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/Arzang Development L.P./262 Yale Road:
Request for a use permit to demolish an existing single-story home and detached garage, and build a new two-story residence on a substandard lot with respect to width. The subject property is in the R-1-U (Residential Single Family Urban) zoning district. The project includes a request to remove a heritage Incense cedar tree in the rear yard.

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 Yesenia Jimenez, Associate Planner, at (650) 330-6732 or email her at yjimenez@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.

RECEIVED

OCT 03 2016

CITY OF MENLO PARK
BUILDING

October 3, 2016

To: City of Menlo Park
Community Development Department
701 Laurel Street
Menlo Park, CA 94025

Subject: Project description of proposed new 2-story Single Family Residence with basement located at 262 Yale Road, Menlo Park, CA 94025.

Our proposal is to build on this land a 2-story, single family residence with a total floor area of 2,922. sf. An existing single family home with an dettached 2-car garage is currently occupying the land, which I am proposing to demolish and replace with this new 2-story home.

The first floor will have a floor area of approximately 1,537 sf of living area which will be composed of an entry foyer, living room, dining room, family room, kitchen with pantry, ½-bath (powder room) and a guest suite with a full bathroom and walk-in closet. On the second floor, I am proposing this area to have a total living floor area of 966 sf which will be compose of 2-regular bedrooms, a common hallway bath, a master suite with a walk-in closet, master bathroom that features a custom shower stall, jetted tub, a double sink lavatory and water closet. A laundry room is included and located in the main hallway on the second floor. In the basement, 1-guest regular bedroom, a full bathroom, game room, entertainment center, wine cellar, laundry room and the mechanical room, with an estimated floor area of 1,510 sf is proposed. An attached 2-car garage with a total floor area of 418 sf is also included in this proposal.

The exterior of the home is designed to incorporate features that will reflect the architectural style common in the area. In an effort to minimize the impact of the mass of the second floor element of this home to the immediate adjacent neighbors, we propose that the 2nd story portion of this home should feature a continuity of the first floor roof line along the sides of the building, and off-set the front, left and right sides of the second floor away from the first floor walls, creating an articulated wall line complimented by the first floor roof elements, then introducing gable roof end elements to accentuate a theme consistent with the eclectic style of architecture in the neighborhood..

The exterior finish of the home will feature elements reflecting the styles commonly used to achieve the look and feel of a modern home with a blend of country by incorporating exterior grade plywood with 1x3 vertical woon battens, and 6" horizontal sidings strategically located to enhance the front of the home, with a 1x4 window trims and sill located below each window opening. To minimize the impact of the frontage of the 2-car garage, I am proposing to install a custom 16'x8' sectional wood garage door styled to have the appearance old farm house barn doors, complimented by a custom wood, entry door. A custom Arbor/Trellis above the garage door has also been designed to add charachtere and deatail to the desgn as well. The roof will be a chracoal tone color, 50 year asphalt roofing material.

This home will also feature energy conservation elements such as energy efficient hot water system, home heating system, air conditioning, insulation at all walls, ceiling and crawl space

made of recycled non-combustible material, high efficiency rated windows, energy efficient lighting system (cfl), and water efficient plumbing fixtures.

I hope that my proposal to build this fine home in your community will be deemed acceptable and sufficient to be granted an approval for construction.

Sincerely

Phillip Kamangar
650-814-8610
Arzang Development LP
apkamangar@gmail.com

ENERGY CALCS	STRUCTURAL	DESIGN
		ATELIER DESIGNS DRAFTING/ DESIGN SERVICE FIRM 500 W HAMILTON AVENUE UNIT #112165, CAMPBELL, CALIFORNIA, 95008 TEL. NO. (408) 806-8188 FAX NO. (408) 858-9968

NEW 2-STORY RESIDENCE :
THE YALE HOUSE
262 YALE ROAD, MENLO PARK
CALIFORNIA 94024

SOILS REPORT	SURVEYOR
AMERICAN SOILS TESTING, INC. SOILS, FOUNDATION and ENVIRONMENTAL ENGINEERS 2734 S. BASCOM AVENUE SAN JOSE, CA 95124 TEL. NO. (408) 559-6400	SMP ENGINEERS, INC. 1534 CAROB WAY LOS ALTOS, CA 94024 TEL. No: (650) 941-8055

LOCATION MAP:

SHEET INDEX:

- CS-1 COVER SHEET, PROJECT DATA, LOCATION MAP, SCOPE OF WORK, CONSULTANTS LIST, GENERAL NOTES, ABBREVIATIONS.
- A-1 ARCHITECTURAL SITE PLAN, LANDSCAPE PLAN, DATA SHEET
- A-1a AREA PLAN, STREETSCAPE, FLOOR AREA CALCULATION DIAGRAM
- A-2 AS-BUILT, EXISTING ELEVATION, DEMOLITION PLAN, 2013 CALIFORNIA GREEN (CAL-GREEN) BUILDING STANDARD CODE (MANDATORY MEASURES)
- A-3 NEW FLOOR PLANS (FIRST and SECOND FLOOR)
- A-4 BASEMENT FLOOR PLAN
- A-5 ROOF PLAN
- A-6 EXTERIOR ELEVATIONS
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- A-8 BUILDING SECTIONS
- T-1 TOPOGRAPHIC MAP

RECEIVED
OCT 03 2016
CITY OF MENLO PARK
BUILDING

PLANNING DATA:

A.P.N.:	071-343-100	ZONING:	R-1-U
LOT AREA:	7443.30 SF		
ALLOWABLE LOT COVERAGE: 7443.30 SF x 0.35 =		2622.75 SF	
PROPOSED LOT COVERAGE:		2577.55 (33%)	
ALLOWABLE FLOOR AREA LIMIT: 2800 + 0.25 (7443.30-7000) 2800 + 0.25 (443.3):		2929.57 SF	
PROPOSED FLOOR AREA: FIRST FLOOR:		1557.24 SF	
SECOND FLOOR:		966.78 SF	
2-CAR GARAGE:		418.52 SF	
TOTAL PROPOSED FLOOR AREA:		2922.54 SF	
BASEMENT FLOOR AREA:		1510.55 SF	
NO ATTIC AREA OVER 5'-0"			
PERCENTAGE OF LAND COVERED BY: STRUCTURE:		33%	
PAVING:		7%	
LANDSCAPING:		15%	
PARKING SPACE:		2 COVERED	
ALL GRADES TO REMAIN NATURAL			

FIRE SPRINKLER

1. FIRE SPRINKLER SYSTEM IS REQUIRED. FIRE SPRINKLER SYSTEM PLANS AND SPECIFICATIONS SHALL BE A DEFERRED SUBMITTAL AND PROVIDED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR. PLANS SHALL BE REVIEWED AND APPROVED BY LOCAL FIRE DEPARTMENT OFFICIAL PRIOR TO INSTALLATION.

CODES

CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA GREEN BUILDING CODE (CALGREEN)
2013 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
AND ANY ADDITIONAL LOCAL CITY PLANNING AND BUILDING CODE AND REQUIREMENTS.

SCOPE OF WORK:

1. DEMOLISH EXISTING 1-STORY SINGLE FAMILY HOME.
2. BUILD NEW 2-STORY HOME W/ THE FOLLOWING AMENITIES:
   a. COVERED ENTRY PORCH
   b. 2-CAR GARAGE
   c. LIVING ROOM
   d. DINING ROOM
   e. KITCHEN
   f. FAMILY ROOM
   g. GUEST ROOM
   h. GUEST BATHROOM
   i. POWDER ROOM
   j. ENTRY FOYER
   k. 2-BEDROOMS
   l. MASTER SUITE
   m. MASTER BATHROOM
   n. LAUNDRY ROOM
   o. COMMON BATHROOM

ABBREVIATIONS:

- A/C. — AIR CONDITIONER
- AL. — ALUMINUM
- A.B. — ANCHOR BOLT
- A.P.A. — AMERICAN PLYWOOD ASSOCIATION
- A.P.N. — ASSESSOR PARCEL NUMBER
- BM. — BEAM
- BLK'G. — BLOCKING
- BLDG. — BUILDING
- BOTT. — BOTTOM
- CAB — CABINET
- CLO. — CLOSET
- C.J. — CEILING JOIST
- COL. — COLUMN
- CONC. — CONCRETE
- CONT. — CONTINOUS
- CRC — CALIFORNIA RESIDENTIAL CODE
- D. — DRYING MACHINE
- DET. — DETAIL
- DIA. — DIAMETER
- DIAG. — DIAGRAM
- D.W. — DISH WASHER
- DBL. — DOUBLE
- DR. — DOOR
- D.S. — DOWN SPOUT
- D.F. — DOUGLAS FIR
- D.H. — DOUBLE HUNG WINDOW
- EA. — EACH
- ELECT. — ELECTRICITY
- ELEV. — ELEVATION
- ENCL. — ENCLOSED
- EQ. — EQUAL
- EXT. — EXTERIOR
- (E), EX. — EXISTING
- F/ — FOR
- F.F. — FACE FRAMED
- FIN. FLR. — FINISH FLOOR
- F.O.C. — FACE OF CURB or FACE OF CONCRETE
- F.O.S. — FACE OF STUD
- F.G. — FIBERGLASS
- FIX. — FIXTURE
- FLASH. — FLASHING
- FLOUR. — FLOURESCENT
- FLR. — FLOOR
- FTG. — FOOTING
- F.A.U. — FORCED AIR UNIT
- G.I. — GALVANIZE IRON
- GA. — GAUGE
- GLS. — GLASS
- GLU. LAM. — GLUE LAMINATED
- GLZ. — GLAZING
- G.P.F. — GALLONS PER FLUSH
- GR. — GRADE
- GYP. BD. — GYPSUM BOARD
- HDR. — HEADER
- H.V. — HEAT VENT
- H.D. — HOLD DOWN
- I.C.B.O. — INTERNATIONAL CONFERENCE OF BUILDING OFFICIAL
- I.C.C. — INTERNATIONAL CODE COUNCIL
- I.R.C. — INTERNATIONAL RESIDENTIAL CODE
- INSUL. — INSULATION
- JST. — JOIST
- LINO. — LINOLEUM
- M.B. — MACHINE BOLT
- MFR. — MANUFACTURER
- M.C. — MEDICINE CABINET
- MTL. — METAL
- MIN. — MINIMUM
- (N) — NEW
- N.T.S. — NOT TO SCALE
- OV. — OVEN
- O.C. — ON CENTER
- O/ — OVER
- O.H. — OVER HANG
- PR. — PAIR
- P.C. — PHOTO CELL
- P.G. — PAINT GRADE
- PLY., P.W. — PLYWOOD
- PKT. — POCKET
- P.B. — PUSH BUTTON
- P.T. — PRESSURE TREATED
- REF. — REFRIGERATOR
- RDWD. — REDWOOD
- REQ'D. — REQUIRED
- R.S. — RESAWN
- REV. — REVERSE
- R.O. — ROUGH OPENNING
- SEL. — SELECT STRUCTURAL
- STR. — STRENGTH
- S.H. — SINGLE HUNG
- SL. GLS. — SLIDING GLASS
- DR. — DOOR
- SHT'G. — SHEATING
- SHT. — SHEET
- S & P — SHELF & POLE
- SHWR. — SHOWER
- S.C. — SOLID CORE
- S/CLO. — SELF CLOSER
- S.G. — STAIN GRADE
- SPEC'S. — SPECIFICATIONS
- SQ. — SQUARE
- STD. — STANDARD
- SURR. — SURROUND
- SIM. — SIMILAR
- TEMP. GLS. — TEMPERED GLASS
- T & G — TONGUE & GROOVE
- THK. — THICK
- TYP. — TYPICAL
- U.N.O. — UNLESS NOTED OTHERWISE
- U.B.C. — UNIFORM BUILDING CODE
- U.P.C. — UNIFORM PLUMBING CODE
- U.M.C. — UNIFORM MECHANICAL CODE
- VERT. — VERTICAL
- W. — WASHING MACHINE
- W/C — WATER CLOSET
- W.H. — WATER HEATER
- W/ — WITH
- WD. — WOOD
- W.I. — WROUGHT IRON
- WIND., WDW. — WINDOW
- W.P. — WATER PROOF
- W.S. — WEATHER STRIP
- W.W.M. — WELDED WIRE MESH

GENERAL NOTES:

1. The following architectural specifications shall conform with the 2013 CRC, 2013 CBC, and local ordinances. The California Building Standards is based on the current CMC, CPC and CEC in use.
2. Civil, Soil and Structural Engineers Specifications take precedence over the following architectural specifications.
3. The contractor and / or subcontractor shall verify all dimensions on the drawings and shall notify the Designer of any discrepancies prior to starting the work.
4. Trade names and manufacturers referred to are for quality standards only. Specifications will be permitted as approved by the owner.
5. The contractor shall be responsible for the satisfactory completion of all work in accordance with the project plans and specifications and to meet and/ or exceed standard construction industry building practice.
6. All doors and windows to the outside or unconditioned areas shall be weather stripped. All manufacturers products shall be approved by the American National Standard Institute (ANSI).
7. Pre-fab fireplace manufacturer shall provide models and approvals to the City Building Department.
8. Skylight manufacturers shall submit the design detail with engineer's calculations and brochure to the City Building Department for review and approval. Provide ICC listings or equal.
9. Guardrails shall be built to resist 200 lb. per in any direction. Guardrails shall be 42" high with intermediate members 4" o.c.
10. Provide 30" min. clear width at water closets (15" min. each way from center of water closet).
11. Provide underfloor access 18" x 24"
12. Provide underfloor ventilation not less than 1/150th of the underfloor area.
13. Provide attic ventilation not less than 1/150th of the area of the attic.
14. Veneer anchors shall be design per 2013 CRC.
15. Stairway designs shall per 2013 CRC.
16. Tempered safety glass typical at all exterior sliding doors, sidelights adjacent to doors, any glass less than 18" from floor, interior shower enclosures and any window above tub or inside shower enclosures or any hazardous location for which glazing can be subject to human impact.
17. Smoke detectors shall be installed in every room and at a point centrally located in the corridor or area giving access to each separate sleeping areas. In new construction, all smoke detectors shall be hardwired with a battery back-up. Smoke detectors installed in existing buildings may be solely battery operated.
18. All lath and plaster shall conform to 2013 CRC R703.6.3. Exterior lath and plaster (stucco) shall be applied 7/8" thick min. in no less than 3 coats over wire mesh lath, over 2 layer 15# grade 'D' felt with weep screeds (typical unless noted otherwise)
19. Provide approved flashing at all openings in the exterior walls such as doors, windows, skylights, vents, pipes, ducts, etc. in such a manner as to make them water proof. All metal flashing shall be Ga. 26 GI, unless noted otherwise.
20. Provide a min. 12" x 12" access to all tub shut off.
21. All dimensions are given as face of stud unless noted otherwise.
22. All dimensions take precedence over scale. Do not scale drawings.
23. These documents were prepared for a negotiated contract between owner and builder / contractor. Not all conditions and details are shown. It shall be the owner and builder / contractor's responsibility to select all finishes and fixtures.

CONCRETE and FOUNDATION (refer to Structural General Notes for additional information)

1. Slabs on grade shall be 4" min. thickness. See drawings for sand, rock base and reinforcement. Slab on grade shall be placed in alternate panels. No panel shall exceed 25 lineal feet in width or 600 sq. ft. in area, unless separated by control joints.
2. All exterior concrete slabs (Patios, driveways, and walkways) to have a minimum slope of 1/8" per foot to prevent ponding of water.
3. Construction joints shall be thoroughly air and wet) or cleaned and roughened to expose coarse aggregates. Surface to receive concrete shall be maintained continuously wet at least three hours in advance of pouring.
4. For footings: ultimate compressive strength at 28 days shall be 2500 PSI, max. aggregate size 1-1/2", slump 4" and min. cement of 4-1/2 sacks per yard of mix, max. water content 7 gallons per sack. Slab on grade: Ultimate compressive strength at 28 days shall be 2500 PSI. Max. aggregate size 3/4", slump 3-1/2" and min. cement content of 5-1/2 sacks per yard of mix, max. water content of 6-1/2 gallons per sack.
5. Transit mixed concrete shall conform to ASTM specification C-94 and above provision.
6. Concrete strength to be verified by standard cylinder tests made by an approved testing laboratory.
7. The excavated bottom of all footings shall extend to elevation marked on Foundation Detail sheet.
8. Footing shall be poured in neat excavation without side forms whenever possible.
9. Anchors, bolts, inserts and other hardware to be set in concrete shall be firmly set in position before concrete is placed.
10. Stepped foundations shall be used where the ground slopes more than 1 foot vertical to 10 foot horizontal. Top and bottom of foundation to be level.
11. Reinforcing steel shall be grade 60 with deformation per ASTM specification A-615 and welded wire mesh per ASTM specification A-185.
12. Splices in reinforcing shall lap 32 diameters in concrete and 48 diameters in concrete block. Reinforcing shall be bent 18" min. around corners in walls and pilasters.
13. No. 4 rebars continuous top and bottom of all concrete stem walls w/ 30" lap at all joints and corners. Horizontal rebars to be placed 3" from respective top or bottom of concrete foundation.
14. Provide UFER electric ground w/ 2 no. 4 rebars 20' long embedded in footing in opposite directions. Install GEC continuous from UFER to water pipe, but not to gas pipe.
15. Provide 5/8" diameter x 10" (min.) anchor bolts w/ 3" sq. x 1/4" thk. steel plate washer and nut at 4'-0" o.c. one-story and at 4'-0" o.c. two-story, unless noted otherwise on shear wall schedule. Locate anchor bolts within 12" from corners and butt joint.
16. See Shear Wall Schedule for anchor bolt spacing at shear walls.
17. Install 6" x 14" galvanized screen foundation vents.
18. Provide two 6" x 14" galvanized screen foundation vent per car space in garage exterior wall. For additions, extend existing utilities (i.e. pipes, hose bibs, etc.) removed due to placement of new addition, to exterior wall of new addition.
19. For cold joints, drill 1/2" dia. holes into existing concrete, brush and air clean hole, pack and epoxy grout (use 'Adhesive Engineer's' consressive or equal). Provide 24" min. lap into new concrete and tie to continous rebar at top and bottom of new footing.

