

12/8/25

To: Monika Roy, Planning Technician City Hall - 1st Floor, 701 Laurel St. tel 650-330-6717

Hello, this proposal is related 1450 El Camino Real, Menlo Park CA 94025.

- Occupancy type will remain at Business and convert to a dental facility.
- Interior nonstructural scope is proposed.
- Exterior scope shall be limited to color change, canopy update, adding a few non direct lights only to the front elevation, and adjusting some openings at front to better serve the function. Finish materials will be replaced like for like, with the exception of the canopy. There is no sitework required or proposed.

ABBREVIATIONS ADDITE VIA ILLUM AFF. ABOVE PINSHED FLOOR AFF. ABOVE PINSHED FLOOR AAD. AMERICANS WITH DISABILITIES ACT ADJ. - ADJISTRABLE ALU. - ALUBINIMA B. - BOADGE BLGG. - BLOCKING BLGG. - BLOCKING CLG. - CELBING CLG. - CLEBR CLG. - CLEBR CO. - COLUMBACTOR CONSTR. - CONSTRUCTION D. - DEPTH CONSTR. - CONSTRUCTION D. - DEPTH DR. - DOOR DWG. - DRAWING ELEC. - ELECTRICAL EL. - ELECYTICAL EL. - ELECYTICAL ET. - EXISTING TO REMAIN (E) - EXISTING TO REMAIN F.E. - FIRE EXTINGUISHER F.C. - FIRE EXTINGUISHER EC. - FIRE EXTINGUISHER - FIRE EXTINGUISHER CABINET - FIRE HOSE CABINET - FINISH - GENERAL CONTRACTOR - GLASS GYP. BD. - GYPSUM BOARD HT . HEIGHT GYP. BD. - GYPSUM BOJ HT. - HEIGHT H.C. - HANDICAPPED H.M. - HOLLOW METAL H.N. - HARDWARE HORIZ. - HARDWOOD HVAC - HEATING, VENTI IBC - INTERNATIONAL IECC - INTERNATIONAL ILT.F. - INFORMATION TI INSTL. - INSTALLATION H.M. - HOLLOW METAL N. - HARDWOOD HORZ: - HARDWOOD BC - INTERWATONAL BULDING CODE CCC - INTERWATONAL SHEET CONSERVATION CODE LTF. - NO FORMATION TO FOLLOW NOT: - NO FALLATION MOF - MEDIUM DENSITY FEBERBOARD MOF - MEDIUM DENSITY FEBERBOARD MOF - MEDIUM DENSITY FEBERBOARD MAX. MDF. MFR. MIN. MLV. (N) MDF. - MEDIUM DENSITY FIBERBO MFR. - MANUFACTURER MIN. - MINIMUM MLV. - MASS LOADED VINYL (N) - NEW N. - NORTH NIC. - NOT IN CONTRACT NON. COMB - NON-COMBUSTIBLE NR - NON-RATED NT S - MOY TO SCALE N.T.S. - NOT TO SCALE O.C. - ON CENTER O.A.D. - OVERALL DIAGONAL OPNG - OPENING ORG. - ORGANIC PART. - PARTICLE PCT - PORCELAIN CERAMIC TILE PCT - PORCELAIN CERAMIC T PREFAB. - PREFABRICATI OTY. - QUIANTITY (R) - RELOCATE REC. - RECESSED REF. - REFERENCE REQD. - REQUIRED S.C. - SOLID CORE S.F. - SQUARE FEET S.S. - STANDARD TERD. - TO BE DETERMINET

TO BE DETERMINED

T-STAT. - THERMOSTAT
U.N.O. - UNLESS NOTED OTHERWISE
TAS. - VOLTS
VCT. - VINNYL OMPOSITION TILE
VETE: - VERTICAL
V.O.C. - VOLATILE ORGANIC COMPOUND
VO.C. - VOLATILE ORGANIC COMPOUND
W. - VOICE OVER INTERNET PROTOCOL
W. - WIDTH
W. - WITH T-STAT - THERMOSTAT

WRB - WEATHER RESISTANCE PARRIES

- TEMPERED INSULATED GLAZING

T.B.S. - TO BE SELECTED

W. - WIDTH W/- WITH

WD. - WOOD W/O - WITHOUT

SYMBOLS LEGEND DOOR APPLIANCE 600 (0000) INDICATOR INDICATOR WINDOW ELEVATION **W** ELEV AFI INDICATOR MARKER CEILING. INTERIOR C 9'-0" (((()) EVATION MARKE INDICATOR X X0.0 SECTION WALL TYPE 00 INDICATOR MARKER CENTERI INF KEY NOTE £ XX MARKER INDICATOR PLUMBING 000 ROOM (xxxx) ROOM NAME INDICATOR NAME/NUMBER CABINET NORTH XX INDICATOR MARKER \triangle REVISION INDICATOR ACCESSORY (xxxx) INDICATOR

GENERAL NOTES

- DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- GENERAL CONTRACTOR SHALL PROVIDE EXISTING SITE CONDITION REPORT AND PLAN REFLECTING ANY CONCERN OR ADDITIONAL SCOPE NEEDED, PRIOR TO BIDDING GENERAL CONTRACTOR SHALL SECURE AND PAY FOR ALL BUILDING
- PERMITS, APPLICATIONS FEES, SERVICE FEES, ALL GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK WHICH ARE LEGALLY REQUIRED
- WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE BUILDING CODES AND AGENCIES HAVING JURISDICTION OVER THE VARIOUS PHASES OF THE WORK.
 REFER TO DRAWING A-2 AND A-3 FOR ACCESSIBILITY REQUIREMENTS.
- WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL ACCESSIBILITY REQUIREMENTS
- DIMENSIONS ARE TO THE CENTERLINE OF STRUCTURAL GRID, FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, FACE OF PARTITION AS SCHEDULED UNLESS OTHERWISE NOTED
- GENERAL CONTRACTOR SHALL COORDINATE ALL REQUIRED OPENINGS THROUGH WALLS, FLOOR SLABS w/ MECHANICAL, ELECTRICAL AND PLUMBING SUB-CONTRACTORS.
- GENERAL CONTRACTOR SHALL ERECT AND MAINTAIN DUST PROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE TO OTHER PARTS OF BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES
- GENERAL CONTRACTOR SHALL COORDINATE WITH THE MILLWORKER REGARDING SHOP DRAWINGS AND ALL DETAILS FOR THE CABINETRY/MILLWORK ELEMENTS.
- GENERAL CONTRACTOR TO PROVIDE ALL BACKING PLATES AND SOLID BLOCKING FOR ITEMS SUCH AS, BUT NOT LIMITED TO, TOILET ACCESSORIES, TOILET PARTITIONS, MIRRORS, CASEWORK, HANDRAILS, CARINETS ETC.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER HOOK UP OF ALL OWNER SUPPLIED FOLIPMENT AND SHALL COORDINATE WITH OWNER'S VENDORS FOR ALL ITEMS REQUIRING HOOK-UPS.
- 12. ANY EXPOSED STRUCTURE SHALL BE PAINTED. REFER TO FINISH SCHEDULE
- 13. GENERAL CONTRACTOR SHALL CONFIRM EXISTING AND/OR PROPOSED
- SPRINKLER LINE WILL NOT IMPACT THE PROPOSED CEILING DESIGN.

 14. GENERAL CONTRACTOR SHALL PROVIDE. PLUMBING ENGINEER TO LOCATE.
- A GENERAL SHUT OFF VALVE FOR ALL INSTALLED PLUMBING.

 15. GENERAL CONTRACTOR SHALL REFER TO DENTAL CABINETRY DRAWINGS
- 16. GC SHALL INSTALL RAM BOARD THROUGHOUT AFTER FLOORING IS INSTALLED
- GC SHALL PERFORM POST CONSTRUCTION CLEANUP ACCORDING TO MANUFACTURER GUIDELINES
- 18. CONTRACTOR SHALL PROVIDE SOLID BLOCKING FOR ALL REQUIRED TOILET ACCESSORIES
- 19. ELECTRICAL ENGINEER TO FOLLOW THE LIGHT FIXTURE SPECIFICATIONS LOCATED IN SHEET A-4.

