

NOTICE OF APPLICATION SUBMITTAL

Community Development – Planning Division
701 Laurel St., Menlo Park, CA 94025
tel 650-330-6702



CITY OF MENLO PARK PLANNING DIVISION – 1540 EL CAMINO REAL

NOTICE IS HEREBY GIVEN that the Planning Division of the City of Menlo Park, California has received a formal application for the following proposal:

Use Permit/1540 ECR Owner LLC/1540 El Camino Real:

Request for a use permit for a diesel back-up generator for an under-construction development including a two-story office building and a three-story residential building with 27 residential units with an underground parking garage in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. Use and storage of diesel is considered a use of a hazardous material, which requires Planning Commission review. The generator would be located in the underground garage.

The application will require review and action by the Planning Commission at a scheduled public meeting. The date of the public meeting has not yet been determined. Once the proposal is scheduled for a specific meeting date, a second notice will be mailed with specific information on the meeting date, time and place. The second notice will be mailed 15 days prior to the meeting date.

Please find attached to this notice, copies of the project plans and site information as submitted by the applicant. City staff has not completed review of the plans and site information as of the date of this notice. As a result of City staff review and public comment, the preliminary plans may be revised prior to any public meeting on this proposal. If you are interested in viewing revised project plans, they will be available for review at the City offices one week prior to the Planning Commission meeting, which will be advertised in the public hearing notice, and attached to the hard copy of the staff report which will be available on the Thursday prior to the meeting.

Please contact Associate Planner Matt Pruter at mapruter@menlopark.org or 650-330-6703 if you have any questions or comments. The City of Menlo Park encourages submittal of comments and questions by October 19, 2021, in order for staff and the applicant to fully consider all comments and questions prior to the preparation of the staff report. Written correspondence is typically considered a public record and may be attached to staff reports, which are posted on the City's website.

Si usted necesita más información sobre este proyecto, por favor llame al 650-330-6702, y pregunte por un asistente que hable español.



LEVY
ART + ARCHITECTURE

2501 Bryant Street
San Francisco, CA 94110

April 16, 2021

RE:

135 El Camino Real

BLD2021-00204 Architectural control and use permit application.

In July 2020 the building was the target of an extensive theft rendering the building unusable and blighted. The proposed repairs and upgrades include the following:

- Upgrades and repairs as required by local and state code in the service of rehabilitating the building due to extensive loss due to theft.
- New entry lobby
- ADA wheelchair lift.
- Remodeling kitchen and 2 existing baths to an existing commercial mixed used structure.
- ADA upgrades for accessibility and restroom facilities.
- Structural upgrades for seismic considerations.
- Replacement of HVAC system including all HVAC equipment and duct work.
- Replacement of stolen landscape trees from the rear yard with new landscape trees.

There are no proposed changes to the architectural style, materials, colors, etc. There is no proposed expansion of the building or added building area. The site layout will remain as it is now. The building was an office previously occupied by a psychic offering services in that capacity. The proposed use is mixed-use which is consistent with the SP-ECR-D (SW) zoning. The proposed entry to accommodate ADA accessibility results in a change to the façade facing El Camino Real. The change to the façade includes new glass store front at the building entry and reducing the size of the existing raised planter and repairing after size reduction to match the existing to remain raised planter. There are no existing trees on the site eliminating the need for an arborist report.

We found it unnecessary to conduct neighborhood outreach due to the limited scope of work, and that the building will be improved from its current blighted state with only minor changes to the building's appearance.

Respectfully,
Ross Levy, Architect
Cc

ABBREVIATIONS

@	AT CENTERLINE	INT JOIST	INTERIOR
#	NUMBER	JT JOINT	JOINT
Ø	DIA (ELEGES)	KIT. KITCHEN	KITCHEN
Ø	DIAMETER	KCP KITCHEN CUPBOARD	KITCHEN CUPBOARD
+	PLUS or MINUS	LAM. LAMINATED	LAMINATED
(N)	NEW	LVR. LAMINATED VENEER	LAMINATED VENEER
A.F.	ABOVE FINISH FLOOR	MAX. MAXIMUM	MAXIMUM
A/C	AIR CONDITIONING	MECH. MECHANICAL	MECHANICAL
ABV	ABOVE	MEMB. MEMBRANE	MEMBRANE
ACCUS.	ACOUSTICAL	MET. METAL	METAL
AD	AREA DRAIN	MFR. MANUFACTURER	MANUFACTURER
ADJ	ADJACENT	MIN. MINIMUM	MINIMUM
ADJUS.	ADJUSTABLE	MISC. MISCELLANEOUS	MISCELLANEOUS
ALT.	ALTERNATE	MTD. MOUNTED	MOUNTED
APPROX.	APPROXIMATE	MULL. MULLION	MULLION
ARCH.	ARCHITECT	NOT IN CONTRACT	NOT IN CONTRACT
B.U.	BUILT UP	N.T.S. NOT TO SCALE	NOT TO SCALE
BD	BOARD	NO. NUMBER	NUMBER
BET.	BETWEEN	OVERALL	OVERALL
BLDG	BUILDING	O.C. ON CENTER	ON CENTER
BLK	BLOCK	O.D. OUTSIDE DIAMETER	OUTSIDE DIAMETER
BLKG	BLOCKING	OPP. OPPOSITE	OPPOSITE
BM	BEAM	P-LAM. PLASTIC LAMINATE	PLASTIC LAMINATE
BOT	BOTTOM	P-BD. PARTICLE BOARD	PARTICLE BOARD
B/C	CABINET	PLYWD. PLYWOOD	PLYWOOD
CER.	CERAMIC	PNL. PANEL	PANEL
CIRC.	CIRCLE	R.O. ROUGH OPENING	ROUGH OPENING
CLG	CILING	RET.W. RETAINING WALL	RETAINING WALL
CLOS.	CLOSET	REF. REFERENCE	REFERENCE
CLR.	CLEAR(ANCE)	REFL. REFLECTED	REFLECTED
CNTR	COUNTER	REFR. REFRIGERATOR	REFRIGERATOR
ARCH.	ARCHITECT	REG. REGISTER	REGISTER
BET.	BETWEEN	REINF. REINFORCING	REINFORCING
BLDG	BUILDING	REQ. REQUIRED	REQUIRED
BLK	BLOCK	REVSJ. REVISION	REVISION
BLKG	BLOCKING	RM. ROOM	ROOM
BM	BEAM	S.C. SOLID CORE	SOLID CORE
BOT	BOTTOM	SECT. SECTION	SECTION
B/C	CABINET	S.E. STRUCTURAL ENGINEERING	STRUCTURAL ENGINEERING
CER.	CERAMIC	SFD. SPECIAL USE DISTRICT	SPECIAL USE DISTRICT
CIRC.	CIRCLE	SECT. SECTION	SECTION
CLG	CILING	SF. SQUARE FOOT	SQUARE FOOT
CLOS.	CLOSET	SHT. SHEET	SHEET
CLR.	CLEAR(ANCE)	SIM. SIMILAR	SIMILAR
CNTR	COUNTER	SKY. SKYLIGHT	SKYLIGHT
ARCH.	ARCHITECT	SPEC. SPECIFICATION	SPECIFICATION
BET.	BETWEEN	SQ. SQUARE	SQUARE
BLDG	BUILDING	STD. STANDARD	STANDARD
BLK	BLOCK	STOR. STORAGE	STORAGE
BLKG	BLOCKING	STRUCT. STRUCTURAL	STRUCTURAL
BM	BEAM	SUSP. SUSPENDED	SUSPENDED
BOT	BOTTOM	T&G. TONGUE & GROOVE	TONGUE & GROOVE
B/C	CABINET	T.B.D. TO BE DETERMINED	TO BE DETERMINED
CER.	CERAMIC	T.V. TOP OF	TOP OF
CIRC.	CIRCLE	TEL. TELEVISION	TELEVISION
CLG	CILING	TEL. TELEPHONE	TELEPHONE
CLOS.	CLOSET	TEMP. TEMPERED	TEMPERED
CLR.	CLEAR(ANCE)	THK. THICKNESS	THICKNESS
CNTR	COUNTER	THRESH. THRESHOLD	THRESHOLD
CONTR.	CONTRACTOR	TYP. TYPICAL	TYPICAL
CPT	CARPET	U.O.N. UNLESS OTHERWISE NOTED	UNLESS OTHERWISE NOTED
CTR	CENTER	UNFIN. UNFINISHED	UNFINISHED
DOUBLE	DOUBLE	V.F.F. VERIFY IN FIELD	VERIFY IN FIELD
DEMO.	DEMOLITION	VCT. VINYL COMPOSITE TILE	VINYL COMPOSITE TILE
DET.	DETAIL	VEN. VENEER	VENEER
DOUGLAS FIR	DOUGLAS FIR	VERT. VERTICAL	VERTICAL
DIA.	DIAMETER	W.C. WATER CLOSET	WATER CLOSET
DM.	DIMENSION	W.P. WATERPROOF	WATERPROOF
DN	DOWN	WI. WITH	WITH
DR	DOOR	WH. WATER HEATER	WATER HEATER
DS	DOWNSPOUT	WD. WOOD	WOOD
DW	DISHWASHER	WR. WATER RESISTANT	WATER RESISTANT
DWG	DRAWING	WT. WEIGHT	WEIGHT
DWR	DRAINER		
EA.	EACH		
EL.	ELEVATOR		
ELEC.	ELECTRICAL		
ELEV.	ELEVATION		
ENCL.	ENCLOSURE		
EQ.	EQUAL		
EST.	ESTIMATE		
EQUIP.	EQUIPMENT		
EST.	ESTIMATE		
EKH.	EXHAUST		
EXIST. or (E)	EXISTING		
EXP.	EXPANSION		
EXT.	EXTERIOR		
F.F.	FINISH FLOOR		
F.O.C.	FACE OF CONCRETE		
F.O.F.	FACE OF FINISH		
F.O.S.	FACE OF STUDIOS		
FAU	FORCED AIR UNIT		
FIN.	FINISH		
FLR.	FLOOR		
FLUOR.	FLUORESCENT		
FP	FIREPLACE		
FT	FOOT/FEET		
FTG	FOOTING		
FURR.	FURRED/FURRING		
FUT.	FUTURE		
G.C.	GENERAL CONTRACTOR		
G.F.I.	GROUND FAULT INTERRUPT		
G.A.	GAGE		
GEN.	GENERAL		
GL.	GLASS/LAZING		
GYP.	GYPSONUM		
H.C.	HOLLOW CORE		
H.V.A.C.	HEATING VENTILATING		
HD	HEAD		
HDR	HEADER		
HDWR	HARDWARE		
HGT	HEIGHT		
HORIZ.	HORIZONTAL		
INSUL.	INSULATION		

