



DESIGN STUDIO

650-308-8745 | knrds.com

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

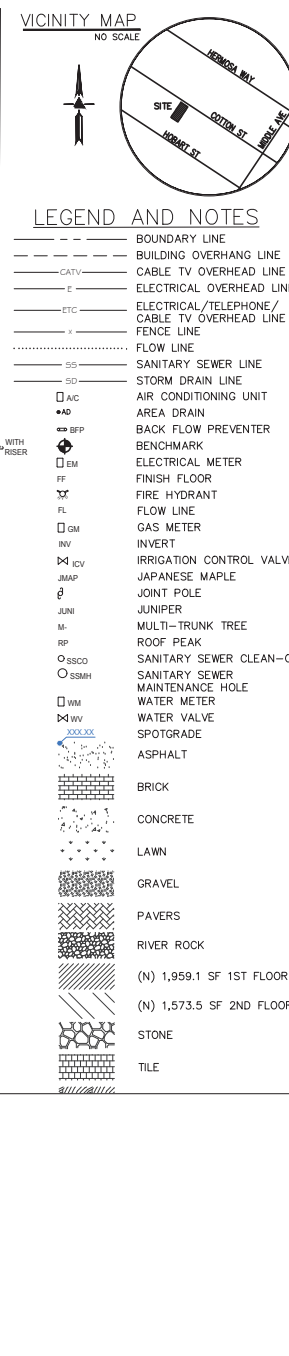


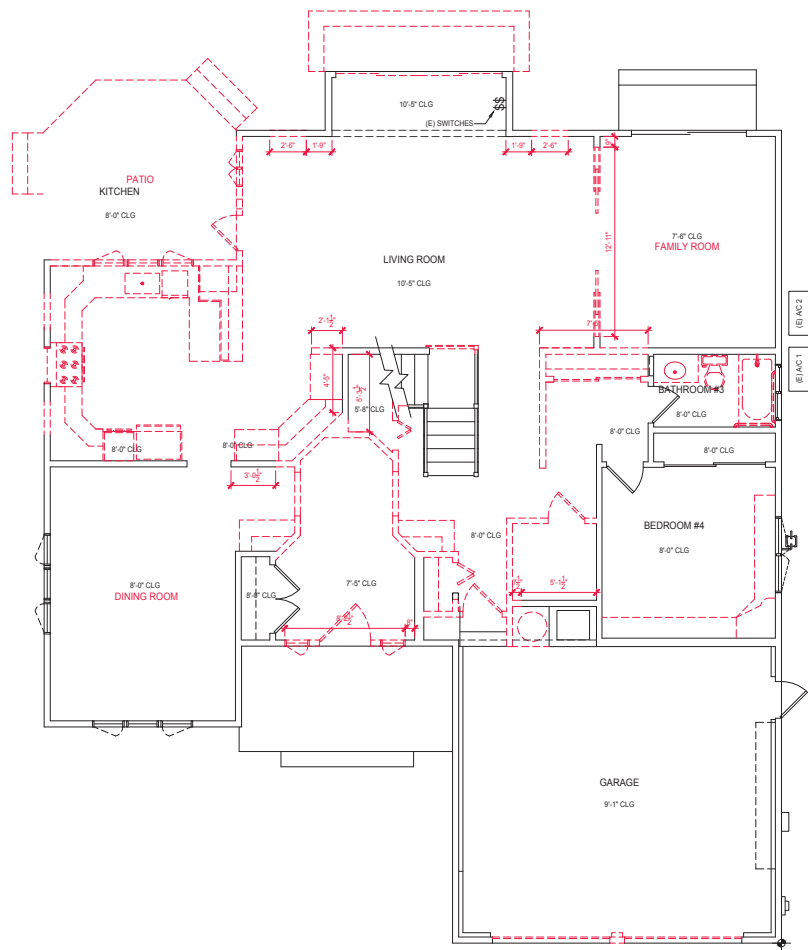


NEIGHBORHOOD CONTEXT ELEVATIONS

SCALE: 1/16" = 1'-0"

