



MEMORANDUM

Date: 1/13/2017
To: Planning Commission
From: Michele T. Morris, Assistant Planner
Re: 936 Hobart Street - Required Revisions and Planning Commission Review

As previously required by the Planning Commission, the 936 Hobart Street project has revised the project plans. Staff believes these changes address the Planning Commission's condition of approval. As is described in more detail later, any Planning Commissioner may request that the item be added to the agenda of the next pending Planning Commission meeting for further discussion.

Background

On November 7, 2016, the Planning Commission approved a use permit for the demolition of a single-family, single-story home and the construction of a single-family, two-story home with a basement and attached garage, at 936 Hobart Street. The Planning Commission was receptive to the overall style and size of the proposed home; however, some Commissioners expressed concerns with certain architectural features and the materials proposed for the new house. After some discussion, the Commission approved the project with a requirement that the applicant submit revised plans to the Planning Division for initial review and approval. Following staff's preliminary determination of compliance, the condition requires that the Planning Commissioners be notified of the revisions by email and have the option to request that the Planning Division's approval be considered at the next available Planning Commission meeting.

The exact language of the condition follows:

Prior to the submittal of a complete building permit application, the applicant shall submit revised plans addressing the topics listed below, subject to the review and approval of the Planning Division. The Planning Commission shall be notified of these changes by email, and any Commissioner may request that the Planning Division's approval of the revised elevation plans may be considered at the next available Planning Commission meeting. The revised elevation plan shall be fully approved prior to issuance of the overall building permit. The specific topics to be addressed include:

- 1. Change the windows on the left side of the second floor to French casement windows*
- 2. Change the roof pitches*
- 3. Change the roof materials from composition to clay tile*
- 4. Reduce the fenestration on the sides of the home*
- 5. Revise the garage door from one-door to two-doors, or a two-door simulated style*
- 6. Move the chimney from the front elevation to a side elevation*
- 7. Move the master bathroom to align with the front entry; and*

8. *Move the master bathroom skylight to the north side of the roof slope.*

Staff Report

<http://menlopark.org/DocumentCenter/View/12240>

Minutes

<http://www.menlopark.org/AgendaCenter/ViewFile/Minutes/11072016-2831>

The original elevations and floor plans are included as Attachment A.

Proposed Revisions

The revisions have been made to the plans and submitted for staff review and approval. The revised floor plans and elevations are included as Attachment B. In summary, the revisions include:

- French casement windows on the second floor bedrooms would be used as requested by the Planning Commission, and would meet legal requirements for egress;
- The front bathroom on the second floor would be moved back from the front setback and would now be in line with the front entry (the Planning Commission should note that this would be accomplished by moving this entire side of the second floor back approximately 2.25 feet, which would result in the master bedroom also being shifted back slightly);
- The roof pitches would be increased and the roof would feature clay tile;
- The garage door would be changed from a one-door garage to two separate doors;
- The master bathroom skylight which was originally proposed at the front façade would be eliminated; and
- The original front façade location of the chimney would be changed to the left side of the home.

Staff Review

Staff has determined that the changes to the project plans address the Planning Commission's condition of approval for previous use permit, based on the following:

- The revisions to the second floor windows, the roof line and front façade, the new two-door garage, and the relocated chimney address the items specified by the Planning Commission and improve the overall architectural design of the house.
- The project modifications continue to meet all the development regulations in the single family suburban residential zoning district with regard to setbacks, height, daylight plane, floor area limit and allowable 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 revisions address the condition that was part 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 Michele T. Morris at mtmorris@menlopark.org.

Attachments

- A. Approved Elevations and Floor Plans
- B. Revised Elevations and Floor Plans

Door Schedule

No.	Location	Size	Type	Dr. Mat'l.	Dr. Fin.	Frame Mat'l	Frame Fin.	Remarks
D1	Bedroom #5	2'-0" x 8'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	
D2	Close	8'-0" x 8'-0" x 1 3/8"	AA	S.C. Wood	Paint	Wood	Paint	Sliding
D3	Close	7'-6" x 8'-0" x 1 3/8"	AAA	S.C. Wood	Paint	Wood	Paint	Sliding
D4	Bath #5	2'-4" x 6'-0"	A	S.C. Wood	Paint	Wood	Paint	Privacy Lock
D5	Bath #5	2'-4" x 6'-0"	C	Temp. Glass	NA	NA	NA	Tempered Shower Door
D6	Bath #6	2'-4" x 6'-0"	C	Temp. Glass	NA	NA	NA	Tempered Shower Door
D7	Bath #6	2'-4" x 8'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	Privacy Lock
D8	Utility Room	3'-0" x 8'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	
D9	Wine	2'-4" x 8'-0" x 1 3/8"	A	S.C. Wood/Glass	Stain	Stain	Stain	Tempered, weatherstrip, keyed lock
D10	Basement	11'-0" x 8'-0" x 1 3/4"	BBB	S.C. Wood/Glass	Stain	Stain	Stain	Weatherstrip, keyed lock
D11	Entry	3'-0" x 11'-6" x 8'-0" x 1 3/4"	E	S.C. Wood/Glass	Stain	Stain	Stain	Weatherstrip, keyed lock, tempered glazing
D12	Close	8'-0" x 8'-0" x 1 3/8"	AA	S.C. Wood	Paint	Wood	Paint	
D13	Family Room	12'-0" x 8'-0" x 1 3/4"	BBB	S.C. Wood/Glass	Stain	Stain	Stain	Tempered, weatherstrip, keyed lock
D14	Kitchen	2'-4" x 8'-0" x 1 3/4"	B	S.C. Wood/Glass	Stain	Stain	Stain	Weatherstrip, keyed lock, tempered glazing
D15	Partry	2'-4" x 8'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	
D16	Bedroom #4	2'-8" x 8'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	
D17	Close	3'-0" x 8'-0" x 1 3/8"	AA	S.C. Wood	Paint	Wood	Paint	Sliding
D18	Bath #4	2'-4" x 8'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	Privacy Lock
D19	Bath #4	2'-4" x 6'-0"	C	Temp. Glass	NA	NA	NA	Tempered Shower Door
D20	Powder	2'-4" x 8'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	Privacy Lock
D21	Mud Room	2'-8" x 8'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	
D22	Garage	2'-8" x 8'-0" x 1 3/4"	D	S.C. Wood	Paint	Wood	Paint	B-label, weatherstrip, keyed lock
D23	Garage	3'-0" x 8'-0" x 1 3/4"	D	S.C. Wood	Paint	Wood	Paint	Weatherstrip, keyed lock
D24	Garage	11'-0" x 8'-0"	G	Wood/Glazing	Paint	Paint	Paint	Out Opening, Key Pad, tempered glazing
D25	Bedroom #3	2'-8" x 7'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	
D26	Close	(3) 2'-4" x 7'-0" x 1 3/8"	AAA	S.C. Wood	Paint	Wood	Paint	Sliding
D27	Bath #3	2'-4" x 7'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	Privacy Lock
D28	Bath #3	2'-4" x 6'-0"	C	Temp. Glass	NA	NA	NA	Tempered Shower Door
D29	Bath #2	2'-4" x 8'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	Privacy Lock
D30	Close	(3) 3'-0" x 7'-0" x 1 3/8"	AAA	S.C. Wood	Paint	Wood	Paint	Sliding
D31	Bedroom #2	2'-8" x 7'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	
D32	Linon	(2) 1'-6" x 7'-0" x 1 3/8"	AA	S.C. Wood	Paint	Wood	Paint	
D33	Laundry	2'-8" x 7'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	
D34	Bedroom #1	2'-8" x 8'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	Privacy Lock
D35	Bedroom #1	(2) 2'-8" x 8'-0" x 1 3/4"	B	Wood/Glazing	Paint	Wood	Paint	Tempered, weatherstrip, keyed lock
D36	Close	2'-4" x 8'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	Pocketing
D37	Close	2'-4" x 8'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	Pocketing
D38	Bath #1	2'-4" x 8'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	Privacy Lock
D39	Bath #1	2'-4" x 6'-0"	C	Temp. Glass	NA	NA	NA	Tempered Shower Door
D40	Bath #1	2'-4" x 8'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	Pocketing

