

A REMODEL FOR JAMES AND ANNA GORDON

112 Durham St, Menlo Park, CA 94025

NOTE TO CONTRACTOR

THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS, THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF MICHELLE MINER DESIGN, AND PURCHASE AS SOON AS POSSIBLE. IF ANY ERROR IS FOUND ON PLANS OF ANY KIND NOTIFY MICHELLE MINER DESIGN. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE ACCURACY OF READINGS, DIMENSIONS AND DIMENSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILS TO NOTIFY THE OFFICE OF MICHELLE MINER DESIGN. PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK, NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF MICHELLE MINER DESIGN. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE OFFICE OF MICHELLE MINER DESIGN.

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND OTHER REQUIREMENTS WHICH HAVE BEEN ADOPTED BY THE LOCAL JURISDICTION OR ARE OTHERWISE APPLICABLE TO THIS PROJECT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS, AND SHALL COMPLY AT ALL TIMES WITH ALL RULES, ORDINANCES, GENERAL CONTRACTOR SHALL REPORT ANY VIOLATIONS TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRAILS AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR IMPLIED) ON THESE PLANS TO RENDER THE WORK COMPLETE.
- IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
- WHY FILED DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY PRIOR TO COMMENCEMENT OF WORK.
- EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT AND MAY NOT REFLECT THE ACTUAL CONDITIONS. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
- ANY PROPOSED SHEET DOWN OF UTILITIES SHALL BE REGISTERED IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
- ANY PROPOSED WORK THAT TAKES PLACE AFTER NORMAL BUSINESS HOURS SHALL BE MADE IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
- PROVIDE ALL REQUESTS FOR BLOCKING IN ACCORDANCE WITH SECTION 718 OF THE CURRENT ADOPTED EDITION OF C.C.C.
- EXISTING NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 9A AND CHAPTER 11 WHERE APPLICABLE FOR ACCESSIBILITY PURPOSES) OF THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE, THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNOBSCURED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.
- JOB COPIES OF THE APPROVED PLANS, REVISIONS, AND DEFERRED SUBMITTALS SHALL BE ON-SITE DURING INSPECTIONS.

CONSTRUCTION SITE SHALL BE ENCLOSED BY 6" ORANGE PENCE AT ALL TIMES DURING CONSTRUCTION.

NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THIS PUBLIC RIGHT OF WAY.

A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OBSTRUCTER ROW SHALL BE REGULARLY COLLECTED AND PLACED IN CONTAINER.

ALL CONSTRUCTION DEBRIS (WOOD) SCRAP AND OTHER DEBRIS, WHICH CANNOT BE LOW AWAY SHALL BE PILED WITH THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.

THIS PROJECT SHALL HAVE A SIGNAGE VISIBLE FROM THE PUBLIC STREET THAT INDICATES THE HOURS OF CONSTRUCTION AS: MON-FRI FROM 7:30 AM TO 6 PM, SATURDAYS FROM 9 AM TO 5 PM.

SPECIAL NOTES

BEFORE YOU START CONSTRUCTION REVIEW ALL SHEETS CAREFULLY. READ THE GREEN CHECKLIST SHEETS AND THE TITLE 24 SHEETS FOR REQUIREMENTS AS RULES HAVE CHANGED AND THERE MAY BE THINGS YOU ARE NOT EXPECTING.

VICINITY MAP



PARCEL MAP



SCOPE OF WORK

The project consists of a two-story addition and remodel to an existing single-family residence located at 112 Durham Street in Menlo Park, California. The existing residence contains approximately 1,200 square feet of conditioned living area and a 260 square foot attached garage, for a total existing building area of approximately 1,460 square feet. The proposed scope of work includes removal of the existing roof structure and construction of the upper level 260 square foot previously located within the attic roof framing. The existing structure will be modified to increase the first-floor wall plate height from 8 feet to 9 feet. A new second story will be constructed with a 9-foot plate height, creating a full two-story residence. The proposed building will include approximately 2,120 square feet of first-floor living area, 1,265 square feet of second-floor living area, and a 260 square foot attached garage, resulting in a total enclosed building area of approximately 3,645 square feet. The primary dwelling unit will contain approximately 2,995 square feet of floor area. A 650 square foot accessory dwelling unit (ADU) will be incorporated within the first floor of the residence. Other improvements include a 175 square foot covered porch, a 235 square foot open deck/patio, and a 120 square foot open balcony. All work will be performed in accordance with the current California Building Code, California Residential Code, and applicable City of Menlo Park municipal regulations.