 20. GC TO PRICE THE LIGHT FIXTURE SPECIFICATIONS LOCATED IN SHEET A-4.
- 21. PAINT ALL EXPOSED CONDUIT, PIPING, METAL BUILDING COMPONENTS AND ACCESSORIES DUCTWORK AND ALL PIPING RACEWAYS ACCESSORIES AT ALL ROOMS NOTED AS "PAINTED EXPOSED STRUCTURE."

APPLICABLE CODES

-CALIFORNIA BUILDING CODE 2022 -CALIFORNIA EXISTING BLIII DING CODE 2022 -CALIFORNIA PLUMBING CODE 2022 -CALIFORNIA MECHANICAL CODE 2022 -CALIFORNIA ELECTRICAL CODE 2022 -CALIFORNIA ENERGY CODE 2022 -CALIFORNIA FIRE CODE 2022 -CALIFORNIA GREEN BUILDING CODE 2022

PROJECT CONTACTS

TENANT:

Name: Joyce Cheng & Igor Roitman

Address: 1450 FL Camino Real

one Number: (650) 327-0625

Email: lowceycheng@gmail.com

Menlo Park, CA 94025

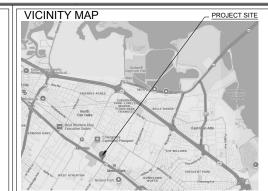
& 626-817-1015

INTERIOR DESIGN:

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ARCHITECT:

Name: Nicolas Otto Address: 601 N Hampton St. Apt. 1201 Fort Worth, TX 76102 Phone: (949) 939-7105 Email: nick@ottoarchdesign.com



PROJECT DATA AND SCOPE

OCCUPANCY: (B)
CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)

(2022 CALIFORNIA PLUMBING CODE TABLE 422.1)

1 DRINKING FOUNTAIN NONE

BUILDING INFORMATION:

FOOTPRINT: 2,739 S.F

PROPOSED PROJECT:

PLUMBING REQUIRED
FIXTURES: 2 TOIL ETS

2 TOILETS

BUSINESS OCCUPANCY

TOTAL EXITING BUILDING:

2 LAVATORIES

1 SERVICE SINK

TOTAL OCCUPIED AREA: 1.978 S.F.

(2,739 - Restrooms & common areas)

TENANT SPACE IMPROVED: 2,739 S.F.

EXISTING PARKING: PROVIDED

OF STORIES: 1

PROJECT SCOPE

PROJECT ADDRESS: 1450 EL CAMINO REAL, MENLO PARK, CA 94025, USA

PROJECT CONSISTS OF INTERIOR ALTERATIONS TO AN EXISTING OFFICE AS

PARTITIONS, FINISHES, EQUIPMENT, PLUMBING, MECHANICAL & LIGHTING.

EXTERIOR WORK SHALL BE LIMITED TO ADJUSTING THE ENTRANCE AND

WELL AS AN EXTERIOR RE-BRAND, THIS IS A TENANT LIPGRADE TO CREATE A NEW DENTAL PRACTICE. SCOPE INCLUDES CONSTRUCTION OF NEW

PROVIDING NEW CANOPY AND LIGHTING AT THE ENTRANCE, WITH NEW PAINT.

