



## MEMORANDUM

**Date:** 1/13/2017  
**To:** Planning Commission  
**From:** Kaitie Meador, Associate Planner  
**Re:** 755 & 763 Cambridge Avenue – 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. As is described in more detail later, any Planning Commissioner may request that the item be added to the agenda of the next Planning Commission meeting for further discussion.

### **Background**

On October 19, 2015, the Planning Commission unanimously approved a Use Permit application at 755 and 763 Cambridge Avenue to demolish two single-family dwelling units and to construct two two-story, single-family dwelling units on a substandard lot with regard to lot width in the R-2 (Low Density Apartment) zoning district. The project included a request for excavation within the right side setback for basement lightwells. The Planning Commission staff report with approved plans and meeting minutes are available through the links provided below.

### **Staff report**

<http://menlopark.org/DocumentCenter/View/8400>

### **Minutes**

<http://www.menlopark.org/AgendaCenter/ViewFile/Minutes/10192015-2634>

Following the use permit approval, the applicant submitted a building permit application on January 4, 2016, and the permit was issued on August 22, 2016. Construction of the residences is currently underway.

### **Proposed Revisions**

The applicant is requesting to modify the approved elevations (Attachment A) by comprehensively changing the type of windows/doors on both residences on the property. The proposed windows/doors would change from simulated divided lite with interior/exterior grids to windows/doors with no grids. Many of the proposed windows/doors would feature slight size changes including changes in shape. Several arched windows/doors would be changed to rectangle frames. The proposal also includes the removal of a ground-level terrace and ornamental iron railing on the front elevations. The applicant states that the proposed changes would accommodate standard size windows/doors and create better proportions on the elevations. The applicant has submitted a project description letter and revised elevations, included

as Attachments B and C, respectively.

### **Staff Review**

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

- The modifications to the windows would not affect the overall integrity of the architectural design, and would not result in greater privacy impacts to neighbors, since the windows would all have comparable sizes and sill heights.
- The proposed windows without girds are compatible with the approved Tuscan southwestern architectural style, and the windows would be consistent throughout the residences.
- Architectural interest would be maintained by the stained wood headers, window shutters, and solid wood stained front door.
- The project modification meets all development regulations in the R-2 zoning district with respect to setbacks, height, daylight plane, floor area limit, and building coverage.

### **Planning Commission Review**

If any member of the Commission would like to discuss the changes to the plans described above at the January 23, 2017 Planning Commission meeting, please notify staff no later than **5:00 p.m. on Tuesday, January 17, 2017**. 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 January 23, 2017 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 Kaitie Meador at [kmmeador@menlopark.org](mailto:kmmeador@menlopark.org).

### **Attachments**

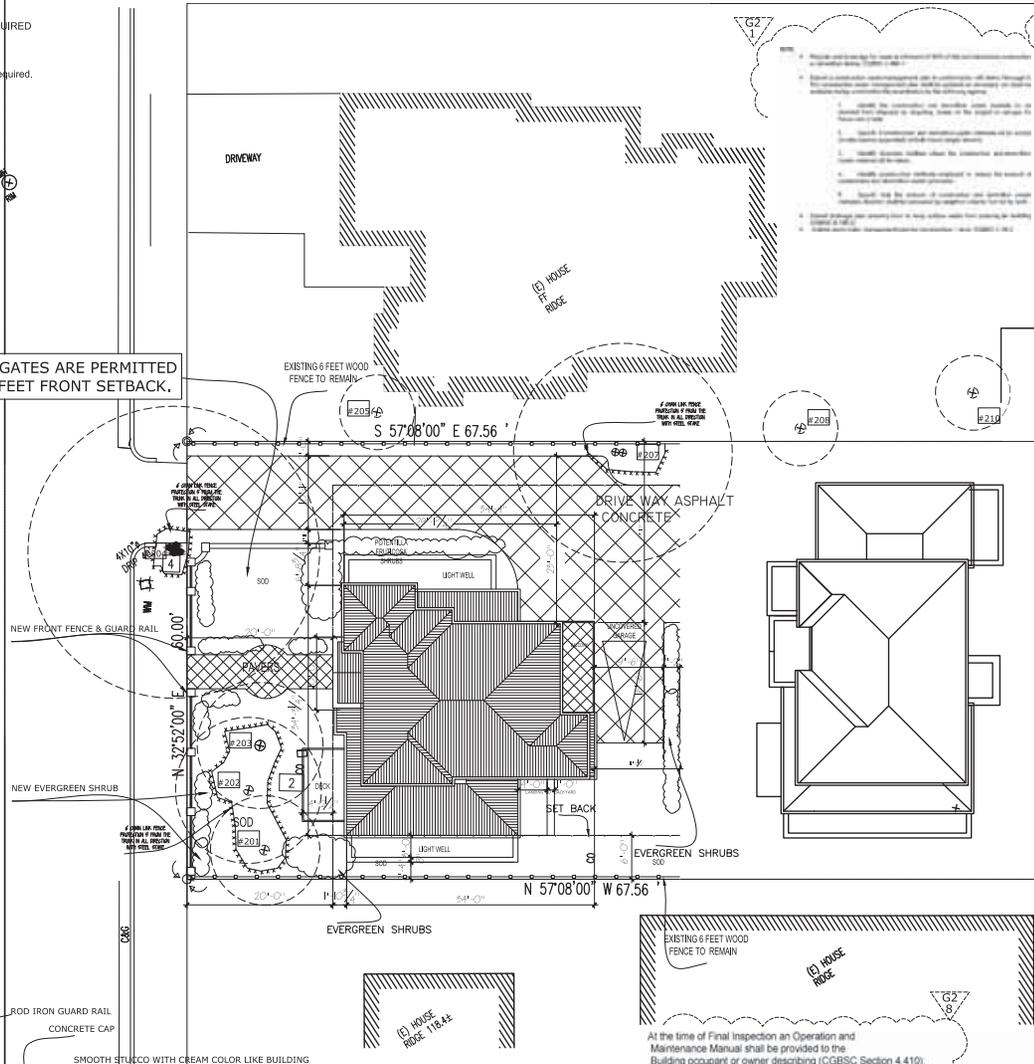
- A. Approved Elevations
- B. Project Description Letter
- C. Revised Elevations

REQUEST FOR ALTERNATE:

\*AUTOMATIC SPRINKLER SYSTEM IS REQUIRED the resident shall be provided with NFPA 13 D sprinkler system, coverage area will be expanded to include all accessible attic areas, bathrooms, pantries, and closet area. A remote inspectors test and A 4 head calc is required, exterior alarm bell and interior alarm.

\* NO AUTO GATES ARE PERMITTED WITHIN 20 FEET FRONT SETBACK.

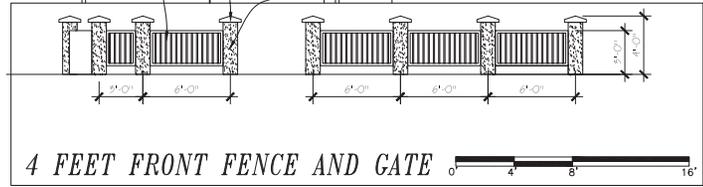
CAMBRIDGE AVE.



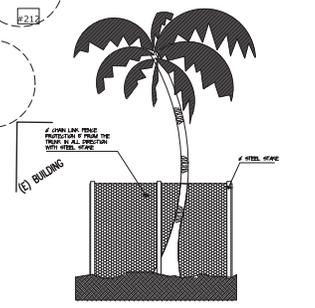
Arborist Note : Tree Replacement: trees 206&209 are heritage tree will removed and will be replaced with two # 24 container Silver Linden according to L-1 sheet

Tree Species	Quantity	DBH (inches)	Height (feet)	Notes
Tree species (Tree purpose)	200	18	40	
Tree (2 weather bracket)	200	18	40	
Branch cut (Pine or other)	200	18	40	
Herbaceous Lumper (Limonium/Phormium)	200	8	27	
Bay Laurel (Laurus nobilis)	200	20	40	TO BE REMOVED & REPLACED
Avocado (Persea americana)	207	10	40	
Juniper (Juniperus sp.)	208	8	20	
Laurel (Phoradendron)	209	25	30	TO BE REMOVED & REPLACED
Shrub (Lonicera)	210	10	30	
Prostrata group (Phlox paniculata)	211	10	30	
Coast Redwood (Sequoia sempervirens)	212	24	50	
Laurel (Phoradendron)	213	8	10	
Avocado (Persea americana)	214	8	20	
Herbaceous (Phlox paniculata)	215	12	10	TO BE REMOVED
Laurel (Phoradendron)	216	12	10	TO BE REMOVED

NOTE : FOR ALL NEW TREES AND PLANTS TYPES WHICH HAS BEEN ADDED TO THE PROPOSED SITE PLAN, PLEASE SEE L-1 SHEET.



ALLOWABLE FLOOR AREA FOR TWO STORY STRUCTURE :  
 FLOOR AREA LIMIT ( FAL)40% X 8107 = 3242.8 sqf /2(FOR EACH HOUSE)=1621.4 S.F  
 SECOND FLOOR FAL 15% X 8107 = 1216.05 s.f/ (2 FOR EACH HOUSE) = 608.025 S.F  
 FIRST FLOOR MAXIM 3242.8-1216.05 = 2026.75 (FOR EACH HOUSE) /2 =1013.375 S.F  
 MAX LOT COVERAGE %35 X 8107 = 2837.45 S.F > 2021.11 S.F+143.78=2164.89  
 PARKING: ONE COVERS / ONE UNCOVERED PER HOUSE



TREE PROTECTION  
 PROPOSED SITE PLAN  
 LANDSCAPE PLAN



REVISIONS

No.	Date	BY
1	03/31/2016	B/N

**BNC**

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PROJECT ADDRESS:  
 755 CAMBRIDGE AVENUE  
 MENLO PARK  
 CA 94025

SHEET TITLE:  
**PROPOSED  
 SITE PLAN**

Date: 12/18/15  
 Scale: 1/8" = 1'  
 DESIGN BY: B. NEMATI  
 APPROVED BY: B. NEMATI  
 Sheet No.:  
**A-2**  
 Job No.: 106

**FIRE BLOCKING NOTE: (R 302.11 CRC)**

R302.11 Fire blocking. In combustible construction, fireblocking shall be provided to prevent the spread of fire through openings (both vertical and horizontal) and to form an effective fire barrier between stories and between a room and the roof. Fireblocking shall be provided in wood-frame construction in the following locations:  
 A. In concealed spaces of stud walls and partitions, including framed spaces and unframed walls of studs or masonry walls, as follows:  
 1. Vertically at the ceiling and floor levels.  
 2. Horizontally at the interior and exterior walls.  
 3. At all intersections between concealed vertical and horizontal spaces such as at window sills and over the top of windows.  
 4. In concealed spaces between stair stringers at the top and bottom of the run. Fireblock spaces under stairs shall comply with Section R302.11.4.  
 5. At openings around vents, pipes, stacks, cables and wires at ceiling and floor level with an approved material to meet the fire rating.  
 6. In concealed spaces of combustion. The material filling the annular space shall be required to meet the ASTM E-817 requirements.  
 For the fireblocking of chimneys and fireplaces, see Section R303.3.1. Fireblocking of chimneys shall be installed in accordance with the fireblocking and separation.  
 R302.11.1 Fireblocking materials. Except as provided in Section R302.11.1, fireblocking shall be installed in accordance with the following methods:  
 1. Cast-in-place (12.7 mm) gypsum board.