APPLICABLE CODE

ALL CONSTRUCTION SHALL COMPLY WITH:

- 2025 CALIF. FIRE CODE
- 2022 CALIF. BLDG CODE
- 2022 CALIF. RESIDENTIAL CODE
- 2022 CALIF. MECH. CODE
- 2022 CALIF. PLUMB'G CODE
- 2022 CALIF. ELEC. CODE
- 2022 CALIF. ENERGY CODES
- 2022 CALIF. GREEN BUILDING CODES
- ANY OTHER APPLICABLE LOCAL & STATE LAWS & REGULATIONS.

PERSONAE

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DESIGNER
MICHELLE MINER DESIGN
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WATER HEATER

NEW TANKLESS GALLON HIGH EFFICIENCY
ELECTRIC HEAT PUMP WATER HEATER
WITH RECIRCULATING PUMP

HEATING AND AC

NEW HIGH EFFICIENCY DUCTED ELECTRIC
HEAT PUMP FURNACE AND AIR HANDLER

DUCTLESS MINI SPLIT IN ADU
VENTS ON CEILING

CURBLESS SHOWERS

PRIMARY SHOWER TO BE CURBLESS - SEE DETAIL ON
INTERIOR FINISH SHEET

CITY STAMP AREA

REVISIONS BY

REVISIONS	BY
Wednesday, March 6, 2025	

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Michelle Miner

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ANALYSIS

ASSESSOR'S PARCEL #	062-235-230
LOT AREA:	9,948 S.F.
ZONING:	R-1U
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY RATING:	R-3, U
EXISTING USE:	SINGLE FAMILY RES.
SLOPE OF LOT	FLAT LOT
FLOOD ZONE	AE
HISTORIC	NO
FIRE SPRINKLERS	NO
WUI	NO
STORIES	2

EXISTING	
EXISTING LIVING:	1,200 S.F.
EXISTING GARAGE:	260 S.F.
TOTAL EXISTING	1,460 S.F.
PROPOSED	
NEW LIVING	3,385 S.F.
TOTAL SQUARE FOOTAGE	3,645 S.F.
PORCH	175 S.F.
ACTUAL COVERAGE	2,555 S.F.

LOT COVERAGE
Lot Area: 9,948 S.F.
Building Coverage: 2,555 S.F.
Lot Coverage: 25.7%

Includes:
Residence 1st Floor: 2,120 S.F. + Attached Garage: 260 S.F.
+ Covered Porch: 175 S.F.

Not Included in Coverage:
Rear Deck Patio: 235 & Balcony: 120 S.F.

FLOOR AREA RATIO (FAR)
Lot Area: 9,948 S.F.
Total Living Area: 3,385 S.F.
FAR: 0.34

Includes:
1st Floor Living: 2,120 S.F. + 2nd Floor Living: 1,265 S.F.

Accessory Dwelling Unit (ADU): 650 S.F. (Included within 1st floor living area)

Not Included in FAR:
Garage: 260 S.F. & Covered Porch: 175 S.F. & Rear Deck Patio: 235 S.F. & Balcony: 120 S.F.

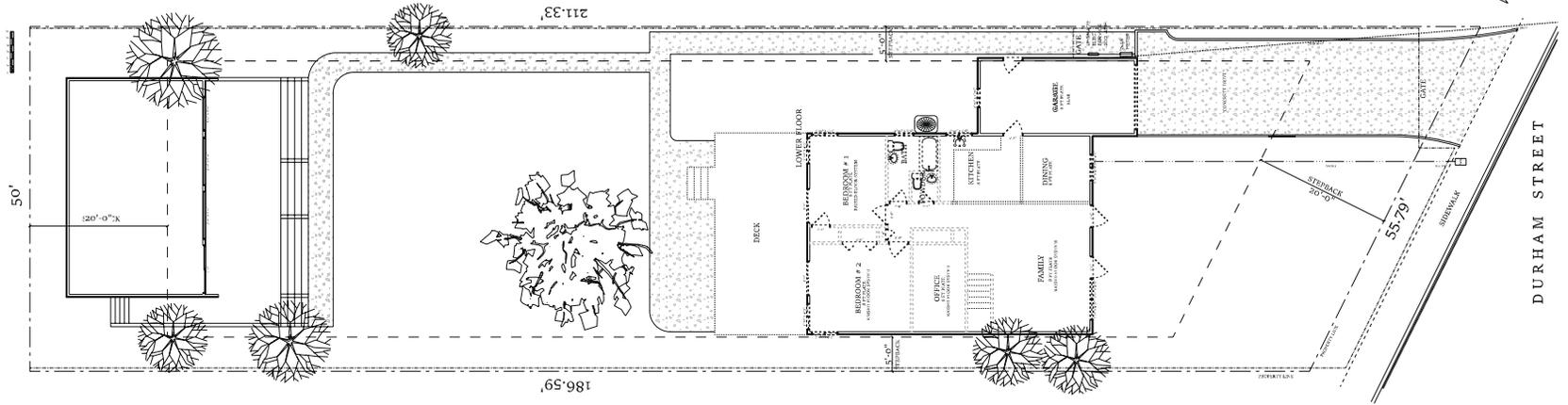
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EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"

