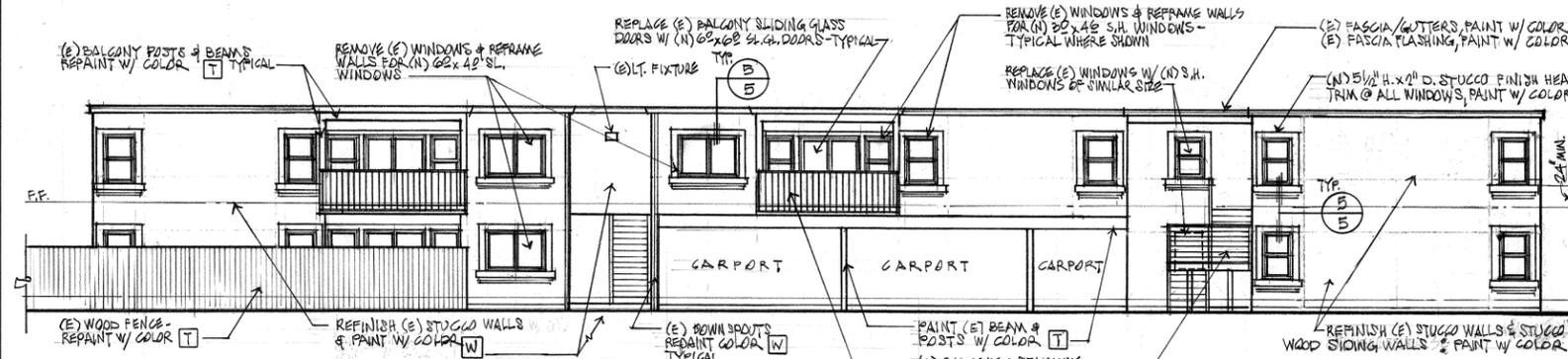


**BLDG.#122 SOUTH SIDE ELEVATION • EXISTING**  
 SCALE: 1/8" = 1'-0"

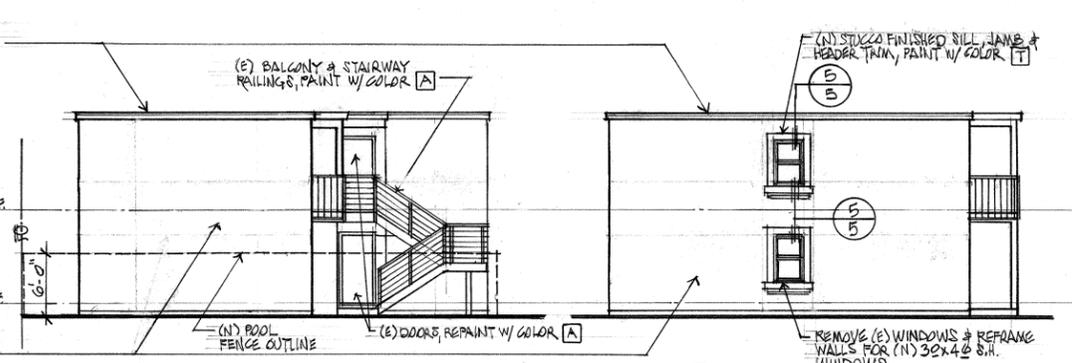


**BLDG.#122 WEST SIDE ELEVATION • EXISTING**  
 SCALE: 1/8" = 1'-0"

**BLDG.#122 EAST SIDE ELEVATION • EXISTING**  
 SCALE: 1/8" = 1'-0"



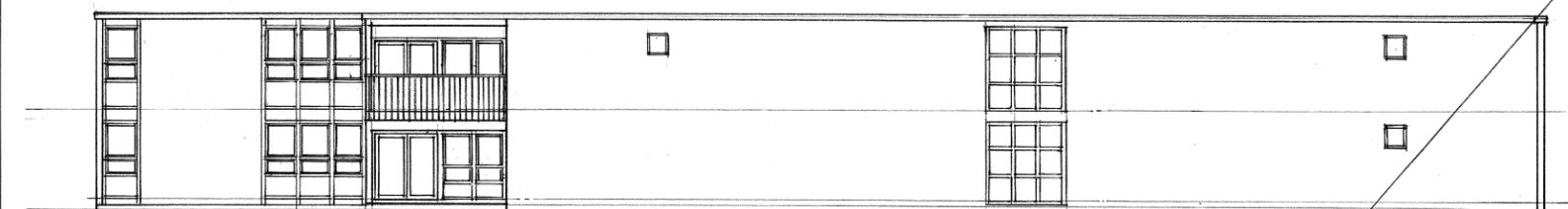
**BLDG.#122 SOUTH SIDE ELEVATION • PROPOSED**  
 SCALE: 1/8" = 1'-0"



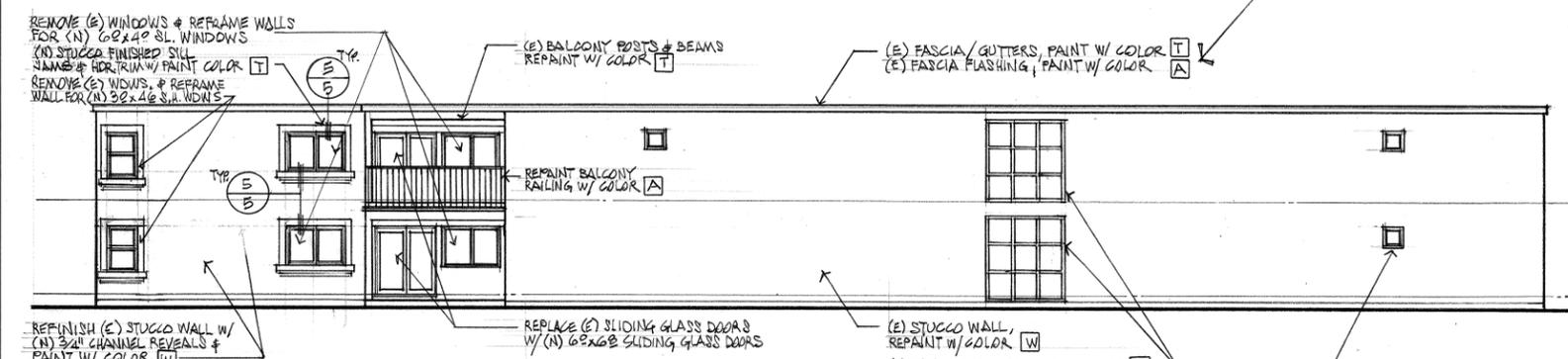
**BLDG.#122 WEST SIDE ELEVATION • PROPOSED**  
 SCALE: 1/8" = 1'-0"

**BLDG.#122 EAST SIDE ELEVATION • PROPOSED**  
 SCALE: 1/8" = 1'-0"

NOTE: SEE COLORS & FINISHES LEGEND @ SHEET 2



**BLDG.#122 NORTH SIDE ELEVATION • EXISTING**  
 SCALE: 1/8" = 1'-0"



**BLDG.#122 NORTH SIDE ELEVATION • PROPOSED**  
 SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATIONS