



NOTICE OF APPLICATION SUBMITTAL CITY OF MENLO PARK PLANNING DIVISION

NOTICE IS HEREBY GIVEN that the Planning Division of the City of Menlo Park, California has received a formal application for the following proposal:

Use Permit/Scott Chamness/903 Timothy Lane:

Request for a use permit to add a second floor, as well as conduct interior modifications, to a single-family residence that would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period. The proposal would also exceed 50 percent of the existing floor area and is considered equivalent to a new structure. The subject parcel is located on a substandard lot in the R-1-U (Single-Family Urban) zoning district.

The application will require review and action by the Planning Commission at a scheduled public meeting. The date of the public meeting has not yet been determined. Once the proposal is scheduled for a specific meeting date, a second notice will be mailed with specific information on the meeting date, time and place. The second notice will be mailed 15 days prior to the meeting date.

The project file may be viewed by the public on weekdays between the hours of 7:30 a.m. and 5:30 p.m. Monday through Thursday and 8:00 a.m. to 5:00 p.m. on Friday, with alternate Fridays closed, at the Community Development Department, 701 Laurel Street, Menlo Park, California.

Please find attached to this notice, copies of the project plans and site information as submitted by the applicant. City staff has not completed review of the plans and site information as of the date of this notice. As a result of City staff review and public comment, the preliminary plans may be revised prior to any public meeting on this proposal. If you are interested in viewing revised project plans, they will be available for review at the City offices one week prior to the Planning Commission meeting, which will be advertised in the public hearing notice, and attached to the hard copy of the staff report which will be available on the Thursday prior to the meeting.

If you have any comments or questions on this proposal, please call Michele Morris, Assistant Planner, at (650) 330-6724 or email her at mtmorris@menlopark.org. The Planning Division encourages submittal of comments and questions by November 11, 2016 in order for staff and the applicant to fully consider all comments and questions prior to the preparation of the staff report.

Si usted necesita más información sobre este proyecto, por favor llame al 650-330-6702, y pregunte por un asistente que hable español.



NO.	DATE	DESCRIPTION

REMODEL & SECOND
STORY ADDITION
903 TIMOTHY LANE,
MENLO PARK, CA

SITE PLAN, AREA PLAN,
STREET VIEW

DRAWINGS PROVIDED BY:
ESP ARCHITECTS
100 AVENUE
17-CONSTRUCTION
SAN CARLOS, CA 94068

DATE:	9/22/2016
SCALE:	AS SHOWN
SHEET:	A1
PAGE:	1



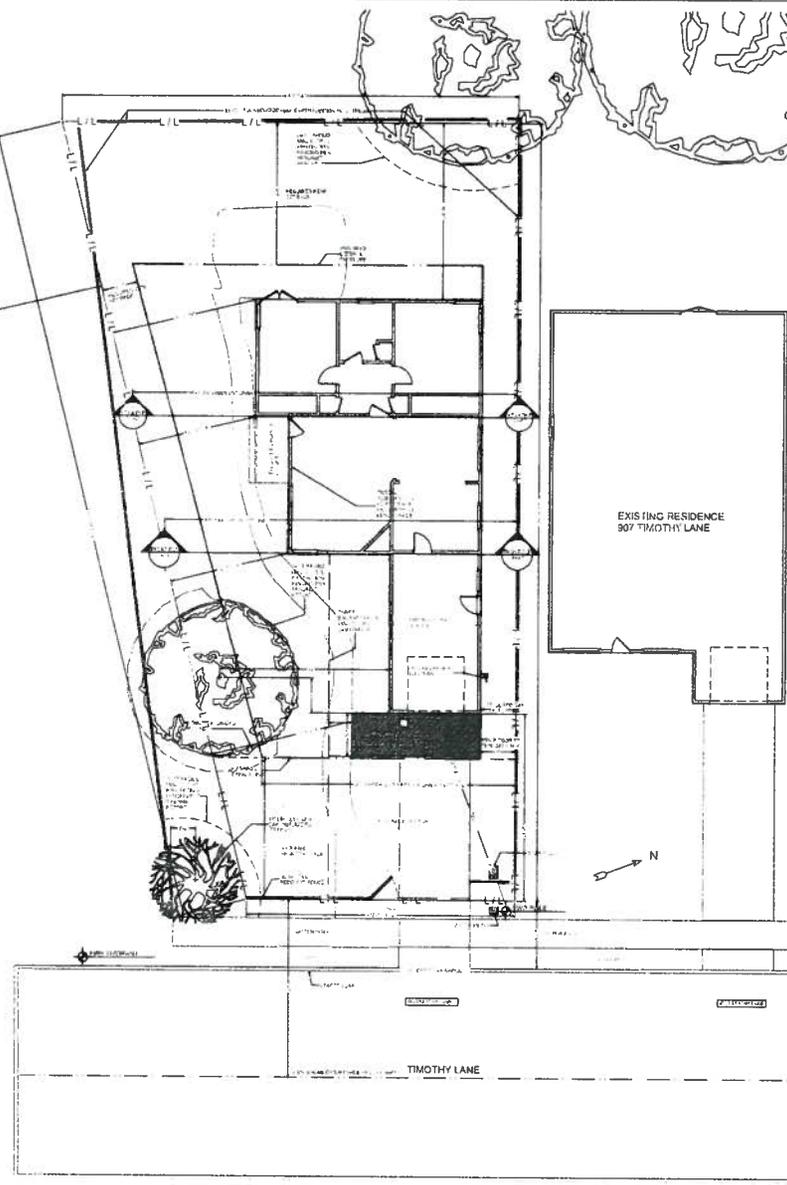
③ (E) EAST STREET VIEW
SCALE 1/8" = 1'-0"

SHEET INDEX		
Number	Label	Type
1	A-1	SITE PLAN, AREA PLAN, STREET VIEW
2	A-2	PERMEABLE AREA CALCULATIONS, (E)
3	A-3	FLOOR PLANS, ELEVATIONS, SURVEY
4	A-4	SITE ANALYSIS, AREA CALCULATIONS, (N)
5	A-5	(N) FLOOR PLANS
6	A-6	ROOF PLANS (E) & (N)
7	A-7	(N) EXTERIOR ELEVATIONS
8	A-8	(N) INTERIOR SECTIONS

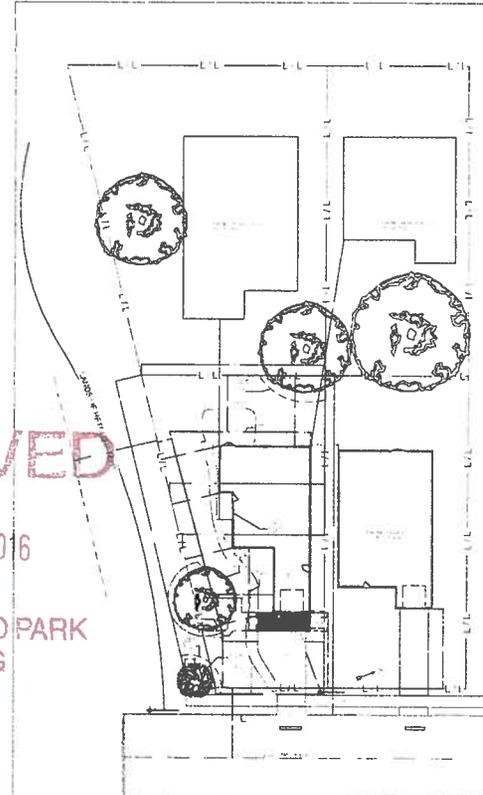
SITE ADDRESS: 903 TIMOTHY LANE MENLO PARK
PROPERTY OWNERS: SCOTT AND TAMARA CHAMNESS
APN: J81-022-110
ZONING: R-1.1J

SCOPE OF WORK: REMODEL LOWER LEVEL FOR IMPROVED FLOOR SPACE AND FLOW. ADD A 2 CAR GARAGE. ADD A SECOND STORY FOR ADDITIONAL BEDROOMS AND BATHS. NO WORK TO BE DONE IN (E), KITCHEN AREA.

- LIST OF ABBREVIATIONS**
- ABS = acrylonitrile-butadiene-styrene plastic pipe.
 - AIU = authority having jurisdiction
 - Appl = appliance
 - ASTM = American Society for Testing and Materials
 - AWG = American Wire Gauge
 - B (vent) = double-walled round gas appliance flue
 - Bldg = building
 - BO = building off-set
 - Blu = bluish thermal unit
 - BU = built-up roof
 - SW = double-walled oval gas appl pipe flue
 - CPVC = chlorinated polyvinyl chloride plastic pipe
 - CSST = corrugated stainless-steel tubing (gas pipe)
 - CU = copper
 - CWV = combination waste and vent
 - DFU = drainage fixture unit(s)
 - Di = diameter
 - DWV = drain, waste & vent
 - EGC = equipment grounding conductor
 - EMT = electrical metal tubing (thin wall electrical conduit)
 - Equip = equipment
 - Ext = exterior
 - Fo = iron or steel pipe
 - FMC = flexible metal conduit (flex" or "Greenfield")
 - Fdn = foundation
 - FP = fireplace
 - Galv = galvanized
 - GEC = grounding electrode conductor
 - GPM = gallons per minute
 - Int = interior
 - L&L = listed & labeled
 - LAVY = lavatory (bathroom sink)
 - LFMC = liquid tight flexible metal conduit ("sealtight")
 - LFNC = liquid tight flexible nonmetallic conduit
 - Loc = located, location
 - O.C. = on center
 - OPD = one-family dwelling
 - PB = polybutylene plastic pipe
 - PE = polyethylene plastic pipe
 - Pending = likely to be adopted, check with local jurisdiction
 - PL = property line
 - Prefab = prefabricated
 - PMI = per manufacturer's instructions
 - PSI = pounds per square inch
 - PVC = polyvinyl chloride plastic pipe or electrical conduit
 - Recap = receptacle outlet (electrical)
 - RMC = rigid metal conduit
 - RNC = rigid nonmetallic conduit (PVC electrical conduit)
 - SA = small appliance (branch circuit)
 - Sch. = schedule of pipe, e.g., schedule 40 PVC
 - SDC = Seismic Design Category
 - SE = service entrance
 - SW = single-wall gas flue pipe
 - SZ = seismic zone
 - TOFF = top of finished floor
 - TOPL = top of plate
 - UL = Underwriter's Laboratories, Inc.
 - UNO = Unless Noted Otherwise
 - W = electrical conductor's rating for wet location
 - WH = water heater



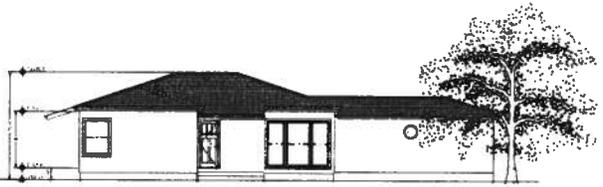
① SITE PLAN
SCALE 1/8" = 1'-0"



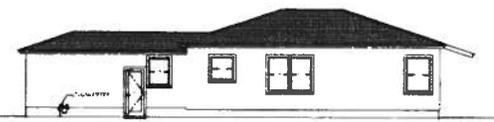
② AREA PLAN
SCALE 1/4" = 1'-0"



RECEIVED
SEP 28 2016
CITY OF MENLO PARK
BUILDING



3 SOUTH ELEVATION, LEFT
SCALE 1/8" = 1'-0"

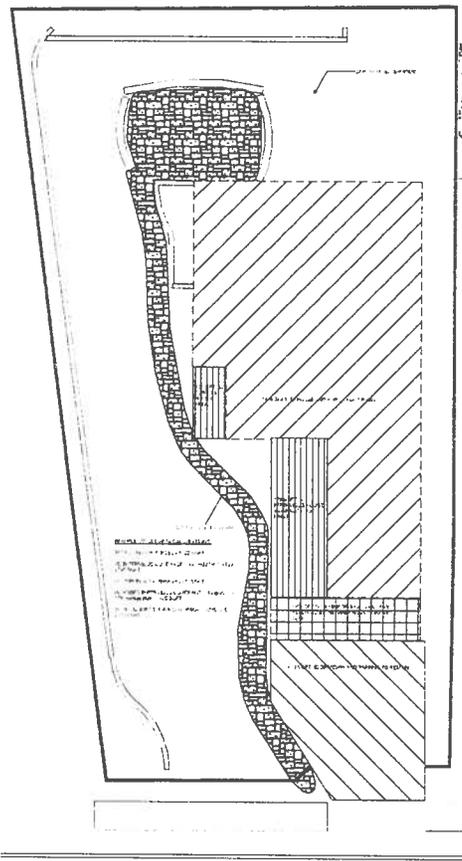


4 NORTH ELEVATION, RIGHT
SCALE 1/8" = 1'-0"

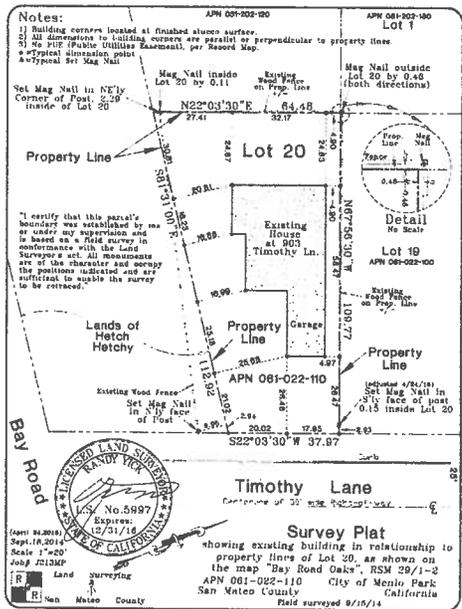


1 EAST ELEVATION, FRONT
SCALE 1/8" = 1'-0"

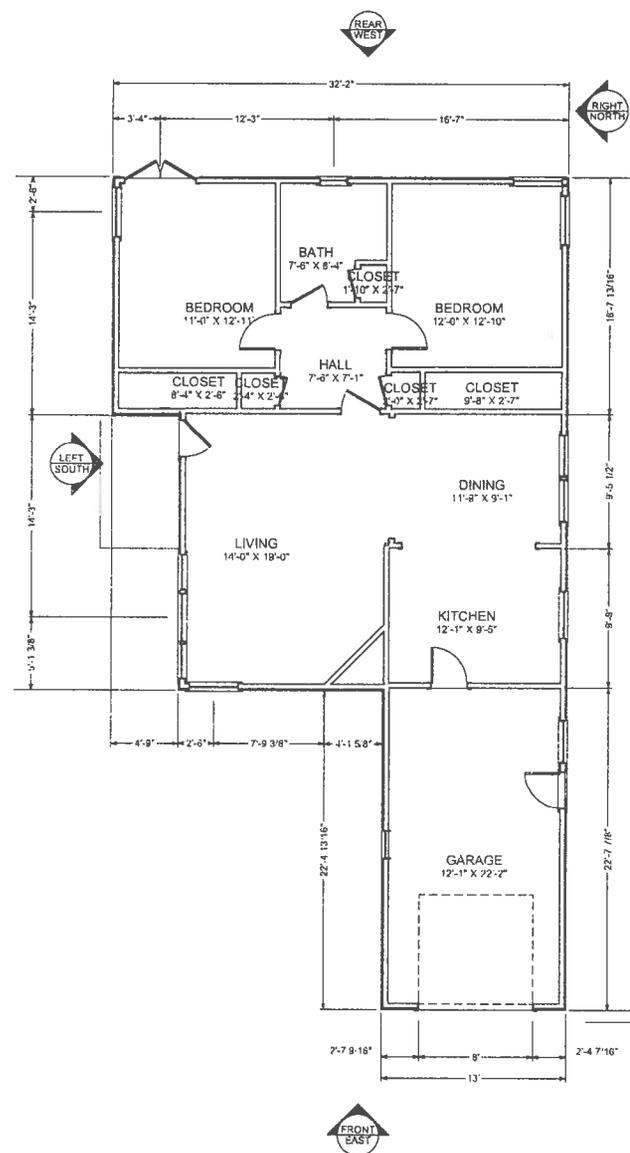
2 WEST ELEVATION, REAR
SCALE 1/8" = 1'-0"



5 IMPERVIOUS AREA ANALYSIS
SCALE 1/8" = 1'-0"



6 SURVEY
SCALE 1" = 20'-0"



7 (E) FLOOR PLAN
SCALE 1/4" = 1'-0"



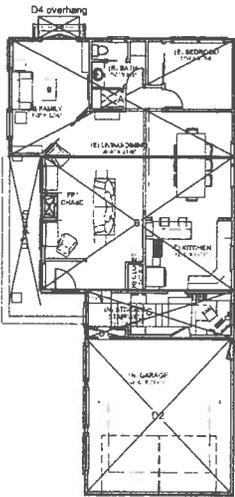
REVISION TABLE	DESCRIPTION
NO. 1	ISSUED FOR PERMITS
NO. 2	REVISED PER COMMENTS
NO. 3	REVISED PER COMMENTS
NO. 4	REVISED PER COMMENTS
NO. 5	REVISED PER COMMENTS
NO. 6	REVISED PER COMMENTS
NO. 7	REVISED PER COMMENTS
NO. 8	REVISED PER COMMENTS
NO. 9	REVISED PER COMMENTS
NO. 10	REVISED PER COMMENTS

REMODEL & SECOND STORY ADDITION
903 TIMOTHY LANE,
MENLO PARK, CA

PERMEABLE AREA CALCULATIONS, (E) FLOOR PLANS, ELEVATIONS, SURVEY

DRAWINGS PROVIDED BY:
RSM ASSOCIATES
RSM ASSOCIATES
RSM ASSOCIATES
411 MARKING DR.
SAN FRANCISCO, CA 94102

DATE:	9/22/2016
SCALE:	AS SHOWN
SHEET:	A2
PAGE:	2



FLOOR PLAN SQUARE FOOTAGE CALCULATIONS:

FLOOR	Block	Area (SQFT)	FAL	LC
1ST FLR	BLOCK 'A'	526	X	X
	BLOCK 'B'	516	X	X
	BLOCK 'C'	141	X	X
	BLOCK 'D'	3	X	X
	BLOCK 'D2'	450	X	X
	BLOCK 'D3'	35	X	X
	BLOCK 'D4'	32	X	X
2ND FLR	BLOCK 'E'	884.5	X	X
	BLOCK 'F'	17	X	X
ATTIC	BLOCK 'G'	103	X	X
	BLOCK 'H'	326	X	X
	BLOCK 'I'	314	X	X
	BLOCK 'J'	13	X	X
	BLOCK 'K'	4	X	X
	BLOCK 'L'	1066	X	X
	BLOCK 'M'	103	X	X
SUB TOTAL AREA		2796		

SITE ANALYSIS

ZONING: R-1-L

LOT AREA: APPROX 3632 SQFT
 ALLOWABLE FLOOR AREA 2650 SQFT
 ALLOWABLE 2ND FLOOR AREA 1400 SQFT
 NO ATTIC SPACE OVER 5'-0". SLICE IN F.A.L.

