



75 ARBOR ROAD
MENLO PARK,
CALIFORNIA 94025
650 321-4348
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March 6, 2023

Spec. Residence 248 San Mateo Drive

Project Description

The subject parcel is located in the Allied Arts neighborhood and is currently developed with an existing single-story single-family residence on an existing non-conforming lot. This proposal consists of complete demolition of the existing dwelling and associated landscaping, while retaining the existing healthy mature trees.

Purpose of the Proposal:

This project was submitted for a building permit and in plan check, when the Planning Department changed their previous determination as to the status of the lot and required a Development Permit. A portion of the lot at the rear does not meet the current minimum width for the R-1-S zone.

Scope of Work:

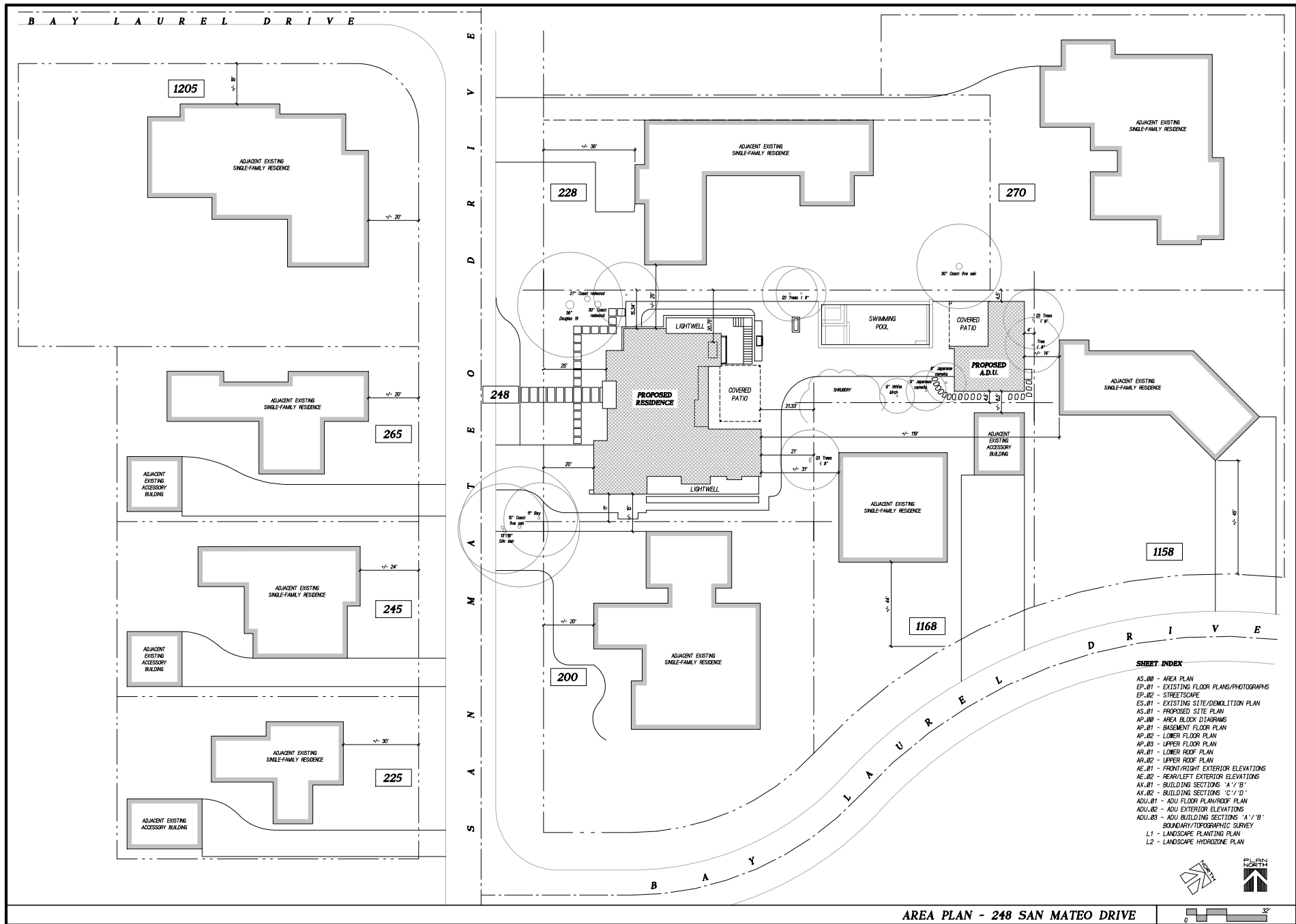
In addition to the demolition previously mentioned, this submittal involves the construction of a two-story single-family residence with an attached two-car garage and full basement. A detached Accessory Dwelling Unit (A.D.U.) of less than 800 S.F. is also proposed with this development. A complete rework of the site for water efficient landscape is included; as well as a swimming pool and related hardscape.

Architectural Style:

The existing residence is a non-descript mid-century ranch style residence with attached two-car garage. The proposed residence is designed with a modern minimalist traditional style (modern farmhouse) aesthetic, similar to many other existing properties in the neighborhood. This style is identified by the use of “traditional” materials, including: a combination of painted board siding and cement plaster siding, clad casement windows with large divided lites, and a steep roof line. The proposed A.D.U. incorporates the style and materials of the main residence. The proposed style will complement the existing character of the surrounding neighborhood.

Existing and Proposed Uses:

The existing use of this parcel is, and will remain, single-family residential.



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SCHWANK
ARCHITECTURE



248 SAN MATEO DRIVE
MENLO PARK, CALIFORNIA 94025
A.P.N.: 071-342-090 (R1S)
APPLICATION No.

Spec. Residence
NEW RESIDENCE

REV	DATE
001	03/15/2023

Area Plan

AS.00



FRONT



RIGHT SIDE

(LOOKING TOWARD REAR YARD)



REAR

(LOOKING TOWARD RIGHT SIDE YARD)

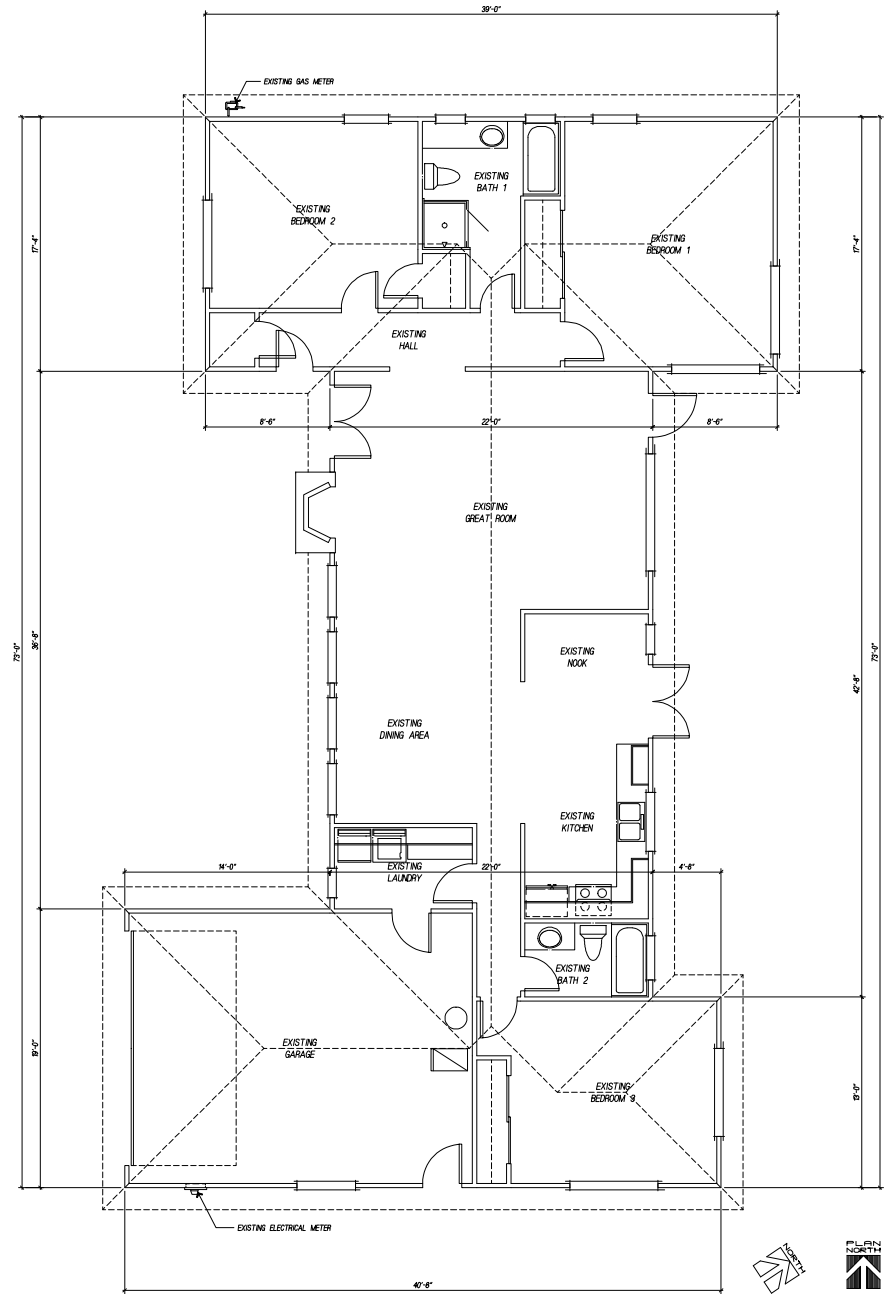


REAR



LEFT SIDE

(LOOKING TOWARD REAR YARD)



EXISTING FLOOR PLAN



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NEW RESIDENCE

REV	DATE

SCALE: 1/4" = 1'-0"