PROVIDED

2 UNISEX TOILETS

2 LAVATORIES

1 SERVICE SINK

MENLO PARK PFRIODONTICS

1450 FL CAMINO REAL. MENLO PARK. CA 94025, USA

DRAWING INDEX

ARCHITECTURF

COVER SHEET AND NOTES CO CALGREEN CHECKLIST CG-1

CG-2 CALGREEN CHECKLIST CALGREEN CHECKLIST CG-3

CALGREEN CHECKLIST CG-4 AD-1 DEMO PLANS DEMO ELEVATIONS AD-2

EXISTING PLAN AF-1 SITE PLAN AS-1

AR-1 EXISTING ROOF PLAN

EGRESS/ADA PLAN A-1 ADA DETAILS A-1.1

A-2 PROPOSED FLOOR PLAN A-2.1 REFLECTED CEILING PLAN

EXTERIOR ELEVATIONS A-3

A-3.1 EXISTING ELEVATIONS COLORS & MATERIALS A-3.2

A-3.3 WINDOWS

A-4 A-4.1 SCHEDULES A-4.2 SCHEDULES

A-4.3 SCHEDULES A-4.4 A-4.5 SCHEDULES SCHEDULES

INTERIOR ELEVATIONS A-6 A-6.1 INTERIOR ELEVATIONS

A-7 SECTIONS & DETAILS

M0.2

M0.3 MECHANICAL T24 M0.4 MECHANICAL T24

45 OCCUPANTS M2.1 (SEE SHEET A-1 FOR DETAILED OCCUPANT LOAD INFO.)

1 EXIT REQUIRED - 1 PROVIDED: PER CBC 2022 (TABLE 1006.2.1)

DENTAL OFFICE OCCUPANT LOAD: PER CBC 2022 (TABLE 1004.5)

COMMON PATH OF TRAVEL DIST. = 99'-8-1/2" < 100'



SCHEDULES

A-5 FINISH PLAN

A-6.2 INTERIOR ELEVATIONS

SPECS, LEGEND, & NOTES MECHANICAL SCHEDULES

MECHANICAL FLOOR PLAN M2.2 MECHANICAL ROOF PLAN M3.1 MECHANICAL DETAILS

ELECTRICAL E1.0 ELECTRICAL NOTES, LEGEND, & SYMBOLS

E2.0 ELECTRICAL T24 ELECTRICAL T24

E2.1 FLECTRICAL T24 F2.2 FLECTRICAL POWER & SIGNAL PLAN F3 0

ELECTRICAL ROOF PLAN F3.1 F4 0 ELECTRICAL LIGHTING PLAN

ELECTRICAL PANEL SCHEDULES F5.0 E6.0 E7.0 ELECTRICAL DETAILS

ELECTRICAL SPECS

P0.1 PLUMBING CAL GREEN, SPECS, LEGEND PLUMBING SCHEDULES

P0.2 P0.3 PLUMBING SCHEDULES P0.4 PLUMBING T24

PLUMBING T24

P2.1 PLUMBING WATER & GAS LAYOUT P2.2 PLUMBING SEWER & VENT LAYOUT

P2.3 DENTAL AIR & VACUUM PIPING LAYOUT P3.1 PLUMBING SCHEMATIC DIAGRAM

P3.2 P4.1 PLUMBING SCHEMATIC DIAGRAM PLUMBING DETAILS P4.2 PLUMBING DETAILS

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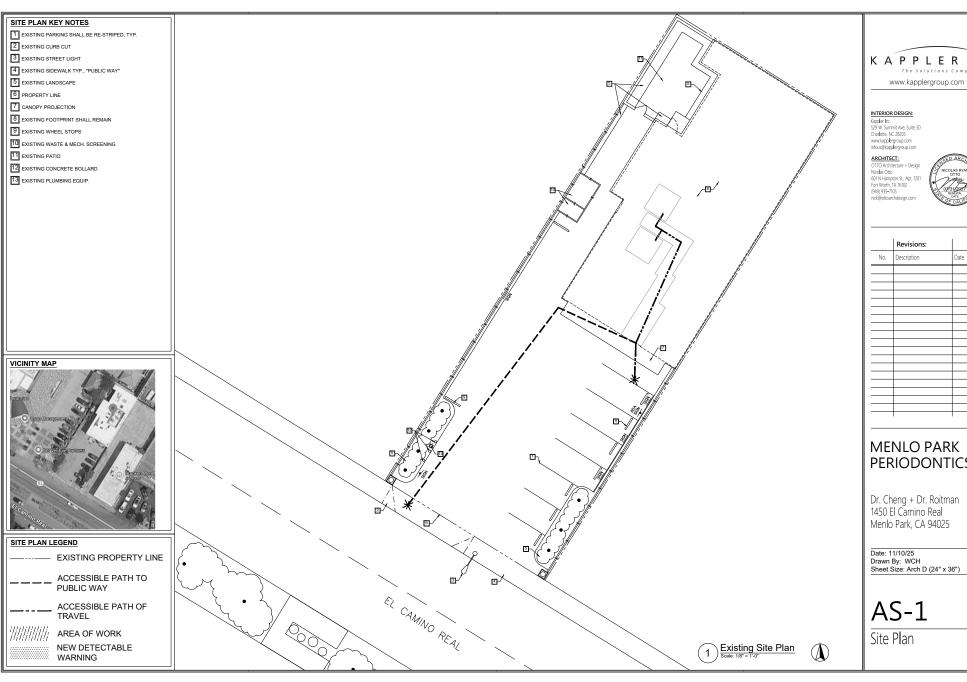
MENLO PARK **PERIODONTICS**