Window Schedule

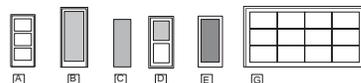
No.	Size	Location	Type	Area	Orient.	Jamb	Head Hgt.	Remarks
W1	3'-0" x 4'-6"	Bedroom #5	Casement	13.5 sf	West	2 x 6	8'0"	Egress
W2	3'-0" x 4'-6"	Bedroom #5	Casement	13.5 sf	West	2 x 6	8'0"	Egress
W3	3'-0" x 4'-6"	Bedroom #5	Casement	13.5 sf	West	2 x 6	8'0"	Egress
W4	2'-6" x 4'-6"	Bedroom #5	Casement	11.25 sf	South	2 x 6	8'0"	
W5	2'-0" x 4'-6"	Basement	Casement	11.25 sf	East	2 x 6	8'0"	
W6	3'-6" x 4'-6"	Basement	B-Casement	15.75 sf	North	2 x 6	8'0"	
W7	3'-6" x 4'-6"	Basement	B-Casement	15.75 sf	North	2 x 6	8'0"	
W8	3'-6" x 4'-6"	Basement	B-Casement	15.75 sf	North	2 x 6	8'0"	
W9	2'-6" x 4'-6"	Basement	Casement	11.25 sf	West	2 x 6	8'0"	
W10	2'-6" x 4'-6"	Basement	Casement	11.25 sf	North	2 x 6	8'0"	
W11	3'-6" x 4'-6"	Basement	B-Casement	15.75 sf	West	2 x 6	8'0"	
W12	3'-6" x 4'-6"	Basement	B-Casement	15.75 sf	West	2 x 6	8'0"	
W13	3'-6" x 4'-6"	Basement	B-Casement	15.75 sf	West	2 x 6	8'0"	
W14	3'-6" x 4'-6"	Living Room	B-Casement	15.75 sf	South	2 x 6	8'0"	
W15	3'-6" x 4'-6"	Living Room	B-Casement	15.75 sf	South	2 x 6	8'0"	
W16	3'-6" x 4'-6"	Living Room	B-Casement	15.75 sf	East	2 x 6	8'0"	
W17	3'-6" x 4'-6"	Living Room	B-Casement	15.75 sf	East	2 x 6	8'0"	
W18	3'-6" x 4'-6"	Dining Room	B-Casement	15.75 sf	West	2 x 6	8'0"	
W19	3'-6" x 4'-6"	Dining Room	B-Casement	15.75 sf	West	2 x 6	8'0"	
W20	3'-6" x 4'-6"	Dining Room	B-Casement	15.75 sf	West	2 x 6	8'0"	
W21	3'-6" x 4'-6"	Family Room	B-Casement	15.75 sf	East	2 x 6	8'0"	
W22	3'-6" x 4'-6"	Family Room	B-Casement	15.75 sf	East	2 x 6	8'0"	
W23	1'-6" x 2'-6" x 1'-6" x 4'-6"	Kitchen	Casement	24.75 sf	North	2 x 6	8'0"	
W24	3'-6" x 4'-6"	Bedroom #4	B-Casement	15.75 sf	East	2 x 6	8'0"	Tempered
W25	3'-6" x 4'-6"	Bedroom #4	B-Casement	15.75 sf	East	2 x 6	8'0"	
W26	3'-0" x 4'-6"	Bedroom #4	Casement	13.5 sf	West	2 x 6	8'0"	Egress
W27	2'-0" x 3'-0"	Bath #4	Casement	7.5 sf	East	2 x 6	8'0"	Tempered
W28	2'-4" x 3'-0"	PWD	Casement	7.5 sf	East	2 x 6	8'0"	
W29	2'-4" x 3'-0"	Mud Room	Casement	7.5 sf	East	2 x 6	8'0"	
W30	2'-4" x 3'-0"	Mud Room	Casement	7.5 sf	East	2 x 6	8'0"	
W31	2'-6" x 4'-6"	Garage	B-Casement	15.75 sf	East	2 x 6	8'0"	
W32	3'-6" x 4'-6"	Garage	B-Casement	15.75 sf	East	2 x 6	8'0"	
W33	2'-6" x 3'-0"	Stair	Casement	7.5 sf	South	2 x 6	7'0"	
W34	2'-6" x 3'-0"	Stair	Casement	7.5 sf	South	2 x 6	7'0"	
W35	2'-6" x 3'-0"	Stair	Casement	7.5 sf	South	2 x 6	7'0"	
W36	3'-6" x 4'-6"	Bedroom #3	B-Casement	15.75 sf	South	2 x 6	7'0"	
W37	3'-6" x 4'-6"	Bedroom #3	B-Casement	15.75 sf	South	2 x 6	7'0"	
W38	3'-0" x 3'-6"	Bedroom #3	Casement	10.5 sf	West	2 x 6	7'0"	Egress
W39	2'-4" x 3'-0"	Bath #3	Casement	7.5 sf	East	2 x 6	8'0"	Tempered, obscured glazing
W40	2'-4" x 3'-0"	Bath #2	Casement	7.5 sf	East	2 x 6	8'0"	Tempered, obscured glazing
W41	2'-0" x 3'-6"	Bedroom #2	Casement	10.5 sf	West	2 x 6	7'0"	Egress
W42	3'-6" x 4'-6"	Bedroom #2	B-Casement	15.75 sf	North	2 x 6	7'0"	
W43	3'-6" x 4'-6"	Bedroom #2	B-Casement	15.75 sf	North	2 x 6	7'0"	
W44	2'-6" x 3'-0"	Laundry	Casement	7.5 sf	North	2 x 6	7'0"	
W45	2'-6" x 3'-0"	Laundry	Casement	7.5 sf	North	2 x 6	7'0"	
W46	3'-6" x 4'-6"	Bedroom #1	B-Casement	15.75 sf	North	2 x 6	8'0"	
W47	3'-6" x 4'-6"	Bedroom #1	B-Casement	15.75 sf	East	2 x 6	8'0"	
W48	3'-6" x 4'-6"	Bedroom #1	B-Casement	15.75 sf	East	2 x 6	8'0"	
W49	3'-6" x 3'-6"	Bedroom #1	B-Casement	12.25 sf	East	2 x 6	8'0"	Tempered, obscured glazing
W50	3'-6" x 3'-6"	Bedroom #1	B-Casement	12.25 sf	East	2 x 6	8'0"	Tempered, obscured glazing
W51	3'-6" x 4'-6"	Bathroom #1	B-Casement	15.75 sf	South	2 x 6	8'0"	Tempered, obscured glazing
W52	3'-6" x 4'-6"	Bathroom #1	B-Casement	15.75 sf	South	2 x 6	8'0"	Tempered, obscured glazing
W53	2'-0" x 3'-0"	Bathroom #1	Skylight	6.0 sf	South		8'0"	Tempered, obscured glazing