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS TO COORDINATE WITH EXISTING BUILDING CONDITIONS. ANY VARIANCES AND/OR DISCREPANCIES THAT ARISE IN THE ABOVE REVIEW SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
- DISCREPANCIES IN DIMENSION OR LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
- DO NOT SCALE DRAWINGS!
- DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL GOVERNMENT CODES AND ORDINANCES, 2019 CALIFORNIA & MENLO PARK CODES, INCLUDING BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, ENERGY, AND PLANNING.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, ADJUSTED, AND CONDITIONED AS DIRECTED BY THE MANUFACTURER UNLESS HEREIN SPECIFIED TO THE CONTRARY.
- ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS OTHERWISE NOTED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT. ALL WORK SHALL BE DONE IN A THOROUGH, WORKMANLIKE MANNER COMPLYING WITH ALL APPLICABLE CODES AND ORDINANCES. WORKMANSHIP SHALL BE EQUAL TO THE BEST STANDARDS OF PRACTICE.
- ALL DIMENSIONS NOTED "VERIFY" SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND REPORTED TO THE ARCHITECT.
- FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF SAME CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
- ELECTRICAL, SUBCONTRACTOR SHALL FURNISH AND INSTALL, COMPLETE, ALL MATERIALS, EQUIPMENT AND LABOR AS SHOWN AND IS NECESSARY FOR A COMPLETE WORKABLE SYSTEM. ALL MATERIALS SHALL BE NEW AND FREE FROM ANY DEFECTS. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE LISTED BY UNDERWRITERS LABORATORIES.
- EXHAUST SYSTEM SHALL CONFORM TO ALL GOVERNMENT CODES AND ORDINANCES.
- MECHANICAL, SUBCONTRACTOR SHALL PERFORM ALL TESTING REQUIRED BY CODES.
- ELECTRICAL AND PLUMBING CONTRACTORS ARE RESPONSIBLE FOR THE FILING OF THEIR OWN PERMITS.
- THE BUILDING, ITS GROUNDS AND THE NEIGHBORING BUILDINGS, PROPERTIES AND STREET SHALL BE PROTECTED FROM ANY DAMAGE THAT MAY OCCUR DUE TO THIS WORK. ANY DAMAGES THAT OCCUR ARE THE FINANCIAL RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL WASTE AND REFUSE CAUSED BY THE WORK SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF BY THE CONTRACTOR. THE PREMISES SHALL BE LEFT CLEAN AND CLEAR TO THE SATISFACTION OF THE ARCHITECT.
- GENERAL CONTRACTOR GUARANTEES ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION.

CAL GREEN BUILDING STANDARDS CODE

- CAL GREEN REQUIRED MEASURES – THE CA GREEN BUILDING CODE (TITLE 24 PART 11) REQUIRES:
- INDOOR AIR QUALITY MANAGEMENT DURING CONSTRUCTION. DUCT OPENINGS AND AIR DISTRIBUTION COMPONENT OPENINGS MUST COVERED DURING ALL PHASES OF CONSTRUCTION. TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS MAY BE USED TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS ENTERING THE SYSTEM.
 - SMART IRRIGATION CONTROLLER - AUTOMATICALLY ADJUST IRRIGATION BASED ON WEATHER AND SOIL MOISTURE. CONTROLLERS MUST HAVE EITHER AN INTEGRAL OR SEPARATE RAIN SENSORS THAT CONNECTS OR COMMUNICATES WITH THE CONTROLLER.
 - INDOOR WATER EFFICIENCY - PLUMBING FEATURES AND FITTINGS SHALL COMPLY WITH THE FOLLOWING: WATER CLOSETS ≤ 1.29 GAL/FUSH; URINALS ≤ 0.5 GAL/FUSH; SHOWERS/BATHS ≤ 2.0 GPM @ 80 PSI; RESIDENTIAL LAUNDRY FAUCET ≤ 1.5 GPM; LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS ≤ 0.5 GPM @ 80 PSI; METERING FAUCET ≤ 0.25 GAL/CYCLE; AND KITCHEN FAUCETS ≤ 1.8 GPM @ 60 PSI (TEMPORARY INCREASE TO 2.2 GPM ALLOWED, BUT MUST OPERATE TO < 1.8 GPM).
 - BATHROOM EXHAUST FANS - MUST BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND CONTROLLED BY HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY OF LESS THAN 50% TO MAXIMUM OF 80%. HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT FROM THE EXHAUST FAN.
 - LOW-VOC WALL-COATING PAINTS - CABR VOC LIMITS [CAL GREEN TABLE 4.504.3]
 - LOW-VOC AEROSOL PAINTS AND COATING - MEET BANNING VOC LIMITS (REGULATION 8, RULE 49) AND PRODUCT WEIGHTED MIX LIMITS FOR COOR (CCR TITLE 17, SECTION 94020)
 - LOW-VOC GUALES, CONSTRUCTION ADHESIVES, AND SEALANTS - MEET SCAGM RULE 1148, SEE CAL GREEN TABLES 4.504.1 AND 4.504.2
 - LOW-EMITTING COMPOSITE WOOD - MEET CALIFORNIA AIR RESOURCES BOARD AIRBORNE TOXIC CONTROL MEASURE FORMALDEHYDE LIMITS FOR COMPOSITE WOOD. SEE CAL GREEN TABLE 4.504.5
 - LOW-EMITTING FLOORING: ALL CARPET SYSTEMS, CARPET CUSHION, CARPET ADHESIVE, AND AT LEAST 80% OF RESILIENT FLOORING MUST BE LOW-EMITTING.
 - OPERATIONS AND MAINTENANCE MANUALS AND TRAINING - PROVIDE O&M MANUAL TO BUILDING MAINTENANCE STAFF DUE AT THE TIME OF FINAL INSPECTION.
 - SURFACE DRAINAGE: CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE SURFACE WATER FLOWS.
 - PEST PROTECTION - ANIMAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE CLOSED WITH CEMENT MORTAR, CONCRETE MASONRY, OR A SIMILAR METHOD ACCEPTABLE TO DB FOR PROTECTION AGAINST RODENTS.
 - FIREPLACES AND WOODSTOVES - INSTALL ONLY DIRECT VENT OR SEALED-COMBUSTOR APPLIANCES; COMPLY WITH US EPA PHASE II LIMITS.
 - CAPLARY BREAK FOR CONCRETE SLAB ON GRADE - CONCRETE SLAB ON GRADE FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER MUST ALSO HAVE A CAPLARY BREAK, INCLUDING AT LEAST ONE OF THE FOLLOWING: 1) A 4" THICK BARR OF 12" OR LARGER CLEAR POLYETHYLENE SHALL BE PROVIDED WITH A VAPOR IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN WHICH WILL ALLOW BLEEDING, SHRINKAGE AND CURING SHALL BE USED; FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, AC 302.206; 2) A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.
 - MOISTURE CONTENT OF BUILDING MATERIALS - VERIFY WALL AND FLOOR FRAMING DOES NOT EXCEED 19% MOISTURE CONTENT PRIOR TO ENCLOSURE. MATERIALS WITH VISIBLE SIGNS OF MOISTURE DAMAGE SHALL NOT BE INSTALLED. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING: 1) MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE TYPE OR A CONTACT TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS IN SECTION 101.8. 2) MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM GRADE, STAIRS, END OF EACH FACE TO BE VERIFIED. 3) AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL. TO ENCLOSE THE WALL AND FLOOR FRAMING, INSULATION PRODUCTS WHICH ARE VISEBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. MANUFACTURERS DRYING RECOMMENDATIONS SHALL BE FOLLOWED FOR WET-APPLIED INSULATION PRODUCTS PRIOR TO ENCLOSURE.
 - HVAC INSTALLER QUALIFICATIONS - HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS, SUCH AS VIA A STATE CERTIFIED APPRENTICESHIP PROGRAM, PUBLIC UTILITY TRAINING PROGRAM (WITH CERTIFICATION AS INSTALLER QUALIFICATION), OR OTHER PROGRAM ACCEPTABLE TO THE DEPARTMENT OF BUILDING INSPECTION.