**NOTES:**

- A- HANDRIP PORTION OF HANDRAIL SHALL BE NOT LESS THAN 5'-4" OR MORE THAN 2" IN CROSS-SECTION. DIMENSION NO SHARP CORNER, 2007 CBC 1012 AND AT A HEIGHT OF 34" TO 38" ABOVE FINISH. EXTEND CONTINUOUSLY FROM TOP TO BOTTOM RISE, AND TERMINATE AT NEVEL POSTS OR RETURN TO WALL. CBC 1012
- B- A MINIMUM 100 SQUARE INCHES MAKE-UP AIR FOR LAUNDRY ROOM UTILIZING CIRCULATING SUCH AS LOUVERED OPENINGS IN DOORS ARE REQUIRED. CBC 1004.2
- C- AN ACCESSIBLE FIRE PLACE SHUT-OFF VALVE (IN ADDITION TO ANY VALVE ON THE APPLIANCE) SHALL BE LOCATED WITHIN THREE FEET OF THE APPLIANCE. CPC 1211.16.
- D- PROVIDE CLOTHES DRYER VENTURE EXHAUST DUCT (MINIMUM 4" DIAMETER) TO THE OUTSIDE AND EQUIP WITH A BACK-DRAFT DAMPER, EXHAUST CLOUT LENGTH LIMITED AS FOLLOWS. CBC 504.3.
- E- WHERE A 4 OR MORE WATER CLOSETS ARE INSTALLED, THE BUILDING DRAIN SHALL BE A MINIMUM 4 INCHES DIAMETER.
- F- WATER-RESISTANT GYPSPUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATH TUB. CBC 1203.2
- G- DIMENSION OF UPPER ROOF OVERLOOK TO P.L. MORE THAN 24" MINIMUM DISTANCE THAT MENTIONED IN CBC SECTION 704.2
- H- IT SHOULD BE 30-INCH MIN. CLEAR SPACE AT THE WATER CLOSET, EXTENDING AT LEAST 24 INCHES IN FRONT. CPC SECTION 407.6

**NOTE:**  
 At the time of Final Inspection an Operation and Maintenance Manual shall be provided to the building occupant or owner describing (CGBCS Section 4.410):

**NOTE:**  
 The mechanical ventilation system will be provided with a minimum 90-minute for continuous ventilation. Further, be sure to specify that the ventilation air from this space shall be exhausted directly to the outside. CBC 9303.3

**NOTE:**  
 THAT ALL WINDOW GLASSES ARE DOUBLE GLAZED AND THE AREA

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**ENVIRONMENTAL QUALITY (CGBCS DIV 4.5)**  
 product certification and specification to show compliance with Green Code  
 1. Gas fireplace shall have a direct-vent sealed combustion type. All registers, woodstoves or pellet stoves shall comply with UL EPA Phase 2 listing (CGBCS 4.503.1).  
 2. At the time of rough installation or during storage on the construction site and from start of the heating and cooling equipment, all ducts and other related air distribution components shall be covered with tape, plastic, or other methods acceptable to reduce the amount of dust or debris which may collect in the systems. (CGBCS 4.304.1)  
 3. Note on green list of adhesives, sealants, caulking, joint compounds, etc. used and the VOC content. VOC limits shall be according to CGBCS Sections 4.604.2.8.

**FOUNDATION**  
 1. Concrete slab foundation shall have a vapor retarder and a capillary break (e.g. 4-inch thick layer of 1/2 inch of clean aggregate with a vapor barrier) (CGBCS 4.205.2.1).  
**STUCCO FINISH NOTE:**  
 exterior stucco is a 3-coat system, 7/8 inch minimum thick, has two layers of Grade D paper under stucco where occurs over plywood sheathing, and has 26 gauge galvanized weep screed at foundation plate tie at least 4" above grade (or 2 inches above concrete or paving). CRC R703.6.2, R703.6.2.1 and R703.6.3

**NATURAL VENTILATION NOTE:**  
 All operable size of natural ventilation by means of an opening (i.e., window, operable skylight, etc.) with an area of not less than 4% of the floor area being ventilated. CRC R303.1  
**LIGHT WELL NOTE:**

A. Minimum horizontal area of the window well shall be 5.7 sq. ft. with a minimum dimension of 36" and the area of the window well shall allow the emergency escape and rescue opening to be fully opened. CRC R310.2  
 B. The window well with a vertical depth of more than 44" shall be equipped with an approved permanently affixed ladder or steps. Ladders or rungs shall have an inside width of at least 12" shall project at least 3" from the wall and shall be spaced not more than 18" on center vertically for the full height of the window well. Further the ladder or steps shall not encroach into the required dimensions of the window well by more than 6". In no case shall the ladder or steps obstruct the emergency escape and rescue opening window/well, but the ladders or steps required at these locations are exempt from the stairway requirements of CRC R310.2 and R312.2.1

**GLAZING TEMPERED NOTE:**  
 For Safely all glazing at: (1) windows adjacent to and within 24" of either edge of a door; (2) within 60" above a bath tub/shower standing surface; (3) windows greater than 8-sq. ft. and closer than 18" to the floor; and (4) within 5-ft. of a pool or spa water's edge to be tempered. CRC R306.4

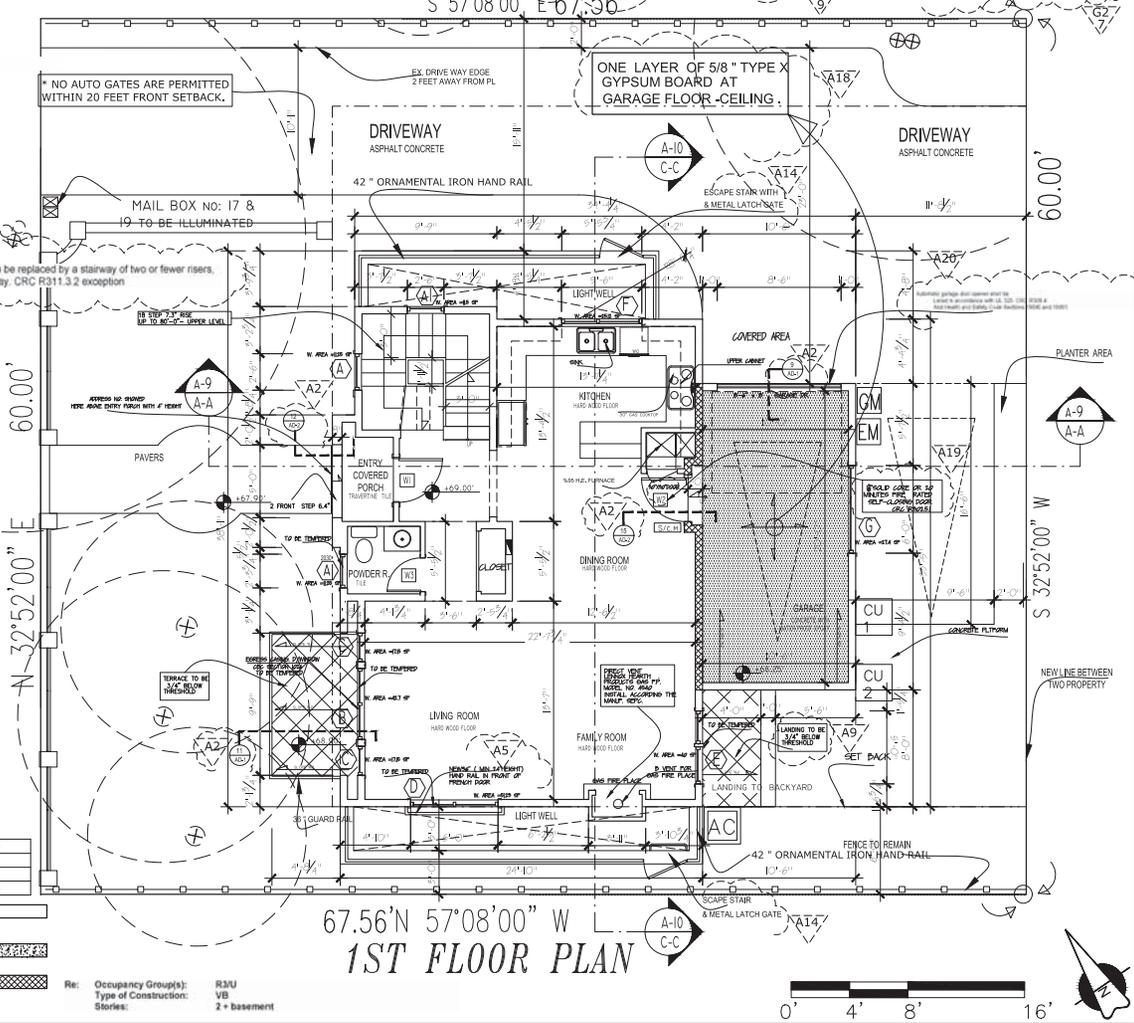
**EGRESS NOTE:**  
 Net clear opening of 5.7-sq. ft., a minimum net clear opening height of 24", a minimum net clear opening width of 20" at sill height no more than 44" above the finish floor (CRC R310.1, R310.1.1, R310.1.2 and R310.1.3)

