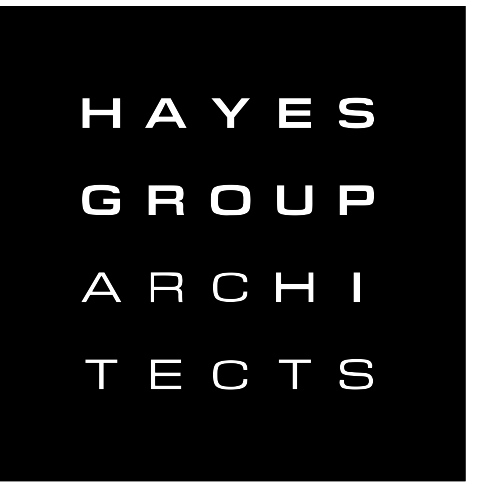


# 405 KIPLING STREET PALO ALTO, CALIFORNIA

PLANNING REVISION #1  
02.13.2026



HAYES GROUP ARCHITECTS, INC.  
2657 SPRING STREET  
REDWOOD CITY, CA 94063  
P. 650.365.0600  
F. 650.365.0670  
www.thehayesgroup.com

PROJECT ADDRESS:  
**405 KIPLING STREET**  
Palo Alto, California 94301

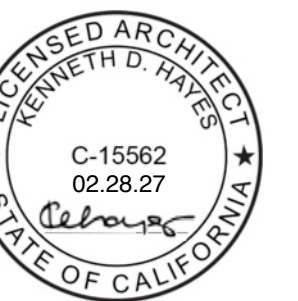
ISSUANCE:  
PLANNING SUBMISSION 11.26.2025

SHEET REVISIONS:

NO.	DESCRIPTION	DATE
1	PLANNING REV. #1	02.18.2026

DRAWING CONTENT  
COVER SHEET; DRAWING INDEX, VICINITY MAP, PROJECT INFORMATION & PROJECT TEAM

STAMP



JOB NUMBER:

2508.00

SCALE:  
AS NOTED

DRAWN BY:

MH

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DRAWING NUMBER

# A0.01

PROJECT TEAM	PROJECT INFORMATION	PROJECT DESCRIPTION	VICINITY MAP	DRAWING INDEX																																												
<p><b>OWNER:</b> MR. JOHN SHENK THOITS BROS., INC. 629 EMERSON STREET PALO ALTO, CA, 94301 650.323.4868 PH</p> <p><b>ARCHITECT:</b> HAYES GROUP ARCHITECTS, INC. 2657 SPRING STREET REDWOOD CITY, CA 94063 650.365.0600 PH CONTACT: KEN HAYES (x115) KHAYES@THEHAYESGROUP.COM</p> <p><b>LANDSCAPE ARCHITECT:</b> VAN DORN ABED LANDSCAPE ARCHITECTS INC. 81 14TH ST SAN FRANCISCO, CA 94103 415.864.1921 PH CONTACT: SHARI VAN DORN SHARI@VALAINC.COM</p> <p><b>ARBORIST:</b> HORT SCIENCE   BARTLETT CONSULTING 2550 9TH ST, SUITE 112 BERKELEY, CA 94710 925.484.0211 PH CONTACT: RYAN SUTTLE RSUTTLE@BARTLETT.COM</p>	<p><b>APN:</b> 120-15-010</p> <p><b>ZONING:</b> CD-C (P)</p> <p><b>FLOOD ZONE:</b> X</p> <p><b>HISTORIC:</b> BUILT 1897. CATEGORY 4 (EXISTING) CATEGORY 2 (PROPOSED)</p> <p><b>SEISMIC:</b> UNLISTED (EXISTING) CATEGORY 1 SEISMIC HAZARD (PROPOSED)</p> <p><b>OCCUPANCY:</b> R-2</p> <p><b>CONSTRUCTION TYPE:</b> V-B</p> <p><b>BUILDING CODES:</b> 2022 CALIFORNIA HISTORIC BUILDING CODE 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING CODE</p> <p><b>GREEN BUILDING:</b> ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS &amp; REGULATIONS</p> <p><b>FIRE SPRINKLERS:</b> NON SPRINKLERED</p> <p><b>TRASH/RECYCLING:</b> EXISTING (NO CHANGE)</p> <p><b>PARKING:</b> NONE REQUIRED.</p>	<p><b>PROJECT DESCRIPTION:</b> RECLASSIFICATION OF SEISMICALLY UNLISTED STRUCTURE TO CATEGORY 1 SEISMIC HAZARD. SEISMIC REHABILITATION OF RECLASSIFIED CATEGORY 1 SEISMIC HAZARD.</p> <p>RECLASSIFICATION OF CATEGORY 4 HISTORIC STRUCTURE TO CATEGORY 2 HISTORIC STRUCTURE. HISTORIC REHABILITATION OF RECLASSIFIED CATEGORY 2 HISTORIC STRUCTURE.</p> <p>THE WORK INCLUDES INSPECTION OF WINDOWS, DOORS, SIDING, ARCHITECTURAL DETAILS SUCH AS BELT COURSES, DECORATIVE COLUMNS, CASINGS, PORCHES, EXTERIOR STAIRS, SHINGLES AND SIDING, IDENTIFICATION OF ROTTED OR DAMAGED FEATURES AND REPLACEMENT IN KIND TO MATCH THE EXISTING CONSTRUCTION. THE BUILDING WILL BE REPAINTED.</p> <p>ALL WORK SHALL COMPLY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (36CFR67.7).</p> <p>PURSUANT TO PAMC 18.18.070(a)(3) REGARDING FLOOR AREA BONUSES FOR HISTORIC REHABILITATION, THIS IS ALSO AN APPLICATION FOR BONUS FLOOR AREA. NO EXPANSION OF FLOOR AREA IS PROPOSED.</p> <p>NEW FENCING, TRASH ENCLOSURE, PLANTINGS, AND REPAVED PARKING LOT AT REAR. NEW WINDOWS &amp; SIDING AT REAR.</p>	<p><b>GENERAL ZONING COMPLIANCE</b></p> <table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="4">DEVELOPMENT STANDARDS SUMMARY</th> </tr> <tr> <th>EXISTING</th> <th>PROPOSED</th> <th>ALLOWED</th> <th>COMPLIES</th> </tr> </thead> <tbody> <tr> <td>SITE AREA:</td> <td>5,966 SF NET</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>FLOOR AREA (F.A.R.):</td> <td>2,145 SF (0.36:1)</td> <td>2,145 SF (0.36:1)</td> <td>5,966 SF (1.0:1)</td> <td>YES</td> </tr> <tr> <td>SITE COVERAGE:</td> <td>1,418 SF (23.8%)</td> <td>1,591 SF (26.7%) (TRASH ADOS 173)</td> <td>966 SF (100%)</td> <td>YES</td> </tr> <tr> <td></td> <th>EXISTING</th> <th>PROPOSED</th> <th>REQUIRED</th> <th>COMPLIES</th> </tr> <tr> <td>FRONT YARD:</td> <td>14'-10 1/2"</td> <td>14'-10 1/2"</td> <td>NONE</td> <td>YES</td> </tr> <tr> <td>REAR YARD:</td> <td>50'-4 1/2"</td> <td>50'-4 1/2" (19'-6" AT TRASH)</td> <td>NONE</td> <td>YES</td> </tr> <tr> <td>SIDE YARD:</td> <td>18'-9 1/2"</td> <td>18'-9 1/2" (1'-0" AT TRASH)</td> <td>NONE</td> <td>YES</td> </tr> </tbody> </table>		DEVELOPMENT STANDARDS SUMMARY				EXISTING	PROPOSED	ALLOWED	COMPLIES	SITE AREA:	5,966 SF NET	-	-	-	FLOOR AREA (F.A.R.):	2,145 SF (0.36:1)	2,145 SF (0.36:1)	5,966 SF (1.0:1)	YES	SITE COVERAGE:	1,418 SF (23.8%)	1,591 SF (26.7%) (TRASH ADOS 173)	966 SF (100%)	YES		EXISTING	PROPOSED	REQUIRED	COMPLIES	FRONT YARD:	14'-10 1/2"	14'-10 1/2"	NONE	YES	REAR YARD:	50'-4 1/2"	50'-4 1/2" (19'-6" AT TRASH)	NONE	YES	SIDE YARD:	18'-9 1/2"	18'-9 1/2" (1'-0" AT TRASH)	NONE	YES	<p><b>GENERAL</b></p> <p>A0.01 COVER SHEET</p> <p>A0.02 GENERAL PROJECT NOTES, SYMBOLS AND LIST OF ABBREVIATIONS</p> <p>A0.03 PROJECT REQUIREMENTS</p> <p>A0.04 NOT USED</p> <p>A0.05 GREEN BUILDING</p> <p>A0.06 PALO ALTO POLLUTION PREVENTION</p> <p>A0.07 PALO ALTO T-1 TREE PROTECTION</p> <p>A0.08 PALO ALTO T-2 TREE PROTECTION</p> <p>A0.09 ARBORIST REPORT</p> <p><b>ARCHITECTURAL</b></p> <p>A1.01 SITE &amp; FIRST FLOOR PLAN - EXISTING, DEMOLITION, &amp; TREE PROTECTION</p> <p>A1.02 SECOND FLOOR PLAN - EXISTING</p> <p>A1.03 ROOF PLAN - EXISTING</p> <p>A2.01 SITE &amp; FIRST FLOOR PLAN - PROPOSED</p> <p>A2.02 ROOF PLAN - PROPOSED</p> <p>A3.00 ARCHITECTURAL MATERIAL BOARD &amp; PRODUCT DATA SHEET</p> <p>A3.01 EXTERIOR ELEVATIONS - NORTH &amp; SOUTH - EXISTING &amp; PROPOSED</p> <p>A3.02 EXTERIOR ELEVATIONS - WEST - EXISTING &amp; PROPOSED</p> <p>A3.03 EXTERIOR ELEVATIONS - EAST - EXISTING &amp; PROPOSED</p> <p>A4.01 BUILDING REFERENCE PHOTOS</p> <p>A4.02 PROPOSED PERSPECTIVES</p> <p><b>LANDSCAPE</b></p> <p>L3.0 PLANTING PLAN</p>
	DEVELOPMENT STANDARDS SUMMARY																																															
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File Name: 2508.00\_405 Kipling\_BIM\_Arch