MENLO PARK GREEN BUILDING CODE

- CONSTRUCTION AND DEMOLITION DEBRIS DIVERSION - 100% OF MIXED DEBRIS MUST BE TRANSPORTED BY A REGISTER HAULER TO A REGISTER FACILITY AND BE PROCESSED FOR RECYCLING.
- RECYCLING BY OCCUPANTS: PROVIDE ADEQUATE SPACE AND EQUAL ACCESS FOR STORAGE, COLLECTION AND LOADING OF COMPOSTABLE, RECYCLABLE AND LANDFILL MATERIALS.
- CONSTRUCTION SITE RUNOFF POLLUTION PREVENTION - PROVIDE A CONSTRUCTION SITE STORMWATER POLLUTION PREVENTION PLAN AND IMPLEMENT BEST MENLO PARK MANAGEMENT PRACTICES.

LEGEND

	EXISTING WALL TO REMAIN		REFERENCE GRID LINE
	EXISTING WALL TO BE DEMOLISHED		
	PROPOSED WALL		SECTION REFERENCE SHEET NUMBER
	FIRE RATED WALL (1 HOUR U.O.N.)		DETAIL REFERENCE SHEET NUMBER
	DOOR TAG		
	WINDOW TAG		
	REVISION		

PROJECT DATA

OWNER: DAVID NEUBAUER
135 EL CAMINO REAL
MENLO PARK, CA 94025

ARCHITECT: LEVY ART + ARCHITECTURE
152621 BRYANT ST
SAN FRANCISCO, CA 94110
415.641.7320
info@levyart.com

PROJECT ADDRESS: 135 EL CAMINO REAL
MENLO PARK, CA 94025

PARCEL NUMBER: 071433140

ZONING: ZONING CODE

OCCUPANCY: COMMERCIAL

CONSTRUCTION TYPE: VB

PROPOSED STORES (BASEMENT): 1 STORES
Y/N

NO. OF UNITS: X

BUILDING SPRINKLERED: NONE

PROJECT DESCRIPTION

REPAIR DAMAGE, REPLACE FIXTURES AND FINISHES FROM LOSSES DUE TO THEFT OR UPGRADES AS REQUIRED BY NATIONAL, STATE AND LOCAL ORDINANCES

- ADA ACCESS UPGRADE PER CABR REQUIREMENTS: NEW LOBBY AND LIFT 2. AND ADA BATHROOM
- SEISMIC UPGRADES AS REQUIRED PER MENLO PARK CIVIL CODE
- INSTALL ROUGH PLUMBING AND ELECTRICAL AS REQUIRED TO REPAIR THEFT
- INSTALL FINISHES AS REQUIRED (PRIORITY READ) TO REPAIR THEFT AND PER FACADE ALTERATIONS.

BUILDING AREA

CONDITIONED AREA	EXISTING GROSS PROPOSED AREA	
BASEMENT:	1434 SF	1434 SF
FIRST FLOOR:	1398 SF	1398 SF
TOTAL:	2832 SF	2832 SF

LOT AREA=2, 823.44 SF

SHEET INDEX	
NUMBER	TITLE
A0.1	PROJECT DATA & NOTES
A0.2	AREA PLAN
A0.3	EXISTING SITE PLAN
A0.4	PROPOSED SITE PLAN
A1.1	EXISTING FLOOR PLAN
A1.2	EXISTING RECP PLAN
A1.3	EXISTING ELEVATIONS
A1.4	EXISTING ELEVATIONS
A1.5	EXISTING SECTION
A2.1	PROPOSED FLOOR PLAN
A2.2	PROPOSED ELEVATIONS
A2.3	PROPOSED ELEVATIONS
A2.4	PROPOSED SECTION
A3.1	PHOTOS
A3.2	STREET SCAPES
A3.3	TOPOGRAPHIC SURVEY

CONSULTANTS

STRUCTURAL:	FIRM NAME: ADDRESS LINE 1: ADDRESS LINE 2: PHONE NUMBER: EMAIL:
GEOTECHNICAL:	FIRM NAME: ADDRESS LINE 1: ADDRESS LINE 2: PHONE NUMBER: EMAIL:
LANDSCAPE:	FIRM NAME: ADDRESS LINE 1: ADDRESS LINE 2: PHONE NUMBER: EMAIL:

VICINITY MAP



NOT TO SCALE

NO.	DESCRIPTION	ISSUED BY	DATE



2501 BRYANT ST
SAN FRANCISCO, CA 94110
415.641.7320
levyart.com

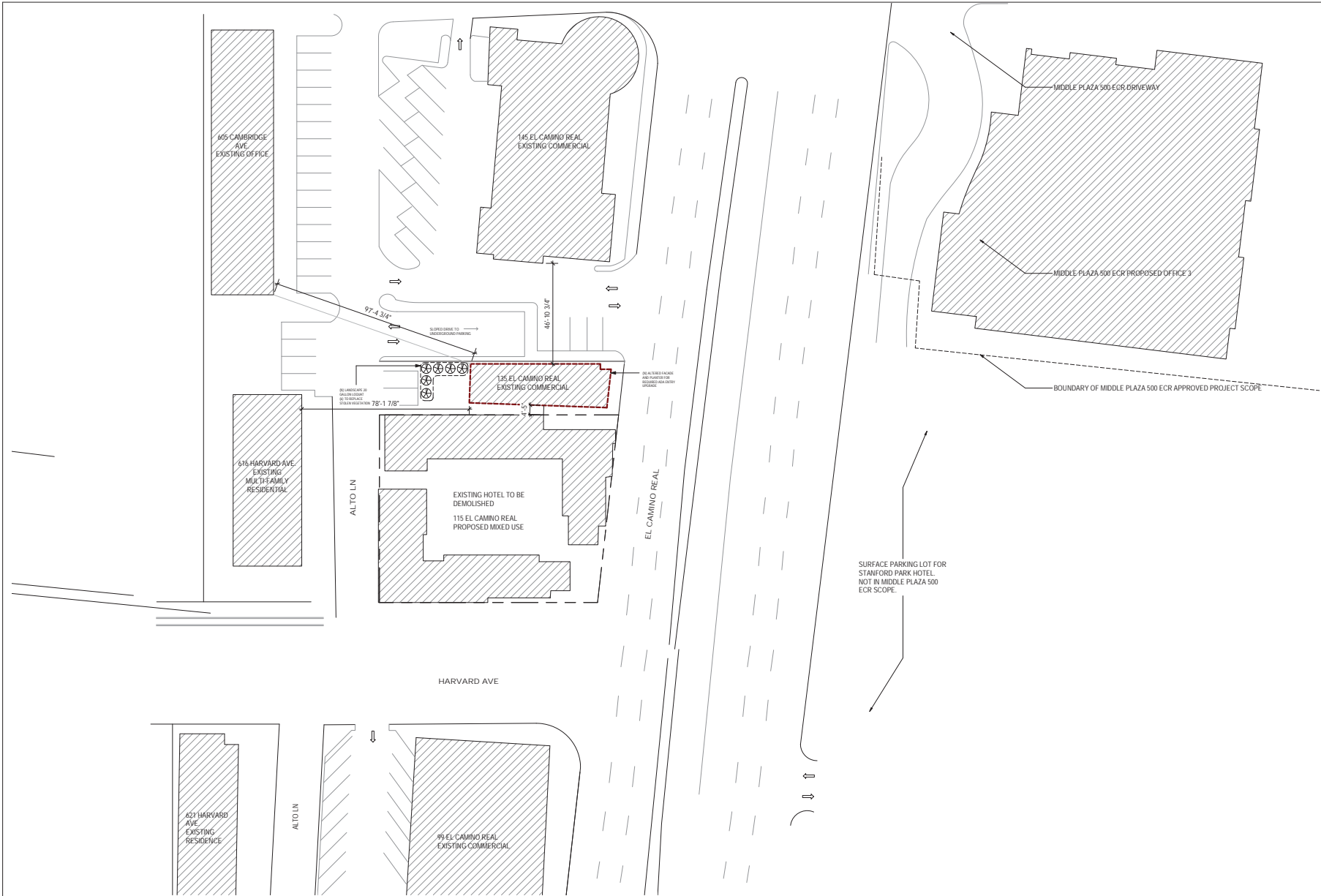


135 ECR
135 EL CAMINO REAL
MENLO PARK, CA 94025
PARCEL #: 071433140

DESCRIPTION	
PROJECT DATA & NOTES	
DATE	06.28.21
SCALE	1/2" = 1'-0"
DRAWN BY	MCV/PDD
JOB	135 ECR
SHEET	

A0.1

NO.	DESCRIPTION	ISSUED BY	DATE



1 EXISTING AREA PLAN
SCALE: 1" = 20'



2501 BRYANT ST
SAN FRANCISCO, CA 94110
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levyaa.com



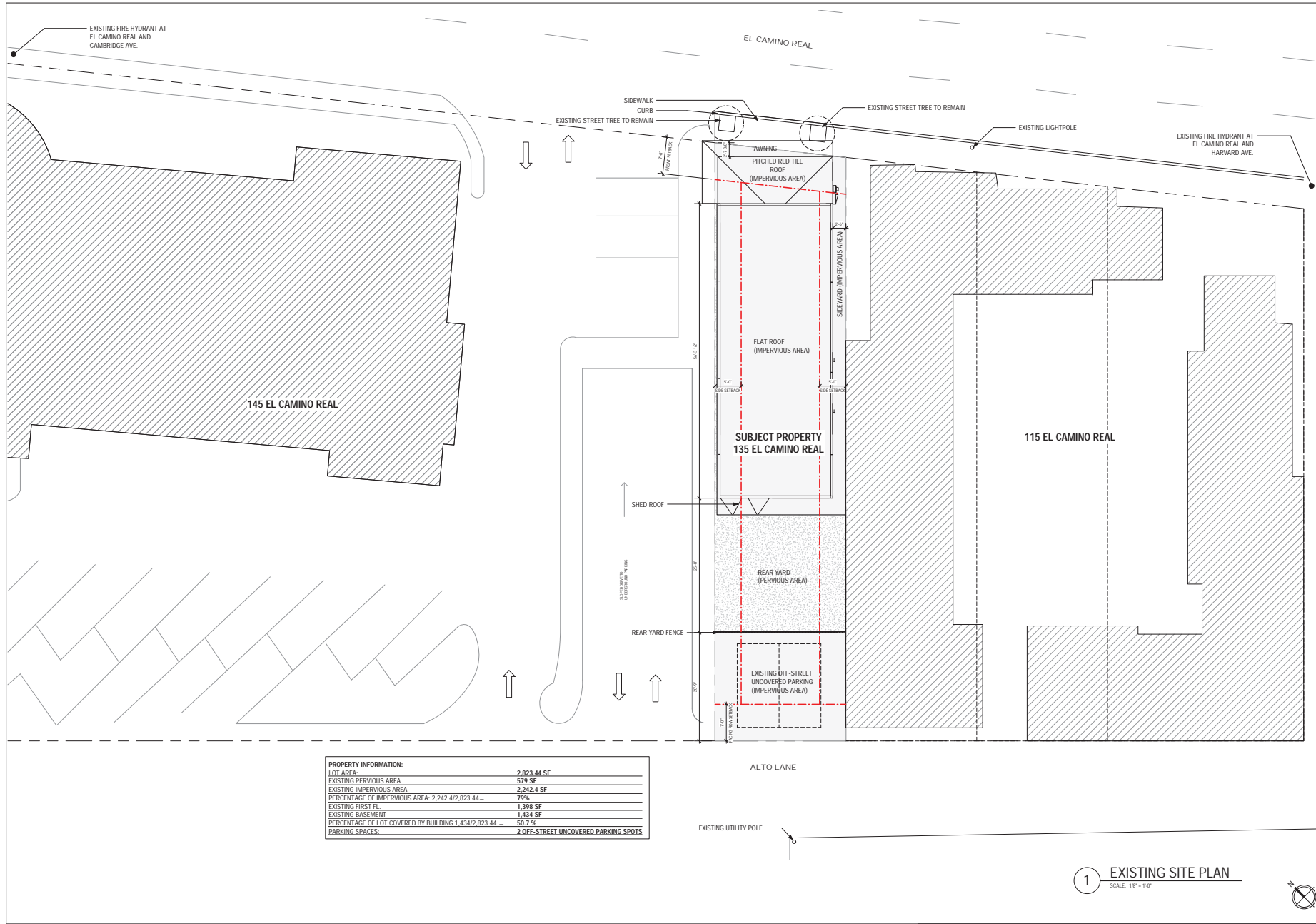
135 ECR
135 EL CAMINO REAL
MENLO PARK, CA 94025
PARCEL #: 071433140

DESCRIPTION	AREA PLAN
DATE	06.28.21
SCALE	1" = 20'-0"
DRAWN BY	MCV/PPD
JOB	135 ECR
SHEET	

A0.2

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NO.	DESCRIPTION	ISSUED BY	DATE



PROPERTY INFORMATION:	
LOT AREA:	2,823.44 SF
EXISTING PERVIOUS AREA:	579 SF
EXISTING IMPERVIOUS AREA:	2,242.4 SF
PERCENTAGE OF IMPERVIOUS AREA: $2,242.4 / 2,823.44 =$	79%
EXISTING FIRST FL:	1,398 SF
EXISTING BASEMENT:	1,434 SF
PERCENTAGE OF LOT COVERED BY BUILDING: $1,434 / 2,823.44 =$	50.7%
PARKING SPACES:	2 OFF-STREET UNCOVERED PARKING SPOTS



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135 ECR
135 EL CAMINO REAL
MENLO PARK, CA 94025
PARCEL #: 071433140

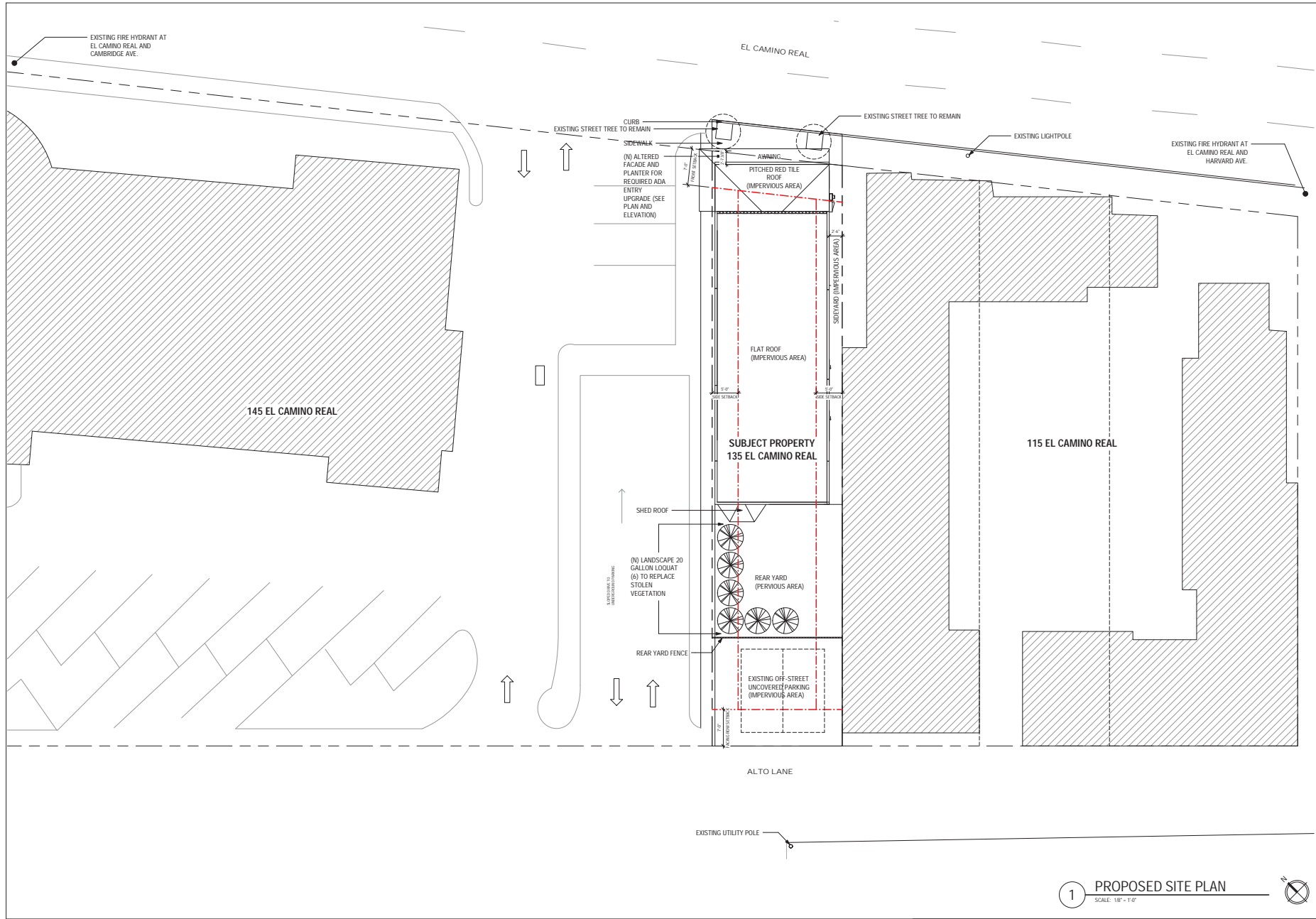
DESCRIPTION
EXISTING SITE PLAN
DATE 06.28.21
SCALE 1/8" = 1'-0"
DRAWN BY MCV/PDD
JOB 135 ECR
SHEET

A0.3

1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

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NO.	DESCRIPTION	ISSUED BY	DATE



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SAN FRANCISCO, CA 94110
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135 ECR
135 EL CAMINO REAL
MENLO PARK, CA 94025
PARCEL #: 071433140