**INDOOR WATER USE**  
 Show on plan compliance with water efficiency and conservation that requires 20% saving in potable water-using as a base line (Table 4.302.1)  
 Under the prescriptive use a minimum flow rate as follows:  
 Showerheads: 2.0 gallon per minute (gpm) @ 80psi  
 Lavatory faucet: 1.5 gpm @ 80psi  
 Kitchen and utility faucets: 1.5 gpm  
 Water closet: 1.2 gallons per flush  
 As an alternative to prescriptive compliance, provide calculations to demonstrate 20% saving (CGBCS, System # R311.4)

**NATURAL LIGHT SOURCE NOTE:**  
 All type and size of natural light source (i.e., window, skylight, etc) with an area of not less than 8% of the floor area of the room served. CRC R303.1

**NOTE:**  
 At the time of Final Inspection an Operation and Maintenance Manual shall be provided to the building occupant or owner describing (CGBCS Section 4.410):

- M- MINIMUM 36" DEEP LANDING OUTSIDE EXTERIOR DOORS AND 18" NOT MORE THAN 1" LOWER THAN THRESHOLD. CBC 1008.14 AND 1008.15
- N- USE 5/8" GYPSUM BOARD FOR THE SEPARATION WALL BETWEEN GARAGE AND ADJACENT AREA AND 1/2" WALL OVER EXPOSED GARAGE SPACE UNDER STAIR. CBC 1009.3.3-CBC 1009.1
- O- PROVIDE GUARD RAIL IS REQUIRED ON THE OPEN SIDE OF STAIR WAY AT A HEIGHT OF 34" TO 38" AND SHALL HAVE INTERMEDIATE RAILS SPACED SUCH THAT A SPHERE 40 1/2" IN DIAMETER CANNOT PASS THROUGH. CBC 1013.2, 1013.3
- P- PROVIDE HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH OF STAIRWAY 4-1/2" AND SHALL PROVIDE 1/2" SPACE BETWEEN THE WALL AND HANDRAIL. DETAIL NO. 5
- Q- PROVIDE ESCAPE OPENING HAS A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. MINIMUM NET CLEAR OPENING HEIGHT OF 24" AND MINIMUM NET CLEAR OPENING WIDTH AT A HEIGHT OF 34" TO 38" AND SHALL HAVE INTERMEDIATE RAILS SPACED SUCH THAT A SPHERE 40 1/2" IN DIAMETER CANNOT PASS THROUGH. CBC 1013.2, 1013.3
- R- MINIMUM NET CLEAR OPENING NOT MORE THAN 44 INCHES ABOVE THE FLOOR AND OPENS DIRECTLY TO STREET, PUBLICALLY YARD OR COURT THAT OPENS TO PUBLIC WAY
- S- FORCED AIR FURNACE WITH 92% HIGH EFFICIENCY SHALL BE INSTALLED TO MAINTAIN MIN. 68 DEGREE F INDOOR TEMPERATURE.
- T- ALL SHOWER AND TUB WALLS SHALL BE PROVIDED WITH A SMOOTH NON-ABSORBENT SURFACE OVER A MOISTURE RESISTANT 1/2" LAYER GRADE OR FELT PAPER UNDERLAYMENT.
- U- 3/4" DIA STEEL BOLLARDS BOLTED TO 18" FURNACE PLATFORM FOR PROTECTION FROM VEHICULAR
- V- SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.



NO.	NAME	NO. EXHIBIT	NO. THE NAME (ISSUED)
1	NO. OF WINDOW	144	
2	SHOWERHEAD	160	
3	THE SHOWER SOURCE	174	171

**REGULAR WALL**  
 CONCRETE WALL  
 ONE HOUR RATED WALL  
 CBC SECTION 704.1 TABLE 602

Re: Occupancy Group(s): R3U  
 Type of Construction: VB  
 Stories: 2 + basement



**REVISIONS**

No.	Date	BY
1	03/31/2016	B/N

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PROJECT ADDRESS:  
 755 CAMBRIDGE AVENUE  
 MENLO PARK  
 CA 94025

SHEET TITLE:  
**APPROVED**  
**1ST FLOOR**

Date: 12/18/15  
 Scale: 1/4" = 1'  
 DESIGN BY: B. NEMATI  
 APPROVED BY: B. NEMATI  
 Sheet No.: **A-3**  
 Job No.: 106







DOOR SAMPLE



VENEER STONE SAMPLE



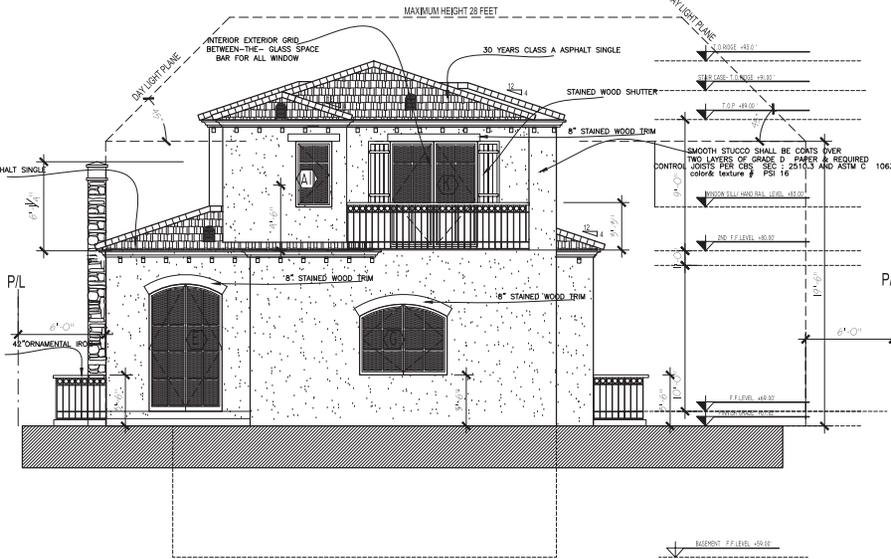
GARAGE DOOR SAMPLE



STAIN WOOD TRIM SAMPLE FOR ELEVATION



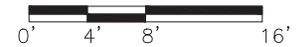
MAIN ELEVATION



REAR ELEVATION

**NOTE:**

NOTE: One Layer Of # 15 Felt For all New Roofs  
 All exterior walls shall be provided with 2 layer  
 grade D felt paper as underlay for weather resistance barrier



Re: Occupancy Group(s): R3U  
 Type of Construction: VB  
 Stories: 2 + basement

REVISIONS		
No.	Date	BY
1	03/31/2016	B/N

**B  
N  
C**

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PROJECT ADDRESS:  
 755 CAMBRIDGE AVENUE  
 MENLO PARK  
 CA 94025

SHEET TITLE:  
**APPROVED  
 ELEVATIONS**

Date: 12/18/15  
 Scale: 1/4" = 1'  
 DESIGN BY:  
 B. NEMATI  
 APPROVED BY:  
 B. NEMATI  
 Sheet No.:  
**A-6**  
 Job No.: 106

NOTE: One Layer Of # 15 Felt For all New Roofs

Re: Occupancy Group(s): R3/U  
 Type of Construction: VB  
 Stories: 2 + basement

REVISIONS		
No.	Date	BY
1	03/31/2016	B/N



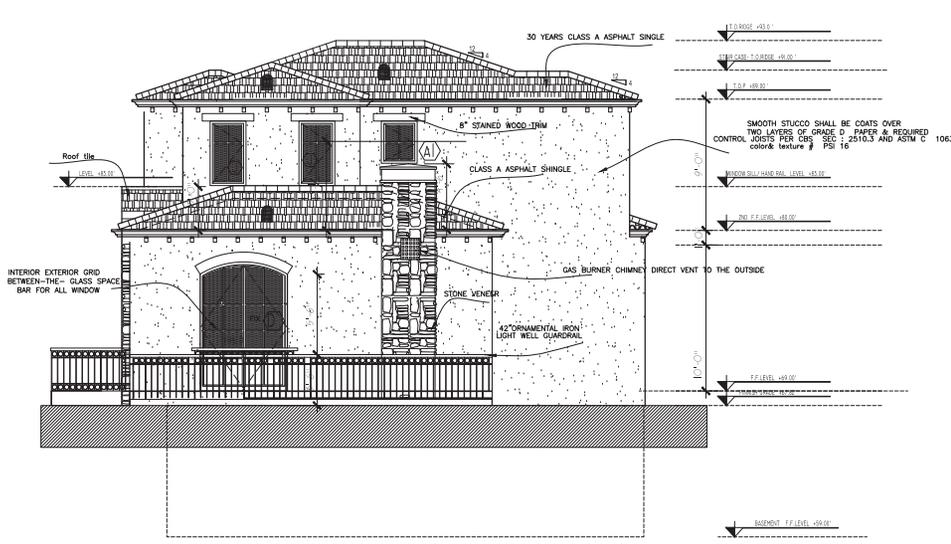
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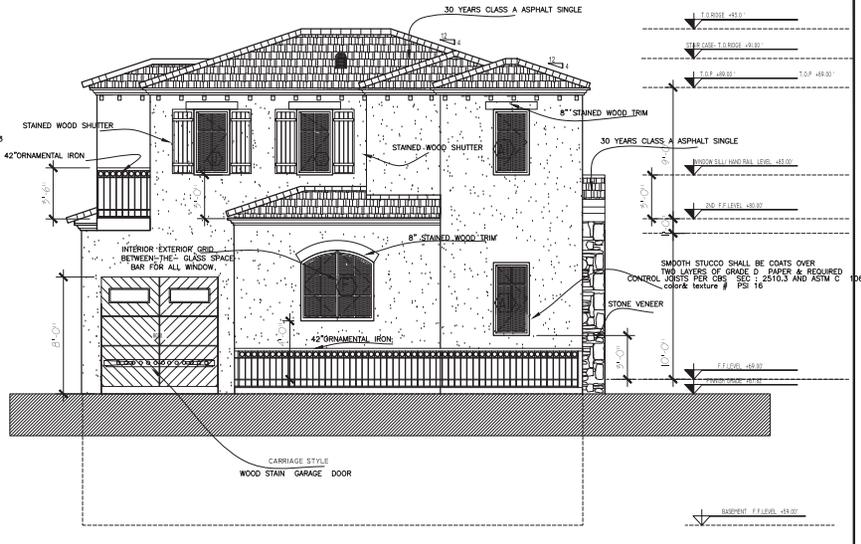
PROJECT ADDRESS:  
 755 CAMBRIDGE AVENUE  
 MENLO PARK  
 CA 94025