AN1.1

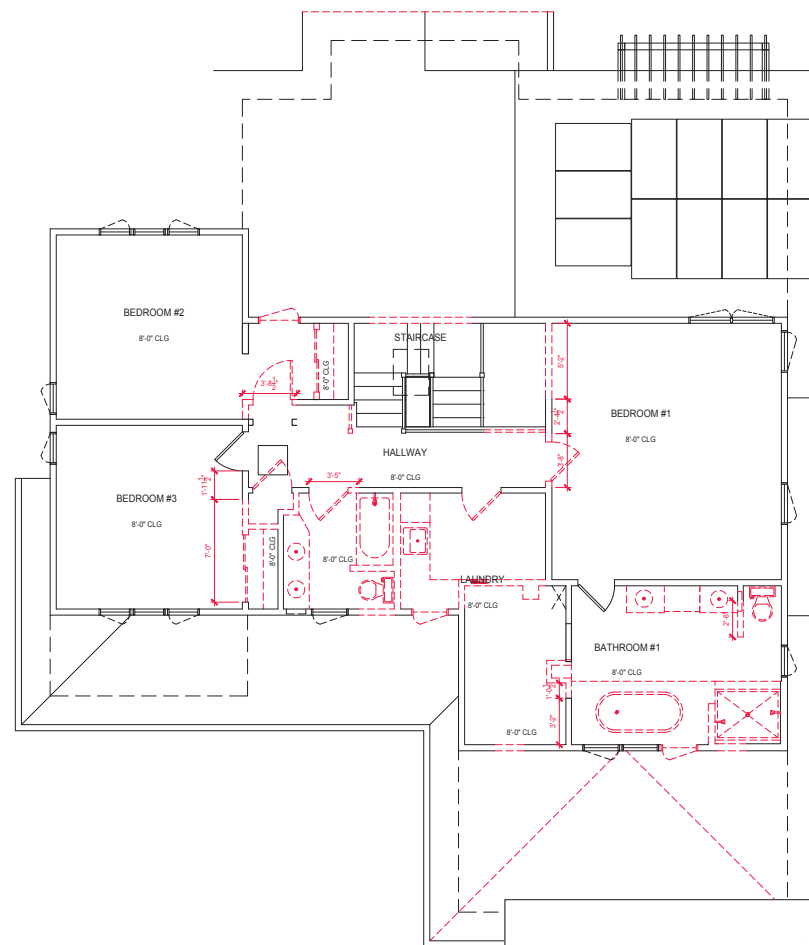
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DEMO - FIRST FLOOR

