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November 18, 2025

City of Menlo Park
BUILDING DEPARTMENT
701 Laurel St.
Menlo Park, CA 94025
650-330-6600

C/O: Matthew A. Pruter - MAPruter@menlopark.gov
Monika Roy - MRoy@menlopark.gov

RE: 725 Cotton St.
Plan Check: **BLD2025-xxxxx**

To M. Pruter / Roy:

Thank you for your time and consideration of the proposed project for 725 Cotton St.

The current house is a somewhat traditional build, with basic construction methods, and nothing in particular of note. The homeowner would like to revitalize their property by sprucing up their home and giving it a bit of transitional refresh.

The minor addition (115.8 SF) is exclusively to the rear of the property, to expand the kitchen and make the space more useful. They will also create an improved rear patio at this area. There will be new windows and exterior doors throughout the house, which will improve the comfort and energy efficiency of the home. The bathrooms will all be refreshed, plumbing fixtures upgraded to more efficient fixtures, and existing old (and in some places cracked) tiles to be replaced.

The front facade of the house will be upgraded by adding two new gables to lift the appearance of the home, one at the garage, and one over the existing second story bedroom windows. Clean white brickwork veneer will add texture and elegance to the entry area. The dark windows will enhance the transitional appeal.

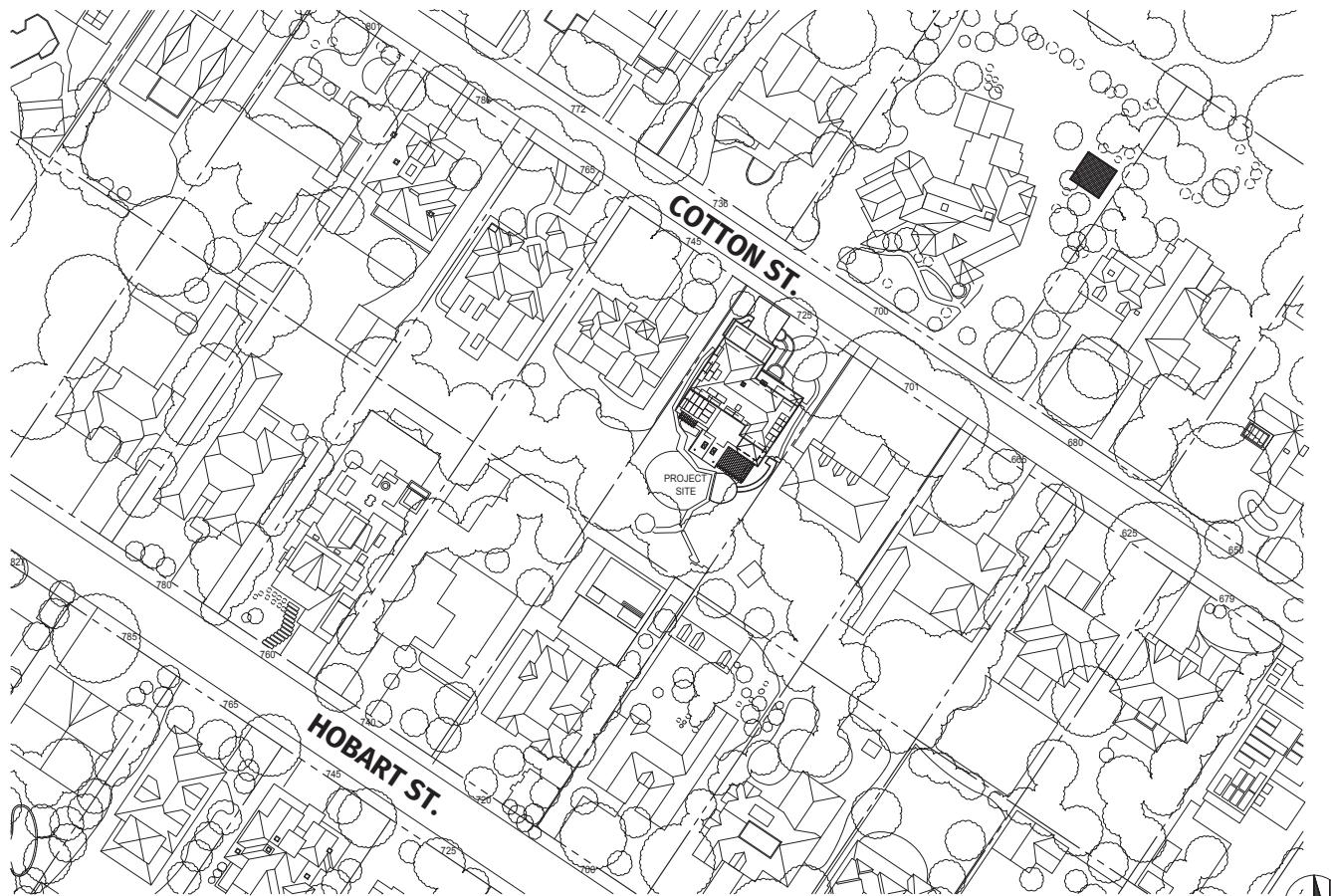
If you have any questions or concerns, please don't hesitate to contact me.

Sincerely,

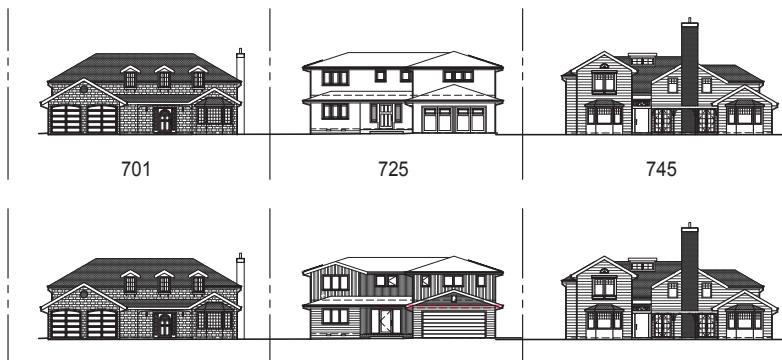
A handwritten signature in black ink, appearing to read 'K. Rosenberg'.