Dr. Cheng + Dr. Roitman 1450 Fl Camino Real Menlo Park, CA 94025

Date: 11/10/25 Drawn By: WCH Sheet Size: Arch D (24" x 36")



COVER SHEET





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MENLO PARK PERIODONTICS

Dr. Cheng + Dr. Roitman 1450 El Camino Real Menlo Park, CA 94025

GENERAL NOTES

- APPLY 5/8" GYP (BOTH SIDES) ON 3 5/8" METAL STUDS FOR NEW
- APPLY ACOUSTIC BATT INSUL. INSIDE ALL NEW WALLS. APPLY ACOUSTIC BATT INSUL. INSIDE THE CEILING AND ABOVE
- G.C. SHALL REFER TO EQUIPMENT CUT SHEETS FOR INFORMATION
- REGARDING EQUIPMENT.
 G.C. SHALL PROVIDE BACKING FOR ALL EQUIPMENT. CABINETS. ALL
- WORKING DESKS, AND T.V. LOCATIONS. ALL DIMENSIONS ARE TO FINISHED FACE OF CONSTRUCTION,
- UNI ESS OTHERWISE NOTED G.C. SHALL PROVIDE SUBMITTALS ON ALL MATERIAL AND FINISHES
- TO INTERIOR DESIGNER AND OWNER FOR APPROVAL.
 G.C. SHALL VERIFY ELECTRICAL PANEL LOCATION AND POWER
- REQUIREMENTS PER ENGINEER DRAWINGS.
 THERE WILL NOT BE ANY HAZARDOUS MATERIALS USED,
- STORED.DISPENSED OR TRANSPORTED WITHIN THIS PROJECT.
- CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL ACCESSIBILITY REQUIREMENTS. 12. REFER TO CABINETRY DRAWINGS FOR ALL RELATED INFORMATION.
- 13. ALL OUTLETS SHALL BE LABELED WITH THE BREAKER BOARD
- 14. ALL SLIDING DOORS SHALL HAVE SOFT CLOSE AND SOFT OPENING SYSTEM STANDARD GLASS WALLS SHALL BE SINGLE GLASS, BUTT GLAZED,
- EDGE MOUNTED PANELS.

 16. G.C. SHALL PROVIDE MLV SHEET AT MECH & RESTROOM WALLS:
- XTRM PLY SOUNDSAFE MASS LOADED VINYL SOUNDPROOFING ACOUSTIC BARRIER ROLL.
 G.C. SHALL PROVIDE LEVEL SURFACE FOR FLOOR FINISHES. VERIFY
- THE SITE CONDITION FOR ANY FLOOR PREPARATION NEEDED AND PRICE IN THE BID
- G.C. SHALL PROVIDE & INSTALL MOISTURE MITIGATION PER FLOORING SYSTEM.
- 19. SWING DOORS SHALL BE LOCATED 4" OFF WALL UNLESS OTHERWISE NOTED.