FILE: 248sanmateo248-090.dwg

PLAN

Existing Floor Plan

EP.01



228



248

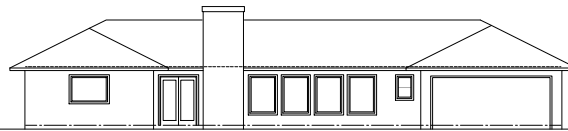


200

EXISTING SAN MATEO DRIVE CONTEXT PHOTOGRAPHS



228



248



200

EXISTING SAN MATEO DRIVE STREETSCAPE



228



248



200

PROPOSED SAN MATEO DRIVE STREETSCAPE



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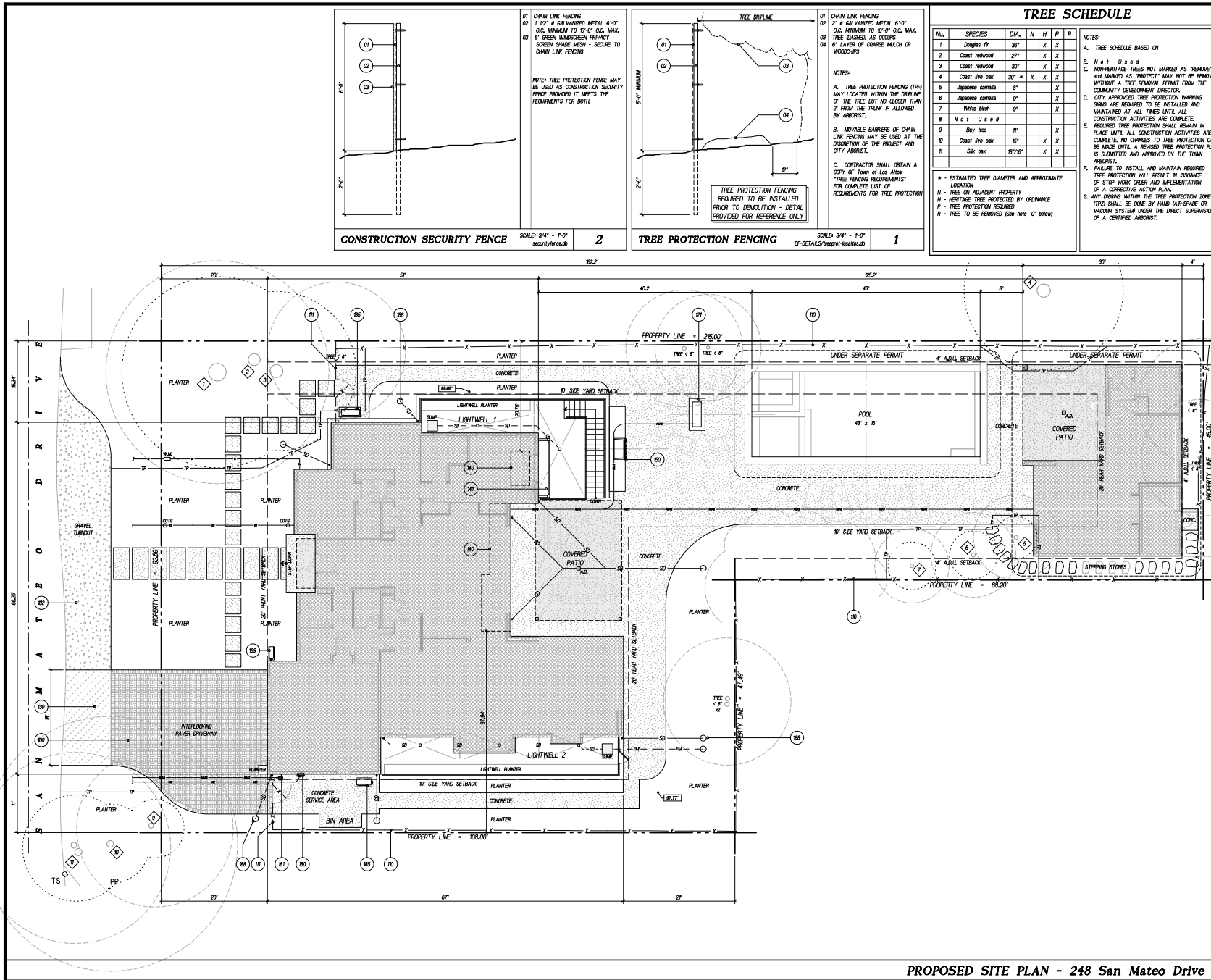
REV	DATE
DPR	03/15/2023

SCALE: 1/8" = 1'-0"
FILE: sanmateo248-1.dwg

PLAN

Context
and
Streetscapes

EP.02



PROPOSED SITE PLAN - 248 San Mateo Drive

TREE SCHEDULE

NO.	SPECIES	DIA.	N	H	P	R
1	Douglas fir	36"	X	X	X	
2	Coast redwood	27"	X	X	X	
3	Coast redwood	30"	X	X	X	
4	Coast live oak	30"	X	X	X	
5	Japanease camellia	8"	X	X	X	
6	Japanease camellia	10"	X	X	X	
7	White Birch	10"	X	X	X	
8	N o t U s e d					
9	Bay tree	10"	X	X	X	
10	Coast live oak	15"	X	X	X	
11	SW. oak	10"/18"	X	X	X	

* - ESTIMATED TREE DIAMETER AND APPROXIMATE LOCATION
N - TREE ON ADJACENT PROPERTY
H - HERITAGE TREE PROTECTED BY ORDINANCE
P - TREE PROTECTION REQUIRED
R - TREE TO BE REMOVED (See note "C" below)

NOTES

- TREE SCHEDULE BASED ON
- N o t U s e d
- NON-HERITAGE TREES NOT MARKED AS "REMOVE" AND MARKED AS "PROTECT" MAY NOT BE REMOVED WITHOUT A TREE REMOVAL PERMIT FROM THE COMMUNITY DEVELOPMENT DIRECTOR.
- CITY APPROVED TREE PROTECTION WARNING SIGNS ARE REQUIRED TO BE INSTALLED AND MAINTAINED AT ALL TIMES UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.
- REQUIRED TREE PROTECTION SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE. NO CHANGES TO TREE PROTECTION CAN BE MADE UNTIL A REVISED TREE PROTECTION PLAN IS SUBMITTED AND APPROVED BY THE TOWN ARBORIST.
- FAILURE TO INSTALL AND MAINTAIN REQUIRED TREE PROTECTION WILL RESULT IN ISSUANCE OF STOP WORK ORDER AND IMPLEMENTATION OF A CORRECTIVE ACTION PLAN.
- ANY DIGGING WITHIN THE TREE PROTECTION ZONE (TPZ) SHALL BE DONE BY HAND (HARD-PADE OR VACUUM SYSTEM) UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.

KEYNOTES

- INTERLOCKING PAVERS (IMPERVIOUS)
- GRAVEL WITH REDWOOD HEADER BOARD
- EXISTING 6" REDWOOD FENCE AT PROPERTY LINE TO REMAIN - REPAIR AS REQUIRED
- 6" REDWOOD FENCE TO MATCH EXISTING, TYPICAL
- FRUIT & 1/2" TALL - BY OTHERS REFER TO MEAS FOR NATURAL GAS PIPE INFORMATION
- A/C PAVING TO MATCH AND ALIGN WITH EXISTING
- UPPER FLOOR BALCONY (DASHED)
- LOWER FLOOR BALCONY
- BUILT-IN BAR-B-BQ
- ELECTRICAL METER AND DISTRIBUTION PANEL WITH 400 amp MAIN BREAKER
- GAS METER
- CONDENSING UNIT - COMPLIANT WITH CITY SOUND RESTRICTION REQUIREMENTS, TYPICAL
- TIGHT-LINE STORM DRAIN TO POP-UP BUBBLER BY SPLASHBLOCK

SITE NOTES

- REMOVE AND REPLACE ALL EXISTING DAMAGED FRONTAGE IMPROVEMENTS ALONG THE ENTIRE PROJECT FRONTAGE. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS.
- ALL FRONTAGE IMPROVEMENTS DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPLACED.
- AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING LATERALS, IN THE PUBLIC RIGHT-OF-WAY.

FINISHED FLOORS

BASEMENT	87.70'
LOWER FLOOR	100.20'
UPPER FLOOR	111.25'
ADJUL.	97.25'

SITE ANALYSIS

ADDRESS: 248 SAN MATEO DRIVE
ADJACENT'S PARCEL NUMBER: 071-342-090
ZONE: R-1-S
SITE AREA: 13,968 S.F.
AVERAGE NATURAL GRADE (ADJUL): 98.73'

ALLOWABLE
COVERAGE (DS2): 4,889 S.F.
FLOOR AREA LIMIT: 4,452 S.F.
MAXIMUM BUILDING HEIGHT: 28'
DAYLIGHT PLANE: 45' at 19.5' (AT SETBACK)

SITE LEGEND

- EXISTING OVERHEAD ELECTRICAL (AS OCCURS)
- EXISTING UNDERGROUND WATER (AS OCCURS)
- EXISTING UNDERGROUND GAS (AS OCCURS)
- EXISTING SANITARY SEWER (AS OCCURS)
- OVERHEAD ELECTRICAL (AS OCCURS)
- UNDERGROUND WATER (AS OCCURS)
- UNDERGROUND GAS (AS OCCURS)
- SANITARY SEWER (AS OCCURS)
- STORM DRAIN - TIGHT LINE FROM DOWNSPOUT TO POP-UP BUBBLER
- SANITARY SEWER CLEANOUT
- WATER METER - VERIFY EXISTING SIZE WITH WATER DEPARTMENT
- TEMPORARY 8'-0" CHAIN LINK CONSTRUCTION SECURITY FENCING - VERIFY EXTENT REQUIRED
- TREE PROTECTION FENCING PER SAN MATEO COUNTY STANDARDS - TO REMAIN FOR DURATION OF CONSTRUCTION
- TREE NUMBER - REFER TO TREE SCHEDULE



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PRELIM	08/18/2022
DD	11/18/2022
BLDG	12/15/2022

SCALE: 1/8" = 1'-0"
FILE: 248-SanMateo-248-V16.dwg
PLAN

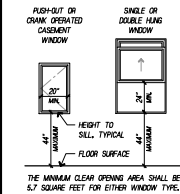
Proposed Site Plan

AS.01

FLOOR PLAN NOTES

- FINISHED FLOOR - 67.7'
- 1/2" DRYSPIN BOARD SHALL BE PROVIDED AT WALLS AND SOFFITS OF ENCLOSED USEABLE SPACE UNDER STAIRS.
- EXTERIOR DOOR LANDING SHALL BE A MAXIMUM OF 7' 3/4" FROM TOP OF THRESHOLD (1/2" MAXIMUM AT OUT-SWING DOOR).
- ROOM SIZES (WHERE NOTED) ARE APPROXIMATE.
- REFER TO LOWER FLOOR PLAN (A) FOR PRELIMINARY NOTES AND PRELIMINARY LISTING INFORMATION.

