



**J Design Corner**  
1794 Rosencrans Way  
San Jose, CA 95139  
ph: (408) 992-1039  
<https://jdesigncorner.com/>

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February 17, 2025

**City of Menlo Park**

Planning Department  
701 Laurel Street  
Menlo Park, CA 94025

1008 Sevier Avenue, (Kelly and Shyam Bhatia Residence)  
J Design Corner job# 2414  
Use Permit Application—Letter of Description

Dear Sir/Madam:

Thank you for taking the time to review our intake application. Below is our written "Letter of Description" as requested.

- **PURPOSE:** Use Permit for new home on a substandard lot in the R-1-U zoning district.
- **SCOPE:** DEMOLISH AN EXISTING SINGLE STORY RESIDENCE AND BUILD A TWO STORY, 4 BR 3.5 BA SINGLE FAMILY RESIDENCE WITH 2,345.9 NEW LIVING SF ABOVE GRADE ON A 5,113 S.F. LOT WITH A NEW GARAGE OF 334.5 S.F. TOTALING 2,680.4 S.F.
- **STYLE:** "Craftsman"-influenced wood framed home with a combination of fiber cement lap siding, fiber cement shingle siding, adhered lightweight stone veneer, and exterior trim, vinyl double paned windows.
- **BASIS FOR SITE LAYOUT:** comply with city ordinances. Maximize backyard and indoor/outdoor connection. Offer a balanced, unassuming front elevation to the street.
- **EXISTING/PROPOSED USES:** Single family house/Single family house

- NEIGHBOR OUTREACH: The property owner has contacted the below listed neighbors and shared our plans:

1004 Sevier Ave, Menlo Park

1012 Sevier Ave, Menlo Park

1020 Sevier Ave, Menlo Park

1019 Sevier Ave, Menlo Park

1011 Sevier Ave, Menlo Park

1009 Sevier Ave, Menlo Park

1015 Sevier Ave, Menlo Park - reached out 2 times on two different days but didn't respond.

Thank you for your assistance with our project. Please do not hesitate to call our office should you have any questions.

Sincerely,

**Diana Jarrar**

President, J Design Corner

# BHATIA RESIDENCE

## NEW SINGLE FAMILY RESIDENCE

### 1008 SEVIER AVENUE, MENLO PARK, CA



7194 Rosencrans Way  
San Jose, CA 95139  
P : (408) 992 - 1039

**BHATIA RESIDENCE**  
NEW SINGLE FAMILY RESIDENCE

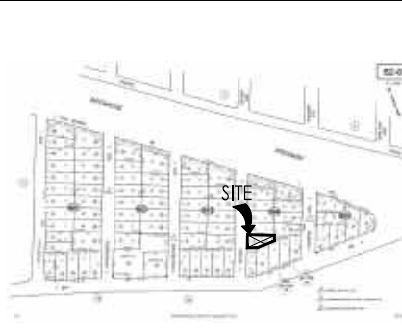
1008 SEVIER AVENUE, MENLO PARK, CA  
KELLY BLANKENSHIP AND SHYAM BHATIA

FOR PERMIT REVIEW ONLY -- NOT FOR CONSTRUCTION

#### LOCATION MAP



#### ASSESSOR'S PARCEL MAP



#### SCOPE OF WORK

DEMOLISH AN EXISTING SINGLE STORY RESIDENCE AND BUILD A TWO STORY, 4 BR 3.5 BA SINGLE FAMILY RESIDENCE WITH 2,345.9 NEW LIVING SF ABOVE GRADE ON A 5,113 S.F. LOT WITH A NEW GARAGE OF 334.5 S.F. TOTALING 2,680.4 S.F.

#### PROJECT SUMMARY

Assessor's Parcel No.	42-044-055
Zoning	R-1-1-1
Initiative	CITY OF MENLO PARK
Type of Construction	TYPE 1-B, SPRINKLERED
Building Occ. Group	R-1-B (SINGLE-FAMILY RESIDENTIAL)
Proposed Property Surface (1st / 2nd)	
Front	20'-0"
Back	20'-0"
Right Side	0'-0"
Left Side	0'-0"
Proposed Property Surface (1st / 2nd)	
Front	20'-0"
Back	45'-0"
Right Side	0'-0"
Left Side	0'-0"
Max. Allowed Building Height	26'-0"
Proposed Building Height	27'-0"
1st Floor	1,113.5
2nd Floor	1,017.4
Existing Lot Coverage	1,800.0
Total New Garage	334.5
Total New Living Area	2,345.9
Total New Residence	2,680.4
PAF Percentage	53.42%
Proposed Lot Coverage Ratio	1.7114
Lot Coverage Percentage	53.48%

#### DEFERRED SUBMITTALS

- FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS--NOTE THAT PER CRC 313.3.7, A SIGN OR VALVE TAG SHALL BE INSTALLED AT THE MAIN SHUTOFF VALVE TO THE WATER DISTRIBUTION SYSTEM STATING THE FOLLOWING: "WARNING, THE WATER SYSTEM FOR THE HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS AND AUTOMATIC SHUTOFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN"
- STAIR GUARDRAIL SHOP DRAWINGS SIGNED AND STAMPED BY ENGINEER TO BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL--NOTE THAT SHOP DRAWINGS TO DEMONSTRATE GUARDRAIL DESIGN IS ADEQUATE TO SUPPORT A SINGLE CONCENTRATED 200 POUND LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL PER CRC TABLE 301.5 AND 301.5 FOOTNOTE D
- SOLAR PHOTOVOLTAIC SYSTEM TO BE UNDER A SEPARATE PERMIT
- ROOF TRUSSES--TRUSS DESIGN PACKAGE AND ENGINEER OF RECORD REVIEW LETTER TO BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL

#### REQ'D CONTRACTOR SUBMITTALS TO ARCHITECT

THE FOLLOWING ARE REQUIRED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL/REVIEW:

- WINDOW/DOOR PACKAGE
- CABINET SHOP DRAWINGS AND FINISH SAMPLES
- MECHANICAL DUCTING PLAN
- STAIR AND RAIL SHOP DRAWINGS
- MISC. STEEL SHOP DRAWINGS

NOTE: SEE STRUCTURAL PLANS FOR ADDITIONAL REQUIRED SUBMITTALS FOR SHOP DRAWINGS, ETC.

#### REQ'D CONTRACTOR SUBMITTALS TO BUILDING DEPT. PRIOR TO PERMIT ISSUANCE

- LICENSE NUMBER
- INSURANCE AND WORKER'S COMP POLICIES
- CONSTRUCTION STAGING PLAN
- CONSTRUCTION WASTE MANAGEMENT PLAN IN ACCORDANCE WITH CALGREEN 4.408.2

#### APPLICABLE CODES

APPLICABLE CODES (with City of Menlo Park Amendments)  
-2022 CALIFORNIA ADMINISTRATIVE CODE, CAC  
-2022 CALIFORNIA BUILDING CODE, CBC  
-2022 CALIFORNIA RESIDENTIAL BUILDING CODE, CRC  
-2022 CALIFORNIA ELECTRICAL CODE, CEC  
-2022 CALIFORNIA MECHANICAL CODE, CMC  
-2022 CALIFORNIA PLUMBING CODE, CPC  
-2022 CALIFORNIA ENERGY CODE, CEC  
-2022 CALIFORNIA HISTORICAL CODE, CHC  
-2022 CALIFORNIA FIRE CODE, CFC  
-2022 CALIFORNIA EXISTING BUILDING CODE  
-2022 CALIFORNIA GREEN BUILDING STANDARDS  
-2022 CALIFORNIA REFERENCED STANDARDS

