



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:

Architectural Control/William Hagman/8 Homewood Place:

Request for architectural control to modify an existing parking lot in order to construct an outdoor patio with seating on a lot in the C-1 (Administrative and Professional District, Restrictive) zoning district. The new patio would replace seven parking spaces, where 106 parking spaces are required, and 109 parking spaces would remain.

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.

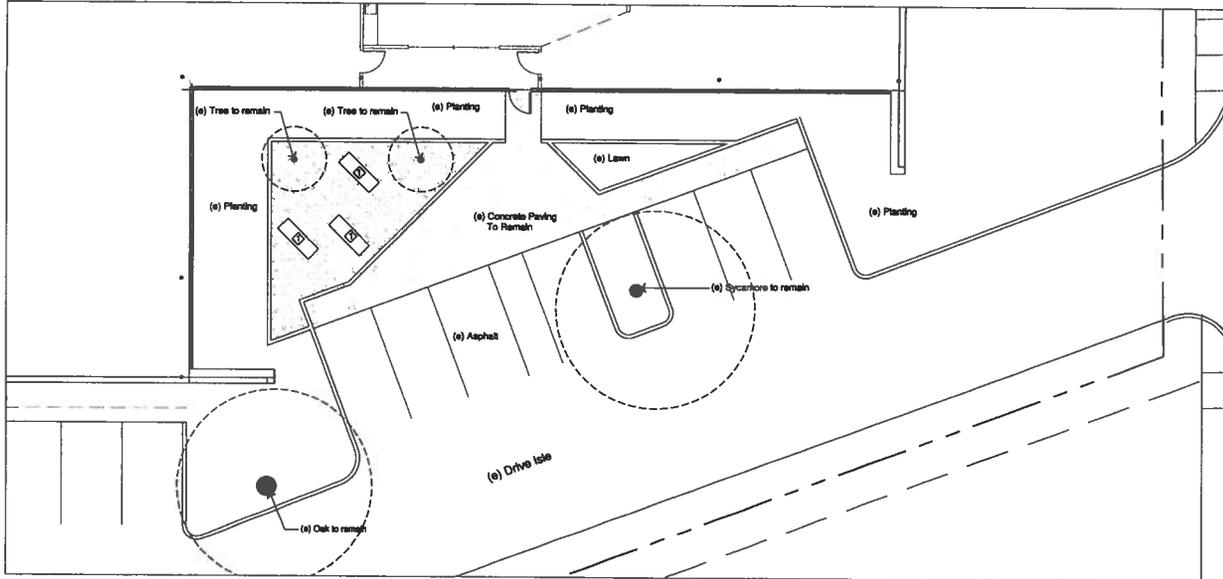
The project file may be viewed by the public on weekdays between the hours of 7:30 a.m. and 5:30 p.m. Monday through Thursday and 8:00 a.m. to 5:00 p.m. on Friday, with alternate Fridays closed, at the Community Development Department, 701 Laurel Street, Menlo Park, California.

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.