CARPENTRY:

1. Rafters, joists, beams, girders, posts and mullions to be Douglas Fir, Coast region graded based on Standard Grading and dressing rules no. 16 of the West Coast Lumber Inspection Bureau.
2. Minimum grade to be used except as noted on drawings.

Structural joists, Plank and Rafters	#2
Structural light framing	#2
Light framing and Wall studs	Std. Grade.
Beams and stringers	#1
Posts and timber	#1

3. Nailing for framing shall be with box nails, number and size per 2013 CRC Nailing Table, except as noted on plans and details. Nails shall not be driven closer together than 1/2 of their length, nor closer to the edge of member than 1/4 their length except for sheathing. Min. penetration of 1/2 their length.
4. Sill plates on concrete shall be 3x6 (min.) Foundation Grade Redwood, or treated DF. Sill plates shall be bolted to the concrete w/ 5/8" dia x 10" (min.) anchor bolts w/ 3"x3"x1/4" thk. washer. Bolts shall not be placed more than 12" from end of plates.
5. Metal framing devices shall be as manufactured by 'Simpson' company or as approved equal.
6. Framing clips (i.e. PC & PB) shall be provided top and bottom of all posts, mullions and double studs at edges of openings.
7. Provide double joists under all parallel partition.
8. Where plywood sheathing is used on roof or floor, sheets shall be laid perpendicular direction of joists. Plywood sheets shall be staggered. Min. area of sheet to be 16 sq. ft. All plywood is to be DF structural II grade or exterior use C-C or C-D grade.
9. Edge of plywood sheet not nailed to stud, joists or solid blocking shall be blocked by 2 x 4 and nailed with edge nailing, unless tongue and groove is used.
10. Subfloor to be 3/4" DF C-D T & G plywood, nailed perpendicular to floor joists with 8d at 6" o.c. edges and 10" o.c. field.
11. Subfloor applied directly over girders to be 1-1/8" DF C-D T & G plywood, nailed with 10d at 6" o.c.
12. Provide rafter ties at 48" o.c. where ceiling joists are perpendicular to rafters.
13. Purlins shall be 2 x 6 min. or the same size as rafter, whichever is greater.
14. Bolts bearing on wood shall have standard cast iron or malleable washers. Bolt holes shall be drilled 1/16" larger than bolt diameter. Threads shall not bear on wood. Lag screws pre-drill holes same as diameter of root thread. Enlarge to shank diameter for length of shank.
15. Columns and posts at exterior locations or subject to water splash shall be 1" above finished floor and shall bear on a metal base plate or a foundation plate or sill as specified 2013 CRC16. Where stud wall abut masonry walls the stud shall be 2 x 4 DF PT member and anchored with 1/8" x 3" 'Ramset' drivepins @ 24" o.c.
17. All studs shall be continuous and uninterrupted for the entire full height of the wall unless supported laterally by ceiling, floor or rafter joists perpendicular to the wall. The max. allowable wood stud height shall be per Sec. 2308.9, CBC.
18. Provide firestop to cut off all concealed draft openings (both vertical and horizontal) not to exceed 10'-0".
19. No cripple wall studs supporting a floor shall be less than 14" high. For cripple walls exceeding 4'-0" in height, such walls shall be framed of studs having the size required for an additional story.
20. One-hour separation wall between garage (Occupancy Group M) and dwelling (Occupancy Group R). 2 x 4 studs at 16" o.c. w/ 5/8" thk. type 'X' gypsum board on garage side to extend to roof diaphragm nailed w/ 6d cooler nails at 7" o.c. unless otherwise noted. Ceiling at garage to be 5/8" thk. type 'X' gypsum board when living area. Install gypsum board vertically or block all edges. Block edges at garage wall and house ceiling.
21. Plaster, metal lath and drywall shall comply w/ current 2013 CRC requirements.

MECHANICAL:

1. All mechanical shall be installed per Uniform Mechanical Code and City ordinances currently in use.
2. Solid fuel, oil, gas require outside / attic / underfloor combustion air. Size and location of combustion air vents determined by 2013 UMC.
3. Furnace rooms shall comply w/ 2013 CMC.
4. Provide automatic night setback thermostats on all furnaces. Total output for all furnaces shall not exceed 125,000 BTU's.
5. Provide 6" clearance in combustion air side of furnace room and 30" working space in front of all heating controls.
6. Where there is a water heater or gas furnace located in the garage and a door from the garage to dwelling, provide min. 1 sq. in. outside combustion air per 1000 BTU w/ 1/2 high and 1/2 low vents for water heater.
7. Garage applications shall have flame ignition 18" above floor and protected from auto impact.
8. Venting of appliances shall comply w/ 2013 CMC.
9. Provide clearance at range top to combustible materials per 2013 CMC. For exception, see 2013 CMC for requirements.
10. All appliances shall be approved by a recognized testing agency.
11. Provide seismic strapping for water heater, top and bottom.
12. All interior bathroom fans shall provide 5 air changes per hour.
13. Provide automatic dampener at all ventilation fans.
14. Gas piping shall not be embedded in or below slabs within building or pass under foundation.
15. Sheet metal to be a minimum of 26 Ga. g.i. unless otherwise noted. Provide valley flashing.
16. Provide spark arresters on all chimneys.

PLUMBING:

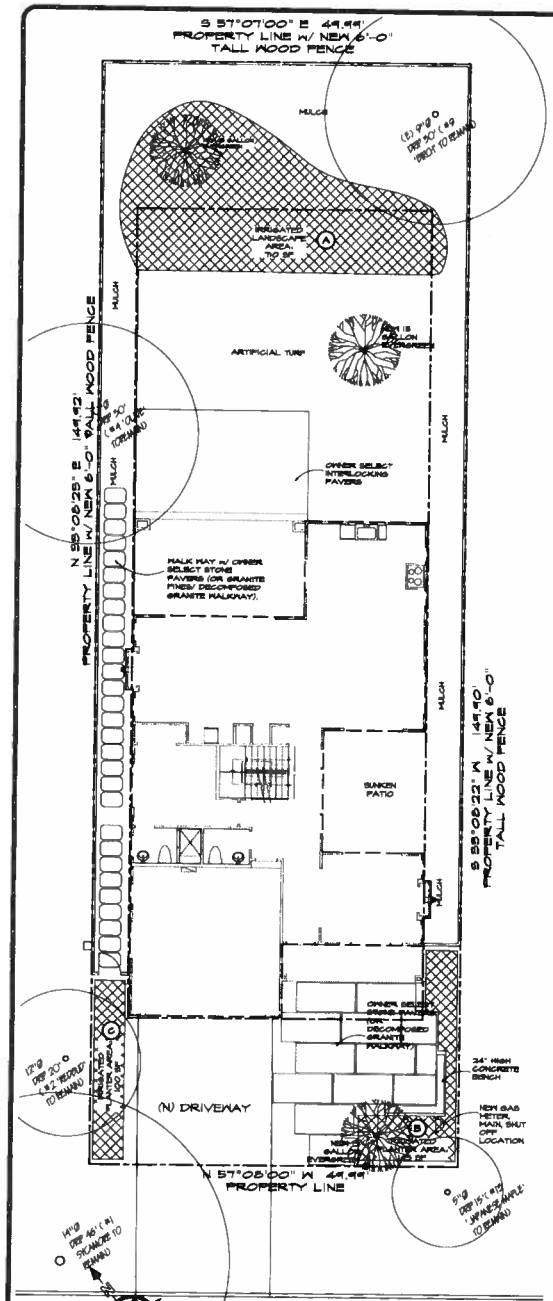
1. All plumbing installation shall conform to the California Plumbing Code and City ordinances currently in use.
2. Provide approval from the Sanitary District.
3. Provide a 6" sand bed and cover if plastic or VCP is used for sewer line.
4. A 4" cleanout to grade shall be installed within the first 4 feet from property line, where lateral enters the property and shall be housed in a concrete box with removable cover.
5. Backflow device shall be installed if required by Sanitary District.
6. Condensate drains shall not enter sanitary system.
7. Regulators are required for pressures in excess of 80 lbs.
8. Floor drains shall be equipped with trap primers.
9. Water heaters located within the building shall have drain from heater to exterior location.
10. Water closets installed in any building within the City shall be limited to not more than 1.28 gallons per flush. EXCEPTION: Excessive long sewer laterals or other unforeseen circumstances that would impair the proper removal of wastes need not comply.
11. Shower heads shall be designed to introduce air into the water flow reducing the water usage to 3-1/2 gallons per minute.
12. Faucet aerators shall be designed to introduce air into the water flow reducing the water usage to 3-1/2 gallons per minute.
13. Toilet drains over living, dining, family rooms to be cast iron for sound control.