PROPOSED FIRST FLOOR AREA: 1627 SQFT
 PROPOSED SECOND FLOOR AREA: 1066 SQFT
 ATTIC TOWARDS FLOOR AREA: 103 SQFT
 F.A.L. 2ND STORY: 50% OF F.A.L. FOR ENTIRE PROPERTY
 TOTAL PROPOSED AREA: 1627+1066+103 = 2796 SQFT

(E) SET BACKS:
 INTERIOR SIDE: 4'-11"
 CORNER @ 16'-10" CLOSETS POINT
 REAR: 24'-10"
 FRONT: 26'-0"

(R) SET BACKS:
 FRONT: 20'-0"
 REAR: 20'-0"
 INTERIOR SIDE: 5'-0"
 EXTERIOR CORNER: 5'-0"

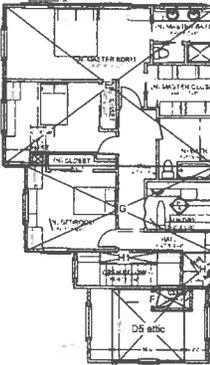
PARKING SPACES
 (G COVERED IN GARAGE)

ALL GRADES TO REMAIN NATURAL

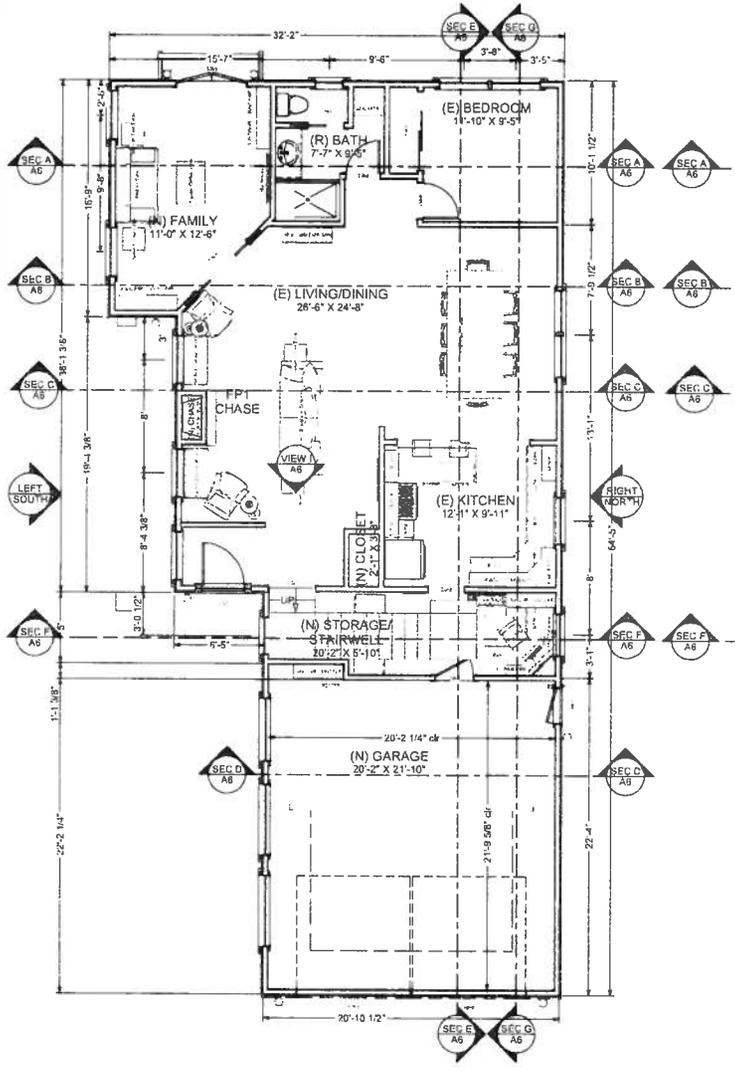
(E) FLOOR AREA: 1334 SQFT
(E) COVERED PORCH: 43 SQFT
(E) BUILDING COVERAGE: 1362 SQFT
(E) 1ST FLR SQUARE FOOTAGE: 1056 SQFT
(E) GARAGE SQUARE FOOTAGE: 267 SQFT
TOTAL (E) COVERAGE: 1362 SQFT; 24 %

