

Project Description Letter

Date: March 4, 2024

To: Fahteen Khan, City of Menlo Park Planning Department

From: Mark Godby

RE: 595 Hobart Street, Menlo Park, CA

Our Purpose: To seek a use permit approval for a new two-story shingle-style residence with a basement and attached two-car garage, as well as a detached compliant ADU. The parcel at 595 Hobart Street is of substandard lot width in the R-1-S, single family suburban residential district. The custom home and ADU follow all city guidelines. Proposed main house building height is 27'-9 3/4", under the 28' height limit; proposed main house floor area is 3846.46 sq. ft., under the 3846.75 sq. ft. floor area limit. Proposed ADU height is 15'-10 3/8", under the 16' height limit, floor area is 747.5 sq. ft. under the 800 sq. ft. limit.

Scope of Work: To remove an existing one-story single-family bungalow style residence and attached one-car garage, then build a new two-story single-family residence with an attached two-car garage, a basement and light wells as well as a detached, compliant ADU at the left rear of the property. A new pool with a spa is proposed in the rear yard.

The proposed floor areas, building coverages, heights, setbacks and daylight planes are all within or below what are allowed by the zoning ordinance.

Two heritage trees and one non-heritage tree are proposed to be removed. The project arborist recommends (3) 48" box size Saratoga Laurel trees, (1) 48" box size White Oak and (2) 48" box size Red Maple trees as replacement. In addition, the landscape architect recommends (53) English Laurel shrubs in 24" box size for further screening.

Architectural Style: The proposed home is in the shingle style, designed to complement the neighborhood. The standing seam metal roofs along with semi-transparent stained western red cedar shingle siding and painted wood trims provide texture and shadow lines, breaking up the massing, natural stone porch floors and brick veneered chimneys add to the warmth of the material palette. Lower floor roofs including cover for a deep front porch, lead to stepped back upper floors, softening the massing of the home. Gable and shed roofs add to interest and depth. The detached ADU is simpatico in style.

Typical Exterior Finish Materials: We are proposing to use a standing seam metal panel roof system by Custom-Bilt in pre-weathered galvalume for the upper and lower roof. A semi-transparent stained western red cedar shingle siding with 6" exposure in color silver stone as the house body. Metal gutter, rainwater leader and decorative chimney shroud to match standing seam roof color. Aluminum railing, wood decorative trims and columns are painted in white. A 2x6 wood window casing with a deep wood window sill and 2x lintel, painted in white to frame the white aluminum clad Anderson-E Series double pane casement window and French swing doors, gliding patio doors. Windows and doors in the house will have $\frac{7}{8}$ " wide simulated divided lites. These FDL bars simulated true divided lights with wood interior and aluminum exterior grids and a spacer bar between the glass panes. A custom wood carriage house overhead garage door is proposed with x6 casing and x8 lintel painted in white to make the house look sharp. Tempered glass pane in the overhead garage door is used to bring natural light to the attached two car garage door. Painted wood front pivot door to match standing seam roof color to bring some contrast to the house front, adds curb appeal. Another nice feature is painted brick veneer at the chimney for some texture and warmth.

Site Planning: The home is designed to be narrow, resulting in more space toward the right side and neighboring trees. The garage is limited to two-cars and is front-loaded to minimize driveway area and neighbor impact. The front and rear covered porches soften the transitions between indoor and outdoor living spaces. The ADU is placed at the left rear of the property, where it is at a lower elevation and screened from view by the rear neighbor's garage. The upper floor is narrow, leaving extra clearance to the daylight plane.

Initial Outreach: We hosted an on-site meeting and shared plans with neighbors. We sent an invitation to 65 neighbors. Two sets of neighbors attended, including the adjacent rear and right side neighbors. We much appreciated their positive response to our design.