Window Notes

- Window and door head heights shall be installed to align where applicable. Head heights and window sizes are nominal.
- Labeled safety glazing shall be installed as indicated, at all locations within a 2'-0" arc of the vertical edge of doors, in doors, in bathtub and shower locations, windows greater than 9 sf, closer than 18" to the floor and top edge greater than 36", and bottom of stairway and any glazing within 36" horiz. & 60" vert. of walking surface of a stairway.
- All windows are to be clad, by Kobe Windows, dual glazed, suncool low-e glass, U.N.O.
- Emergency Egress windows shall maintain a minimum operable area of 5.7 s.f. and a minimum net clear opening height of 24" and width of 20". Egress windows shall have a sill height not more than 44" above the floor and open directly to street, public alley, yard, or exit county.

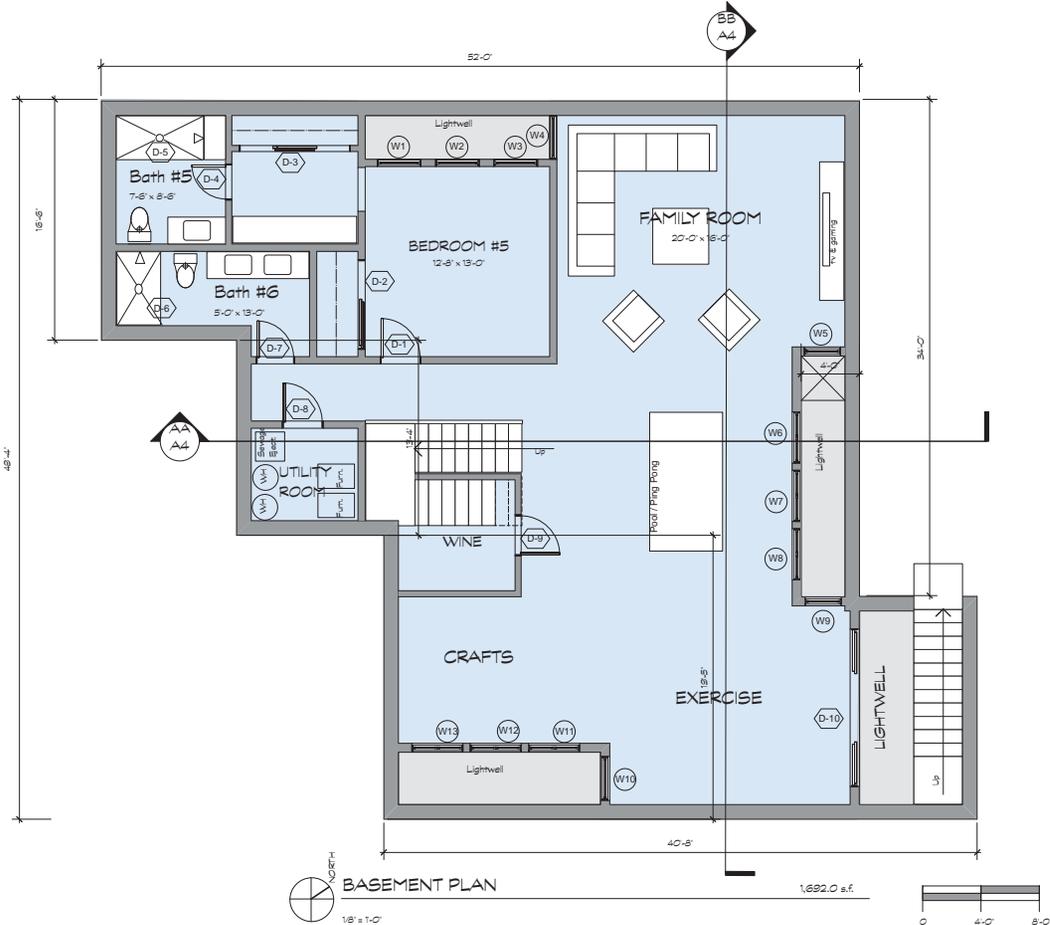
Door Notes

- Jamb shall be 4.5" min, unless noted otherwise (U.N.O.)
- Labeled safety glazing shall be installed in doors shown with glass, sidelights, and transoms.
- Wood interior doors shall be solid core, three panel, typ. U.N.O.
- Cabinet doors shall be Woodwork Institute of California, (W.I.C.) : Custom Grade.



Floor Plan Notes

- Contractor shall provide all necessary blocking, backing, hardware, seismic straps or other support for all fixtures, equipment, cabinetry, furnishings, bath accessories, and other items.
- Acoustical batt insulation at bathrooms, bedrooms, all duct chases, and all areas of potential noise.
- Showers and tub/shower combinations shall be provided with individual control valves of the thermostatic mixing or pressure balance type. UPC Section 420.0.
- All wood within 6" of concrete shall be foundation grade redwood or pressure treated for this use, except as provided for in the Building Code.
- Factory built fridges shall be installed per manufacturer's instructions and listing. Submit manufacturer's instructions to the City Building Inspector for review prior to installation of the equipment and gas piping.