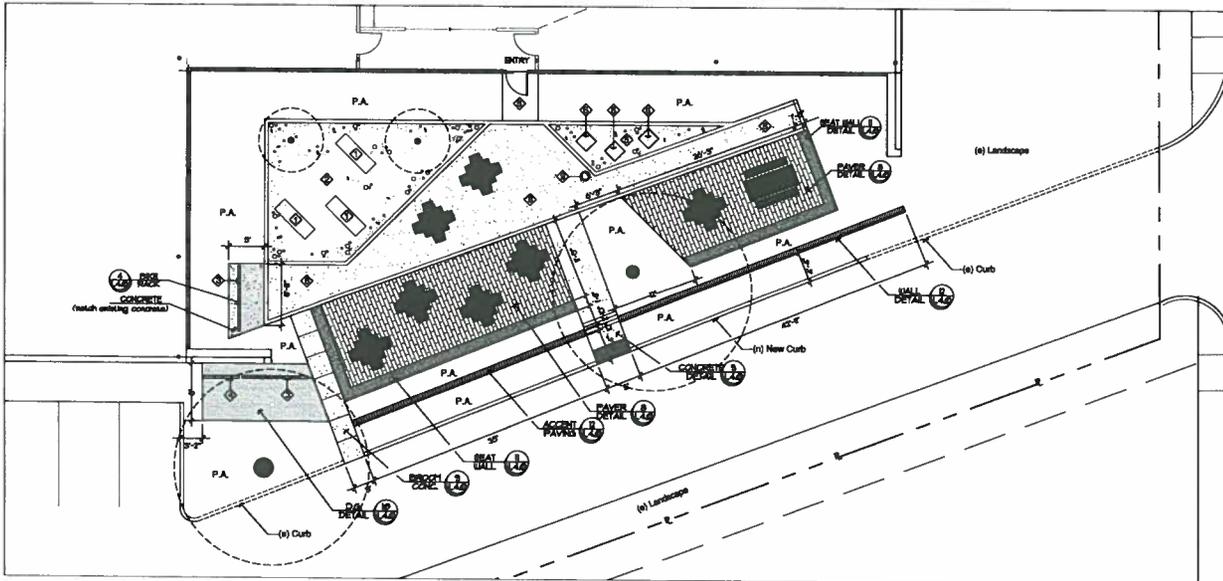
If you have any comments or questions on this proposal, please call Kaitie Meador, Associate Planner, at (650) 330-6731 or email her at kmmeador@menlopark.org. The Planning Division encourages submittal of comments and questions by February 8, 2017 in order for staff and the applicant to fully consider 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.





EXISTING SITE CONDITIONS



NEW PATIO LAYOUT

LAYOUT NOTES

1. FOR ADDITIONAL INFORMATION SEE LANDSCAPE DETAILS AND SPECIFICATIONS.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (MIN. 2% SLOPE).
3. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
4. ALL GRADING AND DRAINAGE IS DESIGN AND BUILD.
5. THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MAY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS.
6. ALL DIMENSIONS ARE TO BE TAKEN FROM FACE OF CURBS, FACE OF WALLS, AND FACE OF BUILDINGS UNLESS OTHERWISE NOTED ON PLANS.
7. (P.A.) INDICATES PLANTING AREA.
8. CONTRACTOR SHALL KEEP EXISTING SITE DRAINAGE PATTERNS.
9. PRIOR TO ANY DIGGING, CALL UNDERGROUND SERVICE ALERT.

LAYOUT LEGEND

- P.A. — INDICATES PLANTING AREA
- (●) — EXISTING TREE TO REMAIN

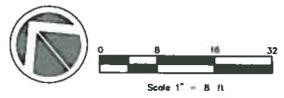
KEY LEGEND

- ◊ EXISTING STONE BENCH TO REMAIN
- ◊ EXISTING GRAVEL TO REMAIN
- ◊ NEW BENCH RACK
- ◊ NEW BENCH RACK
- ◊ NEW GRAVEL AREA (LAWN TO BE REMOVED)
- ◊ 2x4 STONE BENCHES (NEW)
- ◊ NEW SITE FURNITURE (NOT IN CONTRACT)
- ◊ EXISTING CONCRETE TO REMAIN
- ◊ EXISTING LIGHT POLE TO REMAIN