SHEET TITLE:  
**APPROVED  
 ELEVATIONS**

Date: 12/18/15  
 Scale: 1/4" = 1'  
 DESIGN BY:  
 B. NEMATI  
 APPROVED BY:  
 B. NEMATI  
 Sheet No. :  
**A-7**  
 Job No. : **106**



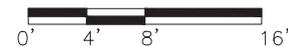
*RIGHT (SOUTH) ELEVATION*

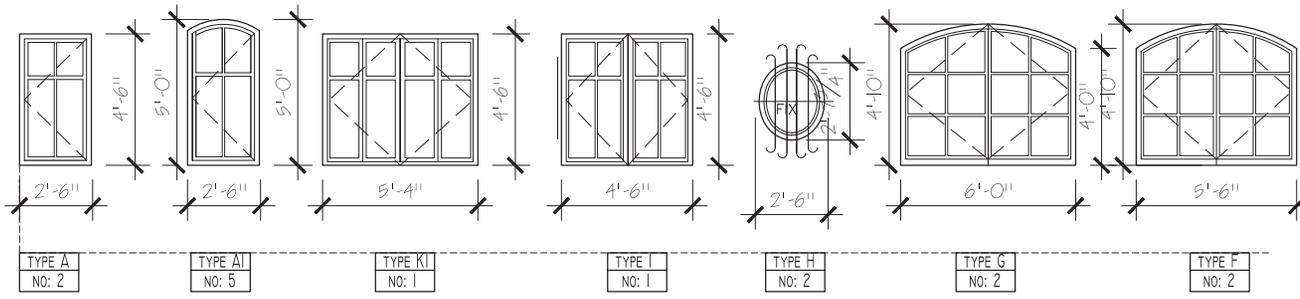


*LEFT (NORTH) ELEVATION*

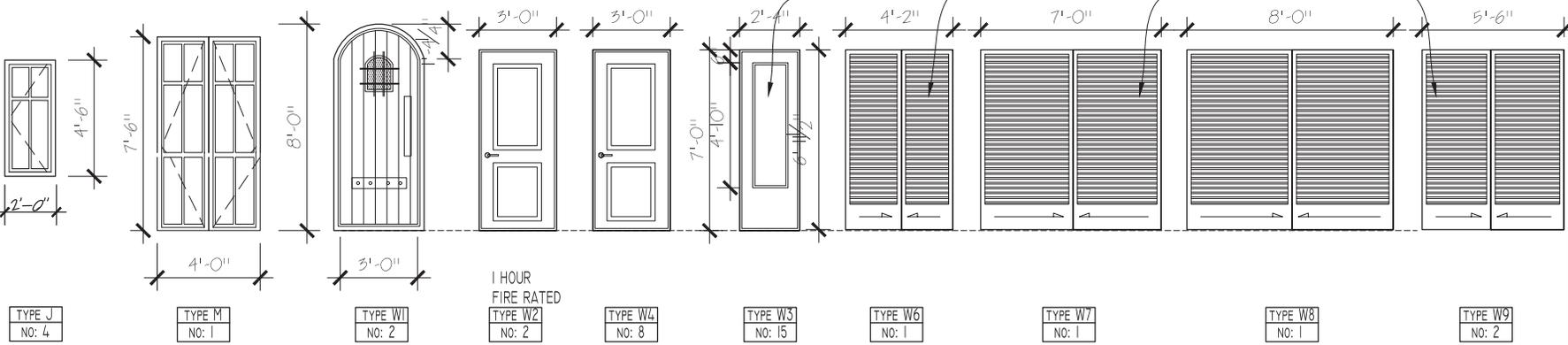
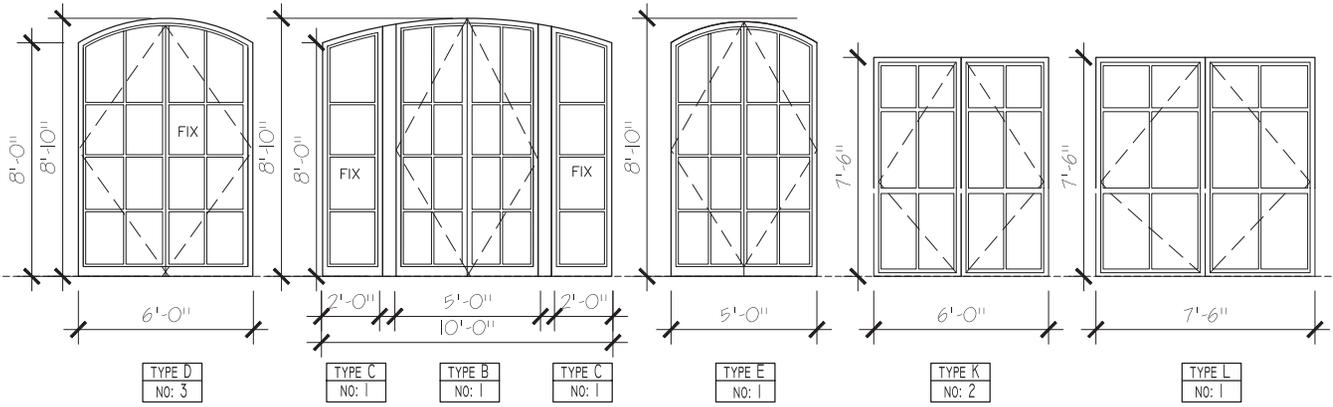
NOTE:

All exterior walls shall be provided with 2 layer grade D felt paper as underlay for weather resistance barrier





WINDOW	MARK		TEMPERED WINDOWS	OPERATION (FIXED) (CASEMENT) (SLIDING) (DOUBLE HANG)	QUANTITY	GLAZING	REMARKS
	W	H					
A	2'-6"	4'-6"		C	4	—	
AI	2'-6"	4'-6"		C	9	—	ROUND W.
B	5'-0"	8'-10"		C	2	—	ROUND W. TEMPERED
C	2'-0"	8'-0"		F	4	—	ROUND W. TEMPERED
D	6'-0"	8'-10"		C	3	—	ROUND W. TEMPERED
E	5'-0"	8'-10"		C	2	—	ROUND W. TEMPERED
F	5'-6"	4'-10"		C	2	—	EGRESS ROUND W.
G	6'-0"	4'-10"		C	2	—	ROUND W.
H	2'-6"	2'-8"		F	2	—	ELLIPSE W.
I	4'-6"	4'-6"		C	1	—	EGRESS
J	2'-0"	4'-6"		C	6	—	
K	6'-0"	7'-6"		C	5	—	TEMPERED
L	5'-4"	4'-6"		C	1	—	EGRESS
M	7'-6"	7'-6"		C	1	—	TEMPERED
N	4'-0"	7'-6"		C	2	—	



NOTE :  
 INTERIOR EXTERIOR GRID  
 BETWEEN-THE- GLASS SPACE BAR FOR ALL WINDOW

REVISIONS		
No.	Date	BY
1	03/31/2016	B/N

**B N C**

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PROJECT ADDRESS:  
 755 CAMBRIDGE AVENUE  
 MENLO PARK  
 CA 94025

SHEET TITLE:  
**APPROVED WINDOW & DOOR SCHEDULE**

Date: 12/18/15  
 Scale: 1/2" = 1'  
 DESIGN BY:  
 B. NEMATI  
 APPROVED BY:  
 B. NEMATI  
 Sheet No. :

**A-11**  
 Job No. : 106

Dear Mr. Rogers

We are very excited to let you know that projects at 755 Cambridge Avenue are moving forward.

By next week we would be reaching the framing stage of these two houses, and we have been working toward selecting our windows and doors.

Unfortunately, we have encountered a glitch in regards to window sizes, and we were advised by a few well-known companies such as Anderson, Pella, Millgard and Hurd to revisit and change our window sizes for better harmony and aesthetic results.

Apparently our window and door sizes, which were drawn by our architect, were nowhere near standard sizes and given the house sizes the windows and doors would give us a non-proportional outcome.

So we spent some time to view the newly built homes near our project and on Cambridge Ave. We have decided to revise our windows and doors in order to have a better harmonious look and be compatible with fresh new houses in our neighborhood. The below table demonstrates the new proposed changes.

We are providing you with new plans, and photos of similar windows and doors that are recently built on Cambridge Avenue and we hope these photos and plans are helpful in picturing the new design and outcome. Also we will submit the hard copies today.

Window Type	Approved Plans	Proposed Plans
A	Rectangle with Grid	Rectangle No Grid
A1	Arched w/grid,	Arched without/Grid, 6 inches shorter
I	Casement w/grid	Sliding without/grid
H	No changes	
G	Arched Casement w/grid,	Rectangle sliding No Grid, 2 inches taller
F	Arched Casement w/grid,	Rectangle sliding No Grid, 4 inches shorter
D	Arched Casement w/grid	Rectangle sliding No Grid, 46 inches shorter
C	Arched fixed w/grid	Arched Fixed without/grid, 22 inches shorter
B	Arched Casement w/grid	Arched Fixed without/grid, 22 inches shorter
E	Arched inswing w/grid	Rectangle inswing No Grid, 10 inches shorter
K	inswing w/grid	sliding No Grid, 6 inches taller
L	inswing w/grid	sliding No Grid, 6 inches taller
J	with Grid	Without Grid
M	Inswing w/grid	Fixed, without Grid, 30 inches shorter
W1	Arched top	Arched top, 6 inches wider

FIRE BLOCKING NOTE: (R 302.11 CRC)

R302.11 Fire Blocking. In combustible construction, fireblocking shall be provided to fill or block all wall and ceiling openings (both vertical and horizontal) and to form an effective fire barrier between stories and between a room and the roof. Fireblocking shall be provided in wood-frame construction in the following locations:  
 A. Unfinished spaces of stud walls and partitions, including furred spaces and unadorned ends of studs or joists, or soffits.  
 B. Vertical at the ceiling and floor levels.  
 C. Horizontal at the interior walls and ceiling.  
 D. At all connections between conventional vertical and horizontal spaces such as at wall, ceiling, and floor.  
 E. In covered spaces between stair stringers at the top and bottom of the run. Fireblock spaces under stairs shall be filled with fireblocking.  
 F. At openings around vents, pipes, cables and wires at ceiling and floor level with an approved material of fire-resistive rating.  
 G. In the case of wood-frame construction, the material filling the annular space shall be required to meet the ASTM E-817 requirements.  
 H. For the fireblocking of chimneys and fireplaces, see Section R303.3. Fireblocking of chimneys shall be installed in accordance with the fireblocking and separation.  
 I. R302.11 Fireblocking materials, except as provided in Section R302.11, Item 4, fireblocking shall consist of the following materials:  
 1. Cast-in-place (12.7 mm) gypsum board.

