

Project Description for Accessory Dwelling Unit at 789 Stanford Ave, Menlo Park

Project Overview

We propose the construction of a 1200 square foot Accessory Dwelling Unit (ADU) at 789 Stanford Ave, Menlo Park. The ADU will not only enhance the property's functionality but also serve as the primary residence for Steve Beck and Jane Baxter while their children and grandchildren occupy the main home.

Residents:

Steve and Jane, the primary residents, envision the ADU as their main home, fostering close proximity to family members. Their children and grandchildren will reside in the main home, promoting multigenerational living within a unified family space.

Neighborhood Engagement:

To ensure open communication and collaboration, Steve and Jane have proactively engaged with neighbors about the addition of the ADU for their personal use. Conversations have taken place with Sheila Santana at 787 Stanford Ave, and Cameron & Sapna Wessel at 2003 Santa Cruz Ave.

Outreach to Closest Neighbors:

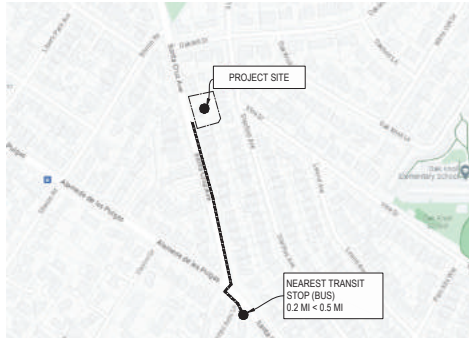
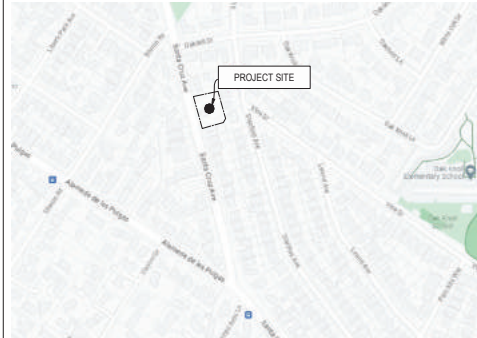
Recognizing the importance of engaging neighbors closest to the project, Steve and Jane reached out to Nate Gardner and Andrea Beylen at 2015 Santa Cruz Ave. While in-person interactions were limited, a document detailing the project was personally delivered. Furthermore, Steve has initiated digital communication by sending an email to Nate Gardner, explaining the scope of the ADU project and attaching relevant project files.

Community Collaboration:

Steve and Jane's goal is to add comfortable, architecturally compatible housing for personal use that fosters a sense of community while enabling them to support and receive support from their children and grandchildren. They are committed to ensuring that this ADU project enhances the neighborhood while respecting the character of Menlo Park. We appreciate your consideration and look forward to working closely with the planning department to bring this project to fruition.

Sincerely,

Steve Beck and Jane Baxter

ABBREVIATIONS					APPLICABLE CODES					PROJECT DATA					PROJECT INFORMATION									
# & @ ACT AD AFF ALUM ANOD BSMT BYND BOT BLYG BD CIP CHNL CJ CL CLG CLR CMU COL COMPR CONC CONT CVRG CPT CTYD DBL DEMO DIA DIM DIMS DN DR DWG EA EJ ELEC ELEV EPDM EQ EXIST EXP JT	POUND OR NUMBER AND AT ACOUSTIC CEILING TILE AREA DRAIN ABOVE FINISHED FLOOR ALUMINUM ANODIZED BASEMENT BEYOND BOTTOM BLOCKING BOARD CAST IN PLACE CHANNEL CONTROL JOINT CENTER LINE CEILING CLEAR CONCRETE MASONRY UNIT COLUMN COMPRESSIBLE CONCRETE CONTINUOUS COVERAGE CARPET CERAMIC TILE COURTYARD DOUBLE DEMOLISH OR DEMOLITION DIAMETER DIMENSION DIMENSIONS DOWN DOOR DRAWING EACH EXPANSION JOINT ELECTRICAL ELEVATOR OR ELEVATION ETHYLENE PROPYLENE DIENE M-CLASS EQUAL EXISTING EXPANSION JOINT	EXT FD FF FFL FIXT FLR FM FO FND FV GA GALV GWB HC HCD HI HM HP HR HUD HVAC IRGWB ILO INSUL INT LO MAX MFRD MFRF MO MECH MEMBR MIN MRGWB MTL NIC NO NOM OC	EXTERIOR FLOOR DRAIN OR FIRE DEPARTMENT FINISHED FACE OR FINISHED FLOOR FINISHED FLOOR LEVEL FIXTURE FLOOR FILLED METAL FACE OF FOUNDATION FIELD VERIFY GAUGE GALVANIZED GYPSUM WALL BOARD HOLLOW CORE HOUSING AND COMMUNITY DEVELOPMENT (CA STATE) HIGH HOLLOW METAL HIGH POINT HOUR DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT HEATING, VENTILATING, AND AIR CONDITIONING IMPACT RESISTANT GYPSUM WALL BOARD IN LIEU OF INSULATED OR INSULATION INTERIOR LOW MAXIMUM MANUFACTURED MANUFACTURER MASONRY OPENING MECHANICAL MEMBRANE MINIMUM MOISTURE-RESISTANT GYPSUM WALL BOARD METAL NOT IN CONTRACT NUMBER NOMINAL ON CENTER	OH OPP OZ PCC PLUMB PLYD PSL PT PTDF PNT PVC RBR RCP RD REQD RM RWL RYSB SIM SD SPEC SPK SSD SSTL STC STL STRUCT SYSB T&G TELE TLT TME TO TOC TPD TID TYP UNO UIS U.G. VF VP W/ WD	OVERHANG OPPOSITE OR OPPOSITE HAND OUNCE PRE-CAST CONCRETE PLUMBING PLYWOOD PRIVATE SEWER LATERAL PRESSURE TREATED PRESSURE TREATED DOUGLAS FIR PAINT OR PAINTED POLYVINYL CHLORIDE RUBBER REFLECTED CEILING PLAN ROOF DRAIN REQUIRED ROOM RAIN WATER LEADER REAR YARD SETBACK SIMILAR SMOKE DETECTOR SPECIFIED OR SPECIFICATION SPRINKLER OR SPEAKER SEE STRUCTURAL DRAWINGS STAINLESS STEEL SOUND TRANSMISSION COEFFICIENT STEEL STRUCTURE OR STRUCTURAL SIDE YARD SETBACK TONGUE AND GROOVE TELEPHONE TOILET TO MATCH EXISTING TOP OF TOP OF CONCRETE TOILET PAPER DISPENSER TELEPHONE/DATA TYPICAL UNLESS NOTED OTHERWISE UNDERSIDE UNDERGROUND VERIFY IN FIELD VISION PANEL WITH WOOD	THE MANUFACTURED HOME 2022 HUD APPROVED APPROVED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) HUD APPROVED HOMES ARE REVIEWED AND INSPECTED BY THE DESIGN APPROVAL PRIMARY INSPECTION AGENCY (DAPIA) & IN-PLANT INSPECTION AGENCY (IPA). HUD APPROVED HOMES ARE AFFIXED WITH AN APPROVAL PLACARD THAT IS VERIFIED IN THE FIELD PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY. THE FOUNDATION SYSTEM 2022 HCD APPROVED APPROVED BY THE CALIFORNIA DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT (HCD). SEE THE MANUFACTURED HOME FOUNDATION SHEETS INCLUDED IN THIS SET. ALL SITE WORK AND UTILITY CONNECTIONS CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24 & TITLE 25 2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA RESIDENTIAL CODE (CRC) 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA FIRE CODE (CFC) 2022 CALIFORNIA GREEN BUILDING CODE (CGBC) ALL CURRENT APPLICABLE STATE AND LOCAL CODES ALL LOCAL MUNICIPAL CODES THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO CONSTRUCT REFERENCED PROJECT IN ACCORDANCE WITH CODE STRUCTURE LISTED ABOVE. SHOULD ANY CONDITION DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID CODE STRUCTURE, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE AGENCY HAVING JURISDICTION BEFORE PROCEEDING WITH THE WORK.	2022 HUD APPROVED, MANUFACTURED ACCESSORY DWELLING UNIT (ADU) 789 STANFORD AVE MENLO PARK, CA 94025 APN: 074092330 ZONING: R1 MAX. FAL: 6,391.25 S.F. (2,800 + 0.25"(21365 - 7000)) MAX. BUILDING COVERAGE: 35% LOT SIZE: 21,365 S.F. ADU SIZE: 1,200 S.F. ADU HEIGHT: 16'-3" (17'-0" MAX.) ADU BUILDING COVERAGE: 1,360 S.F. EXISTING RESIDENCE: 2,878 S.F. EXISTING BUILDING COVERAGE: 8.86% TOTAL BLDG COVERAGE (1,8935 S.F.) + LOT SIZE (21,365 S.F.) PROPOSED BUILDING COVERAGE: 15.23% (< 35%) TOTAL LOT COVERAGE (3,253 S.F.) + LOT SIZE (21,365 S.F.) EXISTING FLOOR AREA: 2,878 S.F. PROPOSED FLOOR AREA: 4,078 S.F. (< 6,391) OCCUPANCY GROUP: R-3 CONSTRUCTION TYPE: V-4 WITHIN 1/2 MILE OF TRANSIT: YES (0.2 MI) HYDRANT WITHIN 450': NO (SEE A1) FIRE SAFE ROAD WITHIN 150': N/A BURN ZONE: X FEMA FLOOD ZONE: X WILDLAND URBAN INTERFACE (WUI): NO	PROJECT LOCATION 789 STANFORD AVE MENLO PARK, CA 94025 PROJECT SCOPE OF WORK INSTALLATION OF A 1,200 S.F., 3-BEDROOM, 2022 HUD APPROVED, MANUFACTURED ACCESSORY DWELLING UNIT (ADU) ALL-ELECTRIC ADU FIRE SPRINKLERS NOT REQUIRED ON MANUFACTURED HOME. PRIMARY RESIDENCE IS NOT EQUIPPED WITH FIRE SPRINKLERS.																
					DESIGN BUILD SITE UTILITIES					GENERAL NOTES					PROJECT DIRECTORY									
					1) PLUMBING - REFER TO UTILITY KEYNOTE 1 ON SHEET A1.1 2) SEWER - REFER TO UTILITY KEYNOTE 2 ON SHEET A1.1 3) ELECTRICAL - REFER TO UTILITY KEYNOTE 3 ON SHEET A1.1					1. MANUFACTURED HOME WILL BEAR HUD/HCD LABELS THAT CERTIFY COMPLIANCE OF UNIT 2. DESIGN HAS BEEN APPROVED BY A THIRD-PARTY DESIGN APPROVAL AGENCY (DAA) CERTIFIED AND MONITORED BY HOUSING AND COMMUNITY DEVELOPMENT (HCD) AND HAS VERIFIED COMPLIANCE WITH THE CBCS AND THE FBI REGULATIONS CONTAINED IN TITLE 25, CCR, DIVISION 1, CHAPTER 3, SUBCHAPTER 1 3. WHEN DELIVERED TO JOB SITE, THE MANUFACTURED HOME SHALL HAVE AN INSIGNIA ON THE BUILDING. 4. PRIOR TO FINAL INSPECTION ALL APPLICABLE CERTIFICATIONS OF THE HUD MANUFACTURED HOME WILL BE REQUIRED TO BE SUBMITTED. 5. LANDSCAPE IS NOT IN PROJECT SCOPE					DESIGNER VILLA HOMES 1 LETTERMAN DR. BUILDING C SAN FRANCISCO, CA 94129 CSLB LICENSE #: 1077888 (B) PERMIT PROJECT CONTACT: LINDSEY NEGRO 858-815-3503 PERMITTING@VILLAHOMES.COM OWNER STEVE BECK PHONE: 650-739-5095 789 STANFORD AVE MENLO PARK, CA 94025 MANUFACTURED HOME SILVERCREST HOMES 299 N. SMITH AVE. CORONA, CA 94080					PROJECT LOCATION 789 STANFORD AVE MENLO PARK, CA 94025 PROJECT SCOPE OF WORK INSTALLATION OF A 1,200 S.F., 3-BEDROOM, 2022 HUD APPROVED, MANUFACTURED ACCESSORY DWELLING UNIT (ADU) ALL-ELECTRIC ADU FIRE SPRINKLERS NOT REQUIRED ON MANUFACTURED HOME. PRIMARY RESIDENCE IS NOT EQUIPPED WITH FIRE SPRINKLERS.				
					DRAWING SHEET INDEX																			
					SHEET #					SHEET NAME														
					A0					TITLE SHEET AND NOTES														
					A1					EXISTING SITE PLAN														
					A1.1					PROPOSED SITE PLAN														
					A1.2					AREA PLAN														
					A2					FLOOR PLAN AND ELEVATIONS (ADU)														
					A2.1					EXISTING ELEVATIONS & STREETSCAPE														
					A2.2					FLOOR AREA DIAGRAM & CALCULATIONS														
					A3					STAIRS, SECTIONS AND ROOF PLAN														
					SU1					TOPOGRAPHIC SURVEY														
					C1					GRADING & DRAINAGE PLAN														
					C2					EROSION CONTROL PLAN														
					C3					GRADING & DRAINAGE PLAN - DETAILS														
					S1					DETAILS														
					S2					MATING LINE PLAN														
					S-0.0					DETACHED ADU FOUNDATION - COVER SHEET														
					S-1.0					DETACHED ADU FOUNDATION - NOTES														
					S-1.1					DETACHED ADU FOUNDATION - NOTES														
					S-2.0					DETACHED ADU FOUNDATION - PLANS														
					S-3.0					DETACHED ADU FOUNDATION - DETAILS														
					BMP					CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)														
AHJ REQUIREMENTS					AERIAL MAP					TRANSPORTATION MAP					VICINITY MAP									
1. FRONTAGE IMPROVEMENTS: 1.1. ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. 1.2. AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES IN THE PUBLIC RIGHT OF WAY.																								
																								