Kendra Rosenberg
KNR Design Studio
kendra@knrds.com
650-308-8745





NEIGHBORHOOD CONTEXT MAP ①
SCALE: 1/32" = 1'-0"



NEIGHBORHOOD CONTEXT ELEVATIONS ②
SCALE: 1/16" = 1'-0"

This space reserved for City Stamps / Approval

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DESIGN STUDIO


Kendra Rosenberg 650-388-8745
kendra@knrs.com knrs.com

681 DRISCOLL CT. PALO ALTO, CA 94306

Janofsky-Lu
RESIDENCE

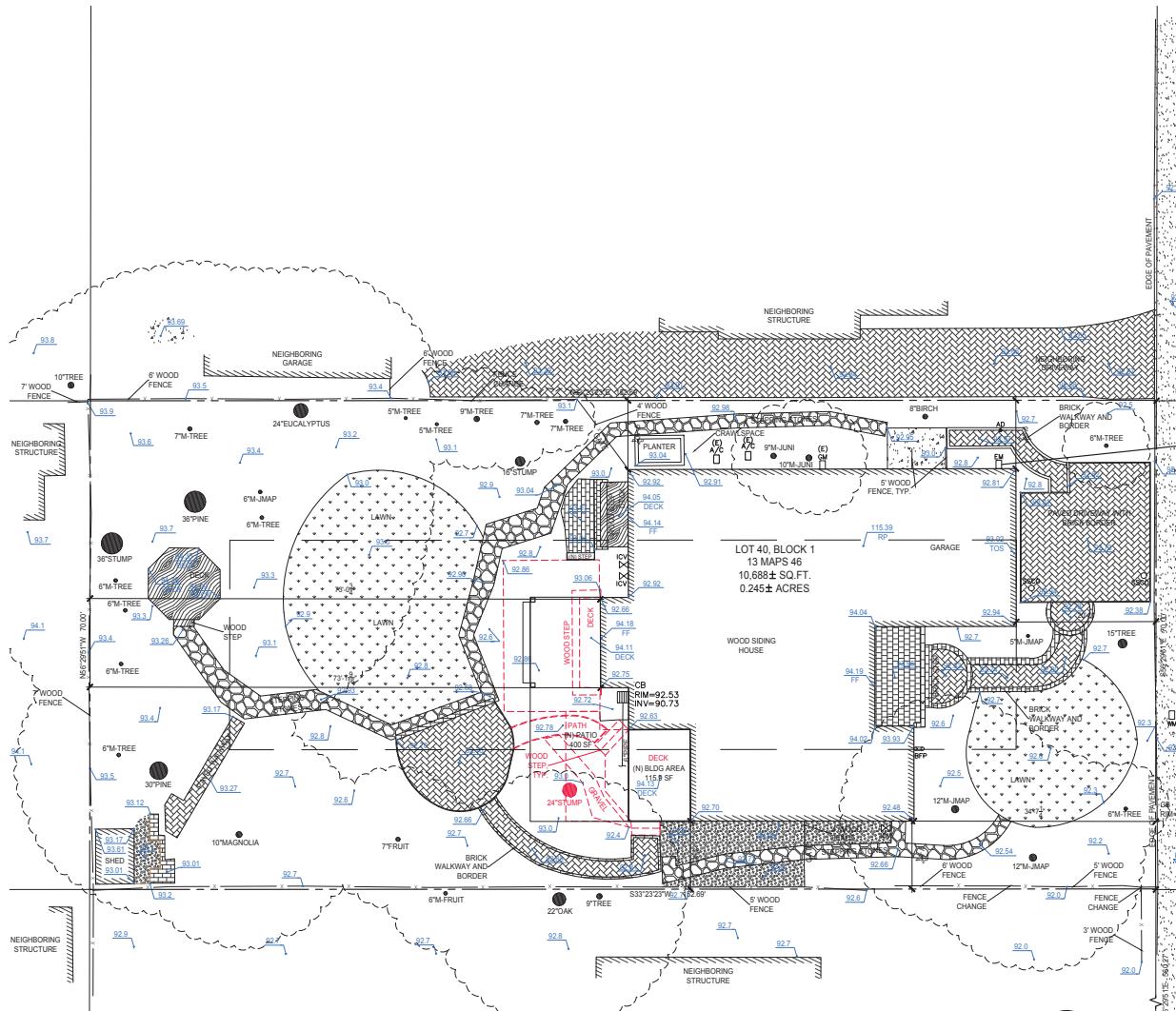
725 Cotton St.
Menlo Park, CA 94025

Addition / Remodel

No.	Date	Issues and Revisions
	12/20/24	Permit Submittal
	04/10/25	Building Permit Submittal

Project	JANOFSKY-LU RESIDENCE
Date	26 JUL 2024
Scale	AS NOTED
Sheet	Neighborhood Context Map

AN1.1



BASIS OF BEARINGS

THE BEARING SSW 29° E ALONG THE SOUTHWESTERLY RIGHT OF WAY OF COTTON STREET AS SHOWN ON THAT CERTAIN RECORD OF THE RECORDS OF THE SAN MATEO COUNTY RECORDS, IS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)
FLOOD INSURANCE RATE MAP No. 009103046
EFFECTIVE DATE: OCTOBER 16, 2012

EASEMENT NOTE

THERE ARE NO RECORD EASEMENTS PER PRELIMINARY TITLE REPORT ISSUED BY LAWYERS TITLE COMPANY, ORDER NO. FLPN-0062100382-AF, DATED AS OF APRIL 29, 2021

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE MADE WITH THE CONTROLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

SITE BENCHMARK

SURVEY CONTROL POINT
DEMO SITE PLAN
(NAVD 88 DATUM)