#### SHEET INDEX

GENERAL	COVER SHEET
A0.0	FLOOR AREA CALCULATIONS
A0.2	DAYLIGHT PLANE COMPLIANCE
A0.3	DIAGRAMS
A0.4	AREA PLAN
A0.5	STREETSCAPE
CIVIL	BOUNDARY AND TOPOGRAPHIC
S01	SURVEY
C-1.0	TITLE SHEET
C-2.0	GRADING & DRAINAGE PLAN
C-3.0	UTILITY PLAN
HVD-1	IMPERVIOUS SURFACE
EXHIBIT	
AS-BUILT	
A0.3	EXISTING SITE PLAN
A1.1	EXISTING 1ST FLOOR PLAN
W/DEMO	NOTES
A1.2	EXISTING ROOF PLAN
ARCHITECTURAL	
A1.0	SITE PLAN
A2.1a	1ST FLOOR PLAN
A2.1b	2ND FLOOR PLAN
A2.2a	LOWER ROOF PLAN
A2.2b	UPPER ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR PERSPECTIVES
A5.0	SECTIONS
LANDSCAPE	
L-1	LANDSCAPE PLAN
L-2	PLANNING NOTES
L-3	IRRIGATION PLAN
L-4	IRRIGATION NOTES
L-5	NOTES

#### PROJECT TEAM

**OWNER**  
Kelly Blankenship and Shyam Bhatia  
1008 Sevier Avenue,  
Menlo Park, Ca  
email: kellyb94401@yahoo.com,  
shyambhatia129@gmail.com

**DESIGNER**  
J Design Corner  
7194 Rosencrans Way  
San Jose, CA 95139  
attn: Diana Janar  
ph: 408.992.1039  
email: dianajarar@jdesigncorner.com

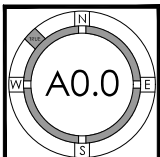
**GENERAL CONTRACTOR**  
Valley Home Builders, Inc.  
3466 Edward Avenue  
Santa Clara, CA 95054  
attn: Mehdi Vahani  
ph: 408.205.9550  
email: mvahani@valleyhomebuilders.com

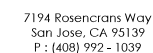
**GEOTECHNICAL ENGINEER**  
Wayne Ting and Associates, Inc.  
attn: Wayne Ting  
ph: 510.623.7768  
email: wayne@wayneting.net

**CIVIL ENGINEER**  
LEA & BRAZE ENGINEERING, INC.  
attn: Michael Morgan, P.E., Q.S.D.  
email: mmorgan@leabraze.com

**LANDSCAPE Designer**  
Menaka Rao Landscape Design  
attn: Menaka Rao  
ph: 650.644.7631  
email: rao.menaka@gmail.com

COVER SHEET





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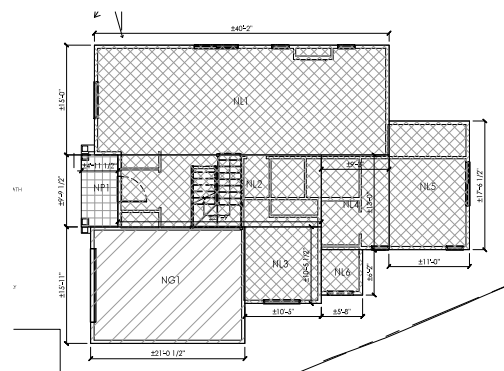
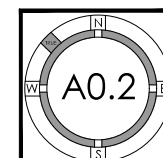
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LA	Lat. Area	1,111.0
W0+H0+I	Water, Hwy, Living Area	234.0
W0+H0+V0	Water, Hwy, Living Area	1,345.0
W0+H0+V0+I	Water, Hwy, Living Area	1,680.0 (-3.00%)
W0+I	Water, Living Area	12.4%
W+H+V+I	Proposed Lot Coverage Ratio	1,711.0
W+I	Water, Living Area	50.0% (40% SC)

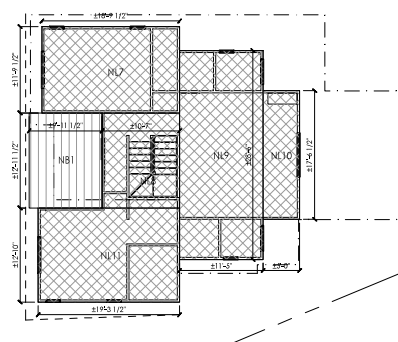
NOTES:  
1. NO ATTIC SPACES TALLER THAN 5' PROPOSED



## FLOOR AREA CALCULATIONS

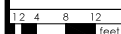


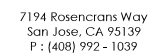
1ST FLOOR AREA CALCS	1/8"	1
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2ND FLOOR AREA CALCS	1/8"	1
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FLOOR AREA LEGEND	-
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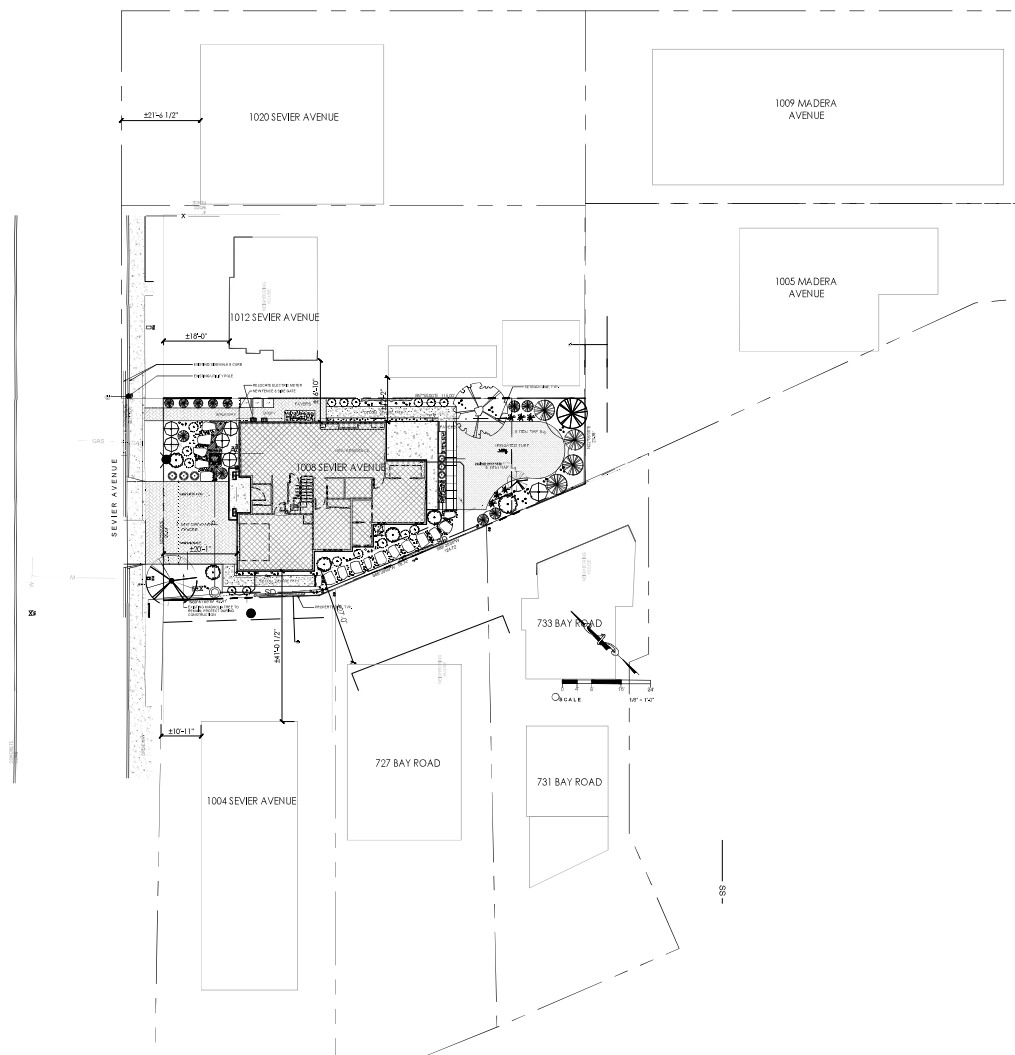
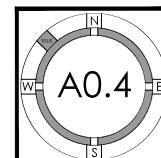