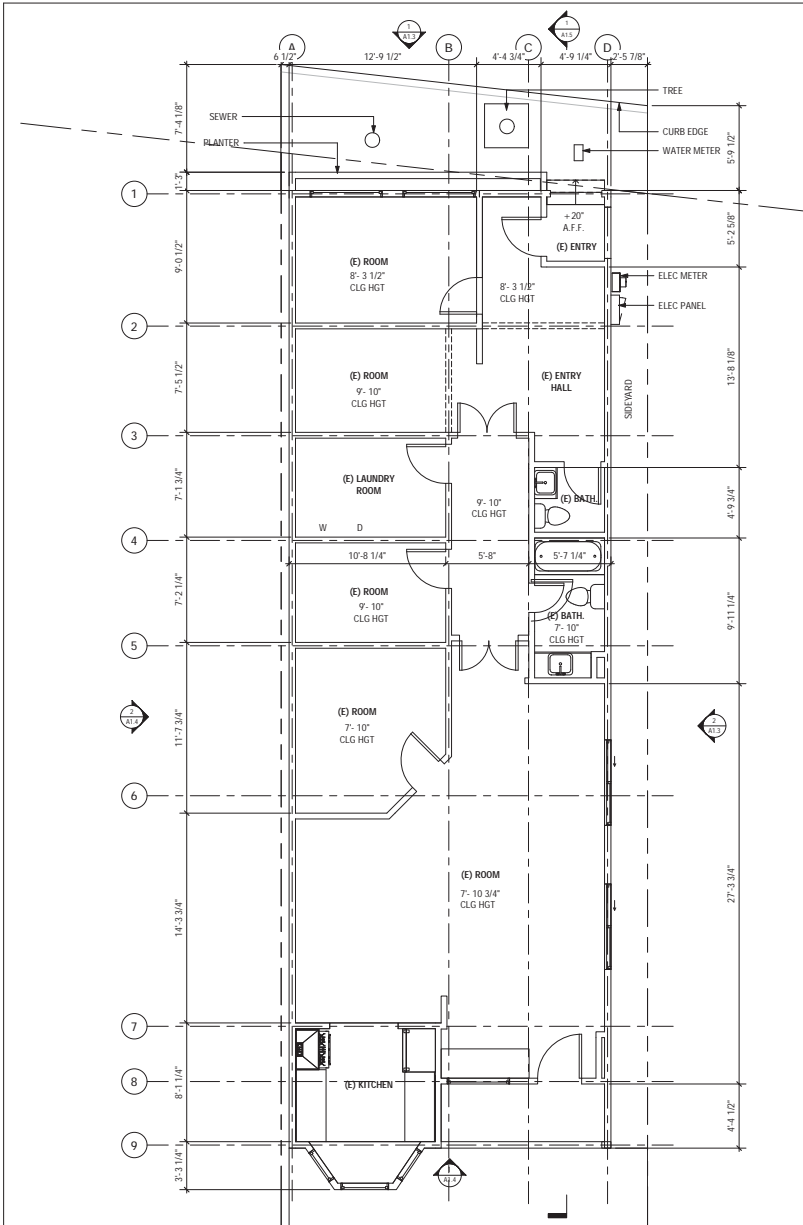
DESCRIPTION
PROPOSED SITE PLAN
DATE 06.28.21
SCALE 1/8" = 1'-0"
DRAWN BY MCV/PDD
JOB 135 ECR
SHEET

A0.4

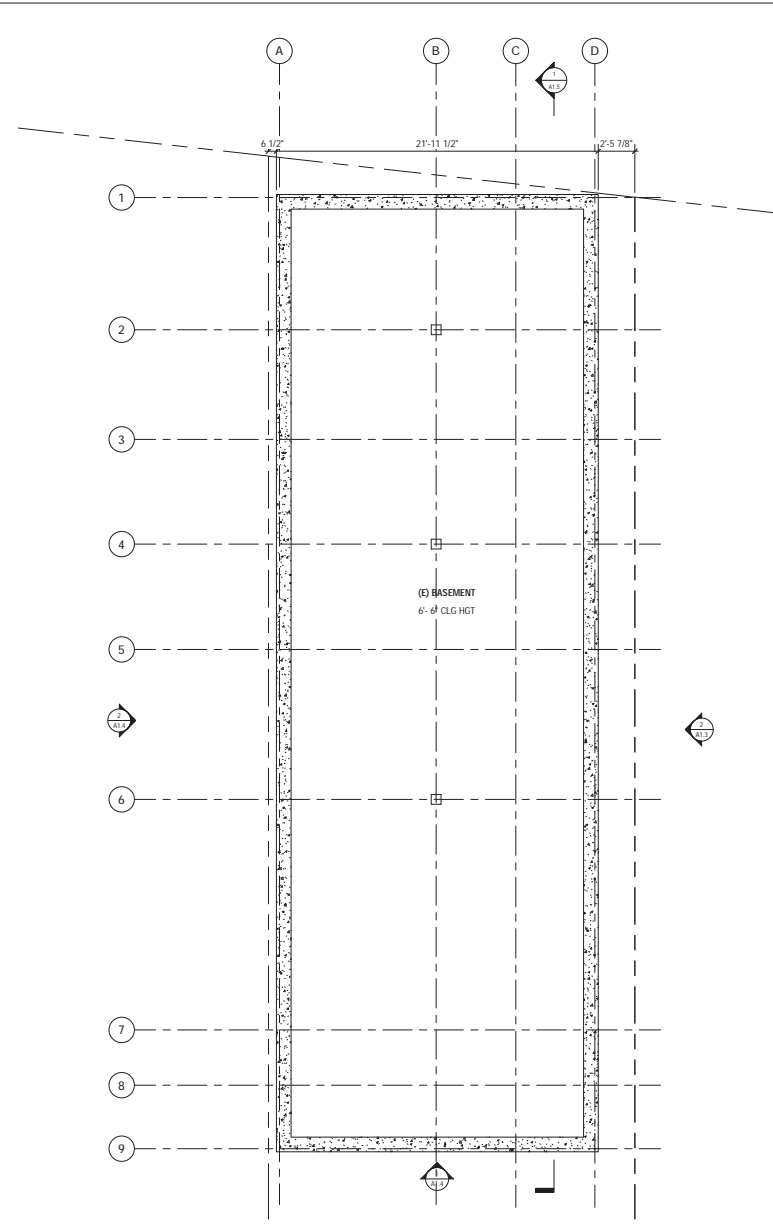
1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

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NO.	DESCRIPTION	ISSUED BY	DATE



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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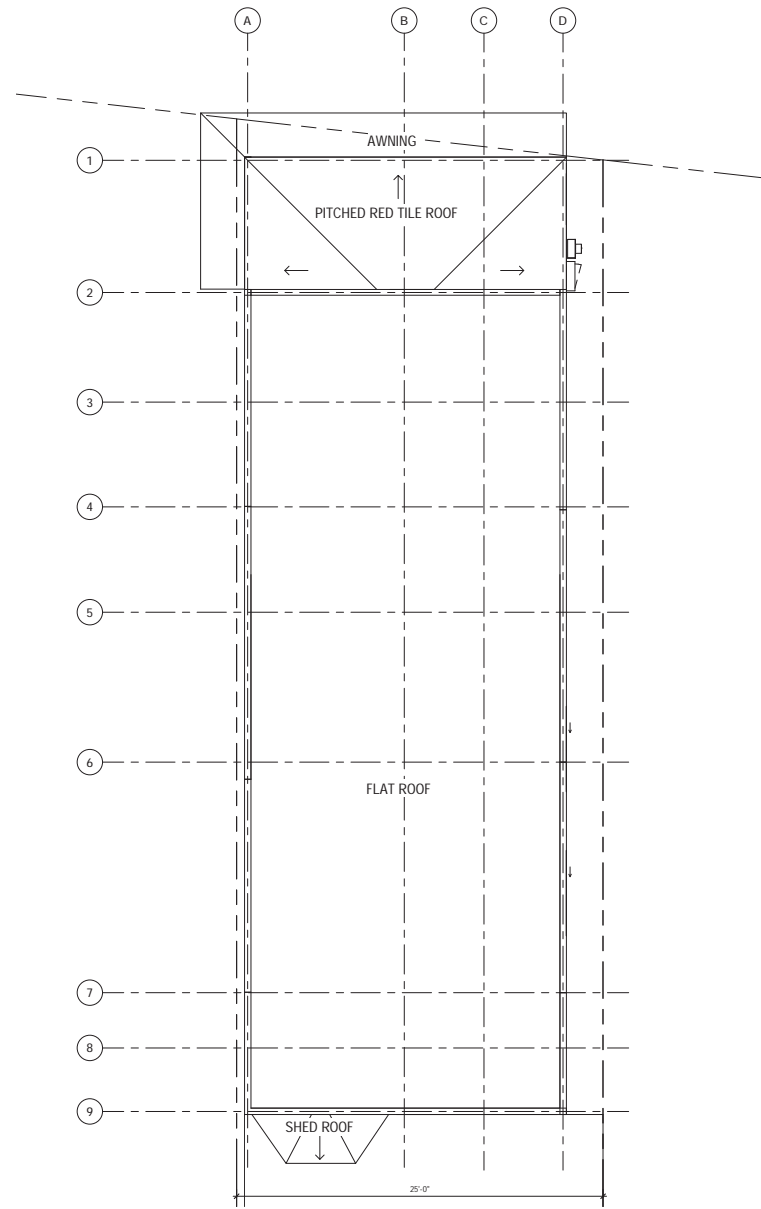
135 ECR
135 EL CAMINO REAL
MENLO PARK, CA 94025
PARCEL #: 071433140