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Ren. 5/31/17
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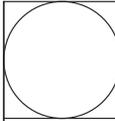
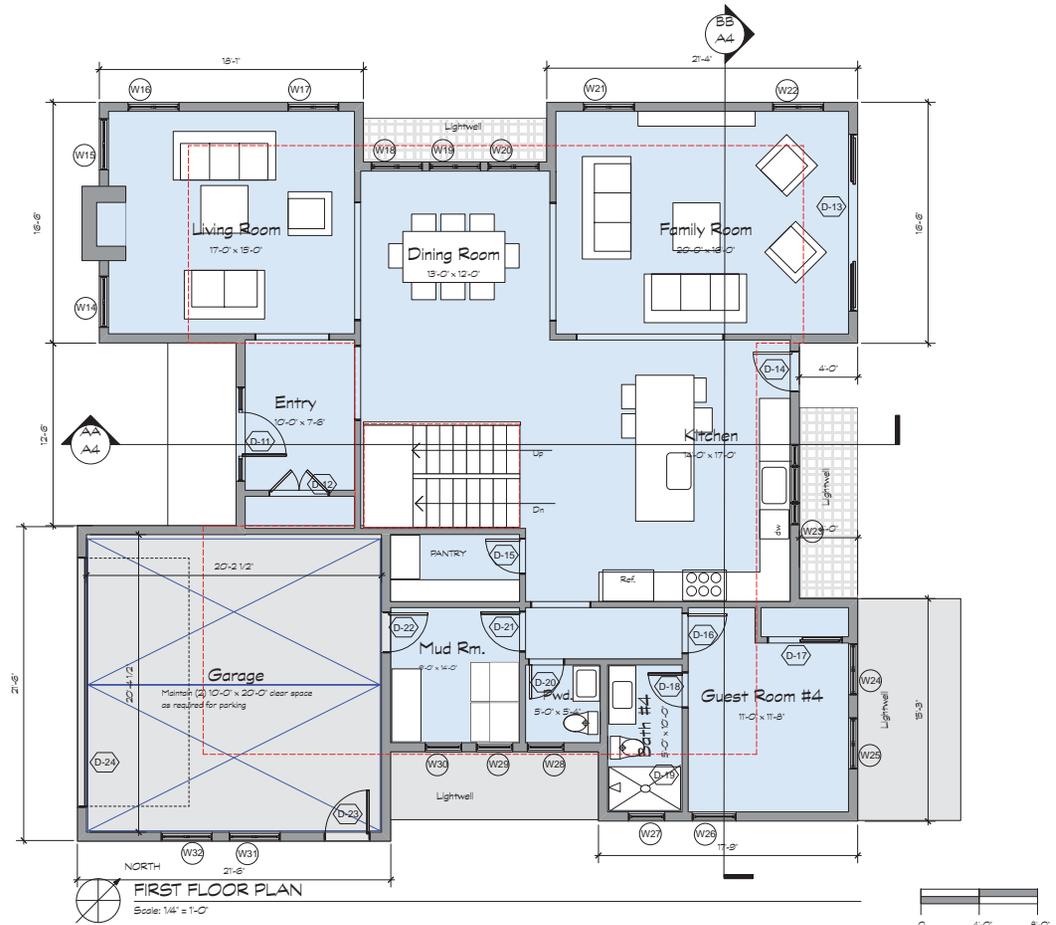
New Residence
936 Hobart Avenue
Menlo Park, CA 94025

Sheet Title Plan

Date: 24 October 2016

Scale: As Noted

A-2.0



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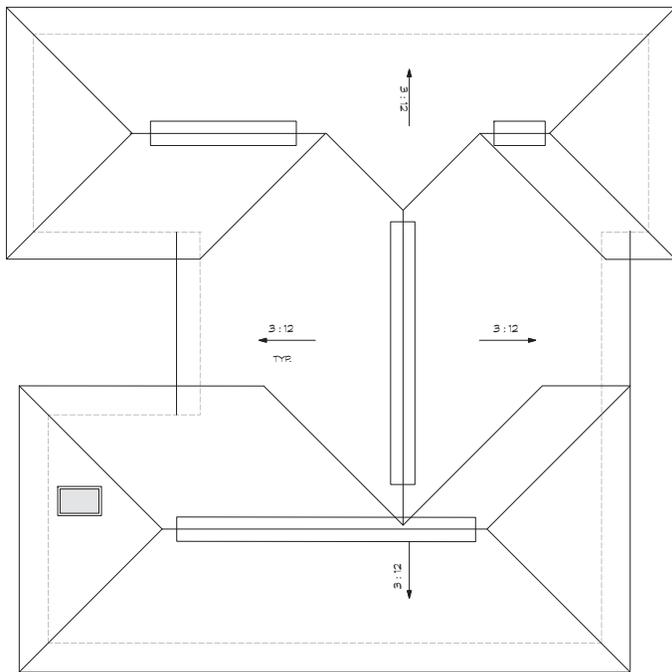
New Residence
936 Hobart Avenue
Menlo Park, CA 94025