NOTES:

- A- HANDRIP PORTION OF HANDRAIL SHALL BE NOT LESS THAN 54" OR MORE THAN 2" IN CROSS-SECTION. DIMENSION NO SHARP CORNER, 2007 CBC 1012 AND AT A HEIGHT OF 34" TO 38" ABOVE NOSING. EXTEND CONTINUOUSLY FROM TOP TO BOTTOM RISER, AND TERMINATE AT NEVLE POSTS OR RETURN TO WALL. CBC 1012
- B- A MINIMUM 100 SQUARE INCHES MAKE-UP AIR FOR LAUNDRY ROOM UTILIZING CIRCULATING SUCH AS LOUVERED OPENINGS IN DOORS ARE REQUIRED. CMC 304.3.2
- C- AN ACCESSIBLE FIRE PLACE SHUT-OFF VALVE IN ADDITION TO ANY VALVE ON THE APPLIANCE SHALL BE LOCATED WITHIN THREE FEET OF THE APPLIANCE. CPC 1211.16
- D- PROVIDE CLOTHES DRYER VENTURE EXHAUST DUCT (MINIMUM 4" DIAMETER) TO THE OUTSIDE AND EQUIP WITH A BACK-DRAFT DAMPER, EXHAUST DUCT LENGTH LIMITED AS FOLLOWS, CMC 304.3
- E- WHERE 4 OR MORE WATER CLOSETS ARE INSTALLED, THE BUILDING DRAIN SHALL BE A MINIMUM 4 INCHES DIAMETER.
- F- WATER-RESISTANT GYP-SUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATH TUB (CBC 1203.2)
- G- DIMENSION OF UPPER ROOF OVERLOOK TO P.L. MORE THAN 24" MINIMUM DISTANCE THAT MENTIONED IN CBC SECTION 704.2
- H- IT SHOULD BE 30-INCH MIN. CLEAR SPACE AT THE WATER CLOSET, EXTENDING AT LEAST 24 INCHES IN FRONT (CBC SECTION 407.6)

- M- MINIMUM 30" DEEP LANDING OUTSIDE EXTERIOR DOORS AND RISER IS NOT MORE THAN 7-01" LOWER THAN THRESHOLD. CBC 1008.14 AND 1008.15
- N- USE 5/8" GYPSUM BOARD FOR THE SEPARATION WALL BETWEEN GARAGE AND HABITAT AREA AND 2" PLE WALL OVER TOP OF ENCLOSED GARAGE SPACE UNDER STAIR. CBC 1008.3.3-CBC 1009.1
- O- PROVIDE GUARD RAIL IS REQUIRED ON THE OPEN SIDE OF STAIR WAY AT A HEIGHT OF 34" TO 38" AND SHALL HAVE INTERMEDIATE RAILS SPACED SUCH THAT A SPHERE 40 1/2" IN DIAMETER CANNOT PASS THROUGH. CBC 1013.2, 1013.3
- P- PROVIDE HANDRAILS MAY PROJECT IN TO THE REQUIRED WIDTH OF STAIRWAY 4-12" AND SHALL PROVIDE 1/2" SPACE BETWEEN THE WALL AND HANDRAIL. DETAIL NO. 5
- Q- PROVIDE ESCAPE OPENING HAS A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. MINIMUM NET CLEAR OPENING HEIGHT OF 24" AND MINIMUM NET CLEAR OPENING WIDTH OF 20 INCH WINDOWS HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44 INCHES ABOVE THE FLOOR AND OPENS DIRECTLY TO STREET, PUBLICALLY YARD OR COURT THAT OPENS TO PUBLIC WAY
- R- FORCED AIR FURNACE WITH 92% HIGH EFFICIENCY SHALL BE INSTALLED TO MAINTAIN MIN. 68 DEGREE F INDOOR TEMPERATURE.
- S- ALL SHOWER AND TUB WALLS SHALL BE PROVIDED WITH A SMOOTH NON-ABSORBENT SURFACE OVER A MOISTURE RESISTANT 1/2" LAYER GRADE OR FELT PAPER UNDERLAYMENT.
- T- 3/4" DIA STEEL BOLLARDS BOLTED TO 16" FURNACE PLATFORM FOR PROTECTION FROM VEHICULAR
- U- SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.

NOTE:  
 At the time of Final Inspection an Operation and Maintenance Manual shall be provided to the building occupant or owner describing (CGBCS Section 4.410):

NOTE:  
 The mechanical ventilation system will be provided with a minimum 30-minute for continuous ventilation. Further, be sure to specify that the ventilation air from this space shall be exhausted directly to the outside. CRC R303.3

NOTE: THAT ALL WINDOW GLASSES ARE DOUBLE GLAZED AND THE AREA

- 1. ENVIRONMENTAL QUALITY (CGBCS DIV 4.5) product definition and specification to show compliance with Green Code
- 2. Gas fireplace shall have a direct-vent sealed combustion type. Any fireplace woodstove or pellet stove shall comply with U.S. EPA Phase II system (CGBCS 4.503.1)
- 3. At the time of rough installation or during storage on the construction site and until time start-up of the heating and cooling equipment, all ducts and other related air distribution components shall be covered with tape, plastic, or other material or other methods acceptable to reduce the amount of dust or debris which may collect in the systems. (CGBCS 4.304.1)
- 4. Note any other fire of asbestos, radon, lead, or other hazardous materials and the VOC content. VOC limits shall be according to CGBCS Sections 4.604.2.8.

2. FOUNDATION

Concrete slab foundation shall have a vapor retarder and a capillary break (e.g. 4-inch thick base of 1/2 inch of clean aggregate with a vapor barrier). CGBCS 4.205.2.1

STUCCO FINISH NOTE:

exterior stucco is a 3-coat system, 7/8 inch minimum thick, has two layers of Grade D paper under stucco where occurs over plywood sheathing, and has 26 gauge galvanized weep screed at foundation plate line at least 4" above grade (or 2 inches above concrete or paving). CRC R703.6.2, R703.6.2.1 and R703.6.3

NATURAL VENTILATION NOTE:

All operable size of natural ventilation by means of an opening (i.e., window, operable skylight, etc.) with an area of not less than 4% of the floor area being ventilated. CRC R303.1

LIGHT WELL NOTE:

- A. Minimum horizontal area of the window well shall be 5.7 sq. ft. with a minimum dimension of 36" and the area of the window well shall allow the emergency escape and rescue opening to be fully opened. CRC R310.2
- B. The window well with a vertical depth of more than 44" shall be equipped with an approved permanently affixed ladder or steps. Ladders or rungs shall have an inside width of at least 12" shall project at least 3" from the wall and shall be spaced not more than 18" on center vertically for the full height of the window well. Further the ladder or steps shall not encroach into the required dimensions of the window well by more than 6". In no case shall the ladder or steps obstruct the emergency escape and rescue opening window/floor, but the ladders or steps required at these locations are exempt from the stairway requirements of CGC R310.2 and R310.2.1

GLAZING TEMPERED NOTE:

For Safety all glazing at: (1) windows adjacent to and within 24" of either edge of a door; (2) within 60" above a bath tub/shower standing surface; (3) windows greater than 8-sq. ft. and closer than 18" to the floor; and (4) within 5-ft. of a pool or spa water's edge to be tempered. CRC R306.4

EGRESS NOTE:

Net clear opening of 5.7-sq. ft., a minimum net clear opening height of 24", a minimum net clear opening width of 20" as all height no more than 44" above the finish floor (CRC R310.1, R310.1.1, R310.1.2 and R310.1.3)

INDOOR WATER USE

Show on plan compliance with water efficiency and conservation that requires 20% saving in potable water using as a base from Table 4.302.1 Under the prescriptive use a maximum flow rate as follows:  
 Showerheads: 2.0 gallon per minute (gpm) @ 80psi  
 Lavatory faucet: 1.5 gpm @ 80psi  
 Kitchen and utility faucets: 1.5 gpm  
 Water closet: 1.2 gallons per flush  
 As an alternative to prescriptive compliance, provide calculations to demonstrate 20% saving (CGBCS, System # R310.1)

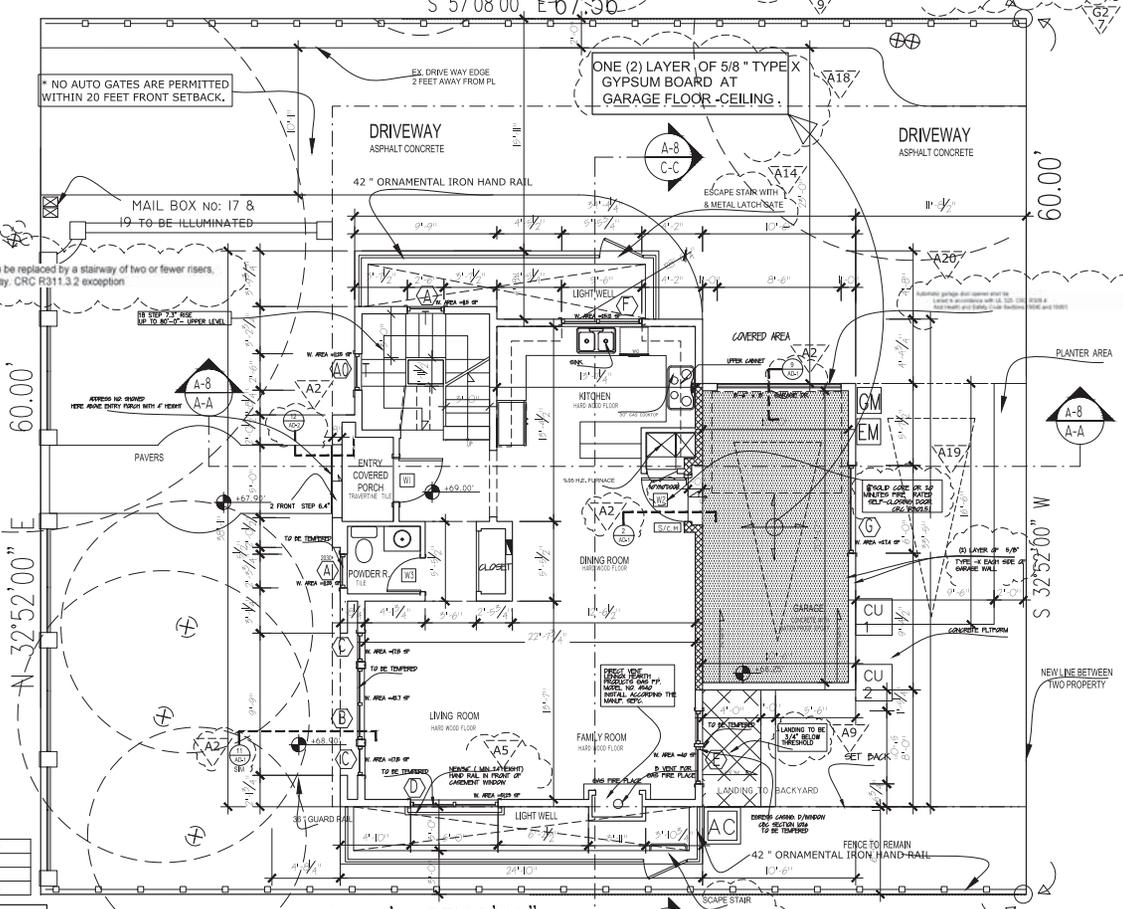
NATURAL LIGHT SOURCE NOTE:

All type and size of natural light source (i.e., window, skylight, etc) with an area of not less than 8% of the floor area of the room served. CRC R303.1

NOTE:  
 At the time of Final Inspection an Operation and Maintenance Manual shall be provided to the building occupant or owner describing (CGBCS Section 4.410):

EYE CHARGING STATIONS

- 1. New recreational construction shall comply with Sections 4.108.1.1 and 4.108.1.2 to facilitate future installation and use of EV charging. Electric vehicle supply equipment (EVSE) shall be provided in accordance with the California Electrical Code Article 625 (CGBCS Section 4.108.4)
- 2. For each charging unit, install a level roadway to accommodate a dedicated 200/240-volt branch circuit. The roadway shall not be less than: trade size 1/2 nominal 1-inch trade diameter. The roadway shall originate at the main service or a derived and shall terminate into a level roadway. See for other engineering details pertaining to the proposed location of an EV charger. Roadways are required to be continuous at enclosed staircases or corridors and areas and locations. The service panel and sub-panel shall provide capacity to install 4 EV chargers. Reserve dedicated branch circuit capacity to be provided by permit. See for other engineering details pertaining to the roadway layout. CGBCS Section 4.108.4.1
- 3. The service panel to be installed (omit directory shall identify the sub-panel protective device system) reserved for future EV charging as "EV-CAPABLE" (CGBCS Section 4.108.4.1.1)



67.56'N 57'08'00" W  
 1ST FLOOR PLAN

NO.	NAME	NO. EXISTING WALL	NO. NEW WALL
1	REGULAR WALL	142	142
2	CONCRETE WALL	0	0
3	ONE HOUR RATED WALL	0	0

Re: Occupancy Group(s): R3U  
 Type of Construction: VB  
 Stories: 2 + basement

REVISIONS		
No.	Date	BY
1	03/31/2016	B/N

**B N C**

**BEHROOZ NEMATI CONSTRUCTION**  
 License # 986104  
 2260 HOMESTEAD CT  
 LOS ALTOS, CA 94024  
 Tel: 310-956-2314  
 web: bcnconstruction.com

**BEHROOZ NEMATI CONSTRUCTION**  
 License # 986104  
 2260 HOMESTEAD CT  
 LOS ALTOS, CA 94024  
 TELL: (310) 560-2314

DESIGNER:  
 PROJECT ADDRESS:  
 755 CAMBRIDGE AVENUE  
 MENLO PARK  
 CA 94025

SHEET TITLE:  
**PROPOSED  
 1ST FLOOR**

Date: 12/18/15  
 Scale: 1/4" = 1'  
 DESIGN BY: B. NEMATI  
 APPROVED BY: B. NEMATI  
 Sheet No.: **A-3**  
 Job No.: 106



**FIRE BLOCKING NOTE: (R 302.1 CRC)**

R302.1 Fire blocking. In combustible construction, fireblocking shall be provided at all of the following: (1) all exterior walls, (2) all interior walls (both vertical and horizontal) and to form an effective fire barrier between stories, and between a story and an attic or crawlspace. Fireblocking shall be provided in wood-frame construction in the following locations:  
 a. At the junction of stud walls and partitions, including framed spaces around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 b. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 c. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 d. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 e. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 f. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 g. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 h. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 i. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 j. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 k. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 l. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 m. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 n. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 o. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 p. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 q. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 r. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 s. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 t. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 u. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 v. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 w. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 x. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 y. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.  
 z. At the junction of vertical and horizontal walls, including walls around doors and windows, and around fireplaces, chimneys, and fireplaces.

**NOTES:**

- A- HANDRIP PORTION OF HANDRAIL SHALL BE NOT LESS THAN 3'-4" OR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION NO SHARP CORNER, 2007 CBC 1012 AND AT A HEIGHT OF 34" TO 38" ABOVE NOSING. EXTEND CONTINUOUSLY FROM TOP TO BOTTOM RISER, AND TERMINATE AT NEIGLE POSTS OR RETURN TO WALL. CBC 1012
- B- A MINIMUM 100 SQUARE INCHES MAKE-UP AIR FOR LAUNDRY ROOM UTILIZING CIRCULATING SUCH AS LOUVERED OPENINGS IN DOORS ARE REQUIRED. CAC 304.12
- C- AN ACCESSIBLE FIRE PLACE SHUTOFF VALVE (IN ADDITION TO ANY VALVE ON THE APPLIANCE) SHALL BE LOCATED WITHIN THREE FEET OF THE APPLIANCE. CPC 1211.16
- D- PROVIDE CLOTHES DRYER MOISTURE EXHAUST DUCT (MINIMUM 4" DIAMETER) TO THE OUTSIDE AND EQUIP WITH A BACK-DRAFT DAMPER, EXHAUST DUCT LENGTH LIMITED TO 4" WITH ELBOWS, CMC 504.3
- E- WHERE 4 OR MORE WATER CLOSETS ARE INSTALLED, THE BUILDING DRAIN SHALL BE A MINIMUM 4 INCHES DIAMETER.
- F- WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATH TUB. CBC 1203.2
- G- DIMENSION OF UPPER ROOF OVERLOOK TO P.L. MORE THAN 24" MINIMUM DISTANCE THAT MENTIONED IN CBC SECTION 704.2
- H- IT SHOULD BE 30-INCH MIN. CLEAR SPACE AT THE WATER CLOSET, EXTENDING AT LEAST 24 INCHES IN FRONT. CPC SECTION 407.6

- I- MINIMUM 30" DEEP LANDING OUTSIDE EXTERIOR DOORS AND IS NOT MORE THAN 1'-0" LOWER THAN THRESHOLD. CBC 1008.1.4 AND 1008.1.5
- J- USE 5/8" GYPSUM BOARD FOR THE SEPARATION WALL BETWEEN GARAGE AND ADJACENT AREA AND USE WALL JOIST SUPPORT OF ENCLOSED VEHICULAR SPACE UNDER STAIR. CBC 1009.3.3-CBC 1009.1
- K- PROVIDE GUARD RAIL IS REQUIRED ON THE OPEN SIDE OF STAIR WAY AT A HEIGHT OF 34" TO 38" AND SHALL HAVE INTERMEDIATE RAILS SPACED SUCH THAT A SPHERE 60" IN DIAMETER CANNOT PASS THROUGH. CBC 1013.2, 1013.3
- L- PROVIDE HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH OF STAIRWAY 4-1/2" AND SHALL PROVIDE 1 1/2" SPACE BETWEEN THE WALL AND HANDRAIL. DETAIL NO. 5
- M- PROVIDE ESCAPE OPENING HAS A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. MINIMUM NET CLEAR OPENING HEIGHT OF 24" AND MINIMUM NET CLEAR OPENING WIDTH OF 20 INCH WINDOWS HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44 INCHES ABOVE THE FLOOR AND OPENS DIRECTLY TO STREET, PUBLIC ALLEY, YARD OR COURT THAT OPENS TO PUBLIC WAY
- N- FORCED AIR FURNACE WITH 92% HIGH EFFICIENCY SHALL BE INSTALLED TO MAINTAIN MIN. 68 DEGREE F INDOOR TEMPERATURE.
- O- ALL SHOWER AND TUB WALLS SHALL BE PROVIDED WITH A SMOOTH NON-ABSORBENT SURFACE OVER A MOISTURE RESISTANT 2 LAYER GRADE D FELT PAPER UNDERLAYMENT.
- P- 3/4" DIA STEEL BOLLARDS BOLTED TO 16" FURNACE PLATFORM FOR PROTECTION FROM VEHICULAR
- Q- SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.

**EV CHARGING STATIONS**

- 1. New residential construction shall comply with Sections 4.108.4.1 and 4.108.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. (CGBCS Section 4.108.4)
- 2. For each dwelling unit, install a hardwired pathway to accommodate a dedicated 200-amp, 240-volt branch circuit. The pathway shall not be less than trade size 1 (nominal 1 inch inside diameter). This pathway shall terminate at the main service or sub-panel and shall terminate into a rated panel, box or other enclosure in close proximity to the proposed location of an EV charger. Branchways are required to be continuous as enclosed, raceway or compressed airless and flexible. The branch panel and/or sub-panel shall provide capacity to install a 40-amp, 240-volt branch circuit. Branch circuit and space is reserved to permit installation of a branch circuit to serve a dedicated EVSE. (CGBCS Section 4.108.4.1)
- 3. The service panel in additional small dwelling shall identify the associated protective device location reserved for future EV charging as "EV CAPABLE". The service termination location shall be permanently and easily marked as "EV CAPABLE". (CGBCS Section 4.108.4.1)

**EVSE**  
 1. New residential construction shall comply with Sections 4.108.4.1 and 4.108.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. (CGBCS Section 4.108.4)

**NOTE:**  
 At the time of Final Inspection an Operation and Maintenance Manual shall be provided to the building occupant or owner describing (CGBCS Section 4.410).