Respectfully Submitted


Mark Godby

APN: 071-231-110

PLANNING DATA

BUILDING OCCUPANCY:	R-3 (1/2 SINGLE FAMILY RESIDENCE)	
CONSTRUCTION:	TYPE V-B	
STORIES:	2-STORY MAIN RESIDENCE W/ BASEMENT, DETACHED ADU	
<u>FIRE SPRINKLERS</u> :	YES (DEFERRED SUBMITTAL UNDER SEPARATE PERMIT)	
SITE DATA:		
PROJECT ADDRESS:	595 HOBART STREET, MENLO PARK, CA 94025	
APN:	071-231-110	
ZONING DISTRICT:	R-1-S	
LOT AREA:	11,187.50 SQ. FT. ±	
<u>LOT REQUIREMENTS</u>		
FLOOR AREA LIMIT (F.A.L.):	3,846.75 SQ. FT. (2,800 SQ. FT. + 25% OF THE DIFFERENCE BETWEEN LOT AREA AND 7,000 SQ. FT.)	
MAIN HOUSE HEIGHT LIMIT:	2F' (2F' LESS THAN 20,000 SQ. FT.)	
UPPER LEVEL FLOOR AREA LIMIT:	1,923.38 SQ. FT. (50% OF FAL)	
REQUIRED MAIN HOUSE SETBACKS:	20 FEET FRONT & REAR SETBACK FROM PROPERTY LINE 10' SIDE	
DETACHED ADU FLOOR AREA	UP TO 800 SQ. FT.	
DETACHED ADU UP TO 800 SQ. FT. HEIGHT LIMIT:	16'	
REQUIRED ADU SETBACKS:	4' MINIMUM REAR AND SIDE YARD SETBACK	
BUILDING COVERAGE (2-STORY):	3.915 SQ. FT. (35% LOT AREA)	
<u>DESIGN DATA</u> (REFER TO AREA CALCULATION SHEET AA3 & AA4 FOR DETAIL)		
PARKING:	2 COVERED	
PROPOSED SETBACKS:	MAIN HOUSE DETACHED ADU (SENDER SEPARATE PERMIT)	
FRONT	20'-0"	99'-11 1/2"
REAR	65'-11 1/8"	55'-5 1/4"
LEFT SIDE	10'-0"	49'-9 1/4"
RIGHT SIDE	10'-0"	4'-0"
PROPOSED HEIGHT (FROM ANG):	27'-9 3/4"	15'-10 3/8"
PROPOSED FLOOR AREA (INCLUDED IN FAL):		
MAIN HOUSE FLOOR AREA:	1,866.75 SQ. FT. = 1,923.38 SQ. FT.	
UPPER LEVEL:	1,757.45 SQ. FT.	
GROUND LEVEL (CONDITIONED AREA):	442.31 SQ. FT.	
ATTACHED 2-CAR GARAGE:	3,846.45 SQ. FT. = 3,846.75 SQ. FT.	
TOTAL MAIN HOUSE GARAGE:	7,592.60 SQ. FT. = 800 SQ. FT. (EXCLUDED IN FAL)	
ADU - UNDER PERMIT:	2,509.15 SQ. FT. (BUILDING FLOOR AREA, EXCLUDED IN FAL)	
BASEMENT FLOOR AREA:	3,497.56 SQ. FT. (31.28%)	
BUILDING COVERAGE:		

PROJECT DIRECTORY

OWNER	588 PARTNERS, LLC 10010 WILSON ROAD, SUITE 101 LOS ANGELES, CA 90022	LANDSCAPE ARCHITECT	MURRAY LANDSCAPE ARCHITECTURE PO BOX 1000 ARROYO GRANDE, CA 93421 P: 805.461.1000 F: 805.461.1001 PETER MURRAY pete@murrayla.com
DESIGNER	MARK GOSBY 735 N. HARRISON ROAD, SUITE 117 SAN CARLOS, CA 94570 T: 650-400-4032 centralmark@gmail.com	ARBORIST:	ADVANCED TREE CARE 965 EAST SAN CARLOS AVE., SAN CARLOS, CA 94570 T: 650-960-9539 ROBERT WETHERILL rweatherill@att.net
GEOTECHNICAL	SIGMA PRIME GEOTECHNICALS, INC. 332 PRINCETON AVENUE FULLY MOON BAY, CA 94019 T: 650-728-3990 CHARLES KESICK sigmaprime@aol.com	TITLE 24	FR ENERGY CONSULTANTS, LLC 211 HARRISON AVE, STE 210 CAMPELL, CA 95008 T: 408-866-1020 NICHOLE KESICK nick@kesickconsulting.com
STRUCTURAL ENGINEER	MORRIS SHAFER ENGINEERING 400 INDUSTRIAL ROAD, SUITE 114 SAN CARLOS, CA 94570 T: 650-595-2973 KERRY MACDONALD kerry@shafersa.com	MECHANICAL ENGINEER	QUEST ENGINEERING DESIGN 1700 NORTH 1ST ST, #203 SAN JOSE, CA 95121 NICHOLE KESICK sean@questusd.com
SURVEYOR & CIVIL ENGINEER	MALEDOSS & ASSOCIATES 6905 CENTER STREET SAN CARLOS, CA 94570 T: 650-951-6288 DAN MALEDOSS dmaledo@maledoassociates.net VIGORIL CALAPURA vcalapura@maledoassociates.net		

CONSTRUCTION RELATED HOURLS AND HOLIDAYS

CONSTRUCTION BY CONTRACTORS
WEEKDAYS ONLY - MONDAY TO FRIDAY - 8:00 AM TO 6:00 PM, CITY - WIDE, POWERED EQUIPMENT MAY NOT EXCEED 85 DBA AT ANY TIME.

CONSTRUCTION ACTIVITIES PERSONALLY PERFORMED BY RESIDENTS AND PROPERTY OWNERS
WEEKDAYS, MONDAY - FRIDAY - 8:00 AM TO 6:00 PM, WEEKENDS - SATURDAY, SUNDAY & HOLIDAYS - 9:00 AM - 5:00 PM.
CITY-WIDE, POWERED EQUIPMENT MAY NOT EXCEED 85 DBA AT ANY TIME.

CONSTRUCTION BY CONTRACTORS IS NOT - NOT PERMITTED ON WEEKENDS OR HOLIDAYS.
"HOLIDAYS" MEANS THE FOLLOWING: NEW YEARS DAY, MARTIN LUTHER KING DAY, PRESIDENT'S DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, VETERANS DAY, THANKSGIVING, AND CHRISTMAS DAY.