Sheet Title
1st Floor Plans

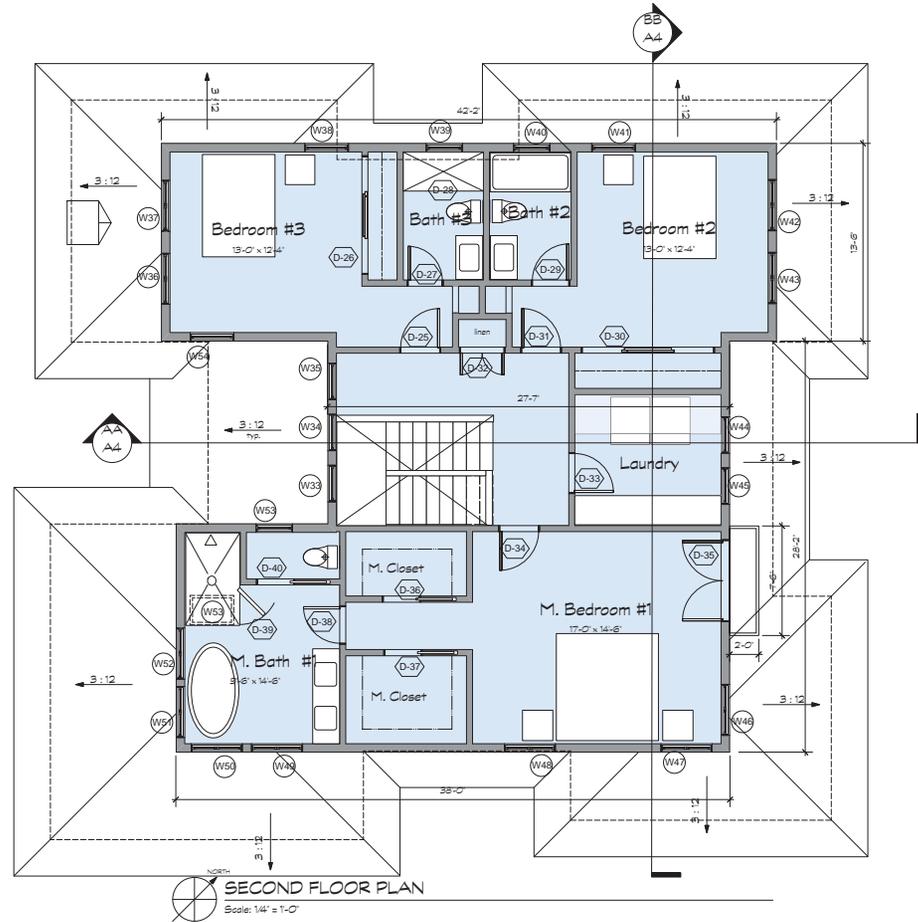
Date
24 October 2016

Scale
As Noted

A-2.1




ROOF PLAN
 Scale: 1/4" = 1'-0"




SECOND FLOOR PLAN
 Scale: 1/4" = 1'-0"

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New Residence
 936 Hobart Avenue
 Menlo Park, CA 94025

Sheet Title
 Second Floor Plan,
 Roof Plan

Date
 24 October 2016

Scale
 As Noted

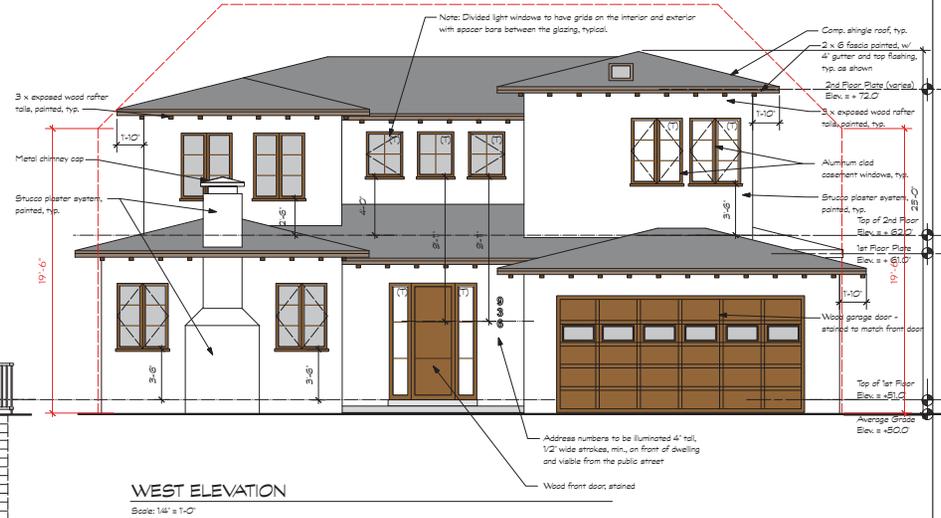
A-2.2



SOUTH ELEVATION
Scale: 1/4" = 1'-0"



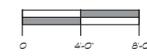
NORTH ELEVATION
Scale: 1/4" = 1'-0"



WEST ELEVATION
Scale: 1/4" = 1'-0"



EAST ELEVATION
Scale: 1/4" = 1'-0"



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New Residence
936 Hobart Avenue
Menlo Park, CA 94025

Sheet Title
Elevations

Date
24 October 2016

Scale
As Noted

A-3

Door Schedule

No.	Location	Size	Type	Dr. Mat'l.	Dr. Fin.	Frame Mat'l	Frame Fin.	Remarks
D1	Bedroom #5	2'-0" x 8'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	
D2	Closet	8'-0" x 8'-0" x 1 3/8"	AA	S.C. Wood	Paint	Wood	Paint	Sliding
D3	Closet	7'-6" x 8'-0" x 1 3/8"	AA	S.C. Wood	Paint	Wood	Paint	Sliding
D4	Bath #5	2'-6" x 4'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	Privacy Lock
D5	Bath #5	2'-4" x 6'-0"	C	Temp. Glass	NA	NA	NA	Tempered Shower Door
D6	Bath #5	2'-4" x 6'-0"	C	Temp. Glass	NA	NA	NA	Tempered Shower Door
D7	Bath #6	2'-4" x 8'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	Privacy Lock
D8	Utility Room	3'-0" x 8'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	
D9	Wine	2'-6" x 8'-0" x 1 3/8"	A	S.C. Wood/Glass	Stain	Stain	Stain	Tempered, weatherstrip, keyed lock
D10	Basement	11'-0" x 8'-0" x 1 3/4"	BBB	S.C. Wood/Glass	Stain	Stain	Stain	Weatherstrip, keyed lock, tempered glazing
D11	Entry	3'-0" x 10'-6" x 8'-0" x 1 3/4"	E	S.C. Wood/Glass	Stain	Stain	Stain	Weatherstrip, keyed lock, tempered glazing
D12	Closet	8'-0" x 8'-0" x 1 3/8"	AA	S.C. Wood	Paint	Wood	Paint	
D13	Family Room	12'-0" x 8'-0" x 1 3/4"	BBB	S.C. Wood/Glass	Stain	Stain	Stain	Weatherstrip, keyed lock, tempered glazing
D14	Kitchen	2'-6" x 8'-0" x 1 3/4"	B	S.C. Wood/Glass	Stain	Stain	Stain	Weatherstrip, keyed lock, tempered glazing
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D16	Bedroom #4	2'-8" x 8'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	
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D22	Garage	2'-8" x 8'-0" x 1 3/4"	D	S.C. Wood	Paint	Wood	Paint	B-label, weatherstrip, keyed lock
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D29	Bath #2	2'-4" x 7'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	Privacy Lock
D30	Closet	(3) 3'-0" x 7'-0" x 1 3/8"	AAA	S.C. Wood	Paint	Wood	Paint	Sliding
D31	Bedroom #2	2'-8" x 7'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	
D32	Linin	(2) 1'-6" x 7'-0" x 1 3/8"	AA	S.C. Wood	Paint	Wood	Paint	
D33	Laundry	2'-8" x 7'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	Privacy Lock
D34	Bedroom #1	2'-8" x 8'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	Weatherstrip, keyed lock
D35	Bedroom #1	(2) 2'-8" x 8'-0" x 1 3/4"	B	Wood/Glazing	Paint	Wood	Paint	Tempered, weatherstrip, keyed lock
D36	Closet	2'-6" x 8'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	Pocketing
D37	Closet	2'-6" x 8'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	Pocketing
D38	Bath #1	2'-6" x 8'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	Privacy Lock
D39	Bath #1	2'-4" x 6'-0"	C	Temp. Glass	NA	NA	NA	Tempered Shower Door
D40	Bath #1	2'-6" x 8'-0" x 1 3/8"	A	S.C. Wood	Paint	Wood	Paint	Pocketing