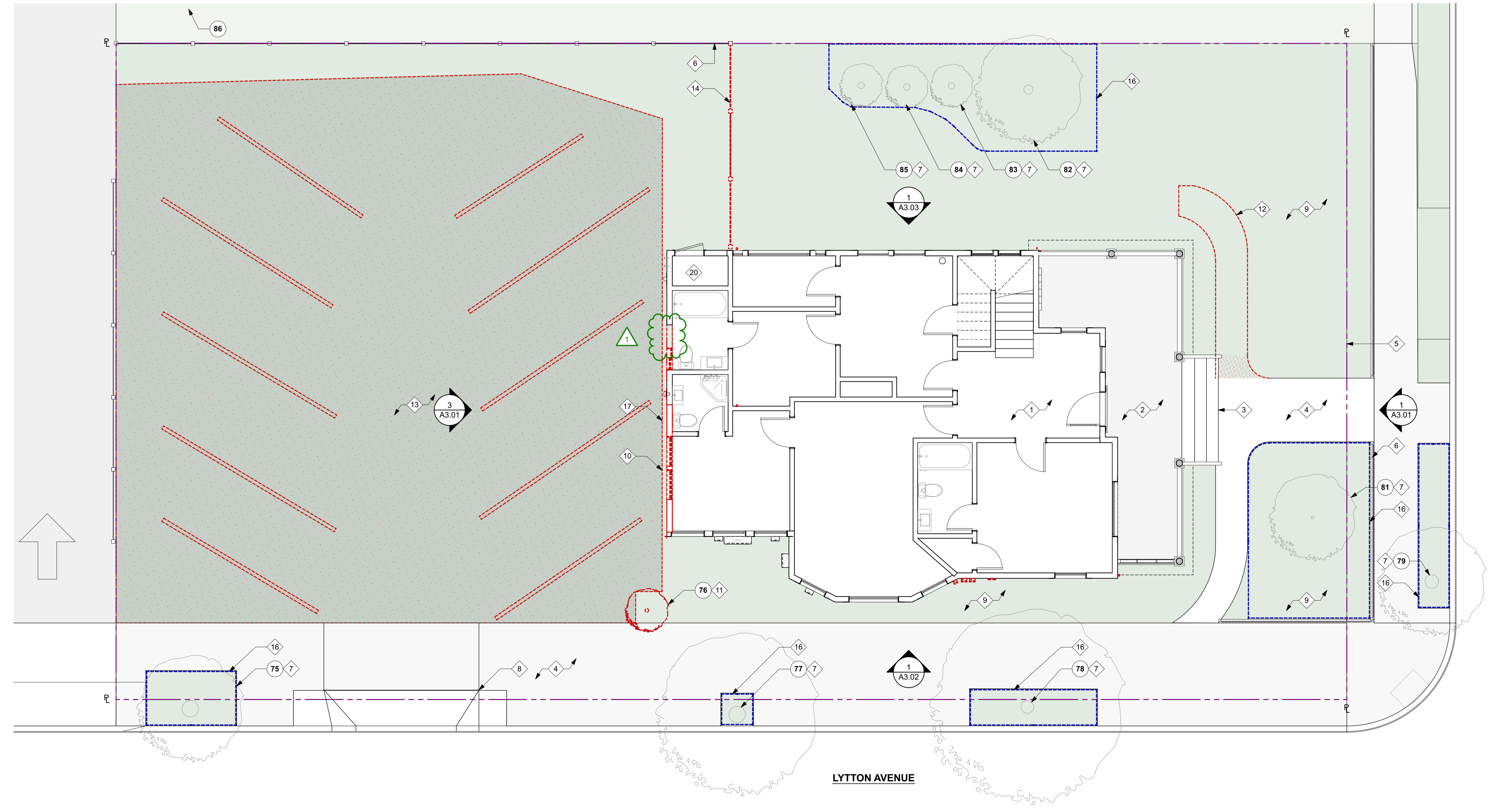












**SITE & FIRST FLOOR PLAN - EXISTING, DEMOLITION & TREE PROTECTION**  
SCALE: 3/16" = 1'-0" **1**

**EXISTING TREE LEGEND & PROTECTION MEASURES**

<b>75</b>	<b>CAMPHOR</b> TRUNK DIA.: 18" CROWN SPREAD: 15, 15, 15, 15' PROTECTION ZONE: EDGE OF TREE WELL
<b>76</b>	<b>BLACKWOOD ACACIA</b> TRUNK DIA.: 8" CROWN SPREAD: 4, 4, 4, 4' PROTECTION ZONE: N/A - TREE TO BE REMOVED
<b>77</b>	<b>RAYWOOD ASH</b> TRUNK DIA.: 11" CROWN SPREAD: 10, 10, 10, 10' PROTECTION ZONE: EDGE OF TREE WELL
<b>78</b>	<b>AFRICAN FERN PINE</b> TRUNK DIA.: 14, 12, 12, 10" CROWN SPREAD: 10, 15, 18, 15' PROTECTION ZONE: EDGE OF TREE WELL
<b>79</b>	<b>CAROB</b> TRUNK DIA.: 15" CROWN SPREAD: 4, 10, 4, 4' PROTECTION ZONE: EDGE OF TREE WELL
<b>80</b>	<b>CAROB</b> TRUNK DIA.: 28" CROWN SPREAD: 15, 20, 20, 20' PROTECTION ZONE: EDGE OF TREE WELL
<b>81</b>	<b>SAUCER MAGNOLIA</b> TRUNK DIA.: 3, 3, 3, 3" CROWN SPREAD: 8, 8, 8, 8' PROTECTION ZONE: EDGE OF HARDSCAPE
<b>82</b>	<b>COOK PINE</b> TRUNK DIA.: 10, 6, 6" CROWN SPREAD: 8, 10, 10, 8' PROTECTION ZONE: AS DRAWN
<b>83</b>	<b>ITALIAN CYPRESS</b> TRUNK DIA.: 7" CROWN SPREAD: 2, 2, 2, 2' PROTECTION ZONE: AS DRAWN
<b>84</b>	<b>ITALIAN CYPRESS</b> TRUNK DIA.: 7" CROWN SPREAD: 2, 2, 2, 2' PROTECTION ZONE: AS DRAWN

<b>85</b>	<b>ITALIAN CYPRESS</b> TRUNK DIA.: 7" CROWN SPREAD: 2, 2, 2, 2' PROTECTION ZONE: AS DRAWN
<b>86</b>	<b>TREE OF HEAVEN</b> TRUNK DIA.: 7, 6, 6, 5, 4" CROWN SPREAD: 10, 10, 10, 10' PROTECTION ZONE: PROPERTY FENCE TO PROTECT

**NOTES:**

- SEE ARBORIST REPORT ON SHEET **A0.09** FOR DETAILED TREE PRESERVATION GUIDELINES.
- DEMOLITION CONTRACTOR SHALL MEET WITH THE CONSULTING ARBORIST BEFORE BEGINNING WORK TO DISCUSS WORK PROCEDURES AND TREE PROTECTION.
- WHERE POSSIBLE, CAP AND ABANDON ALL EXISTING UNDERGROUND UTILITIES WITHIN THE TREE PROTECTION ZONE IN PLACE. REMOVAL OF UTILITY BOXES BY HAND IS ACCEPTABLE BUT NO TRENCHING SHOULD BE PERFORMED WITHIN THE TREE PROTECTION ZONE IN AN EFFORT TO REMOVE UTILITIES, IRRIGATION LINES, ETC.
- PROVIDE SIGNAGE AT EACH TREE PROTECTION ZONE THAT STATES:  
"WARNING - TREE PROTECTION ZONE. THIS FENCING SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE CITY ARBORIST (650-496-5953). REMOVAL WITHOUT PERMISSION IS SUBJECT TO A \$500 FINE PER DAY."  
\*PALO ALTO MUNICIPAL CODE SECTION 8.10.110.9"

**EXISTING & DEMOLITION PLAN KEY NOTES**

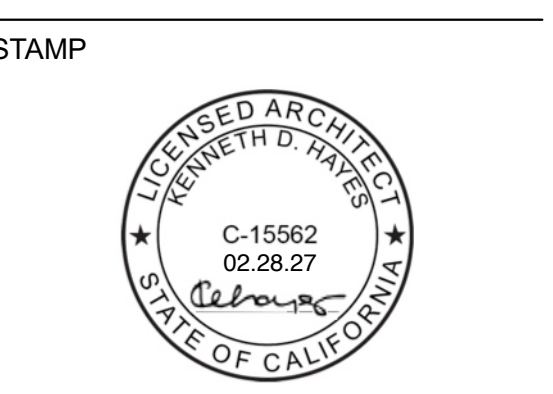
- 1 NO WORK AT INTERIOR AREAS, TYP. U.O.N.
- 2 (E) PORCH TO REMAIN
- 3 (E) STAIRS TO REMAIN
- 4 (E) SIDEWALK TO REMAIN, TYP.
- 5 PROPERTY LINE
- 6 (E) FENCING TO REMAIN
- 7 (E) TREE TO REMAIN. PROTECT TREE DURING CONSTRUCTION & FOLLOW TREE PRESERVATION GUIDELINES AS DETAILED IN ARBORIST REPORT ON SHEET A0.09, TYP.
- 8 (E) DRIVEWAY TO REMAIN
- 9 REMOVE (E) LANDSCAPING U.O.N. SEE LANDSCAPE DRAWINGS
- 10 REMOVE (E) NON-HISTORIC ALUMINUM WINDOWS AND SIDING
- 11 REMOVE (E) TREE
- 12 REMOVE (E) CONCRETE SIDEWALK
- 13 REMOVE (E) ASPHALT
- 14 REMOVE (E) FENCING
- 15 REMOVE (E) ASPHALT SHINGLE ROOFING
- 16 TREE PROTECTION FENCING PER ARBORIST REPORT
- 17 REMOVE PORTION OF (E) WALL FOR (N) WINDOW OPENING

- 18 (E) SKYLIGHT TO REMAIN
- 19 (E) VENTS TO REMAIN, TYP.
- 20 (E) WATER HEATER TO REMAIN
- 21 NOT USED
- 22 NOT USED
- 23 NOT USED
- 24 NOT USED
- 25 NOT USED
- 26 NOT USED
- 27 NOT USED

**WALL TYPE AND SYMBOL LEGEND**

- SEE SHEET **A0.02** FOR ADDITIONAL SYMBOL LEGEND INFORMATION NOT NOTED BELOW
- NEW WALL
  - EXISTING WALL
  - TREE PROTECTION ZONE
  - WALL / ELEMENT TO DEMOLISH
  - SURFACE TO DEMOLISH