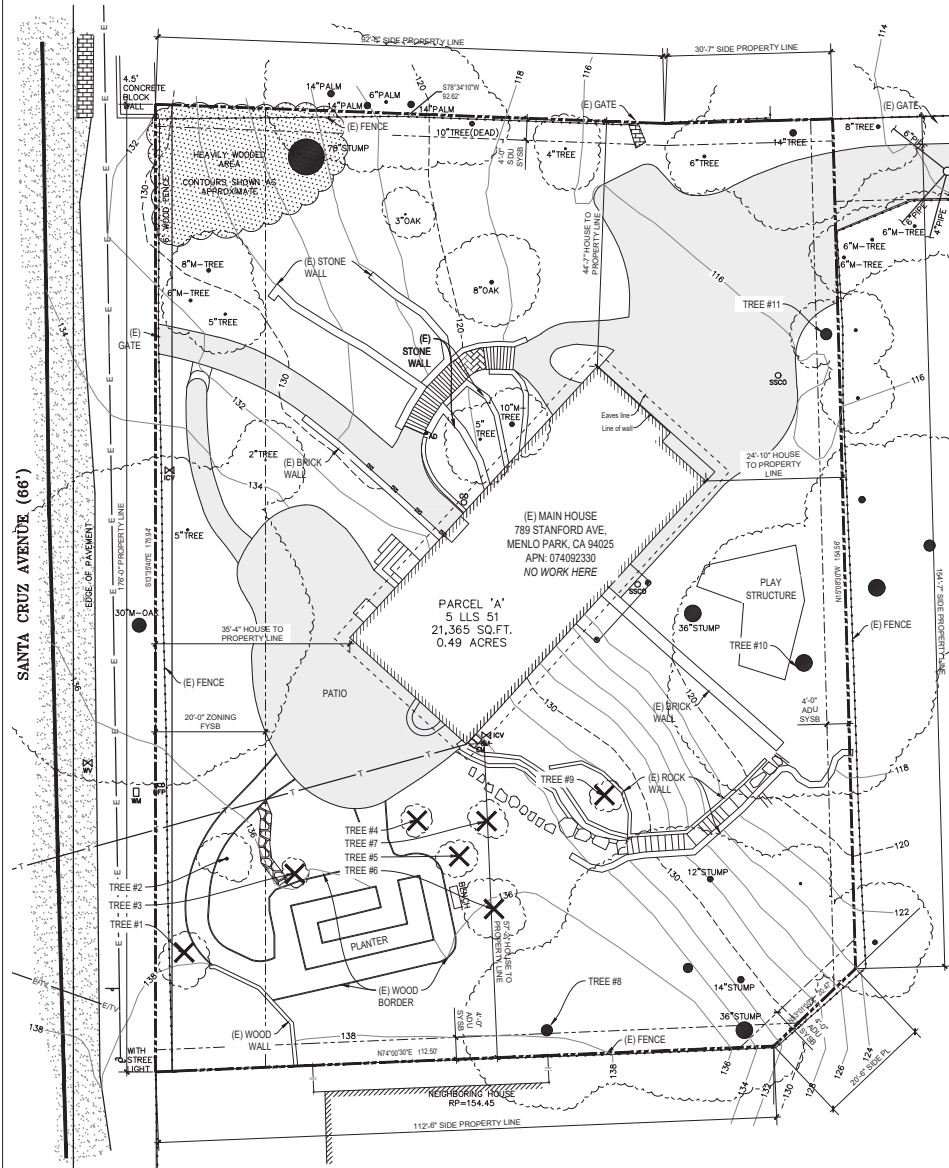
VILLA
1 LETTERMAN DR.
BUILDING C, SUITE 3500
SAN FRANCISCO, CA 94129
415.968.1625 PH
villahomes.com

Detached ADU

789 STANFORD AVE
MENLO PARK, CA 94025

BECK

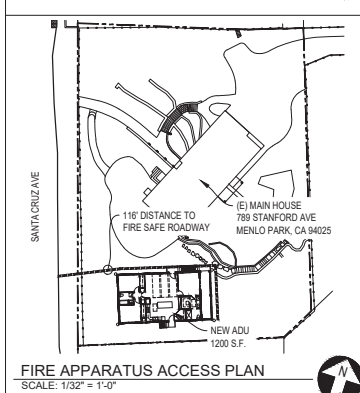
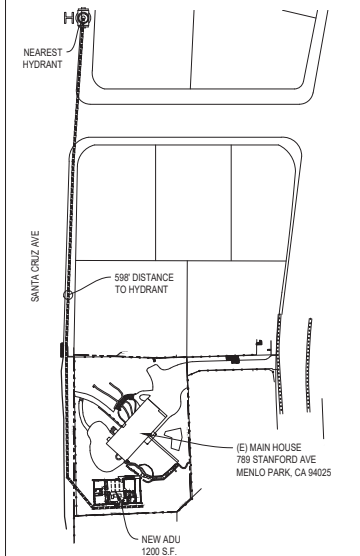
	REVISION LIST	DATE
Project number	545	
Date	12/21/23	
TITLE SHEET AND NOTES		
A0		



