

WARREN DESIGN

579 E. Campbell Avenue Campbell, CA 95008 p. 209.534.7371

PROJECT DESCRIPTION

1024 SEVIER AVENUE

October 20, 2025

We are proposing to add onto existing 1st level and add a new 2nd story to this existing 2-bedroom 1 bath house that is on a 5,750 s.f. lot. The 1st level addition will include an office, covered porch, covered patio and existing kitchen, living, bedroom, and bath to be remodeled. The 2nd story will include a new master bedroom, master bathroom, 1 bedroom, and bathroom. No trees are being removed.

Neighborhood outreach was conducted by owner and no one was home. They will follow up with them to present the proposed project.

Sincerely,

WARREN DESIGN

A handwritten signature in blue ink, appearing to read 'D. Warren', with a long horizontal flourish extending to the right.

Daniel Warren, Principal

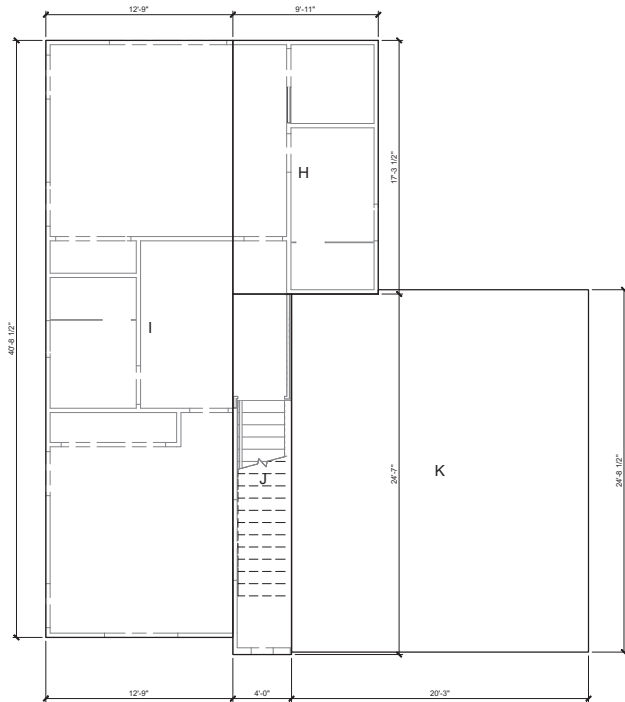


The drawings and the design incorporated herein are an integral part of each case and shall remain the property of 9488901/243014 and are not to be used in whole or in part for any other project without written consent. © Copyright 2025.

MENLO PARK

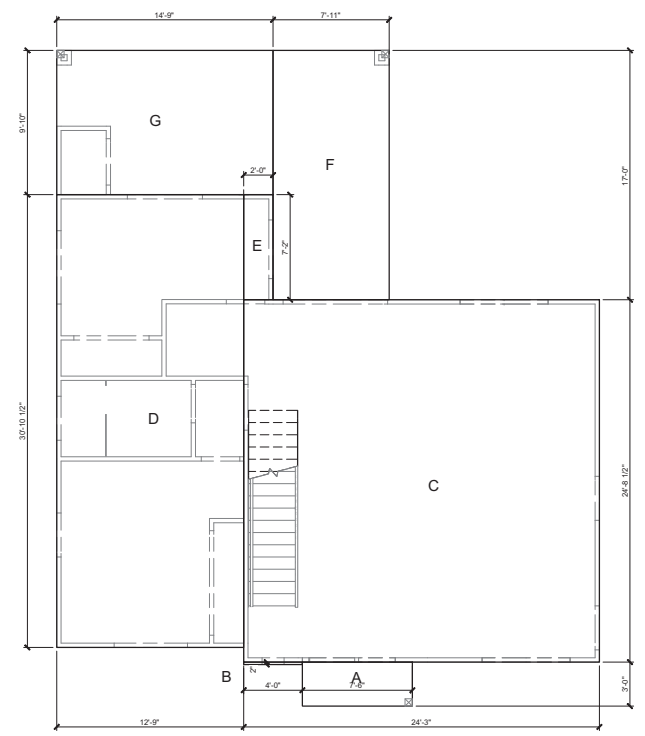
Date:	09/16/2025
Drawn By:	DW
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TITLE SHEET SHEET INDEX PROJECT DATA VICINITY MAP GENERAL NOTES	

