Planning Division
City of Menlo Park
City Hall - 1st Floor
701 Laurel St. Menlo Park, CA 94025
tel 650-330-6717

Project Name: Suri Residence
Project Address: 854 Cambridge Ave, Menlo Park, CA 94025
Date: 04/28/2023
Project Description Letter

To Whom It May Concern,

The existing 1-story, non-sprinklered residence at 854 Cambridge Avenue is an Allied Arts home constructed of wood, brick, and composite roof over conventional raised floor spread footing foundation. The house was built in 1948 to the building code of the time. The structure is in a reasonable condition with no sign of major structural failure and does not pose any significant risk to person or property.

Although the existing home is in good condition, it lacks the benefits of recent building codes, such seismic improvements and energy savings. We are proposing a new 2-story Contemporary Style home with a basement for a total of five bedrooms and six and a half bathrooms, an attached 2-car garage, and two bedrooms and one bathroom detached Accessory Dwelling Unit at the rear yard. The new building will be constructed in compliance with current codes using modern methods and materials and it will be fully sprinkled. Outstanding exterior materials include cedar siding, 8-foot glass doors, smooth exterior stucco, and high-quality standing seam metal roof. Further, the new home will make more efficient use of the site and will be aesthetically compatible with the city guidelines and immediate neighborhood. Landscape and site work design will utilize materials and methods consistent with current green building measures and be compatible with the site and surrounding neighborhood.

The property owner has stated the neighbor outreach. A summary is on the next page of this letter.

We feel the new home will be a wonderful addition to the neighborhood. The proposed design has been provided on plans to scale under separate copy.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,
Lerika Liscano, EIT
Vylco, Inc.

4750 Almaden Expy, Suite 124-176,
San Jose, CA 95118
Direct: (415) 559-1081

Neighbor outreach summary:

Property owner doing the outreach: Anuj Suri

1. **860 Cambridge Ave**. - this is the house on the left side of our house. I have had detailed conversations with the older gentleman who has been living there for many years. We discussed about the neighborhood, neighbors and also details about what we are thinking of doing with 854 Cambridge. He knows a lot about the neighbors and walks on the street often. I told him about the plans for a 2 story house with a basement and the ADU. He was pleased to learn about that... He also told me about about the previous owner who lived there. I also spoke with the older gentleman's son who stopped by one day to say hello and we again discussed about the plans for the house.
2. **861 Cambridge Ave**. - This is the house across the street. I spoke with the lady there who rents that place and has been there for many years as well. This house set way back in the yard. She congratulated me for being part of the neighborhood and mentioned that its a great neighborhood and she and family like it there. I also shared with her about building a new house and its currently in the planning phase. She was very supportive and said thats a typical process and takes time and we are doing the right thing to tear it down and rebuild. She also mentioned that many neighbors on the street want to see improvements and are excited to have us as neighbors.
3. **850 Cambridge** - this is the newer two story house on the right side of our house. I had a brief conversation with the gentleman there. They have been there since 2016 and love being there. I mentioned that we bought the place recently and plan to develop it next year once we get the permits. He also congratulated me and seemed happy about the decision.

SURI RESIDENCE

854 CAMBRIDGE AVE, MENLO PARK, CA 95025

APN 71405170

PARCEL MAP



VICINITY MAP



GENERAL NOTES:

1. ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO 2022 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, ENERGY AND FIRE CODES WITH CITY OF MENLO PARK AMENDMENTS.
2. THE CONTRACTOR IS TO VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE. ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS OR CONFLICTS WITH ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH WORK.
3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
4. CLEAR DIMENSIONS SHALL NOT BE ALTERED WITHOUT APPROVAL OF THE DESIGNER.
5. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES ABD REGULATIONS AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES.
7. VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL DRAWINGS BEFORE THE ORDERING OR INSTALLATION OF ANY ITEM. COORDINATE WITH SHEARWALLS AND ENCLOSED STRUCTURAL POSTS AS REQUIRED.
8. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS AND PER CODE. ALL APPLIANCES, FIXTURES AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS MUST BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
9. ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (V.I.F.)
10. WINDOW DIMENSIONS NOTED ON DRAWINGS ARE NOMINAL - REFER TO MANUFACTURER FOR ROUGH OPENINGS.