1008 SEVIER AVENUE, MENLO PARK, CA  
KELLY BLANKENSHIP AND SHYAM BHATIA

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AREA PLAN



AREA PLAN KEYNOTES

— PROPERTY LINE—SEE TOPO SURVEY FOR MORE INFO

NEW BUILDING AREA

NOTES: ALL MEASUREMENTS TO ADJACENT STRUCTURES ARE FROM AERIAL PHOTOGRAPHS AND ARE APPROXIMATE.

### AREA PLAN LEGEND

NEIGHBORHOOD CONTEXT	1/16"	1
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1000 SEVER AVE.



1012 SEVER AVE.



1008 SEVER AVE.  
SUBJECT PROPERTY



1004 SEVER AVE.



1019 SEVER AVE.



1015 SEVER AVE.



1011 SEVER AVE.



1009 SEVER AVE.



1007 SEVER AVE.

STREETSCAPE IMAGES - 1



STREETSCAPE ELEVATION 1/8" 3



NEIGHBORS - 2

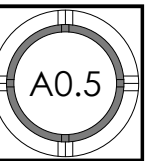


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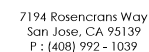
PROJECT NO.	1008 SEVER AVE
DATE	12/22/2024
DESCRIPTION	DEVELOPMENT TERM SUBMITTAL
DRAWN BY	ED
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DATE	
DESCRIPTION	
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DATE	
DESCRIPTION	

STREETSCAPE



JORDAN CORNER

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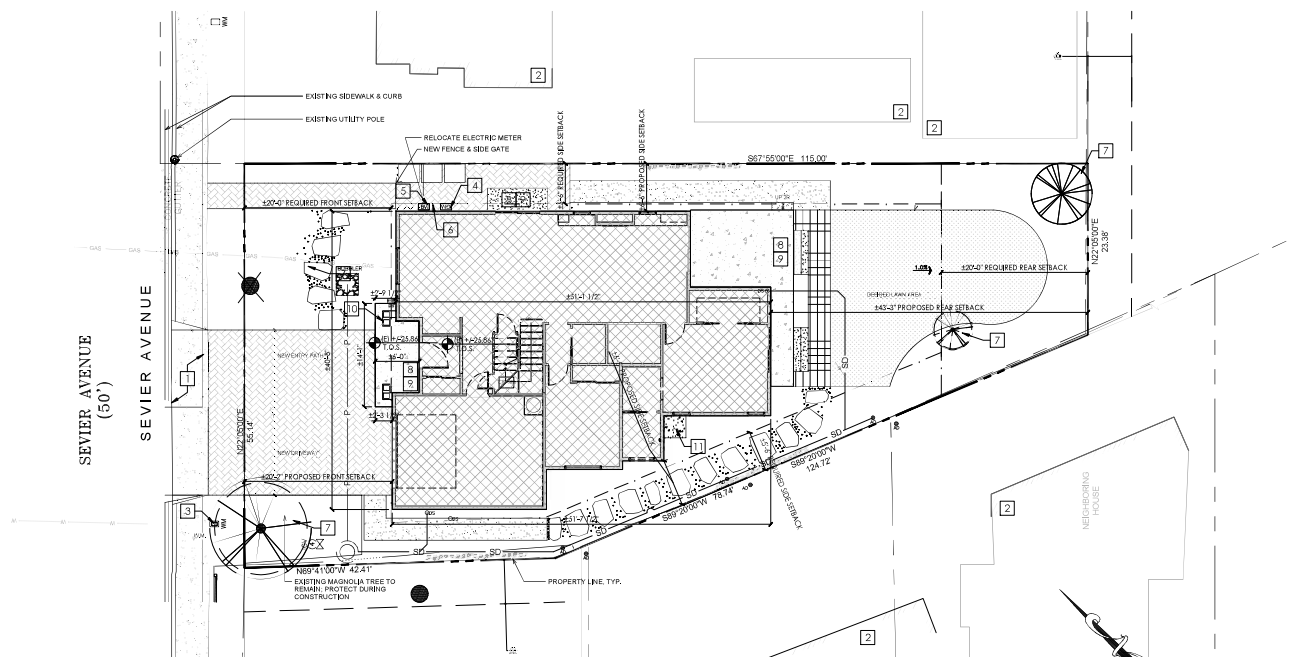
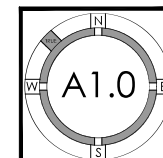


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## SITE PLAN



- #** = NUMBER TO KEY NOTE BELOW
1. EXISTING PUBLIC RIGHT OF WAY--ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
  2. APPROXIMATE LOCATION OF NEIGHBORING STRUCTURE
  3. (E) WATER METER--CONTRACTOR TO COORDINATE (H) METER WITH LOCAL WATER COMPANY IF REQUIRED BY INCREASED FUTURE LOAD
  4. (N) GAS METER LOCATION--INSTALL TWO 2" DIAMETER X 30" TALL STEEL PIPE BOLLARDS EMBEDDED IN 2 FT DEEP CONCRETE FOOTINGS IF GAS METER IS WITHIN 3 FEET OF DRIVEWAY
  5. (N) ELECTRICAL METER LOCATION--CONTRACTOR TO COORDINATE WITH LOCAL ELECTRICAL COMPANY FOR UPGRADE (400 AMPS) TO (E) ELECTRICAL SERVICE--INSTALL EWER GROUND CONNECTION PER CEC 250-52
  6. EWER GROUND CONNECTION PER CEC 250-52
  7. (E) TREE(S) TO REMAIN--PROTECT AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. SEE ARBORIST REPORT (IF PROVIDED) FOR ADDITIONAL INFORMATION
  8. (N) HARDSCAPE--SLOPE AWAY FROM HOUSE @ 2% MIN.
  9. (N) 35" MIN. DEEP LEVEL LANDING PER CRC 311.3 W STEPS (MAX. 7.75" RISE)--PROVIDE EQUAL RISERS IF MORE THAN 1 STEP
  10. (N) PORCH OR TRELLIS COLUMNS
  11. (N) A/C UNIT (CONDENSER PADS)--PROVIDE ELECTRICAL TO THE LOCATION AS REQUIRED, VERIFY SIZE AND QUANTITY WITH HVAC CONTRACTOR. A/C UNITS TO COMPLY WITH JURISDICTION'S NOISE ORDINANCE--SEE HVAC PLANS
  12. (N) CURB CUT PER LOCAL JURISDICTIONS STANDARD DETAIL--SEE CIVIL PLANS