Sheet No: T 1



2nd Level Floor Area Diagram

FLOOR AREA CALCULATION:	
AREA	S.F.
A (COVERED PORCH)	22.5 (NON-FAR)
B	0.07
C	989.18
D	393.89
E	14.33
F (COVERED PATIO)	134.59 (NON-FAR)
G (COVERED PATIO)	145.04 (NON-FAR)
K (CEILING-12'-2")	488.62
1st FLOOR TOTAL	1,506.46 S.F.
H	171.48
I	219.03
J	88.33
2nd FLOOR TOTAL	788.84
L (GARAGE)	298.08
FLOOR AREA TOTAL	2,593.38 S.F.
LOT COVERAGE	
CALCULATION:	
A (COVERED PORCH)	22.5 (NON-FAR)
B (1st FLOOR LIVING AREA)	1,007.84
L (GARAGE)	298.08
F (COVERED PATIO)	273.62 (NON-FAR)
LOT COVERAGE TOTAL	1,602.04 S.F.



1st Level Floor Area Diagram

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870 E. CAMPBELL AVE. CAMPBELL, CA 95008 P: 408.469.2700

SEVIER RESIDENCE

REMODEL / ADDITION

1024 SEVIER AVENUE

MENLO PARK CALIFORNIA

Date: 09/16/2025

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FLOOR AREA DIAGRAM

Project No: 2558

Sheet No: T-1.3

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NONCONFORMING STRUCTURE - NEW WORK VALUE CALCULATION

Address: 1024 Sevier Avenue
Case No.:
50% of Existing Value \$91,183.80
75% of Existing Value \$136,775.70
Value of Proposed Project \$314,223.00 172%

Existing Development

Non-Conforming Structure Type	Square Footage		Construction Cost	Existing Value
Existing 1st floor	807.51	X	\$200/Sq Ft	\$161,502.00
Existing 2nd floor	0	X	\$200/Sq Ft	\$0.00
Existing Basement	0	X	\$200/Sq Ft	\$0.00
Existing Garage	296.08	X	\$70/Sq Ft	\$20,865.00
Total	1105.59			\$182,367.00

Note: This spreadsheet is only used on one nonconforming structure at a time. If there are detached structures on the same site, they are either subject to their own spreadsheet (if they are also nonconforming and subject to new work) or ignored (if conforming, or nonconforming but not subject to new work).

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Proposed Development Type	Square Footage		Construction Cost	Development Value
Category 1: New square footage (areas of new foundation and/or wall framing)				
1st Floor Addition	246.33	X	\$200/Sq Ft	\$49,266.00
2nd Floor Addition	788.84	X	\$200/Sq Ft	\$157,768.00
Basement Floor Addition	0	X	\$200/Sq Ft	\$0.00
Garage Addition	0	X	\$70/Sq Ft	\$0.00

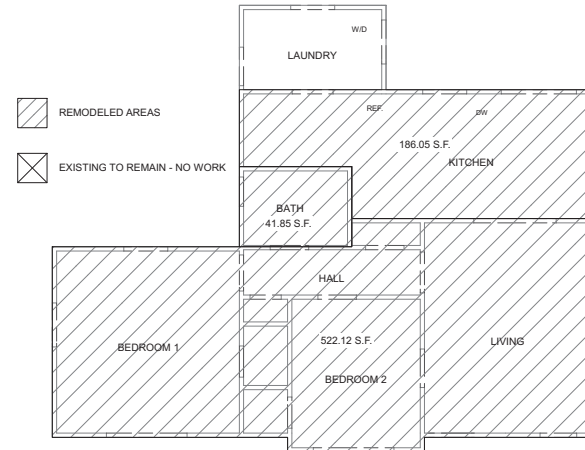
Category 2: Remodel of existing square footage (foundation and wall framing are both retained)
Note: Square footage measurements are taken to full extent of any room with any interior modifications. When the use of a room is changing, the proposed use should be used for this calculation.

Remodel of Kitchen	186.05	X	\$130/Sq Ft	\$24,186.50
Remodel of Bathrooms	41.85	X	\$130/Sq Ft	\$5,440.50
Remodel of Other Living Areas	522.12	X	\$100/Sq Ft	\$52,212.00
Remodel of Garage	0	X	\$35/Sq Ft	\$0.00

Category 3: Exterior modifications to existing structure
Window and exterior door replacements are included in areas remodeled and accounted for in Category 2. New roofs and new siding on existing portions of the structure are not included in Category 2 or Category 1 and should be accounted for using the calculations below.