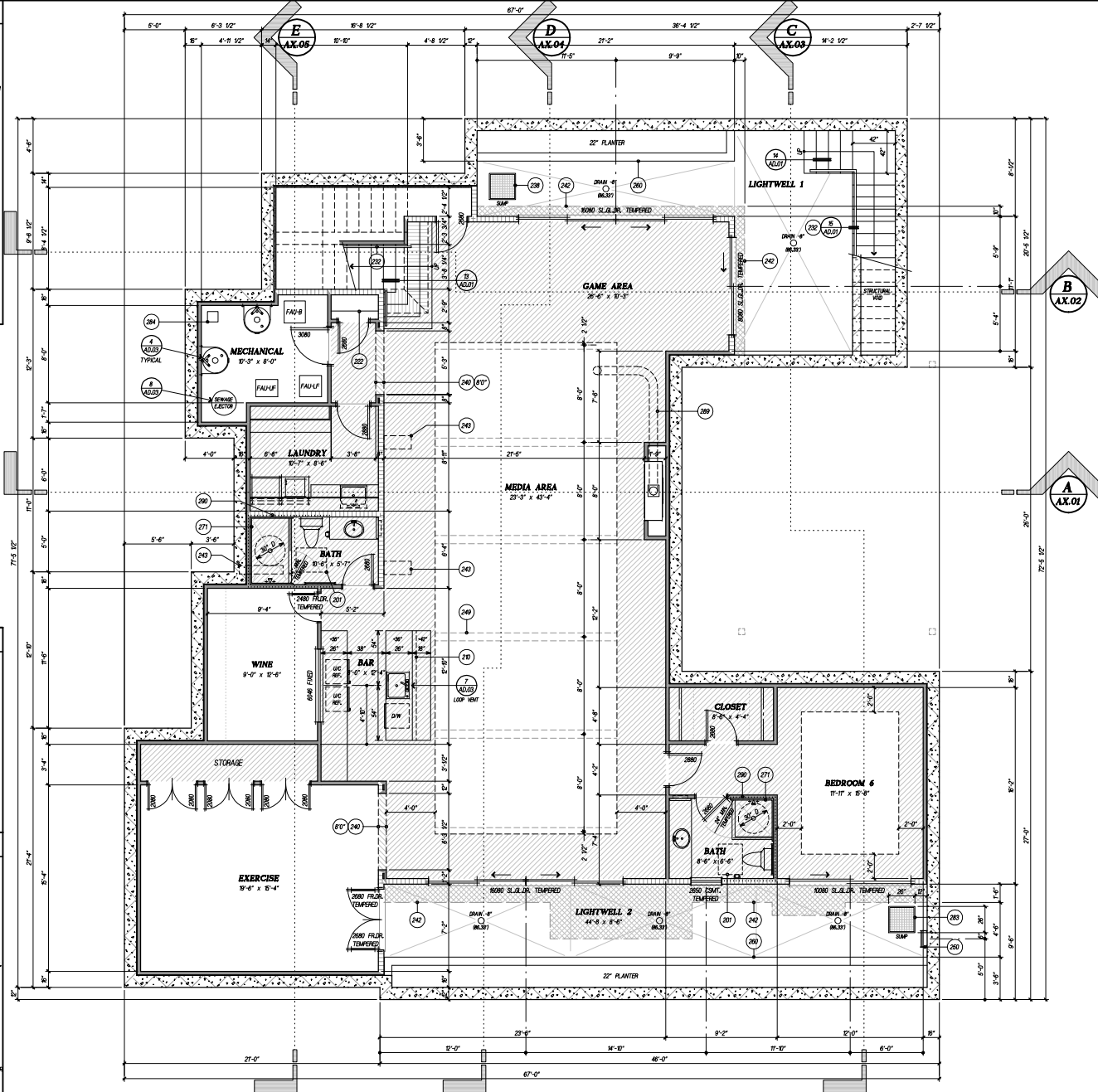
EGRESS WINDOWS



FIREBLOCKING

IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND ROOF SPACE.

- FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - VERTICAL AT THE CEILING AND FLOOR LEVELS, 10 FEET.
 - HORIZONTAL AT INTERVALS NOT EXCEEDING 10 FEET.
 - AT INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILING, AND COVE CEILING.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E818 REQUIREMENTS.



BASEMENT FLOOR PLAN

KEYNOTES

- 24\"/>

PLAN LEGEND

- REFRIGERATOR - PROVIDE WATER VALVE IN RECESSED VALVE BOX
- UNDERCOUNTER DISHWASHER WITH AIR-GAP
- DOUBLE BOWL KITCHEN SINK WITH 1 HP GARBAGE DISPOSER
- HANDWASHABLE PREP SINK WITH ISLAND FIXTURE VENT
- RANGE/OVEN WITH VENT HOOD EXHAUST FAN AND LIGHT FIXTURE
- HVAC UNIT
- AIR CONDITIONING OR HEAT PUMP CONDENSER ON CONCRETE PAD
- HYBRID HEAT PUMP WATER HEATER WITH SEDIMANT STRIPS
- LAVATORY WITH WATER SAVING FAUCET - REFER TO ME01
- WATER SAVING TOILET - REFER TO ME01
- LAUNDRY TO REMAIN FOR INSPECTION
- WASHING MACHINE (OPTIONAL) - PROVIDE WATER AND WASTE IN RECESSED BOX
- DRYER (OPTIONAL) - PROVIDE 4\"/>

SYMBOL LEGEND

- 24\"/>



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BLDG	01/5/2022

SCALE: 1/4\"/>

PLAN
**Basement
Floor
Plan**

AP.01

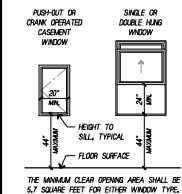
FLOOR PLAN NOTES

- FINISHED FLOOR - 102.0'
- FIREPLACE:
 - 100% A-BAY PRIMO4E - 11 LISTED AND TESTED IN ACCORDANCE WITH ANSI Z398.1-2019
 - INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE LISTING - INSTALLATION MANUAL SHALL BE AVAILABLE FOR REVIEW BY INSPECTOR.
 - FIREPLACE VENT SHALL BE "DOWN" "DOWN-WIND" AS "0" APPROVED EQUAL AS LISTED BY FIREPLACE MANUFACTURER IN THE INSTALLATION MANUAL.
 - FIREPLACE VENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- BACKUP BATTERY REQUIRED FOR GARAGE DOOR OPENER.
- 1/2" GYPSUM BOARD SHALL BE PROVIDED AT WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER STAIRS.
- GARAGE/DRIVEWAY OCCUPANCY SEPARATION TERMINATES AT UNDERSIDE OF ROOF SHEATHING INCLUDING ANY OVERBOLD FRAMING ABOVE UPPER FLOOR FLOOR FRAMING. OCCUPANCY SEPARATION SHALL BE 6" TYPE "X" AT GARAGE SIDE OF WALL AND CEILING WITH 1/2" GYPSUM BOARD AT OVERHANG SIDE OF WALL. DUCTS PENETRATING OCCUPANCY SEPARATION WALL OR CEILING SHALL BE A MINIMUM OF 30 GAGE STEEL.
- EXTERIOR DOORS LANDINGS SHALL BE A MAXIMUM OF 7 3/4" FROM TOP OF THRESHOLD TO 1/2" MAXIMUM AT OUT-SWING DOOR.
- ROOM SIZES (WHERE NOTED) ARE APPROXIMATE.

FIREPLACE LISTING

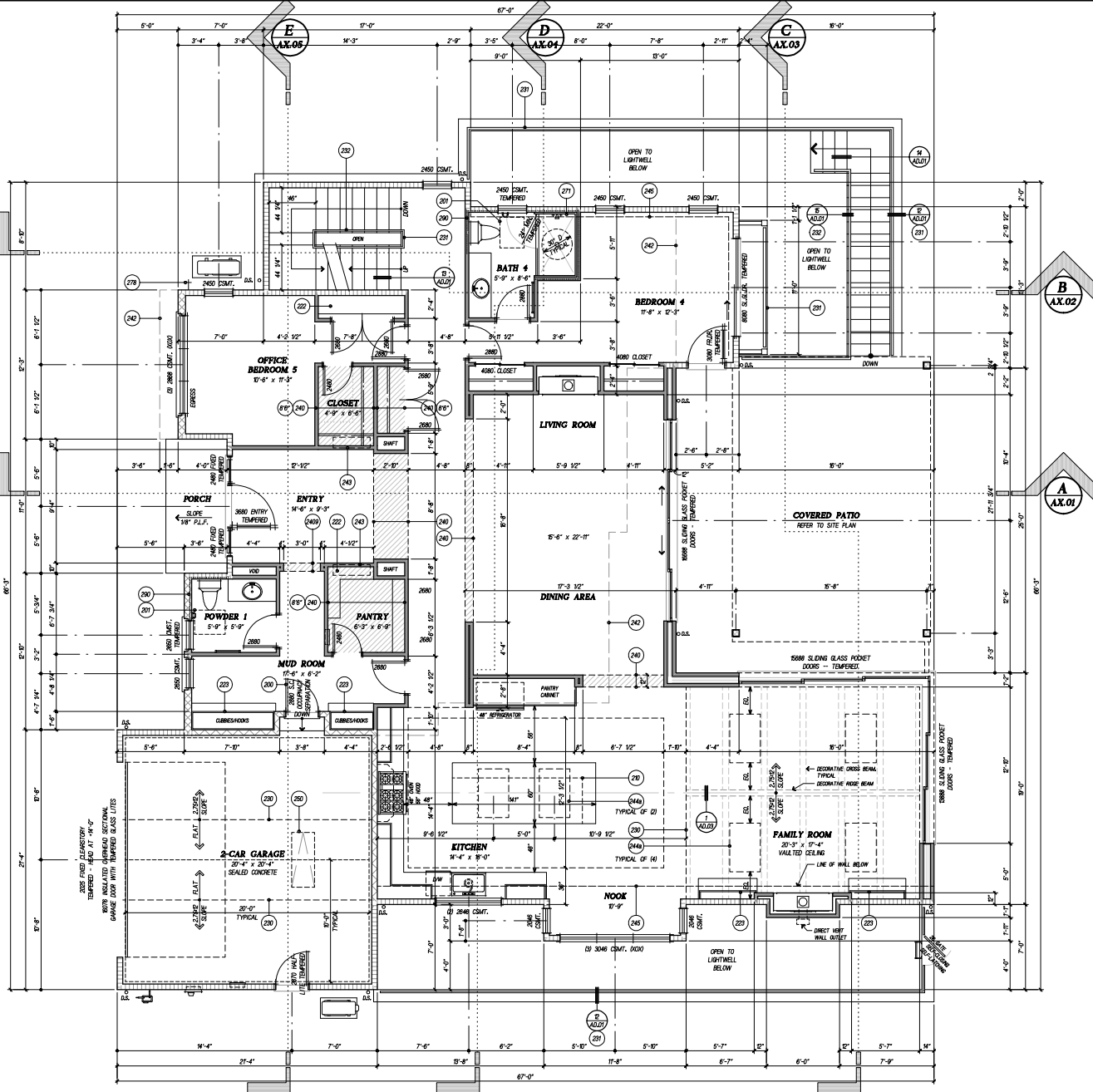


EGRESS WINDOWS



FIREBLOCKING

- IN COMPLETABLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND ROOF SPACE.
- FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING PURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - VERTICAL AT INTERVALS NOT EXCEEDING 10 FEET.
 - HORIZONTAL AT INTERVALS NOT EXCEEDING 10 FEET.
 - AT INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 - AT OPENING ABOVE VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E818 REQUIREMENTS.