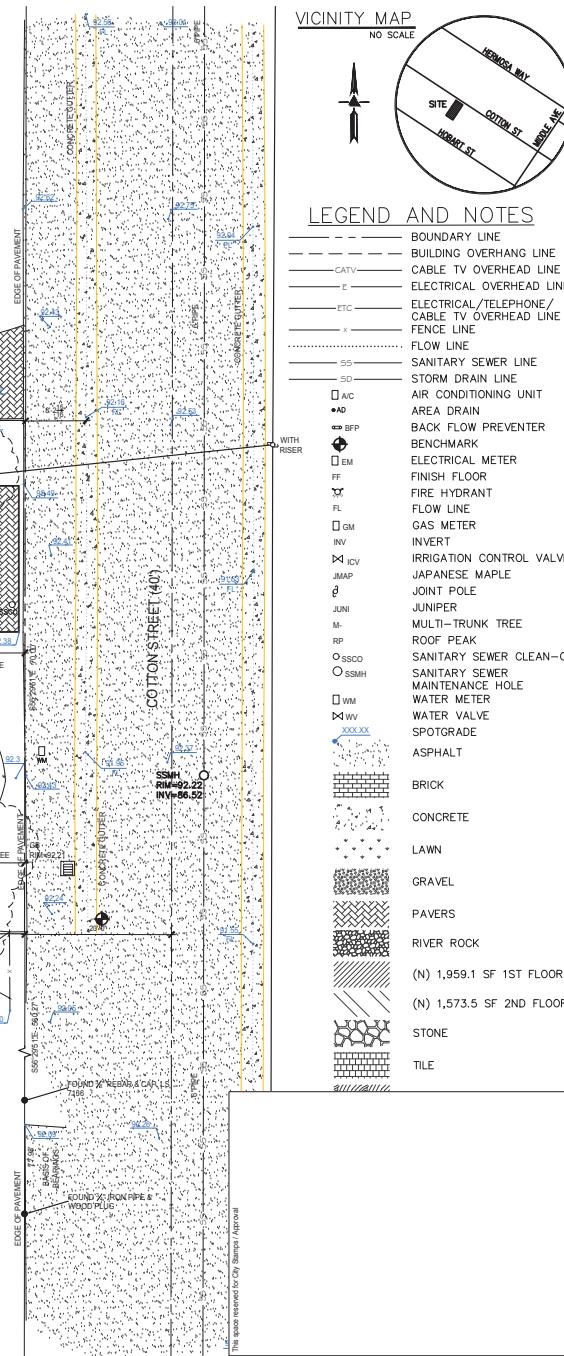
BENCHMARK

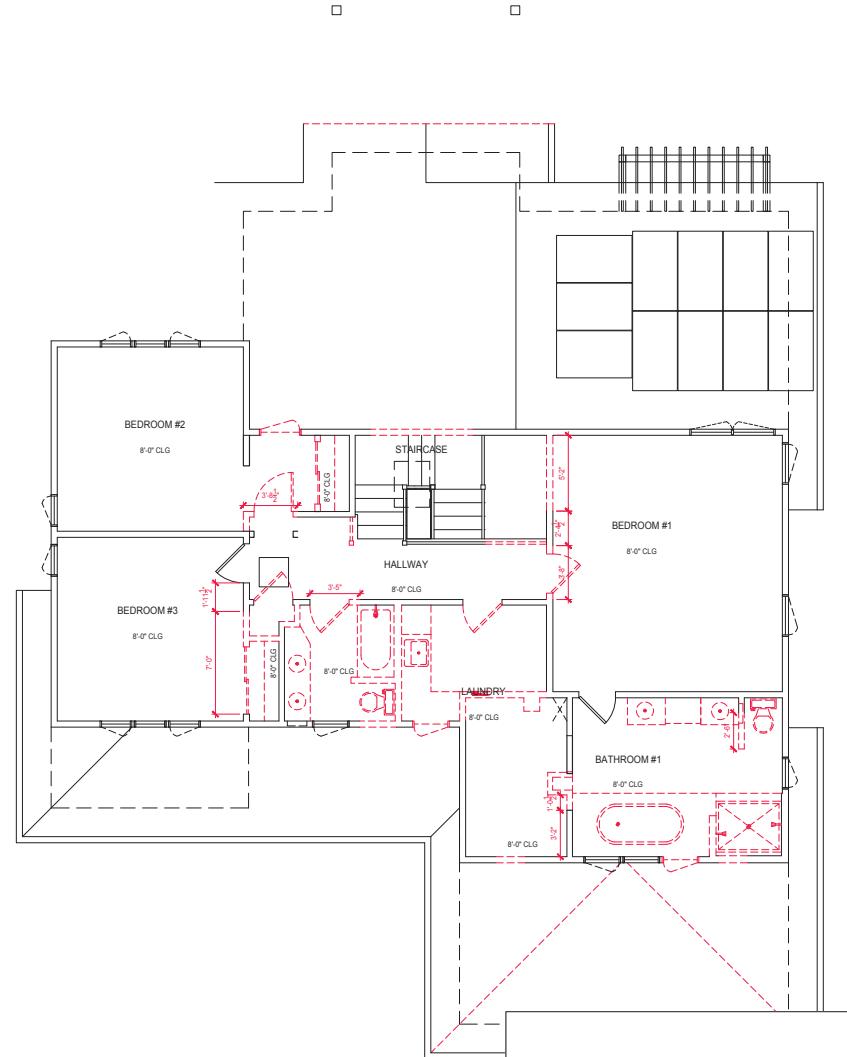
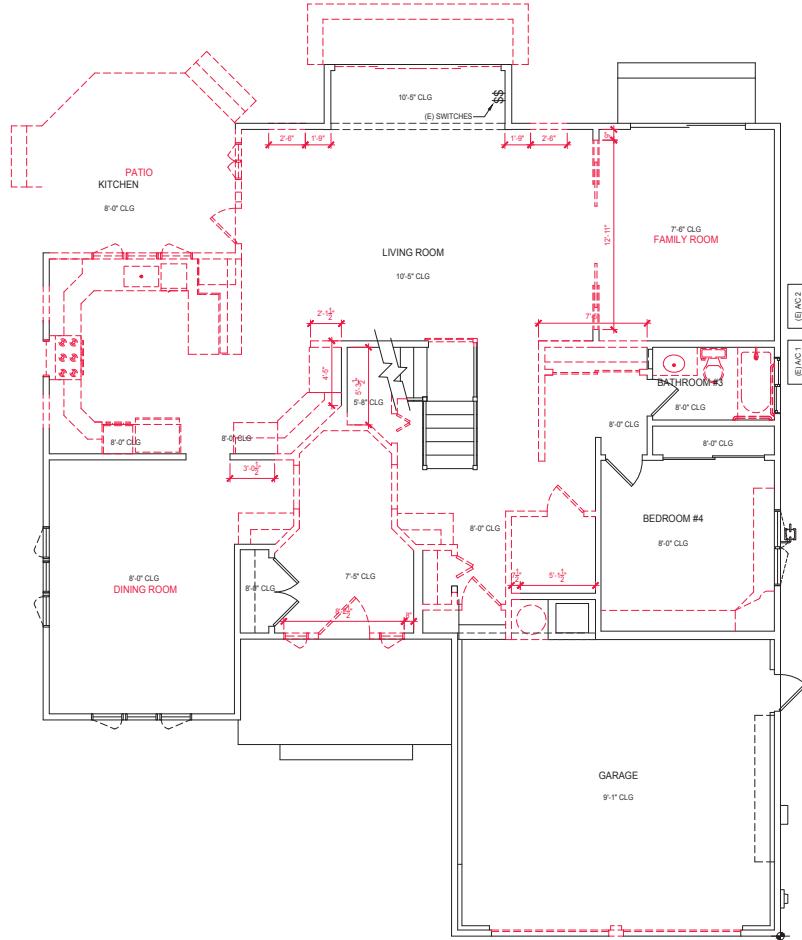
CITY OF MENLO PARK BENCHMARK 8 & CENTER STAR ON TOP OF BACK OF CATCH BASIN AT THE INTERSECTION OF HERMOSA WAY AND MIDDLE AVENUE, AT THE SW CORNER OF THE END OF THE SOUTHWESTERLY CURB RETURN.
ELEVATION = 88.09' (NAVD 88 DATUM)