FLOOR PLAN - Kev Notes

1 TREATMENT CHAIR

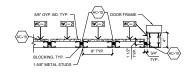
ALIGN WITH ESTABLISHED SURFACES

0000 APPLIANCE

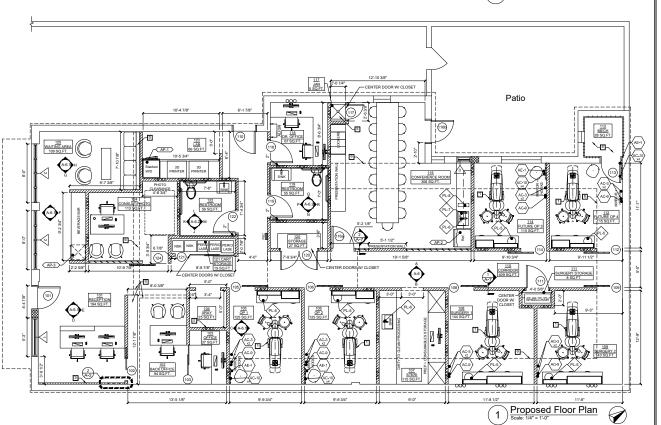
XX CABINET INDICATOR

XXXXX ACCESSORY INDICATOR

2 X-RAY EQUIPMENT SIGNAGE CENTERED ON WALL, DETAILS BY SIGNAGE VENDOR G.C. SHALL PROVIDE RUBBER MAT FLOORING - MAXX-TUFF 1/2"x48"x72" BLACK HEAVY DUTY RUBBER FLOOR PROTECTION MAT. REQUIRED TO BE UNDER ALL EQUIPMENT, NSTALL BEFORE ANY EQUIPMENT. PROFLO - PFMB SERIES 24"x24" WHITE, MOP BASIN WITH PVC STRAINER (ITEM# 4203178) PROVIDE SERVICE SINK FAUCET, MODEL: 830-AA BY FIAT 6 SOFFIT ABOVE LEGEND ALL STUDS EXTEND TO DECK X DOOR COD PARTITION WALL 5/8" GVP /ROTH SIDES), ON 3 5/8" METAL STUDS, W/ ACOUSTIC BATT INSUL: UNLESS OTHERWISE NOTED XX KEY NOTE INTERIOR GLASS WALL: FRAME TO MATCH DOOR Section NO. Sheet Shown HDWR COLOR PATCH & REPAIR EXISTING WALL IF NEEDED (EXTERIOR SIDE), ON 3-5/8" METAL STUDS, W/ 1/8" MLV LAYER & 5/8" TILE BACKER BD. BEHIND TILE OR BLUEBOARD GYPROCK (ON INTERIOR SIDE) MECH ROOM WALL: EXISTING STUDS, W/ 1/8" MLV LAYER, 1 LAYER, 5/8" GYP, 1 LAYER, 5/8" WOOD BLOCK VERIFY SIZE W CABINETRY/ IT/EQUIP.



DETAIL @ SLATS





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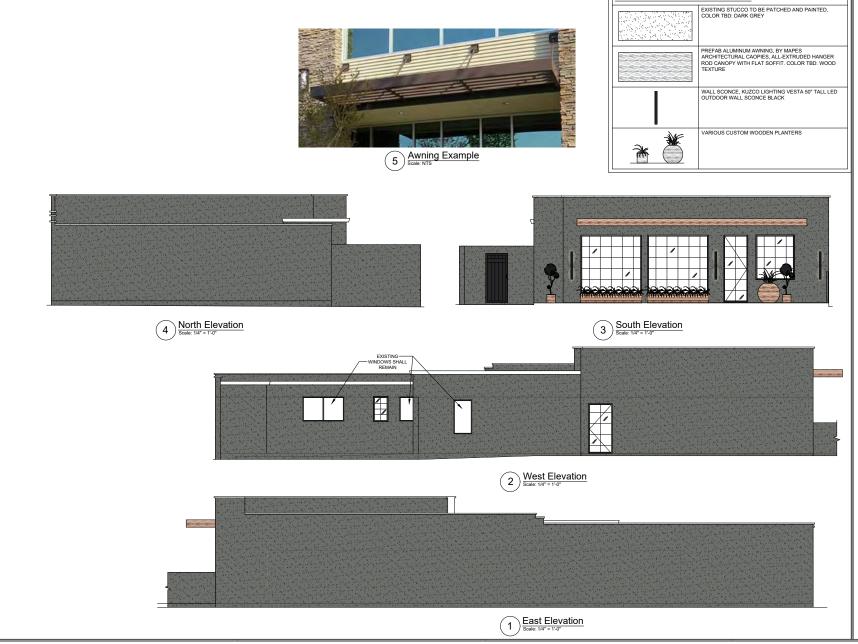
MENLO PARK PERIODONTICS