New Roof Structure Over Existing Sq. Ft.	507	X	\$50/Sq Ft	\$25,350.00
Replacement of Existing Windows/Exterior Doors	0	X	\$35/Sq Ft	\$0.00
Replacement of Existing Siding	0	X	\$35/Sq Ft	\$0.00
Total	2292.19			\$314,223.00

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Existing Floor Plan

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SEVIER RESIDENCE
REMODEL / ADDITION
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MENLO PARK CALIFORNIA

Date: 09/16/2025
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NON-
CONFORMING
STRUCTURE
DIAGRAM

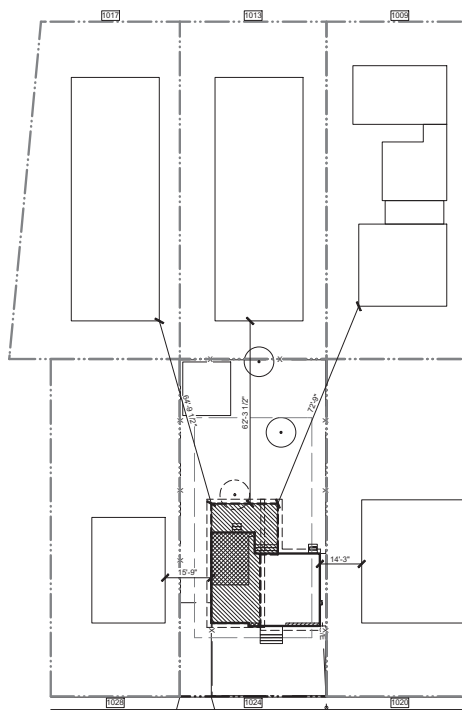
Project No: 2558

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Streetscape - Sevier Avenue



Area Plan



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1024 SEVIER AVENUE
MENLO PARK CALIFORNIA

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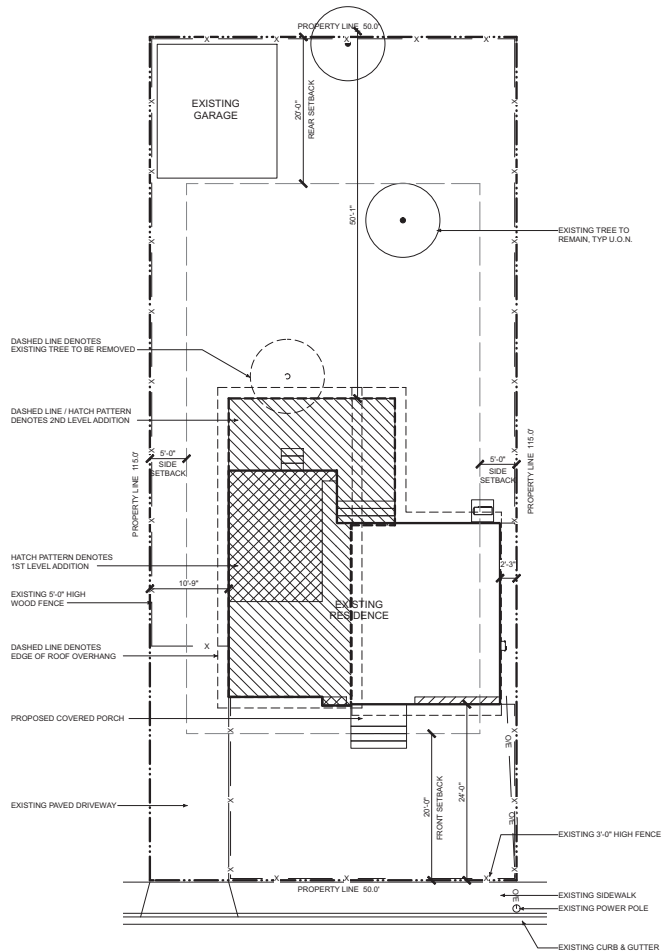


STREETSCAPE

AREA PLAN

Project No: 2558

Sheet No: T-1.5



SEVIER AVENUE



Site Plan



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

GENERAL NOTES:

1. VERIFY LOCATION OF ALL UTILITIES AT JOB SITE.
2. SLOPE ALL FINISH GRADES A MIN. OF 5% FOR 10'-0" AWAY FROM STRUCTURE FOR DRAINAGE. IMPERVIOUS SURFACES SHALL BE SLOPED NO LESS THAN 2% AWAY FROM BUILDING. CRC R401.3.
3. ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TIE INTO AN APPROVED DRAINAGE SYSTEM.
4. THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 12'-0" (CRC 1808.3).
5. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE. A MINIMUM OF 12" PLUS 2" (CRC 1808.7.4).
6. EAVE PROJECTIONS SHALL HAVE 1 HOUR FIRE-RESISTANCE RATING ON ALL EAVE PROJECTIONS THAT ARE LESS THAN 3'-0" FROM THE PROPERTY LINE. THIS IS NOT REQUIRED FOR EAVE PROJECTIONS GREATER THAN 3'-0" AS PRESCRIBED UNDER CRC SECTION R302 & TABLES R302.1(2).