SURVEYOR IS REQUIRED TO BE PRESENT THE FOLLOWING:
1. LETTER VERIFYING THE STRUCTURE IS LOCATED AS APPROVED ON THE PLANS FOR SETBACKS PRIOR TO POURING ANY CONCRETE.
2. LETTER VERIFYING THE STRUCTURE IS LOCATED AS SHOWN ON THE PLANS AT FRAME-UP.

ADVANCED DOCUMENTS ARE A VITAL MEASURE OF THESE ARCHITECTURAL CONSTRUCTION PLANS AND IS INTENDED TO BE INTEGRATED INTO THIS SPEC SET BY REFERENCE. ARBORIST AND SOILS REPORT, STRUCTURAL CALCULATIONS ARE INDELFERABLE REQUIREMENT THAT SHALL BE FULFILLED. S/AID CONTRACTORS ARE RESPONSIBLE FOR OBTAINING CURRENT AND UPDATED COPIES OF ALL PLANS AND SPECIFICATIONS. ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS SHOULD BE IDENTIFIED WITH APPLICABLE CONSULTANTS PRIOR TO ANY WORK BEING STARTED.

BEFORE EXCAVATION CALL U.S.A
OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION & VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. 811 IS THE

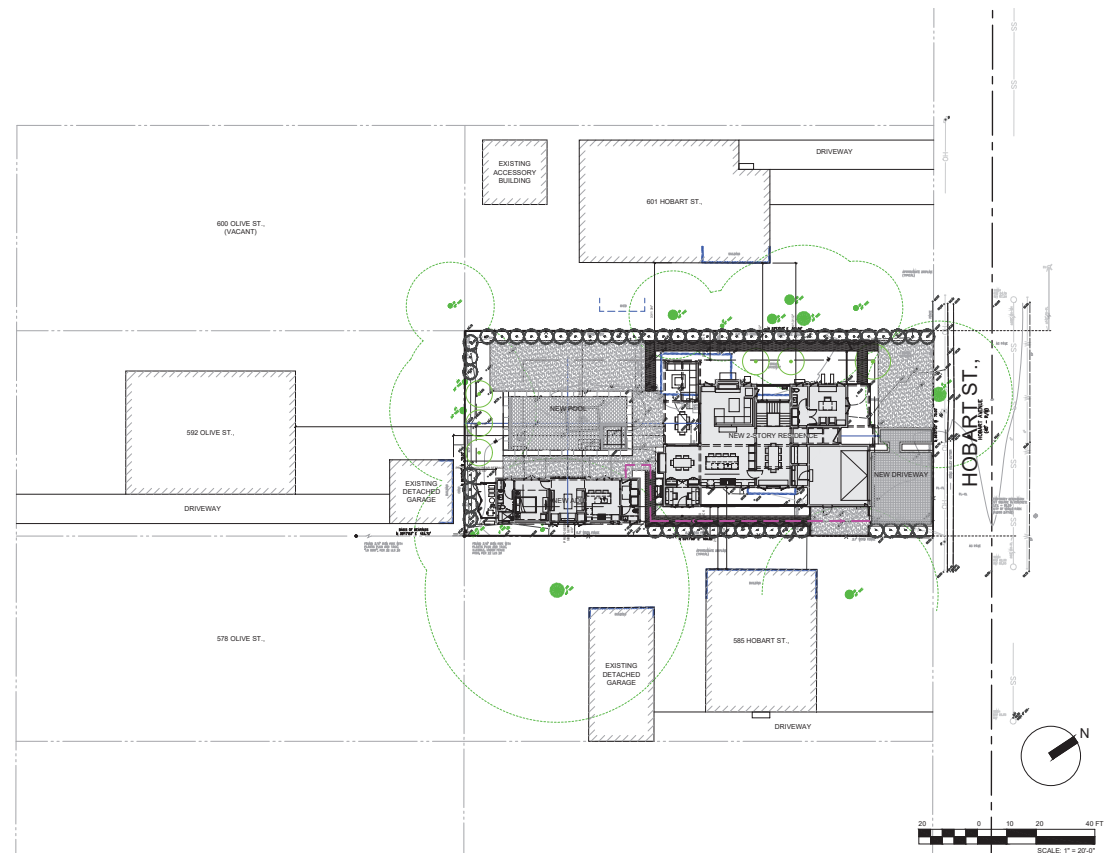
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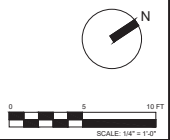
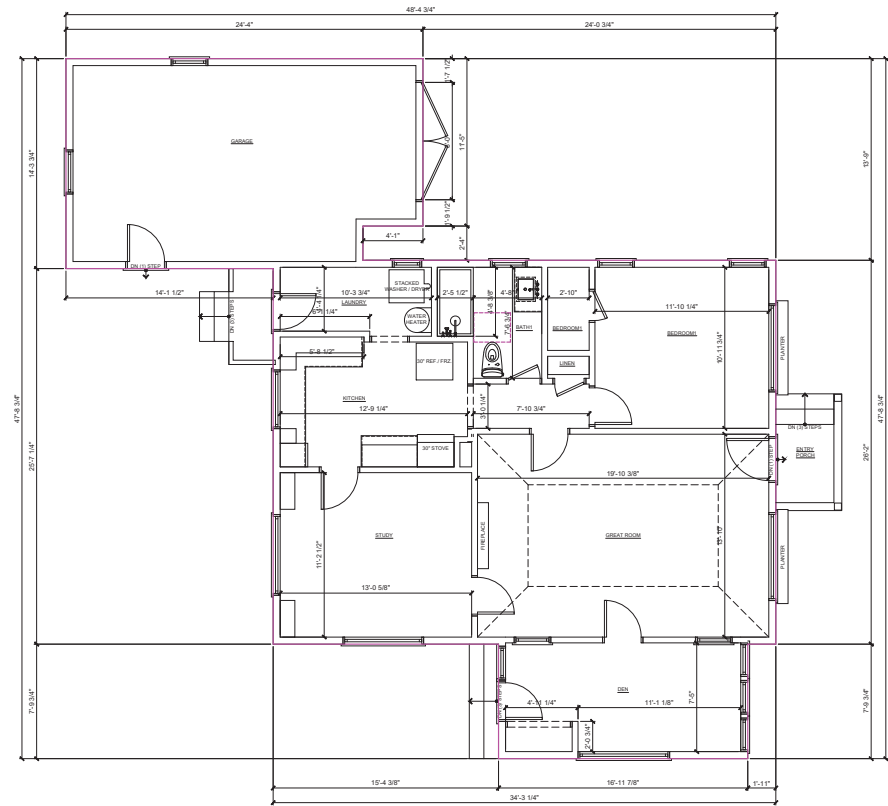
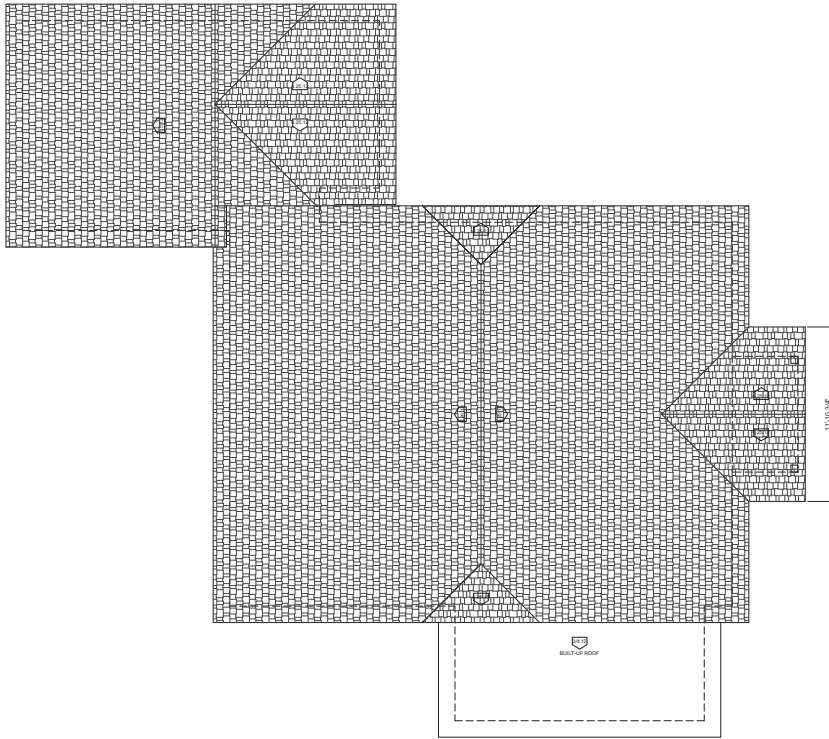