CONSTRUCTION SHALL CONFORM TO:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA REFERENCE STANDARDS CODE

SHEET INDEX

CS	COVER SHEET
CIVIL PLANS	
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BT2	BOUNDARY & TOPOGRAPHIC SURVEY
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A0.2	STREETSCAPE
A1.1	SITE PLANS
A1.2	EXISTING FLOOR PLAN
A1.3	EXISTING EXTERIOR ELEVATIONS
A2.1	PROPOSED BASEMENT FLOOR PLAN
A2.2	PROPOSED FIRST & SECOND FLOOR PLAN
A3.1	ROOF PLAN
A4.1	PROPOSED EXTERIOR ELEVATIONS
A4.2	PROPOSED EXTERIOR ELEVATIONS
A5.1	FLOOR AREA DIAGRAMS
A6.1	SECTIONS
A8.1	ADU PLANS
A8.2	ADU EXTERIOR ELEVATIONS & SECTIONS

PROJECT DIRECTORY

OWNER: ANUJ SURI
854 CAMBRIDGE AVE,
MENLO PARK,
CA 95025
(408) 203-7115

DRAFTER: LERIKA LISCANO
4750 ALMADEN EXPY
STE 124#176
SAN JOSE, CA 95118
(415) 559-1081
VYLCO@OUTLOOK.COM

BUILDER: HAMILTON BUILDERS INC
LIC. #B-998293
3565 GLASGOW CT.
SAN JOSE, CA 95127
(408) 687-1109
KCBUILDERSGC@GMAIL.COM

STRUCTURAL ENGINEER: FMD ENGINEERING, INC.
32108 ALVARADO BLVD, #340
UNION CITY, CA 94587
(510) 475-8290
FDUARTE@FMDENGR.COM

CIVIL ENGINEER: PORFIRIO OSUNA, PE
6920 SANTA TERESA
SUITE 206
SAN JOSE, CA 95119
(408) 721-2100

GEOTECHNICAL ENGINEER: SILICON VALLEY SOIL ENGINEERING
1916 O'TOOLE WAY
SAN JOSE, CA 95131
(408) 324-1400

ENERGY CONSULTANT: ENERGY CONSULT LLC
1252 W 22ND ST, UNIT #2
SAN PEDRO, CA 90731
(424) 247-7658

PROJECT DESCRIPTION

PROJECT CONSIST OF DEMOLITION OF AN EXISTING ONE-STORY HOME. CONSTRUCTION OF A NEW TWO-STORY OVER BASEMENT SINGLE-FAMILY HOME WITH ATTACHED GARAGE AND DETACHED ADU.

DEFERRED SUBMITTALS:
1- FIRE SPRINKLERS.
2- PHOTOVOLTAIC PANELS AND RELATED SYSTEMS.
3- GRAYWATER SYSTEM.

PROJECT DATA

APN	71405170	
ZONING	R-2	
OCCUPANCY	R3/U	
BUILDING TYPE	V-B	
CONSTRUCTION TYPE	VB-SPRINKLERED	
LOT SIZE	7,532 SF	
LOT WIDTH	60'	
LOT DEPTH	125'	
PROPOSED MAIN HOUSE		
	1ST FLOOR	1,496.37 SF
	2ND FLOOR	1,063.38 SF (MAX. 1,130.00 SF = 15%)
	GARAGE	451.98 SF
	TOTAL FAL	3,011.73 SF (MAX. FAL 3,013.00 SF)
	BASEMENT	1,787.90 SF
	LIGHTWELL	454.76 SF
	BALCONY	214.30 SF
	FRONT PORCH	108.61 SF
	COVERED PATIO	152.69 SF
PROPOSED ADU (UNDER A SEPARATE PERMIT)		748 SF
MAIN HOUSE REQUIRED SETBACKS		
	FRONT	20 FT
	SIDE	6 FT
	REAR	20 FT
MAIN HOUSE MAX. HEIGHT		28'-0"
PROPOSED HEIGHT		27'-6"
FLOOR AREA LIMIT		
	1ST FLOOR	1,496.37 SF
	GARAGE	451.98 SF
	2ND FLOOR	1,063.38 SF
	TOTAL FAL	3,011.73 SF (WITHOUT ADU)
	ADU	748 SF
	TOTAL FAL	3,759.73 SF (INCLUDES ADU)
BUILDING COVERAGE		
	1ST FLOOR	1,496.37 SF
	GARAGE	451.98 SF
	COVERED PATIO	152.69 SF
	COVERED PORCH	108.61 SF
	ADU	748 SF
	TOTAL BLG. COVERAGE	2,957.65 SF (39%)