DESCRIPTION
EXISTING FLOOR PLAN
DATE 06.28.21
SCALE 1/4" = 1'-0"
DRAWN BY MCV/PDD
JOB 135 ECR
SHEET

A1.1

6/28/2021 5:07:00 PM

6/28/2021 5:47:04 PM



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

NO.	DESCRIPTION	ISSUED BY	DATE



LEVY
ART + ARCHITECTURE

2501 BRYANT ST
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415.641.7320
levyaa.com

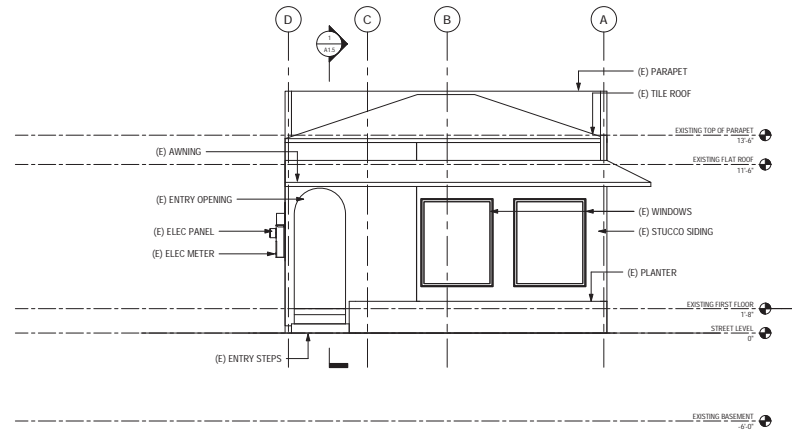


135 ECR
135 EL CAMINO REAL
MENLO PARK, CA 94025
PARCEL #: 071433140

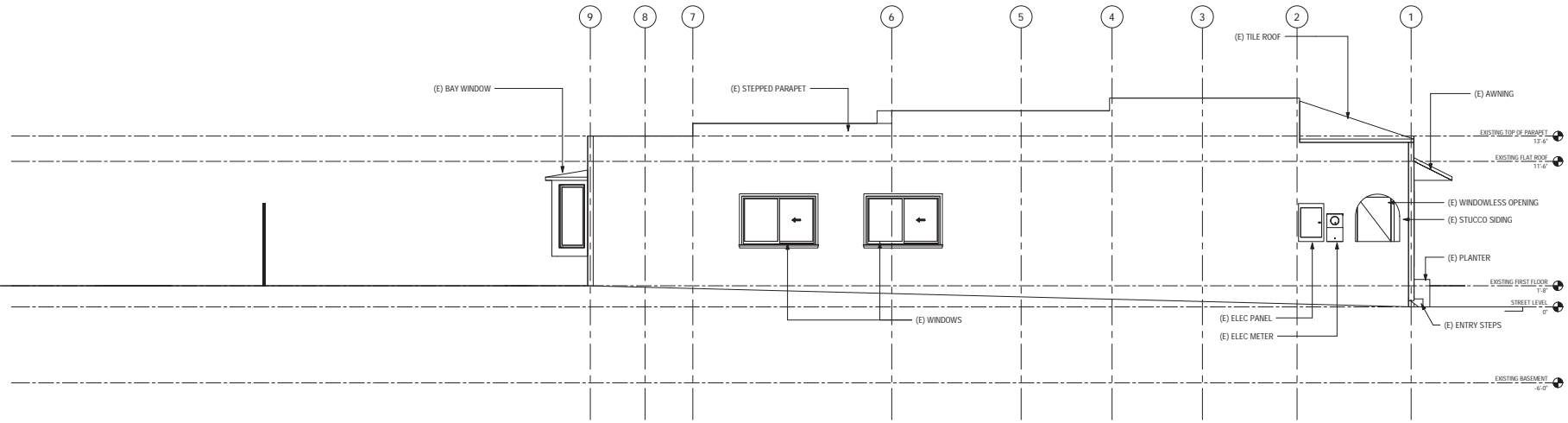
DESCRIPTION	
EXISTING ROOF PLAN	
DATE	06.28.21
SCALE	1/4" = 1'-0"
DRAWN BY	MCV/PDD
JOB	135 ECR
SHEET	

A1.2

NO.	DESCRIPTION	ISSUED BY	DATE



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



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



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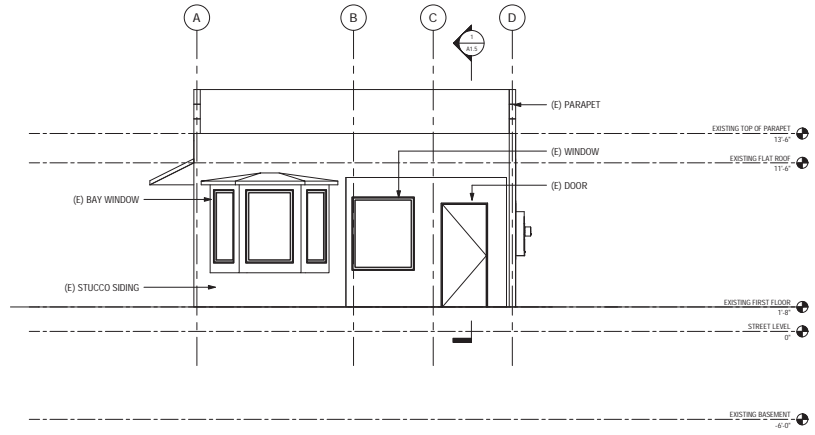
135 ECR
135 EL CAMINO REAL
MENLO PARK, CA 94025
PARCEL #: 071433140

DESCRIPTION	EXISTING ELEVATIONS
DATE	06.28.21
SCALE	1/4" = 1'-0"
DRAWN BY	MCV/PDD
JOB	135 ECR
SHEET	

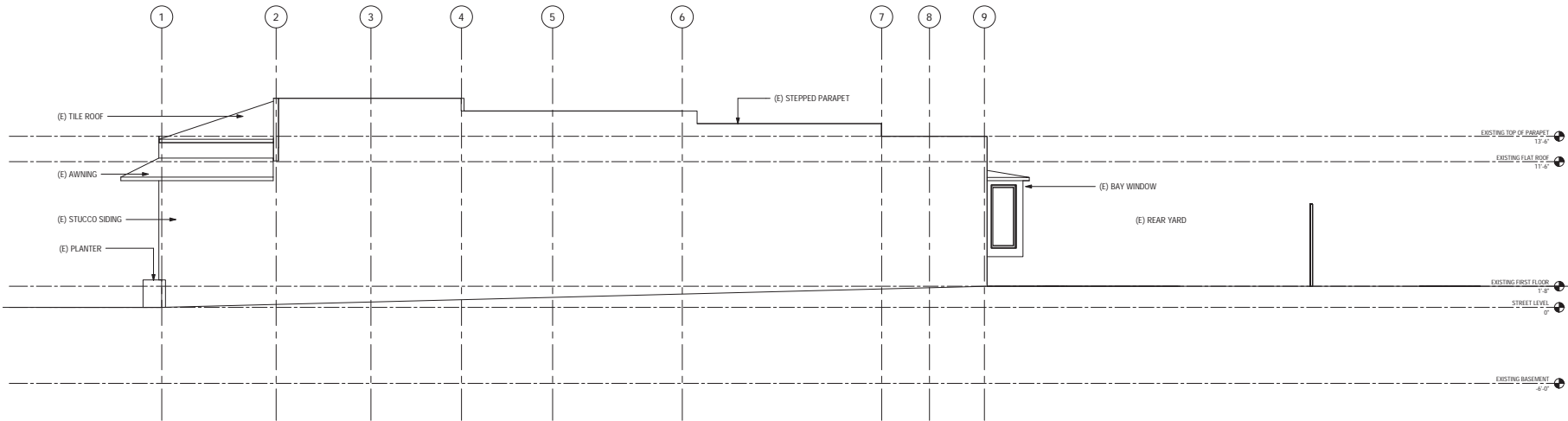
A1.3

6/28/2021 5:47:07 PM

NO.	DESCRIPTION	ISSUED BY	DATE



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



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



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135 ECR
135 EL CAMINO REAL
MENLO PARK, CA 94025
PARCEL #: 071433140

DESCRIPTION	EXISTING ELEVATIONS
DATE	06.28.21
SCALE	1/4" = 1'-0"
DRAWN BY	MCV/PDD
JOB	135 ECR
SHEET	

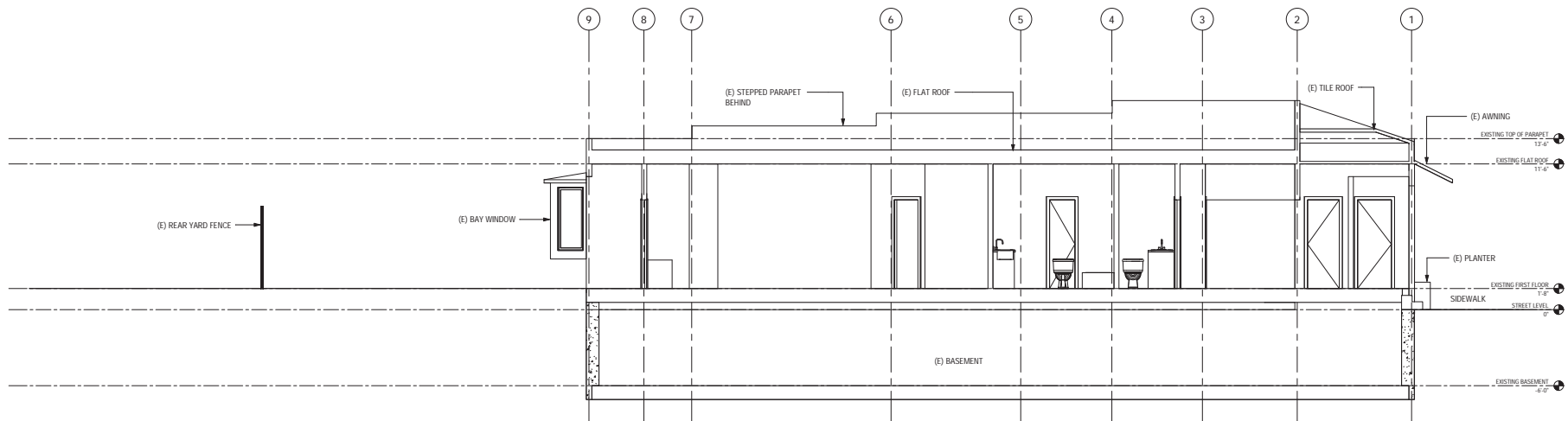
A1.4

NO.	DESCRIPTION	ISSUED BY	DATE



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1 EXISTING GENERAL SECTION
SCALE: 1/4" = 1'-0"

