Carole Micaelian - Architectural Designer - Menlo Park
cmicaeli@gmail.com - 650 7406050

City of Menlo Park
Planning Department
701 Laurel Street
Menlo Park, CA 94025

August,1st 2024

Re: Krista and Mark Burbridge
351 Barton Place
Menlo Park, CA 94025

Zoning: R1-U
APN: 062342140

Project Scope of Work:

The proposed project is to demolish the existing Garage, (encroaching on the side setback), demolish the Side Covered deck and Front Porch, and preserve the entire single-story living space of the existing house (2br. 1 bath).

Build a new one car Garage, with an addition on the first and second floors. The proposed house will have 4 bedrooms, 2.5 baths, a Family Room, a laundry area, more storage, and an extended welcoming front Porch.

The Architectural Style:	Modern Farmhouse
Roof Material:	Composition roof with Standing Seam Metal on Porch
Exterior Siding:	Board and Batten Siding (Hardiplank or Vinyl)
Construction Methods:	Concrete slab for Garage and Porch, Raised floor foundation for living spaces. Conventional wood framing.
Exterior Paint Color:	White
Exterior Roof Color:	Black and Grey
Doors and Windows:	Exterior Black/Interior White

Due to the unusual lot shape and the location of the existing house, the site allows for only one covered parking and is exempt from the second parking space requirement.

The basis for the site layout and location of the proposed addition is to correct the side setback of the Garage and build a two-story addition with a minimal impact on the neighbors' privacy while preserving the character of the existing house and improving the use of the space.

The home requires a Use Permit because of the substandard depth of the lot and because it is a two-story addition.

Thank you for your consideration and for reviewing this project.

Regards,

Carole Micaelian

Project Data

APN:	062342140
Zoned:	R-1-U
Type of Construction:	V-B
Existing # of Stories for all structures:	1
Occupancies (house and garage)	R-3/U
Total Site Area:	5,350 sf
(E) Floor Area	1,092 sf
(E) Attached Garage & Laundry Area	320 sf
(E) Floor Area Total	1,412 sf
(E) Floor Area	1,092 sf
Proposed First Floor Addition	361 sf
Proposed Garage	260 sf
Proposed Second Floor Addition	524 sf
(N) Floor Area Total	2,237 sf
FAL Allowed	2,800 sf
Max. 2nd story 50% FAL	1,400 sf
Max. Building Coverage Allowed 40%	2,140 sf
Two Story Max. Coverage Allowed 35%	1,875 sf
(E) Covered Entry Porch	40 sf
(E) Covered Deck	212 sf
(E) Total Coverage	1,664 sf
Proposed Entry Porch	137 sf
Proposed Total Coverage	1,899 sf

Max allowable building height = 28'-0"
One & Two Story Daylight Plane - M.P. zoning 16.67.020

Front Setback = 20'-0"
Rear Setback = 20'-0"
Side Setback = 5'-5" (Calculated 10% of Minimum Width)
M.P.Zoning 16.04.430

Per GIS map- Not in Flood Zone Area

Required Two Parking Stalls (9'x18') not in Tandem:
Min. one covered parking & one uncovered parking stall complying with the front or side setbacks.

Scope of Work

This project consists of a one story and two story additions.

Scope includes:
1. Demolition of the existing nonconforming Garage structure, (encroaching on side setback)
2. Demolition of the existing Porch.
3. Demolition of the roof structure above the side yard deck.
4. Removing the side yard deck and relocating it in the rear yard.
5. Building a new Porch at the Entrance of the house in the front yard and extending the existing roof.
6. Building a new one car Garage correcting the side setback. Extending the first- floor in the rear yard to add a Family room, Half-bath, laundry area, closets and staircase.
7. Building a second-floor addition above part of the new first-floor, to accommodate two bedrooms and one bathroom.
8. Modification of the window in Bedroom 2, impacted by the remodel.
9. Replacing four existing windows: one in Living Room, one in Dining Room, and two in Bedroom 1.
10. New composition shingle roof on the entire house.

The goal of the project is to concentrate the new construction in one location side and rear yard, keeping the entire existing living space "as is". No remodel involved in the existing house aside from changing four windows.

Index

1. Cover Sheet
2. Area Plan & Streetscape
3. Existing Site Plan
4. Proposed Site Plan
5. Existing Floor Plan and Existing Elevations
6. Proposed Floor Plans
7. Proposed Elevations and Sections
8. Existing and Proposed Roof Plans
9. Floor Area Diagram - Area Calculations
10. Color and Materials Board
11. Impervious Calculations and Worksheet
12. Survey
    - Project Description Letter
    - Application Form
    - Arborist Report
    - Photos of the property- refer to sheet A1
    - Photos of Adjacent Properties- refer to sheet A2
    - Impervious Area Worksheet and Stormwater Checklist
    - Photo rendering
    - Neighborhood Outreach Packet and Feedback summary
    - Historical Evaluation w. Photos
    - Architectural Drawings authorization

Addition For:
The Burbridge Family
351 Barton Place
Menlo Park, CA94025



INDEX

Date	Submittal

Carole Micaelian
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Project For:
Burbridge Residence
351 Barton Place
Menlo Park
CA 94025

Use
Permit

Photos of the property



Entrance Porch to be demolished





Garage to be demolished



Right Side Yard: Deck to be relocated, Roof structure above deck to be demolished



Left Side Yard, with corner windows in Bedroom 1 to be replaced



Rear Yard with corner windows in Bedroom 2 to be demolished and closed off.

Location Map



Project Site



CITY OF MENLO PARK

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

701 Laurel Street
Menlo Park, CA 94025
phone: (650) 330-6722
fax: (650) 327-1653
planning@menlopark.org
http://www.menlopark.org

DATA SHEET

Please provide the appropriate information pertaining to your application. It is important to complete the existing and proposed development items from if the existing structure is being demolished or if there is no specific building construction being planned.

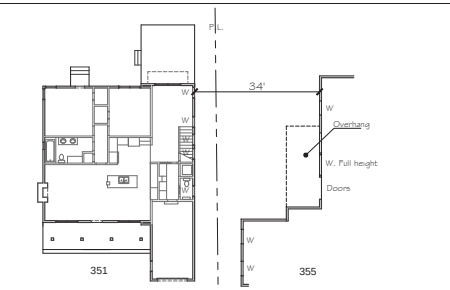
LOCATION: 351 Barton Place - Menlo Park - CA 94025	
EXISTING USE: Residential	APPLICANT: Carole Micaelian
PROPOSED USE: Residential	PROPERTY OWNER(S): Krista and Mark Burbank
ZONING: R1U	APPLICATION(S):