ABBREVIATIONS

A	ABV.	Above
	AB	Aggregate Base
	A.B.	Anchor Bolt
	Abn	Abandon
	AC	Asphalt Concrete
	A/C	Air Conditioner
	ADD.	Addition
	ADJ.	Adjust
	AFF.	Above Finished Floor
	AFG	Above Finished Grade
	AG	Above Grade
	APP'D	Approved
	ARCH.	Architect,Architectural
	AS	Aggregate Subbase
	ASPH.	Asphalt
	Ave	Avenue
B	BD.	Board
	Bldg	Building
	BLK.	Block
	BM.	Beam
	B.N.	Boundary nailing
	B.O.	Bottom of
	B.O.F.	Bottom of footing
	B.O.W.	Bottom of wall
	BRG.	Bearing
	B.U.	Built up
	BTM.	Bottom
C	CSMNT.	Casement
	CAB.	Cabinet
	C.B.	Catch Basin
	CF	Cubic Foot
	C.F.M.	Cubic Feet per Minute
	C.L.	Center Line
	CL.	Closet
	CLG.	Ceiling
	C.O.	Clean Out
	Co	County
	CO	Carbon Monoxide Detector
	COL.	Column
	CONT.	Continuous
	CONTR.	Contractor
	CONST.	Construct(ion)
	CONC.	Concrete
	COORD.	Coordinate
	CR	Creek
	C.T.	Ceramic Tile
	CY	Cubic Yard
	C& G	Curb and Gutter
D	D	Depth
	D.S.	Down Spout
	D/W	Dishwasher
	DBL.	Double
	DEMO.	Demolition
	DF	Douglas Fir
	DI	Drainage Inlet
	DIA.	Diameter
	DIM.	Dimension
	DIST.	Distance
	D.L.	Dead Load
	DN	Down
	DR.	Door, Drive
	DWY	Driveway
E	E	Existing
	EA.	Each
	E.F.	Exhaust fan
	E.J.	Expansion joint
	E.N.	End nailing
	ELEV.	Elevation
	ELECT.	Electric, electrical
	EP	Edge of Pavement
	EQ.	Equal
	EQUIP.	Equipment
	EST.	Estimate
	E.W.	Each way
	EXC.	Excavation
	EXH.	Exhaust
	EXP	Expressway
	EXT.	Exterior
F	F.A.	Fire alarm
	F.C.O.	Floor clean out
	F.D.	Floor drain
	F.E.	Fire extinguisher
	FG	Finish Grade
	FH	Fire Hydrant
	F.N.	Field nailing
	FAB.	Fabricate
	FDN.	Foundation
	FIN.	Finish
	FL	Flow Line
	FLR.	Floor
	FLG.	Flooring
	FURN.	Furnace
	FT	Foot
	FTG.	Footing
	FWY	Freeway
G	GAL	Gallon
	GALV.	Galvanized
	G.C.	General Contractor
	GFCI	Ground Fault Circuit Interrupt
	GFI	Ground Fault Interrupt
	GL.	Glass
	GM	Gas meter
	GR	Guard Railing
	GYP.	Gypsum
H	HDW.	Hardware
	HGT.	Height
	HOR.	Horizontal
	HR.	Hour
	H.R.	Handrail
	HT.	Height
	HTR.	Heater
	HWY	Highway
	H.W.	Hot water
I	I.D.	Inside diameter
	I.F.	Inside Face