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WEDNESDAY, MARCH 4, 2026

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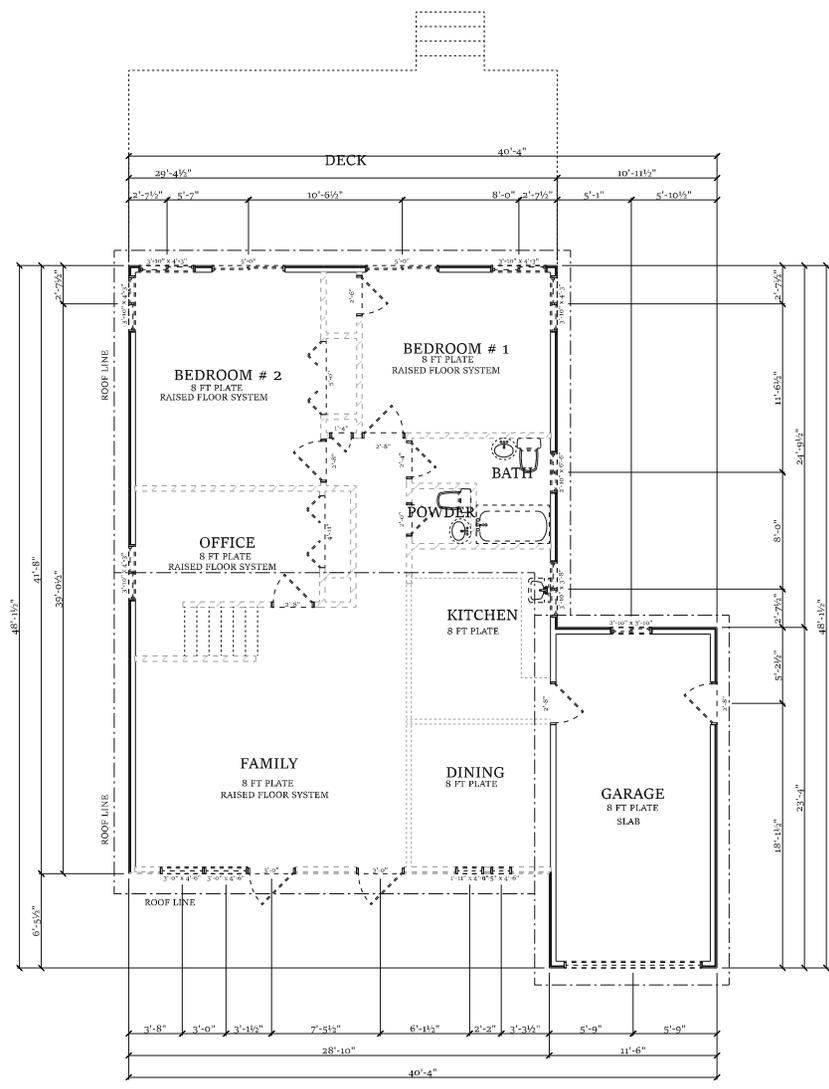
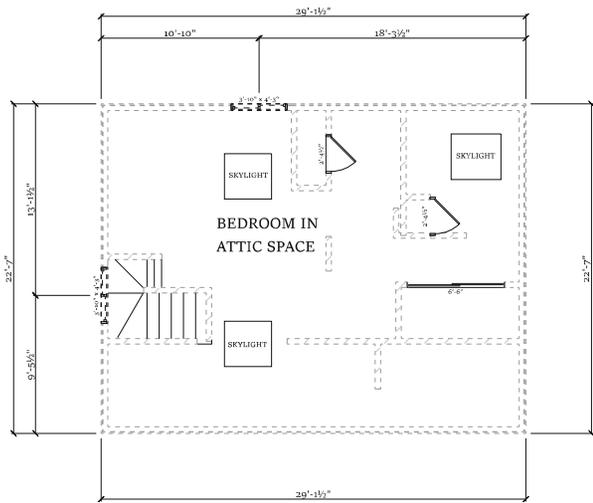
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DEMO FLOORPLAN
SCALE: 1/4" = 1'-0"