HOBART ST., STREETSCAPE

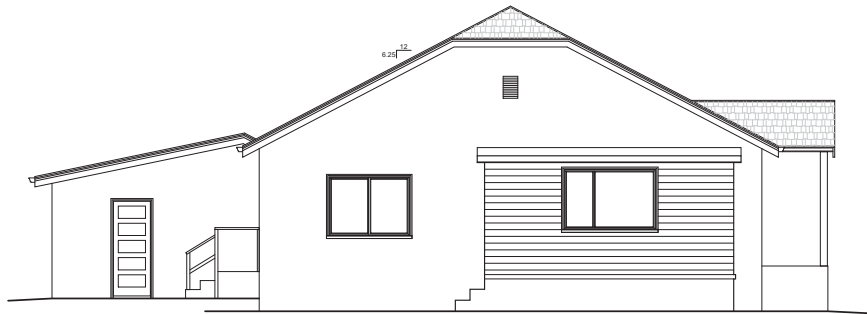


AERIAL VIEW & EXISTING TREE INVENTORY





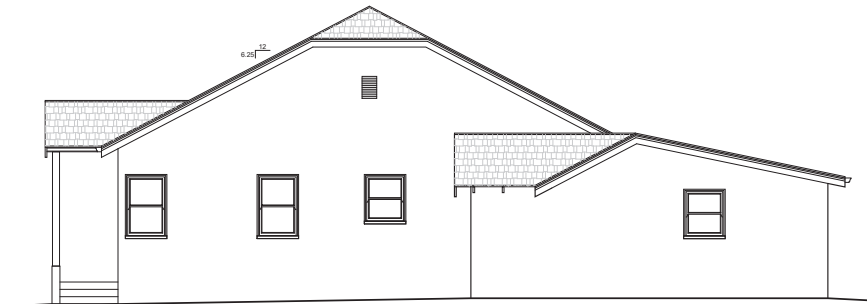
1 EXISTING HOME FLOOR AND ROOF PLAN
SCALE: 1/4"=1'-0"