	INCL.	Inclusive, including
	INV.	Invert
	INSUL.	Insulation
	INT.	Interior
J	J-BOX	Junction box
	JCT.	Junction
	JP	Joint Pole
	JT	Joint trench
	JST.	Joist
L	FT.	Linear feet
	LB	Pound
	LF	Linear Foot
	LIN.	Linear
	LN	Lane
	LT.	Light
	LTG.	Lighting
M	M.B.	Machine bolt
	M.O.	Masonry opening
	MAR.	Marble
	MAS.	Masonry
	MH	Manhole
	MTL.	Material
	MAX.	Maximum
	MECH.	Mechanical
	MFG.	Manufacturing
	MIN.	Minimum
	MTL.	Metal (steel)
N	N.T.S.	Not to scale
	N.F.C.	Not for construction
	NO.	Number
	NOM.	Nominal
O	O.C.	On center
	O.D.	Outside diameter
	OG	Original Ground
	O/H	Over head
	O.R.	Outside radius
	OPNG.	Opening
P	PART.	Partition
	PAV.	Pavement
	PERF.	Perforated
	PLT.	Plate
	PL.P/L	Property line
	PLYWD.	Plywood
	PP	Power Pole
	P.S.F.	Pounds per square foot
	P.S.I.	Pounds per square inch
	P.V.C.	Polyvinyl chloride
	PWR.	Power
Q	QTY.	Quantity
R	R.	Radius
	RC	Reinforced Concrete
	RCB	Reinforced Concrete Box
	RD	Road
	R.D.	Roof drain
	R.O.	Rough Opening
	R.O.W.	Right of way
	REFG.	Refrigerator
	REF.	Reference
	REINF.	Reinforced
	REL	Relocate
	RET.	Return / Retaining
	REV.	Revision
	RM	Room
	RMV.	Remove
	RW	Retaining Wall
	R/W	Right of Way
S	S.C.	Self-Closing
	SCHED.	Schedule
	SD	Smoke Detector
	SD	Storm Drain
	SECT.	Section
	SHT.	Sheet
	SHT'G	Sheathing
	SIM.	Similar
	SKLT.	Skylight
	SPECS.	Specifications
	SF / SQ.FT	Square feet
	SQYD	Square Yard
	SQ.IN.	Square inches
	ST	Street
	STD.	Standard
	STL.	Steel
	SS	Sanitary Sewer
	S.Y.	Square yard
	SYS.	System
T	T&G	Tongue and groove
	T.B.	Through bolt
	T.B.R.	To be removed
	T.O.	Top of
	T.O.B.	Top of Beam
	T.O.C.	Top of curb
	T.O.F.	Top of footing
	T.O.J.	Top of Joist
	T.P.	Top plate
	T.O.W.	Top of Wall
	T.S.	Tube Steel
	TH.	Threshold
	THR.	Threaded
	TYP.	Typical
U	UNF.	Unfinished
V	V.B.	Vapor barrier
	V.I.F.	Verify in field
	VA.	Voltage
	VCT.	Vinyl composition tile
W	W.C.	Toilet (water closet)
	WDW.	Window
	WP.	Weatherproof
	WT.	Weight
	WH	Water Heater
	WD.	Wood
	W.I.C.	Walk In Closet
Y	YD.	Yard