**NOTE:**  
 The mechanical ventilation system will be provided with a minimum 50-cu. ft. per minute (for intermittent ventilation), or 25-cu. ft. per minute for continuous ventilation. Further, be sure to specify that the ventilation air from this space shall be exhausted directly to the outside. CRC R303.3

**NOTE:** ALL WINDOW GLASSES ARE DOUBLE GLAZED

**6. ENVIRONMENTAL QUALITY (CGBCS Div 4.5)**

- 1. project certification and specification to show compliance with Green Code
- 2. Gas fireplace shall have a direct-vent sealed combustion type. Any installed woodstove or pellet stove shall comply with L8 EPA Phase 2 emission (CGBCS 4.504.1)
- 3. At the time of rough installation or during storage on the construction site and until time start-up of the heating and cooling equipment, all ducts and other related air distribution components shall be covered with tape, plastic, foam or other methods acceptable to reduce the amount of dust or debris which may collect in the system. (CGBCS 4.504.1)
- 4. Note on plan for adhesives, sealants, caulking, joint, coatings will be used and the VOC content. VOC limits shall be according to CGBCS Sections 4.504.2.8.

**2. FOUNDATION**

- Concrete slab foundation shall have a vapor retarder and a capillary break (e.g. 2-inch thick layer of 1/2 inch of clean aggregate with a vapor barrier). (CGBCS 4.505.2.1)
- exterior slucco is a 3-coat system, 7/8 inch minimum thick, has two layers of Grade D paper under slucco where occurs over plywood sheathing, and has 26 gauge galvanized weep screed at foundation plate tie at least 4" above grade (or 2 inches above concrete or paving). CRC R703.6.2, R703.6.2.1 and R703.6.3

**NATURAL VENTILATION NOTE:**

All operable size of natural ventilation by means of an opening (i.e., window, operable skylight, etc.) with an area of not less than 4% of the floor area being ventilated. CRC R303.1

**LIGHT WELL NOTE:**

- A. Minimum horizontal area of the window well shall be 3'-0" x 3'-0" with a minimum dimension of 30" and the area of the window well shall allow the emergency escape and rescue opening to be fully opened. CRC R310.2
- B. The window well with a vertical depth of more than 44" shall be equipped with an approved permanently affixed ladder or steps. Ladders or rungs shall have an inside width of at least 12" shall project at least 3" from the wall and shall be spaced not more than 18" on center vertically for the full height of the window well. Further the ladder or steps shall not encroach into the required dimensions of the window well by more than 6". In no case shall the ladder or steps obstruct the emergency escape and rescue opening window/well, but the ladders or steps required at these locations are exempt from the stairway requirements of CPC R310.2 and R310.2.1

**GLAZING TEMPERED NOTE:**

For Safety all glazing at: (1) windows adjacent to and within 24" of either edge of a door, (2) within 60" above a bath tub/shower standing surface, (3) windows greater than 8-sq. ft. and closer than 18" to the floor; and (4) within 5-ft. of a pool or spa water's edge to be tempered. CRC R308.4

**EGRESS NOTE:**

Net clear opening of 5.7-sq. ft., a minimum net clear opening height of 24", a minimum net clear opening width of 20" a sill height no more than 44" above the finish floor (CRC R310.1, R310.1.1, R310.1.2 and R310.1.3)

**4. INDOOR WATER USE**

Show on plan compliance with water efficiency and conservation that requires 20% saving in potable water using as a base line Table 4.303.1  
 Under the prescriptive use a minimum flow rate as follows:  
 Showerheads: 2.0 gallons per minute (gpm) @ 80psi  
 Lavatory faucet: 1.5 gpm @ 80psi  
 Kitchen and utility faucets: 1.5 gpm  
 Water closet: 1.25 gallons per flush  
 As an alternative to prescriptive compliance, provide calculations to demonstrate 20% saving (CGBCS Section 4.303.1)

**NATURAL LIGHT SOURCE NOTE:**

All type and size of natural light source (i.e., window, skylight, etc.) with an area of not less than 8% of the floor area of the room served. CRC R303.1

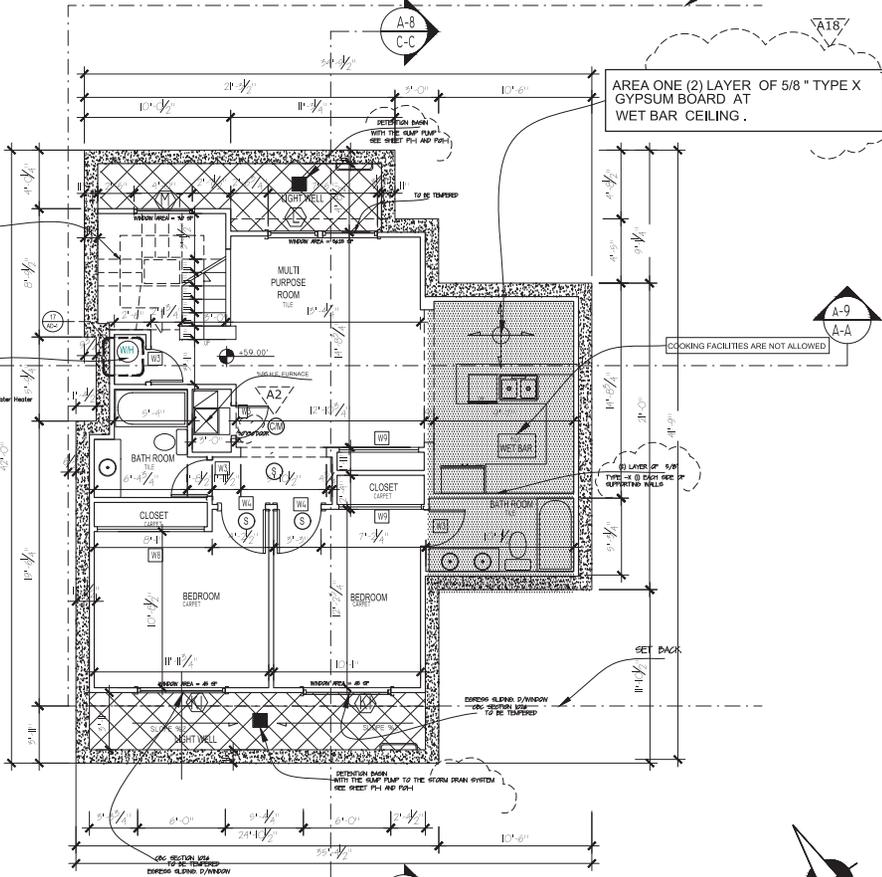
**NOTE:**  
 At the time of Final Inspection an Operation and Maintenance Manual shall be provided to the building occupant or owner describing (CGBCS Section 4.410).

NO. OF EXTERIOR WALLS THE BARRIER BOWMET	
NO. OF CORNERS	0
EGRESS DROP	0
NO. OF EXTERIOR DOORS	0

REGULAR WALL	
CONCRETE WALL	
ONE HOUR RATED WALL	

CRC SECTION 704.1 TABLE 602



**BASEMENT FLOOR PLAN**



**REVISIONS**

No.	Date	BY
1	03/31/2016	B/N



**BEHROOZ NEMATI CONSTRUCTION**  
 LICENSE # 986104  
 2260 HOMESTEAD CT  
 LOS ALTOS, CA 94024  
 TEL: 310-956-2314  
 web: behrooznemati.com

**DESIGNER: BEHROOZ NEMATI CONSTRUCTION**  
 2260 HOMESTEAD CT  
 LOS ALTOS, CA- 94024  
 TELL: (310) 560-2314

**PROJECT ADDRESS:**  
 755 CAMBRIDGE AVENUE  
 MENLO PARK  
 CA 94025

**SHEET TITLE:**  
**PROPOSED BASEMENT**

Date: 12/18/15  
 Scale: 1/4" = 1'  
 DESIGN BY: B. NEMATI  
 APPROVED BY: B. NEMATI  
 Sheet No.: **A-5**  
 Job No.: 106



DOOR SAMPLE



VENEER STONE SAMPLE



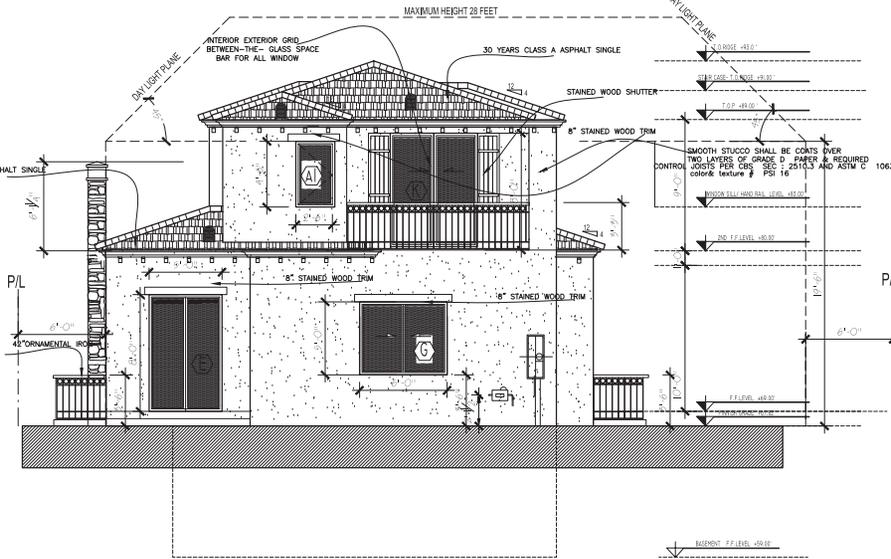
GARAGE DOOR SAMPLE



STAIN WOOD TRIM SAMPLE FOR ELEVATION

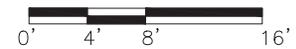


MAIN ELEVATION



REAR ELEVATION

NOTE: One Layer Of # 30 Felt For all New Roofs  
 All exterior walls shall be provided with 2 layer  
 grade D felt paper as underlay for weather resistance barrier



Re: Occupancy Group(s): R3U  
 Type of Construction: VB  
 Stories: 2 + basement

REVISIONS		
No.	Date	BY
1	03/31/2016	B/N

**B  
N  
C**

BEHROOZ NEMATI  
 CONSTRUCTION  
 LICENSE # 986104  
 2260 HOMESTEAD CT  
 LOS ALTOS, CA 94024  
 Tel: 310-560-2314  
 Email: bcnemati@bnc.com

DESIGNER: BEHROOZ NEMATI  
 CONSTRUCTION  
 2260 HOMESTEAD CT  
 LOS ALTOS, CA- 94024  
 TELL : (310) 560-2314

PROJECT ADDRESS:  
 755 CAMBRIDGE AVENUE  
 MENLO PARK  
 CA 94025

SHEET TITLE:  
**PROPOSED  
 ELEVATIONS**

Date: 12/18/15  
 Scale: 1/4" = 1'  
 DESIGN BY:  
 B. NEMATI  
 APPROVED BY:  
 B. NEMATI  
 Sheet No.:  
**A-6**  
 Job No.: 106