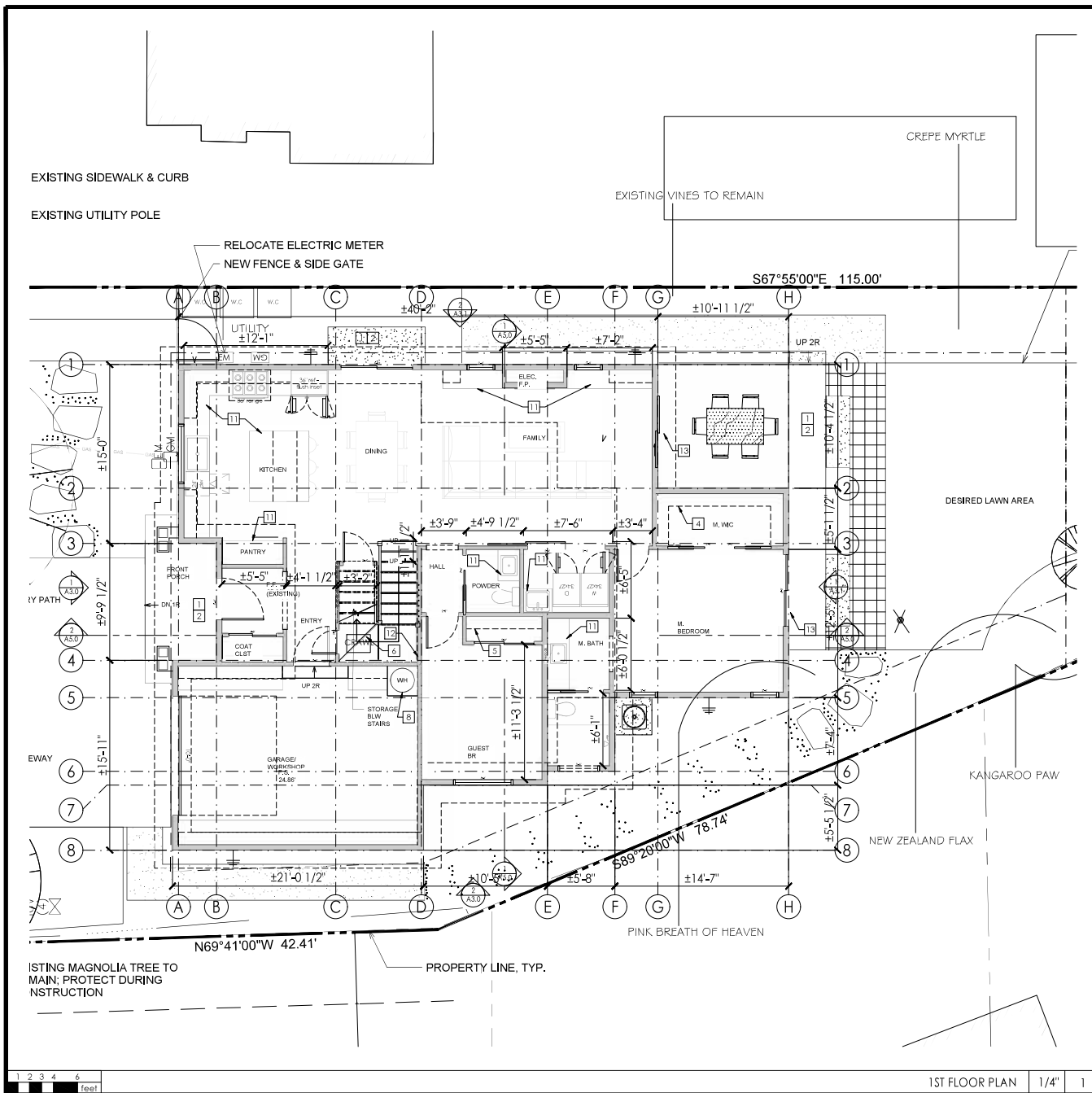
SITE PLAN KEYNOTES		-
-----	PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO	
----- . ----- . -----	REQUIRED YARD SETBACK/EASEMENT	
=====	TREE PROTECTION FENCING	

-  NEW BUILDING AREA
-  NEW HARDSCAPE—SEE LANDSCAPE PLAN FOR MORE INFO
-  SPOT ELEVATION, SEE CIVIL DRAWINGS FOR MORE INFO.

NOTES:

1. (E) WATER SUPPLY TO BE REPLACED FROM METER IN.
2. (E) SEWER LATERAL TO BE REPLACED FROM PROPERTY LINE IN.
3. SEE LS PLANS FOR ALL SITE CONCRETE AND HARDCAPE DETAILS—CO-ORDINATE WITH CIVL & GEOTECH. REQUIREMENTS.

SITE PLAN LEGEND	-	
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- # = NUMBER TO KEY NOTE BELOW
- (N) CONCRETE STEP(S) - 10" MIN. TREAD AND MAX. 7" RISER HEIGHT
  - (N) LANDING - MIN. 3" DEEP x WIDTH OF DOOR - MAX. 7-3/4" RISER HEIGHT TO TOP OF THE DOOR THRESHOLD OR DOOR TRACK TO THE EXTERIOR LANDING IN ORDER TO VERIFY COMPLIANCE WITH CRC R311.3.1 OR R311.3.2.
  - LINE OF BEAM, SOFFIT AND/OR CROWN MOLDING ABOVE, TYP. SEE ALSO REFLECTED CEILING PLAN
  - INDICATES PREFAB CLOSET SYSTEM (OWNER PROVIDE/CONTRACTOR INSTALL)
  - INDICATES ROD AND SHELF AT ±6'-0" ABOVE T.O.S. - VERIFY HEIGHT WITH OWNER
  - (N) 18" X 24" MIN. CRAWLSPACE ACCESS
  - (N) 22" X 54" MIN. ATTIC ACCESS PULL DOWN LADDER. ACCESS TO BE LARGE ENOUGH TO ALLOW FOR THE LARGEST PIECE OF EQUIPMENT TO FIT THROUGH
  - (N) WATER HEATER IN GARAGE ON 18" HIGH PLATFORM WITH 4" CONCRETE FILLED STEEL BOLLARD IN FRONT. WATER HEATER TO BE STRAPPED PER PLUMBING GENERAL NOTES ON A0.1g. PROVIDE FOR MAKEUP AIR PER CMC 701.4 INDOOR COMBUSTION AIR - SEE TITLE 24 REPORT FOR APPLIANCE REQUIREMENTS
  - (N) FURNACE IN ATTIC. FIELD VERIFY LOCATION. PROVIDE UNOBSTRUCTED PASSAGEWAY TO FURNACE NOT LESS THAN 30" HIGH AND WIDE WITH SOLID FLOORING. ALSO PROVIDE 30" X 30" LEVEL WORK PLATFORM AND LIGHT ON SEPARATE SWITCH OVER SERVICE SIDE OF EQUIPMENT. FURNACE TO BE NO MORE THAN 20' TRAVEL DISTANCE AWAY FROM ATTIC ACCESS - SEE TITLE 24 REPORT
  - SKYLIGHT WITH TRANSLUCENT LENS - SEE RCP AND WINDOW SCHEDULE FOR MORE INFORMATION - CONTRACTOR TO USE SHAPED FRAMING MEMBERS TO ENSURE THAT SKYLIGHT SHAFT HAS NO JOGS OR ANGLES THAT ARE NOT SHOWN IN PLANS OR SECTIONS
  - CUSTOM CABINERY
  - INSTALL MIN. 1/2" GYP BD. ON WALLS, UNDER-STAIR SURFACE, AND ANY SOFFITS AT ENCLOSED ACCESSIBLE SPACE UNDER STAIRS PER CRC 302.7
  - TURN 2880 OR EQ. 2-1/2" WIDE TRENCH DRAIN, DAYLIGHT AT EDGE OF PATIO (TO SIDEYARD)