CITY OF MENLO PARK

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
701 Laurel Street
Menlo Park, CA 94025
phone: (650) 330-6702
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 even if the existing structure is being demolished or if there is no specific zoning ordinance requirement.

LOCATION: 854 CAMBRIDGE AVE., MENLO PARK, CA 95025	
EXISTING USE: SINGLE FAMILY RESIDENCE	**APPLICANT:** LERIKA LISCANO
PROPOSED USE: SINGLE FAMILY RESIDENCE	**PROPERTY OWNER(S):** ANUJ SURI
ZONING: R2	**APPLICATION(S):**

DEVELOPMENT STANDARDS	PROPOSED PROJECT		EXISTING DEVELOPMENT		ZONING ORDINANCE
Lot area	7,532	sf	7,532	sf	sf min.
Lot width	60	ft.	60	ft.	ft. min.
Lot depth	125	ft.	125	ft.	ft. min.
Setbacks					
Front	20	ft.	29	ft.	ft. min.
Rear	54'-8"	ft.	22	ft.	ft. min.
Side (left)	6	ft.	17	ft.	ft. min.
Side (right)	6	ft.	5	ft.	ft. min.
Building coverage	2,897.26 35.81	sf %	+/- 2,150 +/- 28.54	sf %	sf max. % max.
FAR (Floor Area Ratio)*		sf %		sf %	sf max. % max.
FAL (Floor Area Limit)**	3,725.99	sf	+/- 2,150	sf	sf
Square footage by floor					
below grade	2,004.74	sf		sf	
1ST	1,515.81	sf	+/- 1,686	sf	
2ND	1,028.73	sf		sf	
garage	ATTACHED 433.45	sf	DETACHED +/- 464	sf	
accessory building(s)		sf		sf	
other ADU	748	sf		sf	
Square footage of buildings	5,730.73	sf	+/- 2,150	sf	sf max.
Building height		ft.		ft.	ft. max.
Landscaping***	3,450.98 45.81	sf %	+/- 3,177 +/- 42.18	sf %	sf min. % min.
Paving***	4,081.04 54.18	sf %	+/- 4,354 +/- 57.80	sf %	sf min. % min.
Parking	2 COV., 2 IN DWY. spaces		1 COV., 1 IN DWY. spaces		spaces
Define Basis for Parking	(Example: 1 covered/1 uncovered per residential unit or # of spaces/X square feet)				
Trees	# of existing **Heritage** trees 5		# of existing **non-Heritage** trees 8		# of new trees 0
	# of existing **Heritage** trees to be removed 3		# of **non-Heritage** trees to be removed 4		**Total #** of trees 6

*** Commercial and Multiple-residential properties | ** Single family residential and R-2 zoned properties | *** Commercial, Multiple-residential, and R-2 zoned properties**

Updated March 2006 Y:\HANDOUTS\Approved\Data Sheet.doc

FOR OFFICIAL CITY USE ONLY:

USE PERMIT SET

VYLCO
4750 ALMADEN EXPY STE 124#176
SAN JOSE, CA 95118
(415) 559-1081
VYLCO@OUTLOOK.COM

OWNER: ANUJ SURI
854 CAMBRIDGE AVE,
MENLO PARK,
CA 95025
(408) 203-7115

DRAFTER: LERIKA LISCANO
4750 ALMADEN EXPY
STE 124#176
SAN JOSE, CA 95118
VYLCO@OUTLOOK.COM

NEW SINGLE FAMILY RESIDENCE AND DETACHED ADU
854 CAMBRIDGE AVE,
MENLO PARK,
CA 95025

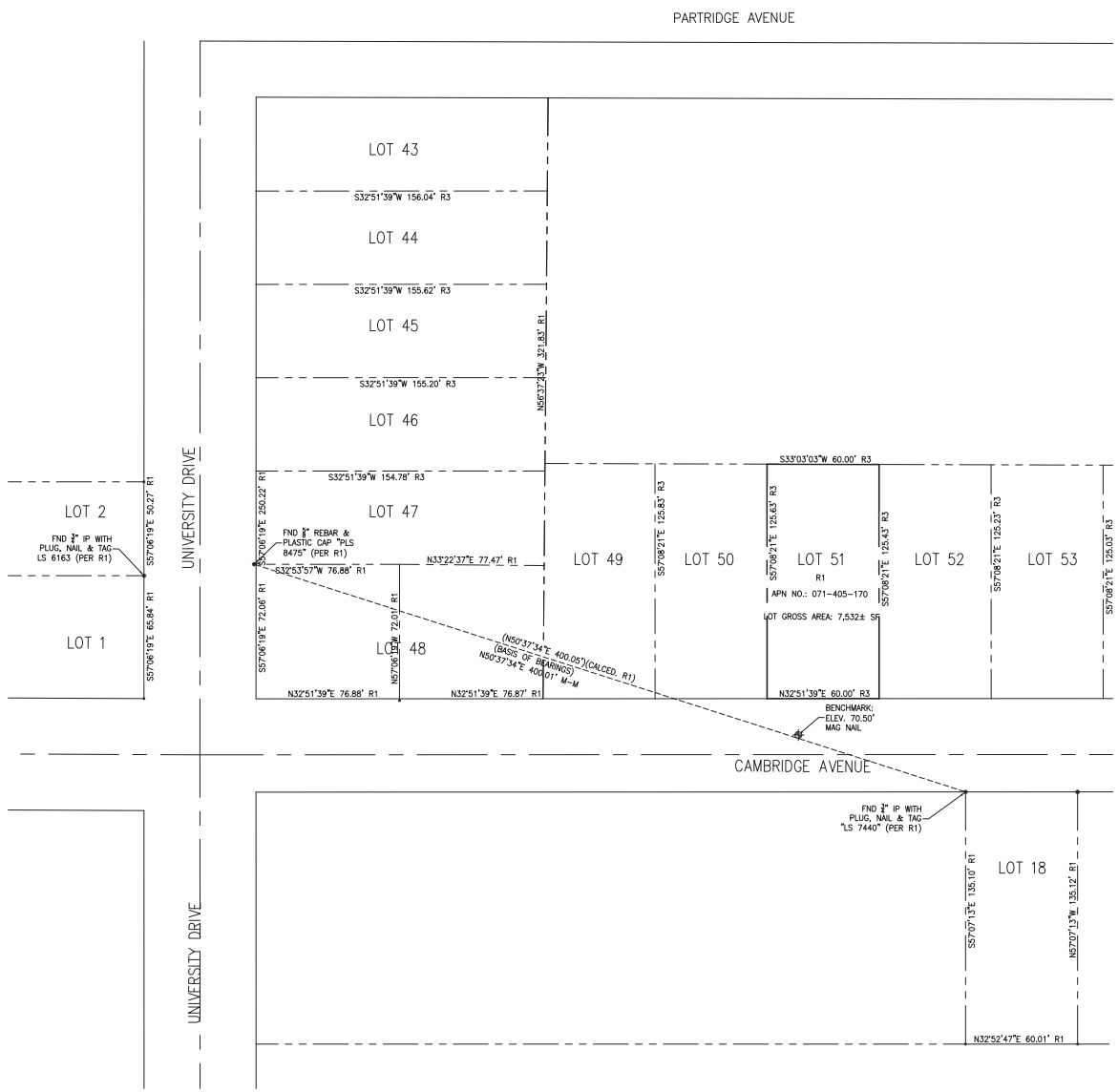
#	DATE	DESCRIPTION	BY

DATE: 4/27/2023
DRAWN BY: LL

COVER SHEET

SHEET: CS

USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED.



LEGEND

- EXISTING CONTOUR LINE
- NATURAL GRADE CONTOUR LINE
- FOUND CITY MONUMENT BOX, OR AS NOTED
- BOUNDARY OF PROPERTY SURVEYED
- ( ) RECORD INFORMATION
- CENTERLINE
- CURB INLET
- CURB LINE
- DRIVEWAY APRON
- ELECTROLIER
- FENCE
- FIRE HYDRANT
- FLAT GRATE INLET
- O.H. PWR — OVERHEAD POWER LINE
- O.H. TEL — OVERHEAD TELEPHONE LINE
- SS — SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SIGN
- SD — STORM DRAIN LINE
- STORM DRAIN MANHOLE
- UTILITY BOX
- UTILITY POLE
- W — WATER LINE
- WATER METER
- WATER VALVE
- ELECTRIC METER
- WATER HEATER
- GAS

0 10 20 30 40 50 100
GRAPHIC SCALE
1" = 30'

THE BEARING NORTH 50°37'34" EAST OF THE CALCULATED MONUMENTS FOUND ON UNIVERSITY DRIVE AND CAMBRIDGE AVENUE, AS SHOWN ON RECORD OF SURVEY FILED FOR RECORD IN BOOK 38 OF MAPS PAGES 74, SAN MATEO COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

REFERENCES

R1 RECORD OF SURVEY NO. 2478 150-M-12
R2 RECORD OF SURVEY 23-M-08
R3 MAP NO. 2 STANDFORD PARK 46-M-08

BENCH MARK

DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE SOUTHERLY CORNER OF LOT AS SHOWN:
PROJECT BENCHMARK 70.50' (NAVD88 DATUM)