② EXISTING LEFT ELEVATION
SCALE: 1/4"=1'-0"



① EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"

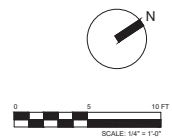


④ EXISTING RIGHT ELEVATION
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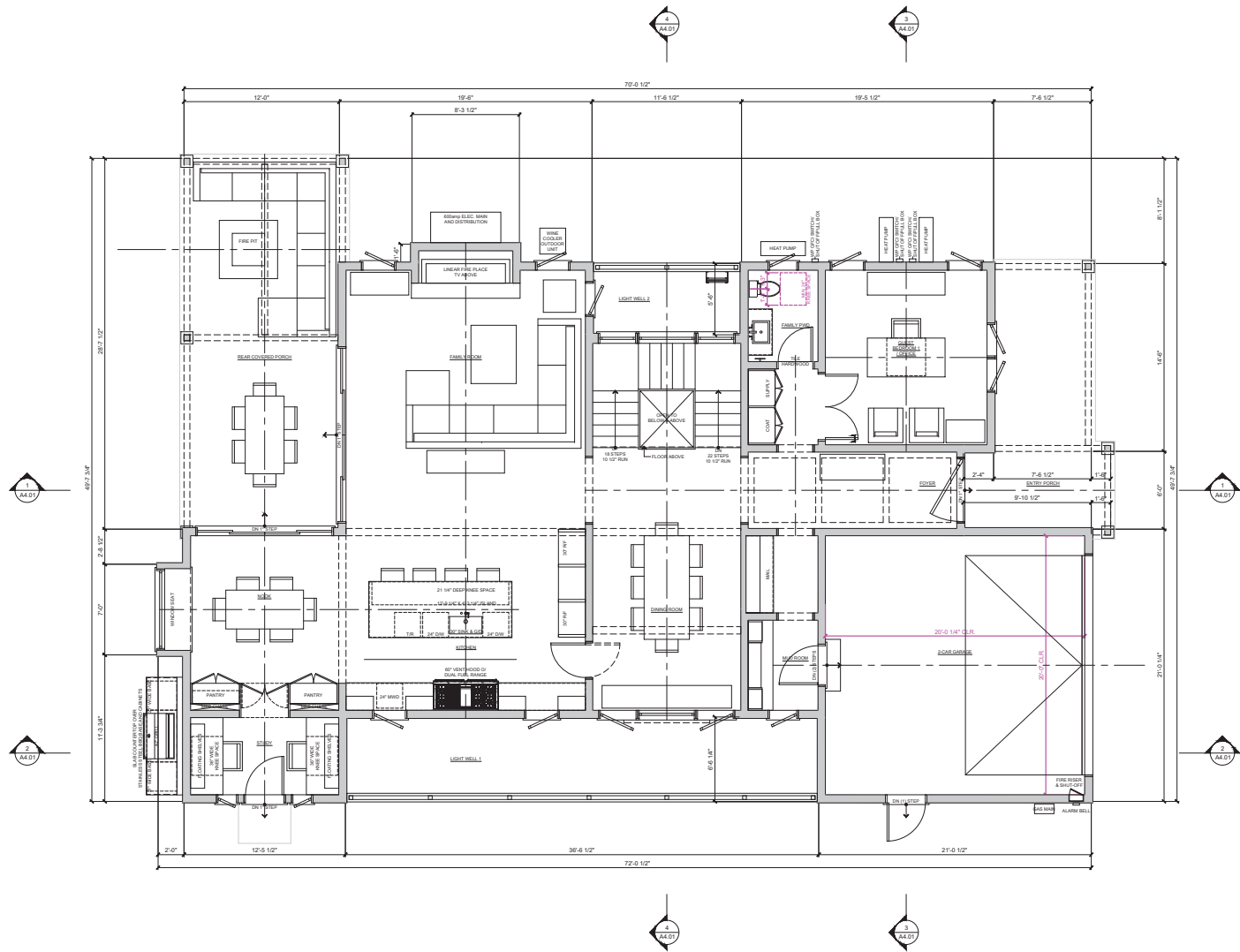


③ EXISTING REAR ELEVATION
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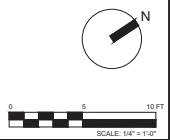