Window Schedule

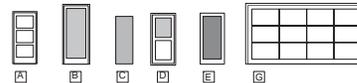
No.	Size	Location	Type	Area	Orient.	Jamb	Head Hgt.	Remarks
W1	3'-0" x 4'-6"	Bedroom #5	Casement	13.5 sf	West	2 x 6	8'0"	Egress
W2	3'-0" x 4'-6"	Bedroom #5	Casement	13.5 sf	West	2 x 6	8'0"	Egress
W3	3'-0" x 4'-6"	Bedroom #5	Casement	13.5 sf	West	2 x 6	8'0"	Egress
W4	2'-6" x 4'-6"	Bedroom #5	Casement	11.25 sf	South	2 x 6	8'0"	
W5	2'-8" x 4'-6"	Basement	Casement	11.25 sf	East	2 x 6	8'0"	
W6	3'-6" x 4'-6"	Basement	Bi-Casement	15.75 sf	North	2 x 6	8'0"	
W7	3'-6" x 4'-6"	Basement	Bi-Casement	15.75 sf	North	2 x 6	8'0"	
W8	3'-6" x 4'-6"	Basement	Bi-Casement	15.75 sf	North	2 x 6	8'0"	
W9	2'-6" x 4'-6"	Basement	Casement	11.25 sf	West	2 x 6	8'0"	
W10	2'-6" x 4'-6"	Basement	Casement	11.25 sf	North	2 x 6	8'0"	
W11	3'-6" x 4'-6"	Basement	Bi-Casement	15.75 sf	West	2 x 6	8'0"	
W12	3'-6" x 4'-6"	Basement	Bi-Casement	15.75 sf	West	2 x 6	8'0"	
W13	3'-6" x 4'-6"	Basement	Bi-Casement	15.75 sf	South	2 x 6	8'0"	
W14	3'-6" x 4'-6"	Living Room	Bi-Casement	15.75 sf	South	2 x 6	8'0"	
W15	3'-6" x 4'-6"	Living Room	Bi-Casement	15.75 sf	South	2 x 6	8'0"	
W16	3'-6" x 4'-6"	Living Room	Bi-Casement	15.75 sf	East	2 x 6	8'0"	
W17	3'-6" x 4'-6"	Living Room	Bi-Casement	15.75 sf	East	2 x 6	8'0"	
W18	3'-6" x 4'-6"	Dining Room	Bi-Casement	15.75 sf	West	2 x 6	8'0"	
W19	3'-6" x 4'-6"	Dining Room	Bi-Casement	15.75 sf	West	2 x 6	8'0"	
W20	3'-6" x 4'-6"	Dining Room	Bi-Casement	15.75 sf	West	2 x 6	8'0"	
W21	3'-6" x 4'-6"	Family Room	Bi-Casement	15.75 sf	East	2 x 6	8'0"	
W22	3'-6" x 4'-6"	Family Room	Bi-Casement	15.75 sf	East	2 x 6	8'0"	
W23	1'-6" x 2'-6" x 1'-6" x 4'-6"	Kitchen	Casement	24.75 sf	North	2 x 6	8'0"	
W24	3'-6" x 4'-6"	Bedroom #4	Bi-Casement	15.75 sf	East	2 x 6	8'0"	Tempered
W25	3'-6" x 4'-6"	Bedroom #4	Bi-Casement	15.75 sf	East	2 x 6	8'0"	
W26	3'-0" x 4'-6"	Bedroom #4	Casement	13.5 sf	West	2 x 6	8'0"	Egress
W27	2'-0" x 3'-0"	Bath #4	Casement	7.5 sf	East	2 x 6	8'0"	Tempered
W28	2'-6" x 3'-0"	PWD.	Casement	7.5 sf	East	2 x 6	8'0"	
W29	2'-6" x 3'-0"	Mud Room	Casement	7.5 sf	East	2 x 6	8'0"	
W30	2'-6" x 3'-0"	Mud Room	Casement	7.5 sf	East	2 x 6	8'0"	
W31	2'-6" x 4'-6"	Garage	Bi-Casement	15.75 sf	East	2 x 6	8'0"	
W32	3'-6" x 4'-6"	Garage	Bi-Casement	15.75 sf	East	2 x 6	8'0"	
W33	2'-6" x 3'-0"	Stair	Casement	7.5 sf	South	2 x 6	7'0"	
W34	2'-6" x 3'-0"	Stair	Casement	7.5 sf	South	2 x 6	7'0"	
W35	2'-6" x 3'-0"	Stair	Casement	7.5 sf	South	2 x 6	7'6"	
W36	3'-6" x 4'-6"	Bedroom #3	Bi-Casement	15.75 sf	South	2 x 6	8'0"	Egress
W37	3'-6" x 4'-6"	Bedroom #3	Bi-Casement	15.75 sf	South	2 x 6	7'6"	
W38	3'-0" x 4'-0"	Bedroom #3	Casement	9.0 sf	West	2 x 6	7'6"	Tempered - obscured glazing
W39	2'-6" x 3'-0"	Bath #3	Casement	7.5 sf	East	2 x 6	7'6"	Tempered - obscured glazing
W40	2'-6" x 3'-0"	Bath #2	Casement	7.5 sf	East	2 x 6	8'0"	Tempered - obscured glazing
W41	3'-0" x 4'-0"	Bedroom #2	Casement	9.0 sf	West	2 x 6	7'6"	
W42	3'-6" x 4'-6"	Bedroom #2	Bi-Casement	15.75 sf	North	2 x 6	7'6"	Egress
W43	3'-6" x 4'-6"	Bedroom #2	Bi-Casement	15.75 sf	North	2 x 6	7'6"	
W44	2'-6" x 3'-0"	Laundry	Casement	7.5 sf	North	2 x 6	7'0"	
W45	2'-6" x 3'-0"	Laundry	Casement	7.5 sf	North	2 x 6	7'0"	
W46	3'-6" x 4'-6"	Bedroom #1	Bi-Casement	15.75 sf	North	2 x 6	8'0"	
W47	3'-6" x 4'-6"	Bedroom #1	Bi-Casement	15.75 sf	East	2 x 6	8'0"	
W48	3'-6" x 4'-6"	Bedroom #1	Bi-Casement	15.75 sf	East	2 x 6	8'0"	
W49	3'-6" x 3'-0"	Bathroom #1	Bi-Casement	12.25 sf	East	2 x 6	8'0"	Tempered - obscured glazing
W50	3'-6" x 3'-0"	Bathroom #1	Bi-Casement	12.25 sf	East	2 x 6	8'0"	Tempered - obscured glazing
W51	3'-6" x 4'-6"	Bathroom #1	Bi-Casement	15.75 sf	South	2 x 6	8'0"	Tempered - obscured glazing
W52	3'-6" x 4'-6"	Bathroom #1	Bi-Casement	15.75 sf	South	2 x 6	8'0"	Tempered - obscured glazing
W53	2'-0" x 3'-0"	Bathroom #1	Sluiceway	6.0 sf	South	2 x 6	8'0"	Tempered - obscured glazing