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

1



DEMO - SECOND FLOOR

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

2

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RESIDENCE

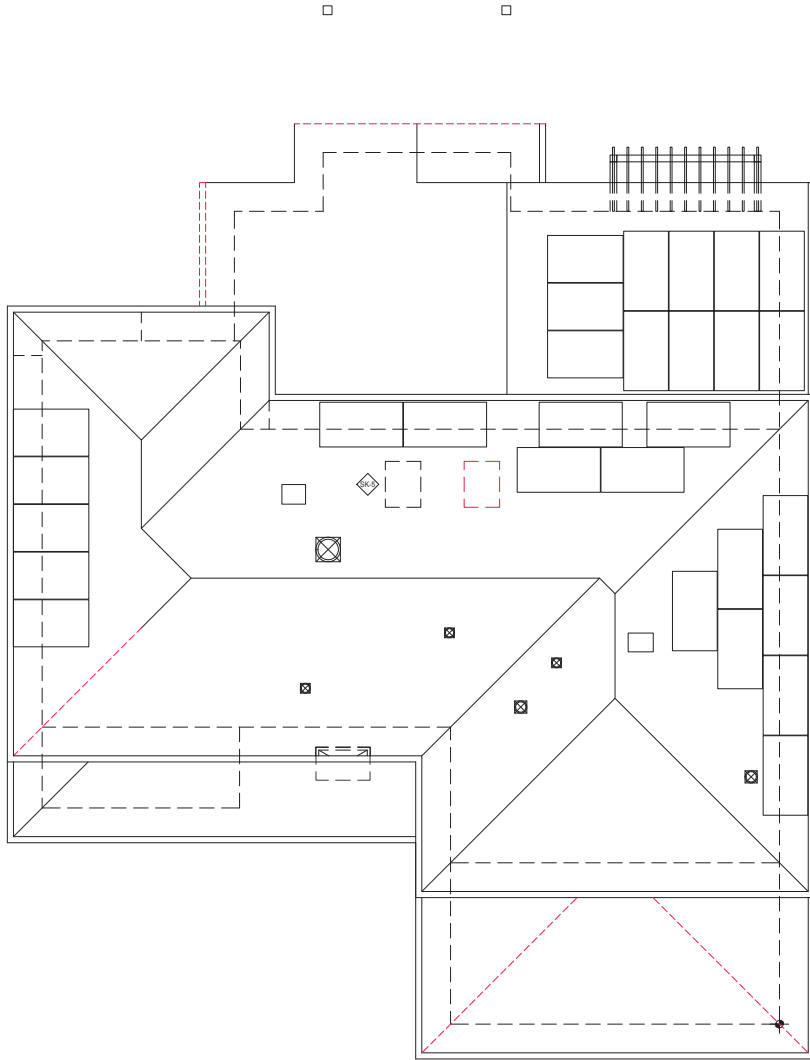
**725 Cotton St.
Menlo Park, CA 94025**

Addition / Remodel

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

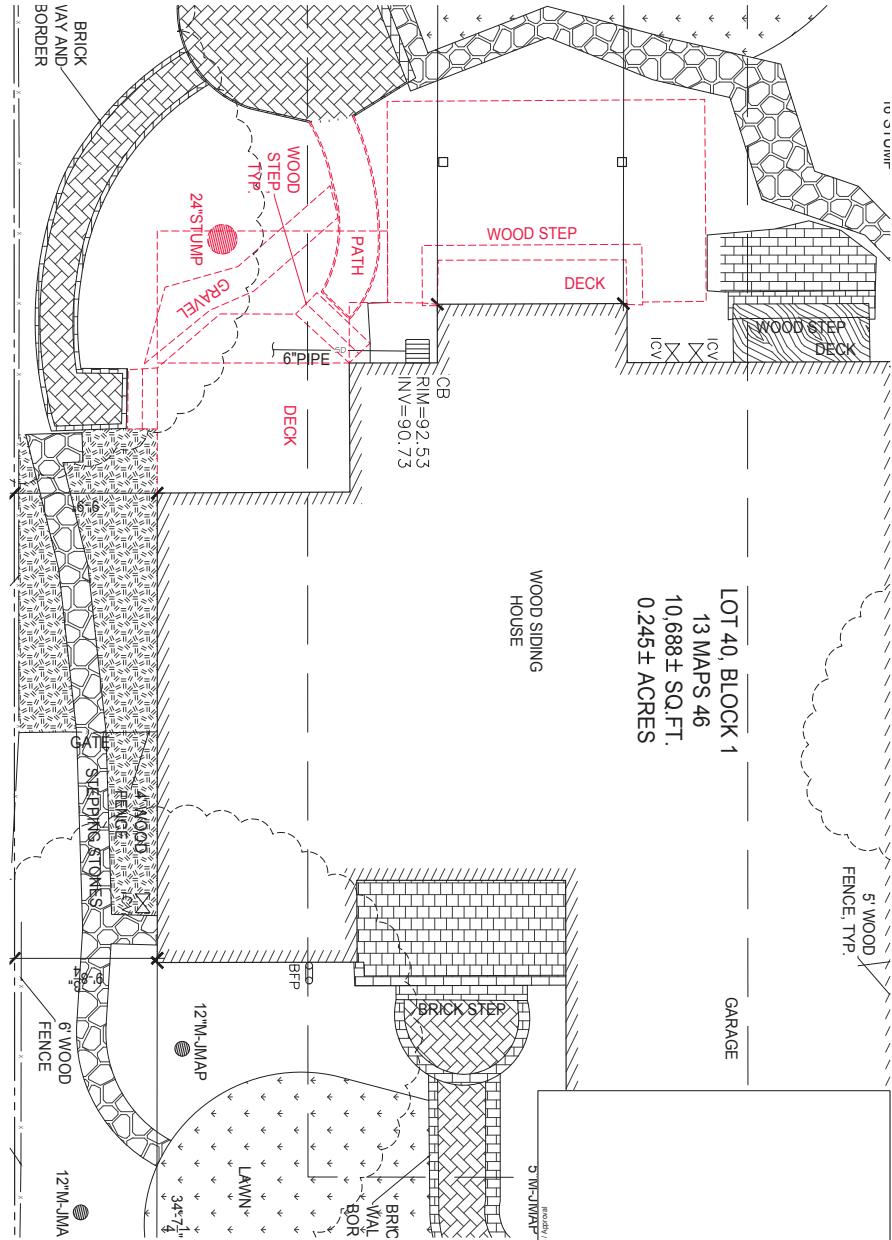
Project	JANOFSKY-LU RESIDENCE
Date	25 JUL 2024
Scale	1/4" = 1'-0"
Sheet	Demo Floor Plans