ATELIER DESIGNS
Drafting and Design Service Firm
500 W. Hamilton Avenue
Unit # 112165, Campbell, CA 95008
Phone nos. (408) 806-8188 (408) 858-9968
Website: www.atdes.net

NEW 2-STORY RESIDENCE:
THE YALE HOUSE
262 YALE ROAD
MENLO PARK, CA 94025

JOB: YALE
DATE: 9/21/2016
DRAWN BY: PT Kun
SCALE: 1/4" = 1'-0"

CS-1



LANDSCAPE DIAGRAM

SCALE 1/8" = 1'-0"

SCALE BAR

DATA SHEET

LOCATION: 262 YALE ROAD	
EXISTING USE: SINGLE FAMILY RESIDENCE	APPLICANT: ARZANG DEVELOPMENT
PROPOSED USE: SINGLE FAMILY RESIDENCE	PROPERTY OWNER(S): ARZANG DEVELOPMENT
ZONING: R-1-U	APPLICATION(S): NEW 2-STORY SINGLE FAMILY RESIDENCE

DEVELOPMENT STANDARDS	PROPOSED PROJECT		EXISTING DEVELOPMENT		ZONING ORDINANCE	
Lot area	7493.50	sf	7493.50	sf		sf min.
Lot width	49.99'	ft	49.99'	ft		ft. min.
Lot depth	149.92', 149.90'	ft	149.92', 149.90'	ft		ft. min.
Setbacks						
front	20'-4"	ft	28'-3"	ft	20'-0"	ft. min.
Rear	62'-2"	ft	54'-1"	ft	20'-0"	ft. min.
Side (left)	6'-4"	ft	6'-1"	ft	5'-0"	ft. min.
Side (right)	6'-1"	ft	5'-0"	ft	5'-0"	ft. min.
Building coverage	2577.33 (34%)	sf / %	2115 (28%)	sf / %	2622.72 (35%)	sf max. / % max.
FAR (Floor Area Ratio)*	NOT APPLICABLE	sf / %	—N/A—	sf / %	—N/A—	sf max. / % max.
FAL (Floor Area Limit)**	2622.72	sf	2115 (28%)	sf	2623.37	sf
Square footages by floor						
basement	1510.53 (basement)	sf	0	sf		
1st	1537.24	sf	1657	sf		
2nd	968.73	sf		sf		
garage	418.52	sf	458	sf		
accessory building(s)	0	sf	183	sf		
other	383.68	sf		sf		
Square footage of buildings	2922.58 (w/o basement)	sf	2115	sf		sf max.
Building height	29'	ft	19'	ft	28'	ft. max.
Landscaping**	955 SF (12.7%)	sf / %	0 SF (0%)	sf / %		sf min. / % min.
Paving***	884 SF (11.7%)	sf / %	800 SF (10%)	sf / %		sf min. / % min.
Parking	2-COVERED spaces		2-COVERED spaces			spaces
Define Basis for Parking	Example: 1 covered/ 2 covered/ 2-COVERED PARKING ATTACHED GARAGE		unpaved per residential unit or # of spaces/X square feet			
Trees	# of existing Heritage trees: 1		# of existing non-Heritage trees: 6		# of new trees: 3	
	# of existing Heritage trees to be removed: 1		# of non-Heritage trees to be removed: 5		Total # of trees: 4	

* Commercial and Multiple-residential properties | ** Single family residential and R-2 zoned properties | *** Commercial, multiple-residential, and R-2 zoned properties

LANDSCAPE IRRIGATION AREA CALCULATION DIAGRAM:

A	IRRIGATED LANDSCAPE AREA:	750 SF
B	IRRIGATED PLANTER AREA:	145 SF
C	IRRIGATED PLANTER AREA:	100 SF
	TOTAL IRRIGATED AREA:	995 SF

ARCHITECTURAL SITE PLAN NOTES:

1. This architectural site plan is not intended as a boundary survey.

2. This architectural site plan does not guaranty accurate location of all or any legal boundaries, property lines, setbacks, easements, utilities, buildings and other items on the project site. The designer or author of this architectural site plan shall not be held liable for any inaccuracies, discrepancies and/ or ambiguities in comparison to any other legal documentation or survey generated by a professional civil engineer or licensed land surveyor or in comparison with any official recorded maps or plans with any government recognized recording or mapping agency.

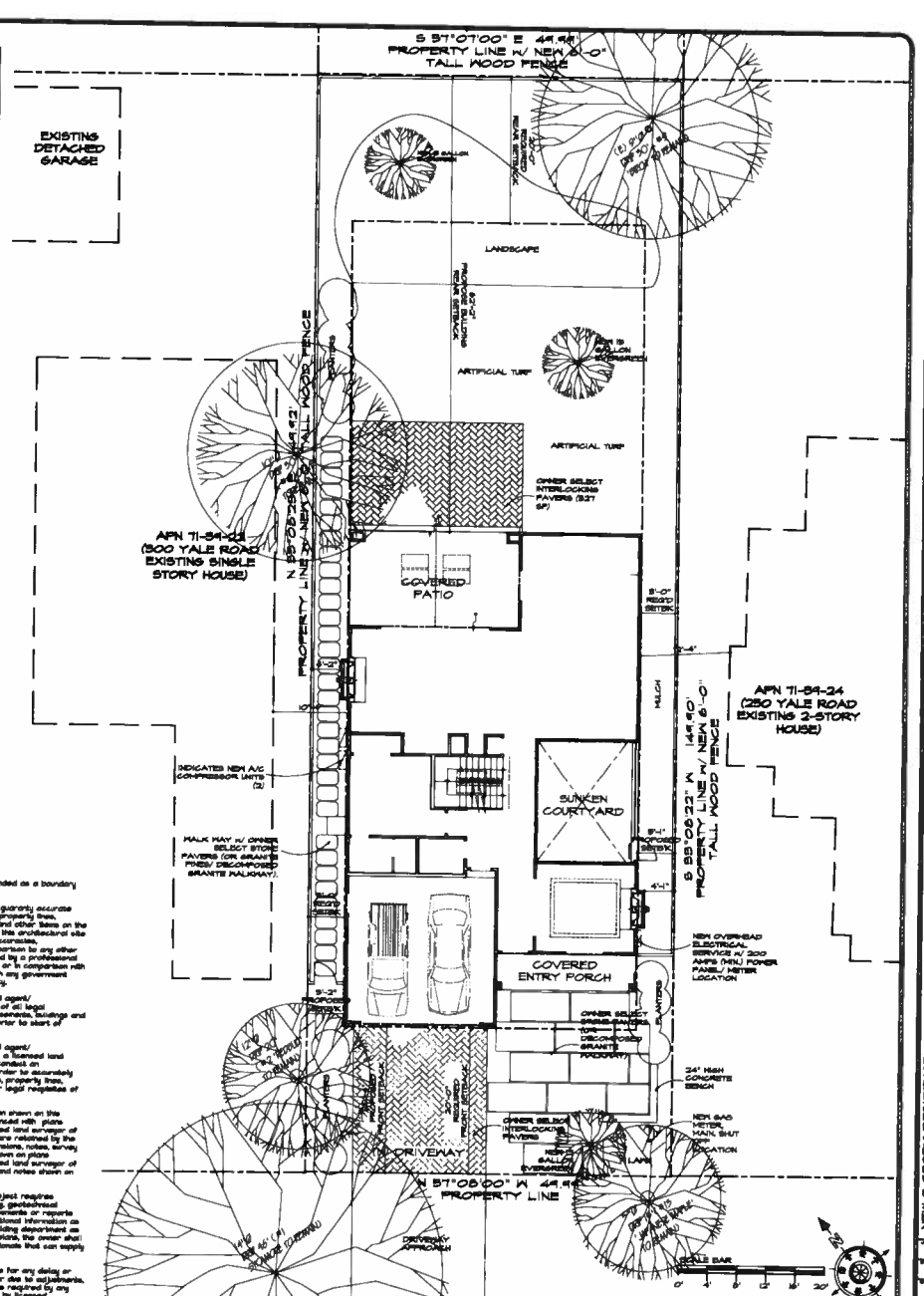
3. Homeowner and/ or his/her authorized agent/ representative shall verify the location of all legal boundaries, property lines, setbacks, easements, buildings and other legal requisites of the property prior to start of construction.

4. Homeowner and/ or his/her authorized agent/ representative shall employ services of a licensed land surveyor or licensed civil engineer to conduct an independent survey of the property in order to accurately verify and document all legal boundaries, property lines, setbacks, easements, buildings and other legal requisites of the property.

5. Dimension, notes and survey information shown on this architectural site plan are to be referenced with plans prepared by the civil engineer or licensed land surveyor of record of the project. If such services are retained by the Homeowner and/ or contractor. All dimensions, notes, survey information and other site information shown on plans prepared by the civil engineer or licensed land surveyor of record shall supersede any dimensions and notes shown on this architectural site plan.

6. Should the city determine that this project requires additional information, such as site survey, geotechnical report, soils report, environmental assessments or reports and any other reports, research or additional information as determined by the local city planning/ building department as required items in order to process the plans, the owner shall employ the services of licensed professionals that can supply such information and services.

7. Atelier Designs shall not be held liable for any delay or additional cost to the project caused/ or due to adjustments, changes and/ or revisions to the plans as required by any additional findings and reports submitted by licensed professional consultants such as Licensed Land Surveyors, Civil Engineers, Geotechnical/ Soils Engineer or others/ licensed professional retain by the Owner or his/ her authorized agent/ representative, or as deemed required and necessary by the local City/ or County Building and/ or Planning Department or other governmental agency.