WASTE MANAGEMENT PLAN:

CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TILE, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINED EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM.

TRASH PILES SHALL NOT BE LOCATED IN THE FRONT YARD OR VISIBLE FROM THE STREET. TRASH PILES SHALL NOT CONTAIN: PAINTS, SOLVENTS, GLUES, TAPING COMPOUND, FOOD PRODUCTS, OR EASILY RECYCLE-ABLE DISCARDS SUCH AS BOTTLES, CANS, PLASTICS, OR PAPER. REMAINING TRASH SHALL BE LIMITED TO CONCRETE, WOOD, DRYWALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH A WATERPROOF TARP. TRASH SHALL BE SEPARATED AT AN APPROVED BAY AREA DISPOSAL SITE SUCH AS GUADALUPE RECYCLING. ALL TRASH IS TO BE QUICKLY WALED OFF SITE. RETAIN THE RECEIPT AND KEEP WITH THE PERMIT DOCUMENTS. PROOF OF RECYCLE AND DISPOSAL OF THE JOB SITE TRASH WILL BE CHECKED PERIODICALLY AND PRIOR TO FINAL INSPECTION.

OR
WEST VALLEY COLLECTION AND RECYCLING (408) 283-6250 WILL DELIVER A ROLL-OFF DEBRIS BOX AND SORT THE TRASH OFF SITE.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE ONSITE AND READILY ACCESSIBLE PRIOR TO CONSTRUCTION.
2. SWEEP OR SCRAPER UP SOILS TRACKED ONTO THE ROAD AT THE END OF EACH DAY. DO NOT HOSE INTO STREET, GUTTER, OR STORM DRAIN.
3. REVEGETATE DISTURBED AREAS. EXPOSED BARE DIRT SHALL BE COVERED WITH MULCH, JUT NETTING OR OTHER EROSION CONTROL BLANKET.
4. ALL TEMPORARY STOCKPILES SHALL BE COVERED WITH 6 MIL. PLASTIC SHEETS, SUITABLY ANCHORED.
5. THE SITE SHALL BE MONITORED BY THE CONTRACTOR / OWNER AFTER RAIN EVENT TO VERIFY EROSION CONTROL MEASURES ARE FUNCTIONING.

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Handwritten signature of Warren Design

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REMODEL / ADDITION
1024 SEVIER AVENUE
MENLO PARK CALIFORNIA

Date: 09/16/2025

Drawn By: DW

Revisions:



SITE PLAN

Project No: 2558

Sheet No: A-1

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SEVIER RESIDENCE
REMODEL / ADDITION
1024 SEVIER AVENUE
MENLO PARK CALIFORNIA

Date:	09/16/2025
Drawn By:	DW
Revisions:	

EXISTING FLOOR
PLAN

EXISTING
EXTERIOR
ELEVATIONS

Project No: 2558

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1. WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES MUST BE DETERMINED BY THE ARCHITECT. ALL WINDOW & DOOR NUMBERS SHALL BE CALLED OUT PER SUPPLIERS AND OWNER'S SPECIFICATIONS.
2. ALL EXTERIOR HEADERS SHALL BE AT 0'-0" ON DIM.
3. ALL EXTERIOR DOORS SHALL BE AT LEAST 1"36" THICK.
4. ALL GLASS DOOR GLASS WITHIN 10' OF EXTERIOR DOORS SHALL BE WITHIN 10' OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC. SHALL BE SAFETY FINISHED.
5. ALL GLASS DOORS SHALL BE 10' MIN. CLEARANCE FROM THE BOTTOM OF THE CLEARING, MIN. CLEAR OPENINGS OF 20" IN HEIGHT & 24" IN HEIGHT W/ MIN. CLEAR OPENING OF 5.7 SQUARE FEET.
6. SHOWERS TO BE FINISHED WITH MOSTURE RESISTANT MATERIALS OVER A MOSTURE RESISTANT BARRIER. ALL SHOWER ENCLOSURES TO BE FINISHED WITH ENCLOSURES.
7. PROVIDE HYDROSTATIC MIXING VALVE OR INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE AT ALL SHOWERS PER D.C.P.
8. PROVIDE WATER TIGHT CONNECTIONS TO ALL WATER LINES. WATER TIGHTNESS TO HAVE PRESSURE & TEMPERATURE RELEASE DEVICE & DISCHARGE TO OUTSIDE.
9. PROVIDE 1/2" MIN. CLEARANCE FROM ALL WATER LINES TO THE WALL.
10. WATER HEATERS SHALL BE STRAPPED WITHIN THE UPPER & LOWER 1/3 OF THE HEATER. WATER HEATERS SHALL BE LOCATED MIN. 6' FROM ANY OUTSIDE WATER HEATER TO BE ON PLATFORM 18" MIN. AFF. AREA.