A1.1



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

1



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

2

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Kendra Rosenberg 650-388-8745
kendra@knrds.com knrds.com
681 DRISCOLL CT. PALO ALTO, CA 94306

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Scale	1/4" = 1'-0"
Sheet	Demo Roof Plan

A1.2



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

A circle with a shaded sector and a corresponding shaded segment.

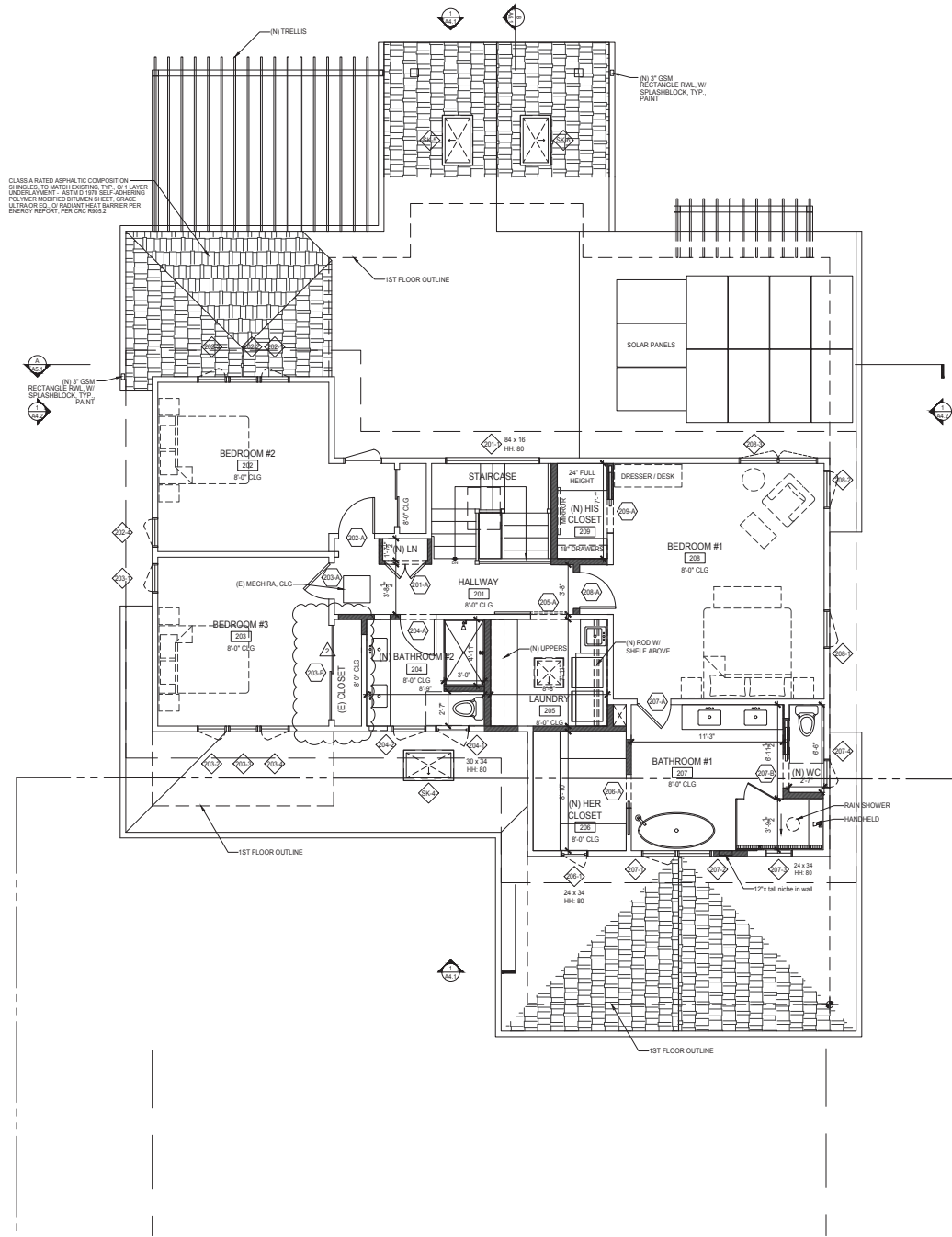
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A2.1