ARCHITECTURAL SITE PLAN

SCALE 1/8" = 1'-0"

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Drafting and Design Service Firm
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Unit # 1121/65, Campbell, CA 95008
Phone num. (408) 806-8188
Website: www.atdes.net

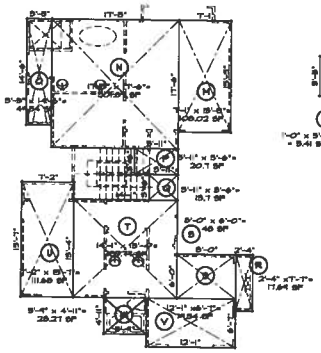
NEW 2-STORY RESIDENCE:
THE YALE HOUSE
262 YALE ROAD
MENLO PARK CA 94025

JOB NO. YALE
DATE 6/21/2016
DRAWN BY PT Kun
SCALE 1/4" = 1'-0"

A-

FLOOR AREA CALCULATION DIAGRAM

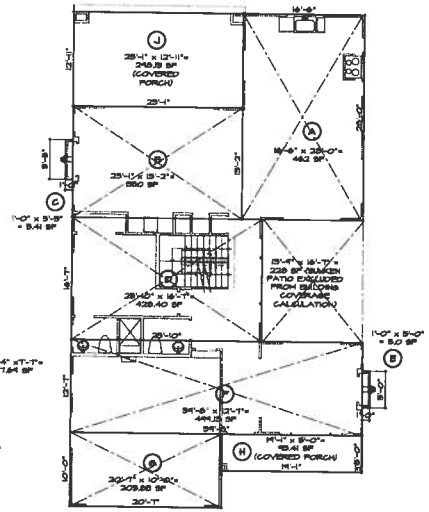
SCALE: 1/8" = 1'-0"



SECOND FLOOR DIAGRAM

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

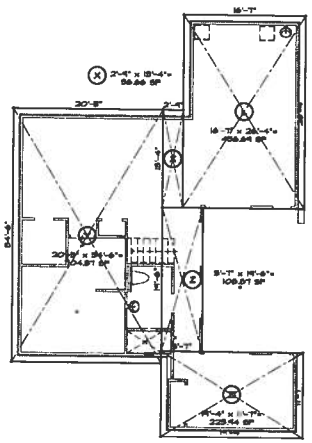
H	7'-1" x 23'-9"=	168.03 SF
N	17'-9" x 17'-9"=	301.81 SF
O	3'-9" x 14'-9"=	44.34 SF
Y	3'-9" x 5'-9"=	20.10 SF
G	3'-9" x 5'-9"=	15.10 SF
R	3'-4" x 7'-1"=	11.84 SF
S	3'-0" x 5'-0"=	15.00 SF
T	14'-1" x 13'-9"=	191.77 SF
U	7'-2" x 13'-7"=	11.93 SF
V	12'-1" x 8'-7"=	71.24 SF
M	3'-4" x 11'-1"=	38.21 SF
SECOND LIVING AREA=		1,165.15 SF



FIRST FLOOR DIAGRAM

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

A	16'-4" x 28'-0"=	462.00 SF
B	25'-1" x 10'-2"=	250.00 SF
C	1'-0" x 9'-9" =	9.41 SF
D	28'-10" x 14'-7"=	420.40 SF
E	1'-0" x 9'-0" =	9.0 SF
P	21'-9" x 13'-7"=	294.92 SF
Q	30'-7" x 10'-0"=	305.83 SF
FIRST FLOOR AREA=		1,955.71 SF
H	17'-1" x 9'-0"=	153.41 SF
J	25'-1" x 12'-11"=	319.33 SF
COVERED PORCHES, PATIOS, SUNKEN PATIO=		319.33 SF



BASEMENT FLOOR DIAGRA

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

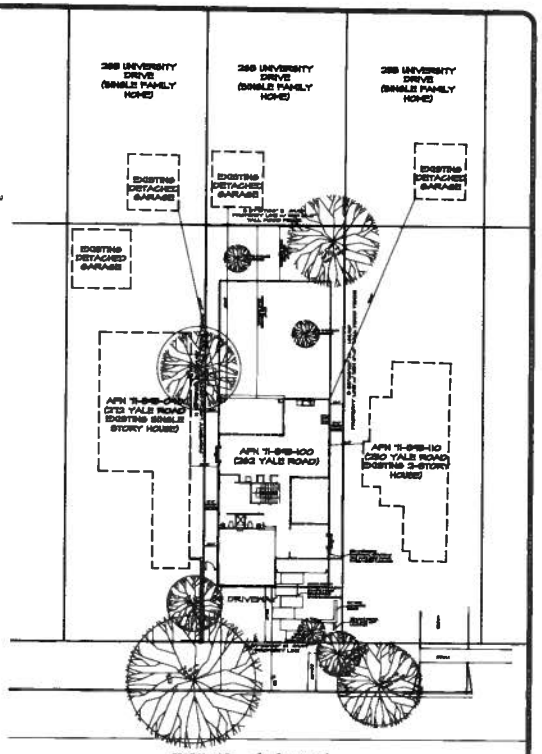
L	16'-7" x 28'-4"=	469.64 SF
X	2'-4" x 19'-4"=	44.89 SF
Y	30'-8" x 34'-4"=	1,054.21 SF
Z	5'-7" x 19'-6"=	108.21 SF
Z1	19'-4" x 11'-7"=	223.94 SF
BASEMENT FLOOR AREA=		1,900.89 SF

LOT COVERAGE CALCULATION

FIRST FLOOR AREA=	1,955.71 SF
COVERED PORCHES, PATIOS, SUNKEN PATIO=	319.33 SF
PROPOSED TOTAL LOT COVERAGE=	2,275.04 SF (24.3%)
MAXIMUM ALLOWED TOTAL LOT COVERAGE 35% OF *9,400.00 SF LOT AREA=	3,422.13 SF (35%)

IMPERVIOUS CALCULATION

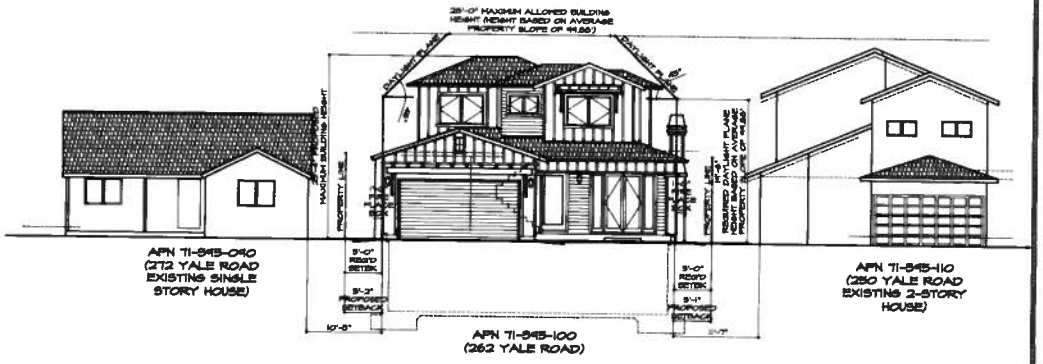
DRIVEWAYS=	1,000.00 SF
WALKWAYS=	311.00 SF
PATIOS=	319.33 SF
LOT COVERAGE=	1,955.71 SF
TOTAL IMPERVIOUS AREA=	3,586.04 SF (38.1%)



AREA PLAN

SCALE 1/8" = 1'-0"

SCALE BAR 0' 4' 8' 12' 16' 20'



STREET SCAPE

SCALE 1/8" = 1'-0"

SCALE BAR 0' 4' 8' 12' 16' 20'

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NEW 2-STORY RESIDENCE:

THE YALE HOUSE

262 YALE ROAD
MENLO PARK, CA 94025

JOB NO. YALE

DATE 4/21/2016

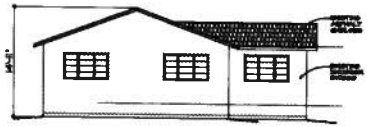
DRAWN BY PT Kun

SCALE 1/4" = 1'-0"

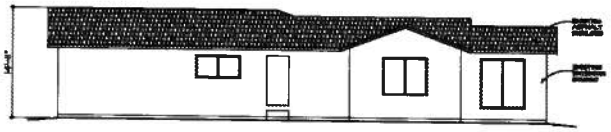
A-1a

AS-BUILT PLAN/ EXISTING EXTERIOR ELEVATIONS SCALE: AS NOTED

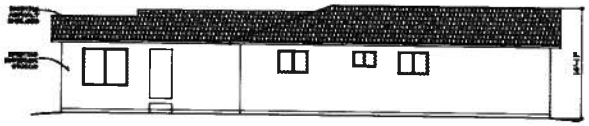
REAR ELEVATION
SCALE 1/8" = 1'-0"