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
AE	ANCHOR EASEMENT
BM	BENCH MARK
BSL	BUILDING SETBACK LINE
CATV	CABLE TELEVISION OVERHEAD
D	CURVE DELTA
DRWY	DRIVEWAY
DS	DOWNSPOUT
FF	FINISH FLOOR
FL	FLOW LINE ELEVATION
GFF	GARAGE FINISH FLOOR
IP	IRON PIPE
L	CURVE LENGTH
R#	REFERENCE DOCUMENT
M-M	MONUMENT TO MONUMENT
O.H. PWR	OVERHEAD POWER LINE
O.H. TEL	OVERHEAD TELEPHONE LINE
PCL	PARCEL
P.M.	PARCEL MAP
PTN	PORTION
R	RADIUS
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TEMP.	TEMPORARY
PUE	PUBLIC UTILITY EASEMENT
WLE	WATER LINE EASEMENT
WCE	WIRE CLEARANCE EASEMENT

NOTES:

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.
3. TREES SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
4. TOPOGRAPHY SHOWN ON THIS MAP REPRESENTS THE SURFACE FEATURES ONLY.
5. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
6. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
7. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
8. A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY OSUNA ENGINEERING, INC. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

REVISIONS | BY | CITY | DATE

PROFESSIONAL LAND SURVEYOR
PORFIRIO OSCAR OSUNA
No. 8921
Exp. 9-30-24
STATE OF CALIFORNIA

PORFIRIO OSCAR OSUNA
PLS 8921 EXP. 9-30-24

OSUNA ENGINEERING INC.
Planning|Surveying|Civil Engineering
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
6920 SANTA TERESA BLVD. 206
SAN JOSE, CA 95119
TEL. (408) 772-4381
info@osunaengineering.com