Crawl Space Venting Area Calculations				
area (sf)	Class I Vapor Release	ratio	req'd vent area (sf)	7x14 vents required @ 18 sq/ea
A1	1.00	NO	17.15	14.0

Notes:  
1. SEE EVALUATIONS FOR VENT LOCATION - VENTS ARE NOT TO BE LOCATED IN SHEAR WALLS OR SIMPSON STRONG WALLS  
2. OPENINGS FOR CRAWL SPACE VENTILATION SHALL BE LOCATED AS CLOSE TO EXTERIOR AS PRACTICAL, TO PROVIDE CROSS VENTILATION  
3. PROVIDE ADDITIONAL VENTS IF EXISTING VENTS SUGGESTED BY ADDITION

- NOTE:
- SEE 2/A0.1g FOR PLUMBING GENERAL NOTES
  - SEE 3/A0.1g FOR MECHANICAL GENERAL NOTES
  - SEE 4/A0.1g FOR ELECTRICAL GENERAL NOTES
  - SEE 5/A0.1g FOR PLAN AND INTERIOR GENERAL NOTES

**FLOOR PLAN KEYNOTES**

(N) WALL: EXTERIOR: 2x6 STUDS @ 16" O.C.; INTERIOR 2x4 STUDS @ 16" O.C. - SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. **INSTALL 2 LAYERS OF BUILDING PAPER (FOR STUCCO ONLY)/1 LAYER (MIN.) OF WEATHER RESISTIVE BARRIER (TYVEK HOUSE WRAP OR EQ.) OVER EXTERIOR WALLS SHEATHING PER CRC 703.2-INSTALL PER MANUF. INSTRUCTIONS. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS. PROVIDE CEMENT BOARD OR TILE BACKER BOARD AT SHOWER/TUB LOCATIONS. ALL WALLS TO RECEIVE (N) PAINT FINISH. ALL CEILINGS AT TUB/SHOWERS TO BE M.R. BOARD**

(N)/EXISTING WALL W/ 1 HOUR SEPARATION-5/8" TYPE 'X' GYP ON GARAGE SIDE FROM FOUNDATION TO ROOF SHEATHING

⊕ DENOTES (N) HOSE BIBB. SEE PLANS FOR NEW LOCATION - INSTALL HOSE BIBBS PER CPC WITH APPROVED ANTI-SIPHON DEVICE. (E) HOSE BIBBS TO REMAIN.

(N) GAS COCK-REFER TO MANUF. SPECS FOR ELECTRICAL AND GAS REQUIREMENTS. PLUMBER TO VERIFY GAS PIPE DIAMETER NEEDED FOR APPLIANCE FROM GAS METER LOCATION

DOOR KEY-SEE A4.0 FOR MORE INFORMATION

WINDOW KEY-SEE A4.0 FOR MORE INFORMATION

FLOOR ELEVATION CHANGE-SEE CIVIL PLANS FOR MORE INFO

**FLOOR PLAN LEGEND**

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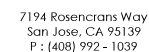
1008 SEWER AVENUE, MENLO PARK, CA  
KELLY BLANKENSHIP AND SHYAM BHATIA

REVISION NO.	DATE	DESCRIPTION
1	12.02.2024	DEVELOPMENT PERMIT SUBMITTAL

1ST FLOOR PLAN

A2.1a





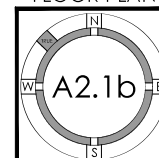
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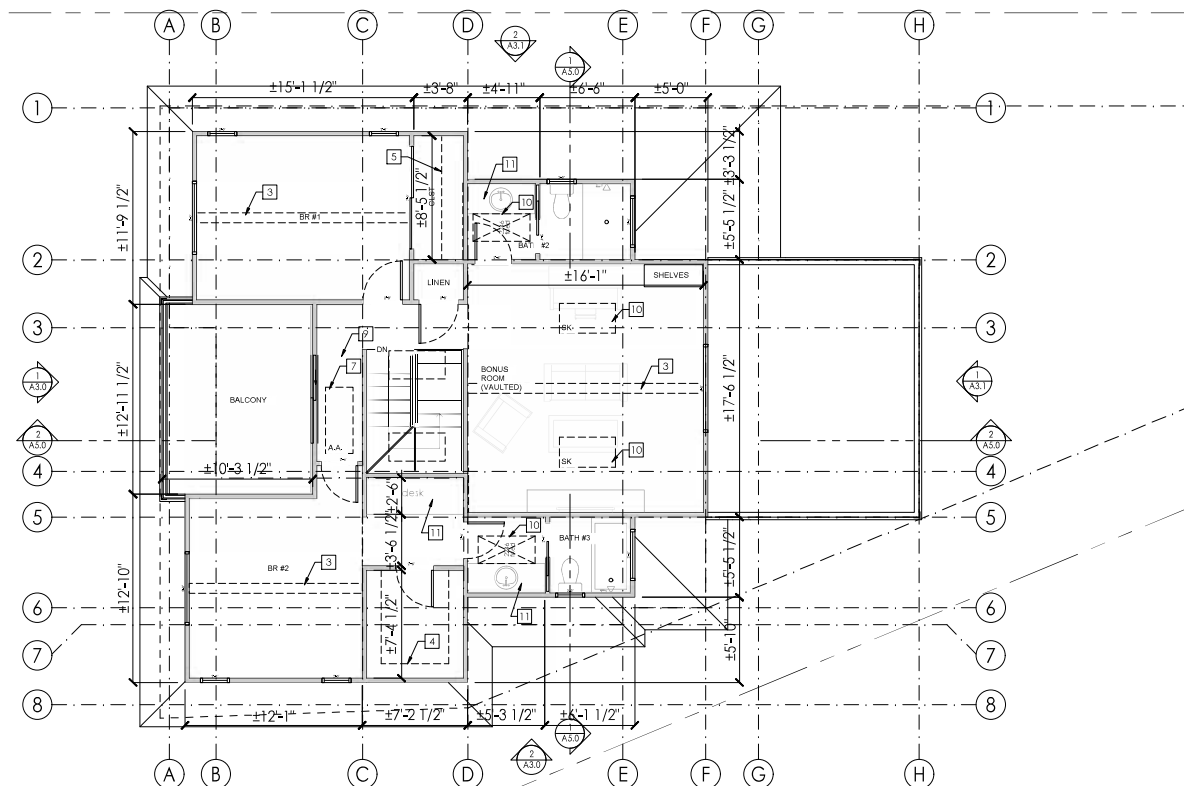
**KELLY BLANKENSHIP AND SHYAM BHATIA**

[illegible]

