10, July 2023

To: City of Menlo Park| Planning Division

From: Architect: Michael R Tom, AIA (mtom@phantomarchitecture.com)
Cc: Senior Project Manager: Akanksha Akhouri (akanksha@designeverest.com)
Applicant: Patrick O'Donnell (patrick@tangentdesignllc.com)
Owner: Hester Seth

Re: 765 Stanford Avenue (APN 074092030)

Design Statement

The proposed project is a 2,400 SF occupiable house + 400 SF garage, two-story single family house on a shallow sloped hillside lot. There is an existing single story cottage house and detached garage that is in poor repair and exhibits structural damage from age. The Owners would like to tear down and build a new house from the ground up while taking cues from the original structure. The prime concept is that of a modern country cottage house with a modest street front and an expansive floor plan that takes advantage of the deep parcel lot. An attached 350 square feet accessory dwelling unit (ADU) is proposed in the rear yard to accommodate the Owner's extended family and will allow the Owners to eventually age in place within their home.

Materials for the house are a combination of painted vertical v-groove siding and horizontal ship lap siding accented with adhered manufactured stone veneer. The roof is asphalt shingle. The house is anticipated to be standard wood framed construction on perimeter foundation footing.

The Owners seeks to enlarge the existing driveway width from approximately 10' wide to 24' and to modernize access by eliminating the accessory rear yard garage in favor of a built-in garage at the house's northeast corner. One young redwood at the site's rear yard will be removed and replaced with new tree locations.

Neighbors are being reached currently through verbal conversation. Owners anticipate sign and mailer notifications that will inform the neighbors of the design intent as well as seek their input.

SETH RESIDENCE

765 STANFORD AVE
MENLO PARK, CA 94025



DESCRIPTION OF WORK

NEW SINGLE FAMILY HOME. DETACHED ACCESSORY DWELLING UNIT (ADU) INTO THE YARD.

DEFERRED SUBMITTAL

- FIRE SPRINKLER SYSTEM
- PREFRABRICATED TRUSS FRAMING

CODE SUMMARY

OCCUPANCY TYPE:	R-3
CONSTRUCTION TYPE	VB
SPRINKLERED:	YES

BUILDING CODES

CALIFORNIA RESIDENTIAL BUILDING CODE	2019
CALIFORNIA BUILDING CODE	2019
CALIFORNIA MECHANICAL CODE	2019
CALIFORNIA PLUMBING CODE	2019
CALIFORNIA ELECTRICAL CODE	2019
CALIFORNIA ENERGY CODE	2019
LOCAL AMENDMENTS	

ZONING SUMMARY

ZONING TYPE	R1U
EXISTING USE:	SINGLE FAMILY HOME
OPEN SPACE REQUIREMENTS:	NO
ADDITIONAL PARKING REQUIREMENTS:	NO

PROPERTY SUMMARY

APN	**074092030**
PROPOSED HOUSE AREA:	**2800 SF** (FAL)
• FIRST FLOOR	1654 SF
• SECOND FLOOR	1146 SF
• COVERED ENTRY/ FRONT PORCH	28 SF
• COVERED REAR YARD PORCH	282 SF
EXISTING LOT AREA:	5625 SF

LOT SITE COVERAGE: (1654 SF + 28 SF + 282 SF) / 5625 SF= 35% ≤ 40% MAX

PROPOSED ADU	350 SF
PARKING SPACES PROPOSED:	2-COVERED STALLS

VICINITY MAP



PUBLIC TRANSIT MAP



GENERAL NOTES

1. CONSTRUCTION DOCUMENTS AND SPECIFICATIONS ARE COMPLIMENTARY. WHAT IS SHOWN ON ONE SHALL BE BIDING AS IF REQUIRED BY ALL.
2. INVALIDITY OF ANY PROVISIONS IN THE CONTRACT DOCUMENTS DOES NOT INVALIDATE THE REMAINING ELEMENTS OF THE CONTRACT.
3. DIGITAL TRANSMISSION OF CAD DRAWINGS OR MODEL, IF REQUESTED, IS FOR REFERENCE ONLY. DESIGN TEAM SHALL BE HELD INDEMINIFIED FOR ALL BUILDING INFORMATION MOEL USE OR RELIANCE
4. CONTRACTOR SHALL REVIEW AND BECOME FAMILIAR WITH THE SITE CONDITIONS, FIELD DIMENSION AND COORDINATE WORK AS NEEDED WITH CONTRACT DOCUMENTS.
5. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCY IN FIELD CONDITIONS OR AS DEFINED IN DRAWINGS.
6. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, ETCHNIQUES, SEQUENCES AND PROCEDURES.
7. CONTRACTOR IS RESPONSIBLE TO OWNER FOR ERRORS OR OMISSIONS OF THEIR SUBCONTRACTORS, AGENTS OR EMPLOYEES
8. CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION OF WORK PROGRESS AND SCHEDULE AND DETERMINE IF SPACE IS IN PROPER CONDITION TO RECEIVE SUBSEQUENT WORK
9. CONTRACTOR SHALL PAY FOR LABOR, MATERIALS, EQUIPENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, WATER, HEAT, UTILITIES, TRANSPORTATION AND OTHER FACILITIES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK.
10. CONTRACTOR MAY NOT SUBSTITUTE MATERIALS ONLY WITH EXPRESSED CONSENT OF THE OWNER AND AFTER EVALUATION BY DESIGN TEAM
11. CONTRACTOR WARRANTEES WORK WILL BE FREE OF DEFECTS EXCEPT FOR THOSE INERENT IN THE QUALITY OF THE WORK
12. CONTRACTOR SHALL COMPLY WITH ALL LOCAL LAWS.
13. CONTRACTOR SHALL PROVIDE NOTICE TO OWNER AND DESIGN TEAM IF CONCEALED OR UNKNOWN CONDITIONS ARE ENCOUNTERED THAT DIFFER FROM THOSE IN CONTRACT DOCUMENTS.
14. CONTRACTOR SHALL SUSPEND OPERATIONS SHOULD THEY ENCOUNTER HUMAN REMAINS, BURIAL MARKERS, ARCHAEOLOGICAL SITES OR WETLANDS NO INDICATED IN CONTRACT DOCUENTS. OWNER SHALL PROMPTLY TAKE ACTION AS NEEDED FOR GOVERMENTAL AUTHORIZATION REQUIRED TO RESUE WORK.
15. CONTRACTOR SHALL FURNISH CONSTRUCTION SCHEDULE PROMPTLY AFTER BEING AWARDED THE CONTRACT.
16. CONTRACTOR SHALL CONFINE OPERATIONS TO THE SITE AND SITE AREAS AS PERMITTED BY LOCAL CODE.
17. CONTRACTOR SHALL CUT, FIT OR PATCH AS NEEDED TO COMPLETE WORK AND ALLOW COMPONENT ASSEMBLIES TO FIT TOGETHER PROPERLY
18. CONTRACOR SHALL NOT CUT OR ALTER CONSTRUCTION BY THE OWNER OR A SEPARATE CONTRACOR WITHOUT WRITTEN CONSENT
19. CONTRACTOR SHALL KEEP THE PREMISES AND SURROUNDING AREAS CLEAN AND REMOVE WASTE OR RUBBISH AS NEEDED TO ALLOW PROPER OPERATIONS.
20.CONTRACOR SHALL ALLOW ACCESS TO THE WORK IN PREPARATION AND IN PROGRESS.
21. CONTRACTOR INDEMNIFIES OWNER, ARCHITECT AND ENGINEERING CONSULTANS AGAINST CLAIMS, DAMAGES, LOSES AND EXPENSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE WORK.