TREE INVENTORY & ROOT ZONES

#	Species	DBH	Condition	Species	DBH	Condition	Height (ft)	Root Spread (ft)	Remove?	Ordinance?
1	2	0.8	Medium	Chinese Wistaria	20	8	2	5	Y	N
2	2	0.8	Medium	Prunus americana	15	8	1	2	N	N
3	4	0.8	Small	Prunus americana	10	8	1	2	Y	N
4	1	4	Small	Chinese Wistaria	10	2	2	4	Y	N
5	2	0.8	Small	Chinese Wistaria	10	8	1	2	Y	N
6	2	0.8	Small	Prunus americana	10	8	1	2	Y	N
7	1	4	Small	Prunus americana	10	2	2	4	Y	N
8	1	10	Small	Chinese Wistaria	10	10	10	10	N	Y
9	1	1	Small	Prunus americana	10	2	2	4	Y	N
10	1	0.8	Small	Chinese Wistaria	10	10	10	10	N	Y
11	1	10	Small	Chinese Wistaria	10	10	10	10	N	Y

- SEE SHEET A1.1 FOR TREE PROTECTION FENCING LOCATIONS & DETAILS
- TREES MARKED WITH "X" ON THE SITE PLAN ARE PROPOSED FOR REMOVAL
- SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION



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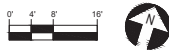
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Date: 12/21/23

EXISTING SITE PLAN

A1

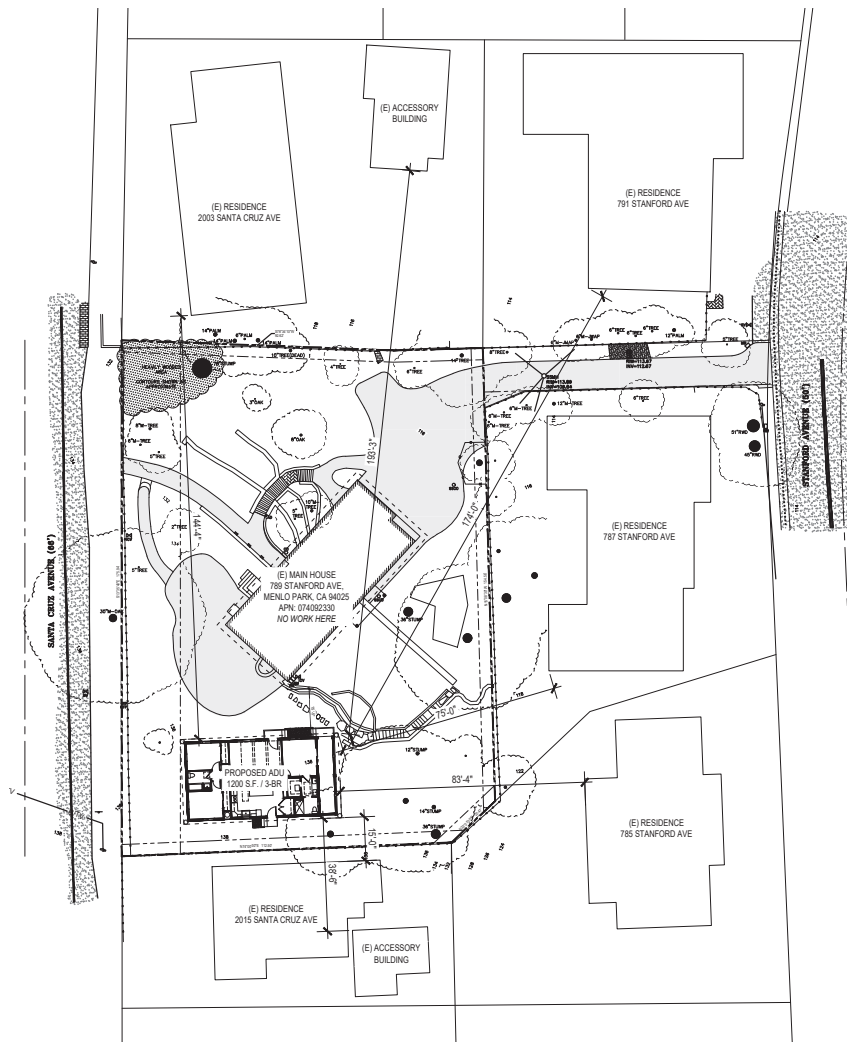


1000

NOT TO SCALE

SCALE: N.T.S.

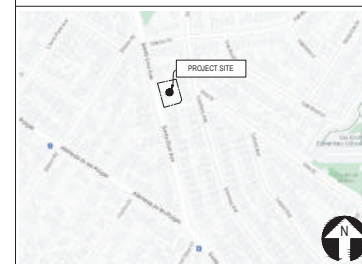
A1.1



AREA PLAN: 789 STANFORD AVE
SCALE: 1" = 20'-0"



VICINITY MAP



villa

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AREA PLAN

A1.2

EXTERIOR FINISH NOTES

- 1) 12" MIN. OVERHANG LENGTH
- 2) 2X6 PAINTED WOOD FASCIA, TYP.
- 3) 2X4 MIN. PAINTED WOOD TRIM AND CORNERS, DOORS AND WINDOWS
- 4) PAINTED HORIZONTAL SIDING, SKIRT WALL FINISH TO MATCH MANUFACTURED BUILDING SIDING.
- 5) CLASS "A" MINIMUM COMPOSITION ROOFING

FLOOR PLAN NOTES

- 1) 18" X 24" MINIMUM CRAWL SPACE ACCESS WITHIN 20' OF PLUMBING - THROUGH OUTSIDE WALL, FOUNDATION WELL OR INSIDE ADU THROUGH FLOOR
- 2) ALL ELECTRICAL HEATER AND RANGE/OVEN WITH MANUFACTURERS LITERATURE - PER HUD REQUIREMENT
- 3) 3 MAXIMUM RISERS AND 31" MAXIMUM LANDING HEIGHT WITHOUT NEEDING HANDRAILS (CRC R311.7.8). GUARDRAILS REQUIRED WHERE LANDINGS EXCEED 30" HEIGHT AT ANY POINT WITHIN 36" TO THE OPEN EDGE (CRC R312.1.1). RISERS TO BE 4" MIN. TO 7-3/4" MAX., TREADS TO BE 10" MIN. (SEE DETAIL 5S1). NO RISER OR TREAD SHALL EXCEED MORE THAN 3/8" FROM THE SMALLEST TO THE LARGEST. 3" MIN LANDINGS TO RESIDENCE TO HAVE A STEP UP OF 1/4" MIN TO 1" MAX OR 4" MIN TO 7-3/4" MAX.
- 4) THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR (CRC R311.3). THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36" MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 2%.
- 5) HANDRAILS (WHERE REQUIRED) TO BE 1-1/2" DIA. @ 34" TO 38" ABOVE NOSE OF STAIRS WITH RETURN TO POST OR WALL (SEE DETAIL 1S1).

VENT NOTES AND CALCS

1 S.F. FOR EACH 1,500 S.F. OF UNDER-FLOOR SPACE AREA WHERE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS 1 VAPOR RETARDER MATERIAL PER RA08.2, EXCEPTION 1.

PROJECT UNDER FLOOR SPACE = 1,360 S.F. (INCLUDING COVERED DECK)
1,360 S.F. / 1,500 = 0.91 S.F. UNDER FLOOR VENT REQUIRED
(CLASS 1 VAPOR BARRIER SHALL BE INSTALLED)

4 1/2" x 14" VENTS, 0.4375 S.F. PER VENT
4 VENTS PROVIDED = 1.75 S.F.

NOTE: ONE VENTILATION OPENING SHALL BE LOCATED WITHIN 3' OF EACH CORNER OF THE BUILDING.

SEE DETAIL 4/S-3.0

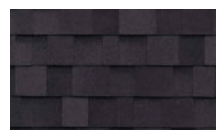
DESIGN



ADU RENDERING (FOR REFERENCE ONLY)



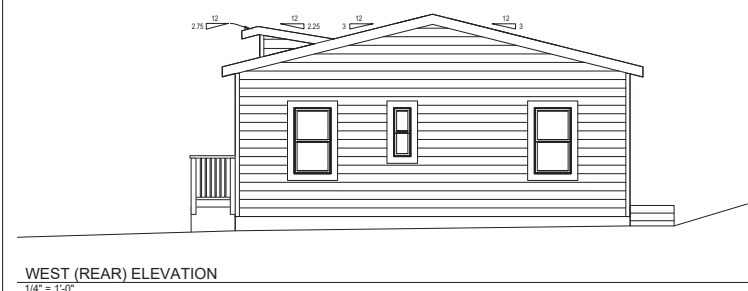
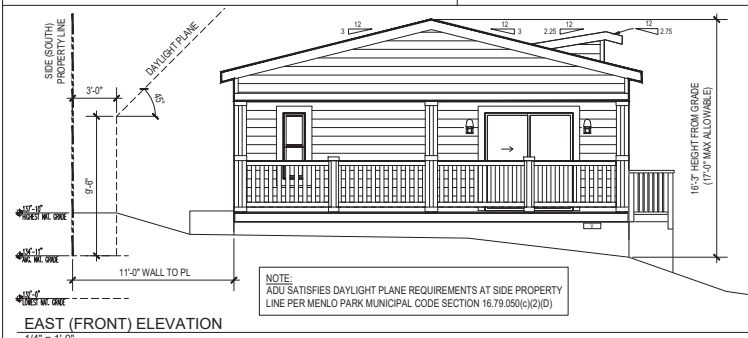
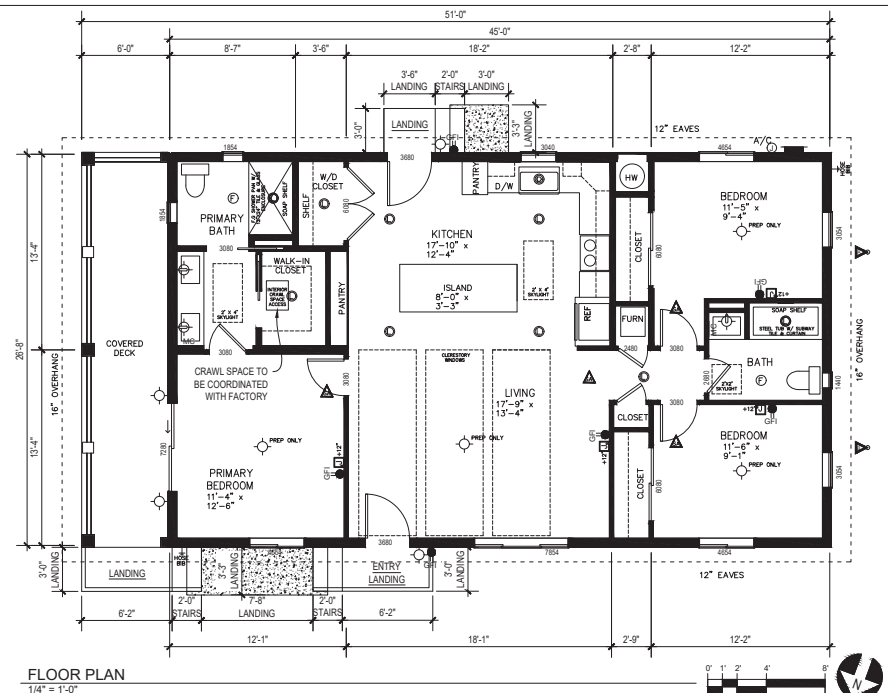
EXTERIOR PAINT: PPG1097-3, TOASTED ALMOND