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 10,688± SQUARE FEET / 0.245± ACRES





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A1.1

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Kendra Rosenberg 650-248-8745
kendra@knrds.com
601 DRISCOLL CT. PALO ALTO, CA 94306

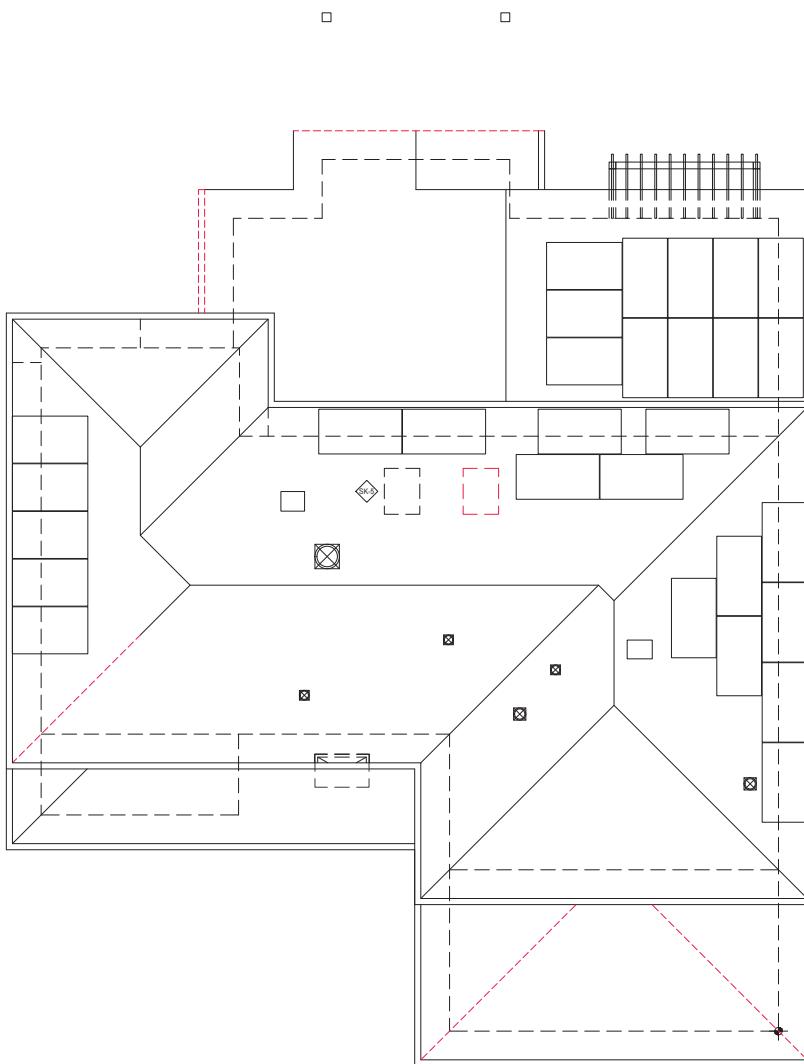
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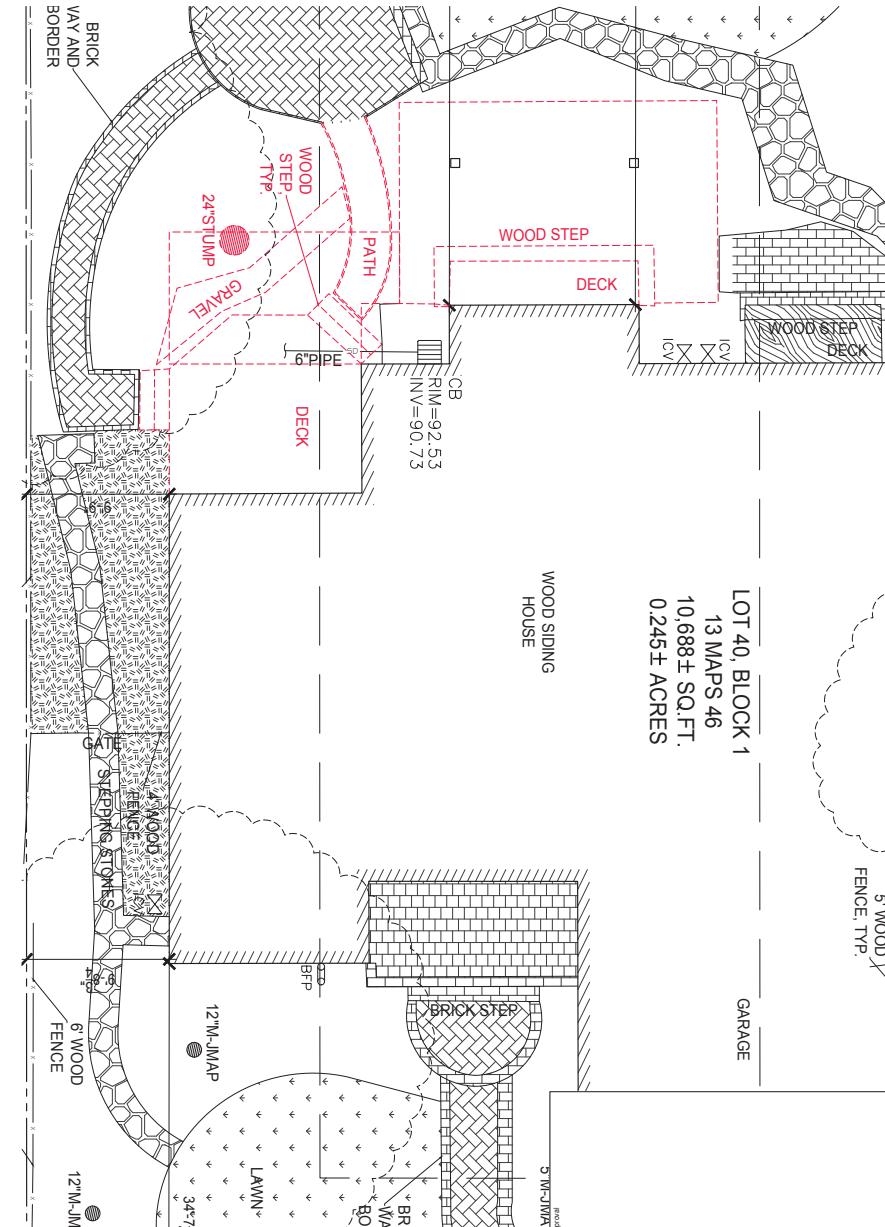
Addition / Remodel