2ND  
FLOOR PLAN



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 = NUMBER TO KEY NOTE BELOW

1. [N] CONCRETE STEP(S) 10"-MIN. TREAD AND MAX. 7" RISE HEIGHT
2. [N] LANDING--MIN. 3' DEEP X 3' WIDE OF DOOR--MAX. 7'-3/4" RISE HEIGHT TO TOP OF THE DOOR THRESHOLD OR DOOR TRACK TO THE EXTERIOR LANDING IN ORDER TO VERIFY COMPLIANCE WITH CRC R311.3.1 OR R311.3.2.
3. LINE OF BEAM, SOFFIT AND/OR CROWN MOLDING ABOVE, TYP. SEE ALSO REFLECTED CEILING PLAN
4. INDICATES PREFAB CLOSET SYSTEM [OWNER PROVIDE/CONTRACTOR INSTALL]
5. INDICATES ROOF AND SHELF AT 36"± ABOVE T.O.S.--VERIFY HEIGHT WITH OWNER
6. [N] 18" X 24" MIN. CRAWLSPACE ACCESS
7. [N] 22" X 54" MIN. ATTIC ACCESS PULL DOWN LADDER. ACCESS TO BE LARGE ENOUGH TO ALLOW FOR THE LARGEST PIECE OF EQUIPMENT TO FIT THROUGH.
8. [N] WATER HEATER IN GARAGE ON 18" HIGH PLATFORM WITH 4" CONCRETE BASE. STEEL BOLTS FOR FRONT. WATER HEATER TO BE STRAPPED ON PLUMBING GENERAL NOTES ON A0.10. PROVIDE FOR MAKEUP AIR PER CMc 701.4. UNDER COMBUSTION AIR--SEE TITLE 24 REPORT FOR APPLIANCE REQUIREMENTS
9. [N] FURNACE IN ATTIC. FIELD VERIFY LOCATION. PROVIDE UNOBSTRUCTED PASSAGEWAY TO FURNACE NOT LESS THAN 30" HIGH AND WIDE WITH SOLID DOORING. ALSO PROVIDE 30" X 30" FIELD WORK PLATFORM AND LADDER ON SEPARATE SWITCH OVER SERVICE SIDE OF EQUIPMENT. FURNACE TO BE 10' MORE THAN 20' TRAVEL DISTANCE AWAY FROM ATTIC ACCESS--SEE TITLE 24 REPORT
10. SKYLIGHT WITH TRANSLUCENT LENS--SEE RCP AND WINDOW SCHEDULE FOR MORE INFORMATION--CONTRACTOR TO USE SHAPED FRAMING MEMBERS TO INSURE THAT SKYLIGHT BEAM/HAS NO JOGS OR ANGLES THAT ARE NOT SHOWN IN PLANS OR SECTIONS
11. CUSTOM CABINERY
12. INSTALL MIN. 1/2" GYP-BOARD, ON WALLS, UNDER-SLAB SURFACE, AND ANY SOFFITS AT ENCLOSED ACCESSIBLE SPACE UNDER STAIRS PER CRC 302.7
13. TURN 90° OR EQ. 2'-1/2" WIDE TRENCH DRAIN, DAYLIGHT AT EDGE OF PATIO (TO SIDE/ARD)

NOTE:

1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
3. SEE 4/A0.1a FOR ELECTRICAL GENERAL NOTES
4. SEE 5/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES

## FLOOR PLAN KEYNOTES

[N] WALL: EXTERIOR: 2x6 STUDS @ 16" O.C.; INTERIOR 2x4 STUDS @ 16" O.C.-SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. **INSTALL 2 LAYERS OF BUILDING PAPER (FOR STUCCO ONLY)/1 LAYER (MIN.) OF WEATHER RESISTIVE BARRIER (TYVEK HOUSE WRAP OR EQ.) OVER EXTERIOR WALLS SHEATHING PER CRC 703.2-INSTALL PER MANUF. INSTRUCTIONS. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS. PROVIDE CEMENT BOARD OR TILE BACKER BOARD AT SHOWER/TUB LOCATIONS. ALL WALLS TO RECEIVE (N) PAINT FINISH. ALL CEILINGS AT TUB/SHOWERS TO BE M.R. BOARD**

(N)/EXISTING WALL W/ 1 HOUR SEPARATION—5/8" TYPE 'X' GYP  
ON GARAGE SIDE FROM FOUNDATION TO ROOF SHEATHING

DENOTES (N) HOSE BIBB. SEE PLANS FOR NEW LOCATION -  
INSTALL HOSE BIBBS PER CPC WITH APPROVED ANTI-SIPHON  
DEVICE. (E) HOSE BIBBS TO REMAIN.

(N) GAS COCK—REFER TO MANUF. SPECS FOR ELECTRICAL AND GAS REQUIREMENTS. PLUMBER TO VERIFY GAS PIPE DIAMETER NEEDED FOR APPLIANCE FROM GAS METER LOCATION

DOOR KEY— SEE A4.0 FOR MORE INFORMATION

WINDOW KEY—SEE A4.0 FOR MORE INFORMATION

FLOOR ELEVATION CHANGE—SEE CIVIL PLANS FOR MORE INFO

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A horizontal number line with tick marks at 1, 2, 3, 4, and 6. The word "feet" is written at the right end of the line.

2ND FLOOR PLAN	1/4"	1
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### FLOOR PLAN LEGEND

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WEST ELEVATION (FRONT) 1/4" 1



SOUTH ELEVATION (RIGHT) 1/4" 2

- 18 = NUMBER OF KEYNOTE BELOW
- 1 DAYLIGHT PLANE AS DEFINED BY JURISDICTION
  - 2 ASPHALT COMP SHINGLE ROOFING--SEE ROOF PLAN FOR MORE INFO
  - 3 STANDING SEAM METAL ROOFING--SEE ROOF PLAN FOR MORE INFO
  - 4 SKYLIGHT--SEE WINDOW SCHEDULE FOR MORE INFO
  - 5 FIELD PAINTED FIBER CEMENT LAP SIDING w/ 1 LAYER TYVEK HOUSE WRAP--MANUF.: JAMES HARDIE; STYLE: ARTISAN; EXPOSURE: 7"; STYLE: SMOOTH--www.artisanship.com--SEE DETAILS (X4/X5)--SIDING TO CONFORM TO CRC TABLE 703.4--INSTALL PER MANUF. WARRANTY INSTRUCTIONS
  - 6 FIELD PAINTED FIBER CEMENT SHINGLE SIDING w/ 1 LAYER TYVEK HOUSE WRAP--MANUF.: JAMES HARDIE; STYLE: STRAIGHT EDGE PANEL; EXPOSURE: 7"--www.jameshardie.com--SEE DETAILS (X6/X7)--SIDING TO CONFORM TO CRC TABLE 703.4--INSTALL PER MANUF. WARRANTY INSTRUCTIONS
  - 7 ADHERED LIGHTWEIGHT STONE VENEER (<15 LBS/SF)--USE POLYMER-MODIFIED SETTING MORTAR--INSTALL PER MANUF. INSTRUCTIONS, ICC-ES EVALUATION REPORT ESR-1215, AND MVMA INSTALLATION GUIDE FOR COMPLIANCE WITH ASTM C1780
  - 8 VERISTONE WASCOT SILL OVER STEEL "L" ANGLE--INSTALL PER MANUF. INSTRUCTIONS AND MVMA INSTALLATION GUIDE FOR COMPLIANCE WITH ASTM C1780
  - 9 PAINTED CEMENT FIBER TRIM--2x10 BARGEBOARD AND 1/2 DRIP EDGE
  - 10 PAINTED FIBER CEMENT TRIM--2x10 FASCIA WITH 4" SEAMLESS PAINTED SHEET METAL GUTTER--VERIFY GUTTER PROFILE WITH OWNER PRIOR TO FABRICATION--SEE ROOF PLAN FOR MORE INFO
  - 11 PAINTED CEMENT FIBER TRIM--2x12 BELLYRAID
  - 12 FACTORY-FINISHED ALUMINUM GARAGE DOOR WITH TEMPERED GLAZING PICTURE WINDOWS--SEE DOOR SCHEDULE FOR MORE INFO
  - 13 WINDOW/DOOR OPENING--SEE WINDOW AND DOOR SCHEDULES FOR MORE INFO--DOORS AND WINDOWS TO HAVE 5" PAINTED FIBER CEMENT TRIM TYPICAL, U.N.O.
  - 14 (2) 8" BASE SQ. PAINT GRADE REDWOOD OR A.Y.C. COLUMN WITH STONE BASE UP TO 3'-6" A.T.O.S.
  - 15 EXTERIOR LIGHT, INSTALL PER MANUF. INSTRUCTIONS
  - 16 PH MOUNTED LED ILLUMINATED ADDRESS SIGNAGE, CLEARLY VISIBLE FROM ADJACENT STREET--HEIGHT: 6"; STYLE: LUXELED; MODERN NEUTRA HOUSE NUMBERS LED BACKLIT, FINISH: ANODIZED--www.surrounding.com/product/luxeled--PROVIDE PHOTOSENSOR CONNECTED LED BACKLIGHTING @ EACH NUMBER
  - 17 CRAWLSPACE VENT--SEE CRAWLSPACE VENT CALCULATIONS ON A2.1 FOR MORE INFO
  - 18 HARDSCAPE--SEE SITE PLAN AND FINISH FLOOR PLAN FOR MORE INFO