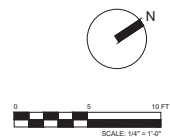


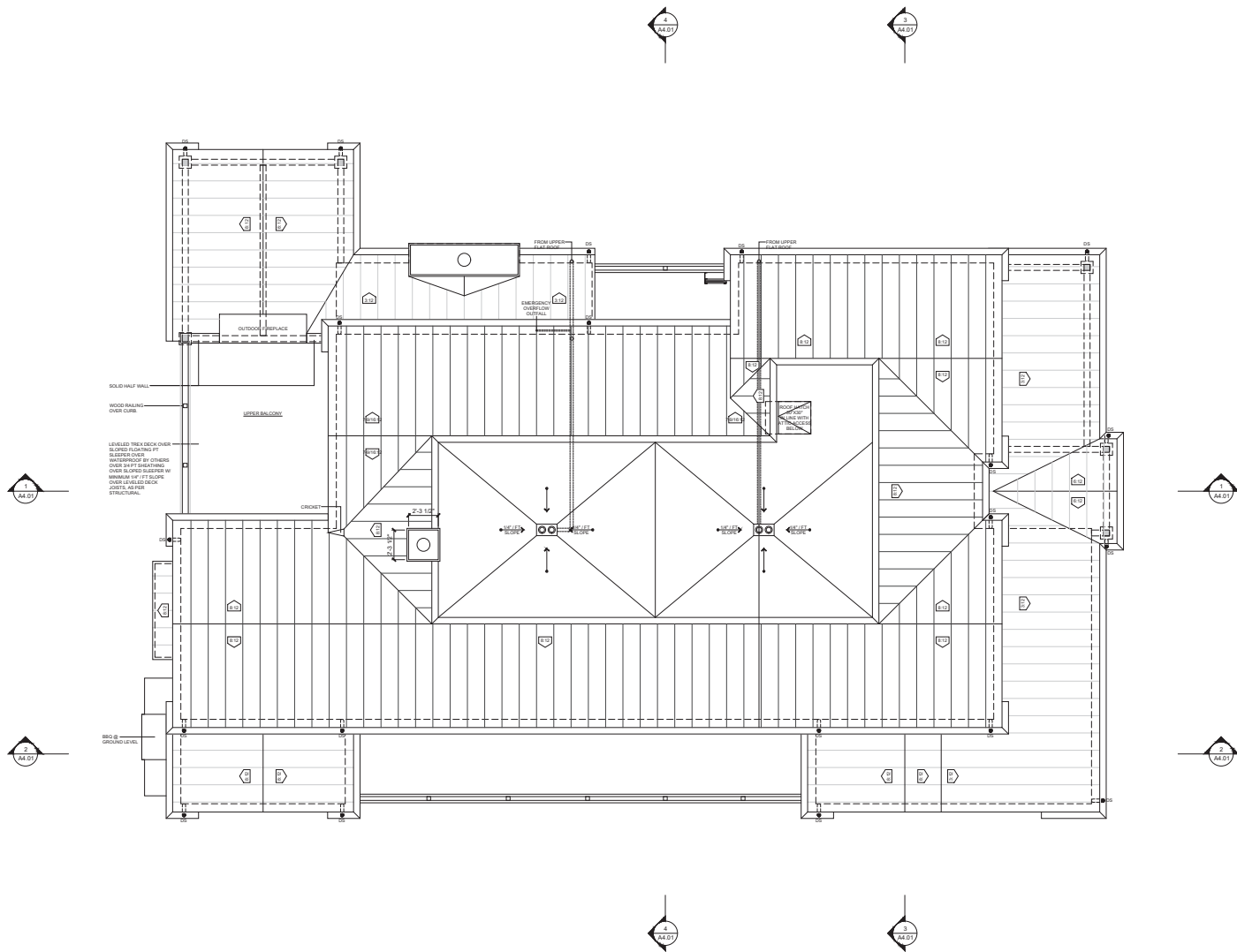
1 BASEMENT FLOOR PLAN
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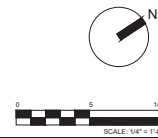
1 GROUND LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0"







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





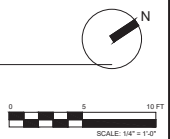
NEW RESIDENCE:
 595 HOBART STREET,
 MENLO PARK, CA 94025
 APN: 071-231-110

ISSUE NO. DATE
 USE PERM. MARCH 4, 2023

DATE SEPT. 2023
 SCALE AS NOTED
 DRAWN HW
 CHECK SRS
 DESIGNED

A3.00

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





2 REAR ELEVATION
SCALE: 1/4"=1'-0"

— BAY WINDOW (EXCLUDED FROM FAL AND BUILDING COVERAGE CALCULATION) MUST BE LESS THAN 7' IN LENGTH, DOES NOT PROVIDE FOUNDATION AND BOTTOM OF THE BAY WINDOW AT LEAST 12" ABOVE FINISH FLOOR