No.	Date	Issues and Revisions
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Project	JANOFSKY-LU RESIDENCE
Date	25.JUL.2024
Scale	1/4" = 1'-0"
Sheet	Demolition Plans



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



DEMO - SITE PLAN
SCALE: 1/4" = 1'-0"

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DESIGN STUDIO

Kendra Rosenberg 650-268-8745
kendra@knrds.com knrds.com

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Janofsky-Lu RESIDENCE
725 Cotton St.
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Addition / Remodel

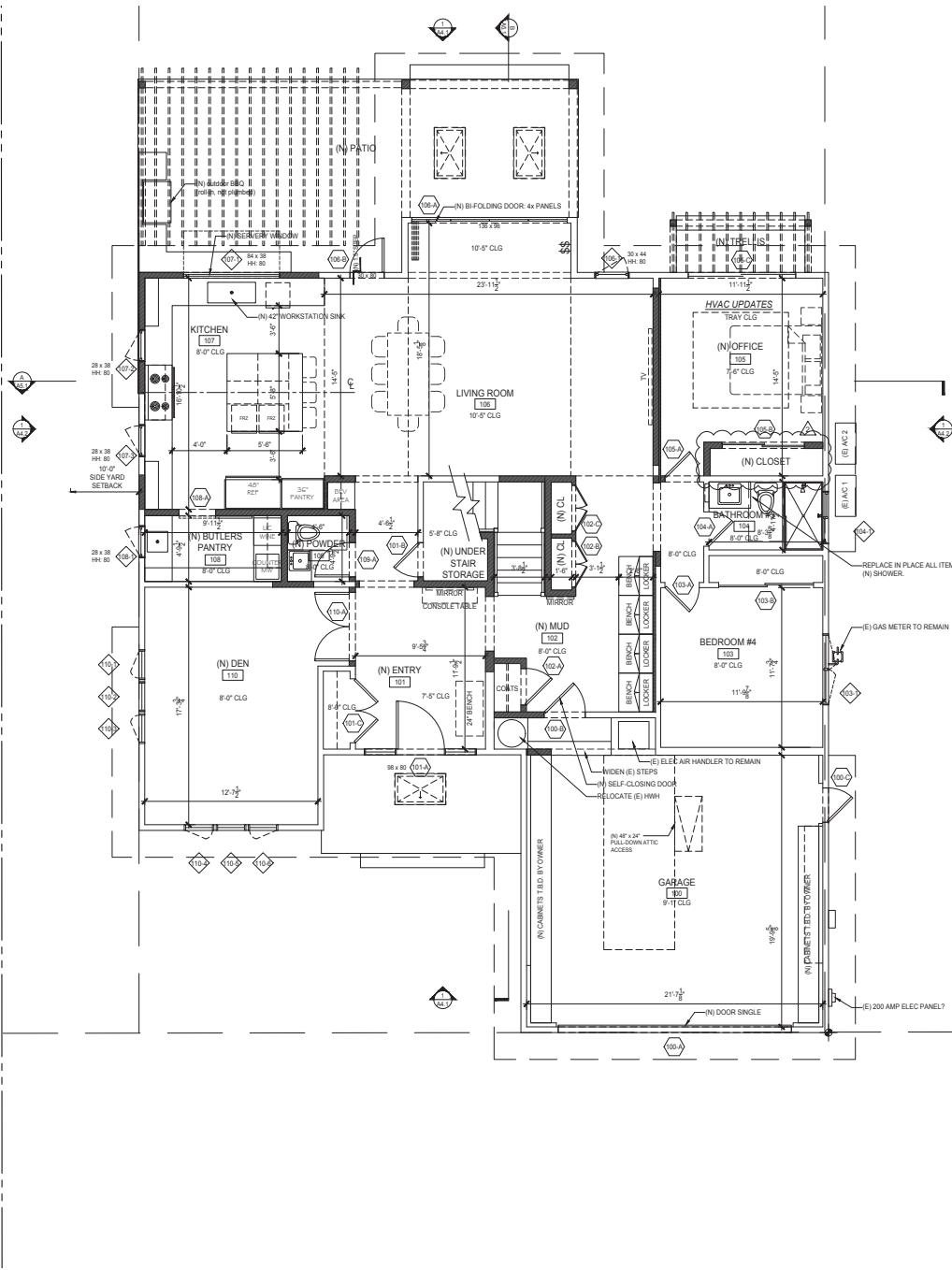
LOT 40, BLOCK 1
13 MAPS 46
10,688± SQ.FT.
0.245± ACRES

5' WOOD FENCE, TYP.

No. Date Issues and Revisions
12/2024 Permit Submittal
04/10/25 Building Permit Submittal

Project JANOFSKY-LU RESIDENCE
Date 25 JUL 2024
Scale 1/4" = 1'-0"
Sheet Demo Roof Plan