LOWER FLOOR PLAN

KEYNOTES

- OCCUPANCY SEPARATION DOOR - SELF-CLOSING, SELF-LATCHING, AND TIGHT FITTING SOLID CORE WOOD, STEEL, OR 20-MINUTE RATED ASSEMBLY
- 24"X30" REQUIRED CLEAR SPACE AT TOILET (DASHED)
- KNEESPACE DASHED UNDER COUNTER
- BUILT-IN CASEWORK
- CEILING BREAK LINE (DASHED)
- GUARDRAIL TO 42" - OPENING OF WITHSTANDING 200# FORCE AT TOP RAIL IN ANY DIRECTION
- HANDRAIL TO 36" ABOVE NOSE - CAPABLE OF WITHSTANDING 200# FORCE AT TOP RAIL IN ANY DIRECTION
- SOFFIT HATCHED REFER TO 4'-0"
- EXTERIOR SOFFIT EXHIBIT/NOTED REFER TO EXTERIOR ELEVATIONS FOR HEIGHT
- LINE OF FLOOR ABOVE DASHED
- LINE OF FLOOR ABOVE DASHED
- SPILLOUT WELL (DASHED)
- LINE OF FLOOR BELOW (DASHED)
- 22"X30" MINIMUM ATTIC ACCESS RAIL-DOWN STAIR SELF-CLOSING, SELF-LATCHING, 20-MINUTE RATED MINIMUM
- CERAMIC TILE SHOWER SURROUND - TILE OVER FIBER-REINFORCED CONCRETE BACKER BOARD TO A MINIMUM OF 72" ABOVE DRAIN INLET WITH TEMPERED GLASS ENCLOSURE
- FIRE SPRINKLER RISER - VERIFY LOCATION WITH ENGINEER AND IN FIELD
- 2x6 BLOCKING DOTTED AT 36"

PLAN LEGEND

- REFRIGERATOR - PROVIDE WATER VALVE IN RECESSED VALVE BOX
- UNDERCOUNTER DISHWASHER WITH AIR-GAP
- DOUBLE BOWL KITCHEN SINK WITH 1 HP GARBAGE DISPOSER
- HANDWASH/VEGETABLE PREP SINK WITH ISLAND FIXTURE VENT
- RANGE/OVEN WITH VENT HOOD EXHAUST FAN AND LIGHT FIXTURE
- HVAC UNIT
- AIR CONDITIONING OR HEAT PUMP CONDENSER ON CONCRETE PAD
- HYBRID HEAT PUMP WATER HEATER WITH SEDIMANT STRIPS
- LAVATORY WITH WATER SAVING FAUCET - REFER TO ME01
- WATER SAVING TOILET - REFER TO ME01
- CLABS TO REMAIN FOR INSPECTION
- WASHING MACHINE (OPTIONAL) - PROVIDE WATER AND WASTE IN RECESSED BOX
- DRYER (OPTIONAL) - PROVIDE 4" VENT BALANCED TO EXTERIOR - 1" MAX.
- HOSE BIB WITH NON-REMOVABLE BACK FLOW PREVENTION DEVICE
- TOILET PAPER HOLDER WITH BLOCKING
- RECESSED FRAMELESS MINOR MEDICINE CABINET
- TOWEL BAR WITH BLOCKING IN WALL
- SHelf AND POLE

SYMBOL LEGEND

- 2x4 STUDS AT 16" ON CENTER WITH 3 1/2" THERMAL BATT INSULATION WITH VAPOR BARRIER AT EXTERIOR WALLS
- 2x6 STUDS AT 16" ON CENTER WITH 5 1/2" THERMAL BATT INSULATION WITH VAPOR BARRIER AT EXTERIOR WALLS
- 2x6 STUDS AT 16" ON CENTER WITH 5 1/2" THERMAL BATT INSULATION WITH VAPOR BARRIER AT EXTERIOR WALLS
- 302 1/2" X 24" FLOORING - 2x4 FLAT FRAME STUDS AT 16" ON CENTER
- 1" CONCRETE RETAINING WALL
- OCCUPANCY SEPARATION 2x4 - 1" X 2x6
- INTERIOR SOFFIT EXHIBIT/NOTED REFER TO EXTERIOR ELEVATION FOR HEIGHT
- LINE OF FLOOR ABOVE (DASHED Lower Floor)
- LINE OF FLOOR BELOW (DASHED Upper Floor)



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SCALE: 1/4" = 1'-0"
 FILE: samml0048-bldg
 PLAN

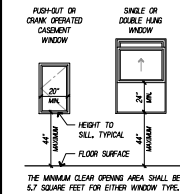
Lower Floor Plan

AP.02

FLOOR PLAN NOTES

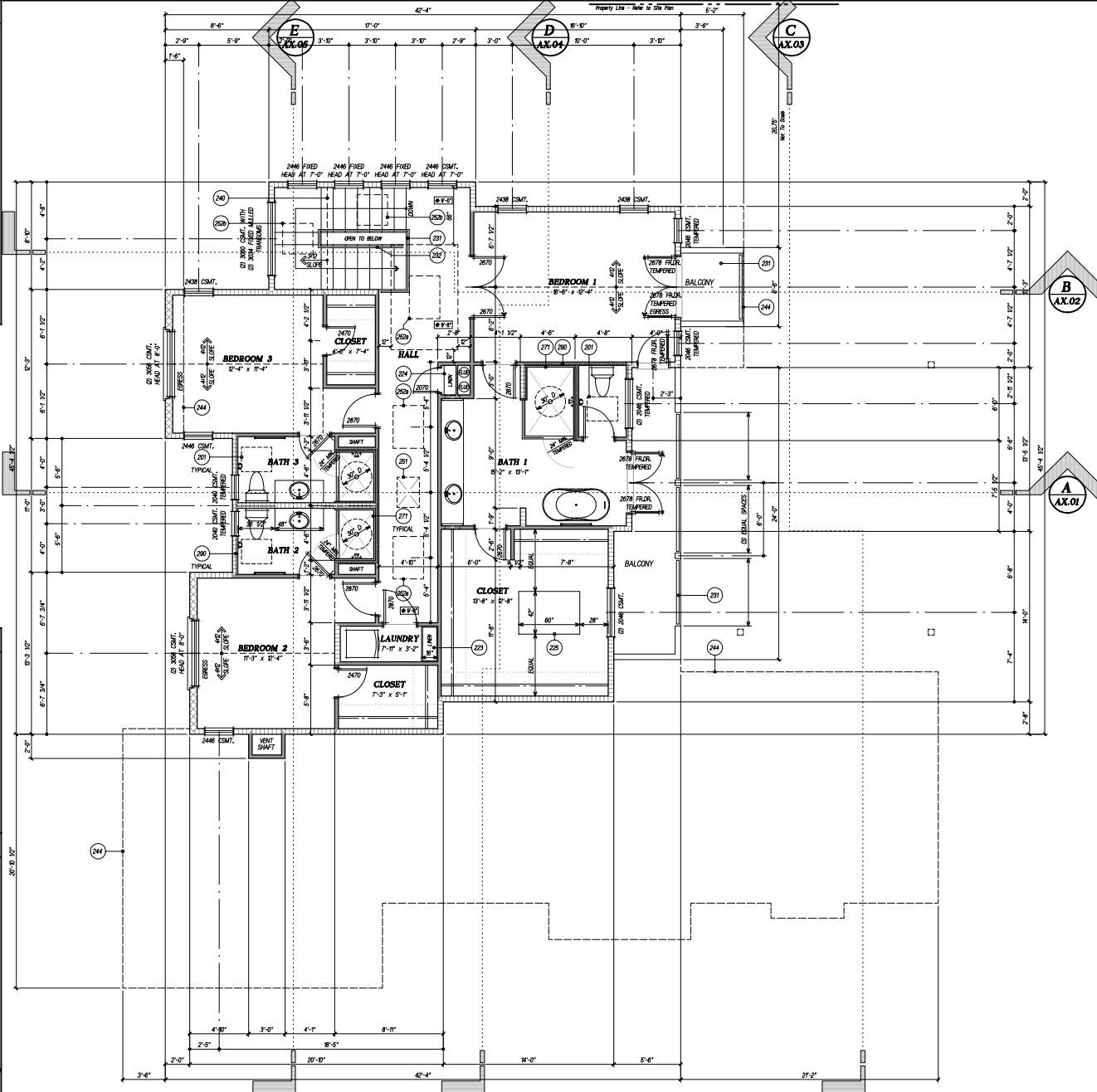
- FINISHED FLOOR - 11/2"
- 1/2" DRYUM BOARD SHALL BE PROVIDED AT WALLS AND SOFFITS OF ENCLOSED USEABLE SPACE UNDER STAIRS.
- ROOM SIZES (WHERE NOTED) ARE APPROXIMATE.
- EXTERIOR DOOR LANDINGS SHALL BE A MAXIMUM OF 7' 3/4" FROM TOP OF THRESHOLD FOR IN-SWING DOORS OR A MAXIMUM OF 1' 1/2" FROM TOP OF THRESHOLD FOR OUT-SWING DOORS.