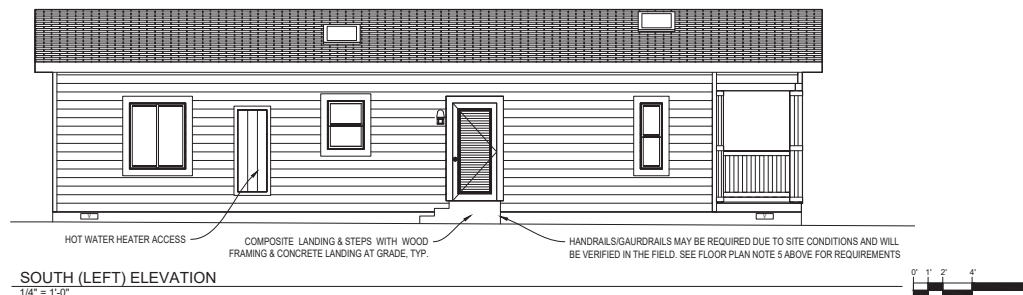
ROOF SHINGLE: IKO CAMBRIDGE, DUAL BLACK

MECHANICAL/ELECTRICAL LEGEND

	GFI OUTLET		CEILING FAN PREP, NO DOME LIGHT
	SCONCE LIGHT		CEILING FAN PREP, FLUSH DOME LIGHT
	BATHROOM VENT FAN		BLANK PLATE WITH EMPTY BOX FOR CABLE/ETHERNET
	FIRE SPRINKLER COMPARTMENT		A/C JUNCTION BOX
	LED CAN LIGHT		HOT WATER HEATER
	PENDANT LIGHT		FURNACE
	ELECTRICAL PANEL		STACKED WASHER AND DRYER
	SMOKE ALARM		
	CARBON MONOXIDE ALARM		
	SMOKE / CARBON MONOXIDE ALARM		



WEST (REAR) ELEVATION
1/4" = 1'-0"



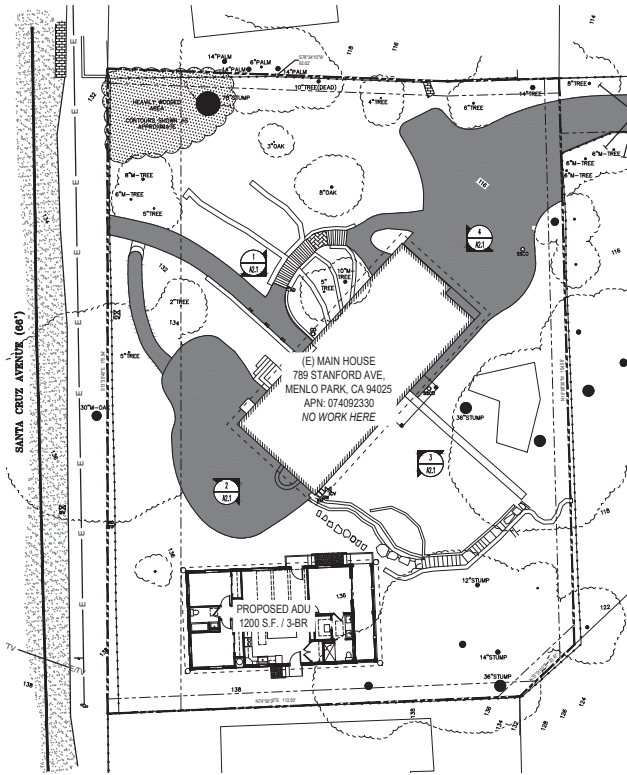
SOUTH (LEFT) ELEVATION
1/4" = 1'-0"



ALL MANUFACTURER DRAWINGS INCLUDED ON THIS SHEET HAVE BEEN APPROVED BY HUD. REFER TO INSTALLATION MANUAL

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FLOOR PLAN & ELEVATIONS (ADU)	
A2	



1 NORTH-WEST (RIGHT) ELEVATION



2 SOUTH-WEST (REAR) ELEVATION

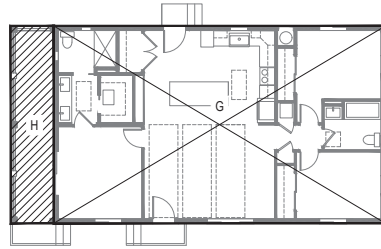


3 SOUTH-EAST (LEFT) ELEVATION



4 NORTH-EAST (FRONT) ELEVATION



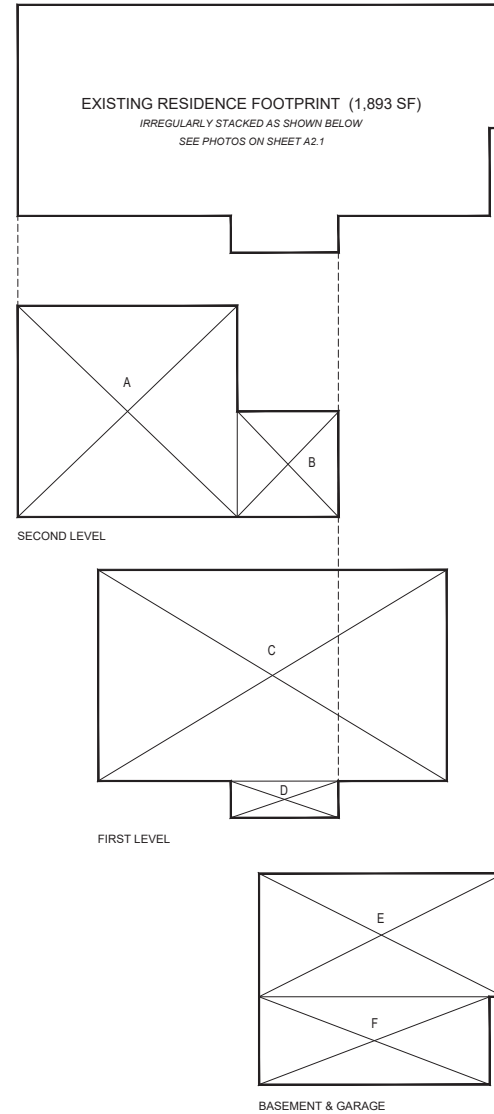


FLOOR AREA DIAGRAM (ADU)
1/8" = 1'-0"



FLOOR AREA LIMIT CALCULATION		
REGION	DIMENSION	SF
A	28'-9" x 29'-11"	861
B	14'-5" x 13'-9"	199
C	28'-9" x 47'-6"	1,368
D	5'-6" x 14'-8"	73
E (GARAGE)	33'-4" x 16'-10"	560
F	31'-5" x 12'-0"	377
G (ADU)	26'-8" x 45'-0"	1,200
TOTAL FAL		4,638

BUILDING COVERAGE CALCULATION		
REGION	DIMENSION	SF
H (ADU DECK)	26'-8" x 6'-0"	160
+ ADU BUILDING COVERAGE		1,200
+ EXISTING RESIDENCE FOOTPRINT		1,893
TOTAL BUILDING COVERAGE		3,253



FLOOR AREA DIAGRAM (EXISTING RESIDENCE)
1/8" = 1'-0"



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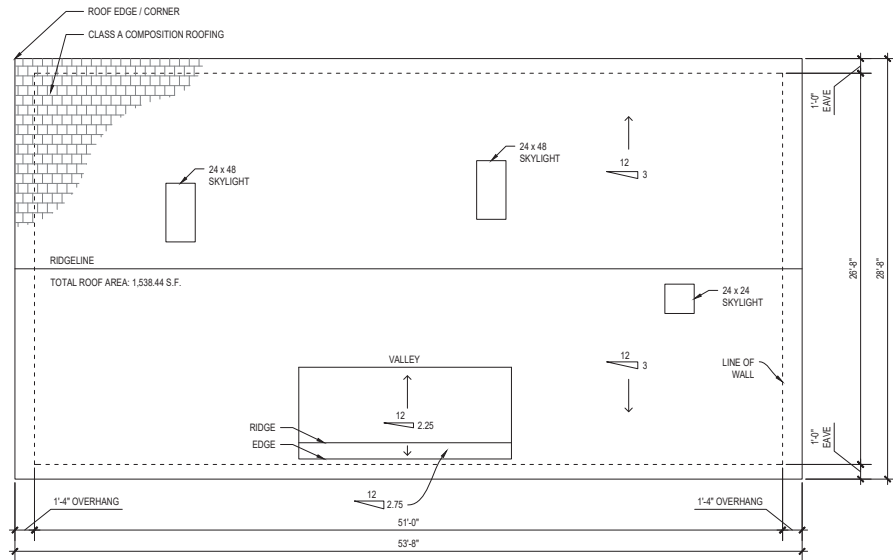
ALL MANUFACTURER
DRAWINGS INCLUDED ON
THIS SHEET HAVE BEEN
APPROVED BY HUD. REFER
TO INSTALLATION MANUAL