A1.2



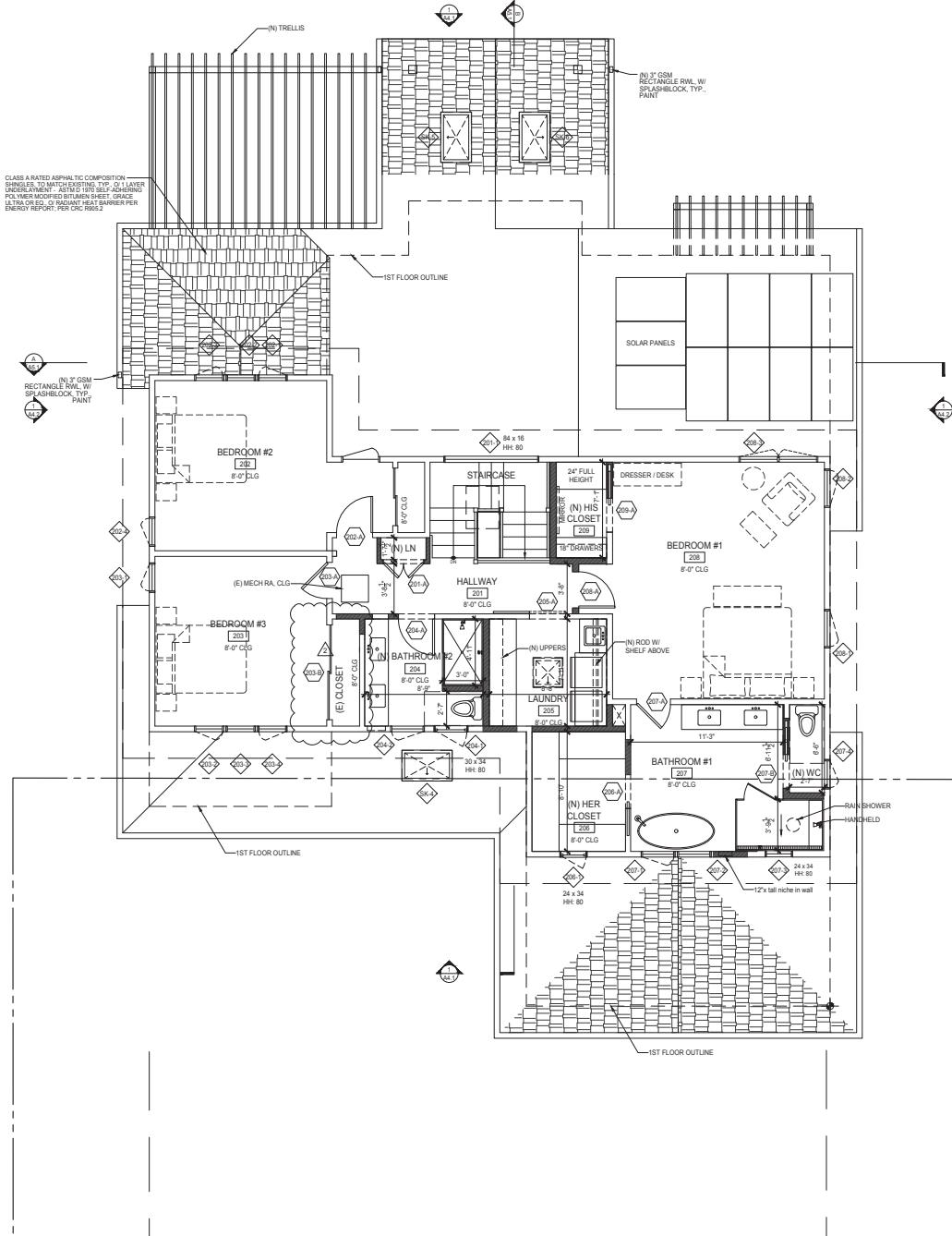
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PROPOSED
FIRST FLOOR

No.	Date	Issues and Revisions
	12/20/24	Permit Submittal
	04/10/25	Permit Submittal 2
2	10/23/25	Permit Submittal 4

Project	JANOFSKY-LU RESIDENCE
Date	25.JUL.2024
Scale	1/4" = 11'0"
	
Sheet	Floor Plan

A2.1



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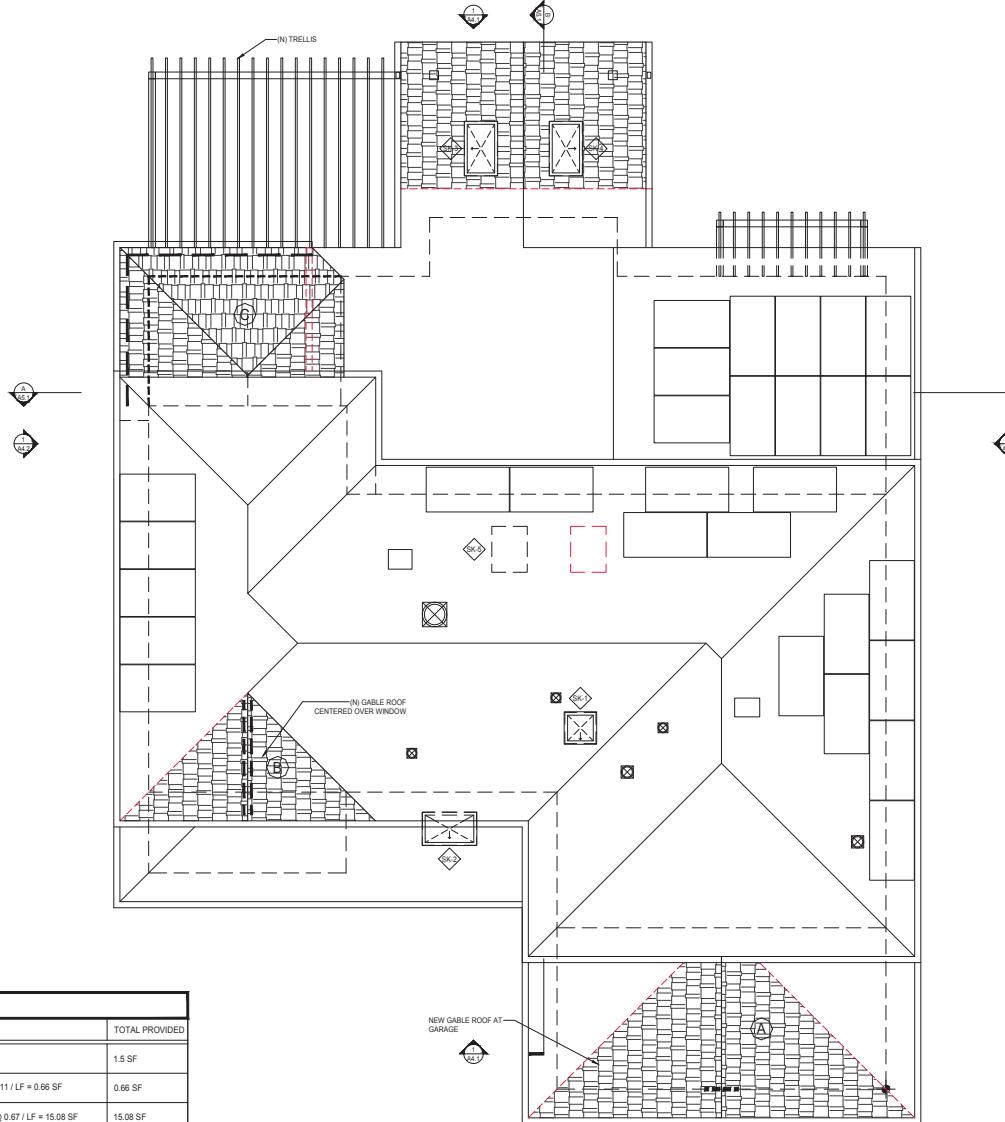
**PROPOSED
SECOND FLOOR**

No.	Date	Issues and Revisions
	12/20/24	Permit Submittal
	04/10/25	Permit Submittal 2
2	10/23/25	Permit Submittal 4

Project	JANOFSKY-LU RESIDENCE
Date	25 JUL 2024
Scale	1/4" = 1'0"
	
Sheet	Second Floor Plan

A2.2

A2.2



ROOF VENTING CALCULATIONS				
TAG	SQUARE FOOTAGE OF VENTED AREA	NFVA REQUIRED	VENTS	TOTAL PROVIDED
(A)	125.7 SF	$\approx 150 = 0.84$ SF	Gable vent: 1.5 SF	1.5 SF
(B)	45.4 SF	$\approx 150 = 0.30$ SF	Ridge Vents: 6 FT @ 0.11 / LF = 0.66 SF	0.66 SF
(C)	117.6 SF	$\approx 150 = 0.78$ SF	Eave Vents: 22.5 FT @ 0.67 / LF = 15.08 SF	15.08 SF

ROOF VENTING NOTES

VENT HOLE SPACING: SEE STRUCTURAL DRAWINGS FOR JOIST SPACING.
JOISTS @ 16" O.C. - PROVIDE (3) 2" Ø VENT HOLES PER BAY @ 4 1/2" O.C. (0.94 SF/FT).
JOISTS @ 24" O.C. - PROVIDE (2) 2" Ø VENT HOLES PER BAY @ 4 3/4" O.C. (0.944 SF/FT).
VERIFY ALL VENT HOLE SIZES, SPACING, & LOCATIONS W/ STRUCTURAL ENGINEER.