(N) FLOOR AREA: 2192 SQFT
(N) COVERED PORCH: 35 SQFT (EXCLUDED FROM F.A.L.)
(N) 1ST FLR SQUARE FOOTAGE: 1627 SQFT
(N) 2ND FLR SQUARE FOOTAGE: 1066 SQFT
(N) ATTIC SQUARE FOOTAGE: 103 SQFT
(N) BUILDING COVERAGE: 1730 SQFT
(N) GARAGE SQUARE FOOTAGE: 463 SQFT
TOTAL (N) COVERAGE: 1730 SQFT; 32.7%

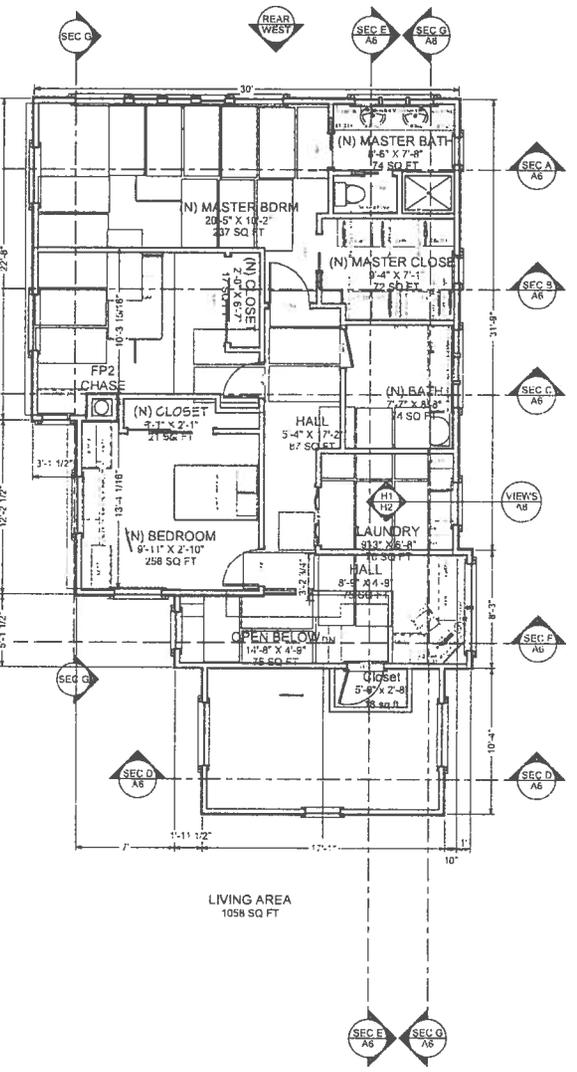
3 1st Floor
SCALE 1/8" = 1'-0"



4 2nd Floor & Attic
SCALE 1/8" = 1'-0"



1 LOWER LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"



2 UPPER LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"



REVISION TABLE

NO.	DATE	REVISION

REVISIONS PROVIDED BY: BOB JACUSA, REG. ARCHITECT, 4111 SERRANO DR., SAN CARLOS, CA 94068

DATE: 9/22/2016

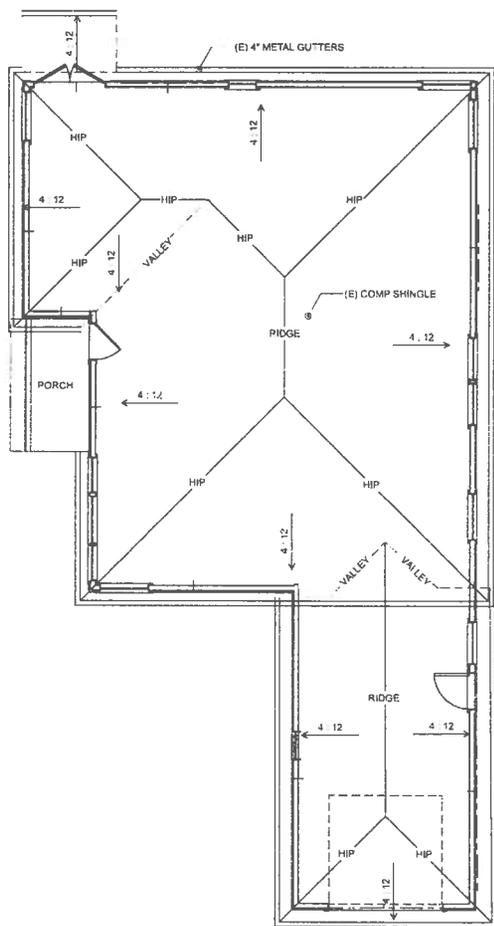
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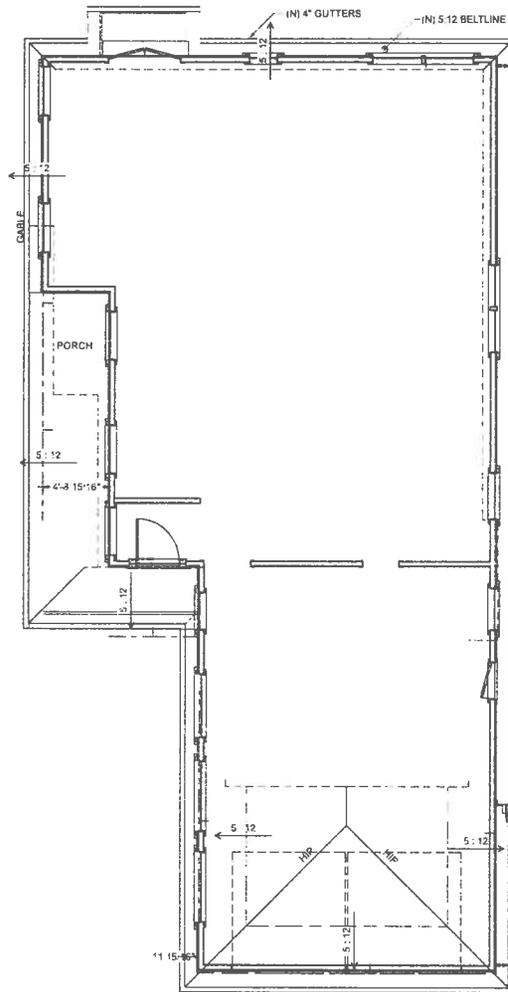
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REMODEL & SECOND STORY ADDITION CALCULATIONS, (N) FLOOR PLANS