1. AIR CURTAINS AROUND GATE VENTS, DOORS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
2. AIR CURTAINS AROUND GATE PASS THRU LIVING GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
3. INSTALL PRE-FAB MET. FIREPLACES PER MFG'S SPEC. PROVIDE 1" CIRC APPROVED BRICKS TO BUILDING DEPT. PRIOR TO INSTALLATION
4. PROVIDE FIRE-STOP IN OPENINGS AT FLOOR & CEILINGS OF ALL FIREPLACES
5. PROVIDE ABOVE SMOKE DETECTORS WITH EACH SLEEPING ROOM AND BATHROOM LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA. ALL DETECTORS TO BE INTERCONNECTED TYPICAL
6. LANDINGS NO MORE THAN 7'10" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS, & NO MORE THAN 1'10" FOR OUT-SWINGING & ENTRY DOORS. EXTERIOR LANDINGS TO BE 7'0" DEEP MIN.
7. CLOSET DOORS TO BE TYP. UNL.D.
8. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENTS OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT. THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY CPC 686
9. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CALLED. GASKETED, WEATHER STRIPS OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (CENQ SECTION 117)
10. 106" OF HOT (H.C.) WATER PIPES FROM THE STORAGE TANK TO THE SHOWER REGULATOR SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (75%) THICK INSULATION. HOT (H.C.) WATER PIPES WITH A DIAMETER GREATER THAN 2" (150) G.P. OR 1" (15") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2" (150) G.P. (CENQ)
11. VENTING FOR ISLAND FIXTURES (VEGETABLE SINK) SHALL BE DESIGNED PER SECTION 909 OF THE 2022 CALIFORNIA PLUMBING CODE
12. PROVIDE 2x8 SOLID LUMBER REINFORCEMENT LOCATED BETWEEN 32" & 39" 1/4" ABOVE FINISHED FLOOR AND FLUSH WITH WALL FRAMING FOR FUTURE GRAB BARS IN BATHROOM IN ACCORDANCE WITH SECTION 117.1 WATER RESISTANT WALL REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL. SHOWER REINFORCEMENT SHALL BE INSTALLED WHERE WALL FRAMING IS PROVIDED. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL WHERE PRE-FABRICATED SHOWER ENCLOSURES AND ENCLOSURES ARE USED WITH INTEGRAL FIXTURE. INSTALLED GRAB BARS ON WHEN FACTORY-INSTALLED.
13. REINFORCEMENT FOR GRAB BARS IS PROVIDED. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED. PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS IS PERMITTED. REINFORCEMENT IS APPROVED BY THE ENGINEER.
14. SHOWER 6" x 6" x 1" W