**DRAWING CONTENT**  
**SITE & FIRST FLOOR PLAN - EXISTING, DEMOLITION & TREE PROTECTION**



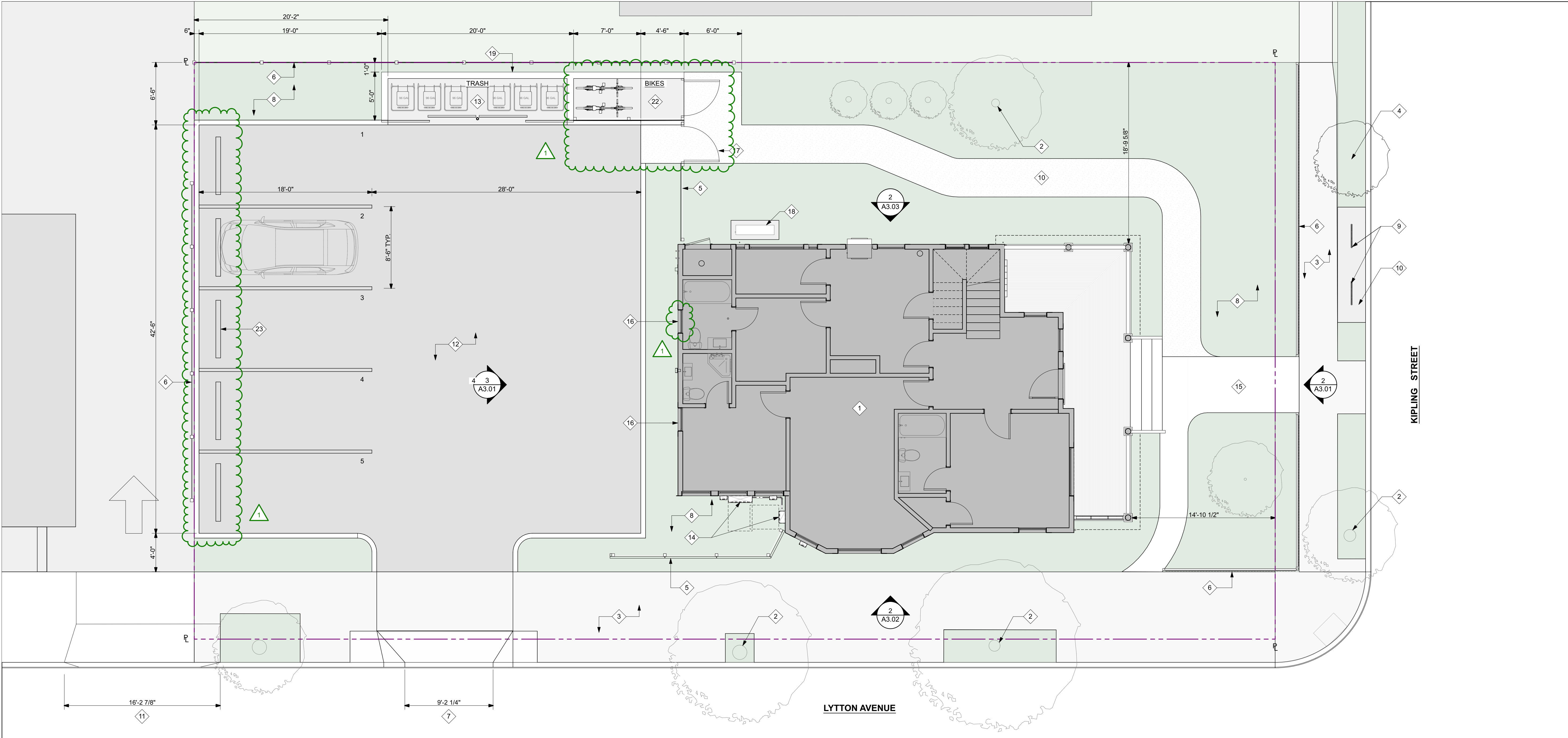
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**SITE & FIRST FLOOR PLAN - PROPOSED**

SCALE: 3/16" = 1'-0"

**1**

DRAWING CONTENT  
**SITE & FIRST FLOOR  
PLAN - PROPOSED**

**PROPOSED PLAN KEY NOTES**

- |  |  |
|--|--|
| 1 NO WORK AT INTERIOR AREAS, TYP. U.O.N.         | 18 (N) HEAT PUMP UNIT & PAD  |
| 2 (E) TREE TO REMAIN, TYP.                       | 19 (N) CONCRETE MASONRY WALL TO PROVIDE REQUIRED 1-HR FIRE - RESISTANCE RATING PER CBC TABLE 705.5 |
| 3 (E) SIDEWALK TO REMAIN                         | 20 (N) ASPHALT SHINGLE ROOFING   |
| 4 (N) STREET TREE, SEE LANDSCAPE DRAWINGS        | 21 (N) METAL ROOFING AT TRASH ENCLOSURE BELOW  |
| 5 (N) FENCING                                    | 22 (N) LONG TERM BICYCLE PARKING   |
| 6 (E) FENCING TO REMAIN                          | 23 (N) WHEEL STOP, TYP.  |
| 7 (E) DRIVEWAY TO REMAIN                         | 24 NOT USED  |
| 8 (N) LANDSCAPING, TYP. SEE LANDSCAPING DRAWINGS |  |
| 9 (N) SHORT TERM BICYCLE PARKING                 |  |
| 10 (N) DECOMPOSED GRANITE PATH                   |  |
| 11 (E) DRIVEWAY AT 480 LYTTON                    |  |
| 12 (N) ASPHALT PAVING                            |  |
| 13 (N) COVERED TRASH ENCLOSURE                   |  |
| 14 (E) ELECTRICAL PANELS TO REMAIN               |  |
| 15 (E) PAVING TO REMAIN                          |  |
| 16 (N) WINDOW                                    |  |
| 17 (N) GATE                                      |  |

**WALL TYPE AND SYMBOL LEGEND**

- SEE SHEET A0.02 FOR ADDITIONAL SYMBOL LEGEND INFORMATION NOT NOTED BELOW
- EXISTING WALL
  - NEW WALL
  - WALL LAYOUT CONTROL PLAN
  - ALIGN
  - GLAZING ASSEMBLY
  - 1 HR. RATED WALL
  - WALL TYPE TAG (SEE WALL TYPE SCHEDULE ON A0.60)
  - WINDOW ID TAG (SEE WINDOW SCHEDULE) ON SHEET A9.10
  - DOOR TAG ID (SEE DOOR SCHEDULE)
  - F.F. = +6"
  - SLOPED SURFACE

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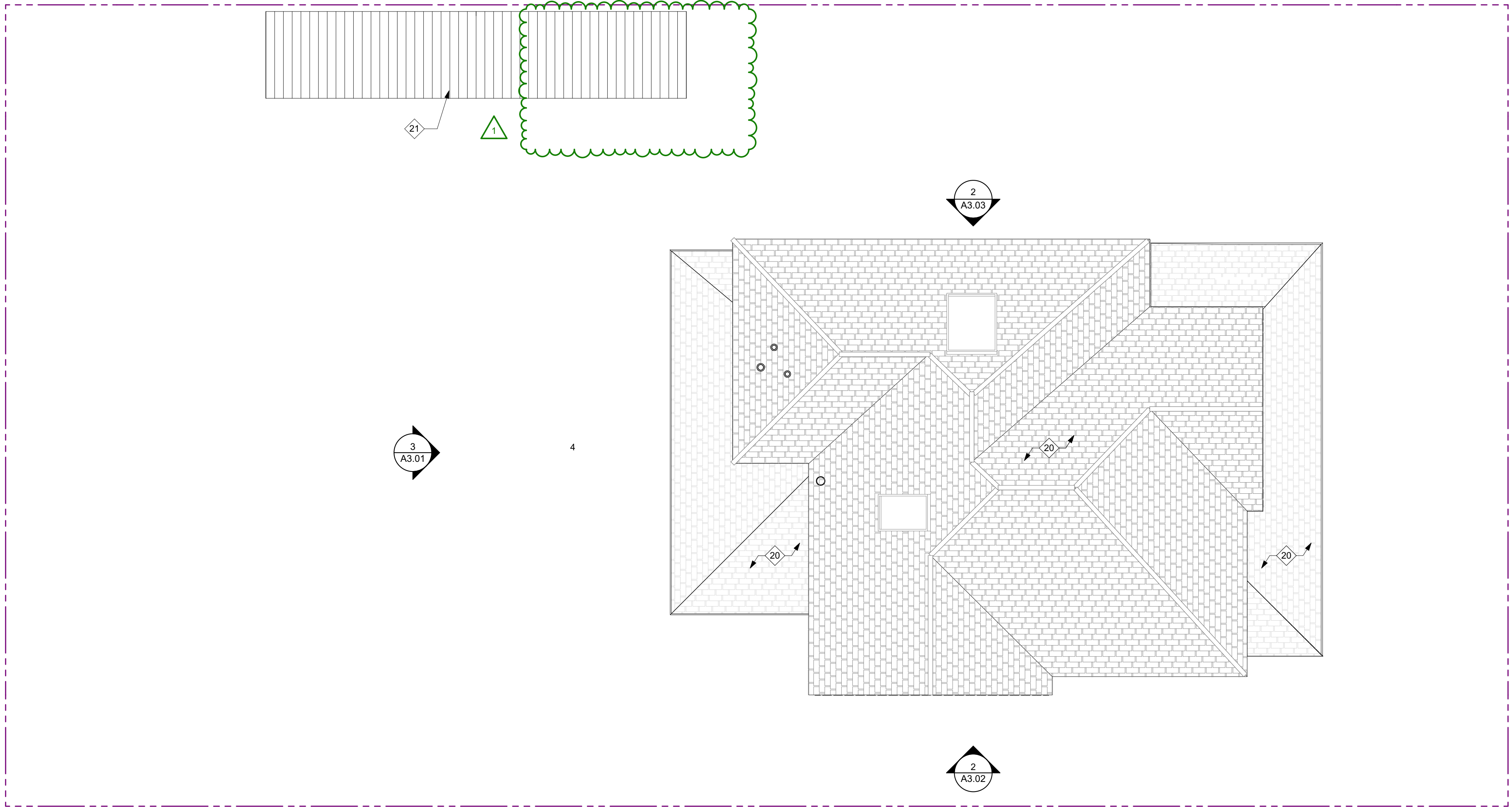


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**A2.01**

SHEET REVISIONS:

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**ROOF PLAN - PROPOSED**

SCALE: 3/16" = 1'-0"

**1**

DRAWING CONTENT  
**ROOF PLAN - PROPOSED**

**PROPOSED ROOF PLAN KEY NOTES**

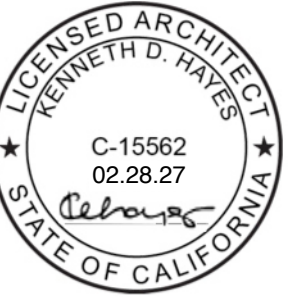
- |  |  |
|--|--|
| 1 NO WORK AT INTERIOR AREAS, TYP. U.O.N.         | 18 (N) HEAT PUMP UNIT & PAD  |
| 2 (E) TREE TO REMAIN, TYP.                       | 19 (N) CONCRETE MASONRY WALL TO PROVIDE REQUIRED 1-HR FIRE - RESISTANCE RATING PER CBC TABLE 705.5 |
| 3 (E) SIDEWALK TO REMAIN                         | 20 (N) ASPHALT SHINGLE ROOFING   |
| 4 (N) STREET TREE, SEE LANDSCAPE DRAWINGS        | 21 (N) METAL ROOFING AT TRASH ENCLOSURE BELOW  |
| 5 (N) FENCING                                    | 22 (N) LONG TERM BICYCLE PARKING   |
| 6 (E) FENCING TO REMAIN                          | 23 (N) WHEEL STOP, TYP.  |
| 7 (E) DRIVEWAY TO REMAIN                         | 24 NOT USED  |
| 8 (N) LANDSCAPING, TYP. SEE LANDSCAPING DRAWINGS |  |
| 9 (N) SHORT TERM BICYCLE PARKING                 |  |
| 10 (N) DECOMPOSED GRANITE PATH                   |  |
| 11 (E) DRIVEWAY AT 480 LYTTON                    |  |
| 12 (N) ASPHALT PAVING                            |  |
| 13 (N) COVERED TRASH ENCLOSURE                   |  |
| 14 (E) ELECTRICAL PANELS TO REMAIN               |  |
| 15 (E) PAVING TO REMAIN                          |  |
| 16 (N) WINDOW                                    |  |
| 17 (N) GATE                                      |  |