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A-2

Proposed Floor Plan



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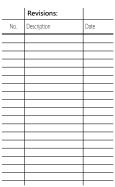
ELEVATION LEGEND

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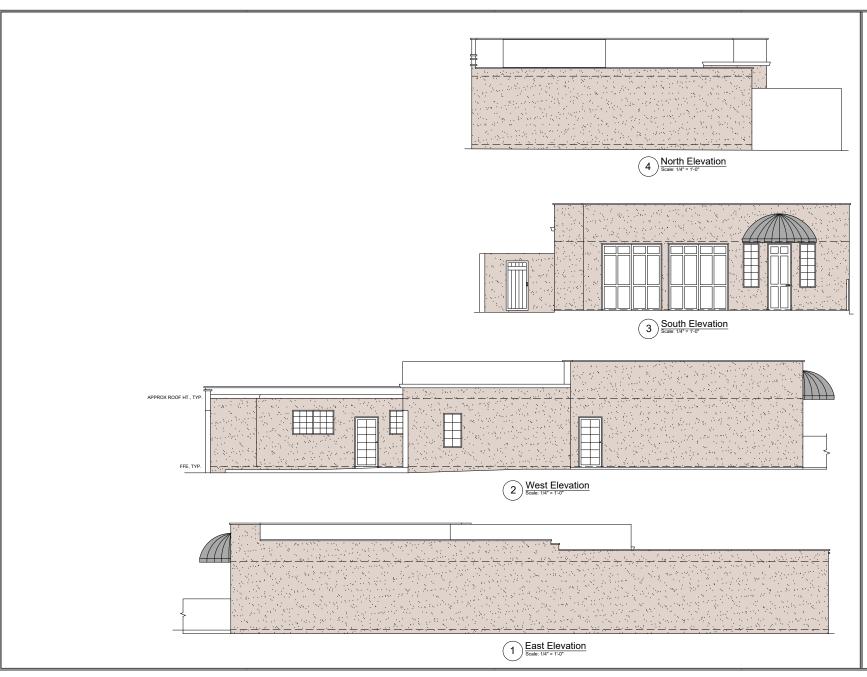
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A-3

PROPOSED ELEVATIONS



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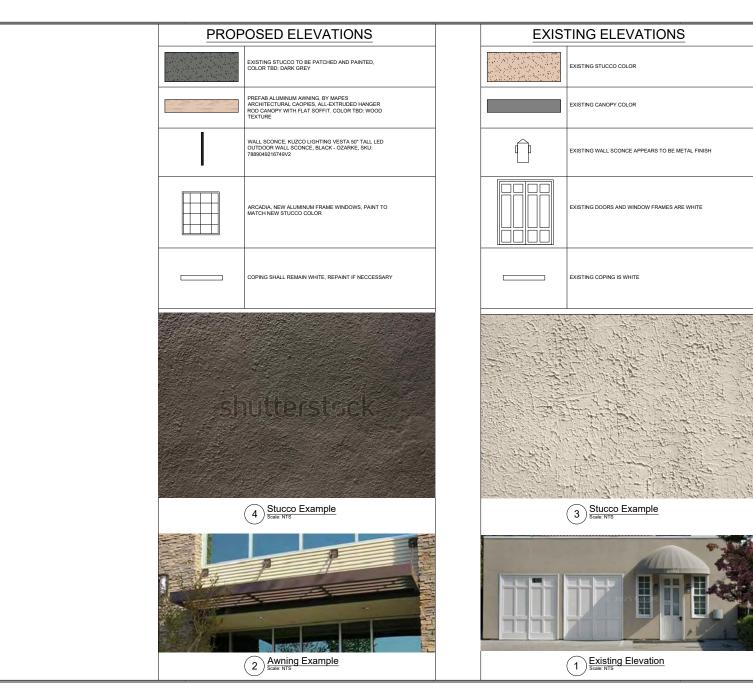
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A-3.1

EXISTING ELEVATIONS





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A-3.2

COLORS & MATERIALS