DEVELOPMENT STANDARDS	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	5,350 sf	5,350 sf	7,000 / exemption sf min.
Lot width	66.77 ft.	66.77 ft.	65 ft. min.
Lot depth	83.82 ft.	83.82 ft.	100 ft. min.
Setbacks			
Front	20 ft.	22 ft.	20 ft. min.
Rear	20 ft.	20.75 ft.	20 ft. min.
Side (left)	8.5 ft.	8.5 ft.	5.4 ft. min.
Side (right)	5.4 ft.	4.5 ft.	5.4 ft. min.
Building coverage	1,899 sf	1,664 sf	2,140 sf max.
	35.5 %	31 %	40 % max.
FAR (Floor Area Ratio)	sf	sf	sf max.
	%	%	% max.
FAL (Floor Area Limit)[1]	2,237 sf	1,412 sf	2,800 sf
Square footage by floor			
basement	0 sf	0 sf	
1st	1,453 sf	1,092 sf	
2nd	524 sf	0 sf	
garage	260 sf	320 sf	
accessory building(s)	sf	sf	
other	sf	sf	
Square footage of buildings	2,237 sf	1,412 sf	2,800 sf max.
Building height	21'-8" ft.	15'-11" ft.	28 ft. max.
Lot coverage[1]	sf	sf	sf max.
	%	%	% max.
Paving[1]	sf	sf	sf max.
	%	%	% max.
Parking	one spaces	one spaces	two- exempt one spaces
Dwelling Units Per Parking	[Example: 1 uncovered / enclosed (or tandem) and # of spaces ft. square feet]		
Trees	# of existing Heritage trees: two to be removed	# existing Heritage trees: 8 on site	# of new trees: 4 on site
	# of new Heritage trees: none	# of new Heritage trees to be removed: 4 on site	# of trees removed: 8 on site

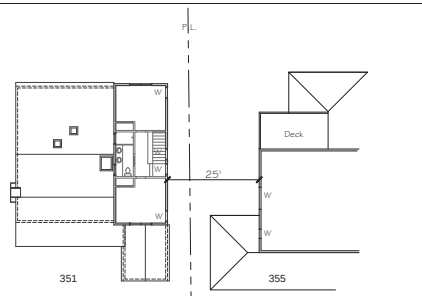
[1] Commercial and Multiple residential properties [** Single family, residential and R-1 zoned properties] *** Commercial, Multiple-residential, and R-2 zoned properties

Cover Sheet

Project No. 2401
Date 07/28/2024
Sheet No. 1



Window Placement @ First Floor 1/16" = 1'-0"



Window Placement @ Second Floor 1/16" = 1'-0"



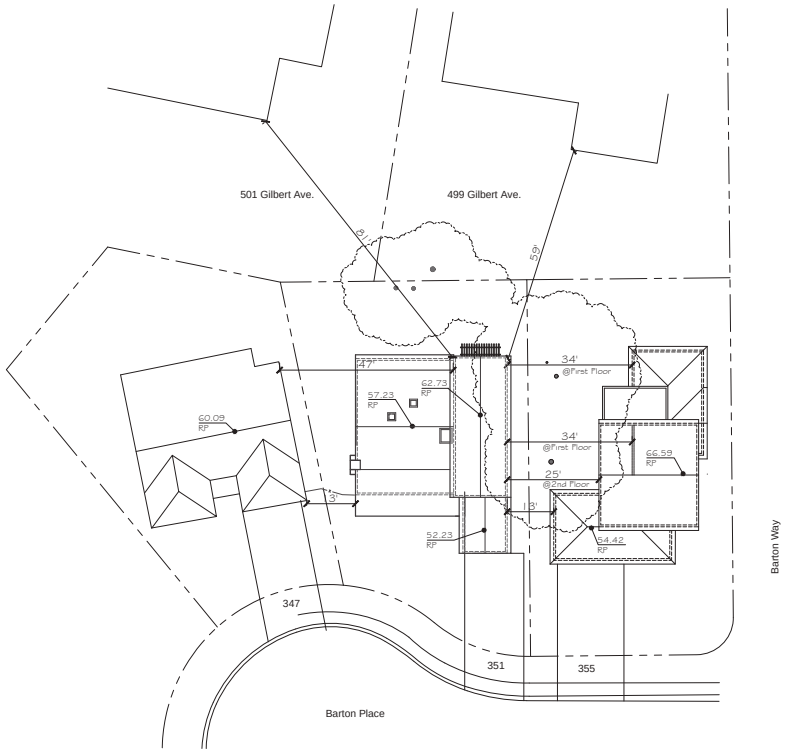
347 Barton Place

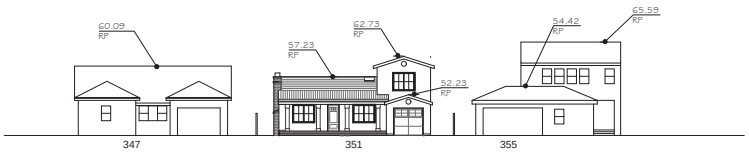


355 Barton Place

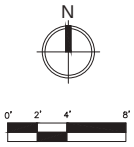


Aerial View of Barton Place & Neighborhood Photos





Area Plan & Street Scape 1/16" = 1'-0"



INDEX

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Project For:
Burbridge Residence
351 Barton Place
Menlo Park
CA 94025

Use
Permit

Area Plan & Streetscape
Photos of Neighborhood Houses

Project No. 2401
Date 07/28/2024
Sheet No. 2

Site Analysis

Zoned:	R-1-U
Total Site Area:	5,350 sf
(E) Floor Area	1,092 sf
(E) Attached Garage & Laundry Area	320 sf
(E) Floor Area Total	1,412sf
Allowable Floor Area	2,800 sf
Max. 2nd story 50% FAL	1,400 sf
Max. Building Coverage Allowed 40%	2,140sf
Two Story Max. Coverage Allowed 35%	1,875sf
(E) Covered Entry Porch	40sf
(E) Covered Deck	212sf
(E) Total Coverage	1,664sf
Land Covered by structure	31%
Landscaping	59%
Paved Surfaces	10%
Parking Spaces	1 COV

Front Setback = 20'-0"
Rear Setback = 20'-0"
Side Setback = 5'-5" (Calculated 10% of Minimum Width)
Municipal Menlo Park Zoning 16.04.430