DRAWING INDEX	
SHEET NUMBER	SHEET NAME
A00	COVER
A01	GENERAL NOTES
A03	SITE AREA PLAN & STREET ELEVATION
A04	SURVEY
A05	AREA PLAN
A06	EXTERIORS RENDERS
A07	INTERIOR RENDER
A11	SITE PLAN
A21	FIRST FLOOR PLAN
A22	SECOND FLOOR PLAN
A29	ROOF PLAN
A30	ELEVATIONS
A31	ELEVATIONS
A32	BUILDING SECTIONS
A33	BUILDING SECTIONS
A80	SCHEDULES

SEAL OF THE ARCHITECT OF RECORD



I AM THE ARCHITECT OF RECORD AND THESE DRAWINGS, ARE PREPARED FOR ENTITLEMENTS APPROVAL UNDER MY RESPONSIBLE CONTROL.

THE DRAWINGS ARE ACCURATE FOR THE PURPOSES OF PLANNING APPROVAL- I.E. DEMONSTRATION OF COMPLIANCE WITH THE CITY OF MENLO PARK'S ZONING CODE.

THEY ARE NOT INTENDED FOR CONSTRUCTION.

MICHAEL RENJIE TOM, AIA
04/20/2023

LIGHTING NOTES

1. ALL LIGHTS THROUGHOUT THE RESIDENCE, INCLUDING THE GARAGE AND EXTERIOR, SHALL BE HIGH EFFICACY. [CENC 150.0(K)1A]

2. LIGHTS OVER TUBS AND SHOWERS TO BE MARKED FOR DAMP OR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. [CEC 410.10(D)]

ELECTRICAL NOTES

1. ALL OUTLETS AFCI UNLESS NOTED AS GFCI. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT BEDROOMS, SUNROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. [CEC 210.12(A)]
2. ALL NON-LOCKING TYPE 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. [CEC 406.12]
3. 20-AMPERE DEDICATED BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLET(S). SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. [CEC 210.11(C)(3)]

PLUMBING NOTES

GC TO CONFIRM ALL PLUMBING FIXTURE WITHIN THE DWELLING UNIT TO BE REPLACED WITH MODERN WATER CONSERVING FIXTURES. [CALGREEN 301.1.1] NONCOMPLIANT PLUMBING FIXTURE MEANS ANY OF THE FOLLOWING [CALIFORNIA CIVIL CODE. 1101.3(C)]:
(1) ANY TOILET MANUFACTURED TO USE MORE THAN 1.6 GALLONS OF WATER PER FLUSH.
(2) ANY URINAL MANUFACTURED TO USE MORE THAN ONE GALLON OF WATER PER FLUSH.
(3) ANY SHOWERHEAD MANUFACTURED TO HAVE A FLOW CAPACITY OF MORE THAN 2.5 GALLONS OF WATER PER MINUTE.
(4) ANY INTERIOR FAUCET THAT EMITS MORE THAN 2.2 GALLONS OF WATER PER MINUTE.

NOT FOR CONSTRUCTION

DESIGN EVEREST
CONSULTING ENGINEERS
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
PHONE: (888) 313-3015 FAX: (650) 695-1801

SETH RESIDENCE
COVER

REV	DATE	REMARKS
	12/10/2023	PLANNING/ PRICING
	11/11/2022	PLANNING

SIGN DATE:
DATE:
SCALE:
DRAWN BY:
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PROJECT#:

A00



1 SITE AREA PLAN
1/16" = 1'-0"

0' 8' 16'

N



2 STREET SIDE ELEVATION
1/16" = 1'-0"

0' 8' 16'

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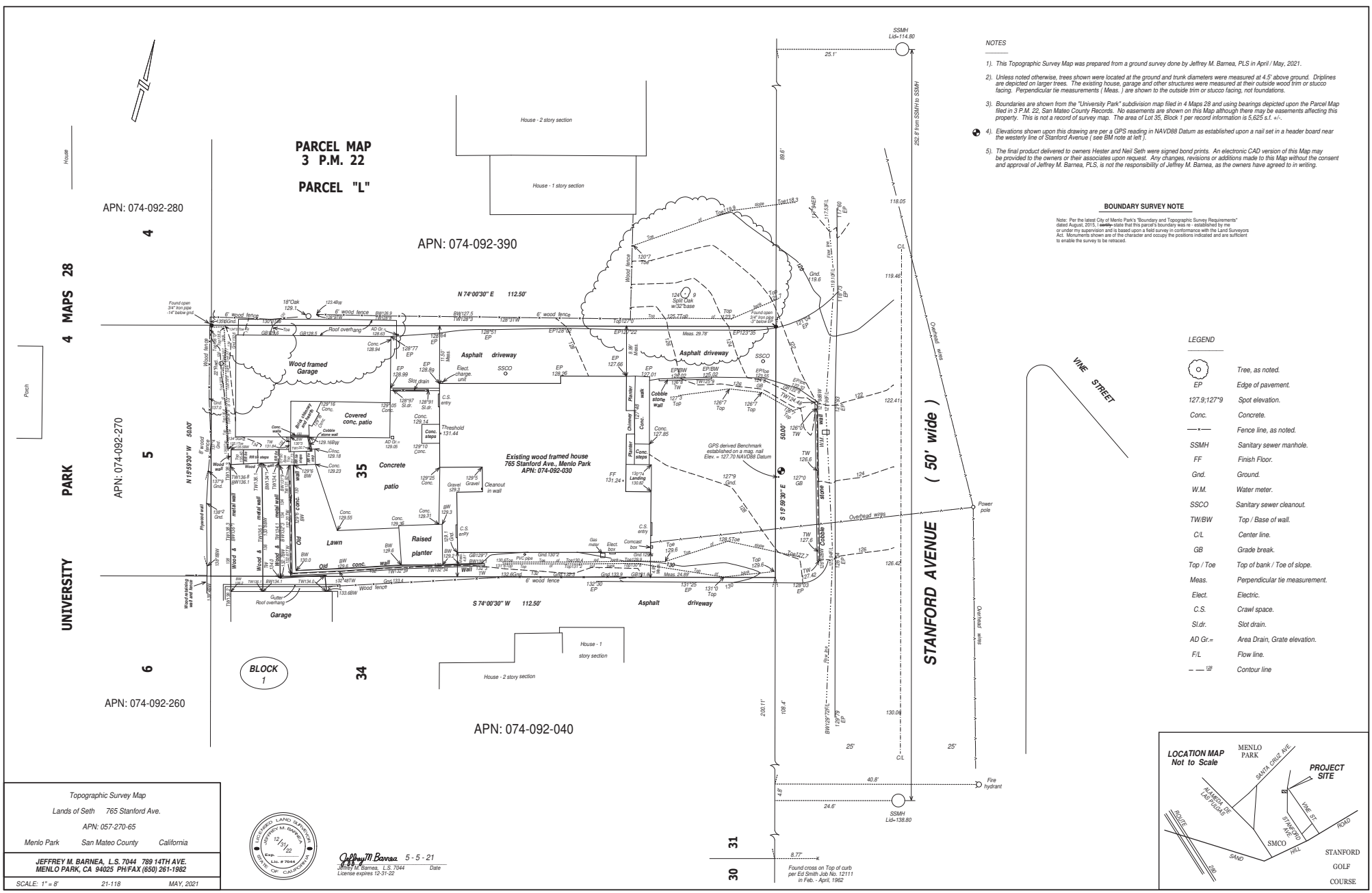
SETH RESIDENCE