-
- PLUMBING GENERAL NOTES:**
1. PROVIDE AN ACCESSIBLE SHUT-OFF VALVE INSTALLED IN THE FUEL-SUPPLY PIPING OUTSIDE OF EACH APPLIANCE AND AHEAD OF THE UNION CONNECTION THERETO. AN ACCESSIBLE SHUT-OFF VALVE SHALL NOT BE CONCEALED WITHIN OR EXTENDING THROUGH A WALL, FLOOR, OR PARTITION AND SHALL NOT EXTEND THROUGH A PARTITION OR WALL.
 2. PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK-CLOSING VALVES (e.g. DISHWASHER HOT WATER LINE AND THE HOT/COLD WATER LINES FOR THE CLOTHES WASHER). (2022 CPC 905.10)
 3. IN ADDITION TO PRIMARY CONDENSATE DRAINING, WHEN COOLING COILS ARE LOCATED IN THE SECOND OR THIRD FLOOR, CONDENSATE DRAINING SHALL BE PROVIDED. THE DRAIN LINE SHALL BE SEPARATE FROM THE PRIMARY AND SHALL TERMINATE WHERE IT IS READILY OBSERVABLE (i.e. ABOVE WINDOWS OR DOORS). (CMC 310.2)
 4. ALL HOSE BIBBS SHALL HAVE NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICES. PROVIDE DIL. SEISMIC STRAPPING AT ALL WATER HEADERS.
 5. PLUMBING CONTRACTOR SHALL PROVIDE 1/8" VALVE ON WATER HEADER AND ROUTE DISCHARGE LINE TO EXTERIOR, C.B.C.
 6. IN SHOWERS & TUB/SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE-BALANCED OR THERMOSTATIC MIXING VALVES PER CPC.
 7. IN BATHROOM CLEANSINK SHALL BE LOCATED MORE THAN 20 FEET FROM MAIN ACCESS DOOR, TRAP DOOR, OR CRAWL HOLE VALVE PER CPC.
 8. PLUMBING CONTRACTOR WILL PROVIDE A SHOWN LINE DIAGRAM OF THE GAS LINE INDICATING THE DISTANCE FROM THE METER TO EACH GAS-FIRED APPLIANCE. HE SHALL INCLUDE THE SIZE OF THE GAS PIPE TO EACH GAS APPLIANCE, GAS PIPING TO BE PER PERMITS 1-5-8 (2022 CPC 1217) DIAGRAM SHALL BE PROVIDED AT THE PROJECT MEETING AND ANY INSTALLATION PERMIT TO PLAN CHECK AND APPROVAL AS SATISFACTORY RISK. THE METER MUST NOT BE NEARLY EXPOSED TO DISCHARGE FROM THE TUBS, SHOWERS AND WHIRLPOOL, BATHTUB FILLER SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THE PROVISION. (CPC 408.3)
 9. EXTERIOR WATER HEADER PIPING SHALL BE INSULATED AND WRAPPED TIGHTLY WITH AUV RESISTANT TYPE (150 OEC).
 10. DISHWASHER SHALL BE FITTED WITH AN AIR GAP OR A HIGH LOOP IF THE MANUFACTURER'S INSTRUCTIONS REQUIRE IT. (2022 CPC 408.3)
 11. ON AND AFTER JANUARY 1, 2014, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO ANY RESIDENTIAL REAL PROPERTY, AS A CONDITION FOR OBTAINING A PERMIT, THE CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY OR FINAL PERMIT APPROVAL BY THE BUILDING DEPARTMENT, THE PERMIT APPLICANT SHALL SUBMIT TO THE CITY OF CHICAGO COMPLAINT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. SOME RESIDENTIAL BUILDINGS MAY HAVE EXEMPT FIXTURES.
 12. IN TOILET CLOSETS (TOILETS) SHALL USE NO MORE THAN 1.28 GALLONS/FLUSH. SHOWER HEADS SHALL HAVE A WATER FLOW RATE NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. LAUNDRY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE. AT KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.
- WATER CLOSET**
- | FIXTURE | 1.8 GAL / FLUSH | 1.28 GAL / FLUSH |
|----------------|------------------|------------------|
| SHOWER HEAD | 2.5 GAL / MINUTE | 1.8 GAL / MINUTE |
| LAUNDRY FAUCET | 2.2 GAL / MINUTE | 1.2 GAL / MINUTE |
| KITCHEN FAUCET | 2.2 GAL / MINUTE | 1.8 GAL / MINUTE |
- UTILITY**
- | FIXTURE | 1.8 GAL / FLUSH | 1.28 GAL / FLUSH |
|----------------|------------------|------------------|
| SHOWER HEAD | 2.5 GAL / MINUTE | 1.8 GAL / MINUTE |
| LAUNDRY FAUCET | 2.2 GAL / MINUTE | 1.2 GAL / MINUTE |
| KITCHEN FAUCET | 2.2 GAL / MINUTE | 1.8 GAL / MINUTE |
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|----------------|------------------|------------------|
| SHOWER HEAD | 2.5 GAL / MINUTE | 1.8 GAL / MINUTE |
| LAUNDRY FAUCET | | |

15. WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
16. OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
17. AIR DUCTS IN GARAGE THAT PASS THRU LIVING/ GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
18. THE FIRST 5'-0" OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (75%) THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2" (1.500)(2) CEN/C.