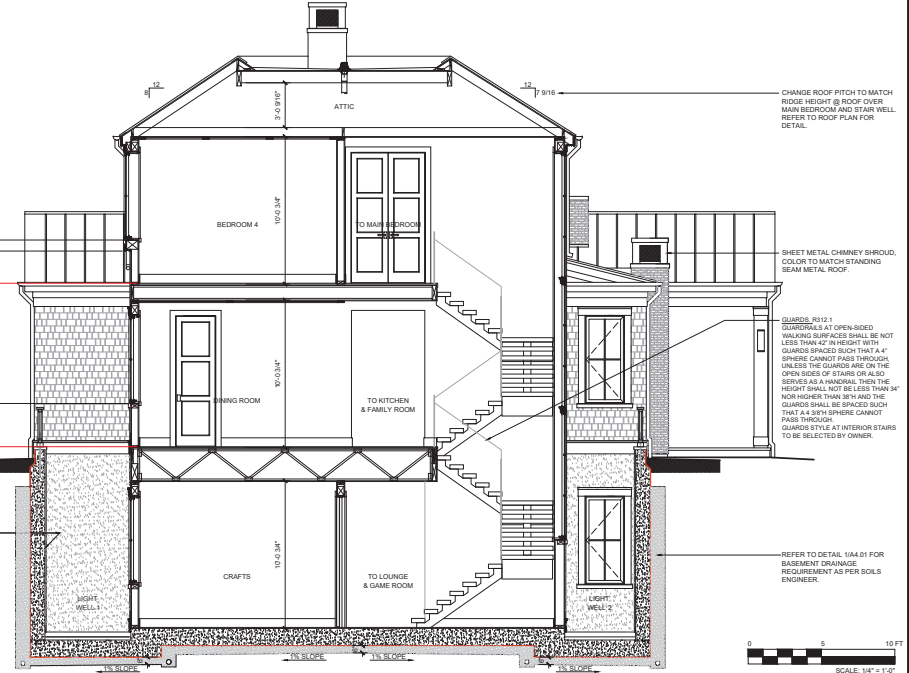
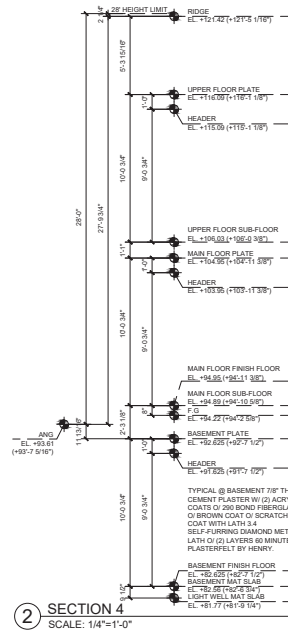
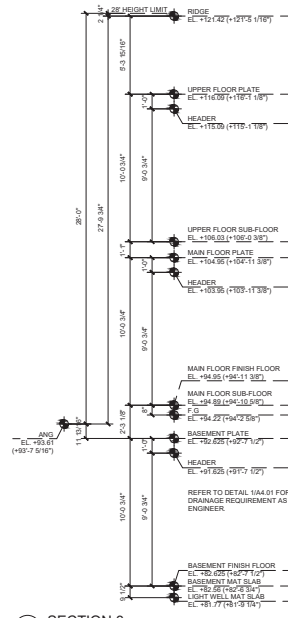


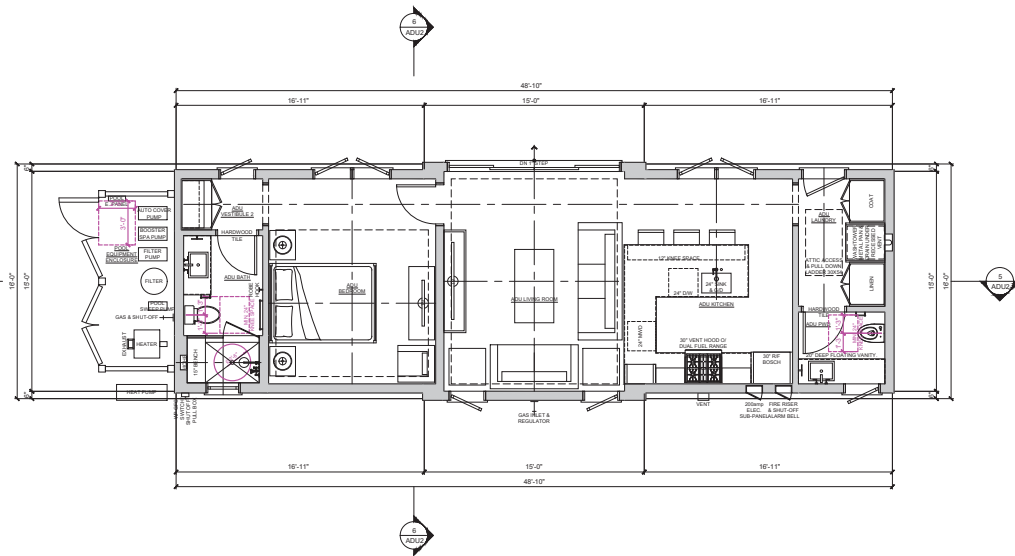
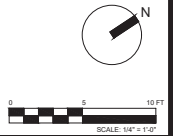