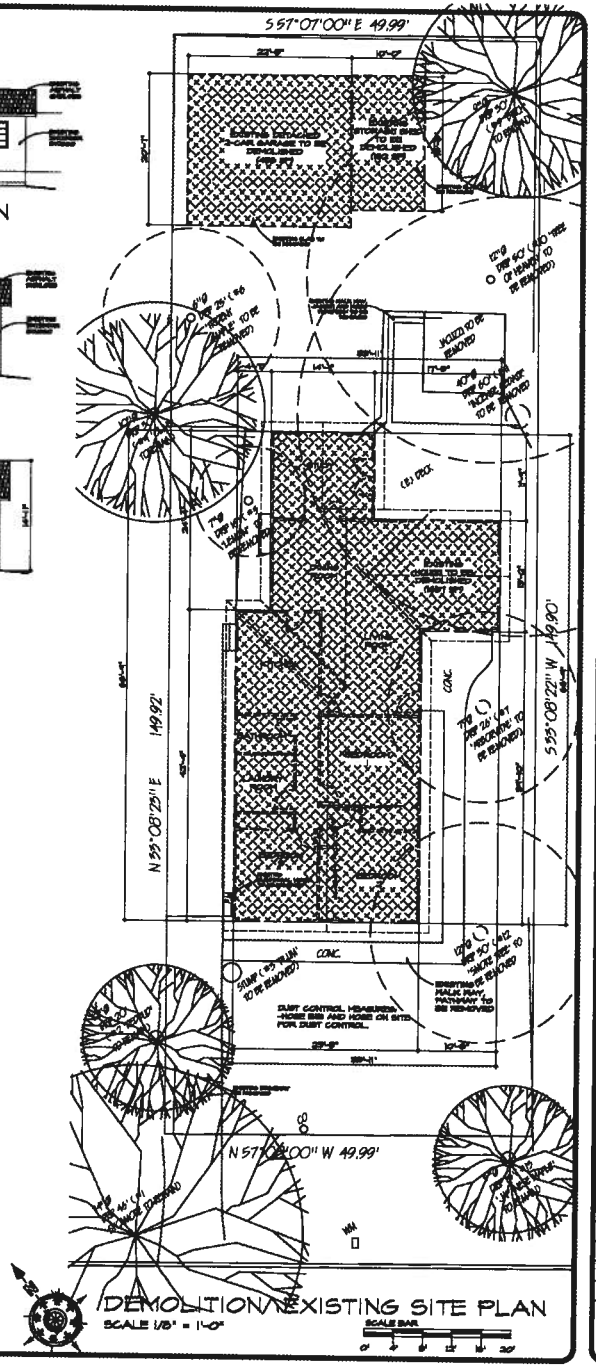
FRONT ELEVATION
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



DEMOLITION/EXISTING SITE PLAN
SCALE 1/8" = 1'-0"

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NEW 2-STORY RESIDENCE:
THE YALE HOUSE
262 YALE ROAD
MENLO PARK, CA 94025

YALE
4/21/2016
PT Kun
AS NOTED

A-2

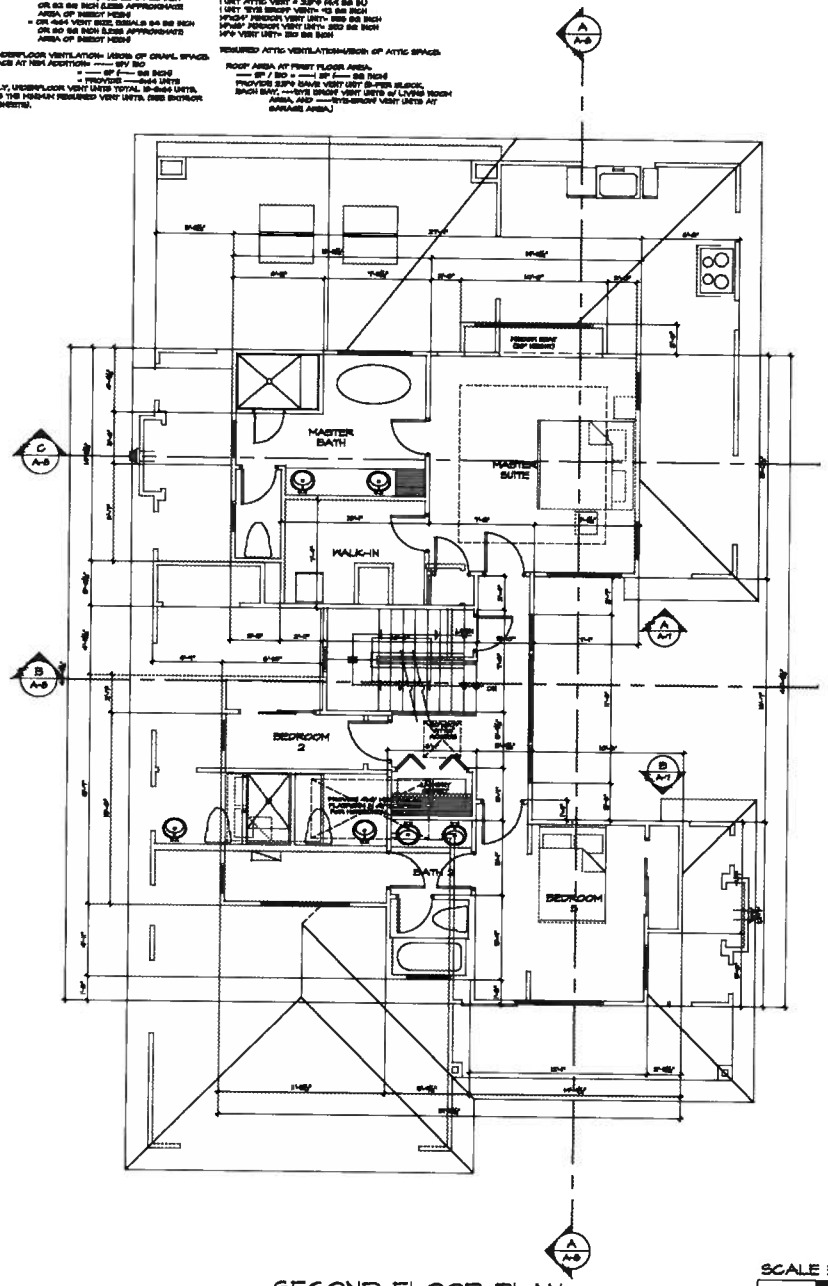
UNDERFLOOR VENTILATION CALCULATION:
1 UNIT FLOOR VENT = 6x4 VENT SIZE, SHALL 94 SQ INCH
OR 93 SQ INCH LESS APPROXIMATE
AREA OF INSECT MESH
= OR 4x4 VENT SIZE, SHALL 94 SQ INCH
OR 90 SQ INCH LESS APPROXIMATE
AREA OF INSECT MESH

REQUIRED UNDERFLOOR VENTILATION= 1/150th OF CRAWL SPACE.
CRAWL SPACE AT NEW ADDITION= ---- SQ FT
= ---- SF / ---- SQ INCH
= PROVIDE ----6x4 UNITS
**CURRENTLY, UNDERFLOOR VENT UNITS TOTAL 16-6x4 UNITS, WHICH MEETS THE MINIMUM REQUIRED VENT UNITS. SEE EXTERIOR ELEVATION SHEETS.

ATTIC VENTILATION CALCULATION:
1 UNIT ATTIC VENT = 32"x 144 SQ IN
1 UNIT TYPE GABLE VENT= 43 SQ INCH
14"x24" RIDGE VENT UNIT= 288 SQ INCH
14"x48" RIDGE VENT UNIT= 672 SQ INCH
14"x" VENT UNIT= 252 SQ INCH

