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May 21, 2023

Project Description: 725 Hobart Street, Menlo Park

This project involves the construction of a new 2-story single family residence with an attached ADU and an attached 2-car garage. It replaces an existing two-story residence with a detached garage.

The design for the home has been conceived with an updated 'modern farmhouse' aesthetic to complement other homes in the neighborhood while providing modern amenities and functionality. Elements have been incorporated to dimmish the perception of bulk as seen from the front and sides of the property. The low garage and front porch roof create a consistent horizontal element to break up the mass of the front façade so that no portion of the design has a continuous two-story wall as seen from the street. Similar elements are employed at both sides of the home so that there are not continuous two-story walls at the left or right side of the design.

The second story sits centrally located in an effort to appear balanced in design. Twin gables face the street. A rear facing balcony has been designed so that it is blocked from the view of the both side neighbors. Thoughtfully selected finish materials include horizontal siding with complementary vertical siding accents, aluminum clad wood windows, standing seam metal roofing, and stone paving and chimneys. These finishes aim to create a design with interesting textures and patterns.

Care has been taken to retain an existing tree at the front of the property. The house has been designed around it in an effort to maintain the status quo as seen from the street. The design of the new home has a massing that is much improved from the existing two-story home that it replaces. It also fits nicely between the existing two-story homes on either side of the property as seen from Hobart.

The homeowners have had discussions with their immediate neighbors about the design so that no one will be taken by surprise during the approval process. This correspondence will be presented separately. It is our hope that the design results in an attractive home that enhances the beauty of the neighborhood for years to come.

CHRIS KUMMERER & ASSOCIATES

650.233.0342 | CONTACT@CKA-ARCHITECTS | 2089 AVY AVENUE, MENLO PARK CA 94025 | CKA-ARCHITECTS.COM

TELISCHAK RESIDENCE

725 HOBART STREET
MENLO PARK, CA 94025

GENERAL NOTES

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE PROJECT. NEITHER THE OWNER NOR THE ARCHITECT IS RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO FOLLOW PROPER SAFETY PROCEDURES.

2. ALL CODES HAVING JURISDICTION ARE HEREBY MADE A PART OF THIS DOCUMENT AND ARE TO BE STRICTLY OBSERVED BY THE CONTRACTOR IN THE CONSTRUCTION OF THE PROJECT. IN THE EVENT OF CONFLICT BETWEEN THESE DOCUMENT AND THE CODE, THE CODE SHALL PREVAIL. ANY CONFLICT OR DISCREPANCY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

3. ALL WORK, TO BE ACCEPTABLE, MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS, AND MUST BE OF A QUALITY EQUAL OR BETTER THAN THE STANDARD OF THE TRADE. FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE.

4. CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER, RAIN, WINDSTORMS, OR HEAT SO AS TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT AND APPARATUS FREE FROM INJURY OR DAMAGE.

5. CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT, EXAMINE FOR HIMSELF/HERSELF THE NATURE OF THE EXISTING CONDITIONS AND ALL OTHER CONDITIONS RELEVANT TO THE SATISFACTORY COMPLETION OF THE PROJECT. SUBMISSION OF A BID FOR CONSTRUCTION SHALL BE CONSIDERED EVIDENCE OF SUCH EXAMINATION BY THE CONTRACTOR.

6. BEFORE ORDERING MATERIAL OR COMMENCING WORK WHICH IS DEPENDENT FOR THE PROPER SIZE AND INSTALLATION UPON COORDINATION WITH CONDITIONS IN THE BUILDING, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS. ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR ADJUSTMENTS BEFORE ANY WORK BEGINS OR MATERIALS ARE PURCHASED.

7. MATERIALS, PRODUCTS AND EQUIPMENT SHALL ALL BE NEW, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL DEBRIS IN A LOCATION OF THE PROPERTY APPROVED BY THE OWNER AND SHALL REMOVE SAME IN A TIMELY MANNER DURING THE COURSE OF WORK.

9. CONTRACTOR SHALL REMOVE FROM SITE ALL EXISTING CONSTRUCTION AND IMPROVEMENTS NECESSARY FOR COMPLETION OF THE PROJECT. PROTECTION FROM DAMAGE OR INJURY ALL EXISTING TREES, LANDSCAPING AND IMPROVEMENTS INDICATED BY THE ARCHITECT.

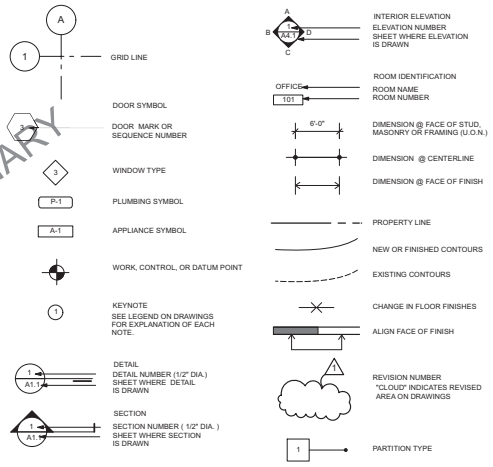
10. EXCAVATE ALL FOOTING AS INDICATED ON THE DRAWING TO REACH SOLID, UNDISTURBED SOIL. BOTTOMS OF EXCAVATIONS SHALL BE LEVEL, CLEAN AND DRY AND AT THE ELEVATIONS INDICATED ON THE STRUCTURAL DRAWINGS.