**WALL TYPE AND SYMBOL LEGEND**

SEE SHEET **A0.02** FOR ADDITIONAL SYMBOL LEGEND INFORMATION NOT NOTED BELOW

- NEW WALL
- EXISTING WALL
- TREE PROTECTION ZONE
- WALL / ELEMENT TO DEMOLISH
- SURFACE TO DEMOLISH
- ROOFING MATERIAL TO DEMOLISH

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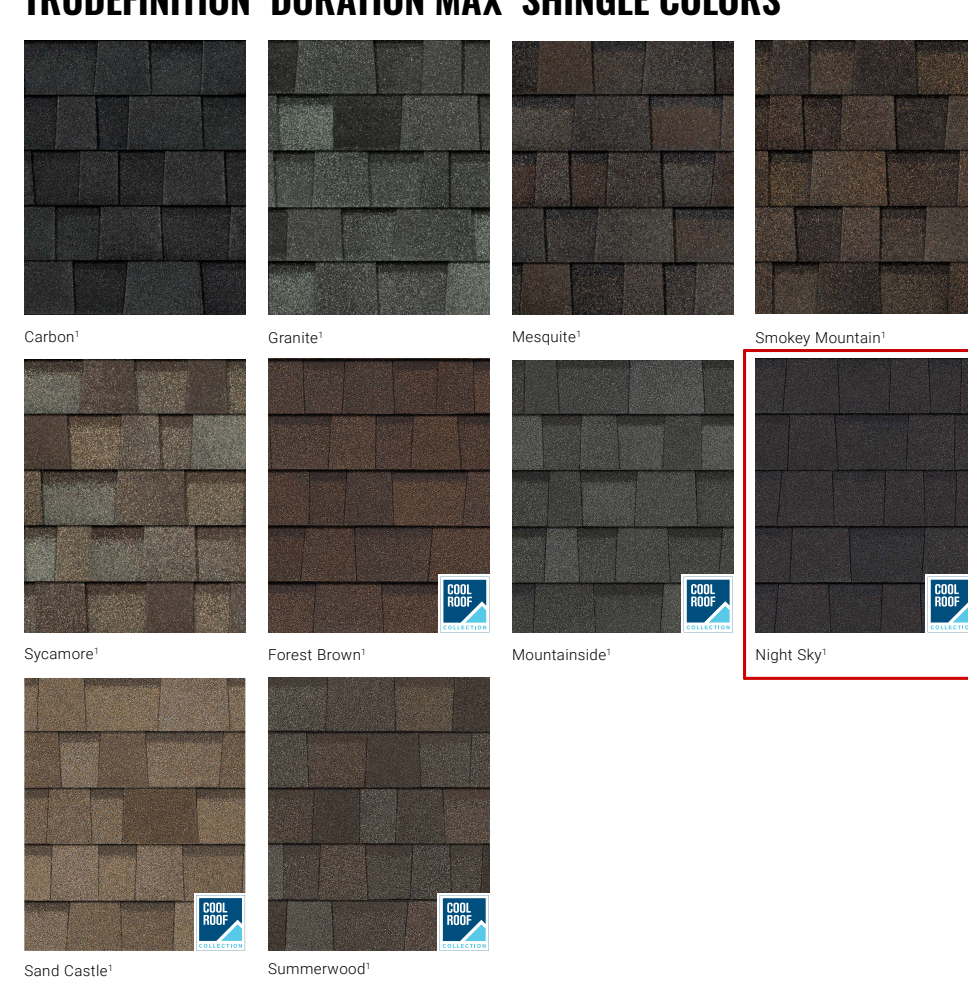
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**A2.03**



**TruDefinition™ DURATION MAX™**  
Shingles with Patented SureNail™ Technology  
Tejas con tecnología patentada SureNail™

**TRUDEFINITION™ DURATION MAX™ SHINGLE COLORS**



**OWENS CORNING® COOL ROOF COLLECTION**

En la línea premium de Tejas Duration MAX™, hay colores de COOL Roof Collection que están especialmente diseñados para reflejar los rayos del sol, ayudando a que su hogar sea más acogedor y con un consumo de energía más eficiente. Estos colores ofrecen una protección con integridad para las tejas que reflejan la luz solar, que generalmente son de color más claro. Ahora puede ahorrar energía y vivir general al mismo tiempo.

**En la línea premium de Tejas Duration MAX™, hay colores de COOL Roof Collection que están especialmente diseñados para reflejar los rayos del sol, ayudando a que su hogar sea más acogedor y con un consumo de energía más eficiente. Estos colores ofrecen una protección con integridad para las tejas que reflejan la luz solar, que generalmente son de color más claro. Ahora puede ahorrar energía y vivir general al mismo tiempo.**

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**Product Attributes**

**Warranty Length™**  
Limited Lifetime (for as long as you own home)

**Wind Resistance Limited Warranty™**  
120 MPH  
TRU PROTECTION: Non-Prorated Limited Warranty\* Period 10 Years

**Product Specifications**

Size	120" x 36"
Weight per Square	350 lbs
Application Equipment	10"
Shingles per Bundle	16
Shingles per Area 4 Bundles	64
Coverage per 4 Bundles	96.4 sq. ft.

**Applicable Standards and Codes**

ASTM D2239  
ASTM D2238  
ASTM D2237 Class 1  
ICC-ES AC308  
ASTM D2197 Class 1  
ASTM D2198 Class 1  
ASTM D2199 Class 1  
ASTM D2200 Class 1  
ASTM D2201 Class 1  
ASTM D2202 Class 1  
ASTM D2203 Class 1  
ASTM D2204 Class 1  
ASTM D2205 Class 1  
ASTM D2206 Class 1  
ASTM D2207 Class 1  
ASTM D2208 Class 1  
ASTM D2209 Class 1  
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ASTM D2297 Class 1  
ASTM D2298 Class 1  
ASTM D2299 Class 1  
ASTM D2300 Class 1

**Atributos del producto**

**Duración de la garantía™**  
Limitada de por vida (durante el tiempo que sea propietario de su vivienda)

**Garantía limitada de resistencia a vientos™**  
120 MPH (129 km/h)

**Producto de garantía limitada™ no prorrogada Tru PROTECTION™**  
10 años

**Especificaciones del producto**

Tamaño: 120" x 36"  
Peso por cuadrado: 350 lb  
Equipo de aplicación: 10"  
Tejas por paquete: 16  
Paquetes por área 4 paquetes: 64  
Cobertura por paquete por 4 paquetes: 96.4 por cuadrado

**Normas y códigos aplicables**

ASTM D2239  
ASTM D2238  
ASTM D2237 Class 1  
ICC-ES AC308  
ASTM D2197 Class 1  
ASTM D2198 Class 1  
ASTM D2199 Class 1  
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ASTM D2201 Class 1  
ASTM D2202 Class 1  
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ASTM D2299 Class 1  
ASTM D2300 Class 1

**COOL ROOF COLLECTION | COOL ROOF COLLECTION**

Owens Corning® Cool Roof Shingles	OWC Product ID	Warranty Length	Solar Reflectance Index (SRI)	Thermal Emittance Index (TEI)	Solar Reflectance Index (SRI) (for as long as you own your home)
Duration MAX® Forest Brown	0950-0015A	Lifetime Lifetime*	0.18	0.92	17
Duration MAX® Mountside	0950-0016A	Lifetime Lifetime*	0.19	0.91	19
Duration MAX® Night Sky	0950-0025	Lifetime Lifetime*	0.18	0.90	16
Duration MAX® Sand Castle	0950-0020	Lifetime Lifetime*	0.17	0.92	17
Duration MAX® Summerwood	0950-0015A	Lifetime Lifetime*	0.18	0.91	17

**ASPHALT SHINGLE ROOFING - PRODUCT DATA**

SCALE: NTS 2



**COLOR DISCLAIMER**

In color requests, we know getting the shingle color right is a big part of any roofing purchase. Our printing color system, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing if installed on an actual home your roofing contractor or supplier can provide a sample and help be able to direct you to a local installation.

**DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES**

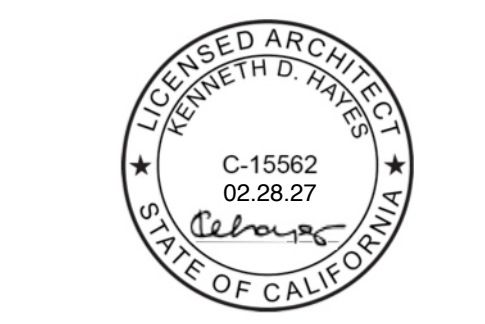
En peticiones de colores, sabemos que obtener el color de las tejas es una parte importante de cualquier compra de techos. Además de ver literatura de colores de tejas, sugerimos que solicite una muestra de tejas para ver cómo se verá en su hogar y con los elementos exteriores de su vivienda en varias condiciones de luz natural. Finalmente, recomendamos que verifique su elección de colores, verificando cómo las tejas se instalarán en una vivienda real. Recomendamos que su contratista de techos o proveedor de tejas pueda proporcionar una muestra y ayudarle a dirigirlo a una instalación local.