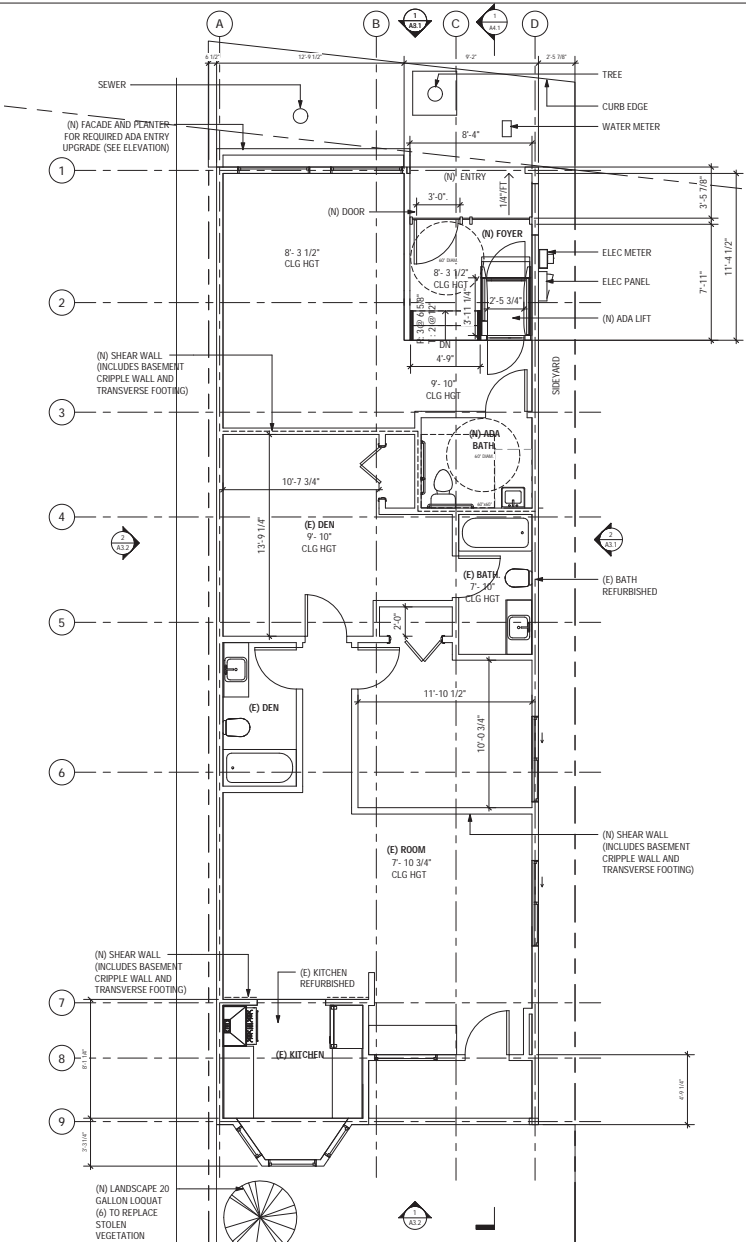
135 ECR
135 EL CAMINO REAL
MENLO PARK, CA 94025
PARCEL #: 071433140

DESCRIPTION
EXISTING SECTION
DATE 06.28.21
SCALE 1/4" = 1'-0"
DRAWN BY MCV/PDD
JOB 135 ECR
SHEET

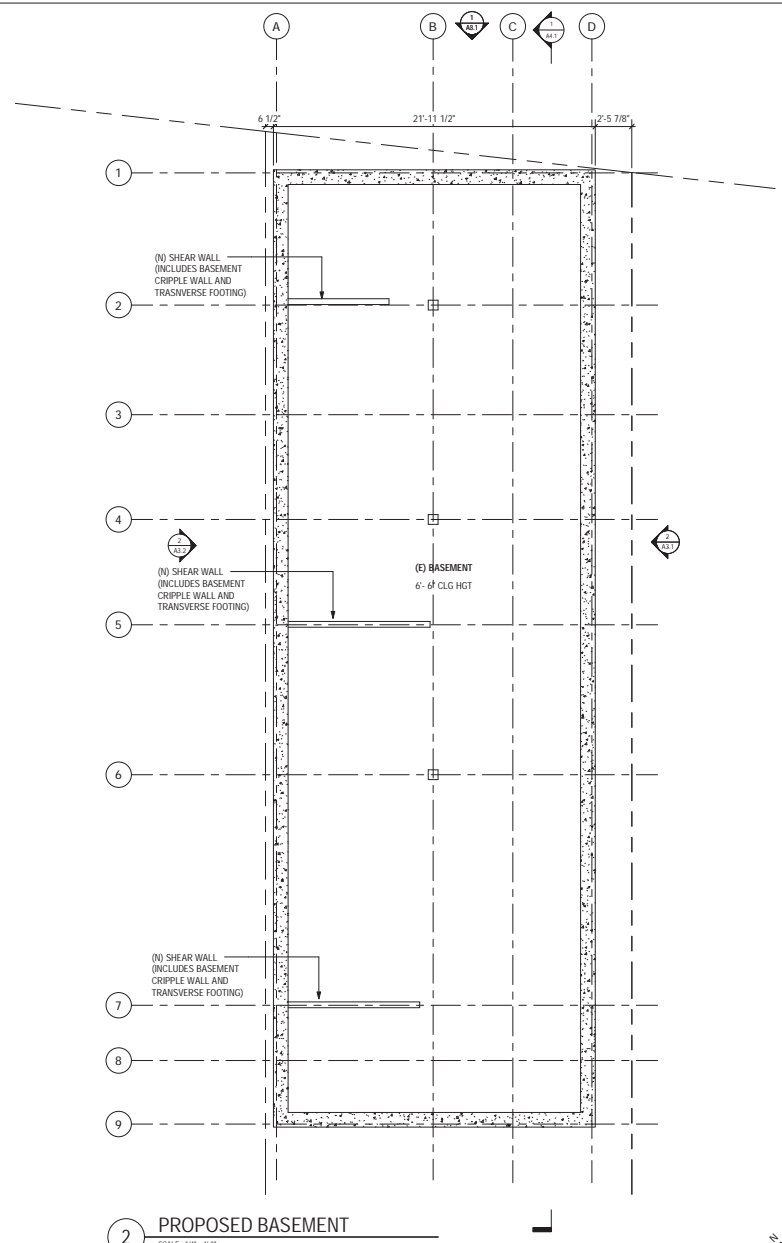
A1.5

6/28/2021 5:07:10 PM

NO.	DESCRIPTION	ISSUED BY	DATE



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



2 PROPOSED BASEMENT
SCALE: 1/4" = 1'-0"



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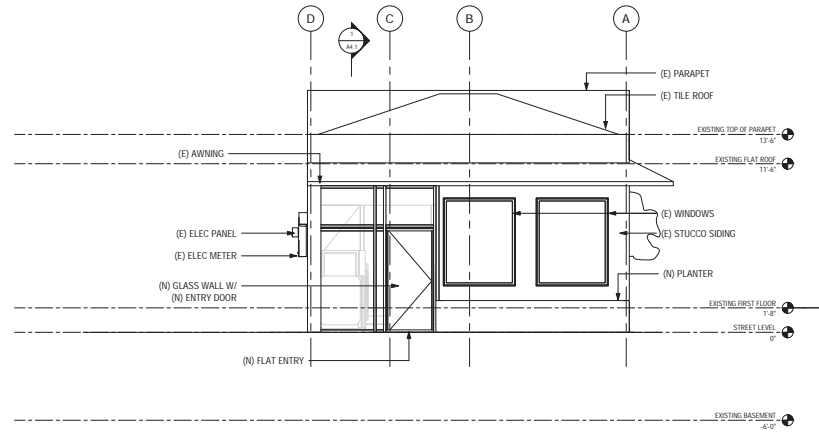
135 ECR
135 EL CAMINO REAL
MENLO PARK, CA 94025
PARCEL #: 071433140