11. PROVIDE FINISH GRADES TO DRAIN AWAY FROM THE FOUNDATIONS ON ALL SIDE OF THE BUILDING.

12. CONTRACTOR TO PRECISELY LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION.

ABBREVIATIONS & SYMBOLS

&	AND
@	AT
#	DIAMETER or ROUND
ACOUS.	ACOUTSTICAL
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
CAB.	CABINET
C.J.	CONTROL JOINT
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEANOUT or CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
C.T.	COLLAR TIE
C.W.	COLD WATER
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DOUGLAS FIR or DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DS.	DOWNSPOUT
DW	DISHWASHER
DWG.	DRAWING
EA.	EACH
E.J.	EXPANSION JOINT
ELECT./ ELEC.	ELECTRICAL
ENCL.	ENCLOSURE
E.O.S.	EDGE OF SLAB
EQ.	EQUAL
EQUIP./ EQPT.	EQUIPMENT
EXST or (E)	EXISTING
EXP.	EXPANSION
G.S.M.	GALVANIZED SHEET METAL
GYP. BD	GYPSUM BOARD
GYP.	GYPSUM
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDWR./HDWE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HT./HGT.	HEIGHT
H.R.	HOT RAIL
H.W.	HOT WATER
HDWD.	HARDWOOD
I.D.	INSIDE DIAMETER (DIM.)
IN. or (")	INCH OR INCHES
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JST.	JOIST
KIT.	KITCHEN
LAM.	LAMINATE
LAV.	LAVATORY
MAX.	MAXIMUM
MECH.	MECHANICAL
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL./MET.	METAL
N.	NORTH
(N) or NEW	NEW
N.I.C.	NOT IN CONTRACT
NO. or #	NUMBER
N.T.S.	NOT TO SCALE
o/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
P.E.N.	PLYWOOD EDGE NAILING
PERF.	PERFORATED
PL.	PLATE OR PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PREFAB.	PREFABRICATED
P.T.D.	PAPER TOWEL DISPENSER
P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REINF.	REINFORCE
REQ'D.	REQUIRED
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.4.S.	SURFACED 4 SIDES
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	SMOKE DETECTOR
SEL.	SELECT
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION(S)
SQ.	SQUARE
S.S.T.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT./ STRL.	STRUCTURAL
SUSP.	SUSPEND
SYM.	SYMBOL or SYMMETRICAL
T.&B.	TOP AND BOTTOM
T.&G.	TONGUE AND GROOVE
TREAD	TREAD
TEL.	TELEPHONE
THRU	THROUGH
T.O.C.	TOP OF CURB
T.O.P./TP	TOP OF PAVEMENT
T.O.W./TW	TOP OF WALL
T.P.H.	TOILET PAPER HOLDER
T.P.D.	TOILET PAPER DISPENSER
TV.	TELEVISION
TYP.	TYPICAL
U.L.	UNDERWRITERS LABORATORIES
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.G.	VERTICAL GRAIN
w/	WITH
w/o	WITHOUT
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
WP.	WATERPROOF
W.W.F.	WELDED WIRE FABRIC



PRELIMINARY

PROJECT SUMMARY

ADDRESS: 725 HOBART STREET
OWNERS: NICHOLAS AND KRISTEN TELISCHAK
ARCHITECT: CHRIS KUMMERER, ARCHITECT
PH: (650) 233-0342
E-MAIL: CHRIS@CKA-ARCHITECTS.COM
APN# 071-231-320

ZONING: R1S

BUILDING OCCUPANCY GROUP: R3/U
TYPE OF CONSTRUCTION: V-B
AUTOMATIC FIRE SPRINKLERS REQUIRED?: YES

FLOOD ZONE? NO (FLOOD ZONE 'X')

LOT SIZE: **11,200 SF**

SETBACKS: FRONT 20'-0"
REAR 20'-0"
SIDE 10'-0" MIN. (FIRST STORY)

MAX. HT.: 28'-0"

PROPOSED HEIGHT: 27'-9 1/2"

MAX. SITE COVERAGE: 35% X LOT SIZE = 0.35 X 11200 = 3920 SF

PROPOSED SITE COVERAGE: 3,506.06 SF (SEE AREA DIAGRAMS A2.5)

FLOOR AREA LIMIT: 2800 + (25% DIFFERENCE OF LOT AREA AND 7000)
= 2800 + 1050 (.25 X 4200) = 3850 SF

SECOND FLOOR LIMIT: LOT WIDTH X FAL = 70 X 3850 = 1684.38 SF
LOT LENGTH 160

PROPOSED FLOOR AREA:
FIRST FLOOR: 2,163 SF
SECOND FLOOR: 1,639.2 SF
TOTAL MAIN RESIDENCE 3,803 SF

ADU: 837.63 SF (MAX.1,000SF)

TOTAL FLOOR AREA INCULDING ADU: 4,640.63 SF
NOTE: FAL EXCEEDANCE OF 790.63 SF (4,640.63 -3,850) PERMITTED PER CODE 16.79.050 (b)(4)

PROPOSED COVERAGE: **3,506.06 SF**

SEE AREA DIAGRAMS A2.5 FOR DETAIL

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE CONSTRUCTION OF A NEW 2-STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED ADU AND ATTACHED 2-CAR GARAGE.
THE PROPERTY IS SUBSTANDARD IN WIDTH.