Per GIS map- Not in Flood Zone Area

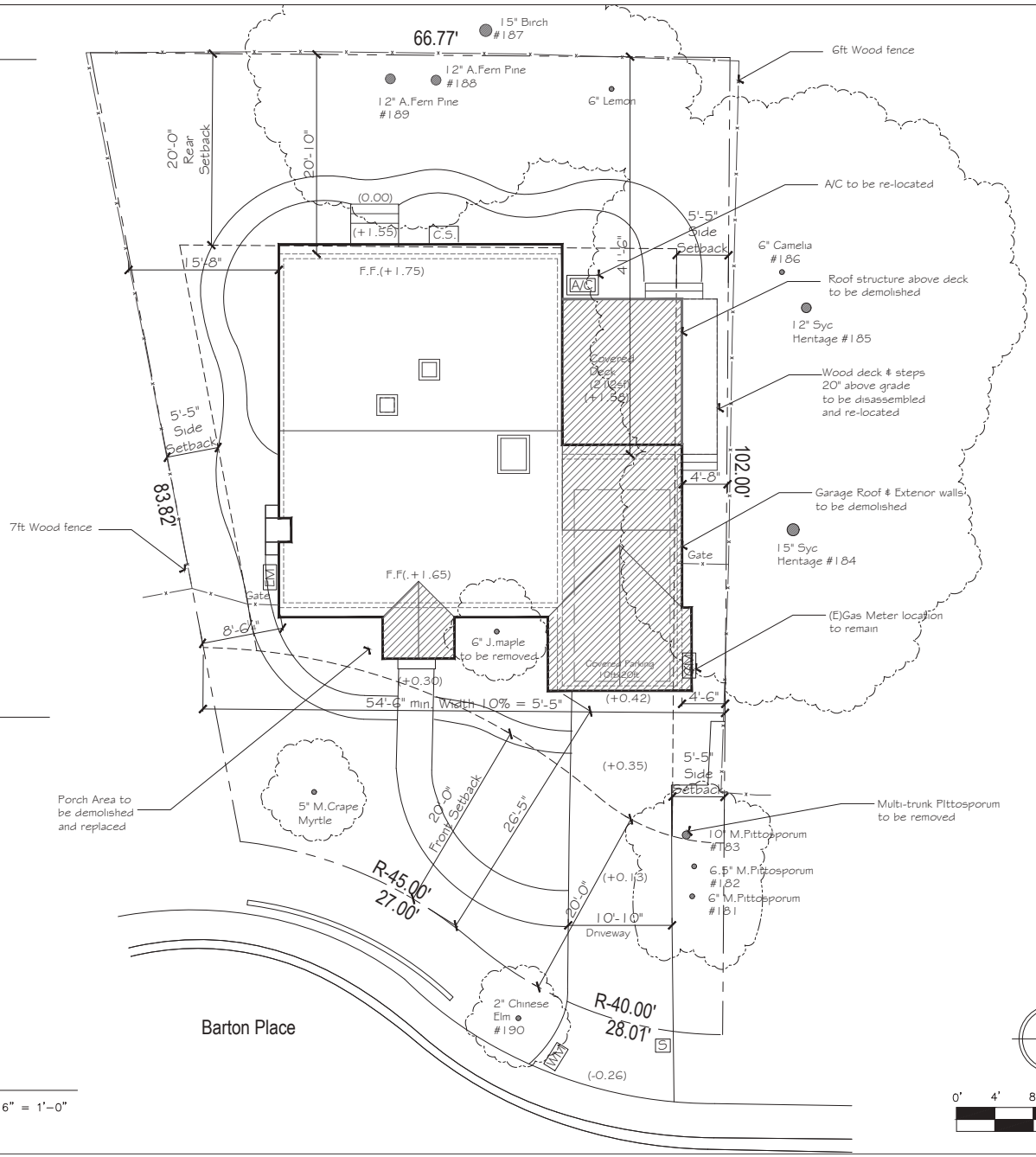
Required: Two Parking Stalls (10'x20') not in Tandem:
Min. one covered parking & one uncovered parking stall complying with the front or side setbacks
Per discussion with Planner on duty, exception approved to provide one covered parking only.

Legend

- S — Main Sewer
- GM — Gas Meter
- EM — Electric Meter
- WM — Water Meter
- A/C — A/C Condenser & Pad
- C.S. — Crawl Space Access
- Areas of Demolition
- Exterior wall below roof / Edge of Eave
- Setback
- Fence and Gate
- (*.**) Elevation - based on the survey

Existing Site Plan

3/16" = 1'-0"



INDEX

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Project For:
Burbridge Residence
351 Barton Place
Menlo Park
CA 94025

Use Permit

Site Analysis
Existing Site Plan

Project No. 2401
Date 07/28/2024
Sheet No. 3

Site Analysis

Zoned:	R-1-U
Total Site Area:	5,350 sf
(E) Floor Area	1,092 sf
Proposed First Floor Addition	361 sf
Proposed Garage	260 sf
Proposed Second Floor Addition	524 sf
Floor Area Total	2,237sf
Allowable Floor Area	2,800 sf
Max. 2nd story 50% FAL	1,400 sf
Max. Building Coverage Allowed 40%	2,140 sf
Two Story Max. Coverage Allowed 35%	1,875 sf
Proposed Covered Entry Porch	137 sf
Proposed Total Coverage	1,899 sf
Proposed Land Covered by structure	35.5%
Proposed Landscaping	53.5%
Proposed Paved Surfaces	11%
Proposed Parking Spaces	1 COV

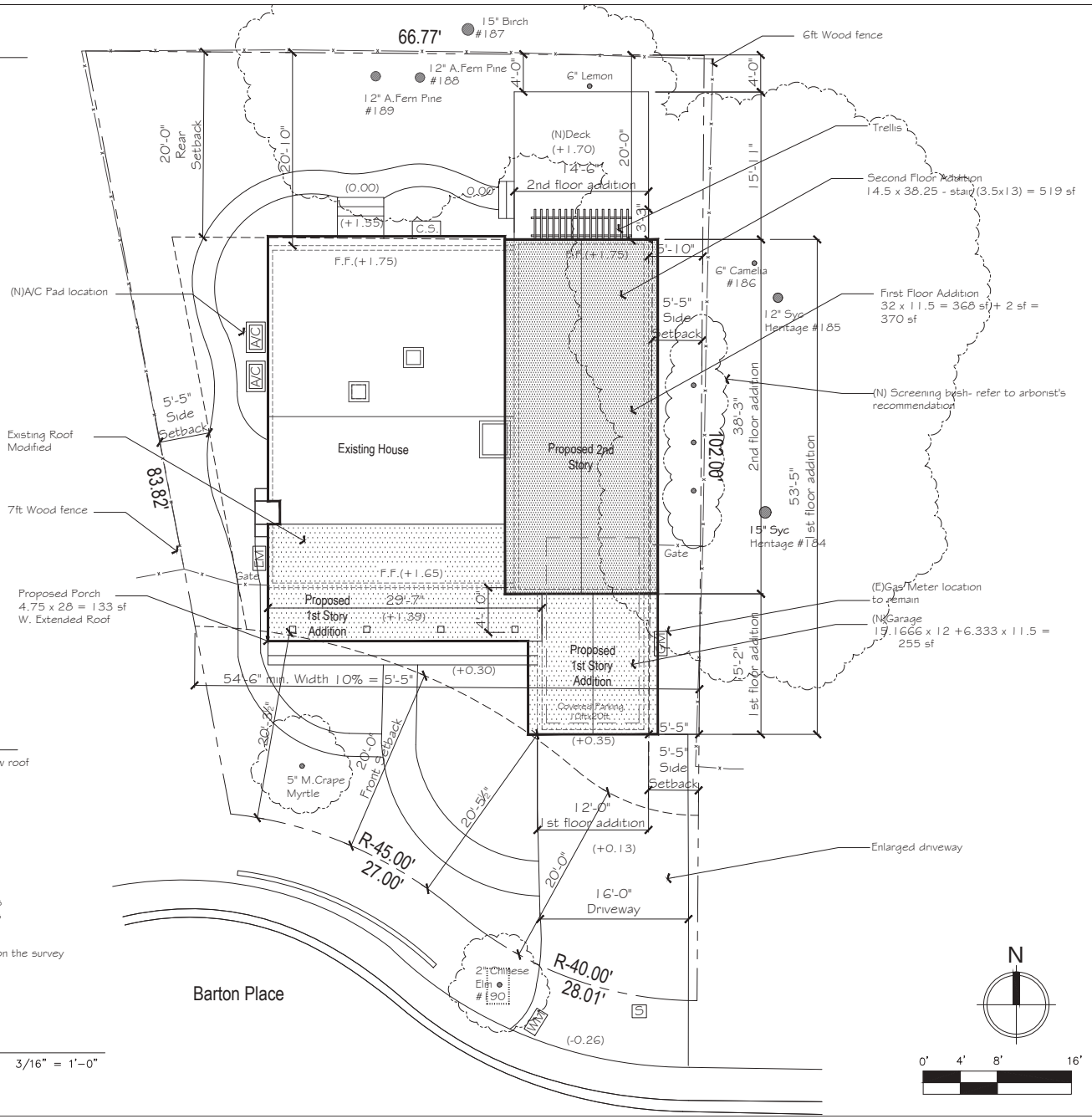
Front Setback = 20'-0"
Rear Setback = 20'-0"
Side Setback = 5'-5" (Calculated 10% of Minimum Width)
Municipal Menlo Park Zoning 16.04.430