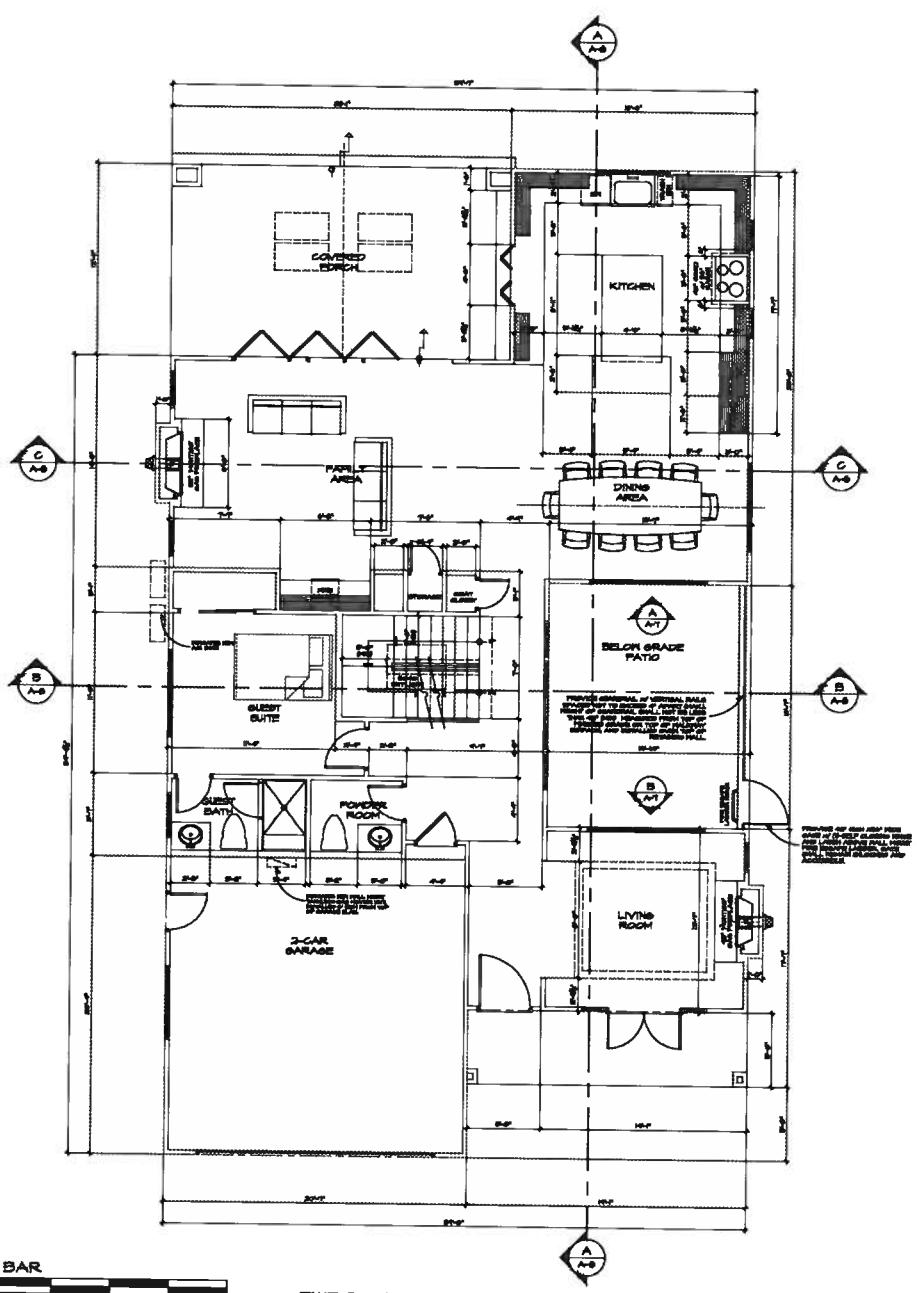
REQUIRED ATTIC VENTILATION=1/300th OF ATTIC SPACE.

ROOF AREA AT FIRST FLOOR AREA.
---- SF / 300 = ---- SF / ---- SQ INCH
PROVIDE 32"x 144 VENT UNIT @ PER BLOCK, EACH BAY, ---TYPE GABLE VENT UNITS @ LIVING ROOM AREA, AND ---TYPE GABLE VENT UNITS AT GARAGE AREA.



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

SCALE BAR
0' 4' 8' 12' 16' 20'



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

NOTICE
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Dale A Lizzio, Owner/Principal Designer
Dale A Lizzio, Owner/Principal Designer
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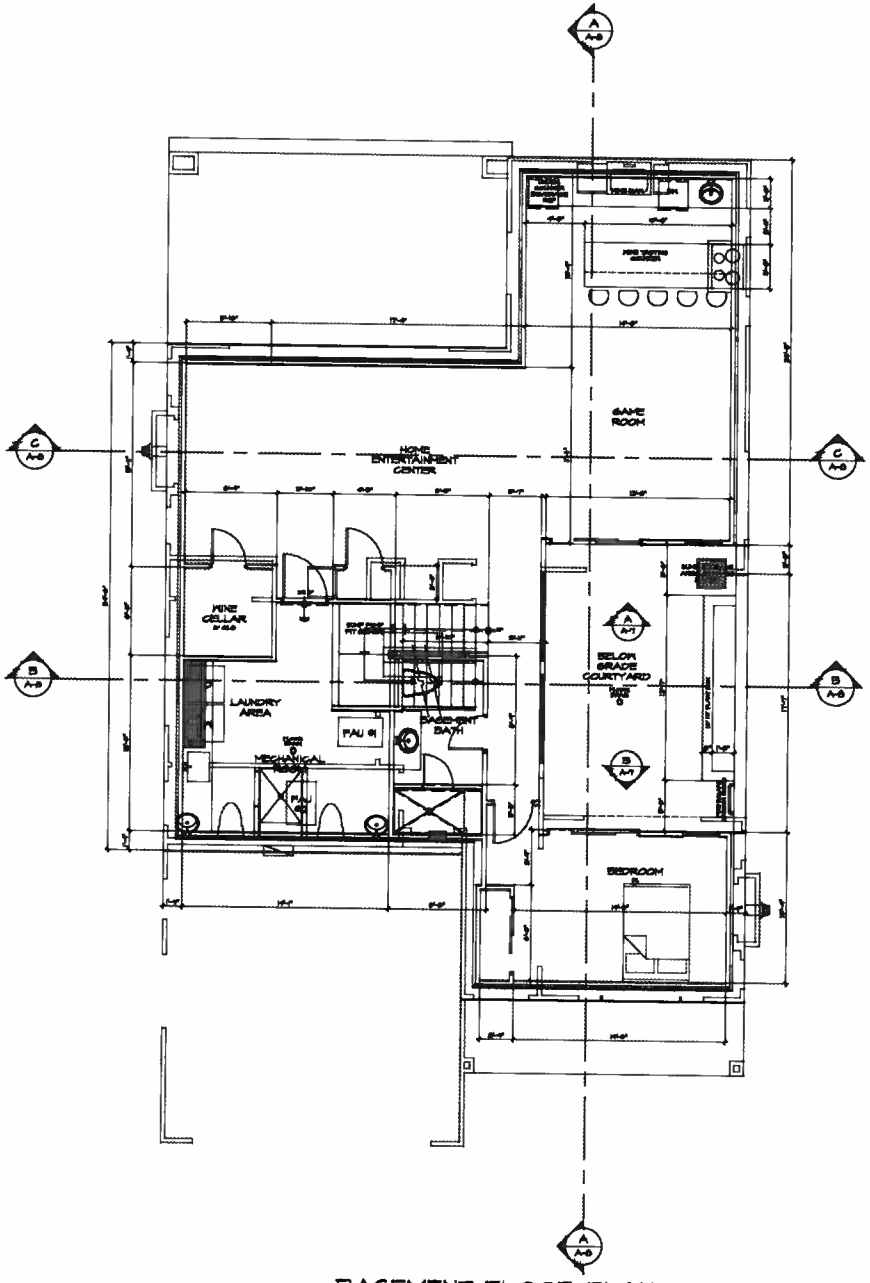
NEW 2-STORY RESIDENCE:
THE YALE HOUSE
262 YALE ROAD
MENLO PARK, CA 94025

YALE
4/25/2016
PT Hun
1/4" = 1'-0"

A-3



SCALE BAR

0' 4' 8' 12' 16' 20'

BASEMENT FLOOR PLAN

SCALE 1/4" = 1'-0"

NEW 2-STORY RESIDENCE:

THE YALE HOUSE

262 YALE ROAD

MENLO PARK, CA 94025

JOB NO. YALE

DATE 9/21/2016

DRAWN BY PT Kim

SCALE 1/4" = 1'-0"