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2

2022CALIFORNIA RESIDENTIAL CODE

2022 CALIFORNIA ENERGY CODE

2022 CALIFORNIA ELECTRICAL CODE

2022 CALIFORNIA PLUMBING CODE

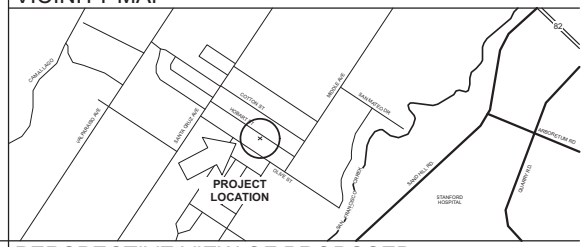
2022 CALIFORNIA MECHANICAL CODE

2022 CALIFORNIA FIRE CODE

2022 CALIFORNIA GREEN BUILDING CODE

AND CURRENT LOCAL BUILDING AND ZONING CODES

VICINITY MAP



PERSPECTIVE VIEW OF PROPOSED


FRONT VIEW


REAR VIEW

DRAWING INDEX

ARCHITECTURAL

A0.0 COVER SHEET
A0.1 ARBORIST REPORT
A0.2 ARBORIST REPORT
A1.0 SITE PLAN
A1.1 AREA PLAN AND STREET SCAPE
A2.1 FIRST FLOOR PLAN
A2.2 SECOND FLOOR PLAN
A2.3 ROOF PLAN
A2.4 AREA DIAGRAMS
A3.0 ELEVATIONS
A3.1 ELEVATIONS
A4.0 SECTION
SURVEY

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[redacted]

REVISIONS:
5/25/23 USE PERMIT SUBMITTAL

TELISCHAK RESIDENCE
725 HOBART STREET
MENLO PARK, CA 94025
APN: 071-231-320

CONSULTANTS:

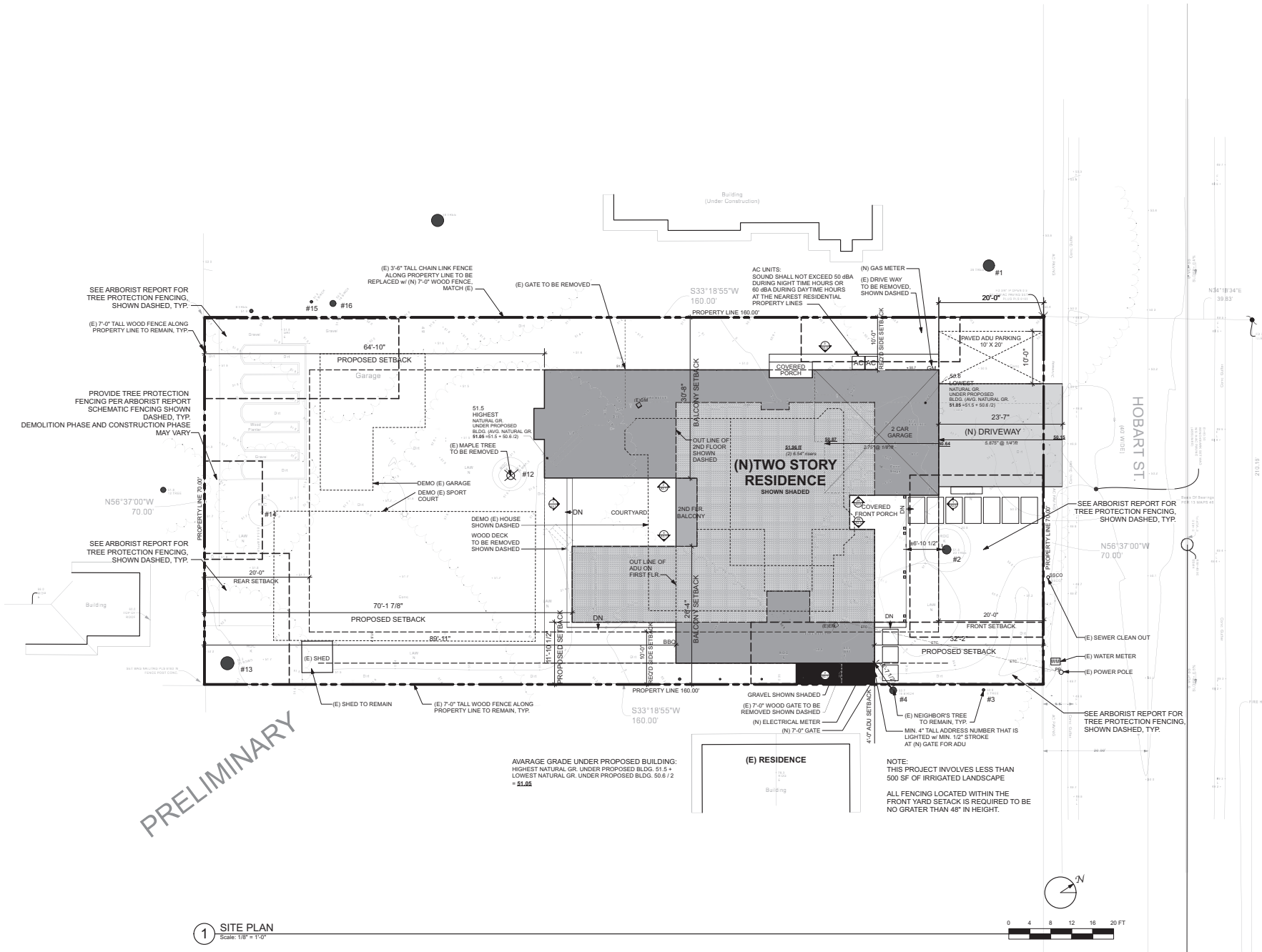
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COVER SHEET