Per GIS map- Not in Flood Zone Area

Required: Two Parking Stalls (10'x20') not in Tandem:
Min. one covered parking & one uncovered parking stall complying with the front or side setbacks
Per discussion with Planner on duty, exception approved to provide one covered parking only.

Legend

- S — Main Sewer
- GM — Gas Meter
- EM — Electric Meter
- WM — Water Meter
- A/C — A/C Condenser & Pad Proposed location
- One Story Addition
- Two Story Addition
- C.S. — Crawl Space Access
- Exterior wall below roof / Edge of Eave
- Setback
- Fence and Gate
- Tree Protection around trunk refer to Arborist's Recommendations
- (*.**) Elevation - based on the survey



Proposed Site Plan

3/16" = 1'-0"

INDEX

Date	Submittal

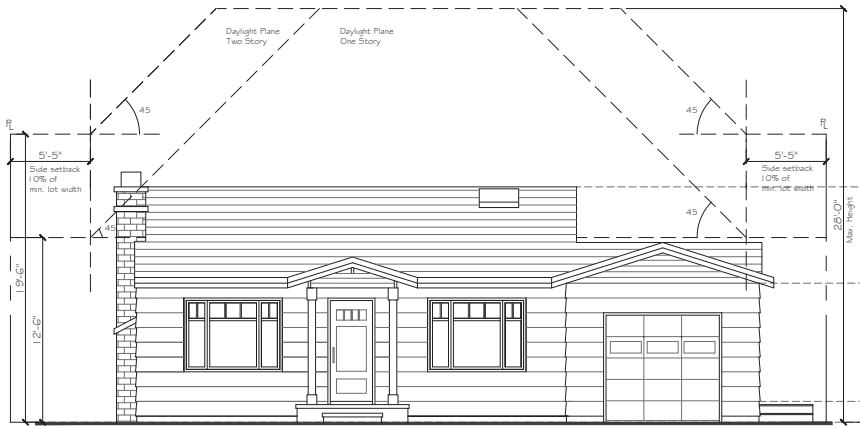
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Project For:
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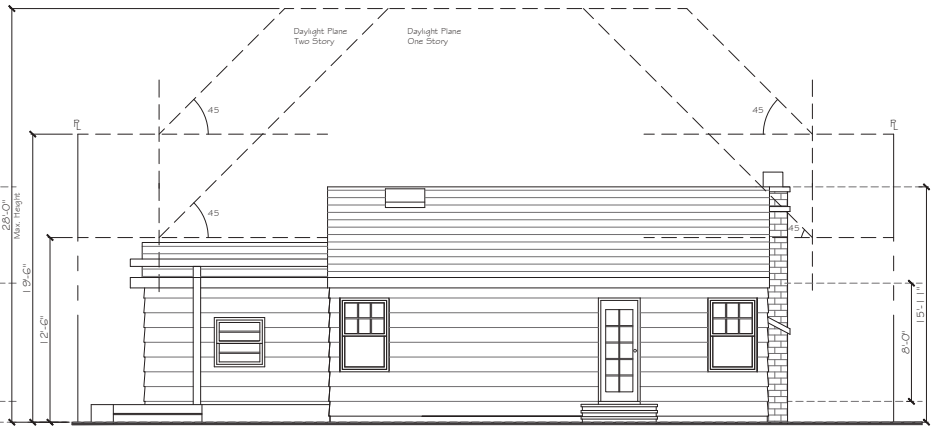
Use Permit

Site Analysis
Proposed Site Plan

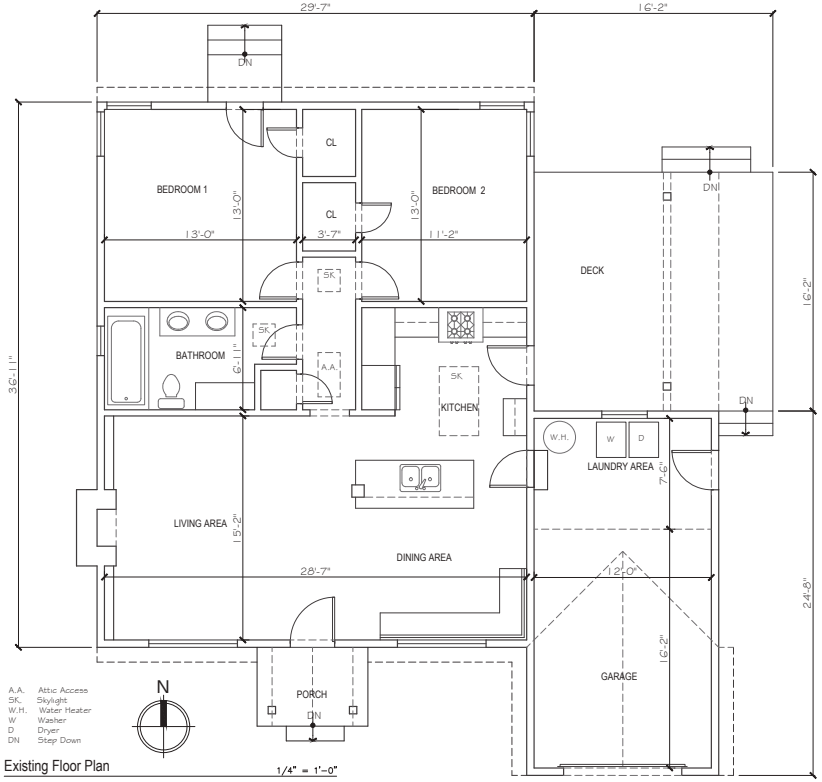
Project No. 2401
Date 07/28/2024
Sheet No. 4