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NO.	DESCRIPTION	DATE
1	PLANNING REV. #1	02.18.2026

**DRAWING CONTENT ARCHITECTURAL MATERIAL BOARD**

**STAMP**



JOB NUMBER: 2508.00

SCALE: AS NOTED

DRAWN BY: MH

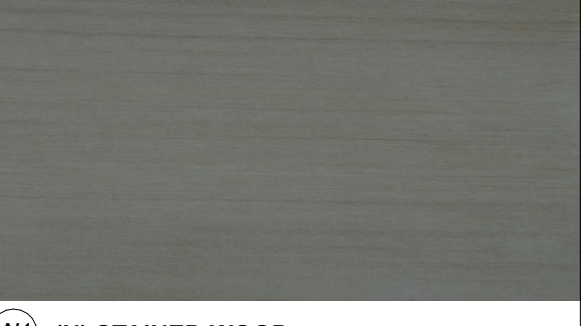
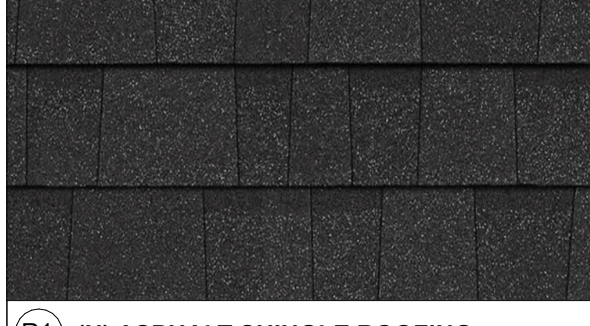

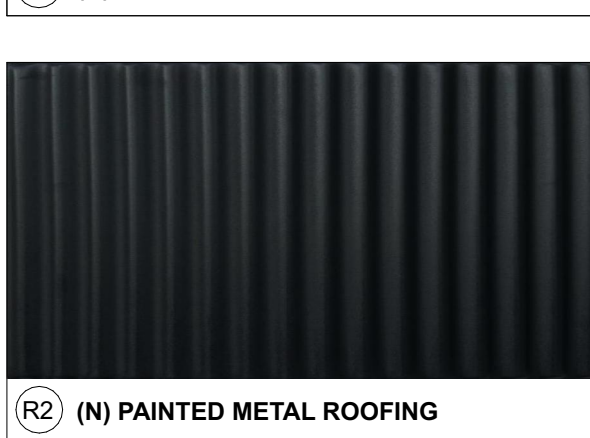

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DRAWING NUMBER

A3.00



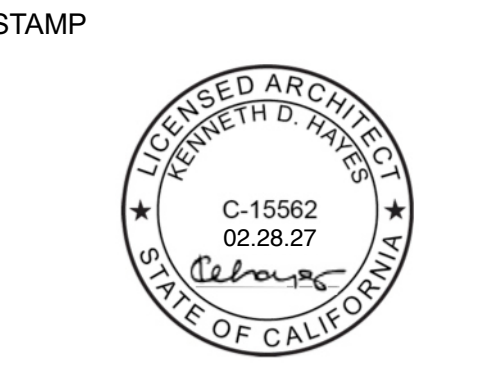
- P1 PAINTED WOOD - SIDING**
- P2 PAINTED WOOD - TRIM, CORNICE, FASCIA & SOFFIT, PICKET FENCING**
- P3 PAINTED WOOD - DECKING**
- G1 (E) GLAZING**

 <b>W1 (N) STAINED WOOD</b>	 <b>R1 (N) ASPHALT SHINGLE ROOFING</b>
 <b>G2 (N) GLAZING</b>	 <b>R2 (N) PAINTED METAL ROOFING</b>
 <b>C1 (N) CONCRETE MASONRY</b>	

SHEET REVISIONS:

NO.	DESCRIPTION	DATE
1	PLANNING REV. #1	02.18.2026

DRAWING CONTENT  
**EXTERIOR ELEVATIONS - NORTH & SOUTH - EXISTING & PROPOSED**

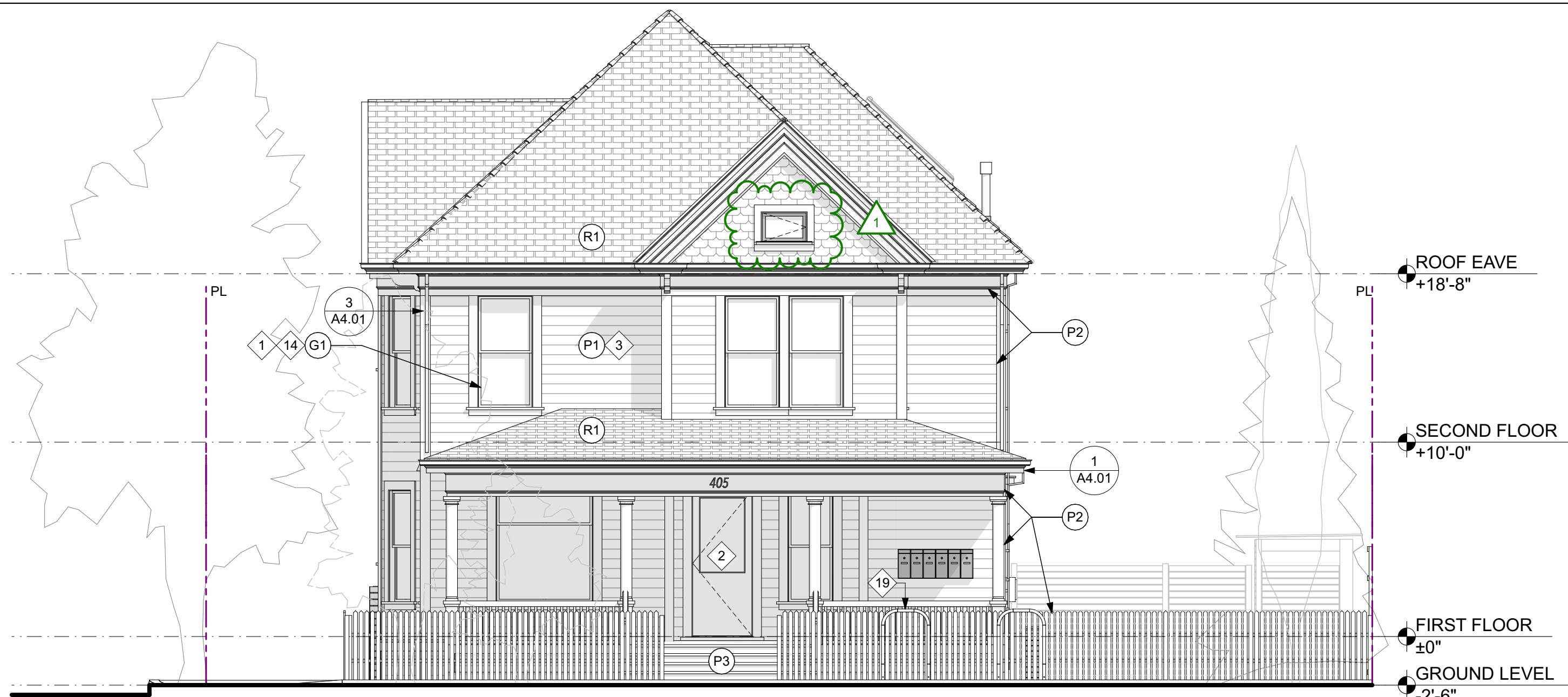


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SCALE:  
AS NOTED  
DRAWN BY:  
MH

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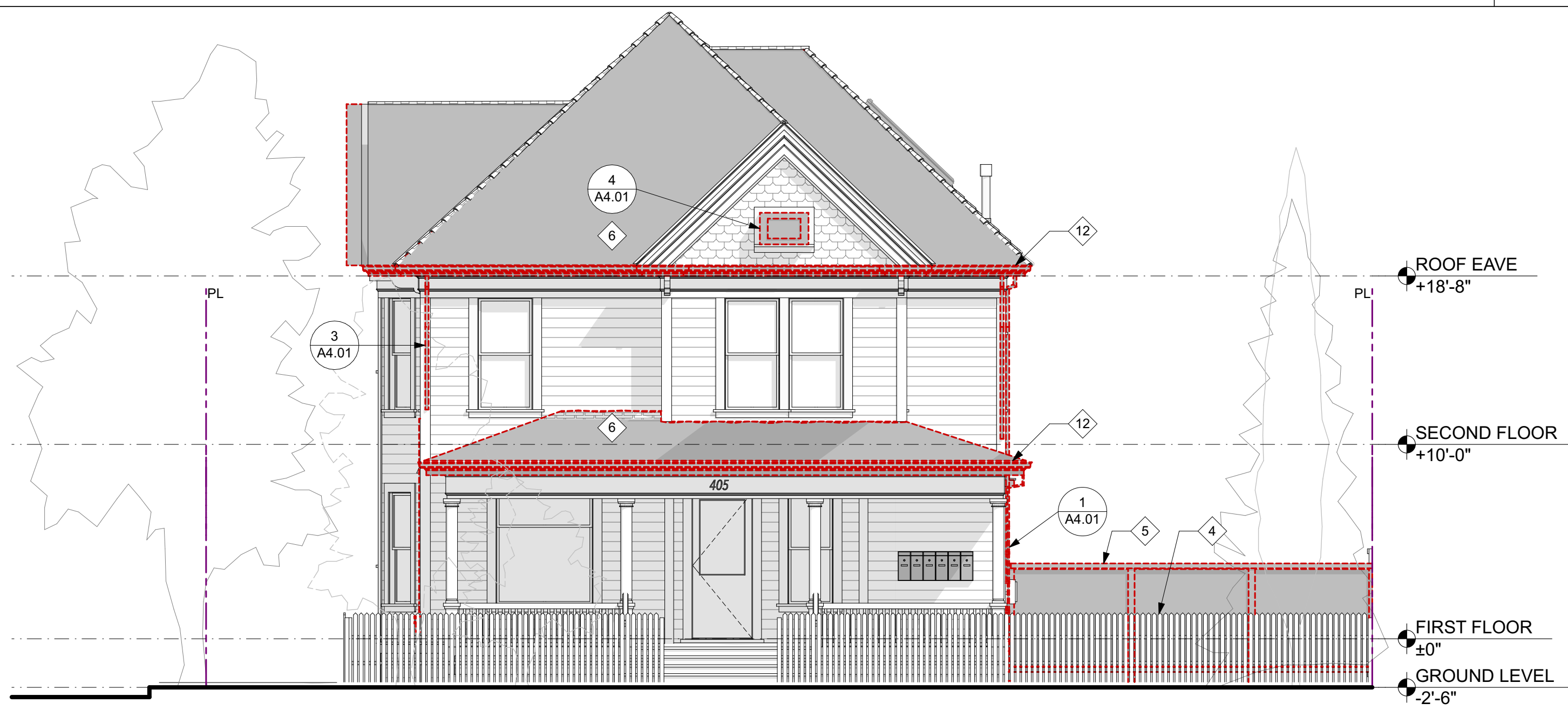
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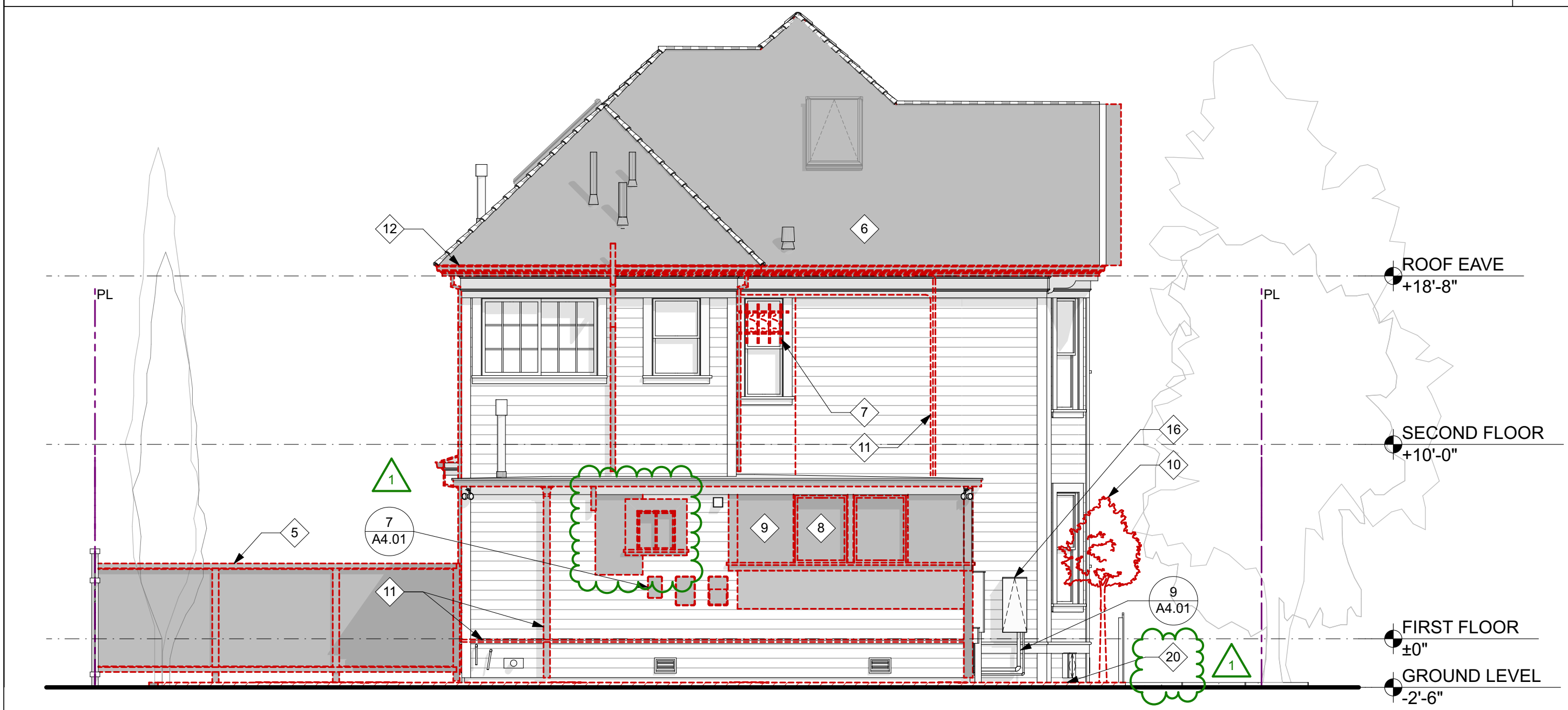
**SOUTH (FRONT) ELEVATION - PROPOSED**  
SCALE: 3/16" = 1'-0" **2**