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725 Cotton St.
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Addition / Remodel



PROPOSED
SECOND FLOOR 1
SCALE: 1/4" = 1'-0"



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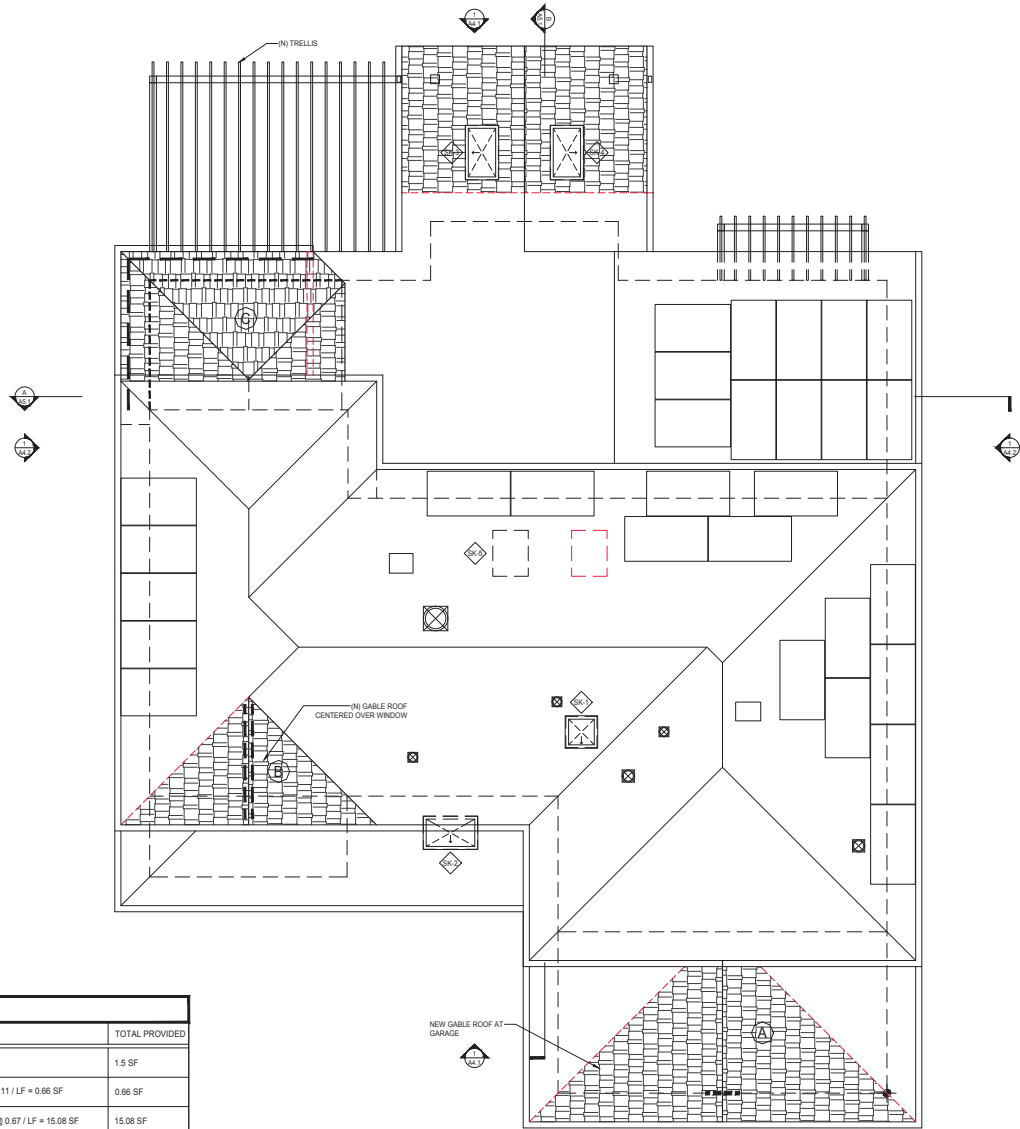
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kendra@knrds.com knrds.com
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Project	JANOFSKY-LU RESIDENCE
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Scale	1/4" = 1'-0"
Sheet	Second Floor Plan