RECEIVED

NOV 15 2016

CITY OF MENLO PARK BUILDING



PATIO PROJECT

8 HOMEWOOD MENLO PARK, CA

DATE	BY



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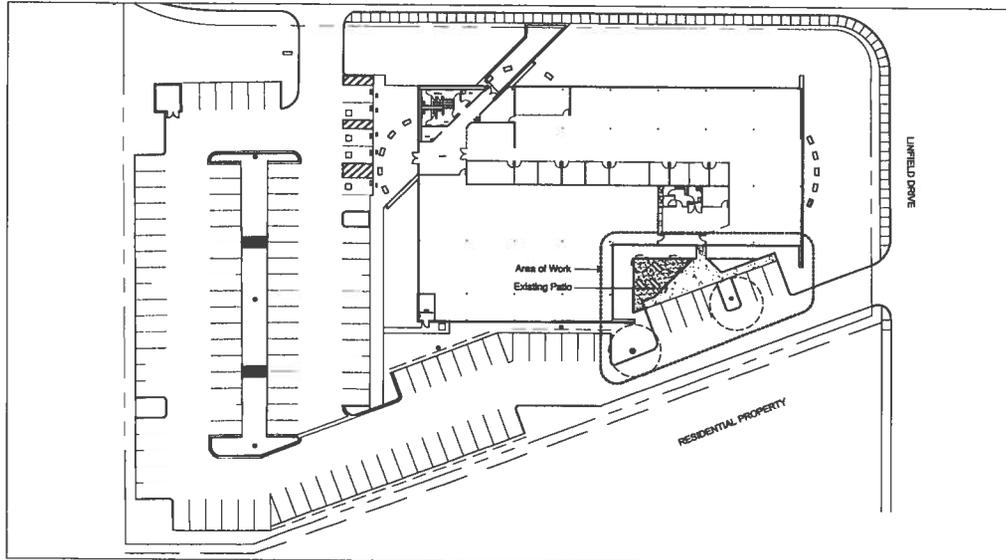
Approved	JLR
Drawn	DS
Project No.	14.37
Scale	1"=8'
Issue Date	10-20-16



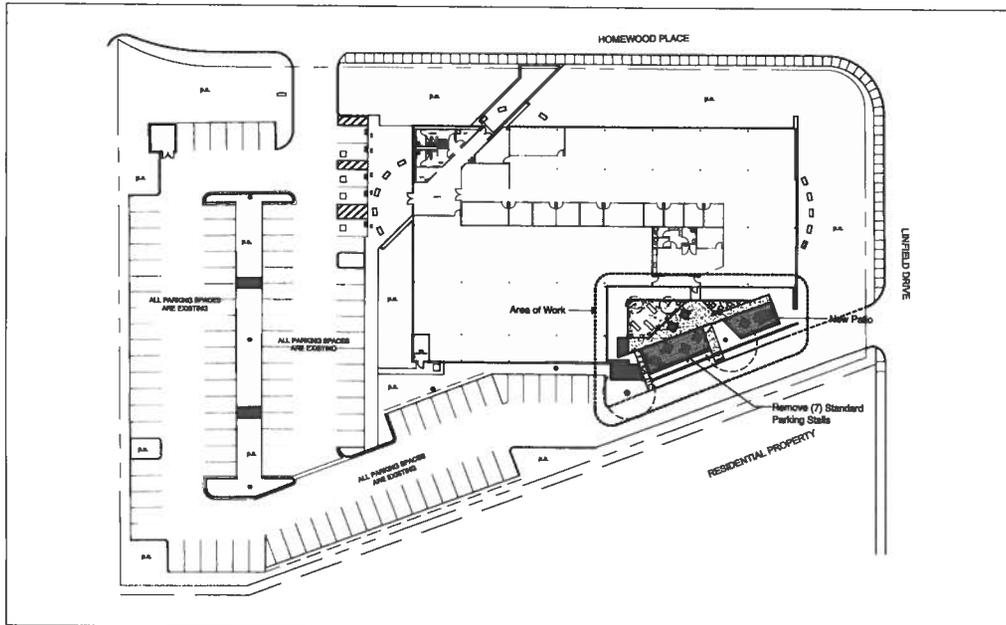
LANDSCAPE LAYOUT PLAN

L1.0

Sheet of



EXISTING SITE CONDITIONS



NEW PATIO LAYOUT

PROJECT DATA:

APN: 082-421-010

SITE AREA: 2.02 ACRES

ZONING: C-1

EXISTING BUILDING AREA: (GROSS TOTAL) : 21,139 S.F. - NO INCREASE IN AREA.