1 SITE PLAN
Scale: 1/8" = 1'-0"

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[redacted]
+650.333.0141
[redacted]

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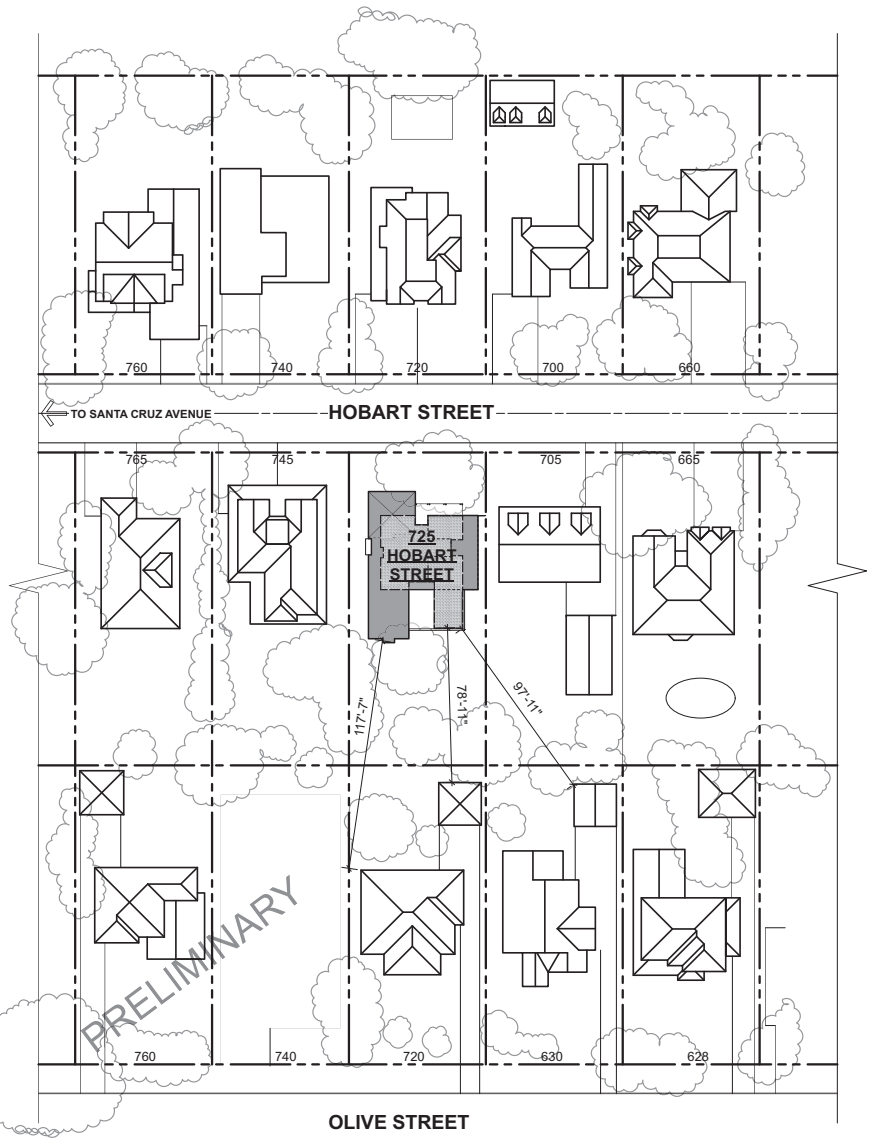
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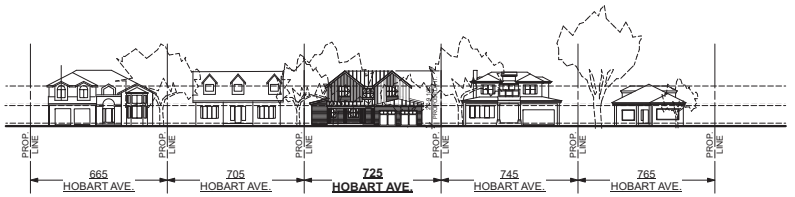
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SITE PLANS