SITE AREA PLAN & STREET ELEVATION

REV	DATE	REMARKS
	11/11/2022	PLANNING

SIGN DATE:
DATE:
SCALE:
DRAWN BY:
CKD BY:
PROJECT#:

A03



NOTES

1). This Topographic Survey Map was prepared from a ground survey done by Jeffrey M. Barnea, PLS in April / May, 2021.

2). Unless noted otherwise, trees shown were located at the ground and trunk diameters were measured at 4.5' above ground. Driplines are depicted on larger trees. The existing house, garage and other structures were measured at their outside wood trim or stucco facing. Perpendicular tie measurements (Meas.) are shown to the outside trim or stucco facing, not foundations.

3). Boundaries are shown from the "University Park" subdivision map filed in 4 Maps 28 and using bearings depicted upon the Parcel Map filed in 3 P.M. 22, San Mateo County Records. No easements are shown on this Map although there may be easements affecting this property. This is not a record of survey map. The area of Lot 35, Block 1 per record information is 5,625 s.f. +/-.

4). Elevations shown upon this drawing are per a GPS reading in NAVD88 Datum as established upon a nail set in a header board near the westerly line of Stanford Avenue (see BM note at left).

5). The final product delivered to owners Hester and Neil Seth were signed bond prints. An electronic CAD version of this Map may be provided to the owners or their associates upon request. Any changes, revisions or additions made to this Map without the consent and approval of Jeffrey M. Barnea, PLS, is not the responsibility of Jeffrey M. Barnea, as the owners have agreed to in writing.

BOUNDARY SURVEY NOTE

Note: Per the latest City of Menlo Park's "Boundary and Topographic Survey Requirements" dated August, 2015, I ~~verify~~ state that this parcel's boundary was re - established by me or under my supervision and is based upon a field survey in conformance with the Land Surveyors Act. Monuments shown are of the character and occupy the positions indicated and are sufficient to enable the survey to be retraced.

LEGEND

	Tree, as noted.
EP	Edge of pavement.
127.9;127*9	Spot elevation.
Conc.	Concrete.
—x—	Fence line, as noted.
SSMH	Sanitary sewer manhole.
FF	Finish Floor.
Gnd.	Ground.
W.M.	Water meter.
SSCO	Sanitary sewer cleanout.
TW/BW	Top / Base of wall.
C/L	Center line.
GB	Grade break.
Top / Toe	Top of bank / Toe of slope.
Meas.	Perpendicular tie measurement.
Elect.	Electric.
C.S.	Crawl space.
Sl.dr.	Slot drain.
AD Gr.=	Area Drain, Grate elevation.
F/L	Flow line.
128	Contour line

LOCATION MAP
Not to Scale

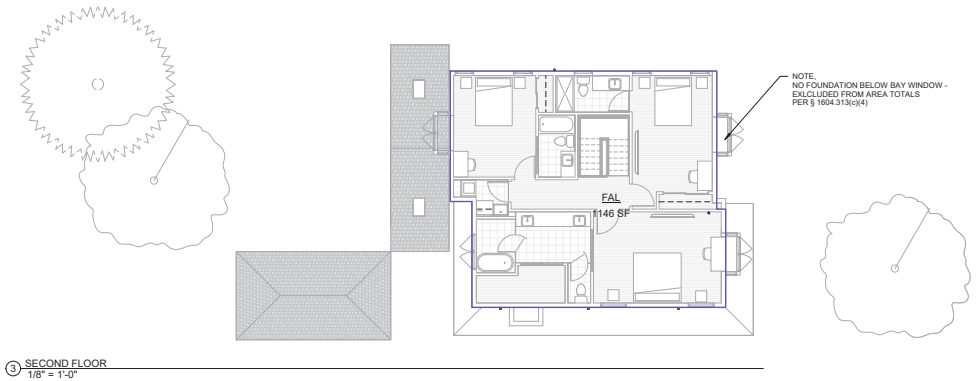
Topographic Survey Map
Lands of Seth 765 Stanford Ave.
APN: 057-270-65
Menlo Park San Mateo County California

JEFFREY M. BARNEA, L.S. 7044 789 14TH AVE.
MENLO PARK, CA 94025 PH/FAX (650) 261-1982

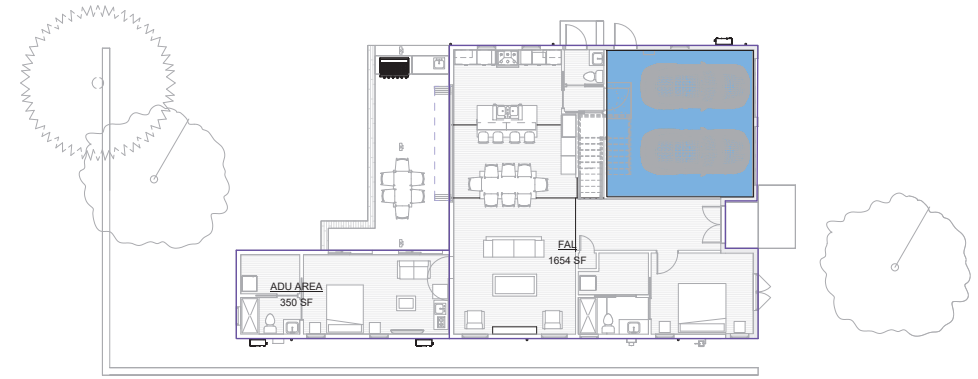
SCALE: 1" = 8' 21-118 MAY, 2021

REGISTERED LAND SURVEYOR JEFFREY M. BARNEA 12/31/22 Exp. Lic. # 7044 STATE OF CALIFORNIA

Jeffrey M. Barnea 5 - 5 - 21
Jeffrey M. Barnea, L.S. 7044 Date
License expires 12-31-22



3 SECOND FLOOR
1/8" = 1'-0"



2 FIRST FLOOR
1/8" = 1'-0"

SEAL OF THE ARCHITECT OF RECORD

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04/20/2023

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SETH RESIDENCE

AREA PLAN

REV	DATE	REMARKS
	12/10/2023	PLANNING/ PRICING
	11/11/2022	PLANNING

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A05



3 YARD VIEW



1 STREETVIEW



2 COURTYARD VIEW

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EXTERIORS RENDERS

REV	DATE	REMARKS
	12/10/2013	PLANNING/ PRICING
	11/11/2012	PLANNING

SIGN DATE:

DATE:

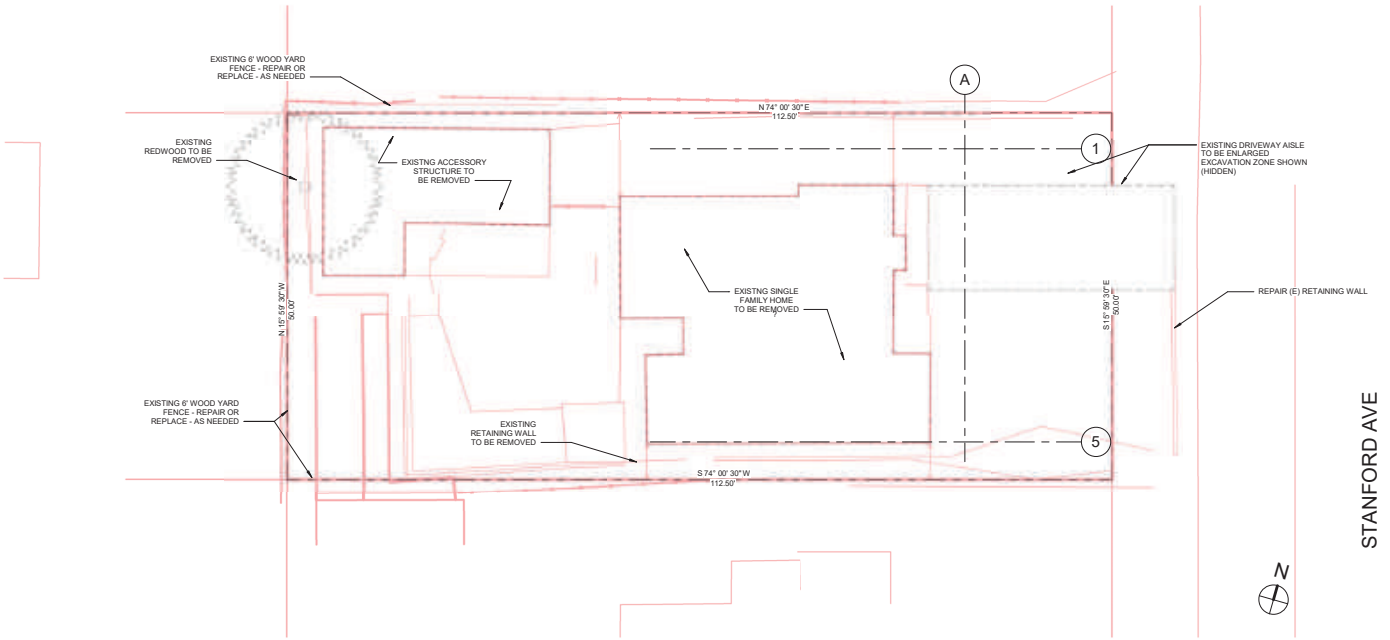
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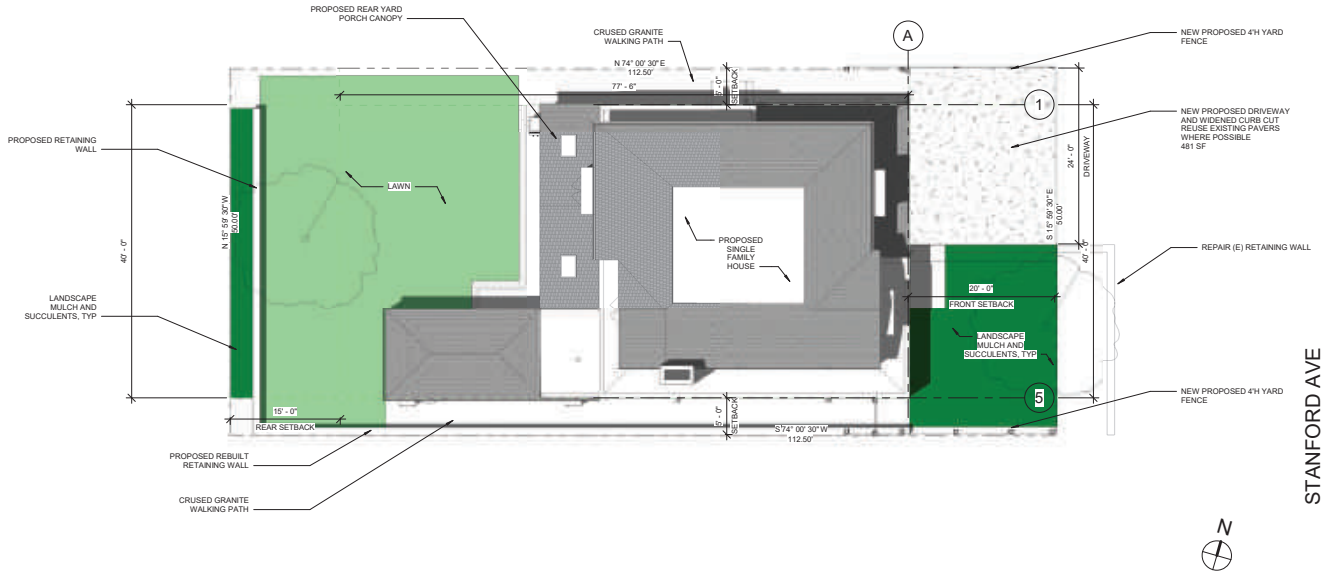
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PROJECT#:

A06



2 SITE PLAN EXISTING
1/8" = 1'-0"



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

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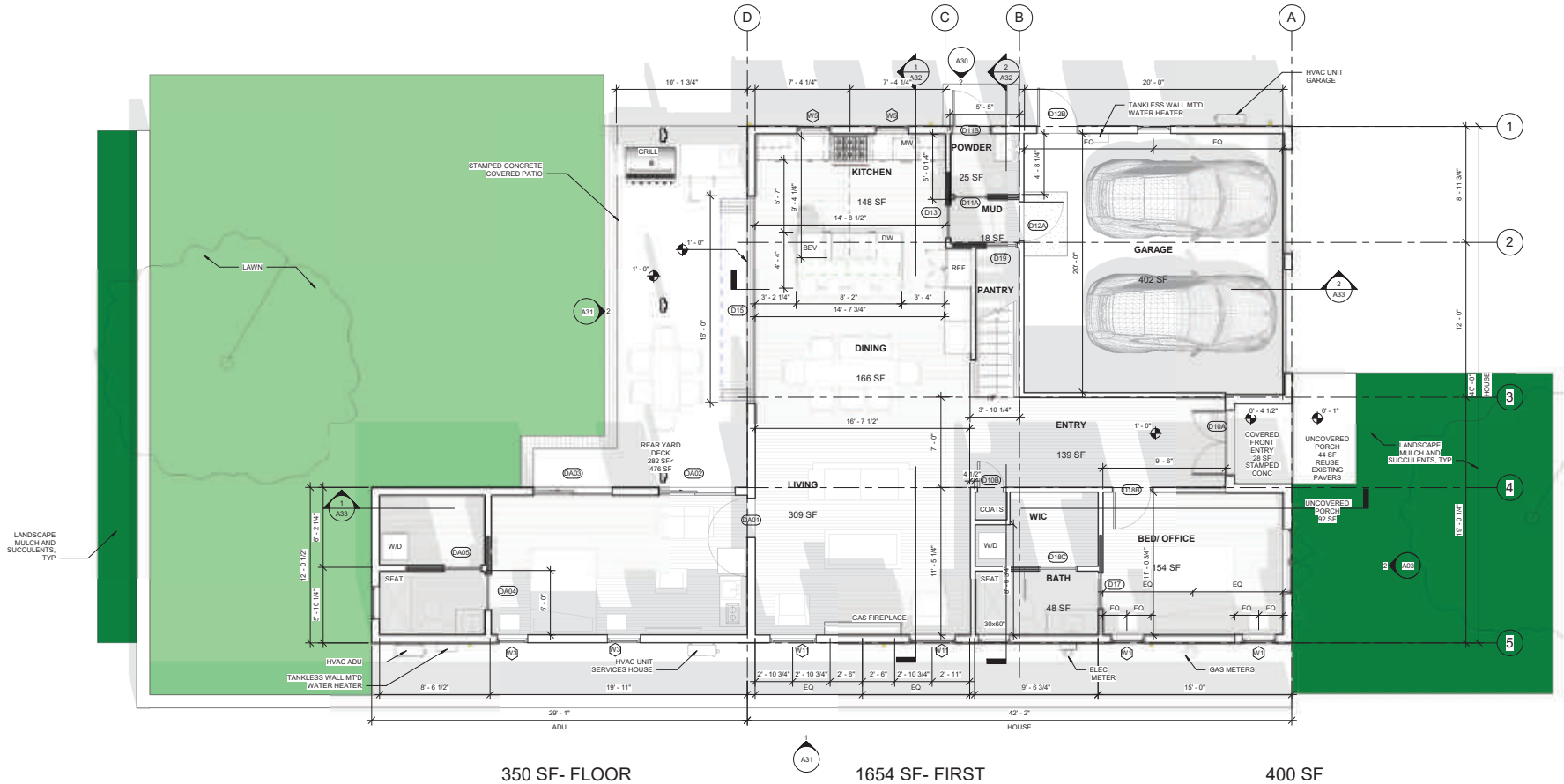
SETH RESIDENCE

SITE PLAN

REV	DATE	REMARKS
	12/10/2013	PLANNING/ PRICING
	11/11/2012	PLANNING

SIGN DATE:
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A11



350 SF- FLOOR ADU

1654 SF- FIRST FLOOR HOUSE

400 SF GARAGE

1 FIRST FLOOR PLAN
1/4" = 1'-0"

0' 2' 4'

N

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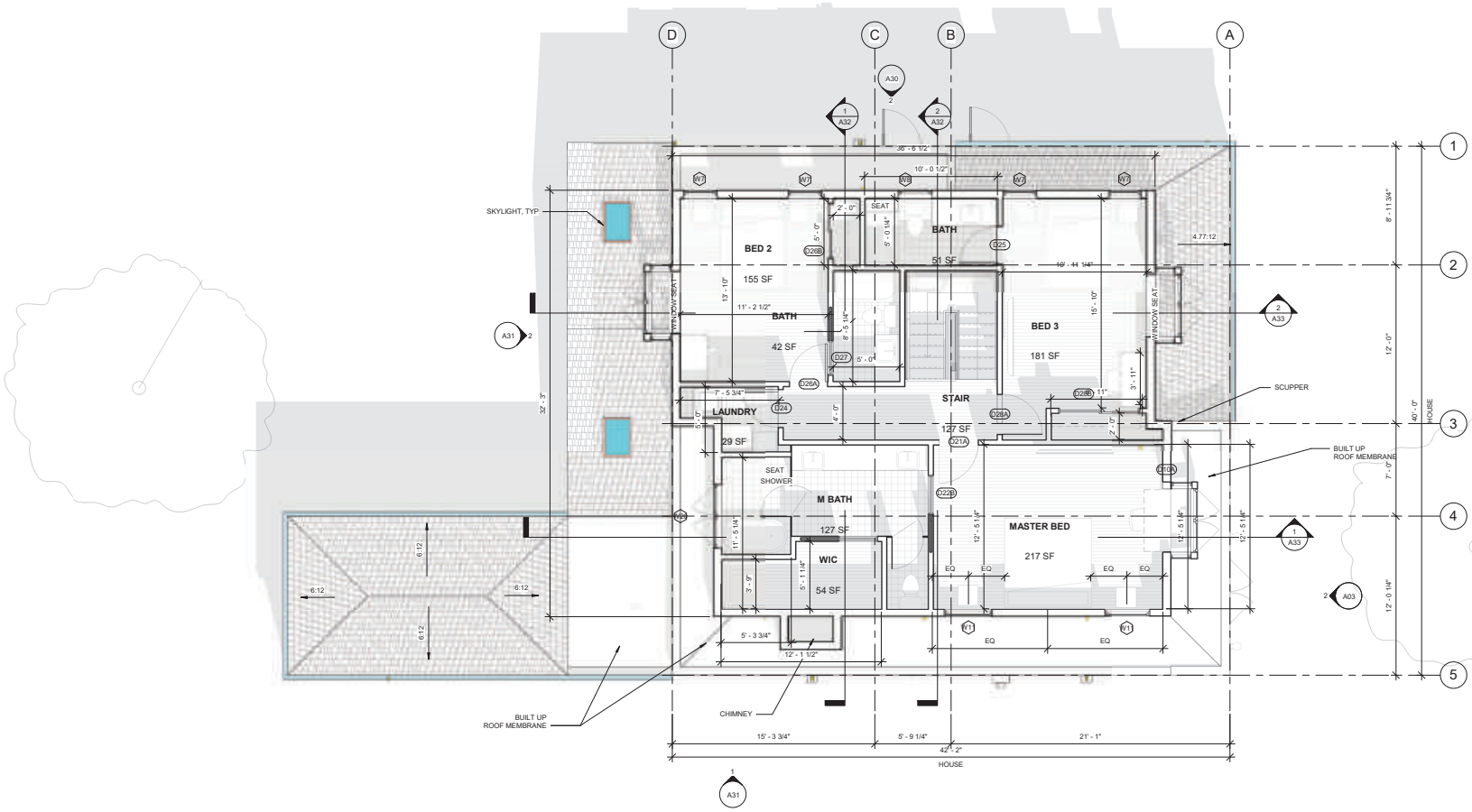
SETH RESIDENCE

FIRST FLOOR PLAN

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	12/10/2021	PLANNING/ PRICING
	11/11/2022	PLANNING

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PROJECT#:

A21



AREA NOTES:
FLOOR AREA LIMIT = 1146 SF

1 SECOND FLOOR PLAN
1/4" = 1'-0"

0' 2' 4'