**NORTH (REAR) ELEVATION - PROPOSED**  
SCALE: 3/16" = 1'-0" **4**



**SOUTH (FRONT) ELEVATION - EXISTING & DEMOLITION**  
SCALE: 3/16" = 1'-0" **1**



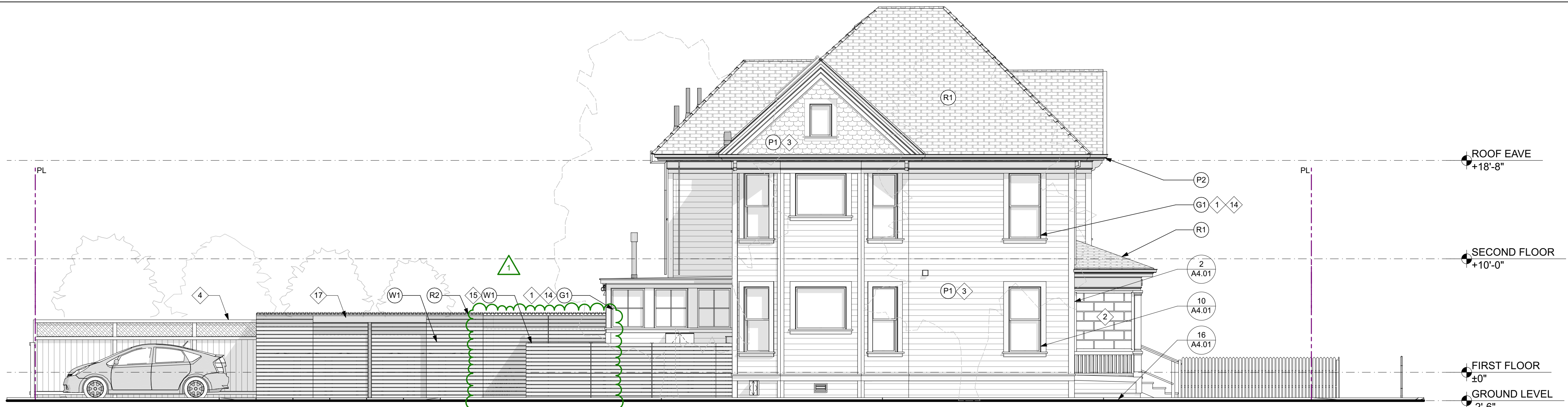
**NORTH (REAR) ELEVATION - EXISTING & DEMOLITION**  
SCALE: 3/16" = 1'-0" **3**

**ELEVATION KEY NOTES**

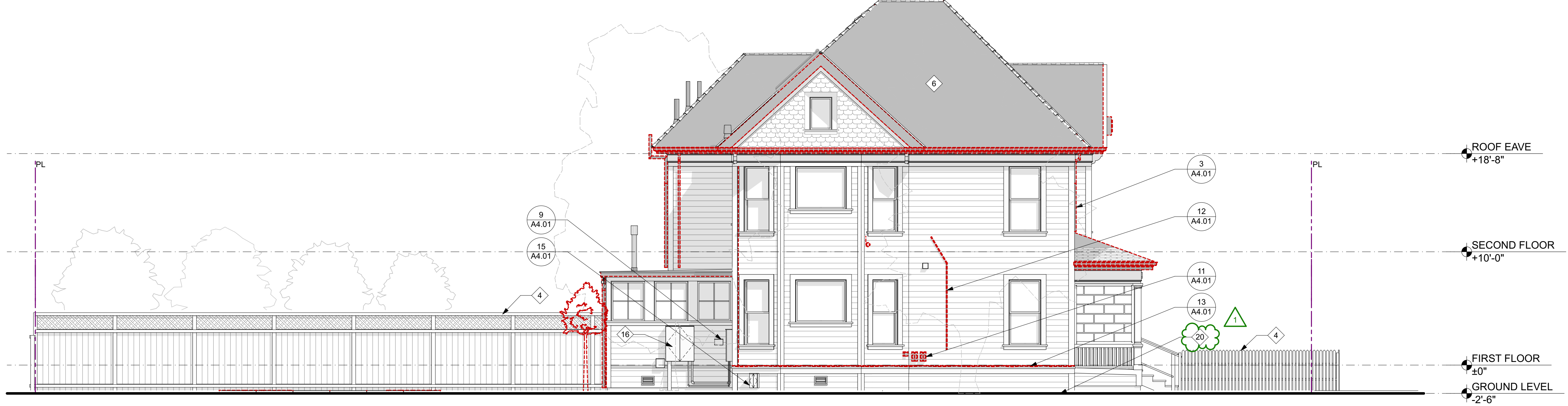
- 1 SEE REHABILITATION REQUIREMENTS A, WINDOW AND DOORS, TYP
- 2 SEE REHABILITATION REQUIREMENT B, PORCHES AND ENTRANCES, ALSO SEE REFERENCE PHOTOS, TYP.
- 3 SEE REHABILITATION REQUIREMENT C, WOOD SIDING, CLAPBOARD AND OTHER FUNCTIONAL AND DECORATIVE ELEMENTS, ALSO SEE REFERENCE PHOTOS, TYP.
- 4 (E) WOOD FENCE TO REMAIN
- 5 REMOVE (E) WOOD FENCE
- 6 REMOVE (E) ASPHALT SHINGLE ROOFING
- 7 REMOVE (E) SECURITY GRILLE
- 8 REMOVE (E) NON-HISTORIC ALUMINUM WINDOWS
- 9 REMOVE (E) SIDING FOR (N) WINDOWS
- 10 REMOVE (E) TREE, SEE PLAN
- 11 INVESTIGATE (E) CONDUIT, WIRING, PIPING & VENTS AND REMOVE IF OBSOLETE, TYP.
- 12 INVESTIGATE (E) EAVE AND CONDITION OF GUTTER, REPAIR OR REPLACE IN KIND AS REQUIRED
- 13 (N) DOUBLE-HUNG WINDOW
- 14 (E) WINDOW TO REMAIN, TYP. U.O.N.
- 15 (N) WOOD FENCE
- 16 (E) ELECTRICAL & COMMS PANELS TO REMAIN
- 17 (N) COVERED TRASH ENCLOSURE
- 18 (N) MECHANICAL UNIT AND PAD
- 19 (N) BICYCLE RACK, SEE LANDSCAPE DRAWINGS
- 20 REMOVE (E) UNREINFORCED MASONRY FOUNDATION AND REPLACE W/ (N) CONCRETE FOUNDATION IN ACCORDANCE W/ PAMC CHAPTER 16.42 SEISMIC REHABILITATION REQUIREMENTS

**EXTERIOR FINISH LEGEND**

- C1 (N) CONCRETE MASONRY  
SMOOTH-FACED CONCRETE MASONRY UNIT, GRAY COLOR
- G1 (E) GLAZING  
W/ PAINTED WOOD FRAME & SASH W/ CLEAR GLASS
- G2 (N) GLAZING  
W/ PAINTED WOOD FRAME & SASH W/ CLEAR TEMPERED GLASS
- P1 PAINTED WOOD - SIDING  
DARK COLOR - MATCH EXISTING
- P2 PAINTED WOOD - TRIM, CORNICE, FASCIA, SOFFIT, PICKET FENCING  
LIGHT COLOR - MATCH EXISTING
- P3 PAINTED WOOD - DECKING  
GRAY COLOR - MATCH EXISTING
- R1 (N) ASPHALT SHINGLE ROOFING  
DIMENSIONAL, DARK GRAY COLOR
- R2 (N) PAINTED METAL ROOFING  
PAINTED 7/8" CORRUGATED GALVALUME OR SIMILAR
- W1 (N) STAINED WOOD - FENCING  
CABOT SHALE SEMI-SOLID OR SIMILAR



**WEST ELEVATION - PROPOSED**  
SCALE: 3/16" = 1'-0" **2**

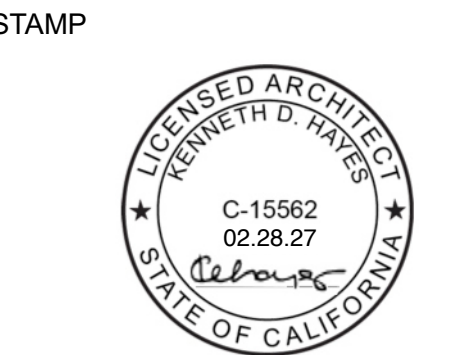


**WEST ELEVATION - EXISTING & DEMOLITION**  
SCALE: 3/16" = 1'-0" **1**

SHEET REVISIONS:

NO.	DESCRIPTION	DATE
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DRAWING CONTENT  
**EXTERIOR ELEVATIONS - WEST - EXISTING & PROPOSED**



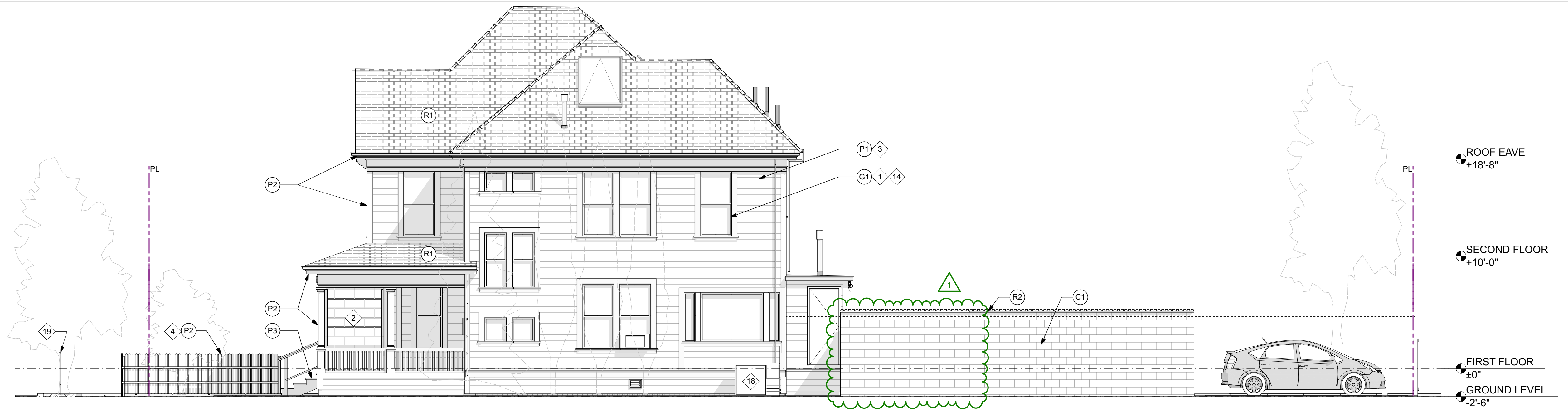
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**ELEVATION KEY NOTES**

- 1 SEE REHABILITATION REQUIREMENTS A, WINDOW AND DOORS, TYP
- 2 SEE REHABILITATION REQUIREMENT B, PORCHES AND ENTRANCES, ALSO SEE REFERENCE PHOTOS, TYP.
- 3 SEE REHABILITATION REQUIREMENT C, WOOD SIDING, CLAPBOARD AND OTHER FUNCTIONAL AND DECORATIVE ELEMENTS, ALSO SEE REFERENCE PHOTOS, TYP.
- 4 (E) WOOD FENCE TO REMAIN
- 5 REMOVE (E) WOOD FENCE
- 6 REMOVE (E) ASPHALT SHINGLE ROOFING
- 7 REMOVE (E) SECURITY GRILLE
- 8 REMOVE (E) NON-HISTORIC ALUMINUM WINDOWS
- 9 REMOVE (E) SIDING FOR (N) WINDOWS
- 10 REMOVE (E) TREE, SEE PLAN
- 11 INVESTIGATE (E) CONDUIT, WIRING, PIPING & VENTS AND REMOVE IF OBSOLETE, TYP.
- 12 INVESTIGATE (E) EAVE AND CONDITION OF GUTTER, REPAIR OR REPLACE IN KIND AS REQUIRED
- 13 (N) DOUBLE-HUNG WINDOW
- 14 (E) WINDOW TO REMAIN, TYP. U.O.N.
- 15 (N) WOOD FENCE
- 16 (E) ELECTRICAL & COMMS PANELS TO REMAIN
- 17 (N) COVERED TRASH ENCLOSURE
- 18 (N) MECHANICAL UNIT AND PAD
- 19 (N) BICYCLE RACK, SEE LANDSCAPE DRAWINGS
- 20 REMOVE (E) UNREINFORCED MASONRY FOUNDATION AND REPLACE W/ (N) CONCRETE FOUNDATION IN ACCORDANCE W/ PAMC CHAPTER 16.42 SEISMIC REHABILITATION REQUIREMENTS

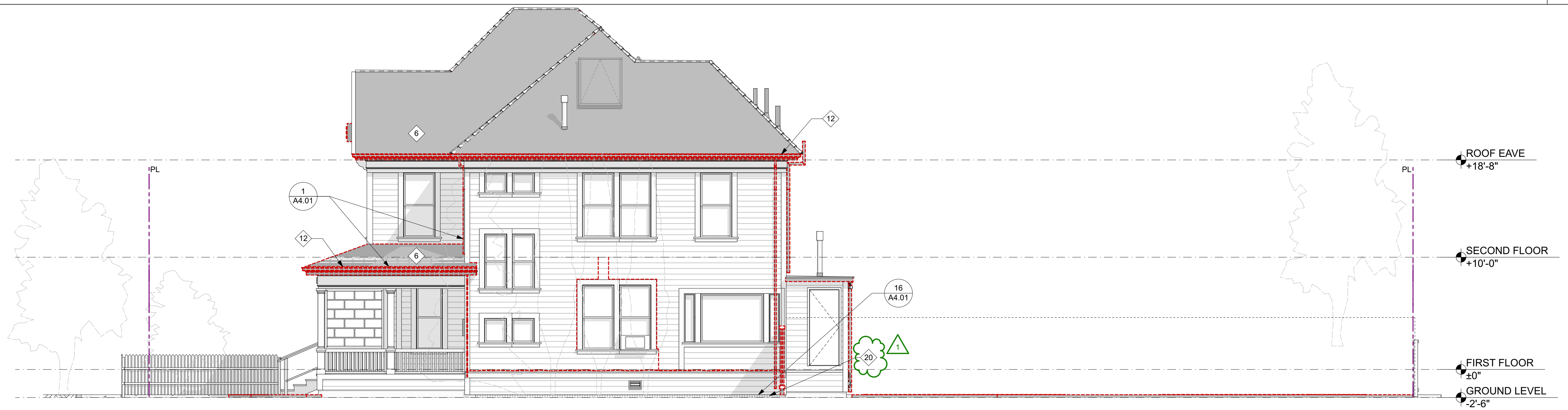
**EXTERIOR FINISH LEGEND**

- C1 (N) CONCRETE MASONRY SMOOTH-FACED CONCRETE MASONRY UNIT, GRAY COLOR
- G1 (E) GLAZING W/ PAINTED WOOD FRAME & SASH W/ CLEAR GLASS
- G2 (N) GLAZING W/ PAINTED WOOD FRAME & SASH W/ CLEAR TEMPERED GLASS
- P1 PAINTED WOOD - SIDING DARK COLOR - MATCH EXISTING
- P2 PAINTED WOOD - TRIM, CORNICE, FASCIA, SOFFIT, PICKET FENCING LIGHT COLOR - MATCH EXISTING
- P3 PAINTED WOOD - DECKING GRAY COLOR - MATCH EXISTING
- R1 (N) ASPHALT SHINGLE ROOFING DIMENSIONAL, DARK GRAY COLOR
- R2 (N) PAINTED METAL ROOFING PAINTED 7/8" CORRUGATED GALVALUME OR SIMILAR
- W1 (N) STAINED WOOD - FENCING CABOT SHALE SEMI-SOLID OR SIMILAR



**EAST ELEVATION - PROPOSED**  
SCALE: 3/16" = 1'-0"

**2**



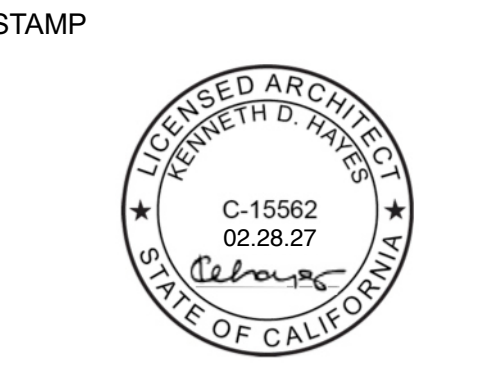
**EAST ELEVATION - EXISTING & DEMOLITION**  
SCALE: 3/16" = 1'-0"

**1**

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DRAWING CONTENT  
**EXTERIOR ELEVATIONS - EAST - EXISTING & PROPOSED**



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**A3.03**

**ELEVATION KEY NOTES**

- 1 SEE REHABILITATION REQUIREMENTS A, WINDOW AND DOORS, TYP
- 2 SEE REHABILITATION REQUIREMENT B, PORCHES AND ENTRANCES, ALSO SEE REFERENCE PHOTOS, TYP.
- 3 SEE REHABILITATION REQUIREMENT C, WOOD SIDING, CLAPBOARD AND OTHER FUNCTIONAL AND DECORATIVE ELEMENTS, ALSO SEE REFERENCE PHOTOS, TYP.
- 4 (E) WOOD FENCE TO REMAIN
- 5 REMOVE (E) WOOD FENCE
- 6 REMOVE (E) ASPHALT SHINGLE ROOFING
- 7 REMOVE (E) SECURITY GRILLE
- 8 REMOVE (E) NON-HISTORIC ALUMINUM WINDOWS
- 9 REMOVE (E) SIDING FOR (N) WINDOWS
- 10 REMOVE (E) TREE, SEE PLAN
- 11 INVESTIGATE (E) CONDUIT, WIRING, PIPING & VENTS AND REMOVE IF OBSOLETE, TYP.
- 12 INVESTIGATE (E) EAVE AND CONDITION OF GUTTER, REPAIR OR REPLACE IN KIND AS REQUIRED
- 13 (N) DOUBLE-HUNG WINDOW
- 14 (E) WINDOW TO REMAIN, TYP. U.O.N.
- 15 (N) WOOD FENCE
- 16 (E) ELECTRICAL & COMMS PANELS TO REMAIN
- 17 (N) COVERED TRASH ENCLOSURE
- 18 (N) MECHANICAL UNIT AND PAD
- 19 (N) BICYCLE RACK, SEE LANDSCAPE DRAWINGS
- 20 REMOVE (E) UNREINFORCED MASONRY FOUNDATION AND REPLACE W/ (N) CONCRETE FOUNDATION IN ACCORDANCE W/ PAMC CHAPTER 16.42 SEISMIC REHABILITATION REQUIREMENTS