1 AREA MAP
Scale: 1" = 30'-0"
0' 10' 20' 40'



2 STREETSCAPE ELEVATION
Scale: 1" = 30'-0"
0' 10' 20' 40'

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TELISCHAK RESIDENCE
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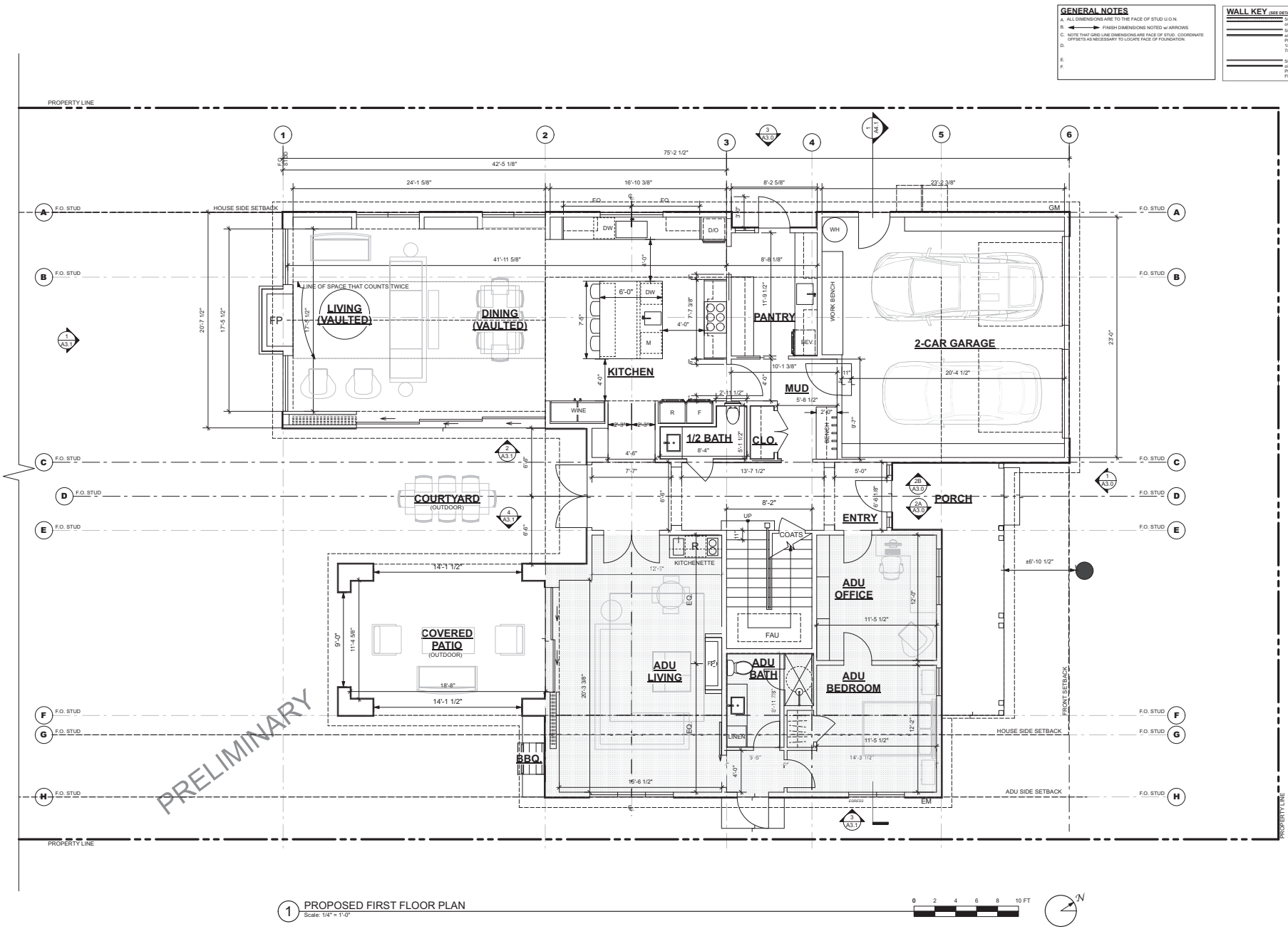
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AREA PLAN