NOTES:

1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
3. SEE 3/A0.1a FOR ELECTRICAL GENERAL NOTES
4. SEE 4/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES
5. EXTERIOR HARDSCAPE AND EXTERIOR STAIRS NOT SHOWN FOR CLARITY--SEE A0.3a FOR 3D MODEL VIEWS

KEYNOTES	-	-
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ELEVATION GRID LINE KEY

A 1ST FLOOR TOP OF STRUCTURE = +/- 25.86'

B 1ST FLOOR CEILING HEIGHT (U.N.O.) = +/- 35.86'

C 2ND FLOOR TOP OF STRUCTURE (U.N.O.) = +/- 37.11'

D 2ND FLOOR CEILING HEIGHT (U.N.O.) = +/- 45.11'

E PROPOSED BUILDING HEIGHT = +/- 51.45'

F MAX BUILDING HEIGHT ALLOWED = 28'-0" +/- 52.50'

ELEVATION GRID LINE KEY	-	-
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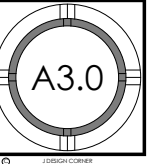


7194 Rosencrans Way  
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BHATIA RESIDENCE	1008 SEVER AVENUE, MENLO PARK, CA	KELLY BLANKENSHIP AND SHYAM BHATIA
NEW SINGLE FAMILY RESIDENCE		

PROJECT NO.	DATE	DESCRIPTION	DATE	DESCRIPTION
2024-001	12/22/2024	DEVELOPMENT TERM SUBMITTAL		

EXTERIOR ELEVATIONS





1 2 3 4 6 feet EAST ELEVATION (REAR) 1/4" 1



1 2 3 4 6 feet NORTH ELEVATION (LEFT) 1/4" 2

- 1 = NUMBER OF KEYNOTE BELOW
- 1 DAYLIGHT PLANE AS DEFINED BY JURISDICTION
  - 2 ASPHALT COMP SHINGLE ROOFING--SEE ROOF PLAN FOR MORE INFO
  - 3 STANDING SEAM METAL ROOFING--SEE ROOF PLAN FOR MORE INFO
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  - 5 FIELD PAINTED FIBER CEMENT LAP SIDING w/ 1 LAYER TYVEK HOUSE WRAP--MANUF.: JAMES HARDIE; STYLE: ARTISAN; EXPOSURE: 7"; STYLE: SMOOTH--www.artisanship.com--SEE DETAILS (X4/X5)--SIDING TO CONFORM TO CRC TABLE 703.4--INSTALL PER MANUF. WARRANTY INSTRUCTIONS
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  - 12 FACTORY-FINISHED ALUMINUM GARAGE DOOR WITH TEMPERED GLAZING PICTURE WINDOWS--SEE DOOR SCHEDULE FOR MORE INFO
  - 13 WINDOW/DOOR OPENING--SEE WINDOW AND DOOR SCHEDULES FOR MORE INFO--DOORS AND WINDOWS TO HAVE 5" PAINTED FIBER CEMENT TRIM TYPICAL, U.N.O.
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  - 17 CRAWLSPACE VENT--SEE CRAWLSPACE VENT CALC'S ON A2.1 FOR MORE INFO
  - 18 HARDSCAPE--SEE SITE PLAN AND FINISH FLOOR PLAN FOR MORE INFO

NOTES:

1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
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5. EXTERIOR HARDSCAPE AND EXTERIOR STAIRS NOT SHOWN FOR CLARITY--SEE A0.3a FOR 3D MODEL VIEWS

KEYNOTES		-	-
ELEVATION GRID LINE KEY		-	-
A 1ST FLOOR TOP OF STRUCTURE = +/- 25.84' B 1ST FLOOR CEILING HEIGHT (U.N.O.) = +/- 35.86' C 2ND FLOOR TOP OF STRUCTURE (U.N.O.) = +/- 37.11' D 2ND FLOOR CEILING HEIGHT (U.N.O.) = +/- 45.11' E PROPOSED BUILDING HEIGHT = +/- 51.45' F MAX BUILDING HEIGHT ALLOWED = 28'-0" +/- 52.50'		-	-

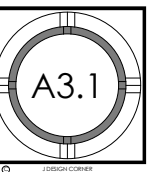


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BHATIA RESIDENCE	
NEW SINGLE FAMILY RESIDENCE	
1008 SEVER AVENUE, MENLO PARK, CA	
KELLY BLANKENSHIP AND SHYAM BHATIA	

PROJECT NO.	DATE	DESCRIPTION	DATE	DESCRIPTION
2024-001	02/02/2024	DEVELOPMENT TERM SUBMITTAL		

EXTERIOR ELEVATIONS



FOR PERMIT APPROVAL ONLY--NOT FOR CONSTRUCTION





PERSPECTIVE EXTERIOR REAR RIGHT	-	4
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PERSPECTIVE EXTERIOR FRONT RIGHT	-	1
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PERSPECTIVE EXTERIOR REAR LEFT	-	5
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PERSPECTIVE EXTERIOR FRONT LEFT	-	2
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PERSPECTIVE EXTERIOR REAR HIGH	-	6
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PERSPECTIVE EXTERIOR FRONT HIGH	-	3
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BHATIA RESIDENCE