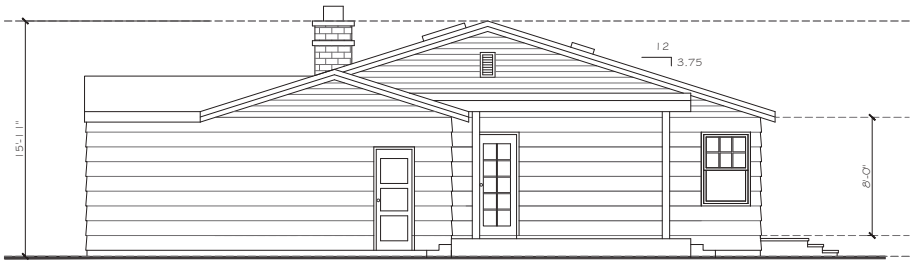
Existing South Elevation - Street Side 1/4" = 1'-0"



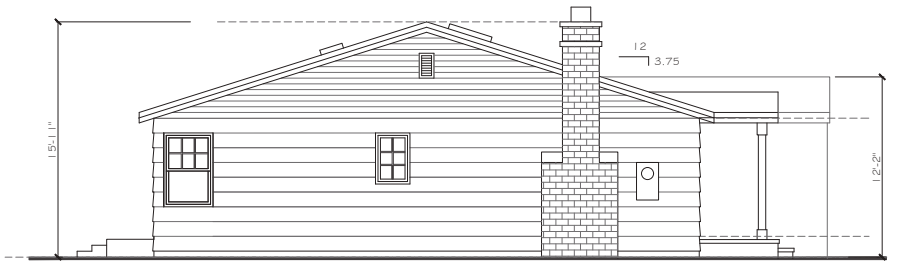
Existing North Elevation - Rear Yard 1/4" = 1'-0"



Existing Floor Plan 1/4" = 1'-0"



Existing East Elevation - Right Side 1/4" = 1'-0"



Existing West Elevation - Left Side 1/4" = 1'-0"

0' 2' 4' 8'

INDEX

Date	Submittal

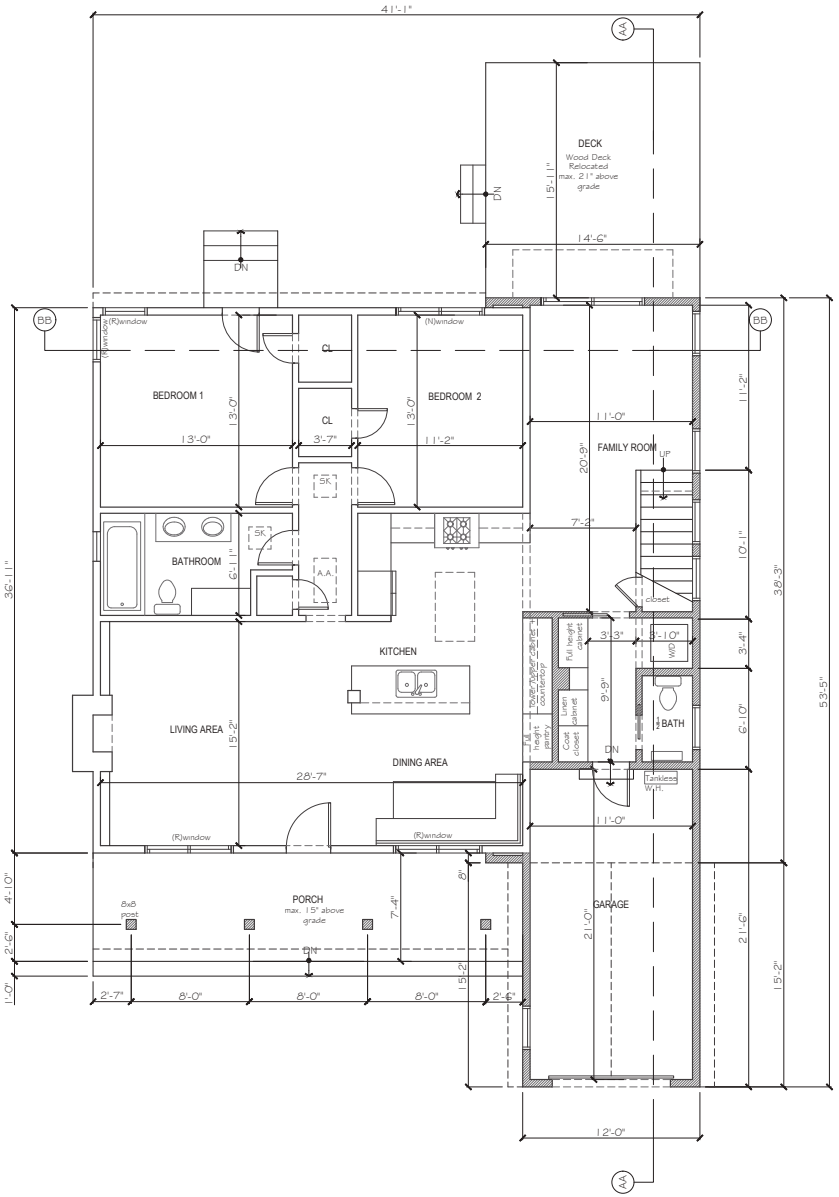
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Project For:
Burbridge Residence
351 Barton Place
Menlo Park
CA 94025

Use
Permit

Existing Floor Plan
Existing Elevations

Project No. 2401
Date 07/28/2024
Sheet No. 5

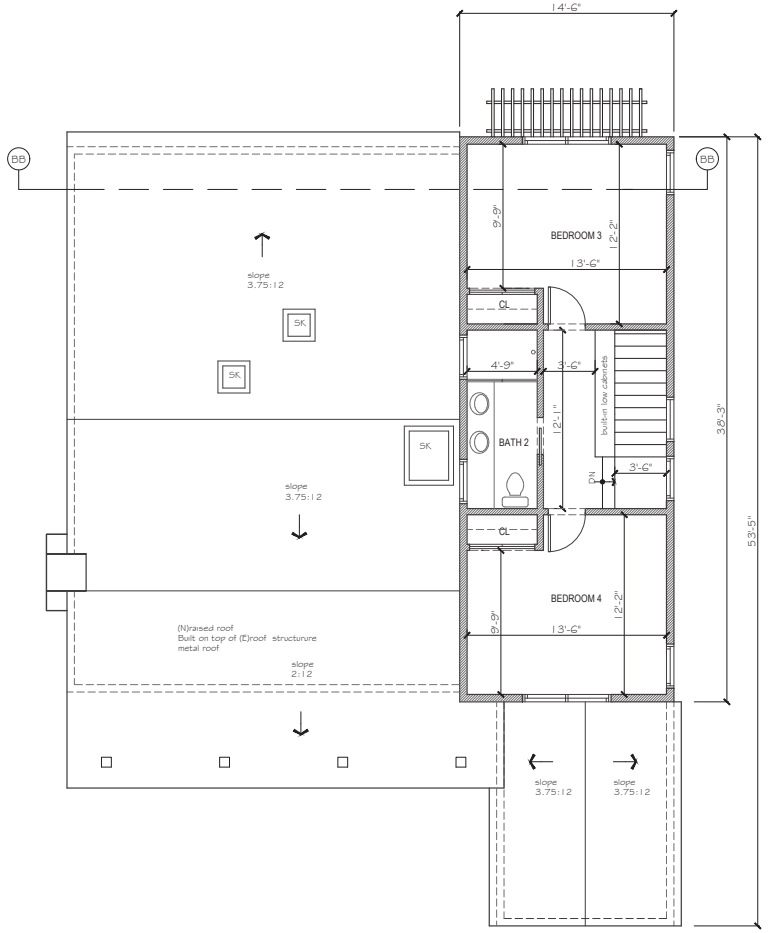


Proposed First Floor- Floor Plan 1/4" = 1'-0"