NOTE: One Layer Of # 15 Felt For all New Roofs

Re: Occupancy Group(s): R3/U  
 Type of Construction: VB  
 Stories: 2 + basement

REVISIONS		
No.	Date	BY
1	03/31/2016	B/N

**B  
N  
C**

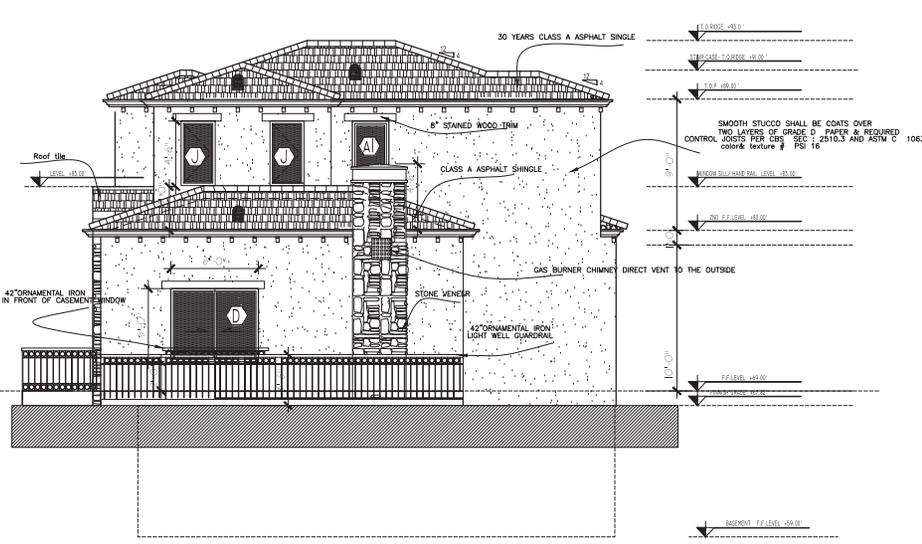
BEHROOZ NEMATI  
 CONSTRUCTION  
 LICENSE # 986104  
 2260 HOMESTEAD CT  
 LOS ALTOS, CA 94024  
 Tel. 310-560-2314  
 Email: bznemati@prod.com

DESIGNER: BEHROOZ NEMATI  
 CONSTRUCTION  
 2260 HOMESTEAD CT  
 LOS ALTOS, CA- 94024  
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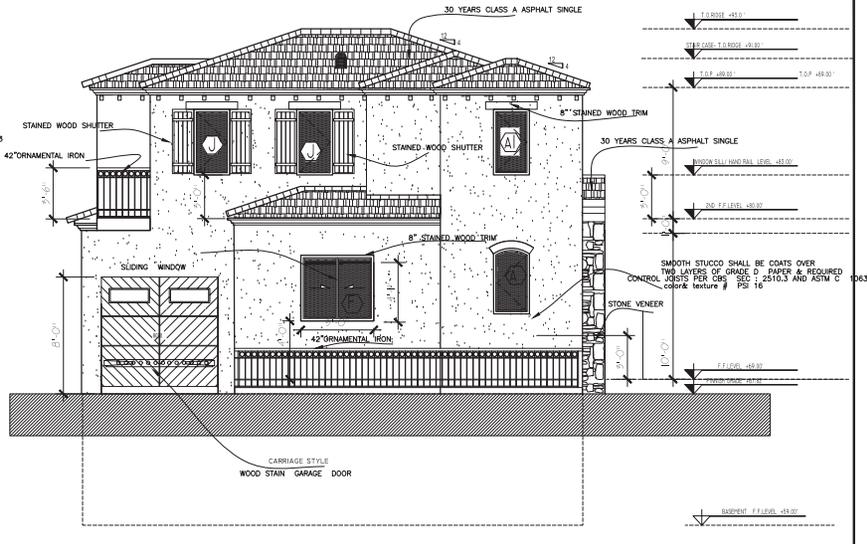
PROJECT ADDRESS:  
 755 CAMBRIDGE AVENUE  
 MENLO PARK  
 CA 94025

SHEET TITLE:  
**PROPOSED  
 ELEVATIONS**

Date: 12/18/15  
 Scale: 1/4" = 1'  
 DESIGN BY:  
 B. NEMATI  
 APPROVED BY:  
 B. NEMATI  
 Sheet No. :  
**A-7**  
 Job No.: 106

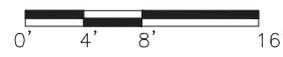


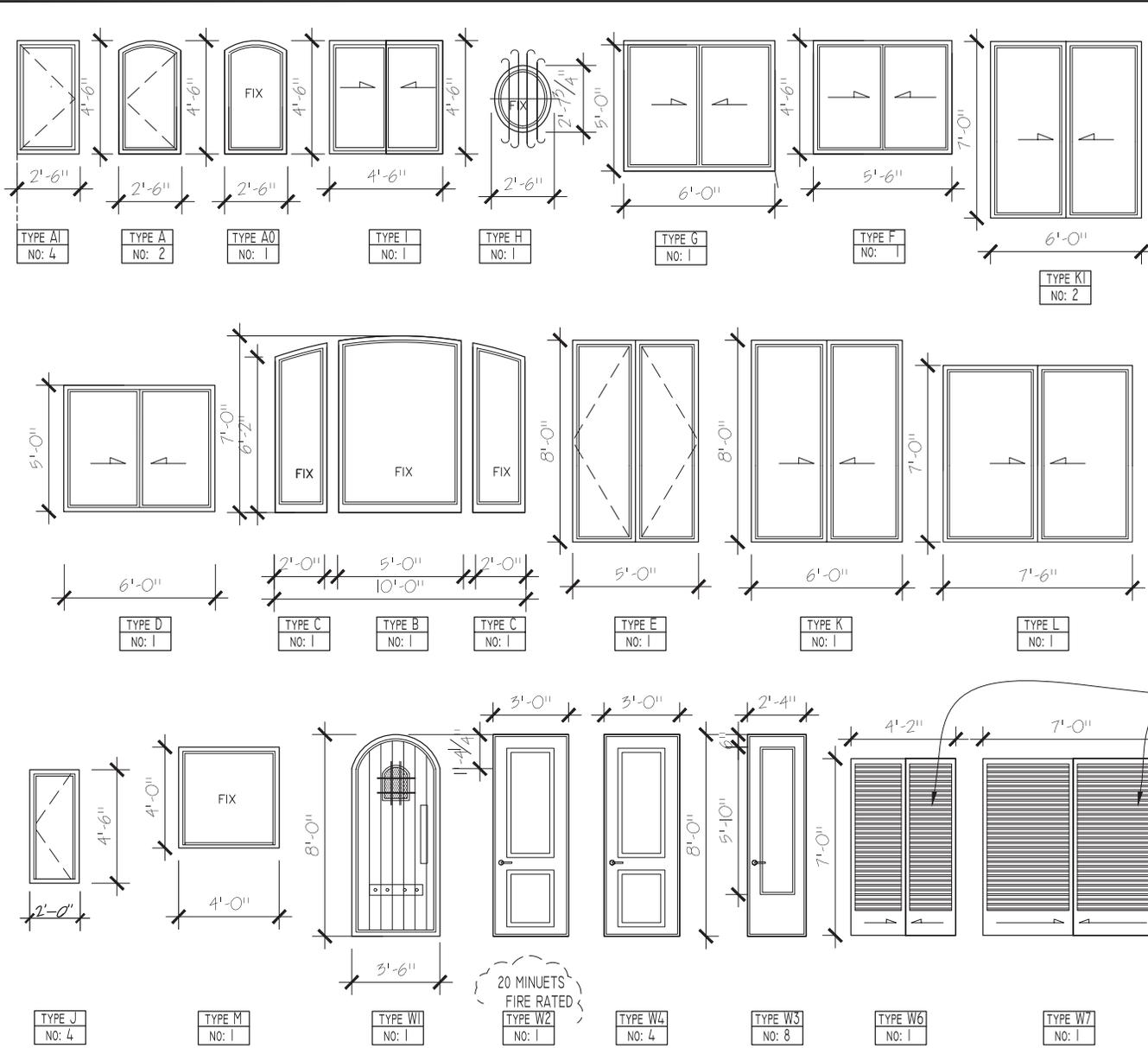
*RIGHT (SOUTH) ELEVATION*



*LEFT (NORTH) ELEVATION*

NOTE:  
 All exterior walls shall be provided with 2 layer  
 grade D felt paper as underlay for weather resistance barrier





WINDOW	MARK		TEMPERED WINDOWS	OPERATION (FIXED) (CASEMENT) (SLIDING) (DOUBLE HANG)	QUANTITY	GLAZING	REMARKS
	W	H					
A	2'-6"	4'-6"		C	4	—	
A1	2'-6"	4'-6"		C	9	—	ROUND W.
B	5'-0"	8'-10"		C	2	—	ROUND W. TEMPERED
C	2'-0"	8'-0"		F	4	—	ROUND W. TEMPERED
D	6'-0"	8'-10"		C	3	—	ROUND W. TEMPERED
E	5'-0"	8'-10"		C	2	—	ROUND W. TEMPERED
F	5'-6"	4'-10"		C	2	—	EGRESS ROUND W.
G	6'-0"	4'-10"		C	2	—	ROUND W.
H	2'-6"	2'-8"		F	2	—	ELLIPSE W.
I	4'-6"	4'-6"		C	1	—	EGRESS
J	2'-0"	4'-6"		C	6	—	
K	6'-0"	7'-6"		C	5	—	TEMPERED
K1	5'-4"	4'-6"		C	1	—	EGRESS
L	7'-6"	7'-6"		C	1	—	TEMPERED
M	4'-0"	7'-6"		C	2	—	

REVISIONS		
No.	Date	BY
1	03/31/2016	B/N

**BNC**

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PROJECT ADDRESS:  
 755 CAMBRIDGE AVENUE  
 MENLO PARK  
 CA 94025

SHEET TITLE:  
**PROPOSED WINDOW & DOOR SCHEDULE**

Date: 12/18/15  
 Scale: 1/2" = 1'  
 DESIGN BY:  
 B. NEMATI  
 APPROVED BY:  
 B. NEMATI  
 Sheet No. :  
**A-11**  
 Job No. : 106