Window Notes

- Window and door head heights shall be installed to align where applicable. Head heights and window sizes are nominal.
- Labeled safety glazing shall be installed as indicated, at all locations within a 2'-0" arc of the vertical edge of doors, in doors, in bathtub and shower locations, windows greater than 9 sf, closer than 18" to the floor and top edge greater than 36", and bottom of stairway and any glazing within 36" horiz. & 60" vert. of walking surface of a stairway.
- All windows are to be clad by Kolbe Windows, dual glazed, suncool low-e glass, U.N.O.
- Emergency Egress windows shall maintain a minimum operable area of 5.7 s.f. and a minimum net clear opening height of 24" and width of 20". Egress windows shall have a sill height not more than 44" above the floor and open directly to street, public alley, yard, or exit county.

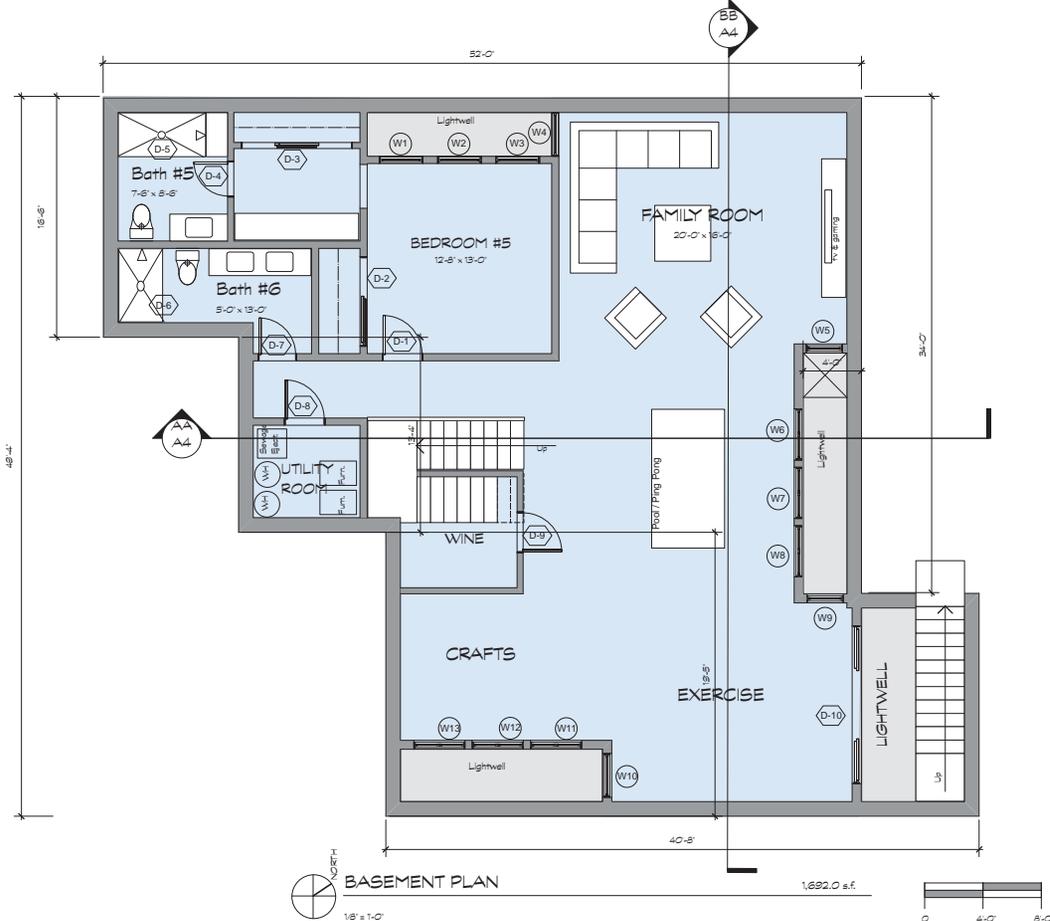
Door Notes

- Jams shall be 4.5" min. unless noted otherwise (U.N.O.)
- Labeled safety glazing shall be installed in doors shown with glass, sidelights, and transoms.
- Wood interior doors shall be solid core, three panel, typ. U.N.O.
- Cabinet doors shall be Woodwork Institute of California, (W.I.C.) : Custom Grade.



Floor Plan Notes

- Contractor shall provide all necessary blocking, backing, hardware, seismic straps or other support for all fixtures, equipment, cabinetry, furnishings, bath accessories, and other items.
- Acoustical batt insulation at bathrooms, bedrooms, all duct chases, and all areas of potential noise.
- Showers and tub/shower combinations shall be provided with individual control valves of the thermostatic mixing or pressure balance type. UPC Section 420.0.
- All wood within 6" of concrete shall be foundation grade redwood or pressure treated for this use, except as provided for in the Building Code.
- Factory built fridges to be installed per manufacturer's instructions and listing. Submit manufacturer's instructions to the City Building Inspector for review prior to installation of the equipment and gas piping.