A2.2



ROOF VENTING CALCULATIONS


TAG	SQUARE FOOTAGE OF VENTED AREA	NFVA REQUIRED	VENTS	TOTAL PROVIDED
(A)	125.7 SF	+ 150 = 0.84 SF	Gable vent: 1.5 SF	1.5 SF
(B)	45.4 SF	+ 150 = 0.30 SF	Ridge Vents: 6 FT @ 0.11 / LF = 0.66 SF	0.66 SF
(C)	117.6 SF	+ 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. (0.049 SF/FT).
JOISTS @ 24" O.C., PROVIDE (4) 2" Ø VENT HOLES PER BAY @ 4 3/4" O.C. (0.044 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.

RIIDGE 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, & PLYWOOD S REQ'D TO MAINTAIN NFVA.

PROPOSED ROOF PLAN

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

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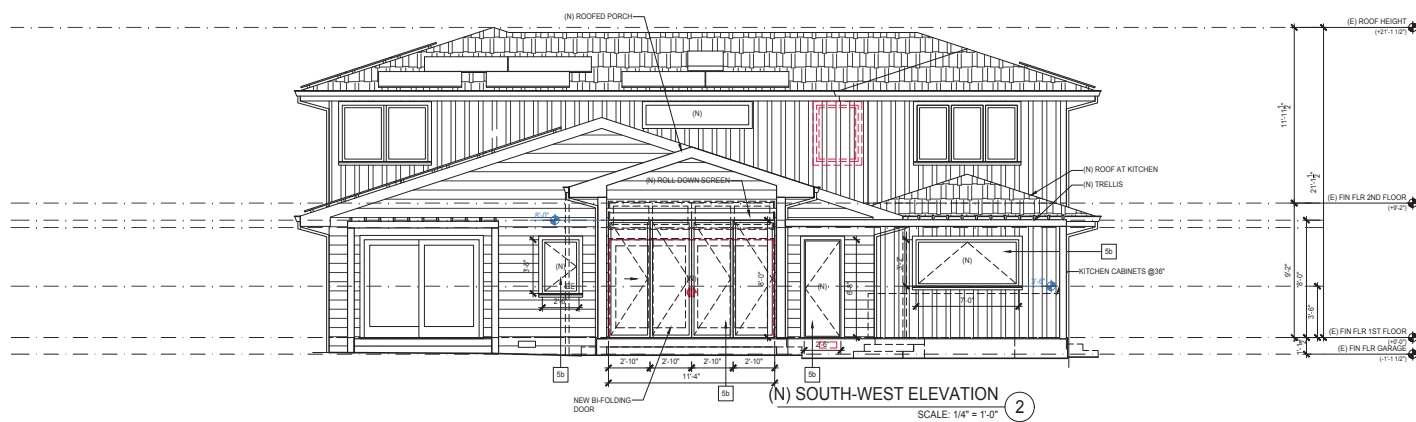
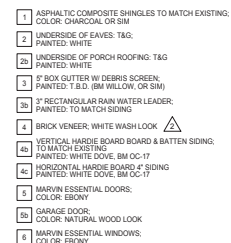