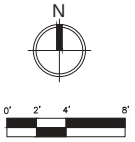
(R)window Retrofit new window in an existing opening a window

(N)window New window in new opening in an existing wall

New wall



Proposed Second Floor- Floor Plan 1/4" = 1'-0"



INDEX

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Project For:
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351 Barton Place
Menlo Park
CA 94025

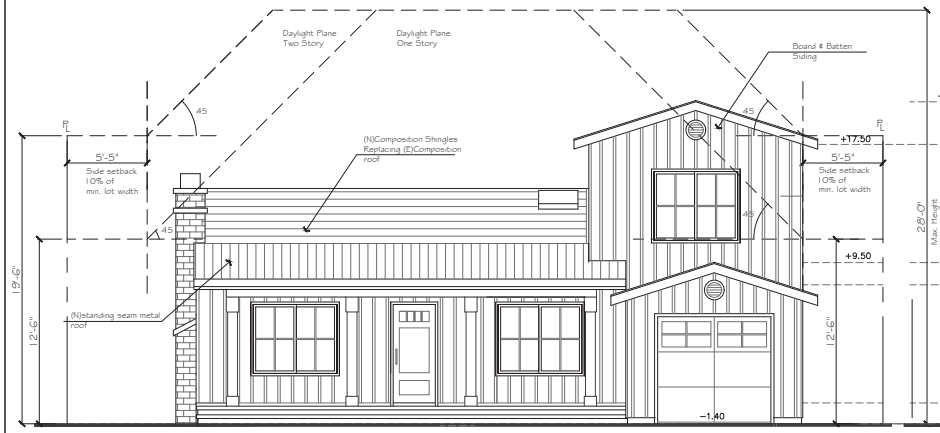
Use
Permit

Proposed First & Second Floor - Floor Plans

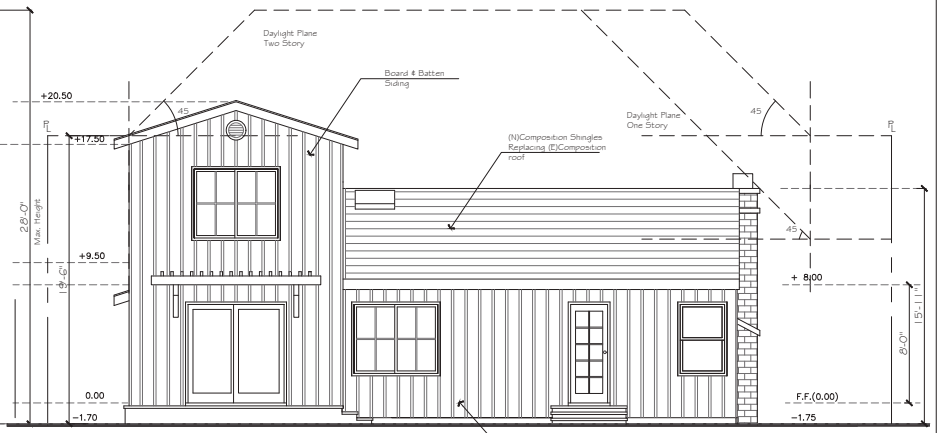
Project No. 2401

Date 07/28/2024

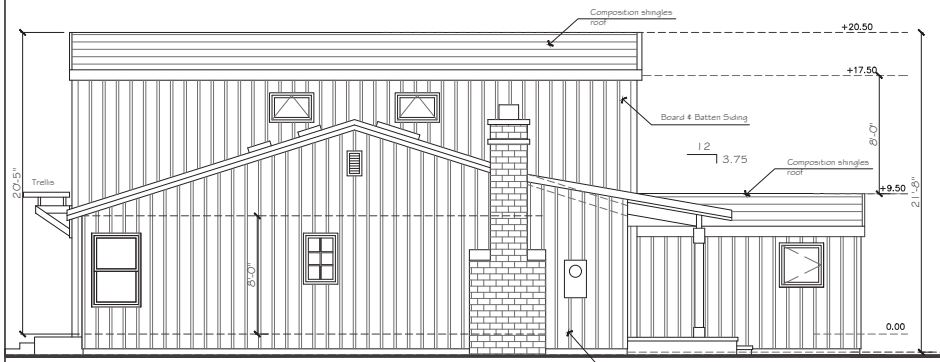
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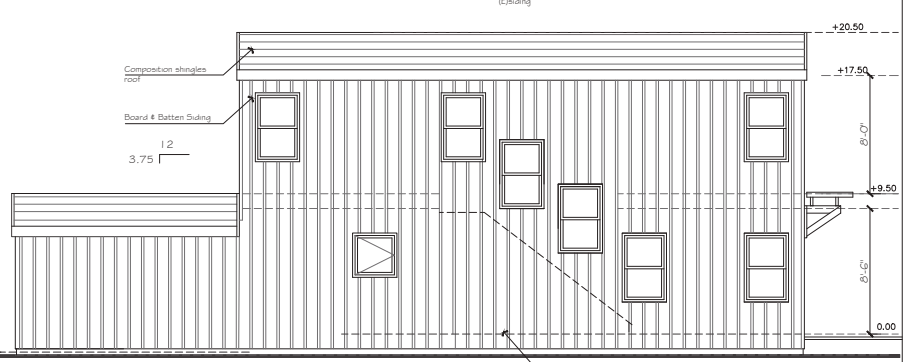


Proposed South Elevation - Street Side 1/4" = 1'-0"



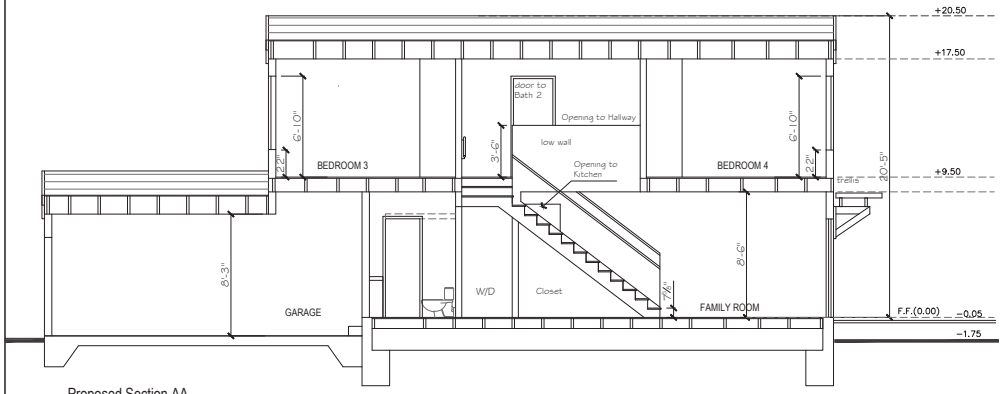
Proposed North Elevation - Rear Yard 1/4" = 1'-0"