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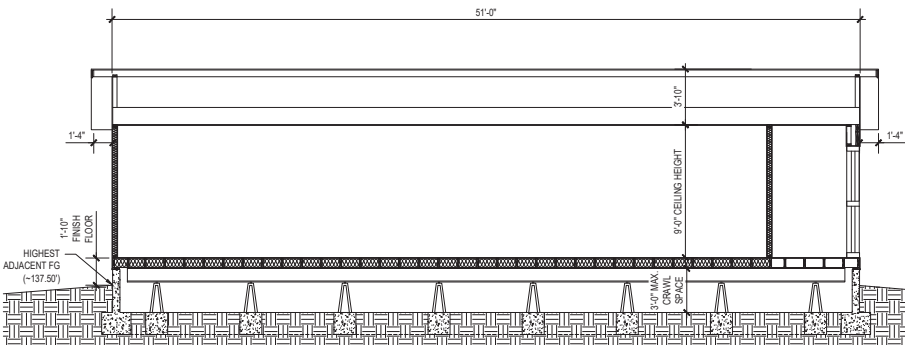
FLOOR AREA
DIAGRAMS

A2.2

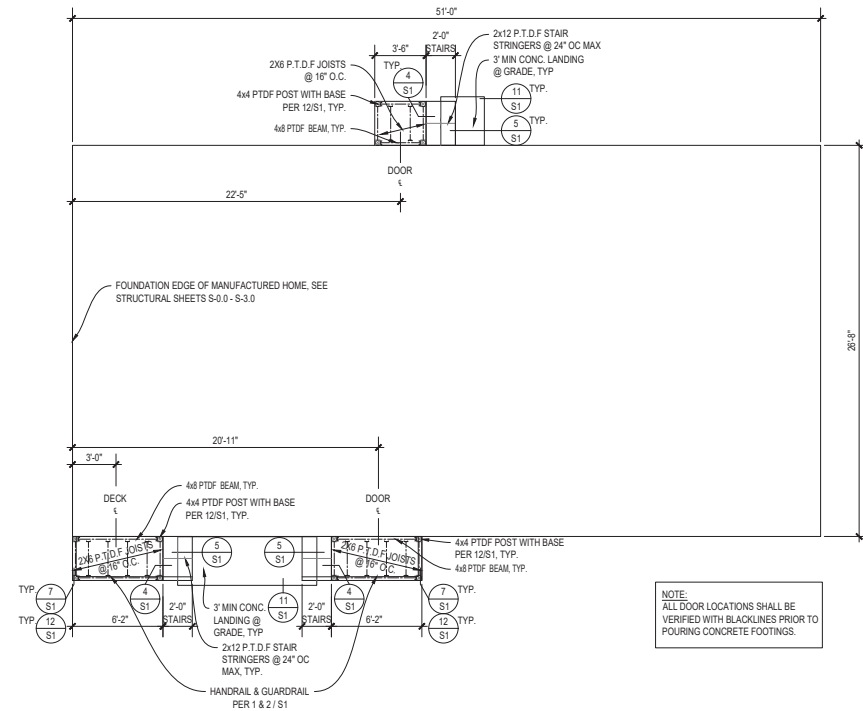


2 ROOF PLAN

NOTE:
ALL STRUCTURAL COMPONENTS SHOWN IN SECTIONS ARE FOR
REPRESENTATION ONLY. REFER TO STRUCTURAL PLAN SHEETS S-0.0 - S-3.0
FOR FOUNDATION DETAILING.

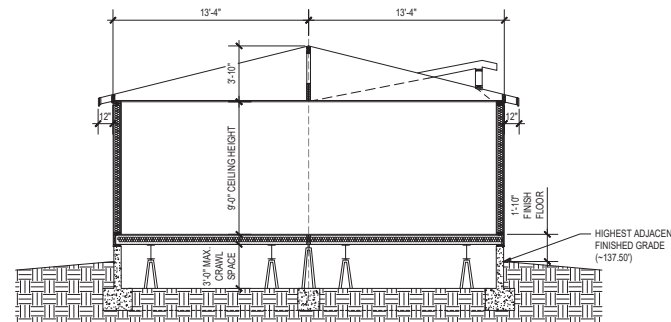


3 LONGITUDINAL SECTION



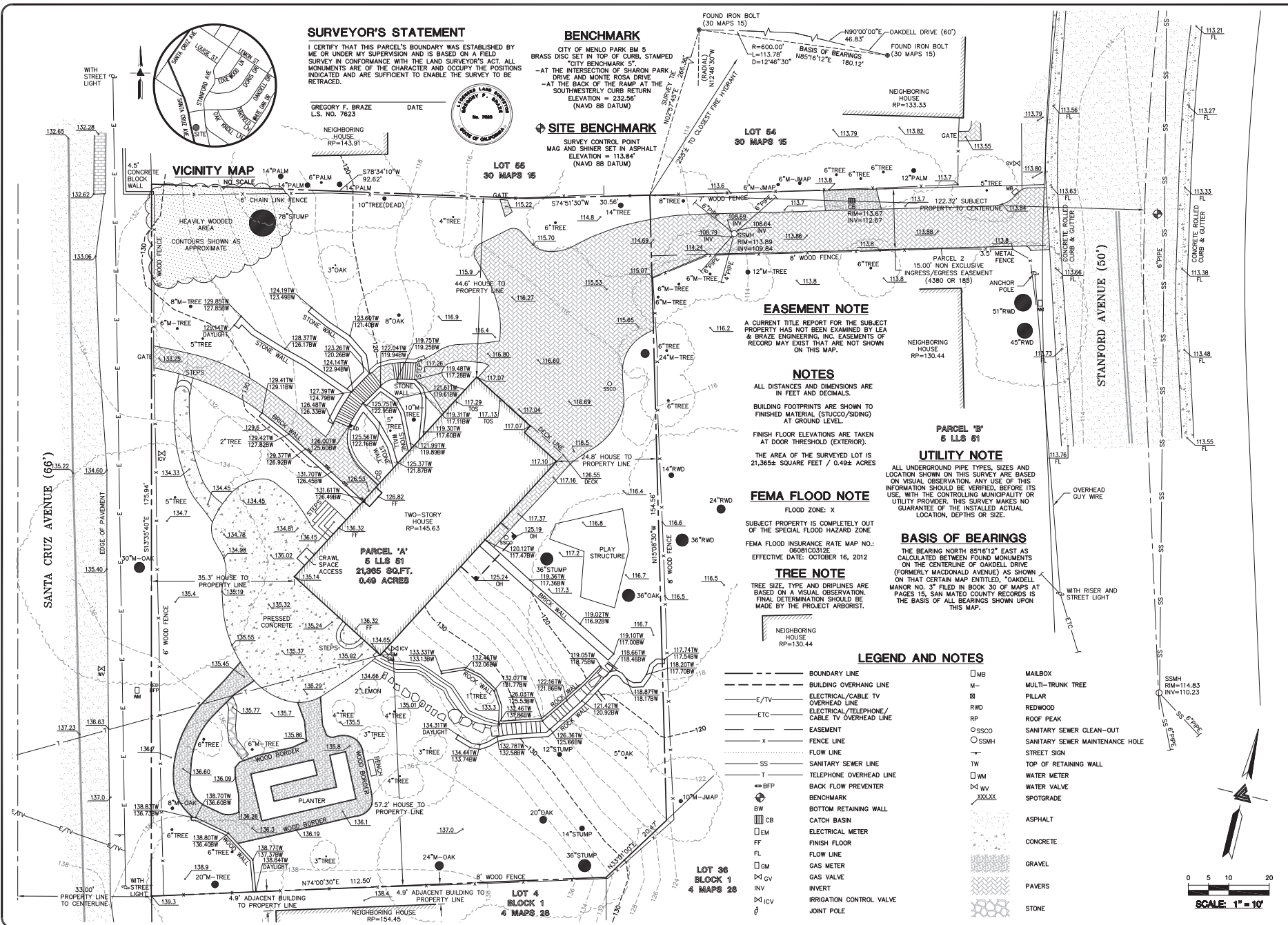
1 STAIRS / LANDINGS - LOCATIONS & FRAMING PLANS

NOTE:
ALL DOOR LOCATIONS SHALL BE
VERIFIED WITH BLACKLINES PRIOR TO
POURING CONCRETE FOOTINGS.

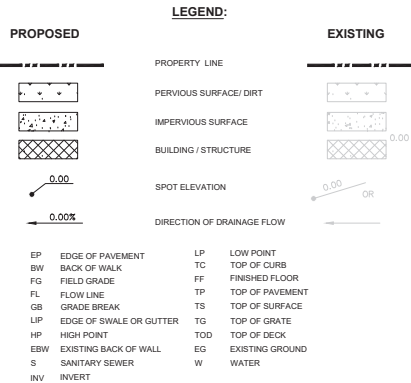


4 CROSS SECTION

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789 STANFORD AVE - ADU - GRADING & DRAINAGE PLAN



GRADING NOTES

1. BUILDING FOUNDATION REFER TO SOIL ENGINEER'S RECOMMENDATION FOR PAD PREPARATION AND FOUNDATION SECTIONS.
2. CONNECT DOWNSPOUTS TO UNDERGROUND STORMWATER LINE: PER DETAIL 2 ON SHEET C3.0.
3. STORMWATER LINE: 4" PVC WITH MINIMAL 1% SLOPE.
4. TYPICAL CLEANOUT: PER DETAIL 1 ON SHEET C3.0.
5. TYPICAL DRYWELL: FOR IMPROVED STORMWATER RETENTION PER DETAIL 3 ON SHEET C3.0.