EGRESS WINDOWS



FIREBLOCKING

- IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND ROOF SPACE.
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 - VERTICAL AT THE CEILING AND FLOOR LEVELS, 10 FEET.
 - HORIZONTAL AT INTERVALS NOT EXCEEDING 10 FEET.
 - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILING, AND COVE CEILING.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
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UPPER FLOOR PLAN

KEYNOTES

- 24" x 30" REQUIRED CLEAR SPACE AT TOILET (DASHED)
- BUILT-IN CASEWORK
- 60" FIXED 8" SHELVES - EQUALLY SPACED
- DRESSING ISLAND
- CEILING BREAK LINE (DASHED)
- GUARDRAIL TO 42" - CAPABLE OF WITHSTANDING 200# FORCE AT TOP RAIL IN ANY DIRECTION
- HANDRAIL TO 38" ABOVE NOSE - CAPABLE OF WITHSTANDING 200# FORCE AT TOP RAIL IN ANY DIRECTION
- CEILING BREAK LINE (DASHED)
- LINE OF WALL BELOW (DASHED)
- 22" x 30" MINIMUM ATTIC ACCESS PANEL WITH CONCEALED FRAME AND ROSET FOR CEILING MATERIAL
- SKYLIGHT WELL AT CEILING (DASHED)
- 30" x 42"
- 30" SQUARE
- CERAMIC TILE SHOWER SURROUND - TILE OVER FIBER-REINFORCED CONVENTIONAL BAKER BOARD TO A MINIMUM OF 12" ABOVE DRAIN WITH TEMPERED GLASS ENCLOSURE
- 2x6 BLOCKING DOTTED AT 38"

PLAN LEGEND

- REFRIGERATOR - PROVIDE WATER VALVE IN RECESSED VALVE BOX
- UNDERCOUNTER DISHWASHER WITH AIR-GAP
- DOUBLE BOWL KITCHEN SINK WITH 1 HP GARBAGE DISPOSER
- HANDWASH/VEGETABLE PREP SINK WITH ISLAND FIXTURE VENT
- RANGE/OVEN WITH VENT HOOD EXHAUST FAN AND LIGHT FIXTURE
- HVAC UNIT
- AIR CONDITIONING OR HEAT PUMP CONDENSER ON CONCRETE PAD
- HYBRID HEAT PUMP WATER HEATER WITH SEISMIC STRAPS
- LAVATORY WITH WATER SAVING FAUCET - REFER TO ME01
- WATER SAVING TOILET - REFER TO ME01
- LAUNDRY TO REMAIN FOR INSPECTION
- WASHING MACHINE (OPTIONAL) - PROVIDE WATER AND WASTE IN RECESSED BOX
- DRYER (OPTIONAL) - PROVIDE 4" VENT BALANCED TO EXTERIOR - 14" MAX.
- HOSE BIB WITH NON-REMOVABLE BACK FLOW PREVENTION DEVICE
- TOILET PAPER HOLDER WITH BLOCKING
- RECESSED FRAMELESS MINOR MEDICINE CABINET
- TOWEL BAR WITH BLOCKING IN WALL
- SHOEL AND POLE

SYMBOL LEGEND

- 2x4 STUDS AT 16" ON CENTER WITH 3 1/2" THERMAL BATT INSULATION WITH VAPOR BARRIER AT EXTERIOR WALLS
- 2x6 STUDS AT 16" ON CENTER WITH 5 1/2" THERMAL BATT INSULATION WITH VAPOR BARRIER AT EXTERIOR WALLS
- 2x6 STUDS AT 16" ON CENTER WITH 5 1/2" THERMAL BATT INSULATION WITH VAPOR BARRIER AT EXTERIOR WALLS
- 1/2" x 2x2 FURRING @ 24" FLAT FRAME STUDS AT 16" ON CENTER
- 12" CONCRETE RETAINING WALL
- OCCUPANCY SEPARATION (2x4 @ 16" - 2x6)
- INTERIOR SOFFIT (EXPOSED/SHOWN) REFER TO INTERIOR ELEVATION FOR HEIGHT
- LINE OF FLOOR ABOVE (DASHED Lower Floor)
- LINE OF FLOOR BELOW (DASHED Upper Floor)



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SCHWANKE
ARCHITECTURE



248 SAN MATEO DRIVE
MENDOTA, CALIFORNIA 94025
A.P.N.: 071-342-090 (RIS)
APPLICATION NO.:

Spec. Residence
NEW RESIDENCE

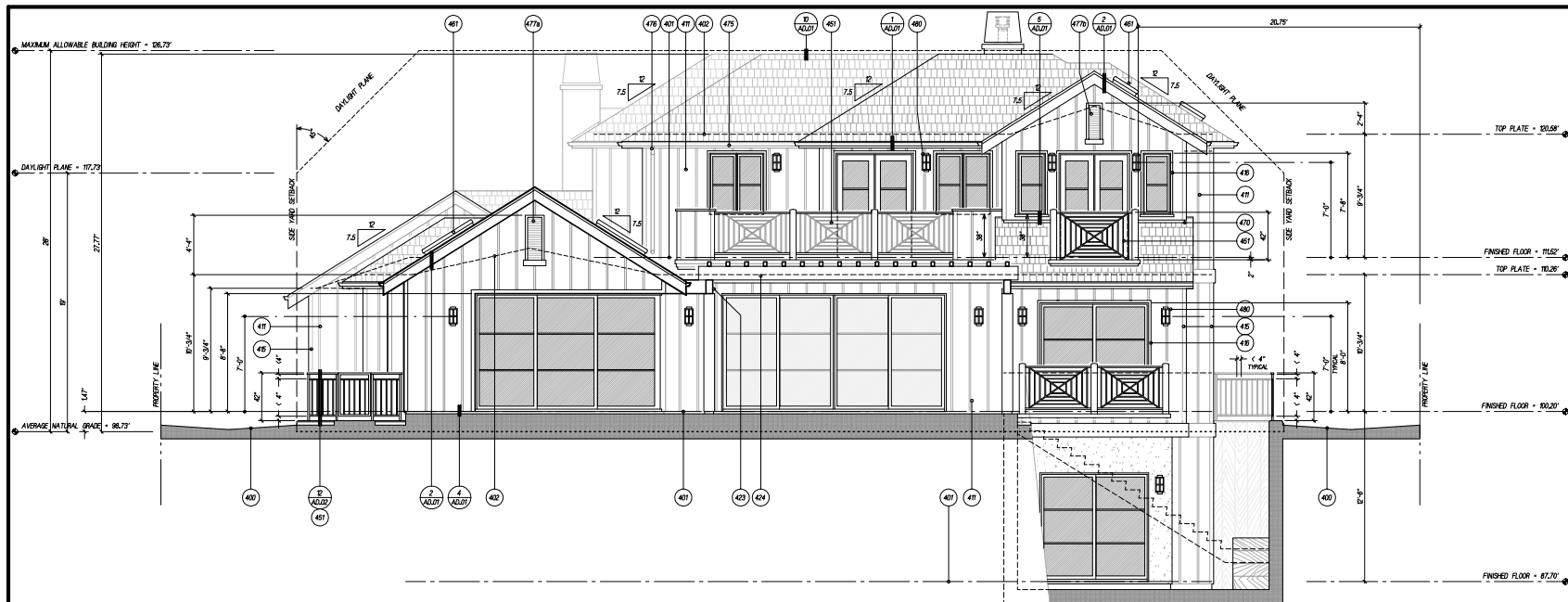
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DD	11/18/2022
BLDG	01/15/2023

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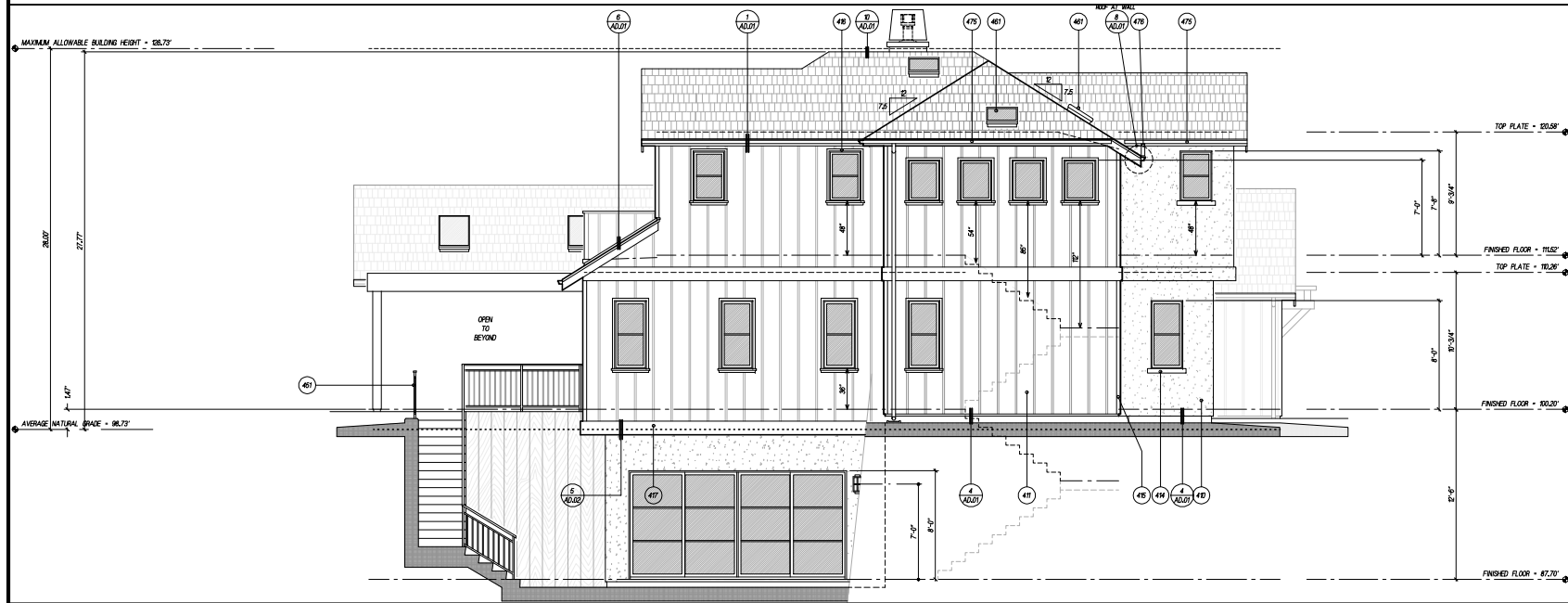
PLAN

Upper Floor Plan

AP.03



REAR EXTERIOR ELEVATION



LEFT SIDE EXTERIOR ELEVATION

KEYNOTES

- 400 APPROXIMATE FINISHED GRADE
- 401 FINISHED FLOOR
- 402 TOP PLATE/CEILING LINE
- 403 CEMENT PLASTER - REFER TO DETAIL 3/4/201
- 404 WOOD SIDING
- 405 STONE WINDOW SILL
- 406 WOOD CORNER TRIM
- 407 WOOD WINDOW TRIM AND SILL
- 408 2x6 WOOD BELLY BAND TRIM
- 409 HSS TRUSS/BEAM
- 410 HSS TRUSS CROSS-MEMBER, TYPICAL
- 411 6x8 REDWOOD - CEDAR OUTRIGGER, TYPICAL
- 412 METAL GUARDRAIL - CAPABLE OF WITHSTANDING 200# FORCE IN ANY DIRECTION AT TOP RAIL
- 413 SKYLIGHT - REFER TO ROOF PLAN
- 414 GALVANIZED SHEET METAL FLASHING
- 415 GALVANIZED SHEET METAL BUTTER
- 416 GALVANIZED SHEET METAL DOWNSPOUT
- 417 GALVANIZED SHEET METAL FALSE LOUVERED VENT 8" 10"10"
- 418 HIGH-EFFICIENCY EXTERIOR LIGHT FIXTURE