1 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

0 2 4 6 8 10 FT

N

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TELISCHAK RESIDENCE

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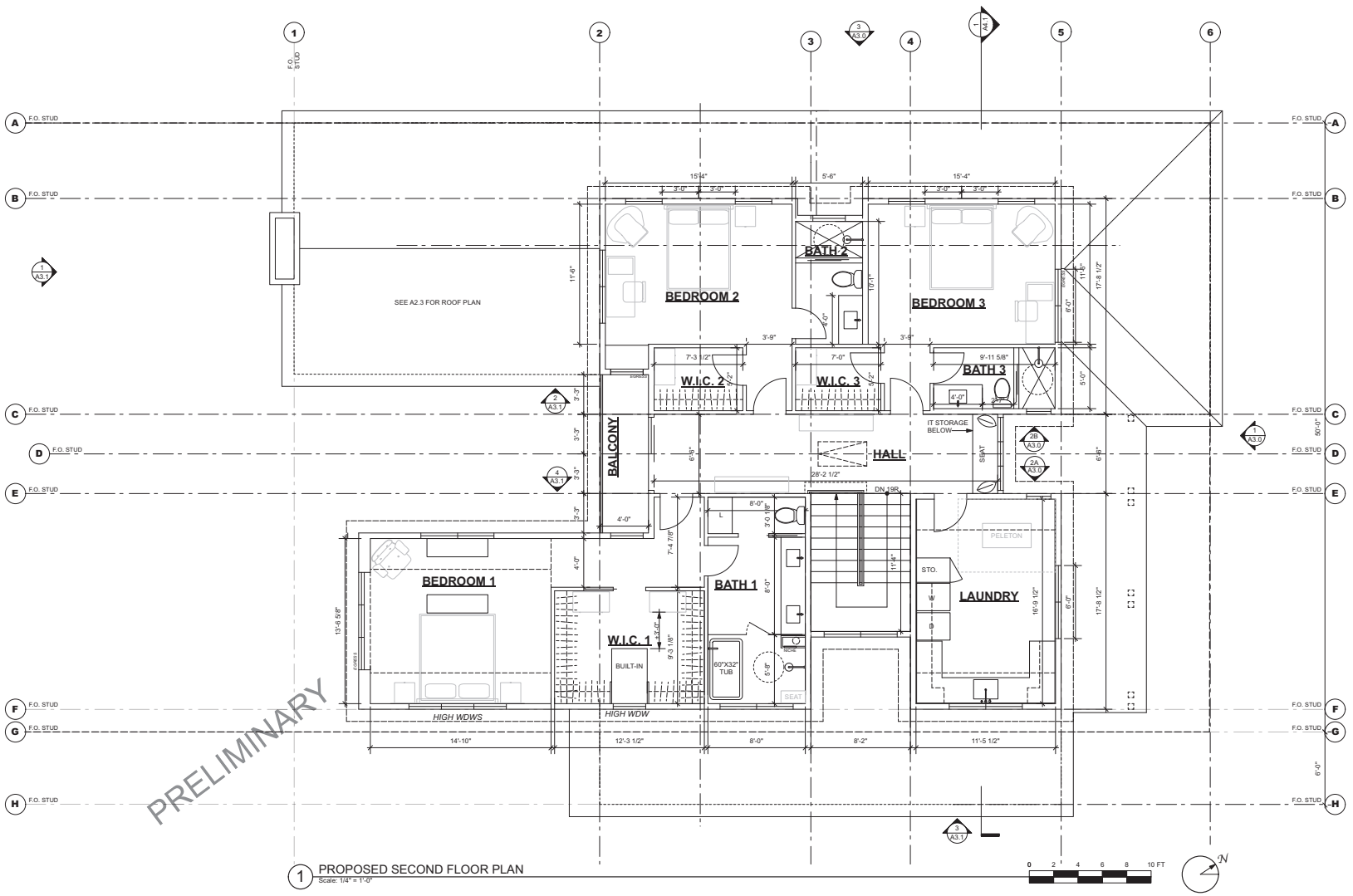
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A2.1

FIRST FLOOR PLAN



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

0 2 4 6 8 10 FT

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[redacted]
+650.233.0141
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TELISCHAK RESIDENCE

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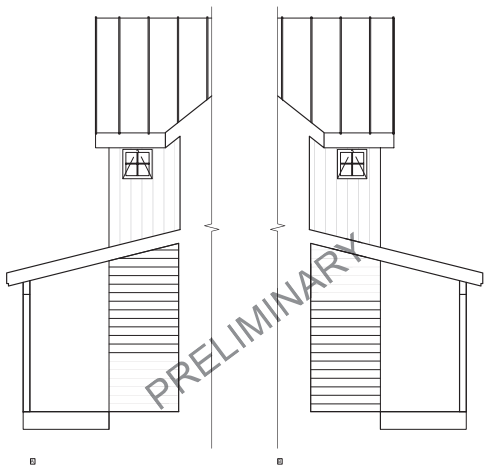
A2.2

SECOND FLOOR PLAN



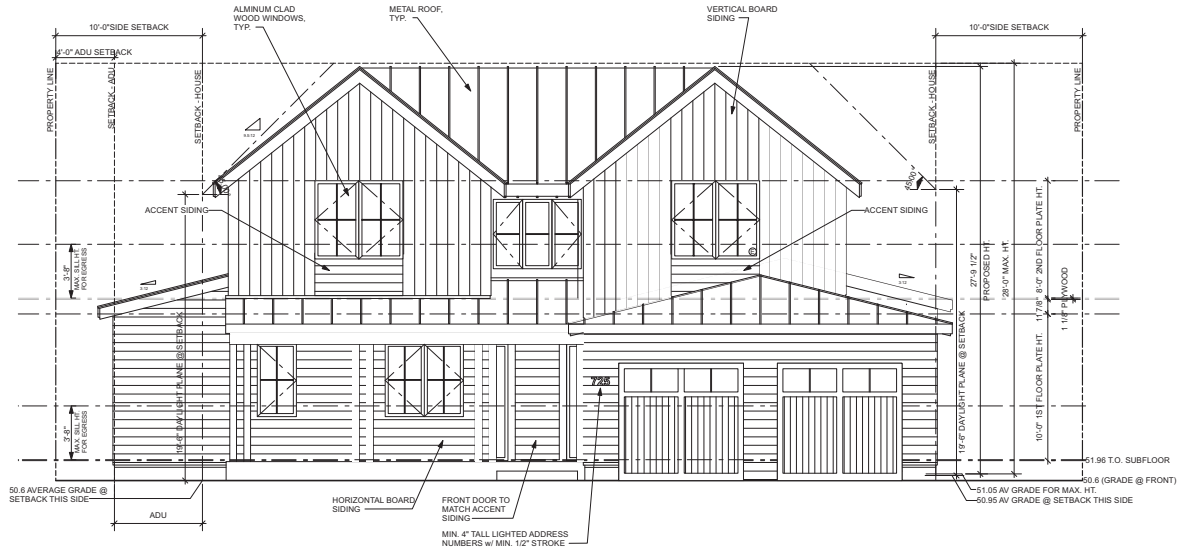
3 LEFT SIDE ELEVATION (WEST)
Scale: 1/4" = 1'-0"