ALLOWABLE AREA TABULATION

PER 2001 CBC TABLE 5B B OCCUPANTS V-N TYPE
 CONSTRUCTION ALLOWABLE AREA 6,000 S.F.
 PER 2001 CVC SECTION 505.3 AREA MAY BE TRIPLE WITH INSTALLATION OF FIRE SPRINKLERS - ALLOWABLE AREA 24,000S.F.
 EXISTING BUILDING = 21,139 S.F.

TOTAL BUILDING: 21,139 S.F. < 24,000 S.F. ALLOWED: OK

CONSTRUCTION TYPE V-N SPRINKLED
 OCCUPANCY TYPE GROUP B
 FIRE SPRINKLERS REQUIRED YES
 APPLICABLE CODES: 2001 CALIFORNIA BUILDING CODE (1997 UBC)
 2001 CALIFORNIA FIRE CODE (1997 UFC)
 2001 CAC, T-24 HANDICAPPED ACCESS

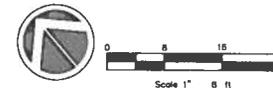
PARKING SUMMARY:

OFFICE USE:
 PARKING REQUIRED: 5/1,000 S.F. = 106
 EXISTING PARKING PROVIDED: 116 STANDARD SPACES - 5 ACCESSIBLE SPACES
 PROPOSED PARKING PROVIDED: 109 STANDARD SPACES - 5 ACCESSIBLE SPACES

LAYOUT LEGEND

P.A. -- INDICATES PLANTING AREA

EXISTING TREE TO REMAIN



811
 Know what's below.
 Call before you dig.



REED ASSOCIATES
 LANDSCAPE ARCHITECTURE
 477 SOUTH TAFTS STREET
 BLENDALE, CALIFORNIA 92606
 TEL 949-451-1111 FAX 949-451-1111
 WWW.REEDASSOCIATES.COM

PATIO PROJECT

8 HOMEWOOD
 MENLO PARK, CA

DATE	BY



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APPROVED	DATE	REVISION

Project No. 15237 Issue Date 10-30-04

Scale 1" = 8'



SITE LAYOUT PLAN

L1.1

Sheet of



REED ASSOCIATES
LANDSCAPE ARCHITECTURE
477 SOUTH TAMPA STREET
SANTA ANA, CALIFORNIA 92705
Tel: 949-441-1818 / Fax: 949-441-1822
Web: www.reedassoc.com / Email: reed@reedassoc.com

PATIO PROJECT

8 HOMEWOOD
MENLO PARK, CA

DATE	DS



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Approved: **RJB**
Drawn: **DS** Rechecked: **PA**
Project No.: 15-07
Scale: 1"=8'
Issue Date: 10-25-11
Sheet: 1 of 1