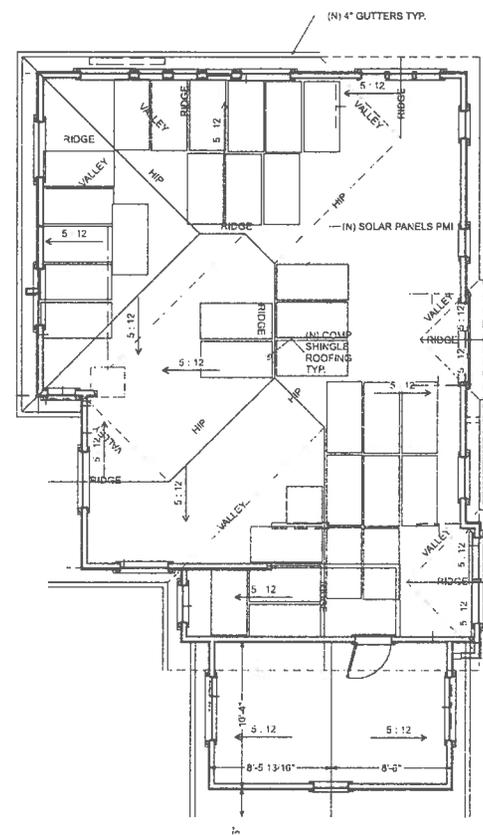
903 TIMOTHY LANE, MENLO PARK, CA



1 (E) ROOF PLAN
SCALE 1/4" = 1'-0"



2 (N) LOWER FLOOR ROOF PLAN
SCALE 3/4" = 1'-0"



3 (N) UPPER FLOOR ROOF PLAN
SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"



REVISION TABLE	REVISION DATE	REVISION DESCRIPTION

REMODEL & SECOND
STORY ADDITION
903 TIMOTHY LANE,
MENLO PARK, CA

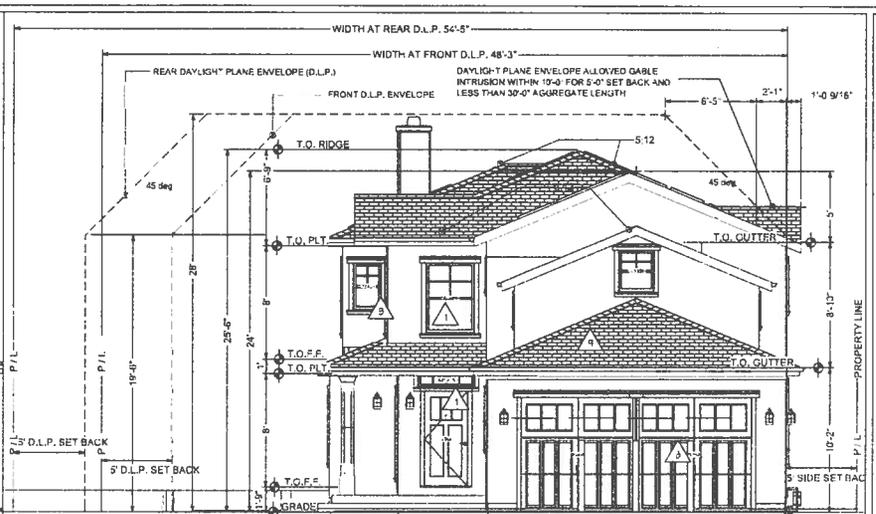
ROOF PLANS (E) & (N)