0 2 4 6 8 10 FT



2 FRONT ELEVATION
Scale: 1/4" = 1'-0"

0 2 4 6 8 10 FT



1 FRONT ELEVATION (NORTH)
Scale: 1/4" = 1'-0"

0 2 4 6 8 10 FT

PRELIMINARY

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[redacted]
650.233.0142
[redacted]

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TELISCHAK RESIDENCE

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PROPOSED ELEVATIONS

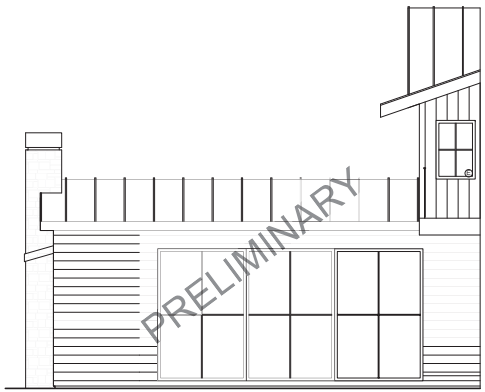
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4 EAST ELEVATION @ COURTYARD
Scale: 1/4" = 1'-0"



3 LEFT SIDE ELEVATION (EAST)
Scale: 1/4" = 1'-0"



2 WEST ELEVATION @ COURTYARD
Scale: 1/4" = 1'-0"



1 REAR ELEVATION (SOUTH)
Scale: 1/4" = 1'-0"

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650.233.0141

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TELISCHAK RESIDENCE

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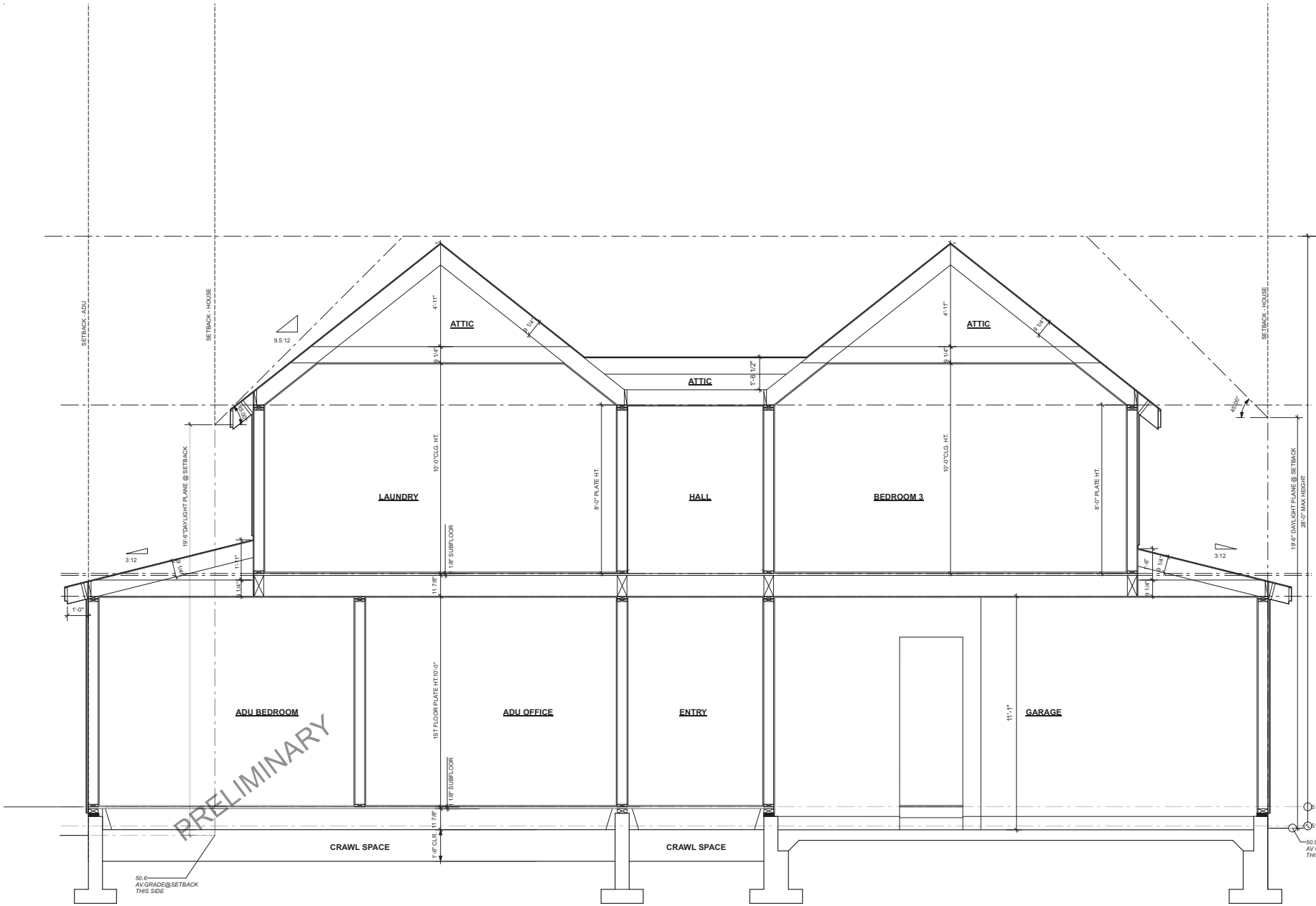
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PROPOSED
ELEVATIONS