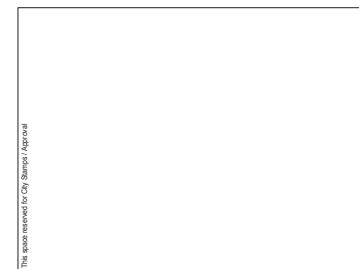
GABLE VENTS: SHAPE, SIZE, AND APPEARANCE PER EXTERIOR ELEVATIONS. SEE SHEET A4.1. AREA W/ MIN 50% VENTING FOR NFVA. MAINTAIN MIN NFVA PER TABLE ABOVE.

CONT. EAVE VENTS: PROVIDE CLASS A, 2 IN WIDE CONTINUOUS EAVE VENT, W/ MIN 96 SQ IN (0.67 SF) NFVA PER LIN. FT. CROSS VENT RAFTERS, BLOCKING & PLYWOOD AS REQ'D TO MAINTAIN NFVA PER TABLE ABOVE; PROVIDE VENT HOLES THRU STRUC. BLOCKING SPACED PER ABOVE. SEE DETAIL PER SHEET A8.1.

RIDGE VENTS: PROVIDE CLASS A RIDGE VENTS W/ MIN. 16 SQ IN (0.11 SF) NFVA PER LIN. FT. INTERNAL FILTER, & EXTERNAL BAFFLE PER VENT MFR'S INSTRUCTIONS. PROVIDE VENT HOLES THRU STRUC. BLOCKING SPACED PER ABOVE. CROSS VENT RAFTERS, BLOCKING, & PLYWD S REQ'D TO MAINTAIN NFVA.

PROPOSED ROOF PLAN

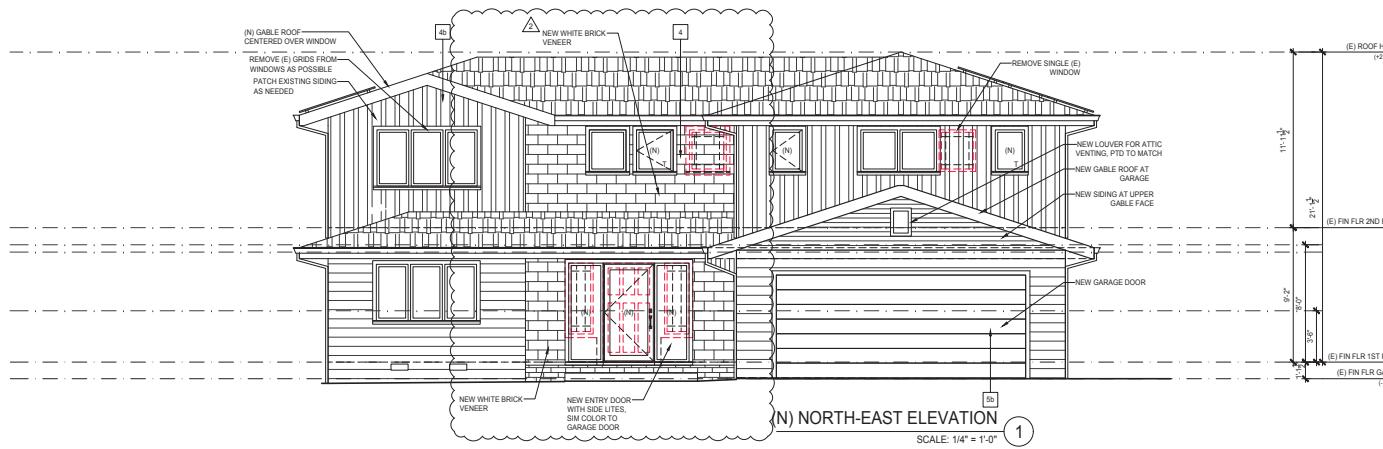
SCALE: 1/4" = 1'-0"



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Project: JANOFSKY-LU RESIDENCE
Date: 25 JUL 2024
Scale: 1/4" = 1'-0"
Sheet: Roof Plan

A2.3



- 1 ACATHAL COMPOSITE SHINGLES TO MATCH EXISTING
COLOR: CHARCOAL OR SIM
- 2 UNDERSIDES OF EAVES: TAG;
PAINTED: WHITE
- 1 UNDERSIDES OF GUTTER: FLOWING; T&G
PAINTED: WHITE
- 9' BOX GUTTER IN BEIGE SCREEN;
PAINTED: WHITE (OR SIM)
- 2' X 3' RECTANGULAR DAWN WATER LEADER;
PAINTED: WHITE
- 4 BRICK VENEER: MEDIUM WASH LOOK 
- 1 VERTICAL HARD BOARD BOARD & BATTEN SIDING;
TO MATCH EXISTING
PAINTED: WHITE DOW, BM-017
- 1 HOLLOW CORE MDF DOOR: BOARD & BATTEN F/B SIDING
PAINTED: WHITE DOW, BM-017
- 5 MARVIN ESSENTIAL DOORS;
COLOR: EBONY
- 5 DOOR FRAMES;
COLOR: NATURAL WOOD LOOK
- 6 MARVIN ESSENTIAL WINDOWS;
COLOR: EBONY