The Hagman Group

LANDSCAPE PLANTING PLAN

L3.0

PLANT NOTES

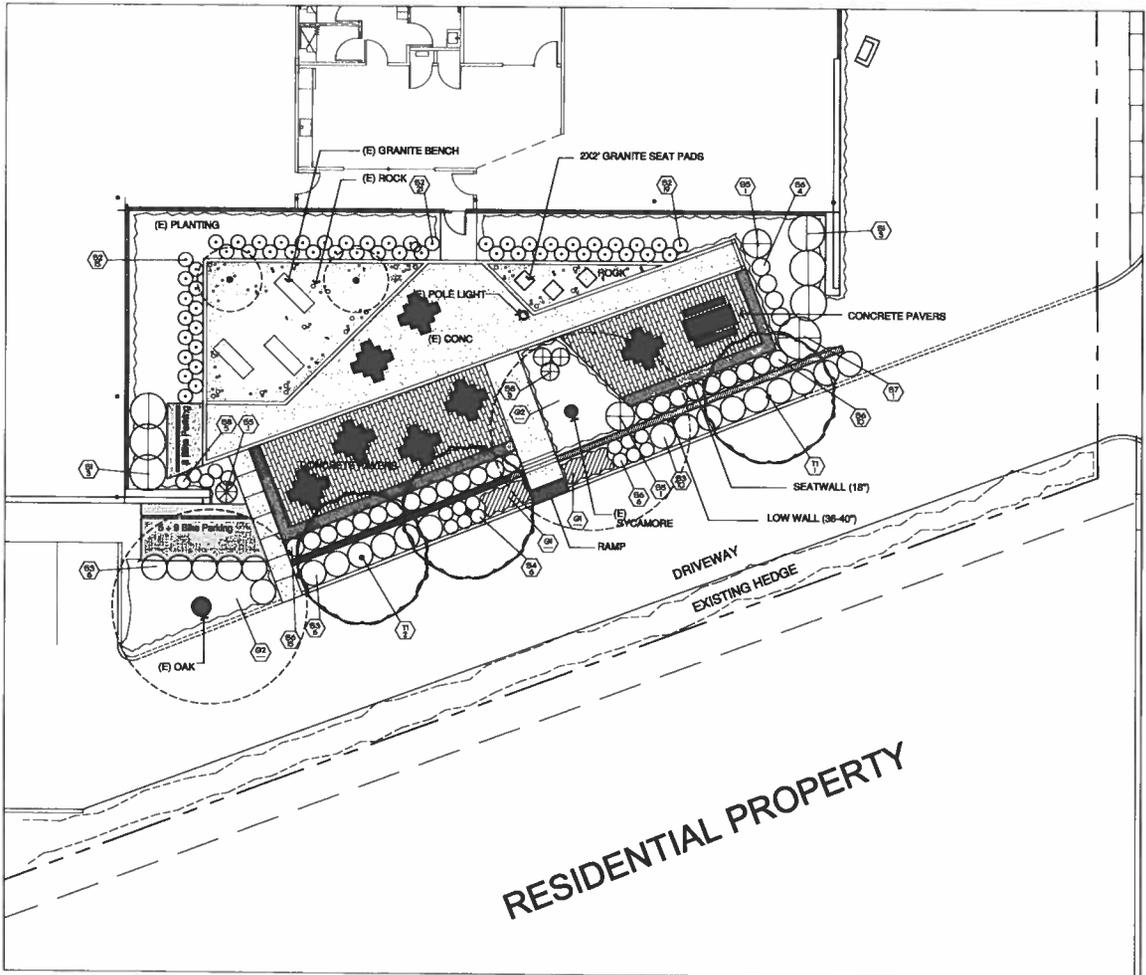
1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN QUANTITIES SHOWN IN THE LEGEND ARE FOR CONFORMANCE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUNDCOVERS IN STABLE AREAS AS NOTED, USE TRIANGULAR SPACING.
4. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
5. THERE WILL BE NO MATTERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
6. ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 4% SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 4% SLOPE.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS OR LAWN.
8. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
9. REMOVE SITE TO BE SOON GRASSY BY THE GROUND CONTRACTOR TO WITHIN AS LANDSCAPE AREAS.
10. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES OR OTHER RELATED TO REMAIN AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS OWNERS RISK.
11. THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MAY CONFLICT WITH THE WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
12. REFER TO CIVIL ENGINEERS PLANS FOR OVERALL SITE GRADING AND DRAINAGE.
13. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT - 1-800-475-2600.

PLANT SYMBOLS

- ⊗ INDICATES PLANT KEY
- ⊙ INDICATES PLANT QUANTITY

PLANT LIST:

UNZ IDENTICAL NAME	IDENTICAL NAME	QTY	SIZE	REMARKS	SCALE
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