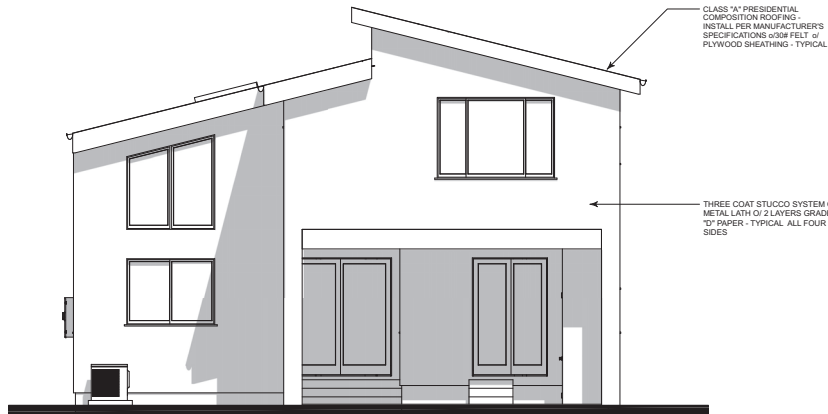
compared, he is, as a returned of service and shall remain the property of WAPPH/CEB/Hand and are not to be used in whole or part for any other project without written consent. © Copyright 2025

SEVIER RESIDENCE
REMODEL / ADDITION
1024 SEVIER AVENUE
MENLO PARK CALIFORNIA

PROPOSED
1st & 2nd LEVEL
FLOOR PLAN

2558

A-3



Rear Elevation



26 GA. G.I. DRIP SCREED WITH MIN. VERTICAL ATTACHMENT FLANGE AT 3 1/2" PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS TYP. AT 4" ABV. GRADE (2" ABV. HARDSCAPE)



Right Elevation

WARREN DESIGN
STEVE CAMPBELL AVE. CAMPBELL, CA 95008 P. 408.468.2700

SEVIER RESIDENCE
REMODEL / ADDITION
1024 SEVIER AVENUE
MENLO PARK CALIFORNIA

Date: 09/16/2025

Drawn By: DW

Revisions:



EXTERIOR ELEVATIONS

Project No: 2558

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ROOF PLAN GENERAL NOTES:

1. ARROWS INDICATE DIRECTION OF ROOF SLOPE.
2. OVERHANGS ARE TO BE 12" AT EAVES & 12" AT RAKES (U.N.O.)
3. PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER C.R.C. TYPICAL.
4. INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.
5. INSTALL "OGEE" GUTTER W/ DOWNSPOUTS AS REQUIRED TO MATCH EXISTING.
6. PROVIDE CONCRETE SPLASH BLOCKS AT DOWNSPOUT LOCATIONS FOR DRAINAGE AWAY FROM STRUCTURE - TYPICAL.

ATTIC VENTILATION:

1ST LEVEL:

507 S.F. OF ATTIC SPACE / 300 = 1.69 S.F.
1.69 S.F. x 144 SQ. INCHES = 243.36 SQ. INCHES REQ'D
243.36 SQ. INCHES / 2 = 121.68 SQ. INCHES

121.68 SQ. INCHES REQ'D / 72 SQ. INCHES = 2 - 32"x24" OHAGIN FLAT ROOF VENTS.

PROVIDE (3) 2" DIA. HOLES AT FREEZE BLKG (8 SQ. INCHES OF VENTING PER BLOCK)
121.68 SQ. INCHES REQ'D / 8 SQ. INCHES = 14 FREEZE BLOCKS REQUIRED.
PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

2ND LEVEL:

788.84 S.F. OF ATTIC SPACE / 300 = 2.63 S.F.
2.63 S.F. x 144 SQ. INCHES = 377.28 SQ. INCHES REQ'D
377.28 SQ. INCHES / 2 = 188.64 SQ. INCHES

188.64 SQ. INCHES REQ'D / 72 SQ. INCHES = 3 - 32"x24" OHAGIN FLAT ROOF VENTS.

PROVIDE (3) 2" DIA. HOLES AT FREEZE BLKG (8 SQ. INCHES OF VENTING PER BLOCK)
188.64 SQ. INCHES REQ'D / 8 SQ. INCHES = 21 FREEZE BLOCKS REQUIRED.
PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

NOTE:

AT LEAST 40% BUT NOT MORE THAN 50% OF REQUIRED ATTIC VENTILATION SHALL BE PROVIDED BY VENTS
LOCATED NOT MORE THAN 3' BELOW THE RIDGE AND THE REMAINING VENTS LOCATED AT THE EAVE OR CORNICE
PER C.R.C.