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1 SECTION
Scale: 1/2" = 1'-0"

0 1 2 3 4 5 FT

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[redacted]
650.333.0142
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TELISCHAK RESIDENCE

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APN: 071-231-320

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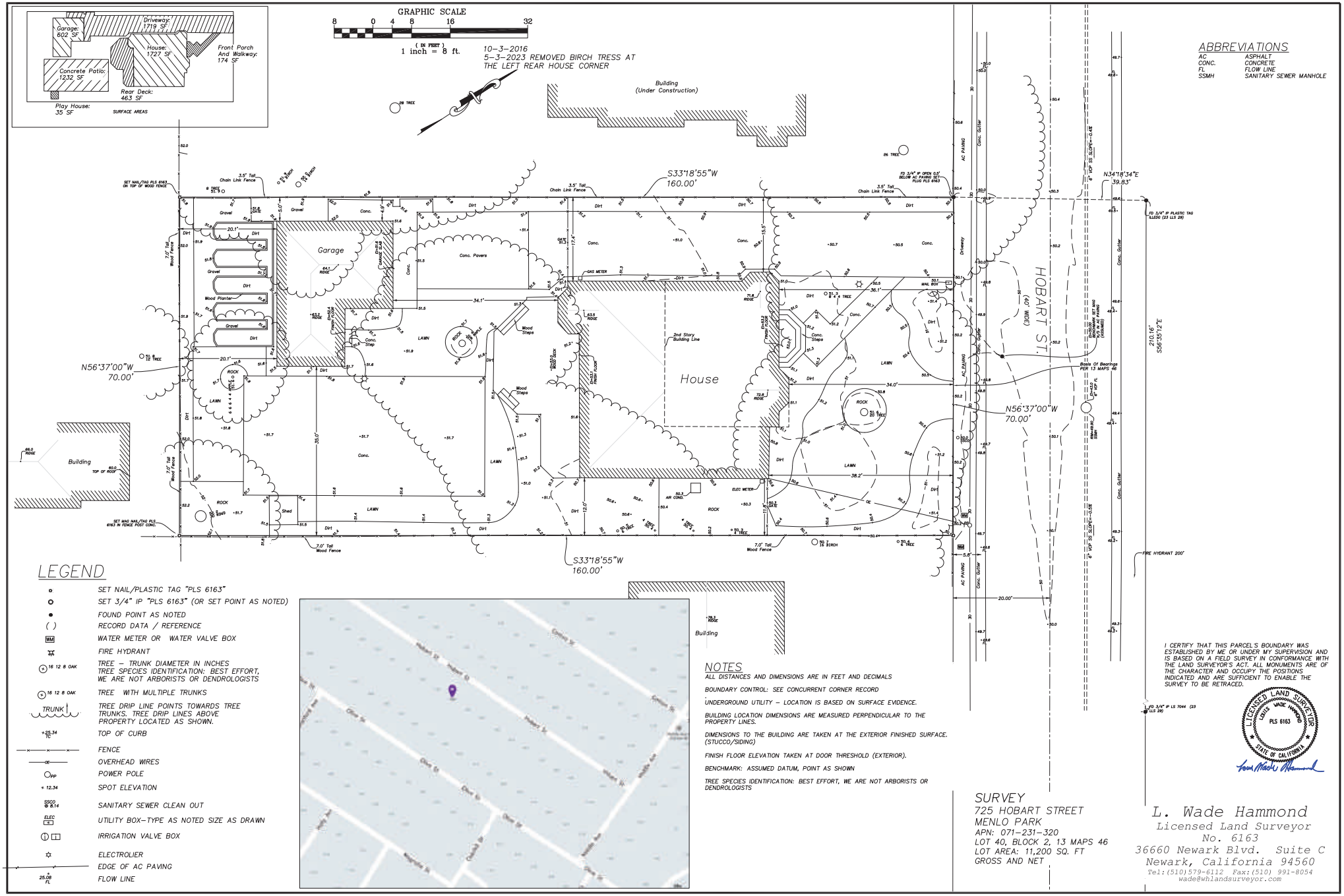
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SECTIONS



SURVEY
725 HOBART STREET
MENLO PARK
APN: 071-231-320
LOT 40, BLOCK 2, 13 MAPS 46
LOT AREA: 11,200 SQ. FT
GROSS AND NET

L. Wade Hammond
Licensed Land Surveyor
No. 6163
36660 Newark Blvd. Suite C
Newark, California 94560
Tel:(510)579-6112 Fax:(510) 991-8054
wade@whlandsurveyor.com