TYPICAL FINISHES

- CEMENT PLASTER: "Omega Products International" "Cappuccino"
- WINDOWS: "Anderson Windows & Doors" "Terratone" CLAD WOOD WITH SIMULATED TRUE DIVIDED LITES
- WOOD SIDING PAINT: "Sherwin Williams" "SW 7031 Mega Greige"
- WOOD TRIM PAINT: "Sherwin Williams" "SW 7026 Giffin"
- COMPOSITION SHINGLES: "CertainTeed" "Presidential - Autumn Blend"
- DRIVEWAY PAVERS: "Castell, the Block LLC" "Century Stone Shasta Blend"
- SKYLIGHTS: "Velux" Dark Anodized Bronze FRAME
- LIGHT FIXTURES AND MISCELLANEOUS METAL: Dark Anodized Bronze (similar to Enduring Bronze) Manufacturers vary
- FENCES: Redwood or Cedar - natural coloring

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248 SAN MATEO DRIVE
MENDOTA PARK
CALIFORNIA 94025
A.P.N.: 071-342-090 (RIS)
APPLICATION No.:

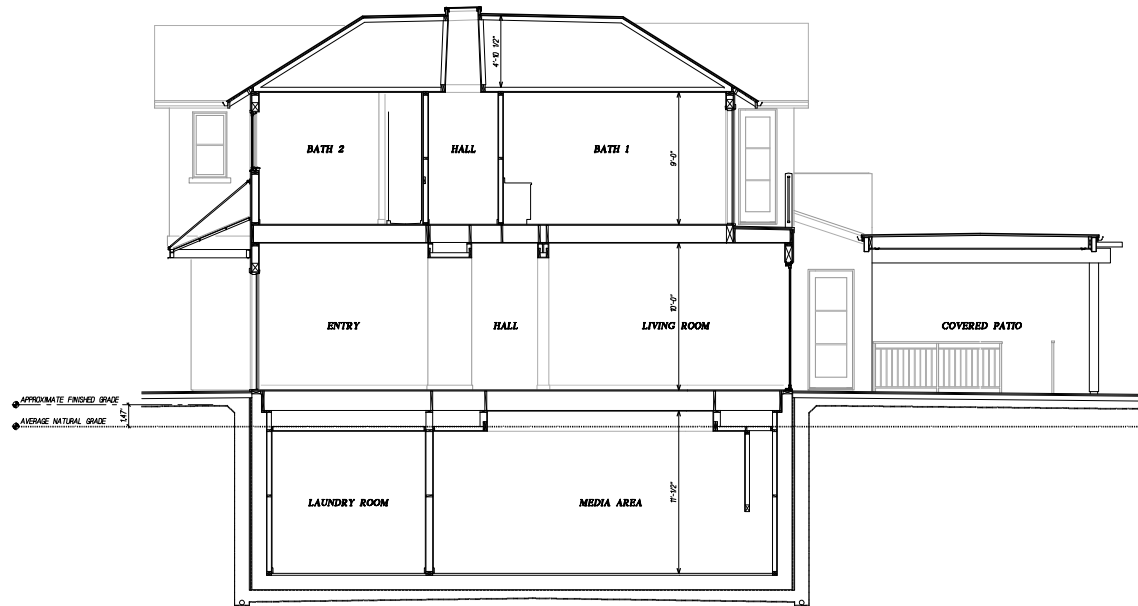
Spec. Residence
NEW RESIDENCE

REV	DATE
PRELIM	08/18/2022
DD	11/18/2022
BLDG	01/15/2023
DPR	03/15/2023

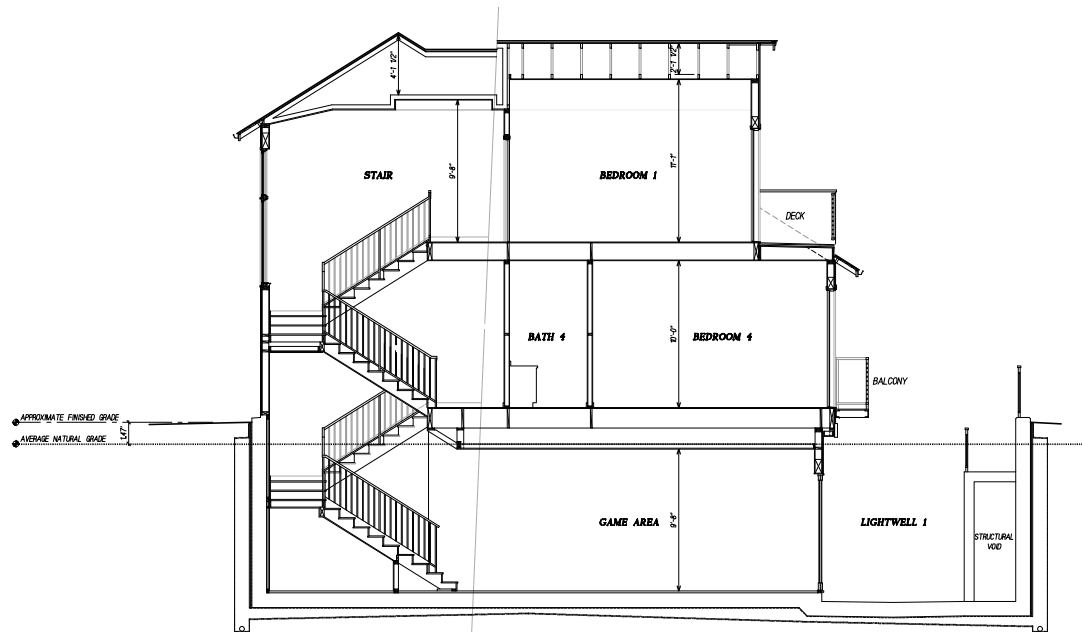
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PLAN

Exterior Elevations

AE.02



BUILDING SECTION 'A'



BUILDING SECTION 'B'

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SCHWANKE
ARCHITECTURE



X
X
X
A.P.N.
PERMIT No.

Family Residence
REMODEL and ADDITION

RE:	DATE:
OPR:	03/15/2023

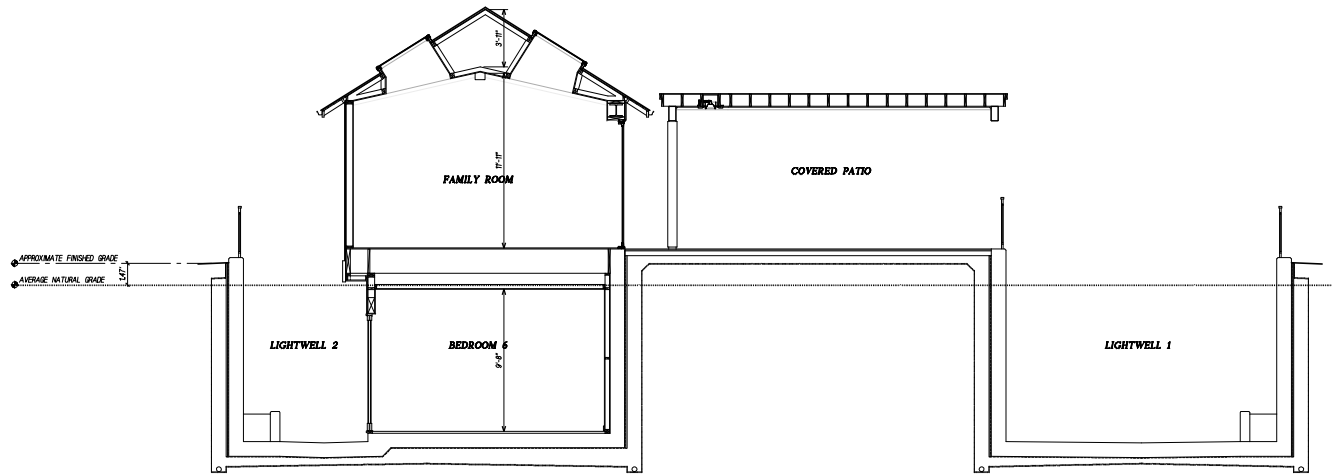
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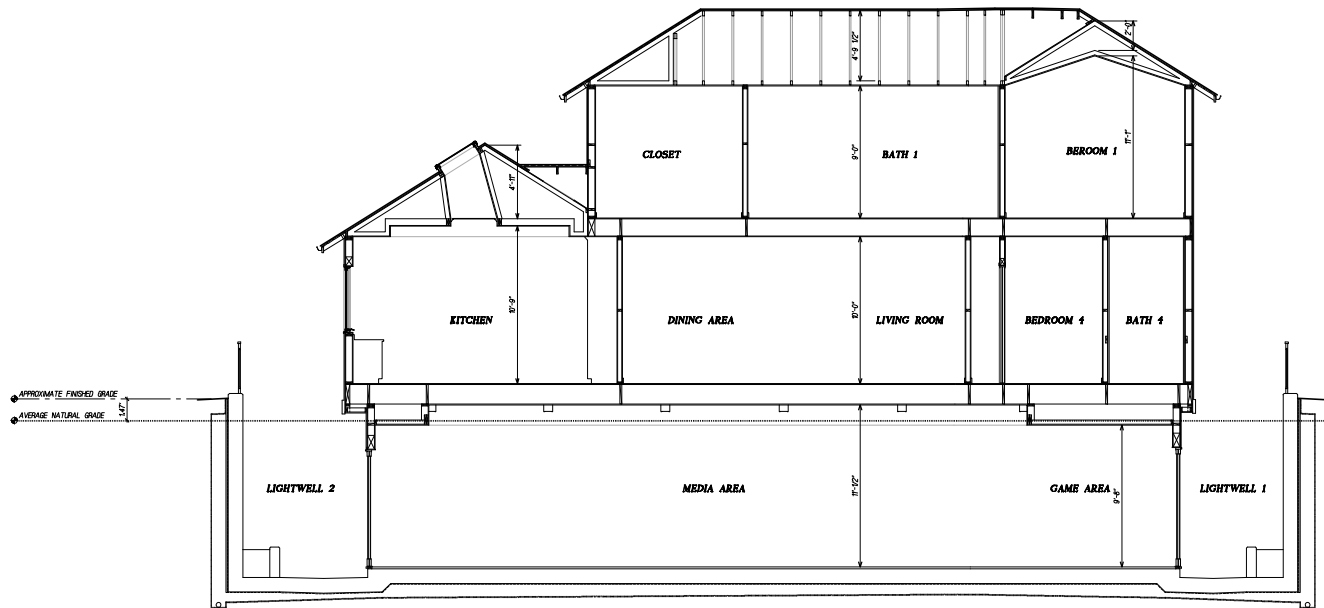
PLAN:

Building
Section
'A'/'B'

AX.01



BUILDING SECTION 'C'



BUILDING SECTION 'D'



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SCHWANK
ARCHITECTURE



X
X
X
X
A.P.N.:
PERMIT No.:

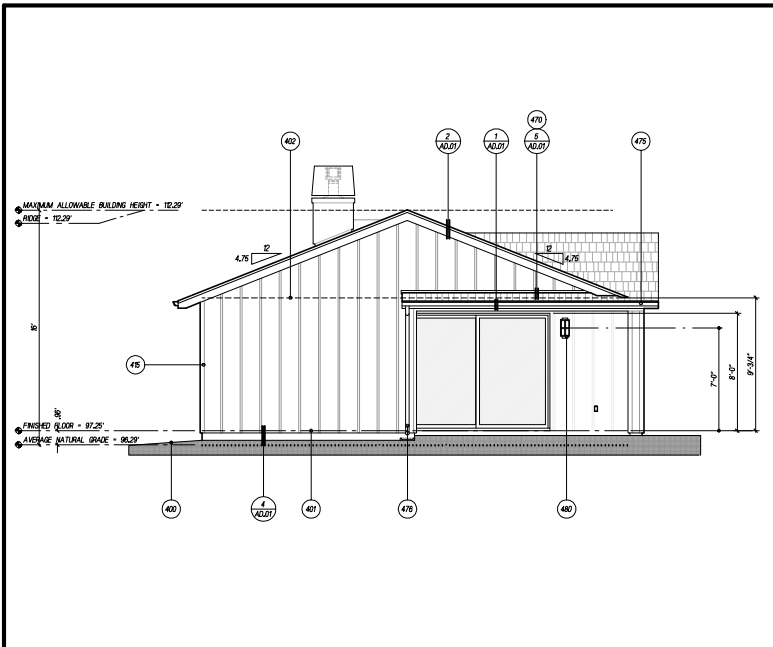
Family Residence
REMODEL and ADDITION

RE	DATE
DR	03/15/2023

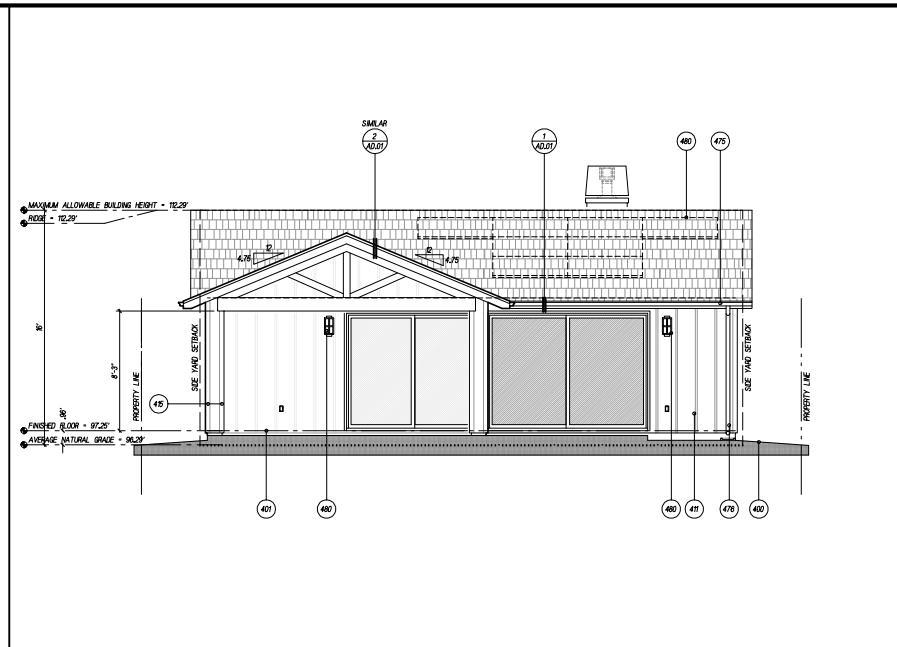
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PLAN
**Building
Section
'C'/'D'**

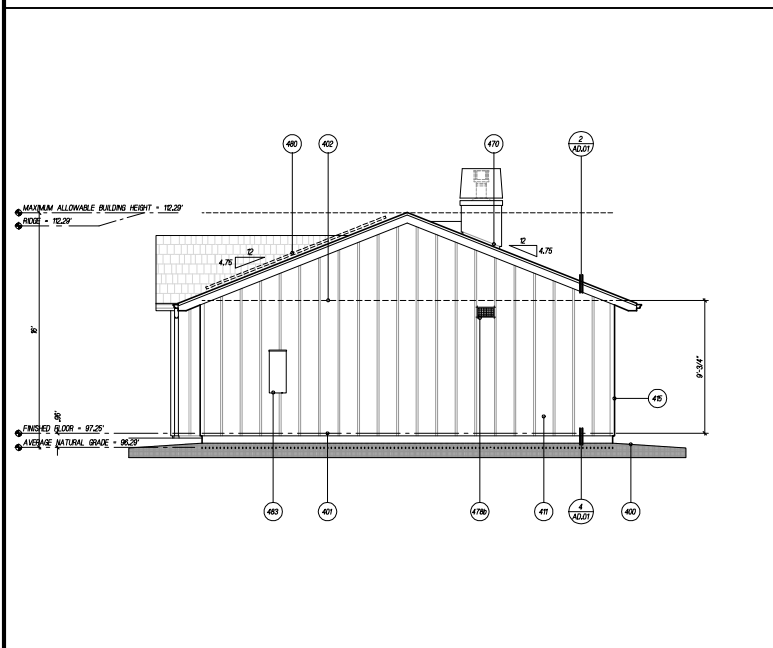
AX.02



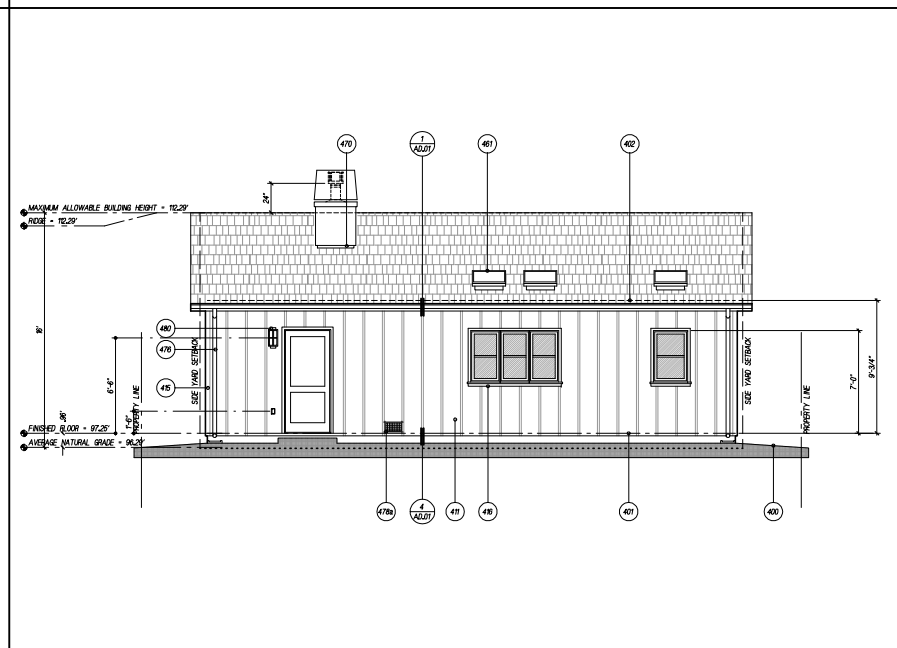
LEFT SIDE EXTERIOR ELEVATION



FRONT EXTERIOR ELEVATION



RIGHT SIDE EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION

KEYNOTES

- 400 APPROXIMATE FINISHED GRADE
- 401 FINISHED FLOOR
- 402 TOP PLATE/CEILING LINE
- 417 WOOD SIDING
- 415 WOOD CORNER TRIM
- 416 WOOD WINDOW TRIM AND SILL
- 418 SKYLIGHT - REFER TO ROOF PLAN
- 470 GALVANIZED SHEET METAL FLASHING
- 475 GALVANIZED SHEET METAL GUTTER
- 476 GALVANIZED SHEET METAL DOWNSPOUT
- 478 14\"/>

- 480 HIGH-EFFICACY DECORATIVE EXTERIOR LIGHT FIXTURE
- 483 25 AMP ELECTRICAL SUB-PANEL WITH USER GROUND
- 484 SOLAR PANEL FIELD DASHED - ≈ 11 SQ. FT. FOR 14 KW MINIMUM

TYPICAL FINISHES

- WINDOWS: "Anderson Windows & Doors"
"Terratone" CLAD WOOD WITH SIMULATED TRUE DIVIDED LITES
- WOOD SIDING PAINT: "Sherwin Williams"
"SW 7031 Mega Greige"
- WOOD TRIM PAINT: "Sherwin Williams"
"SW 7026 Griffin"
- COMPOSITION SHINGLES:
"CertainTeed" Presidential - Autumn Blend
- DRIVEWAY PAVERS: "Castellite Block LLC"
"Century Stone Shasta Blend"
- SKYLIGHTS: "Velux" Dark Anodized Bronze FRAME
- LIGHT FIXTURES AND MISCELLANEOUS METAL:
Dark Anodized Bronze (Similar to Enduring Bronze) Manufacturers vary
- FENCES: Redwood or Cedar - natural coloring