N

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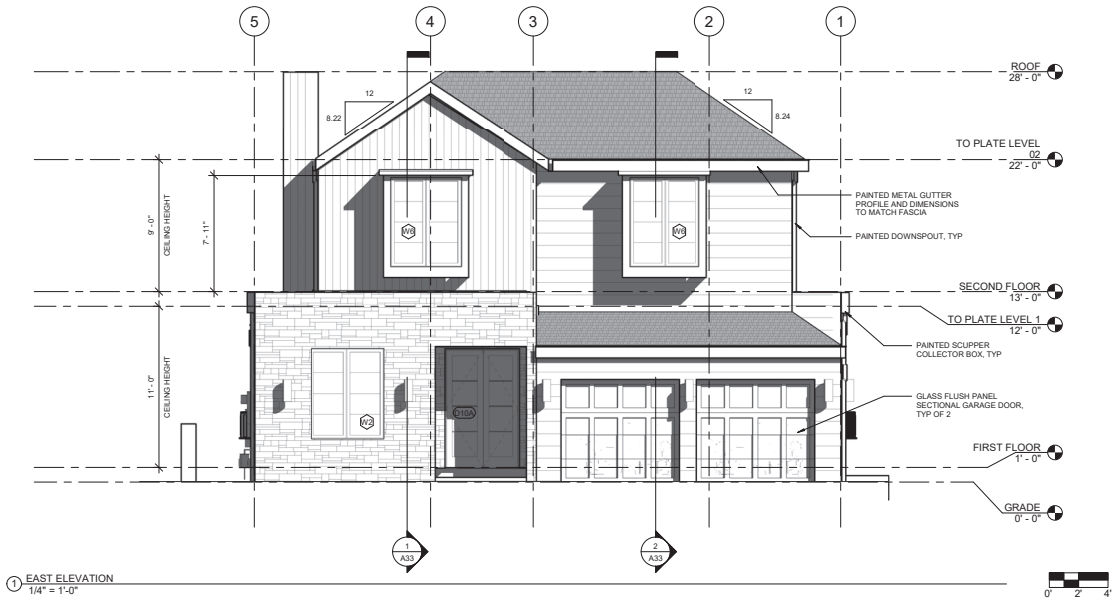
SETH RESIDENCE

SECOND FLOOR PLAN

REV	DATE	REMARKS
	12/10/2021	PLANNING/ PRICING
	11/11/2022	PLANNING

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PROJECT#:

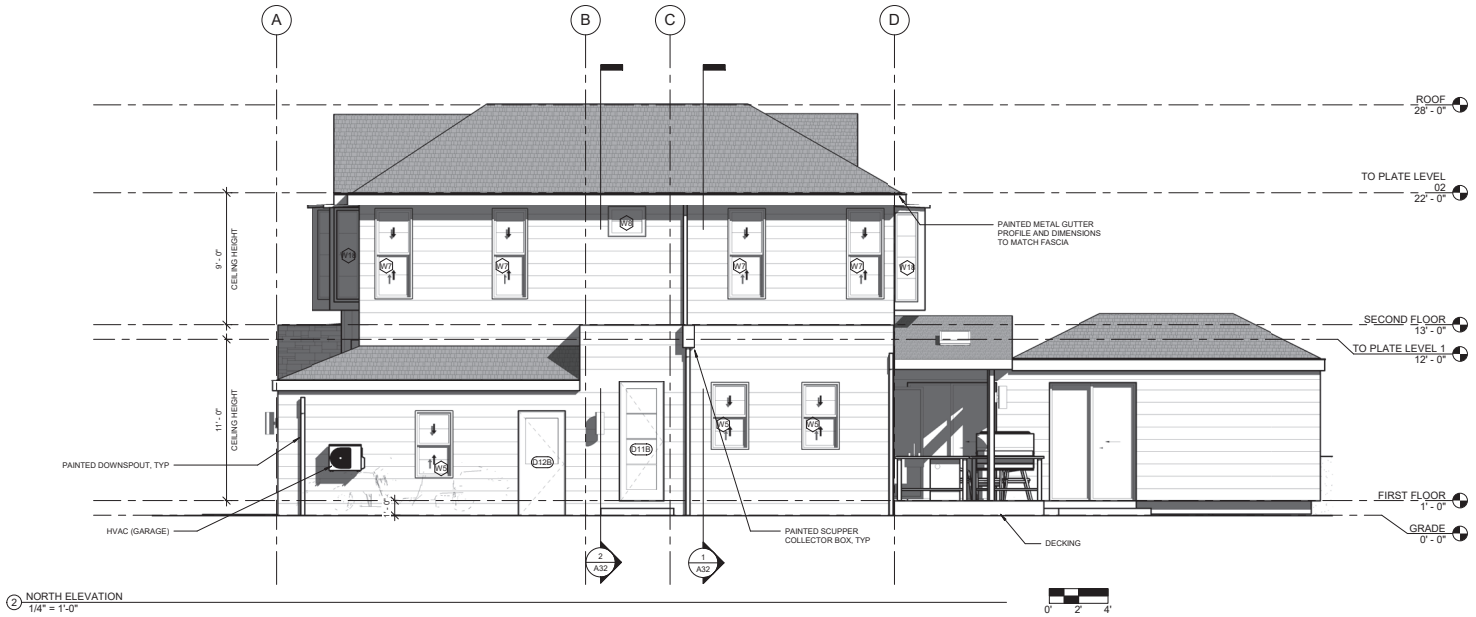
A22



1 EAST ELEVATION
1/4" = 1'-0"

ELEVATION FINISH LEGEND

- VERTICAL V-GROOVE SIDING
- HORIZONTAL SHIP LAP SIDING
  JAMES HARDIE FIBER REINFORCED CEMENT SIDING
- ADHERED MANUFACTURED STONE
  VENEER TIGERSTRYPE LIMESTONE
  LEDGEROCK- SAWN FACE SAWN
  HEIGHT THIN VENEER
- ASPHALT SHINGLE ROOF



2 NORTH ELEVATION
1/4" = 1'-0"

NOT FOR CONSTRUCTION

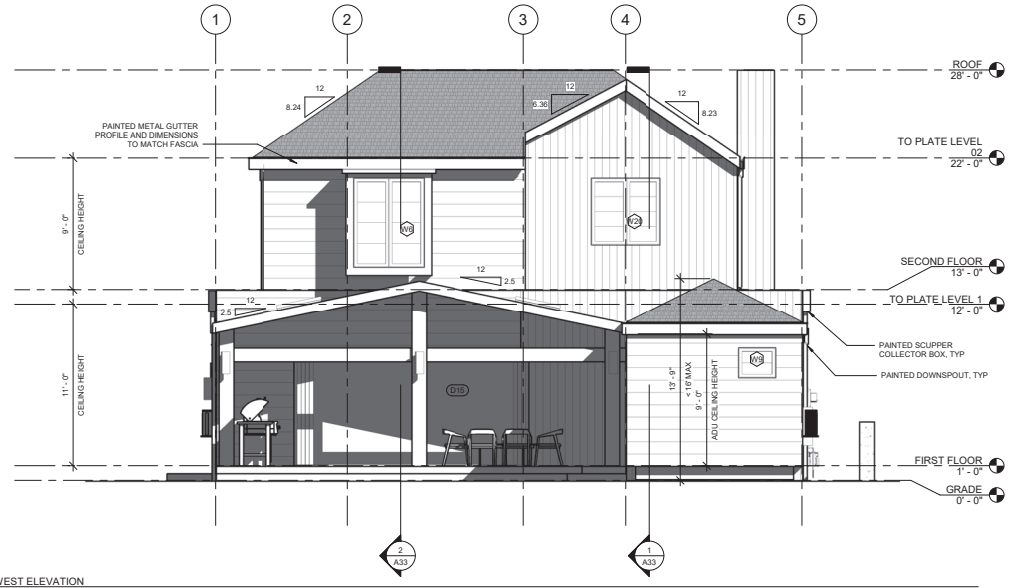
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SETH RESIDENCE
ELEVATIONS