DESCRIPTION
PROPOSED FLOOR PLAN
DATE 06.28.21
SCALE 1/4" = 1'-0"
DRAWN BY MCV/PDD
JOB 135 ECR
SHEET

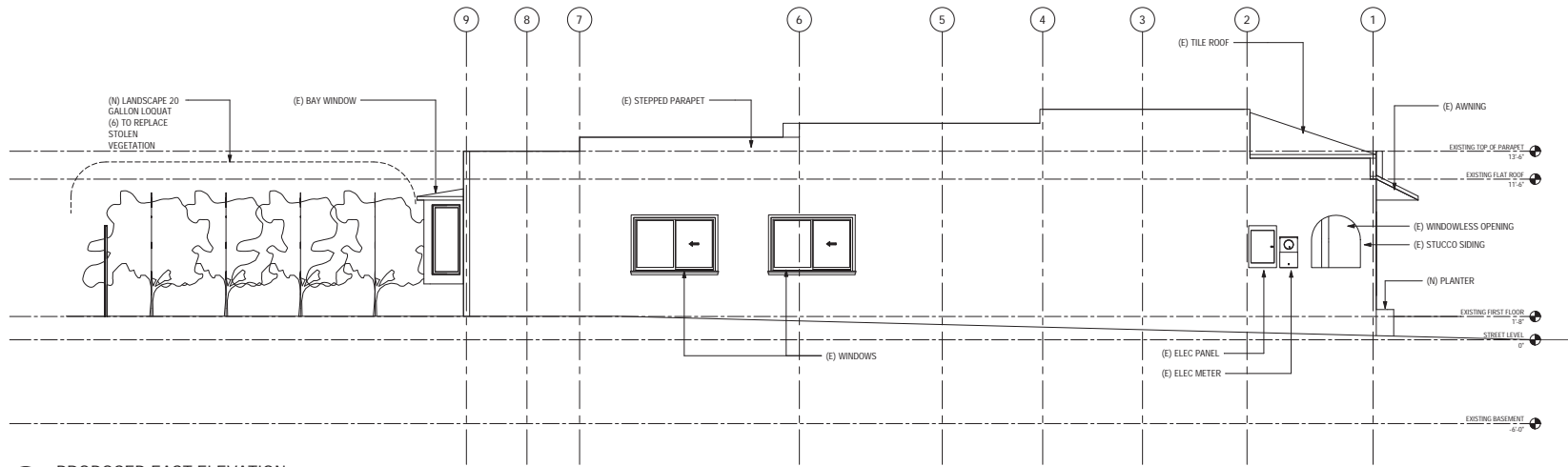
A2.1

6/28/2021 5:47:12 PM

NO.	DESCRIPTION	ISSUED BY	DATE



1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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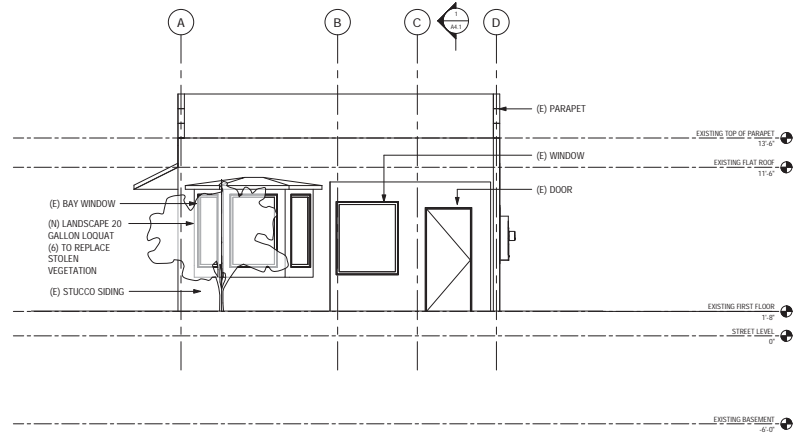
135 ECR
135 EL CAMINO REAL
MENLO PARK, CA 94025
PARCEL #: 071433140

DESCRIPTION
PROPOSED ELEVATIONS
DATE 06.28.21
SCALE 1/4" = 1'-0"
DRAWN BY MCV/PDD
JOB 135 ECR
SHEET

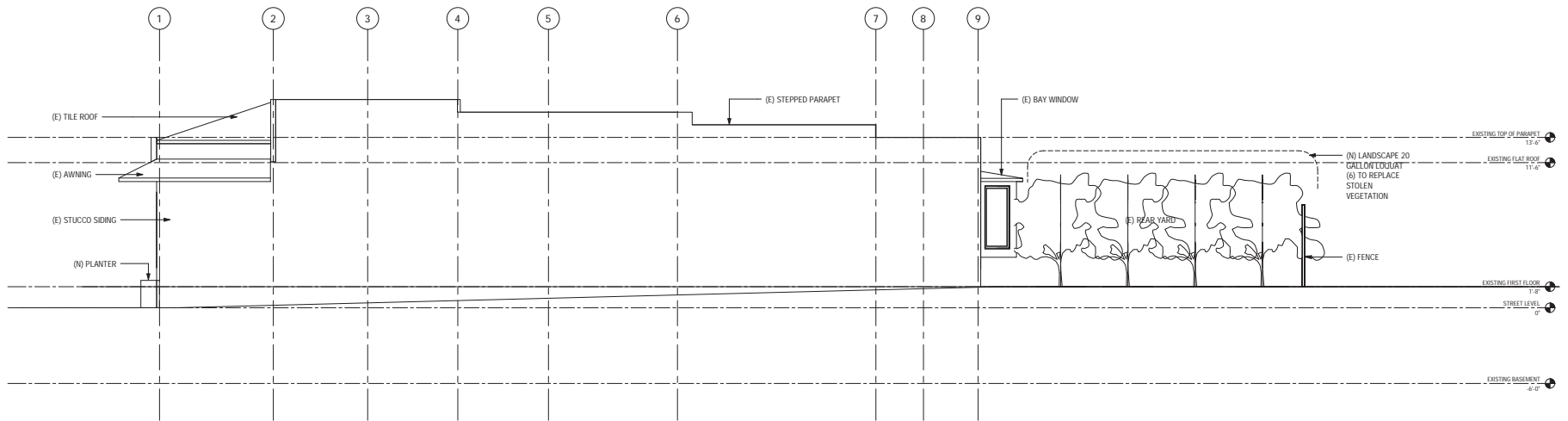
A3.1

6/28/2021 5:07:14 PM

NO.	DESCRIPTION	ISSUED BY	DATE



1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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135 ECR
135 EL CAMINO REAL
MENLO PARK, CA 94025
PARCEL #: 071433140

DESCRIPTION
PROPOSED ELEVATIONS
DATE 06.28.21
SCALE 1/4" = 1'-0"
DRAWN BY MCV/PDD
JOB 135 ECR
SHEET

A3.2

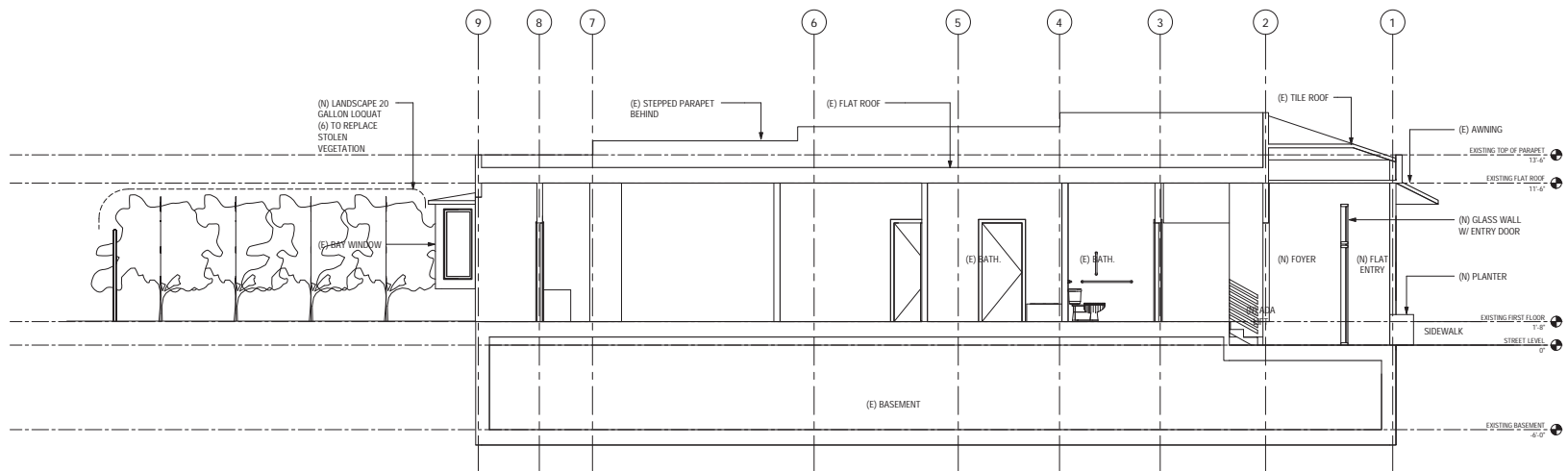
6/28/2021 5:47:20 PM

NO.	DESCRIPTION	ISSUED BY	DATE



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1 PROPOSED GENERAL SECTION
SCALE: 1/4" = 1'-0"

135 ECR
135 EL CAMINO REAL
MENLO PARK, CA 94025
PARCEL #: 071433140

DESCRIPTION
PROPOSED SECTION
DATE 06.28.21
SCALE 1/4" = 1'-0"
DRAWN BY MCV/PDD
JOB 135 ECR
SHEET

A4.1

6/28/2021 5:47:22 PM

NO.	DESCRIPTION	ISSUED BY	DATE



NORTHEAST FACADE



SOUTHWEST FACADE



NORTHWEST FACADE



SOUTHEAST FACADE



VIEW OF REAR OF PROPERTY



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135 ECR
135 EL CAMINO REAL

DESCRIPTION	PHOTOS
DATE	06.28.21
SCALE	
DRAWN BY	MCV/PPD
JOB	135 ECR
SHEET	

A7.1

NO.	DESCRIPTION	ISSUED BY	DATE



115 EL CAMINO REAL
APPROVED UNDER CONSTRUCTION

135 EL CAMINO REAL
SUBJECT PROPERTY

ACCESS TO PARKING LOT AT 145 EL CAMINO REAL

145 EL CAMINO REAL

1 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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135 ECR
135 EL CAMINO REAL

DESCRIPTION	STREETSCAPE
DATE	06.28.21
SCALE	1/8" = 1'-0"
DRAWN BY	MCV/PDD
JOB	135 ECR
SHEET	

A8.1

6/28/2021 5:47:24 PM