A-4

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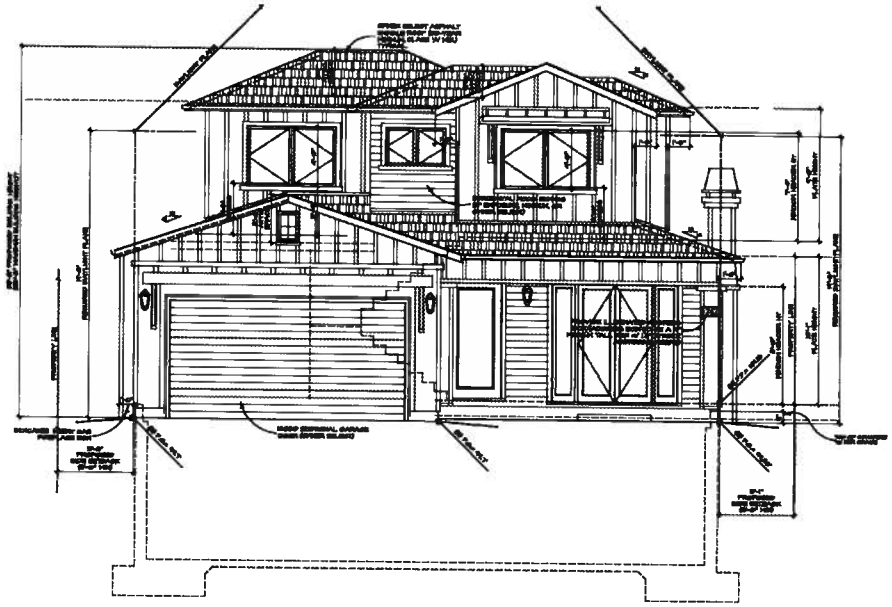
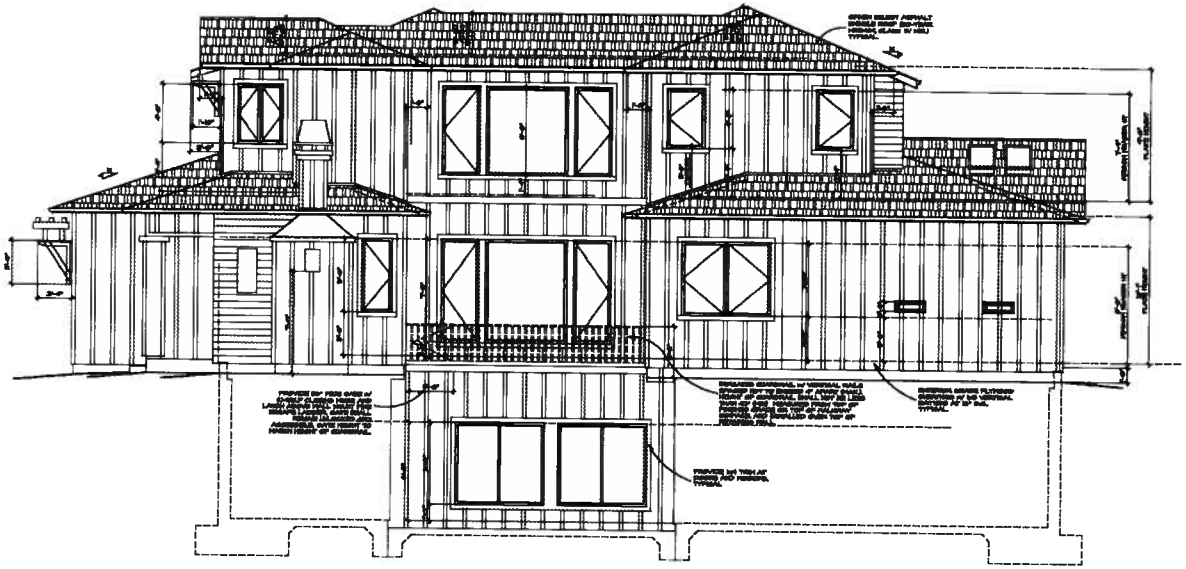
NOTICE



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



RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"

SCALE BAR

0' 4' 8' 12' 16' 20'

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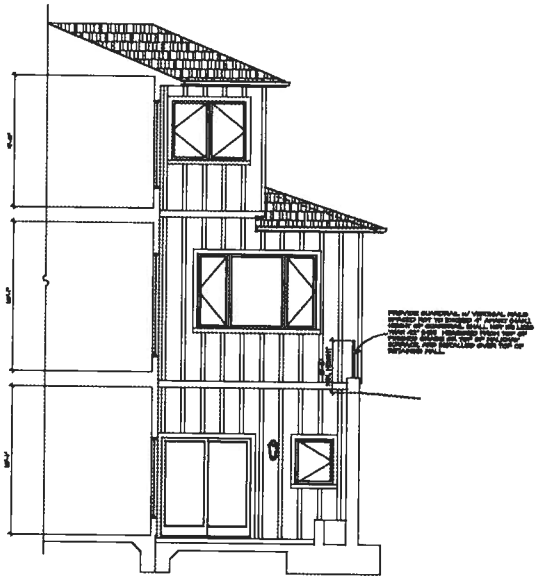
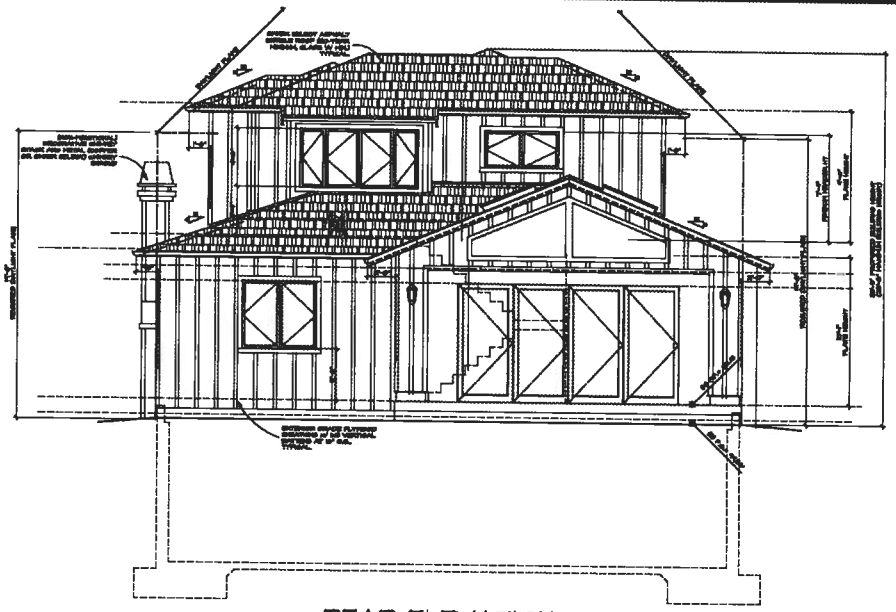
NEW 2-STORY RESIDENCE:
THE YALE HOUSE
262 YALE ROAD
MENLO PARK, CA 94025

YALE
4/21/2016
PT Kim
1/4" = 1'-0"

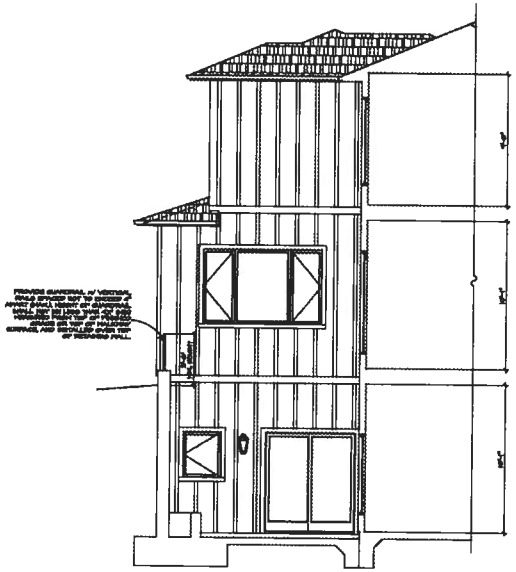
A-6



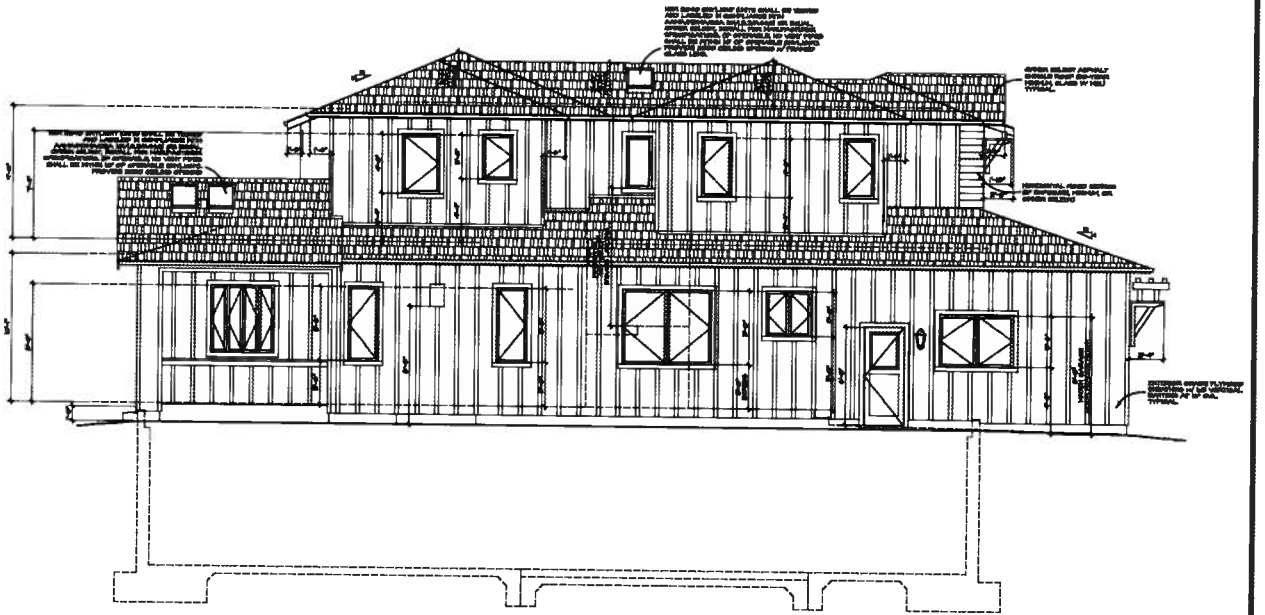
A / A-7 COURTYARD ELEVATION
SCALE 1/4" = 1'-0" (NORTHEAST)



REAR ELEVATION
SCALE 1/8" = 1'-0"



B / A-7 COURTYARD ELEVATION
SCALE 1/4" = 1'-0" (SOUTHWEST)



LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"

SCALE BAR
0' 4' 8' 12' 16' 20'

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YALE
4/21/2016
PT Kim
1/4" = 1'-0"

A-7