DRAWINGS PROVIDED BY:
RBD LACOSTA
ARCHITECTURE
4111 SERRANO DR
SAN CARLOS, CA 94067

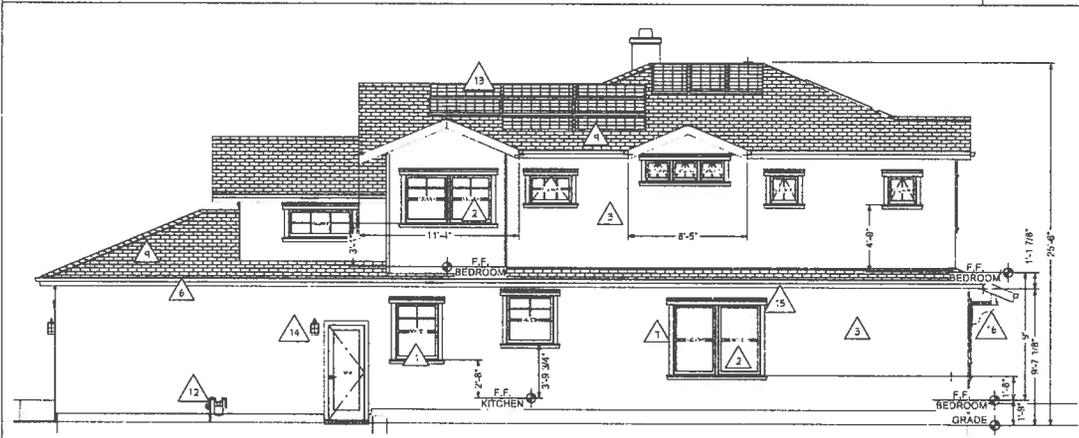
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PAGE:	4



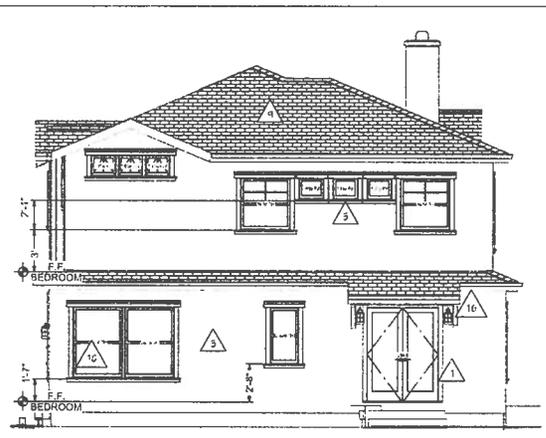
① South Elevation (LEFT)
SCALE 1/4" = 1'-0"



② East Elevation (FRONT)
SCALE 1/4" = 1'-0"



③ North Elevation (RIGHT)
SCALE 1/4" = 1'-0"



④ West Elevation (REAR)
SCALE 1/4" = 1'-0"

- ① TEMPERED GLASS
- ② WHITE VINYL WINDOWS WITH SIMULATED DIVIDED LIGHT, TYP.
- ③ STUCCO COLOR SHERWIN WILLIAMS 'CONCORD BUFF' SW 1854 GREASY YELLOW, TYP. LOWER LEVEL, ALSO SOLD AS DRYVIT® #456 'OYSTER SHELL'
- ④ TBD
- ⑤ CHIMNEY CAP FOR ANNULAR GAS APPLIANCE FIRE PLACE
- ⑥ 4" GALV GUTTERS
- ⑦ TYP. 2X4 WINDOW AND DOOR CASING
- ⑧ WHITE, METAL CARRIAGE GARAGE DOOR
- ⑨ 60 YEAR CLASS 'A' BLACK COMPOSITION SHINGLE ROOFING
- ⑩ EGRESS WINDOW
- ⑪ 12" SQUARE COLUMN FLUTED POSTS, TYP. 2 PLCS
- ⑫ (E) GAS METER
- ⑬ SOLAR PANELS
- ⑭ HIGH EFFICACY EXTERIOR LIGHTING
- ⑮ TYP. 2X4 WINDOW WRAP WITH 1" OVERHANGING LINTEL AND SILL.
- ⑯ 4X20X24 SHAPED CORBELS

REVISION TABLE
NUMBER DATE REVISION DESCRIPTION
CONSTRUCTION

REMODEL & SECOND STORY ADDITION
903 TIMOTHY LANE,
MENLO PARK, CA

(N) EXTERIOR ELEVATIONS

DRAWINGS PROVIDED BY:
ROD JACOBIA
KCC-CONSTRUCTION
4 EL SHERRY DR
SAN CARLOS, CA 94062

DATE:
9/22/2016

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

SHEET: **A5**

PAGE: 5