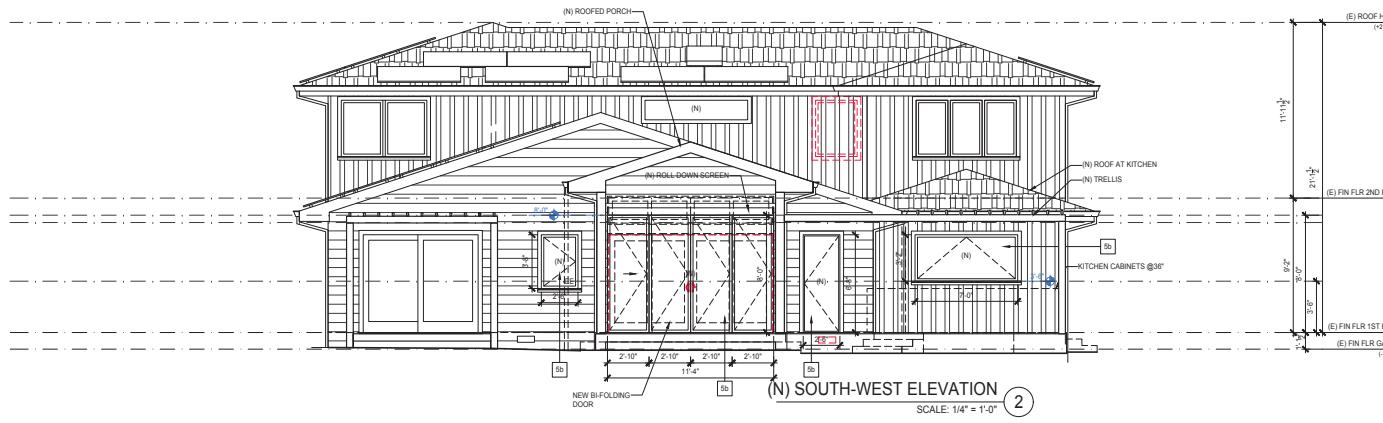
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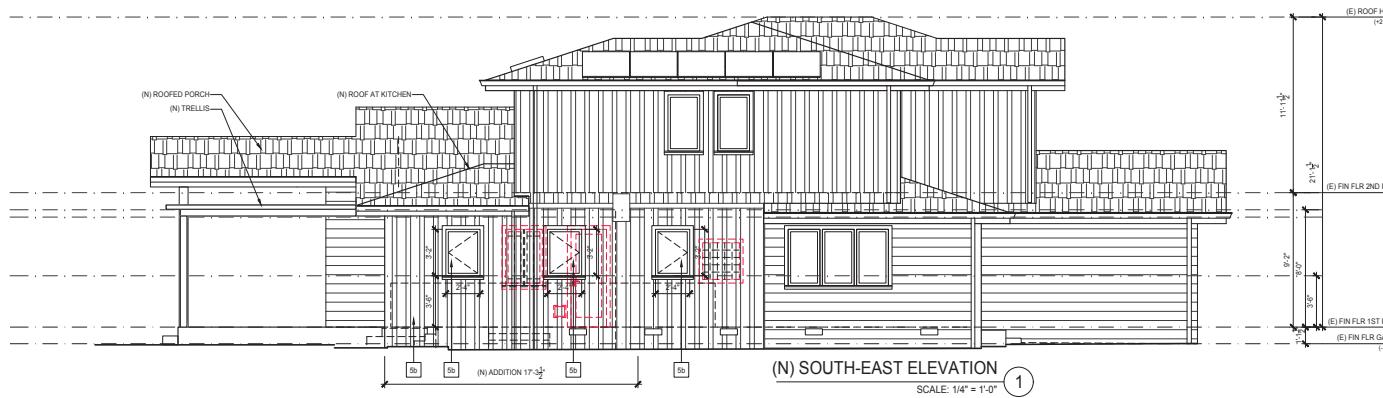
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2	10/23/25	Permit Submittal 4

Project	JANOFSKY-LU RESIDENCE
Date	25.JUL.2024
Scale	1/4" = 1'-0"
	0 1' 2" 4'
Sheet	Exterior Elevations

A4.1



1. ASPHALTIC COMPOSITE SHINGLES TO MATCH EXISTING;
COLOR: CHARCOAL OR SIM.
2. UNDERSIDE OF EAVES: T&G.
2b. PAINTED: WHITE
3. 6" BOX GUTTER WI DEBRIS SCREEN;
PAINTED: WHITE, BROWN, OR SIM.
3b. PAINTED: WHITE
4. BRICK VENEER: WHITE WASH LOOK
4b. TO MATCH EXISTING: BROWN OR SIM.
4c. HORIZONTAL HARDIE BOARD: BROWN OR SIM.
4c. PAINTED: WHITE DOVE, BM OC-17 SIDING
5. MARVIN ESSENTIAL DOORS;
6. GARAGE DOOR;
6a. COLOR: NATURAL WOOD LOOK
6b. COLOR: EBONY

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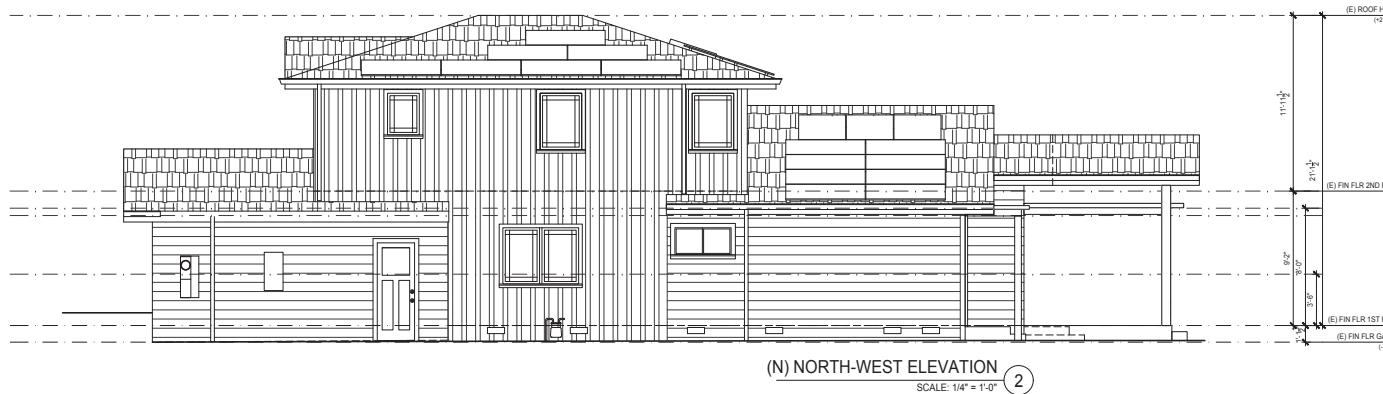
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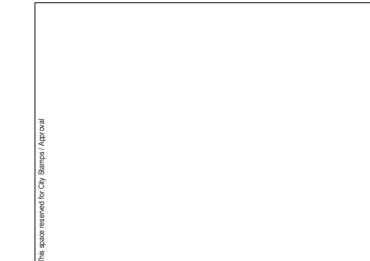
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Sheet	Exterior Elevations



A4.2