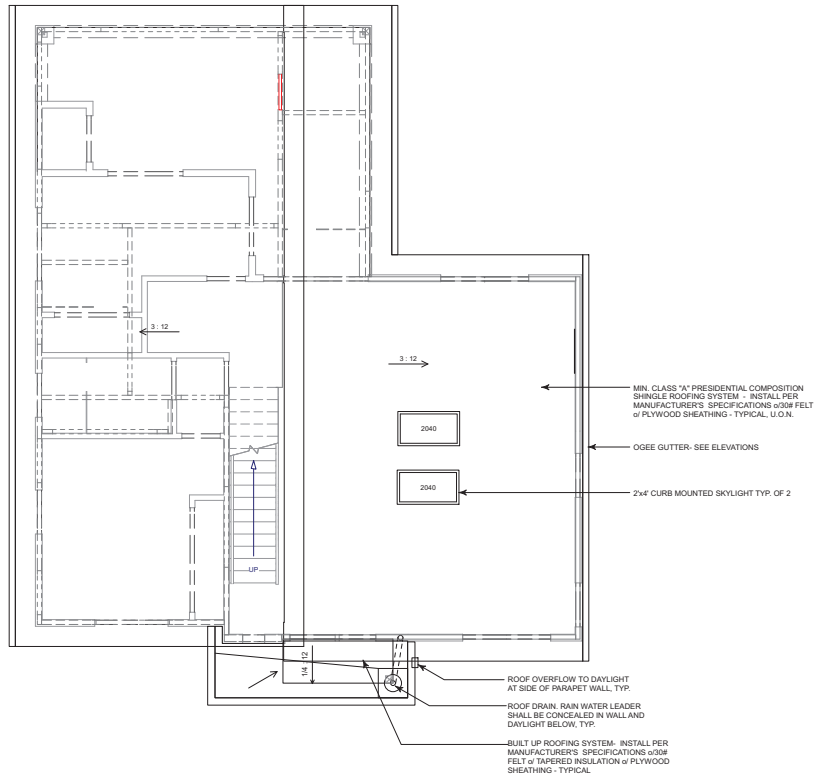
FOUNDATION VENTILATION:

8"x16" SIMPSON G.I. FOUNDATION VENTS TO BE EVENLY SPACED AROUND PERIMETER OF FOUNDATION FOR
CROSS VENTILATION REQUIREMENTS, WHERE EXISTING VENTS ARE COVERED UP PROVIDE ADDITIONAL VENTS AS
NECESSARY. VENTS SHALL NOT BE LOCATED AT SHEARWALLS.

246.33 S.F. / 150 S.F. = 1.64 S.F.

8"x16" = 72 S.F.

1.64 S.F. / 72 S.F. = 3 VENTS MIN. REQ'D



Roof Plan

0 4 8 12 16
SCALE: 1/4" = 1'-0"

WARREN DESIGN

STEVE CAMPBELL AVE. CAMPBELL, CA 95008 P: 408.688.2820

SEVIER RESIDENCE

REMODEL / ADDITION

1024 SEVIER AVENUE

MENLO PARK

CALIFORNIA

Date: 09/16/2025

Drawn By: DW

Revisions:

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ROOF PLAN

Project No: 2558

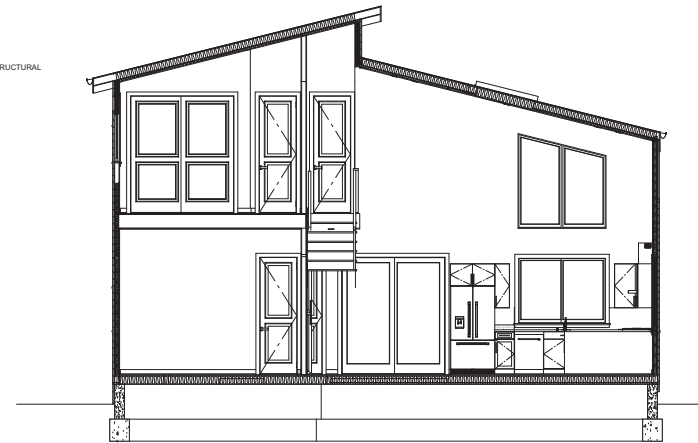
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INSULATION REQUIREMENTS:
WALL INSULATION: R-21
FLOOR INSULATION: R-19
ATTIC INSULATION: R-38

PROVIDE RADIANT BARRIER AT UNDERSIDE OF ROOF
AND GABLE END WALLS PER TITLE-24



Section B-B