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Sheet	Roof Plan

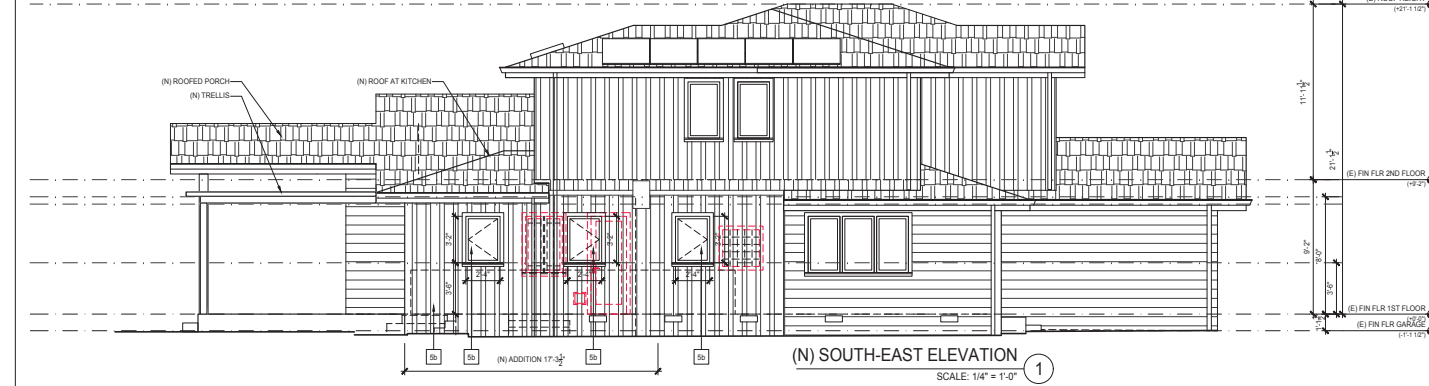
A2.3



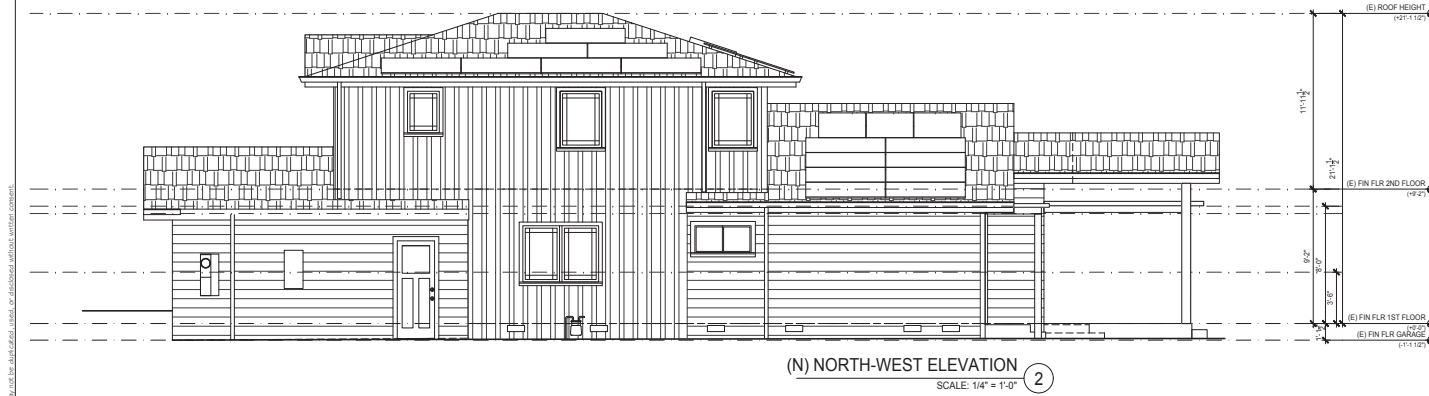
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Scale	1/4" = 1'-0"
Sheet	0 1 2 3 4 5 6

Exterior Elevations



- 1 ASPHALTIC COMPOSITE SHINGLES TO MATCH EXISTING.
COLOR: CHARCOAL OR BM
- 2 UNDERSIDE OF EAVES: TAG,
PAINTED: WHITE
- 2a UNDERSIDE OF PORCH ROOFING: TAG
PAINTED: WHITE
- 3 5" BOX GUTTER W/ DEBRIS SCREEN,
PAINTED: T.B.D. (BM WILLOW OR BM)
- 3a 3" RECTANGULAR RAIN WATER LEADER,
PAINTED: TO MATCH SIDING
- 4 BRICK VENEER: WHITE WASH-LOOK
- 4a VERTICAL HARDIE BOARD & BATTEN SIDING,
TO MATCH EXISTING
PAINTED: WHITE DOVE, BM OC-17
- 4c HORIZONTAL HARDIE BOARD & SIDING
PAINTED: WHITE DOVE, BM OC-17
- 5 MARVIN ESSENTIAL DOORS:
COLOR: EBONY
- 5a GARAGE DOOR:
COLOR: NATURAL WOOD LOOK
- 6 MARVIN ESSENTIAL WINDOWS:
COLOR: EBONY



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A4.2