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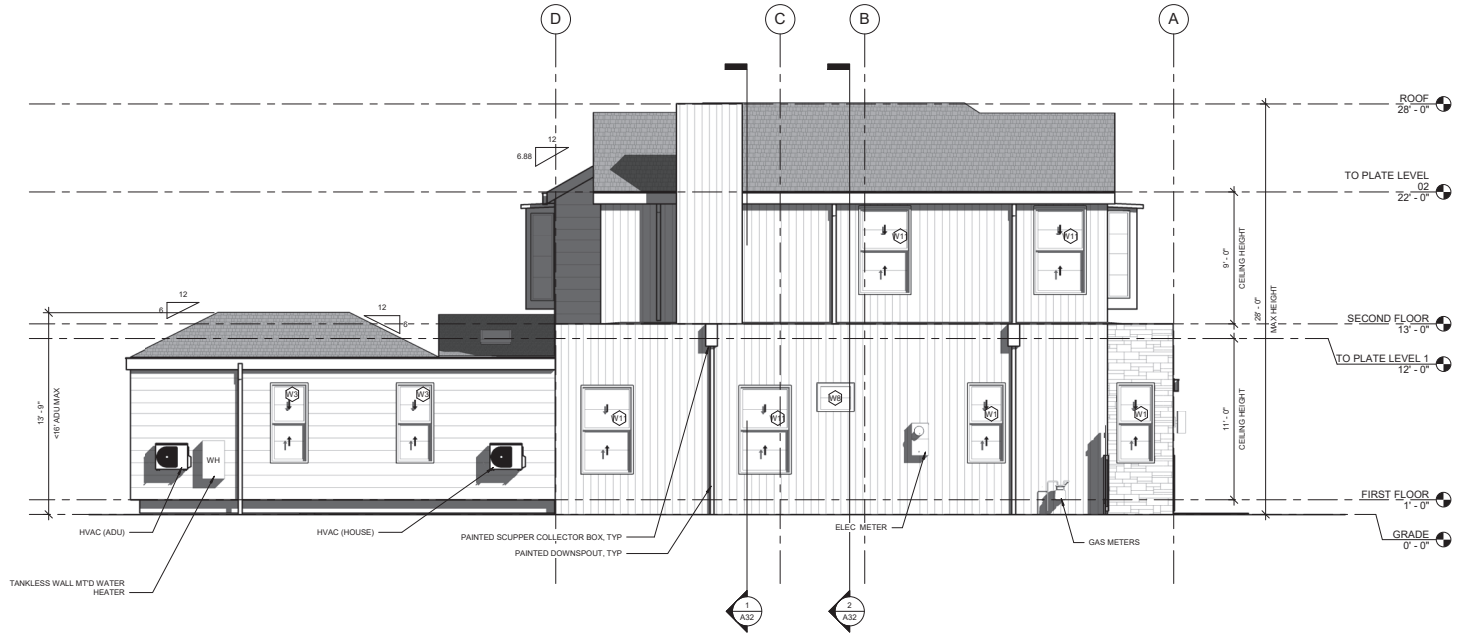
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A30



② WEST ELEVATION
1/4" = 1'-0"

0' 2' 4'



① SOUTH ELEVATION
1/4" = 1'-0"

0' 2' 4'

ELEVATION FINISH LEGEND

- VERTICAL V-GROOVE SIDING
- HORIZONTAL SHIP LAP SIDING
  JAMES HARDIE FIBER REINFORCED CEMENT SIDING
- ADHERED MANUFACTURED STONE
  VENEER TIGERSTRYPE LIMESTONE
  LEDGEROCK- SAWN FACE SAWN
  HEIGHT THIN VENEER
- ASPHALT SHINGLE ROOF

NOT FOR CONSTRUCTION

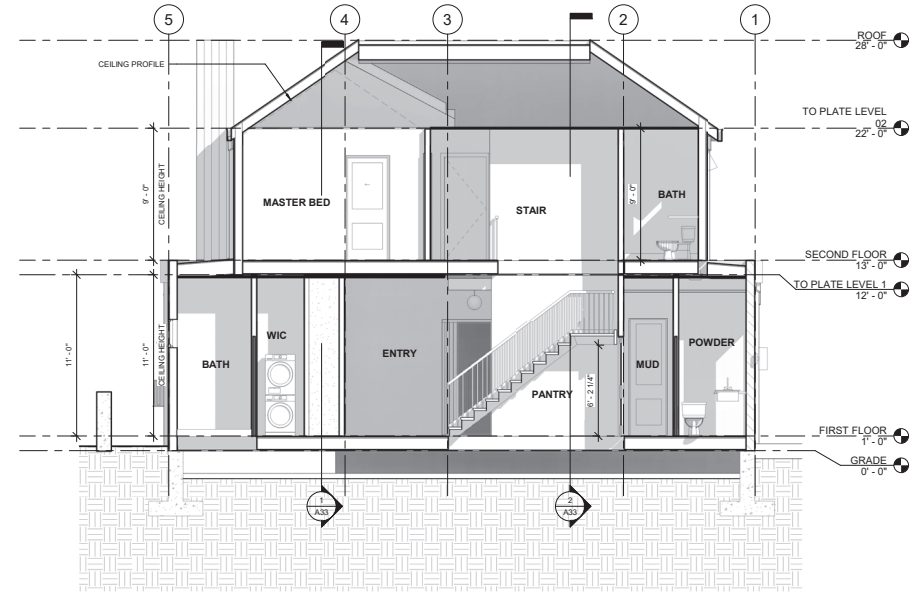
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SETH RESIDENCE
ELEVATIONS