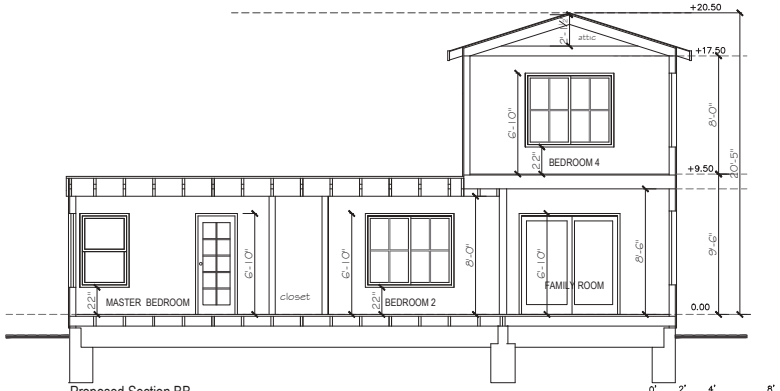


Proposed West Elevation - Left Side 1/4" = 1'-0"

Proposed East Elevation - Right Side 1/4" = 1'-0"



Proposed Section AA 1/4" = 1'-0"



Proposed Section BB 1/4" = 1'-0"

INDEX

Date	Submittal

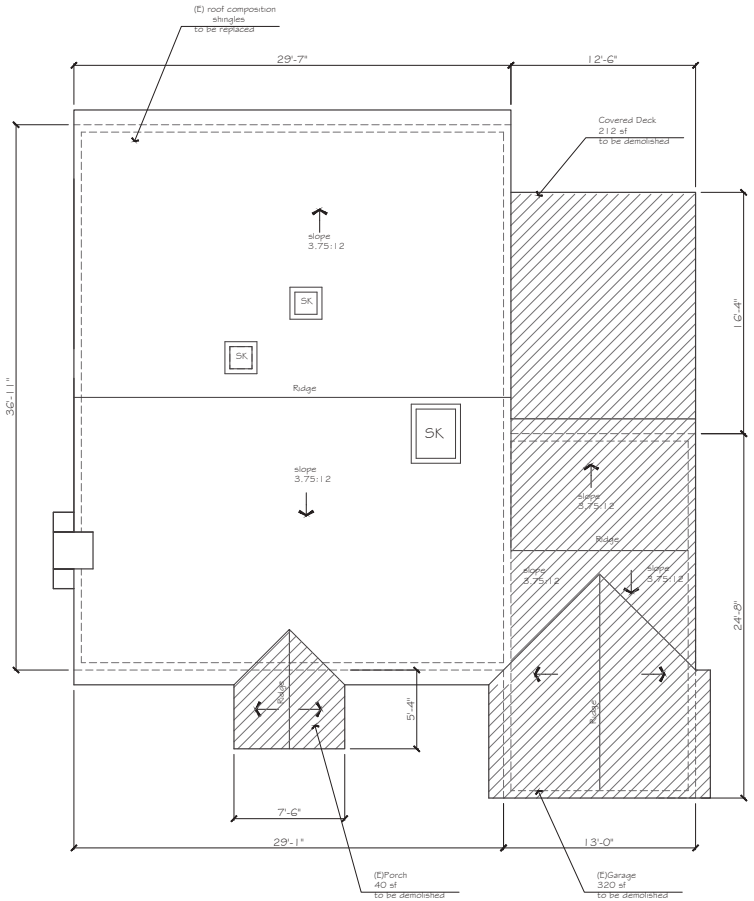
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Project For:
Burbridge Residence
351 Barton Place
Menlo Park
CA 94025

Use
Permit

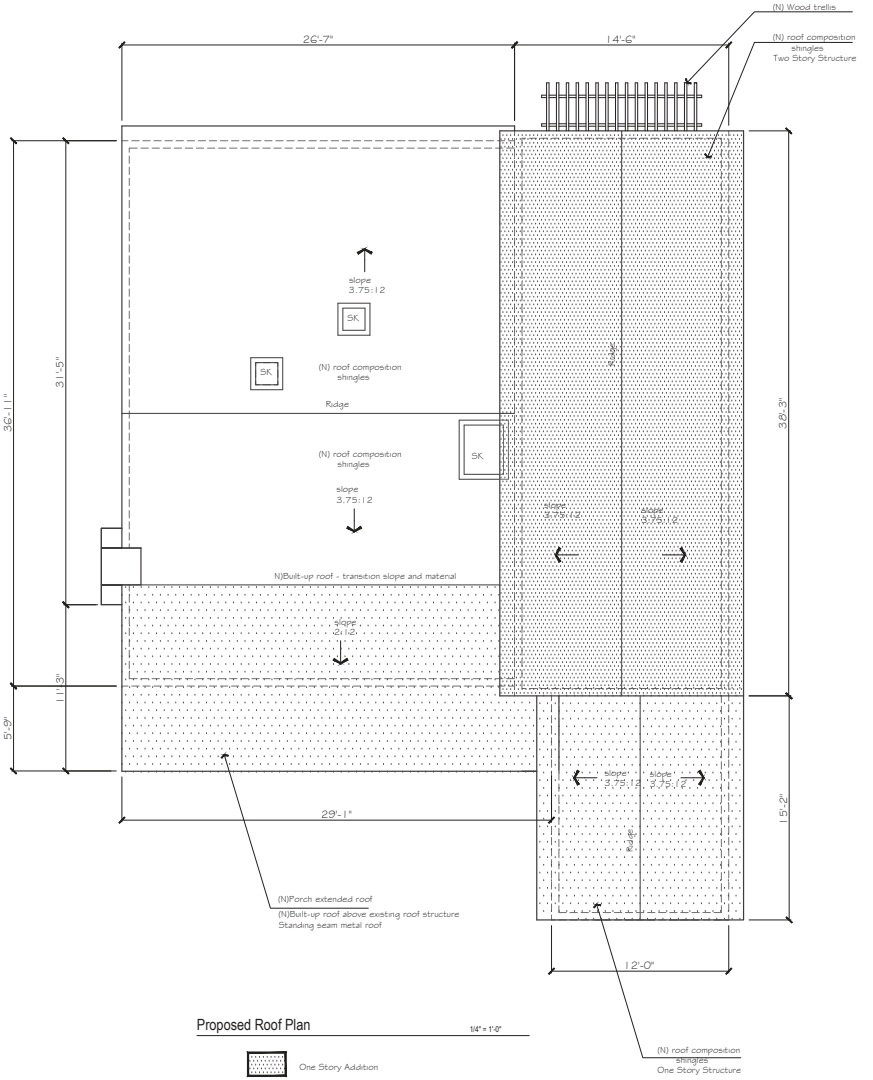
Proposed First & Second Floor - Floor Plan
Proposed Elevations

Project No. 2401
Date 07/28/2024
Sheet No. 7



Existing Roof Plan 1/4" = 1'-0"

Areas of Demolition



Proposed Roof Plan 1/4" = 1'-0"