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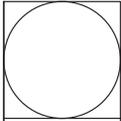
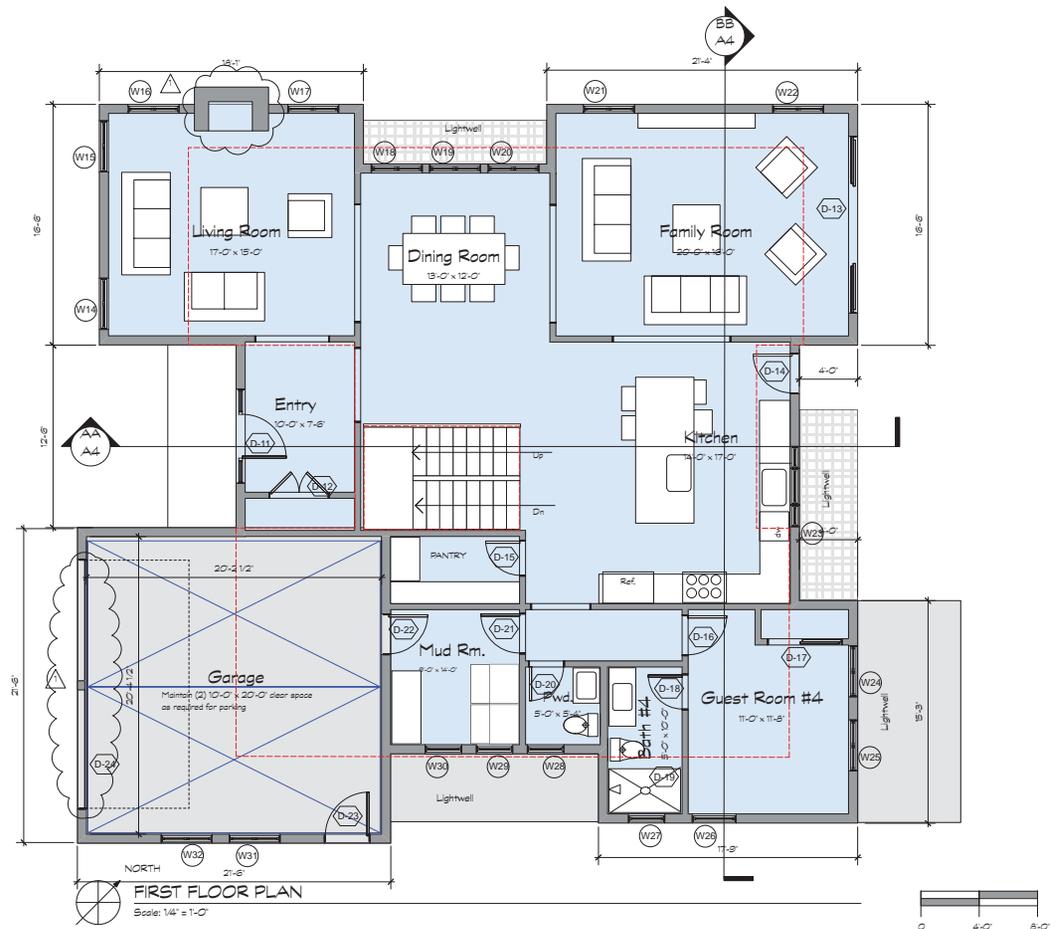
New Residence
936 Hobart Avenue
Menlo Park, CA 94025

Sheet Title Plan

Date
18 November, 2016

Scale
As Noted

A-2.0



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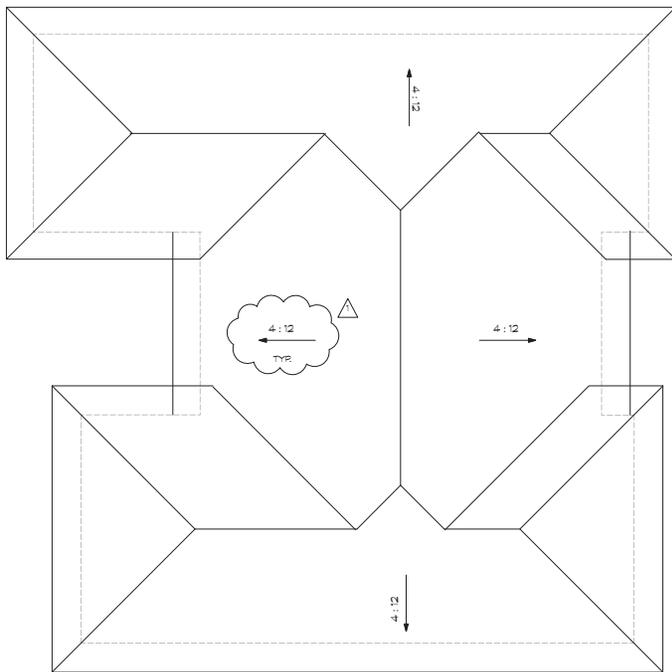
New Residence
 936 Hobart Avenue
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Sheet Title
 1st Floor Plans

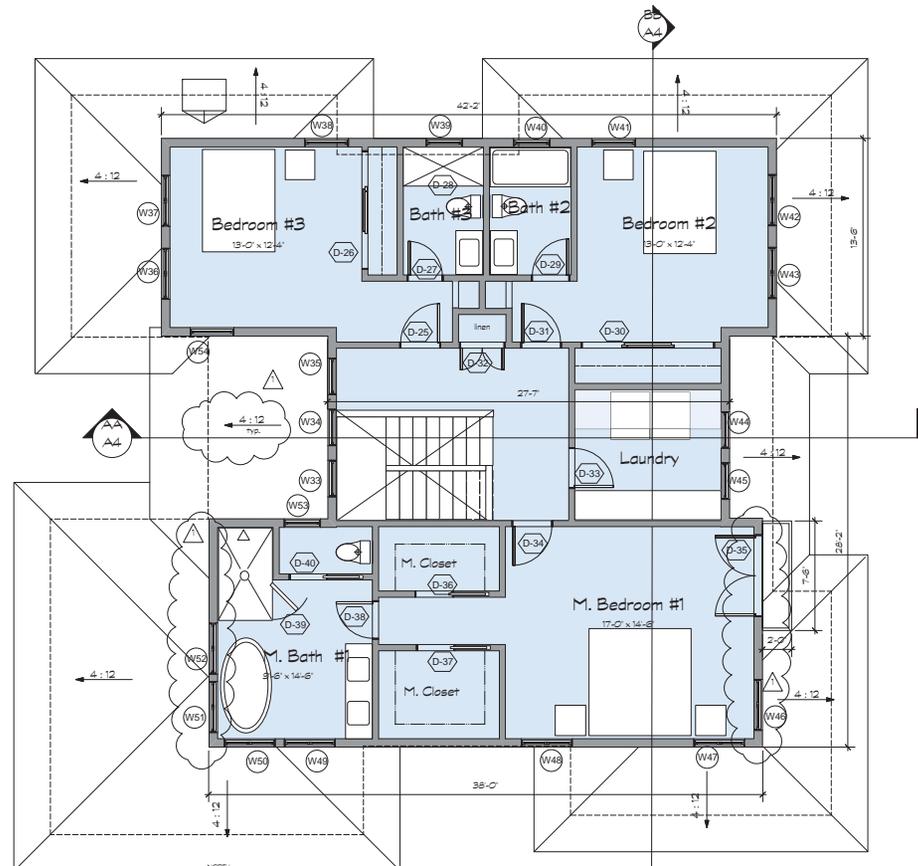
Date
 15 November, 2016

Scale
 As Noted

A-2.1



ROOF PLAN
Scale: 1/4" = 1'-0"



SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

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New Residence
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Menlo Park, CA 94025

Sheet Title
Second Floor Plan,
Roof Plan

Date
15 November, 2016

Scale
As Noted

A-2.2