**EXTERIOR FINISH LEGEND**

- C1 (N) CONCRETE MASONRY SMOOTH-FACED CONCRETE MASONRY UNIT, GRAY COLOR
- G1 (E) GLAZING W/ PAINTED WOOD FRAME & SASH W/ CLEAR GLASS
- G2 (N) GLAZING W/ PAINTED WOOD FRAME & SASH W/ CLEAR TEMPERED GLASS
- P1 PAINTED WOOD - SIDING DARK COLOR - MATCH EXISTING
- P2 PAINTED WOOD - TRIM, CORNICE, FASCIA, SOFFIT, PICKET FENCING LIGHT COLOR - MATCH EXISTING
- P3 PAINTED WOOD - DECKING GRAY COLOR - MATCH EXISTING
- R1 (N) ASPHALT SHINGLE ROOFING DIMENSIONAL, DARK GRAY COLOR
- R2 (N) PAINTED METAL ROOFING PAINTED 7/8" CORRUGATED GALVALUME OR SIMILAR
- W1 (N) STAINED WOOD - FENCING CABOT SHALE SEMI-SOLID OR SIMILAR

SHEET REVISIONS:

NO.	DESCRIPTION	DATE
1	PLANNING REV. #1	02.18.2026

DRAWING CONTENT  
**BUILDING REFERENCE  
PHOTOS**

STAMP



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**A4.01**



**3**  
INVESTIGATE DOWNSPOUT CONNECTION TO EXISTING UPPER ROOF GUTTER AND ASSES FOR REHABILITATION



**2**  
REPLACE ALL DOWNSPOUTS TO PORCH, TYP.



**1**  
REMOVE AND REPLACE ALL DOWNSPOUTS AT PORCH, TYP.



**9**  
INVESTIGATE CONDUIT /CABLING /WIRES AND REMOVE IF NOT IN USE, TYP.



**12**  
INVESTIGATE CONDUIT AND REMOVE IF NOT IN USE, TYP.



**11**  
INVESTIGATE CABLING /WIRES AND SECURE IF STILL IN USE, TYP.



**7**  
REHABILITATE SIDING WHERE SIGNAGE REMOVED AND DISCOLORATION IS PRESENT



**10**  
REPLACE WINDOW SCREENS IN KIND, GENERAL WINDOW REPAIR AND REFINISHING, TYP.



**15**  
INVESTIGATE CABLING /WIRES AND SECURE IF STILL IN USE, TYP.



**13**  
INVESTIGATE CABLING /WIRES AND SECURE IF STILL IN USE, TYP.



**16**  
REMOVE (E) UNREINFORCED MASONRY FOUNDATION AND REPLACE W/ (N) CONCRETE FOUNDATION IN ACCORDANCE W/ PAMC CHAPTER 16.42 SEISMIC REHABILITATION REQUIREMENTS



VIEW OF REAR BIKE STORAGE AND TRASH ENCLOSURE  
SCALE: NTS 4



VIEW OF FRONT FROM KIPLING STREET  
SCALE: NTS 2

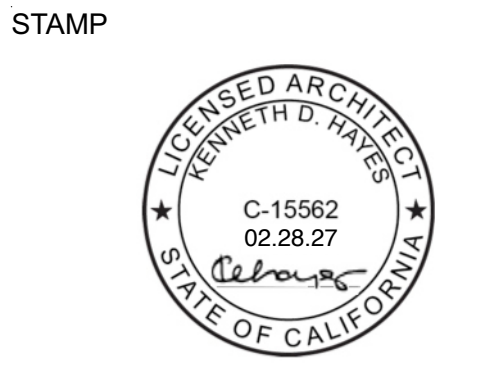


VIEW OF REAR YARD FROM LYTTON AVENUE  
SCALE: NTS 3



VIEW FROM KIPLING STREET LOOKING NORTHEAST  
SCALE: NTS 1

DRAWING CONTENT  
PROPOSED  
PERSPECTIVES



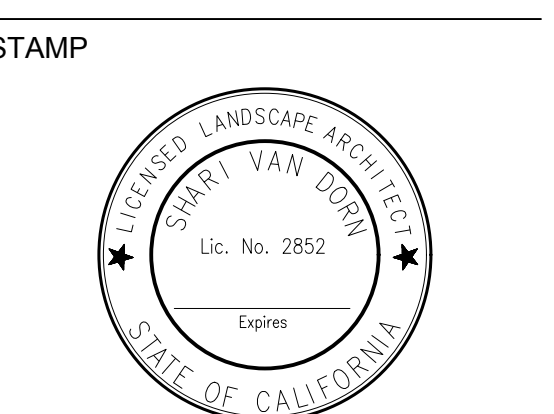
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DRAWN BY:  
MH  
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DRAWING NUMBER

Date: 01/14/26  
Project: 2508.00  
Location: 405 Kipling, RM, Arch

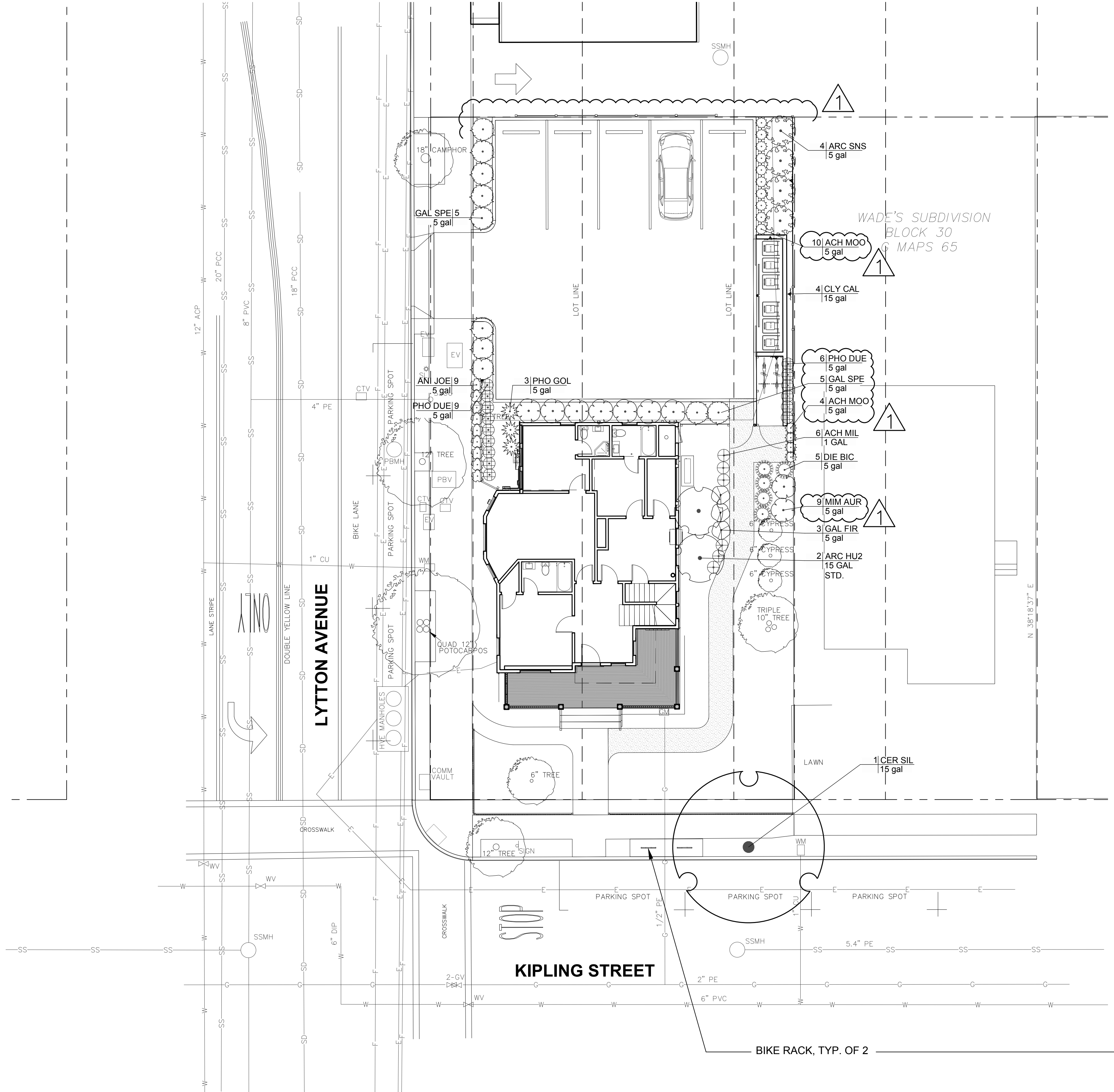
SHEET REVISIONS:

NO.	DESCRIPTION	DATE
1	PLANNING REV. #1	02.18.2025

DRAWING CONTENT  
**CONCEPTUAL  
 PLANTING PLAN**

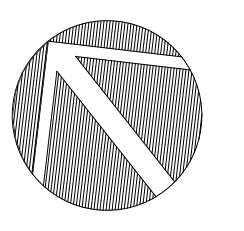
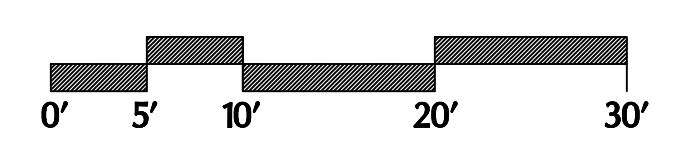


JOB NUMBER:  
 V2519  
 SCALE:  
 1"=10'-0"  
 DRAWN BY:  
 HN  
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**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT.	QTY	REMARKS
<b>TREES</b>						
	CER SIL	Ceratonia siliqua	Carob Tree	15 gal	1	L
<b>SHRUBS</b>						
	ACH MIL	Achillea millefolium	Common Yarrow	1 GAL	6	L, NATIVE
	ACH MOO	Achillea x 'Moonshine'	Moonshine Yarrow	5 gal	14	L, NATIVE
	ANI JOE	Anigozanthos x 'Pink Joey'	Pink Joey Kangaroo Paw	5 gal	9	L
	ARC HU2	Arctostaphylos manzanita 'Dr. Hurd'	Dr. Hurd Common Manzanita	15 GAL STD.	2	L, NATIVE
	ARC SNS	Arctostaphylos x 'Sunset'	Sunset Manzanita	5 gal	4	L, NATIVE
	DIE BIC	Dietes bicolor	Fortnight Lily	5 gal	5	L
	GAL SPE	Galvezia speciosa	Island Snapdragon	5 gal	10	L, NATIVE
	GAL FIR	Galvezia speciosa 'Firecracker'	Firecracker Island Snapdragon	5 gal	3	L, NATIVE
	MIM AUR	Mimulus aurantiacus	Sticky Monkeyflower	5 gal	9	VL, NATIVE
	PHO DUE	Phormium x Duet	New Zealand Flax	5 gal	15	L
	PHO GOL	Phormium x 'Gold Sword'	Gold Sword New Zealand Flax	5 gal	3	L
<b>VINE/ESPALIER</b>						
	CLY CAL	Clytostoma callistegioides	Violet Trumpet Vine	15 gal	4	M



**L3.0**