One Story Addition

Two Story Addition

N

0' 2' 4' 8'

INDEX

Date	Submittal

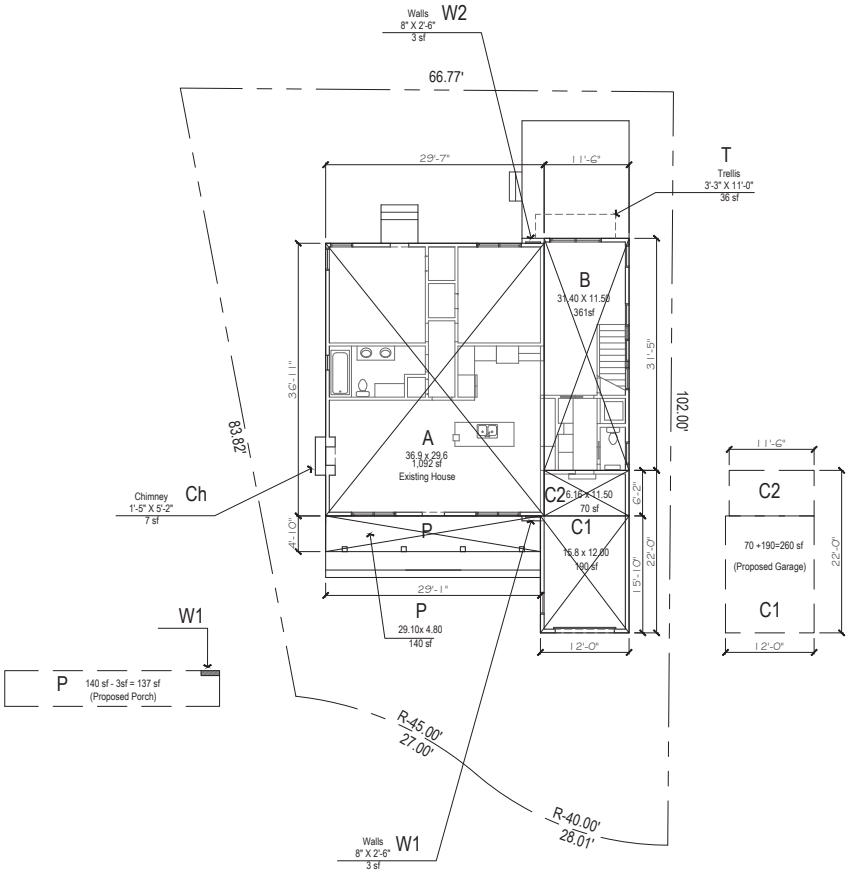
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Use Permit

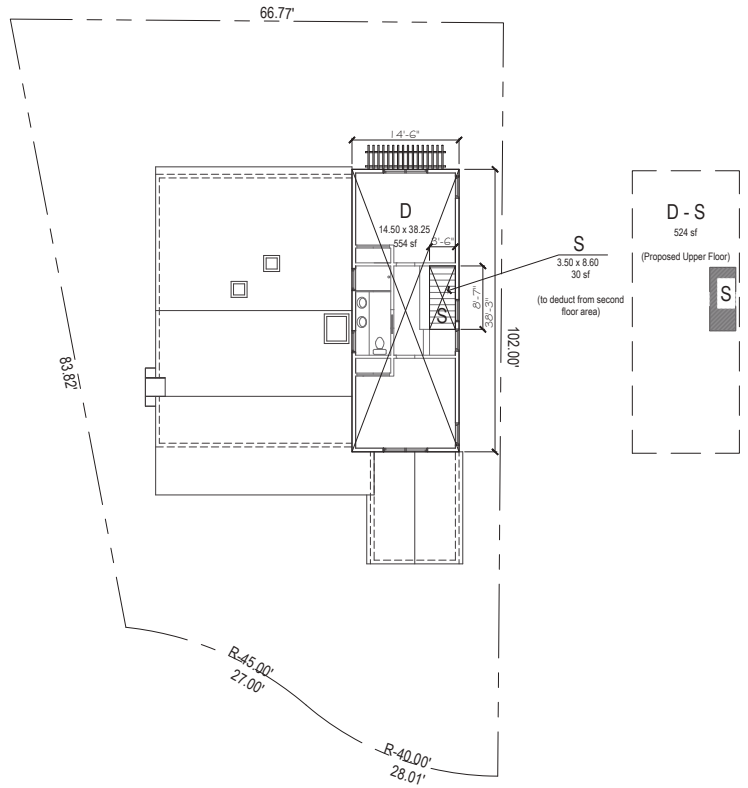
Existing Roof & Proposed Roof

Project No. 2401
Date 07/28/2024
Sheet No. 8



First Floor - Floor Area Diagram 1/8" = 1'-0"

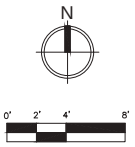
AREA	DIMENSIONS	SQUARE FOOTAGE
Area W1	0'-8" X 2'-6"	3
Area W2	0'-8" X 2'-6"	3
Area Ch	1'-7" X 5'-2"	7
Area T	3'-3" X 11'-0"	36
TOTAL COVERED AREAS SQUARE FOOTAGE:		49
TOTAL FIRST FLOOR SQUARE FOOTAGE: (Areas A + B + C1 + C2 + P- W1)		1,850
TOTAL PROPOSED COVERAGE		1,899



Second Floor - Floor Area Diagram 1/8" = 1'-0"

No attic space with height >5'-0"

AREA	DIMENSIONS	SQUARE FOOTAGE
Area A	36'-11" X 29'-7"	1,092
Area B	31'-5" X 11'-6"	361
Area C1	15'-10" X 12'-0"	190
Area C2	6'-2" X 11'-6"	70
Area D	14'-6" X 38'-3"	554
-Area S	8'-7" X 3'-6"	-30
TOTAL PROPOSED SQUARE FOOTAGE:		2,237
Max. Allowed SQUARE FOOTAGE:		2,850
Area P	29'-1" X 4'-10"	140
-Area W1	8" X 2'-6"	-3
TOTAL AREA PORCH		137



INDEX

Date	Submittal

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Project For:
Burbridge Residence
351 Barton Place
Menlo Park
CA 94025

Use
Permit

Floor Area Diagrams First & Second Floors
Area Calculations

Project No. 2401
Date 07/28/2024
Sheet No. 9



(E) & (N) Roof Finish - Composition Shingles - similar to Certainteed Landmark - Charcoal Black



(N) Porch Roof - Standing Seam Metal Roof - Grey



(E) & (N) - Wall Siding - Board & Batten - White





(N) - Sliding Windows or Hung Windows - Similar to Milgard Tuscany



Grids on Sliding Windows White interior and Black Exterior



(N) - Sliding patio doors - Similar to Milgard Tuscany



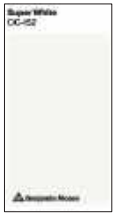
(Windows and Doors Frame color White interior and Black exterior



Black Garage Door with Windows



Color Palette





(N) Porch Floor Finish Natural stone Grey

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Color & Materials Board

Project No. 2401
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Sheet No. 10