1 SECTION 1
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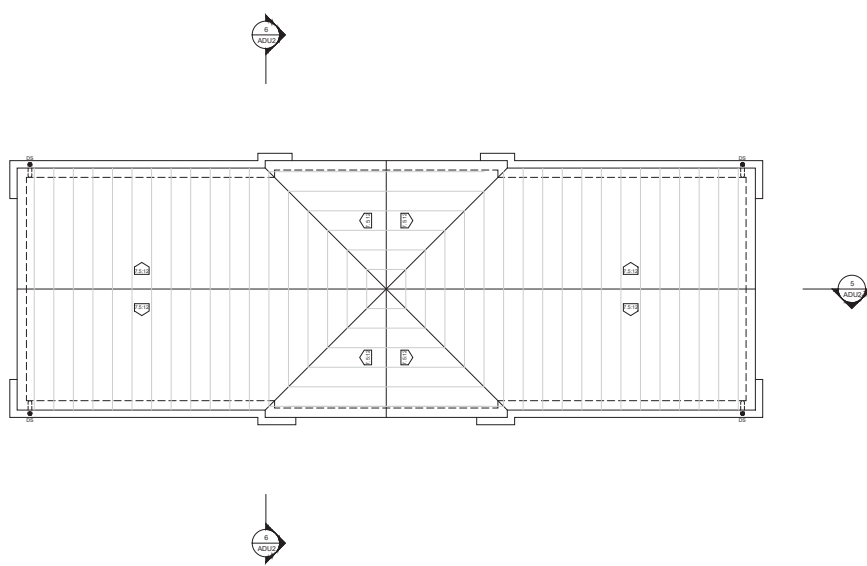


2 SECTION 2
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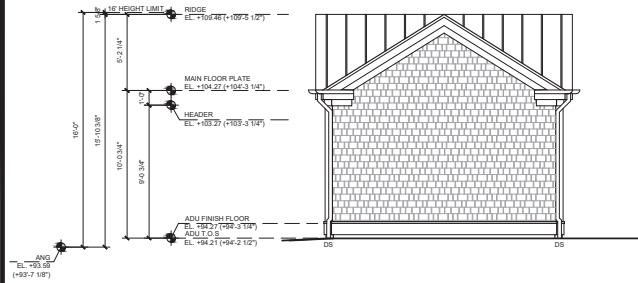




1 ADU FLOOR PLAN
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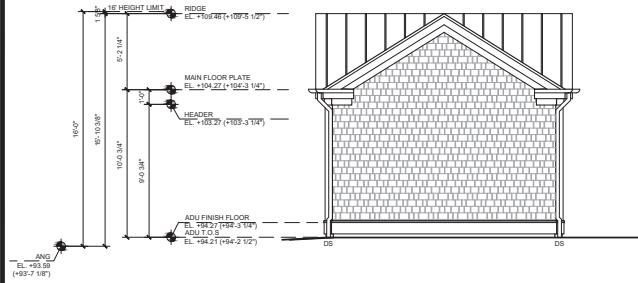
2 ADU ROOF PLAN
 SCALE: 1/4"=1'-0"



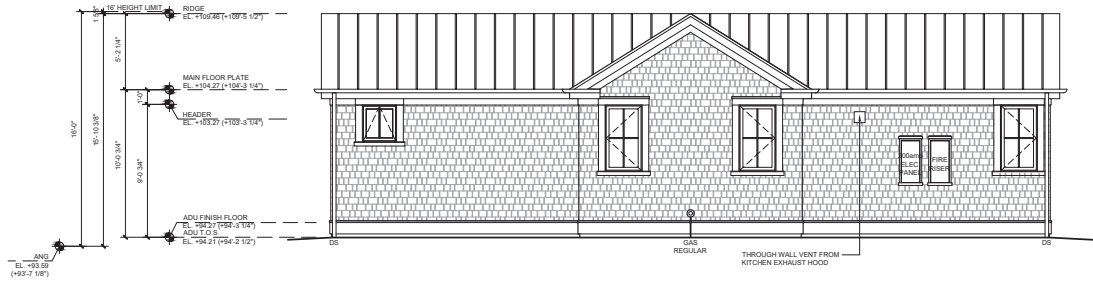
② LEFT ELEVATION
SCALE: 1/4"=1'-0"



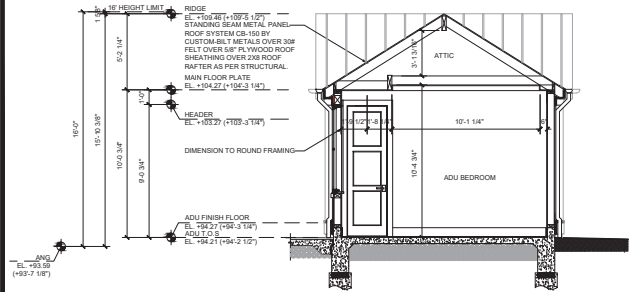
① FRONT ELEVATION
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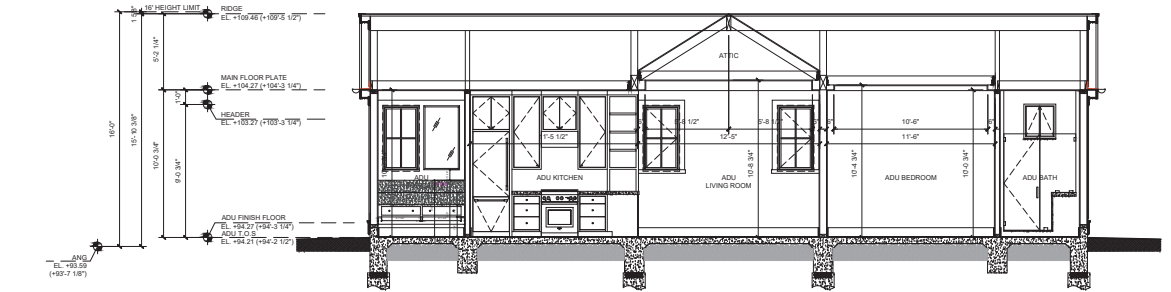
④ RIGHT ELEVATION
SCALE: 1/4"=1'-0"



③ REAR ELEVATION
SCALE: 1/4"=1'-0"



⑥ SECTION 2
SCALE: 1/4"=1'-0"



⑤ SECTION 1
SCALE: 1/4"=1'-0"