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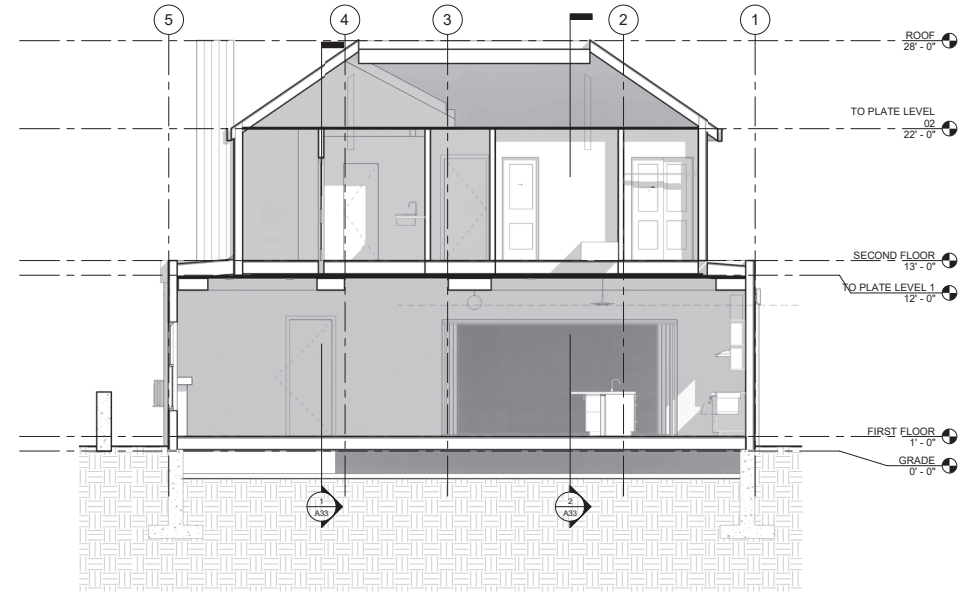
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DRAWN BY:
CKD BY:
PROJECT#:

A31



2 CROSS SECTION 02
1/4" = 1'-0"

0' 2' 4'



1 CROSS SECTION 01
1/4" = 1'-0"

0' 2' 4'

NOT FOR CONSTRUCTION

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SETH RESIDENCE

BUILDING SECTIONS

REV	DATE	REMARKS
	12/10/2013	PLANNING/ PRICING
	11/11/2012	PLANNING

SIGN
DATE:

DATE:

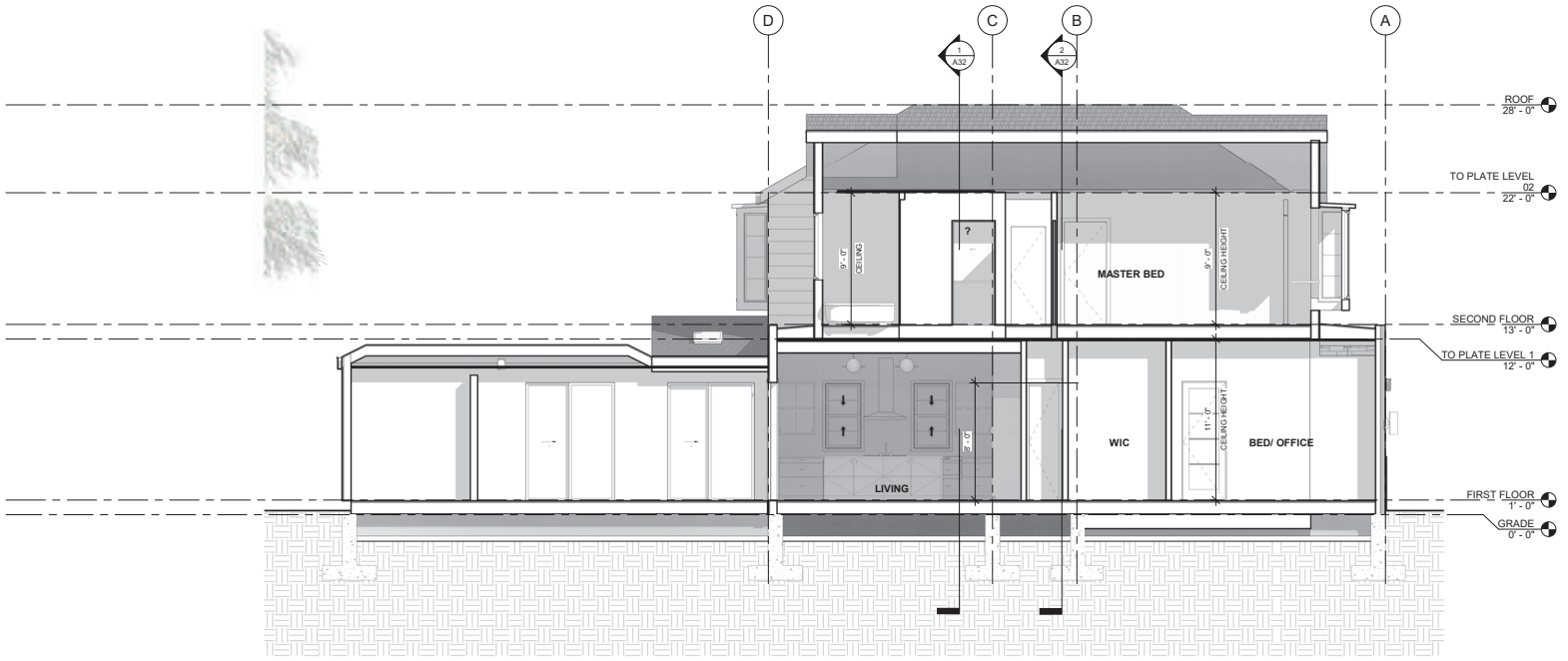
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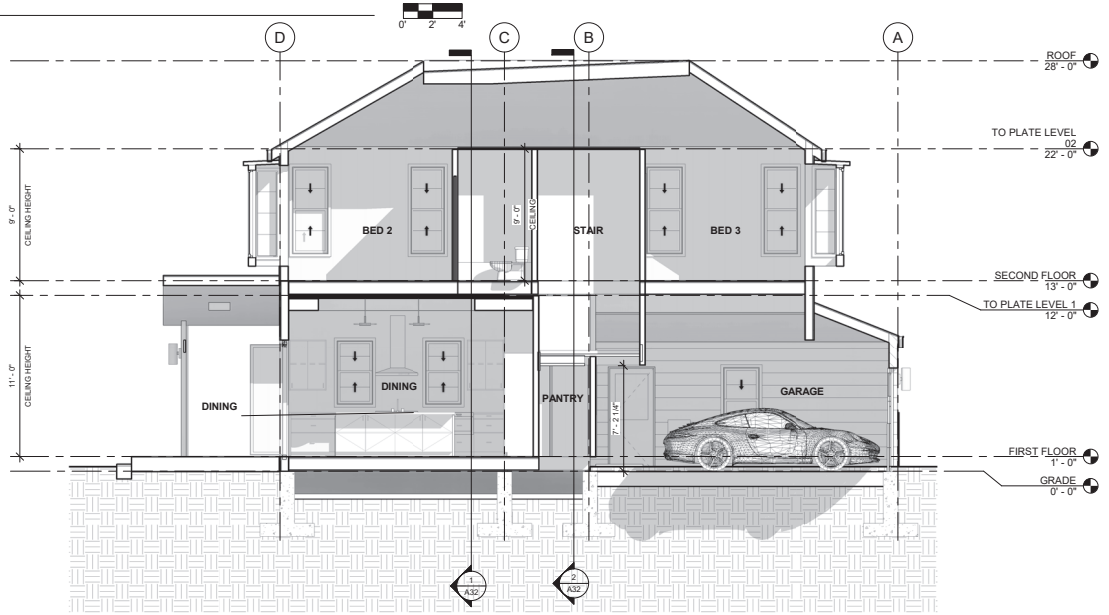
PROJECT#:

A32



1 LONG SECTION
1/4" = 1'-0"

0' 2' 4'



2 LONG SECTION 02
1/4" = 1'-0"

0' 2' 4'

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