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James and Anna Gordon

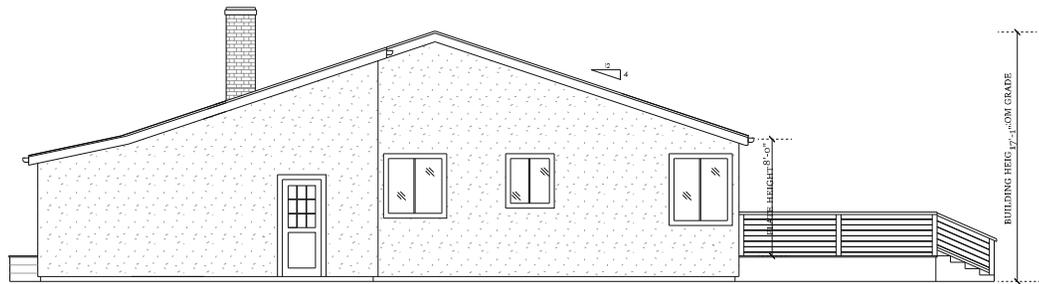
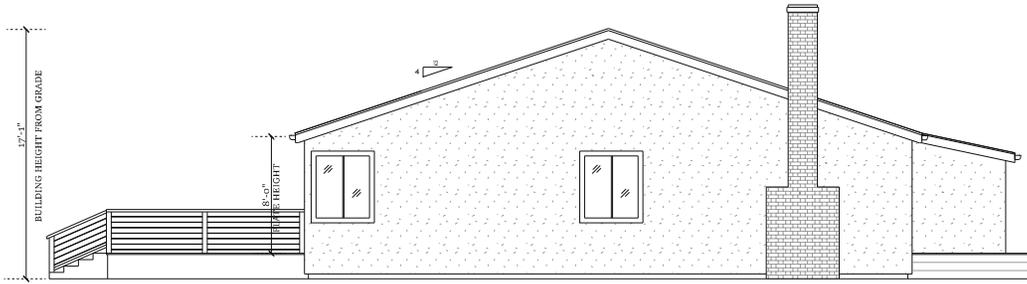
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EXISTING FLOOR PLAN



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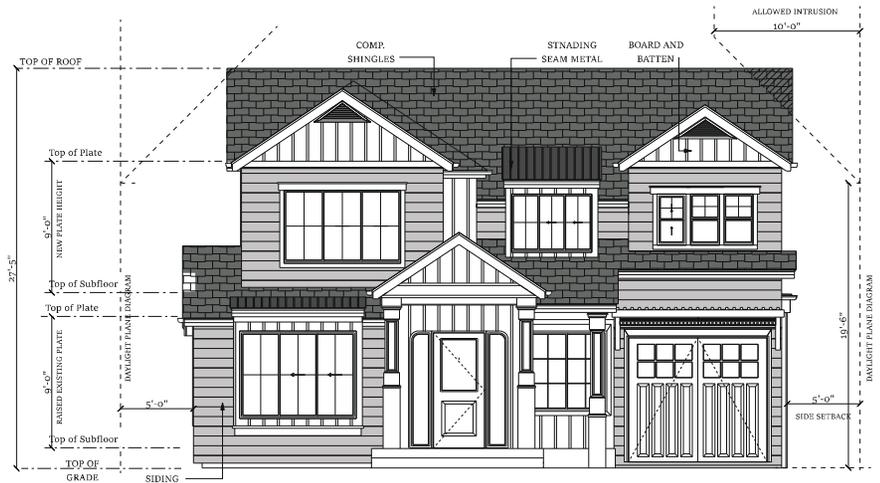
EXISTING ELEVATIONS

EXISTING ELEVATIONS

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



LEFT ELEVATION 7.7.25
SCALE: 1/4" = 1'-0"



FRONT ELEVATION 7.7.25
SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS



RIGHT ELEVATION 7.7.25
SCALE: 1/4" = 1'-0"



REAR ELEVATION 7.7.25
SCALE: 1/4" = 1'-0"



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