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STATE OF CALIFORNIA

248 SAN MATEO DRIVE
MENDOTA PARK
CALIFORNIA 94025
A.P.N.: 071-342-090 (R1S)
APPLICATION No.:

Spec. Residence
ACCESSORY DWELLING UNIT

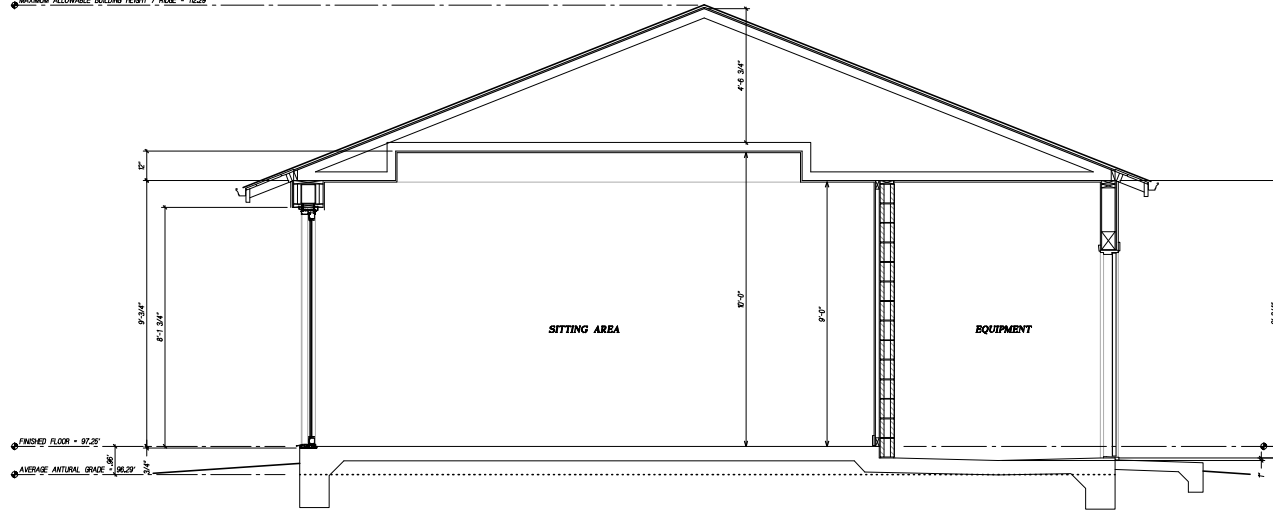
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DD	11/8/2022
BLDG	01/15/2023
DPR	03/15/2023

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PLAN:

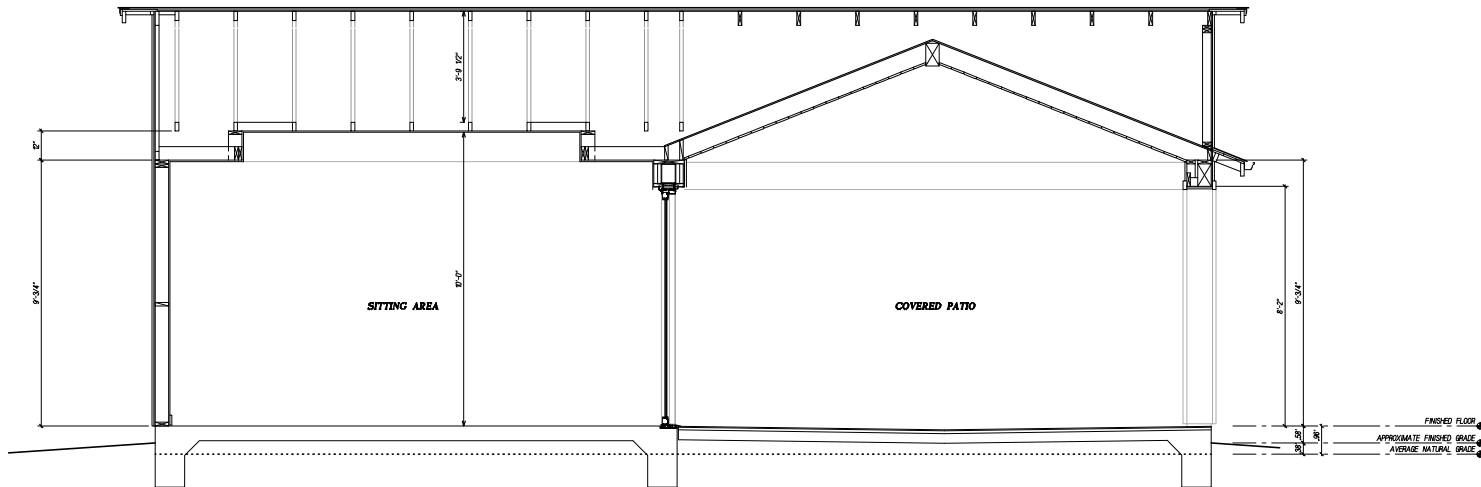
Exterior Elevations

ADU.02

MAXIMUM ALLOWABLE BUILDING HEIGHT / ROOF - 12.20'



BUILDING SECTION 'A'



BUILDING SECTION 'B'

KEYNOTES

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SCHWANKE
ARCHITECTURE



248 SAN MATEO DRIVE
MENLO PARK, CALIFORNIA 94025
A.P.N.: 071-342-090 (RIS)
APPLICATION No.:

Spec. Residence
ACCESSORY DWELLING UNIT

RE	DATE
PRELIM	08/18/2022
DD	11/18/2022
BLDG	12/15/2022
OPR	03/16/2023

SCALE: 1/2" = 1'-0"
FILE: 248mat-adu-bldg
PLAN

Building
Section
'A'/'B'

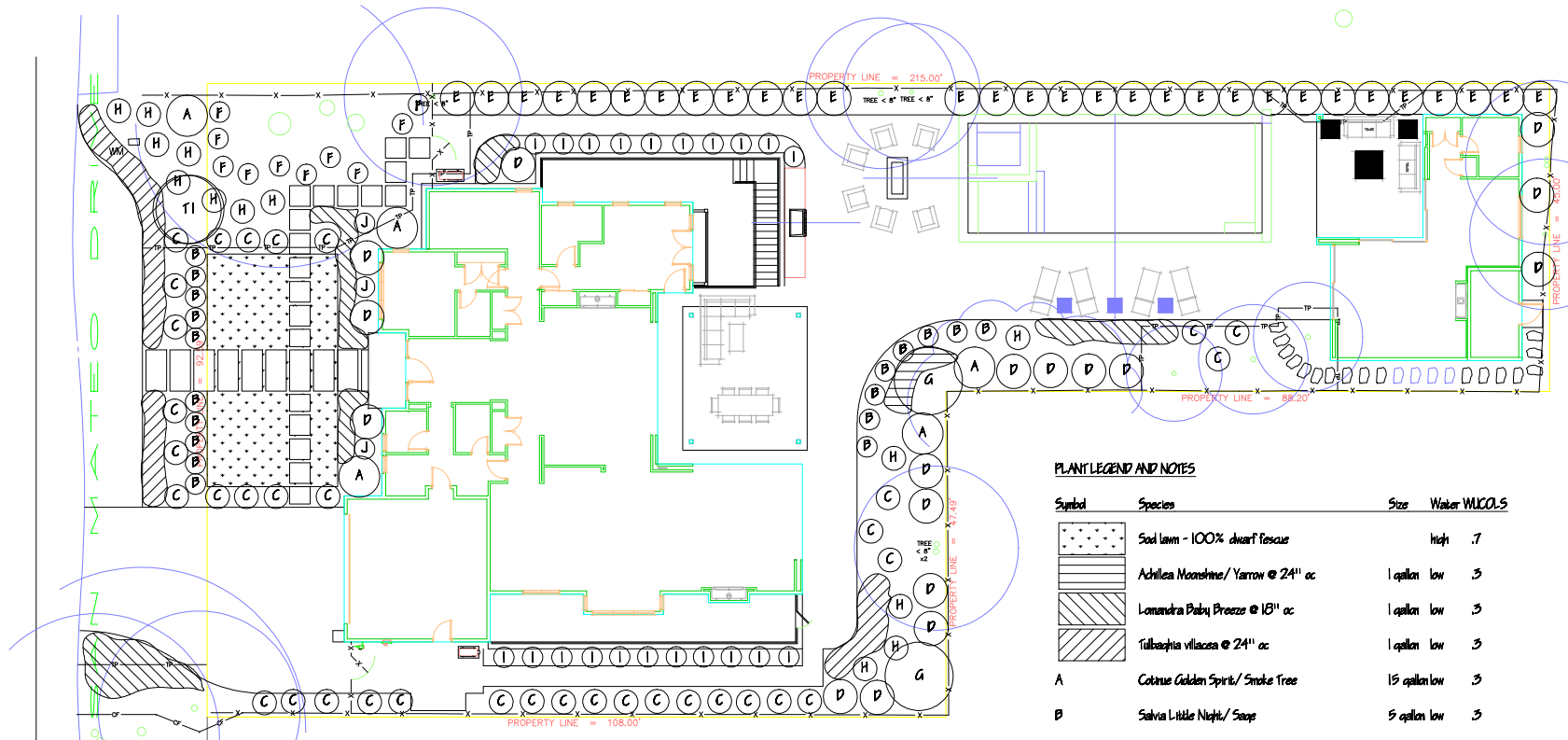
ADU.03

W. Jeffrey Heid
Landscape Architect
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email wjeff@wjeffheid.com

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PLANTING PLAN

1/8" = 1'-0"



ACHILLEA LAMANDRA TULBAGHIA



COTINUS SALVIA LAMANDRA LOROPETALUM



PTILOSPORIUM POLYSTICHUM COTINUS SALVIA NANDINA LAVANDULA

PLANT LEGEND AND NOTES

Symbol	Species	Size	Water	WUCOLS
	Sod lawn - 100% dwarf fescue		high	.7
	Achillea Moerhous/Yarrow @ 24" ac	1 gallon	low	3
	Lamandra Baby Breeze @ 18" ac	1 gallon	low	3
	Tulbaghia villosa @ 24" ac	1 gallon	low	3
A	Cotinus Golden Spirit/ Smoke Tree	15 gallon	low	3
B	Salvia Little Night/ Sage	5 gallon	low	3
C	Lamandra Breeze	5 gallon	low	3
D	Loropetalum Suzanna	5 gallon	low	3
E	Ptilosporum tenuifolium	15 gallon	low	3
F	Polystichum munitum	5 gallon	low	3
G	Cotinus Royal Purple/ Smoke Tree	15 gallon	low	3
H	Celastrus Santa Cruz	5 gallon	low	3
I	Nandina Harbor Dwarf	5 gallon	low	3
J	Lavandula Munstead/Lavender	5 gallon	low	3



PRAVIN
RESIDENCE

for:
ALI PRAVIN
245 SAN MATEO DRIVE
MENLO PARK, CA 94025

PLANTING PLAN

date: 12/7/22
scale: NOTED
drawn by: WJH
job no: 202271
sheet:

1/1
of sheets