CITY NOTES

- GRADES WITHIN THE FIRST 10 FEET ADJACENT TO A STRUCTURE MUST HAVE A 5% SLOPE ON PERVIOUS SURFACES, AND A 2% SLOPE ON IMPERVIOUS SURFACES PER §1804.3 OF THE CALIFORNIA BUILDING CODE (CBC).
- UNDER NO CIRCUMSTANCE SHALL DRAINAGE RESULTING FROM THIS PROJECT, DURING OR POST CONSTRUCTION, DIRECTLY SHEET FLOW ACROSS AN ADJOINING PROPERTY. RUNOFF SHALL BE CONTAINED ON-SITE UP TO THE 10-YEAR STORM.
- ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED.
- AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES IN THE PUBLIC RIGHT OF WAY.

GENERAL NOTES (FOR INFO ONLY)

- THE GRADING AREAS SHOULD BE PREPARED FOR GRADING BY REMOVING EXISTING VEGETATION, LARGE ROOTS, DEBRIS, AND OTHER POTENTIALLY DELTERIOUS MATERIALS. THE SITE PREPARATION OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER.
- EXISTING UTILITY LINES THAT WILL NOT REMAIN IN SERVICE SHOULD BE EITHER REMOVED OR PROPERLY ABANDONED. THE APPROPRIATE METHOD OF UTILITY ABANDONMENT WILL DEPEND UPON THE TYPE, DEPTH, AND LOCATION OF THE UTILITY. RECOMMENDATIONS FOR ABANDONMENT CAN BE MADE AS NECESSARY.
- THE SOIL IN THE GRADING AREAS SHOULD BE REMOVED (OVEREXCAVATED) TO A MINIMUM DEPTH OF 1 FOOT BELOW EXISTING GRADE. IF SOFT SOILS, EXISTING FILL, BURIED OBJECTS, OR OTHER POTENTIALLY ADVERSE CONDITIONS ARE OBSERVED DURING OVEREXCAVATION, ADDITIONAL DEPTH OF OVEREXCAVATION OR OTHER REMEDIAL GRADING MEASURES MAY BE RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THE OVEREXCAVATION OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONTINUING GRADING.
- THE OVEREXCAVATED SURFACES SHOULD BE CROSS-SCARIFIED TO A DEPTH OF APPROXIMATELY 8 INCHES. THE SOIL SHOULD THEN BE MOISTURE CONDITIONED TO A LEVEL ABOVE OPTIMUM MOISTURE CONTENT AND RECOMPACTED, CUT SURFACES TO RECEIVE IMPROVEMENTS SHOULD BE SCARIFIED, MOISTURE CONDITIONED, AND RECOMPACTED IN A SIMILAR MANNER.
- THE PREVIOUSLY OVEREXCAVATED MATERIAL AND OTHER ON-SITE SOILS MAY BE USED AS FILL PROVIDED THAT THE FILL DOES NOT CONTAIN EXCESSIVE QUANTITIES OF ORGANICS OR OTHER POTENTIALLY DELTERIOUS MATERIALS. THE FILL SHOULD BE COMPACTED TO A MINIMUM 90 PERCENT OF MAXIMUM DRY DENSITY WITHIN THE UPPER 10 FEET OF THE BUILDING PAD ELEVATION. BELOW THAT DEPTH, THE FILL SHOULD BE COMPACTED TO A MINIMUM 92 PERCENT OF MAXIMUM DRY DENSITY. IN PAVEMENT AREAS, THE UPPER 12 INCHES OF SUB GRADE SOIL AND THE AGGREGATE BASE COURSES SHOULD BE COMPACTED TO A MINIMUM 95 PERCENT OF MAXIMUM DRY DENSITY.
- THE SUB GRADE AND BASE SHOULD BE FIRM AND UNWEAVING WHEN PROOFROLLED WITH HEAVY, RUBBER-TIRED EQUIPMENT PRIOR TO CONTINUING CONSTRUCTION. THE SUBGRADE SOIL SHOULD BE PERIODICALLY MOISTENED AS NECESSARY PRIOR TO PLACEMENT OF THE AGGREGATE BASE TO MAINTAIN THE SOIL MOISTURE CONTENT ABOVE OPTIMUM.
- DUE TO THE FINE-GRAINED NATURE OF THE UPPER SOILS, THERE IS A POTENTIAL FOR THE SOILS TO BECOME UNSTABLE DURING GRADING. UNSTABLE SOILS HINDER COMPACTIVE EFFORT AND ARE INAPPROPRIATE FOR PLACEMENT OF FILL. ALTERNATIVES TO CORRECT INSTABILITY INCLUDE AERATION TO DRY THE SOILS AND THE USE OF GRAVEL OR GEOTEXTILES, AND CHEMICAL (GROUTING/CEMENT) TREATMENT AS STABILIZING MEASURES. RECOMMENDATIONS FOR STABILIZATION SHOULD BE PROVIDED BY THE GEOTECHNICAL ENGINEER AS NEEDED DURING CONSTRUCTION.
- CUT AND FILL SLOPES SHOULD NOT BE STEEPER THAN 2:1, MEASURED HORIZONTALLY TO VERTICALLY.
- THE CONTRACTOR SHALL REQUIRE WATER TRUCKS TO OPERATE IN CONJUNCTION WITH GRADING EQUIPMENT AND APPLICATION OF WATER SHALL BE MADE AS FREQUENTLY AS IS NECESSARY TO CONTROL DUST AT A MINIMUM OF THREE TIMES A DAY. IF THE DUST IS NOT ADEQUATELY CONTROLLED THROUGH THE APPLICATION OF WATER, GRADING ACTIVITIES WILL BE SUSPENDED AND AN HOURLY WATERING SCHEDULE AND/OR MAXIMUM LIMIT ON THE DAILY NUMBER OF CUBIC YARDS TO BE GRADED WILL BE IMPOSED PRIOR TO THE RESUMPTION OF GRADING. IN ADDITION, ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WINDS (OVER 15 MPH) ARE PROHIBITED.

RETENTION VOLUME CALCULATION:

RETENTION VOLUME REQUIRED:

TOTAL IMPERVIOUS AREA ADDED = 1,348 SF
10 YEAR 1 HR. EVENT I = 0.808 IN/HR
 $\Delta Q = A_{\text{PROJECT IMPERVIOUS}} \times \Delta C \times I$
 $\Delta Q = 1,348 \text{ SF} \times 1 \text{ ACRE}/43,560 \text{ SF} \times (0.9 - .03) \times 0.808 \text{ IN/HR}$
 $\Delta Q = 0.015 \text{ C.F./SEC}$

$\Delta V = \Delta Q \times \text{DURATION}$
 $\Delta V = 0.015 \text{ C.F./SEC} \times 3,600 \text{ SEC}$
 $\Delta V = 54.0 \text{ C.F.}$

Basin VOLUME PROVIDED:

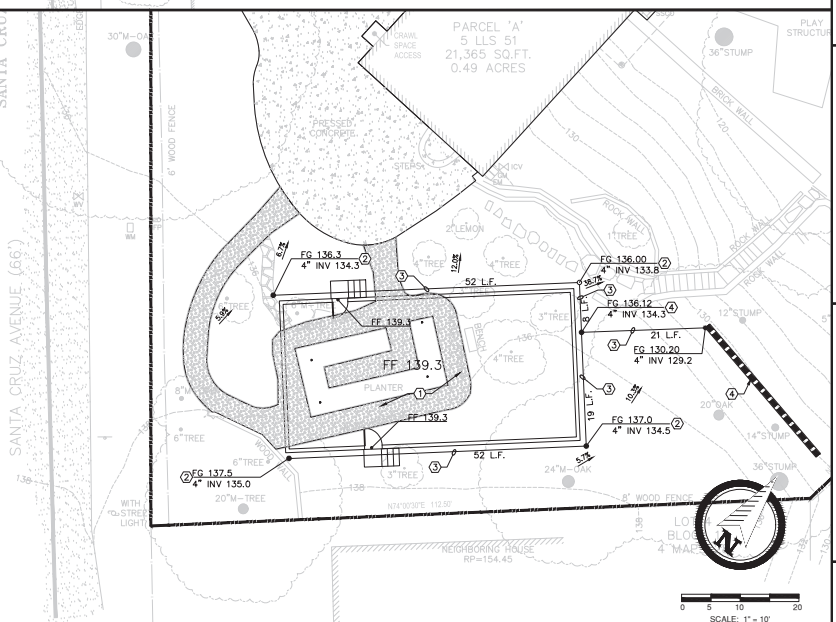
DETENTION PIPE
VOLUME = $\pi R^2 \times \text{LENGTH}$
= $\pi (6.75')^2 \times 25.00'$
= 19.63 CF