NEW SINGLE FAMILY RESIDENCE

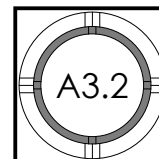
1008 SEVIER AVENUE, MENLO PARK, CA

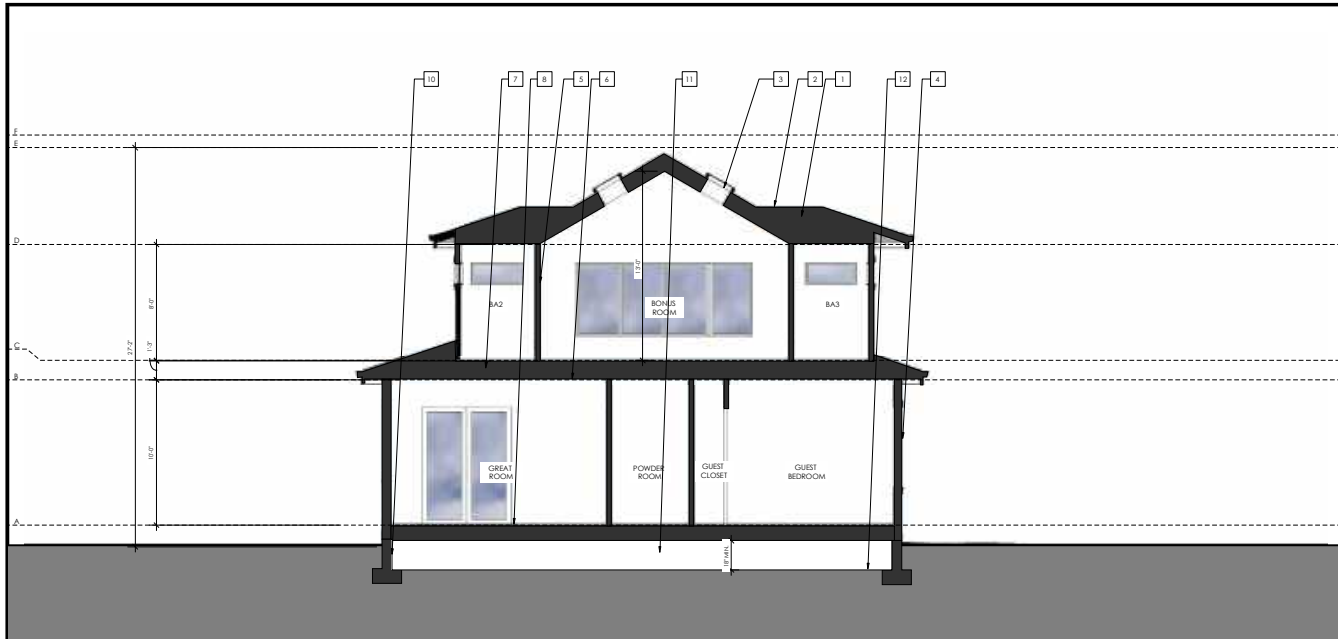
KELLY BLANKENSHIP AND SHYAM BHATIA

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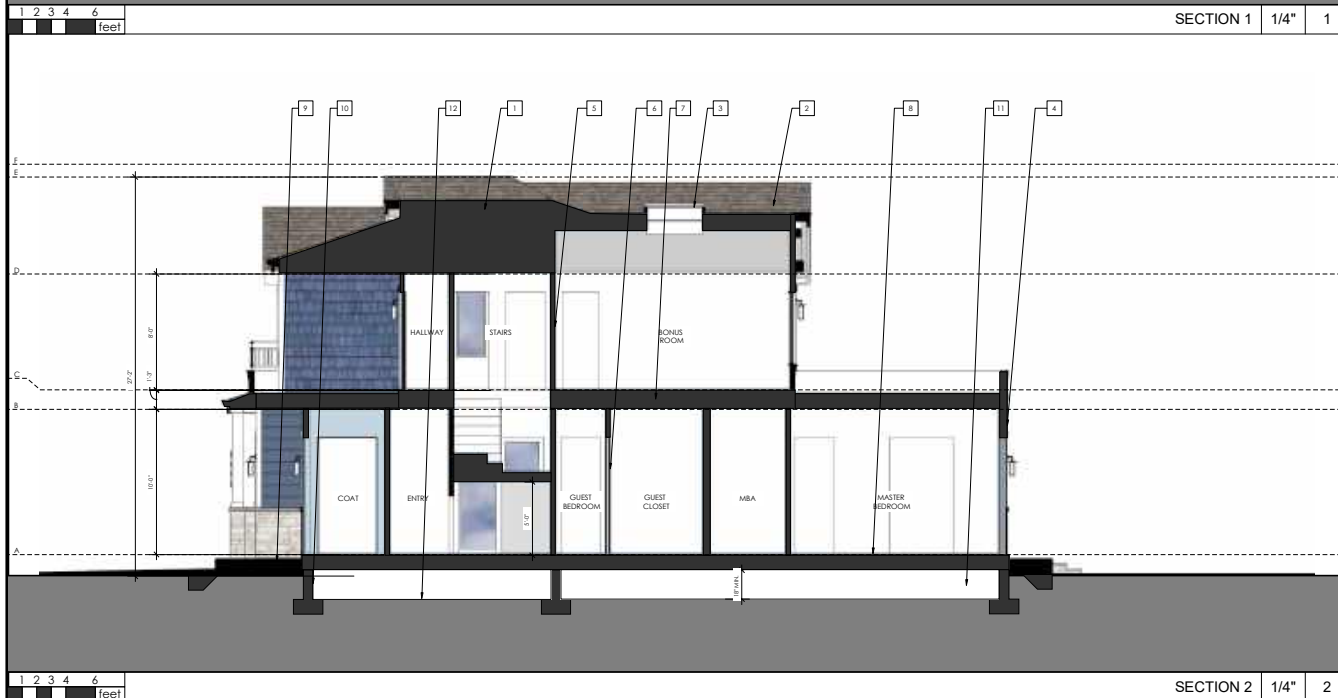
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## EXTERIOR PERSPECTIVES





SECTION 1 1/4" 1



SECTION 2 1/4" 2

1 = NUMBER OF KEYNOTE BELOW

- 1 (N) ROOF FRAMING OR TRUSS PACKAGE WITH PLYWOOD SHEATHING WITH RADIANT BARRIER-SEE STRUCTURAL PLANS FOR MORE INFO. INSTALL INSULATION PER BID INSTRUCTIONS AND T24 REPORT
- 2 (N) PLYWOOD SHEATHING WITH RADIANT BARRIER-SEE STRUCTURAL PLANS FOR MORE INFO
- 3 SKYLIGHT-SEE ROOF PLAN AND WINDOW SCHEDULE FOR MORE INFO-CONTRACTOR TO USE SHAPED FRAMING MEMBERS TO ENSURE THE SKYLIGHT SHAFT HAS NO JOGS OR ANGLES THAT ARE NOT SHOWN IN PLANS
- 4 (N) 2x4 EXTERIOR WALL STUDS @16" O.C. U.N.O.-SEE FLOOR PLAN FOR MORE INFO. INSTALL INSULATION PER BID INSTRUCTIONS AND T24 REPORT
- 5 (N) 2x4 INTERIOR WALL STUDS @16" O.C. U.N.O.
- 6 5/8" GYPSUM WALL BOARD ON WALLS AND CEILING, TYPICAL THROUGHOUT, U.N.O.
- 7 (N) FLOOR/CEILING FRAMING WITH PLYWOOD SHEATHING-SEE STRUCTURAL PLANS FOR MORE INFO
- 8 (N) FLOOR FRAMING WITH PLYWOOD SHEATHING-SEE STRUCTURAL PLANS FOR MORE INFO. INSTALL CRAWLSPACE INSULATION PER BID INSTRUCTIONS AND T24 REPORT
- 9 (N) CONCRETE SLAB-SEE STRUCTURAL PLANS FOR MORE INFO
- 10 DIAGRAMMATIC REPRESENTATION OF (N) CONCRETE FOUNDATION-SEE STRUCTURAL PLANS FOR MORE INFO
- 11 18" MIN. CLEAR CRAWLSPACE
- 12 CLASS 1 VAPOR BARRIER OVER GROUND SURFACE IN CRAWLSPACE

- NOTES:
1. SEE 2/AD.1a FOR PLUMBING GENERAL NOTES
  2. SEE 3/AD.1a FOR MECHANICAL GENERAL NOTES
  3. SEE 3/AD.1a FOR ELECTRICAL GENERAL NOTES
  4. SEE 4/AD.1a FOR PLAN AND INTERIOR GENERAL NOTES
  5. SEE BID INSTRUCTIONS FOR INSULATION VALUES. INSULATION TO BE NOT LESS THAN AS INDICATED IN T24 REPORT

KEYNOTES	-	-
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ELEVATION GRID LINE KEY	-	-
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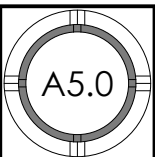
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 KELLY BLANKENSHIP AND SHYAM BHATIA

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REVISION	DATE	DESCRIPTION	BY
1	12/22/2024	DEVELOPMENT TERM SUBMITTAL	ED

SECTIONS



JORDAN CORNER