DRAIN ROCK BASE AT 40% VOID
VOLUME = 25.00' x 2' WIDE x 2' DEEP x 0.4
= 40.00 CF

VOLUME PROVIDED = 59.6 C.F.
VOL PROVIDED > VOL REQUIRED

25.00 LF OF 12" DETENTION PIPE WITH 2' DEEP DRAIN ROCK BASE OR EQUIVALENT TO BE INSTALLED

SITE PLAN



GRADING AND DRAINAGE PLAN

ACCESSORY DRELLING UNIT FOR 789 STANFORD AVE MENLO PARK, CA 94025		CIVIL ENGINEERING YANG CONSULTING GROUP 		vlla 11 LETTERMAN DR BUILDING C SUITE 300 SAN FRANCISCO, CA 94102 PH: 415-368 1825 VLLA@GMAIL.COM							
SHEET C1		MENLO PARK Project No.		CALIFORNIA Designed BY		Checked BY		Date 11/02/03			
1 of 3 SHEETS											



	BY	CSJ	DATE	REVISIONS
Δ				
Δ				
Δ				
Δ				
Δ				

Villa
1 LETTERMAN DR.
BUILDING C, SUITE 3500
SAN FRANCISCO, CA 94129
PH: 415.968.1625
VILLAHOMES.COM

**CIVIL
ENGINEERING**
YANG CONSULTING GROUP
490 Post Street, Suite 406
San Francisco, CA 94102
Andrew Yang, PE, C2D
PRINCIPAL CIVIL ENGINEER



YANG
CONSULTING
GROUP

ACCESSORY DWELLING UNIT
FOR
789 STANFORD AVE
MENLO PARK, CA 94025

GRADING AND DRAINAGE PLAN

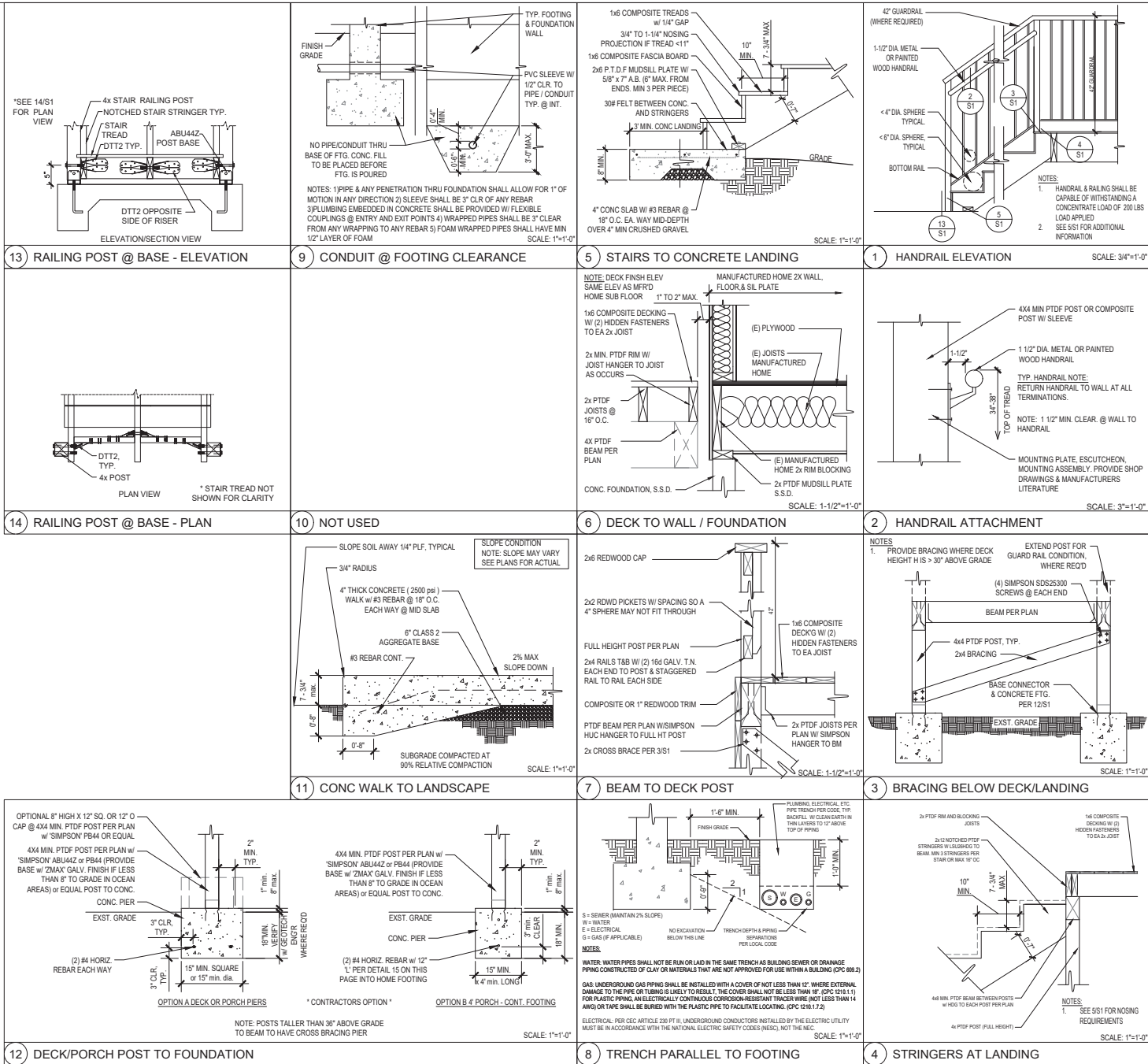
MENLO PARK CALIF

Project No.	Designed L.V.	Checked A.Y.	Date 11/1/81
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SHEET

C3.0

3 OF 3 SHEETS

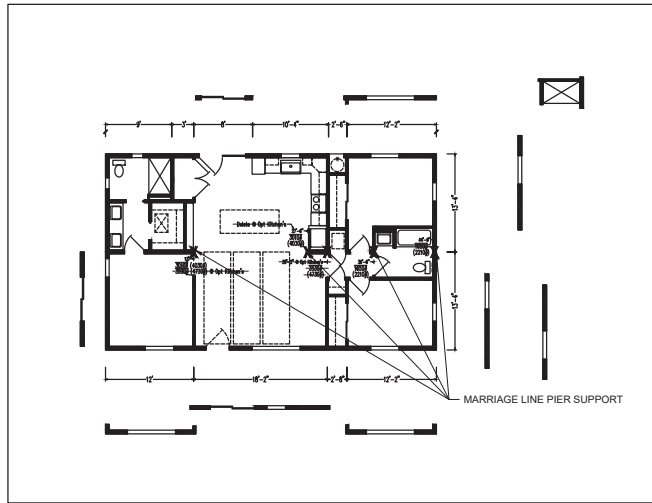


REVISION LIST	DATE
Project number	545
Date	12/21/23
DETAILS	
S1	



VILLA
 1 LETTERMAN DR.
 BUILDING C, SUITE 3500
 SAN FRANCISCO, CA 94129
 415.968.1625 PH
 villahomes.com

ALL MANUFACTURER
DRAWINGS INCLUDED ON
THIS SHEET HAVE BEEN
APPROVED BY HUD. REFER
TO INSTALLATION MANUAL



1 MATING LINE PLAN
1/8" = 1'-0"

Detached ADU
 789 STANFORD AVE
 MENLO PARK, CA 94025
 BECK

	REVISION LIST	DATE
Project number		545
Date		12/21/23
MATING LINE PLAN		
S2		

PROJECT INFORMATION:

ADDRESS: 275 23rd. ST., SAN JOSE, CA
APN: 467-36-044
SCOPE OF WORK: FOUNDATION DESIGN OF DETACHED ADU

SHEET INDEX:

S-0.0	COVER SHEET
S-1.0	NOTES
S-1.1	NOTES
S-2.0	PLANS
S-3.0	DETAILS

APPLICABLE CODES:

- 2022 CALIFORNIA RESIDENTIAL CODE
- ASCE 7-16
- ACI 318-19

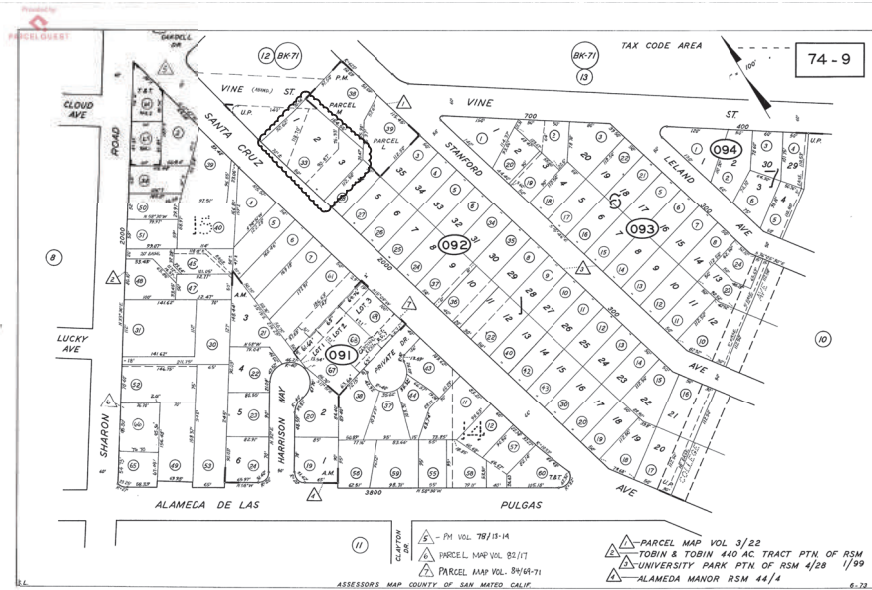
DESIGN DOCUMENTS:

- PERMIT SET PREPARED BY VILLA HOMES, DATED AUGUST 30, 2023.
- GEOTECHNICAL INVESTIGATION, PREPARED BY ROMIG ENGINEERS, DATED NOVEMBER 15, 2023.
- ADU INSTALLATION MANUAL PREPARED BY PFS, DATED JANUARY 2018.

ABBREVIATIONS:

BO:	BOTTOM OF
BOW:	BOTTOM OF WALL
E:	EXISTING
EG:	EXISTING GRADE
EL:	ELEVATION
EMBED:	EMBEDMENT
EQ:	EQUAL
FG:	FINISH GRADE
GLB:	GLUED LAMINATED BEAM
MAX:	MAXIMUM
N:	NEW
NTS:	NOT TO SCALE
OC:	ON CENTER
PT:	PRESSURE TREATED
SIM.:	SIMILAR
SQ:	SQUARE
STAG:	STAGGERED
TO:	TOP OF
TOC:	TOP OF CONCRETE
TWO:	TOP OF WALL
TYP:	TYPICAL
UNO:	UNLESS NOTED OTHERWISE

ASSESSOR'S MAP:



PROJECT VICINITY:



CONTRACTOR:

villa

1 LETTERMAN DR.
BUILDING 2, SUITE 3000
SAN FRANCISCO, CA 94129
415.586.1052
VILLAHOMES.COM

DESIGNED BY:

STRUCTICA, inc.
WE ENGINEER IDEAS

830 ALAMEDA DEL PRADO #180C
NOVATO, CA 94945
415.574.8717
INFO@STRUCTICAINC.COM
WWW.STRUCTICAINC.COM



COVER SHEET

DETACHED ADU FOUNDATION

DRAWN TITLE:

789 STANFORD AVE.
MENLO PARK, CA

PROJECT ADDRESS:

APN:

OWNER:

074-092-330

STEVE BECK

REVISIONS

NO. DESCRIPTION DATE

1. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITIONS OF CALIFORNIA BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AND OTHER APPLICABLE REGULATING REQUIREMENTS OF CITY OF MENLO PARK, CA.
2. TO THE BEST OF THE STRUCTURA, INC. KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE TO THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/OR BUILDER'S RESPONSIBILITY.
3. THE CONTRACTOR SHALL MAKE IN COMPLIANCE WITH THE MOST RECENT EDITIONS OF THE CALIFORNIA CONSTRUCTION SAFETY ORDERS (CAL-OSHA) REGULATIONS. DIMENSIONS, OFFSETS, LINES AND GRADES ELEVATIONS SHOWN ON THESE PLANS ARE REFERENCED ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THEM AT THE SITE AND SHALL ESTABLISH TO INSURE PROPER HORIZONTAL AND VERTICAL ALIGNMENT OF WALLS, WOOD FRAMES, SLAB ON GRADE, FOOTINGS AND LOCATION OF POSTS. THE CONTRACTOR IS RESPONSIBLE TO REPORT ANY DISCREPANCY AND/OR CONFLICT TO THE ENGINEER (STRUCTURA, INC.) IN A TIMELY MANNER. THE CONTRACTOR OF THE PROJECT MUST CHECK ALL DIMENSIONS AND OTHER DETAILS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IDENTIFICATION OF ALL UTILITIES. STRUCTURA, INC. IS NOT LIABLE FOR ERRORS ONCE THE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND OTHER OBSTACLES IN THE FIELD. THE CONTRACTOR IS RESPONSIBLE TO POTHOLE ALL UTILITIES AS NEARLY AS POSSIBLE TO THE EXACT LOCATION OF THE UTILITIES. ALL INTERFERENCE BETWEEN UTILITIES OR OTHER OBSTACLES WITH THE WALL IN THESE DRAWINGS TO THE ENGINEER (STRUCTURA, INC.) IN A TIMELY MANNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE ALL UTILITIES PRIOR TO EXCAVATION IN A TIMELY MANNER TO LOCATE UNDERGROUND UTILITIES.
7. ITEMS NOT COVERED IN THIS DRAWINGS SHALL MAINTAIN STRICT COMPLIANCE WITH IBC.
8. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF LATEST EDITION OF CBC. MINIMUM NAILING SHALL BE PER TABLE 2304.10.1 FASTENING SCHEDULE.
9. PROFESSIONAL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DRAWINGS, SAFETY METHODS AND TECHNIQUES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. THE FOUNDATION SHALL COMPLY WITH REQUIREMENTS AND RECOMMENDATIONS BY SIMPSON STRONG-TIE.
11. THE FOUNDATION SYSTEM SHALL NOT BE LOCATED IN AREAS WITH EXPANSIVE SOIL. UNLESS SOIL INVESTIGATION IS CONDUCTED AND THE NECESSARY RECOMMENDATIONS FOR THE SOIL REPORT ARE INCLUDED IN THE CONSTRUCTION OF THE FOUNDATION SYSTEM.

1.	DEAD LOAD		
1.1.	ROOF:	15	PSF (ASPHALT SHINGLE ROOFING)
1.2.	FLOOR:	15	PSF
1.3.	EXTERIOR WALLS:	10	PSF
1.4.	INTERIOR WALLS:	10	PSF

2.2.	FLOOR:	40	PSF
3.	SEISMIC		
3.1.	S ₁ :	0.92g	
3.2.	S ₂ :	2.29g	
3.3.	S _{ds} :	1.49g	
3.4.	RICK CATEGORY:	II	
3.5.	SDC:	E	

4.2. DESIGN WIND SPEED: 92 MPH
4.3. EXPOSURE CATEGORY: B

1.1 ADDITION TO THE STANDARD PORTLAND CEMENT, THE FOLLOWING SCUM
SUPPLEMENTARY CEMENTITIOUS MATERIAL MAY BE USED IN THE MIX DESIGN.
FLY ASH, ASTM C618, TYPE F, GRIND GRANULATED BY PRODUCT SLAG,
C101 99% GRIND, 100 OR 120, SCUM, UP TO A MAX. OF
C101 10% OF THE TOTAL CEMENT. ALL CEMENTITIOUS MATERIALS TOTAL 600B
12. 6% SACKS PER CUBIC YD. 11B
13. CONCRETE SHALL BE CARDUCK CONCRETE AND SHALL ATTAIN THE FOLLOWING
ULTIMATE COMPRESSIVE
1.31 STRENGTHS AT 28 DAYS: MINIMUM CEMENT CONTENT: (FIVE SACKS/CU. YD.)
1.32 MINIMUM STRENGTH: 28 DAYS 2,500 PSI
1.33 MAX. AGGREGATE SIZE: 3 IN.
1.34 MAX. SLUMP SIZE: 4 IN.
CONCRETE SHALL BE CONTINUOUSLY CURED FOR 10 DAYS AFTER PLACING IN
ANY PLACED MANNER, INCLUDING CURING COMPOUND, CURING PAPER, ETC.
NOTE: FOOTINGS ARE EXCEPTED FROM THIS REQUIREMENT.
1.35 PLACING AND CURING SHALL BE LARGE PRODUCTION EXISTING CONCRETE
OR MASCONRY, ROUGHEN SURFACE OF EXISTING MATERIAL BY EITHER
SANDBLASTING OR SCARIFYING TO 1/4" AMPLITUDE AND APPLY BONDING
BONDING AGENT TO EXISTING SURFACE. IF EXISTING SURFACE IS NOT
WELL-CURED OR APPROVED EQUIVALENT, AT EXISTING BRICK, ROUGHENING
NOT REQUIRED IF EXISTING BRICK HAS A NATURAL ROUGH SURFACE. BONDING
AGENT IS NOT REQUIRED IF EXISTING BRICK SURFACE UNLESS OTHERWISE
NOTED ON PLANS AND/OR DETAILS.

2.2. LAP DEVELOPMENT LENGTH: COMPLY WITH ACI 318 OR 40# BAR DIA. MIN

2.3. LD SPLICE/ CLASS B SPLICES - 13# LD

2.4. CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS:

2.4.1. CONCRETE POURED DIRECTLY AGAINST EARTH: 3 INCHES.

2.4.2. CONCRETE FORMED AGAINST EARTH OR EXPOSED TO WEATHER: 2 INCHES

2.4.3. FORMED CONCRETE NOT AGAINST EARTH: 1 INCHES

2.5. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.

2.6. ALL TIE WIRE SHALL BE ASTM A662 BLACK ANNEALED.

2.7. MORTAR SHALL BE SUPPORTED BY GALVANIZED CHAIRS EXCEPT THAT MORTAR BLOCKS OR OTHER APPROVED METHODS OF SUPPORT

4. CONNECTIONS:
4.1. ALL CONNECTIONS, FASTENERS AND HANGERS ARE SIMPSON OR EQUIVALENT

5.1. ALL FOOTINGS AND SLABS SHALL BEAR ON UNDISTURBED SOIL BELOW NATURAL OR FINISHED GRADE, WHICHEVER IS LOWER.

מסמך מס' 107

[illegible]

REVIEW SET	
B NO. :	2378
DATE :	12/06/2023
SIGN :	BM
CAWN :	SZ
CHECKED :	BM
PROVED :	BM

S-1.0



2-1-2Z



CONTRACTOR:

villa

 1 LETTERMAN DR.
 BUILDING C, SUITE 200
 SAN FRANCISCO, CA 94129
 415.586.1022
 VILLAHOMER.COM

DESIGNED BY:

STRUCTICA, inc.
 WE ENGINEER IDEAS

 830 ALAMIDA DEL PRADO #183C
 NOVATO, CA 94945
 415.574.8787
 INFO@STRUCTICA.COM
 WWW.STRUCTICA.COM


PLANS

DETACHED ADU FOUNDATION

DRAWN/TITLE

 789 STANFORD AVE.
 MENLO PARK, CA

PROJECT ADDRESS

APR.

OWNER

DATE

REVISIONS

NO.

DESCRIPTION

DATE

REVIEW SET

JOB NO. :

DATE :

DESIGN :

DRAWN :

CHECKED :

APPROVED :

SHEET:

S-2.0