PRELIMINARY SITE SURVEY

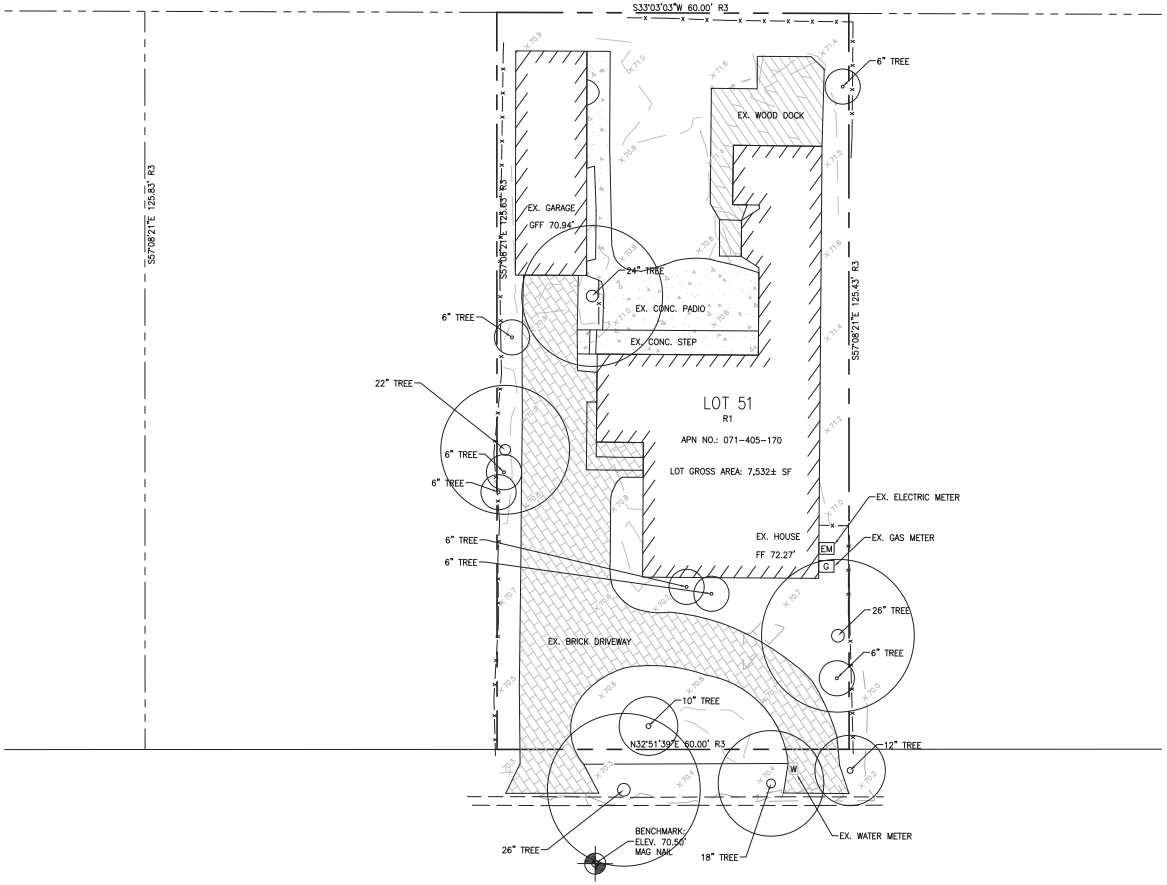
854 CAMBRIDGE AVE
APN: 071-405-170

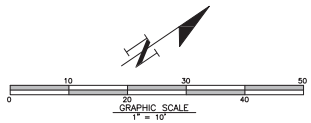
MENLO PARK, CALIFORNIA
Project No.: 2883 | Drawn By: LC | Checked: OO | Date: 11/03/22

SHEET
BT 1
OF 2 SHEETS

LEGEND

- EXISTING CONTOUR LINE
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- FOUND CITY MONUMENT BOX, OR AS NOTED
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- SIGN
- SD — STORM DRAIN LINE
- STORM DRAIN MANHOLE
- UTILITY BOX
- UTILITY POLE
- W — WATER LINE
- WATER METER
- WATER VALVE
- ELECTRIC METER
- WATER HEATER
- GAS





THE BEARING NORTH 50°37'34" EAST OF THE CALCULATED MONUMENTS FOUND ON UNIVERSITY DRIVE AND CAMBRIDGE AVENUE, AS SHOWN ON RECORD OF SURVEY FILED FOR RECORD IN BOOK 38 OF MAPS PAGES 74, SAN MATEO COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

REFERENCES

R1 RECORD OF SURVEY NO. 2478 150-M-12
R2 RECORD OF SURVEY 23-M-08
R3 MAP NO. 2 STANDFORD PARK 46-M-08

BENCH MARK

DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE SOUTHERLY CORNER OF LOT AS SHOWN:
PROJECT BENCHMARK 70.50' (NAVD88 DATUM)

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
AE	ANCHOR EASEMENT
BM	BENCH MARK
BSL	BUILDING SETBACK LINE
CATV	CABLE TELEVISION OVERHEAD
D	CURVE DELTA
DRWY	DRIVEWAY
DS	DOWNSPOUT
FF	FINISH FLOOR
FL	FLOW LINE ELEVATION
GFF	GARAGE FINISH FLOOR
IP	IRON PIPE
L	CURVE LENGTH
R#	REFERENCE DOCUMENT
M-M	MONUMENT TO MONUMENT
O.H. PWR	OVERHEAD POWER LINE
O.H. TEL	OVERHEAD TELEPHONE LINE
PCL	PARCEL
P.M.	PARCEL MAP
PTN	PORTION
R	RADIUS
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TEMP.	TEMPORARY
PUE	PUBLIC UTILITY EASEMENT
WLE	WATER LINE EASEMENT
WCE	WIRE CLEARANCE EASEMENT

NOTES:

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.
3. TREES SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
4. TOPOGRAPHY SHOWN ON THIS MAP REPRESENTS THE SURFACE FEATURES ONLY.
5. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
6. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
7. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
8. A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY OSUNA ENGINEERING, INC. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

REVISIONS | BY | CITY | DATE

PROFESSIONAL LAND SURVEYOR
PORFIRIO OSCAR OSUNA
No. 8921
Exp. 9-30-24
STATE OF CALIFORNIA

PORFIRIO OSCAR OSUNA
PLS 8921 EXP. 9-30-24

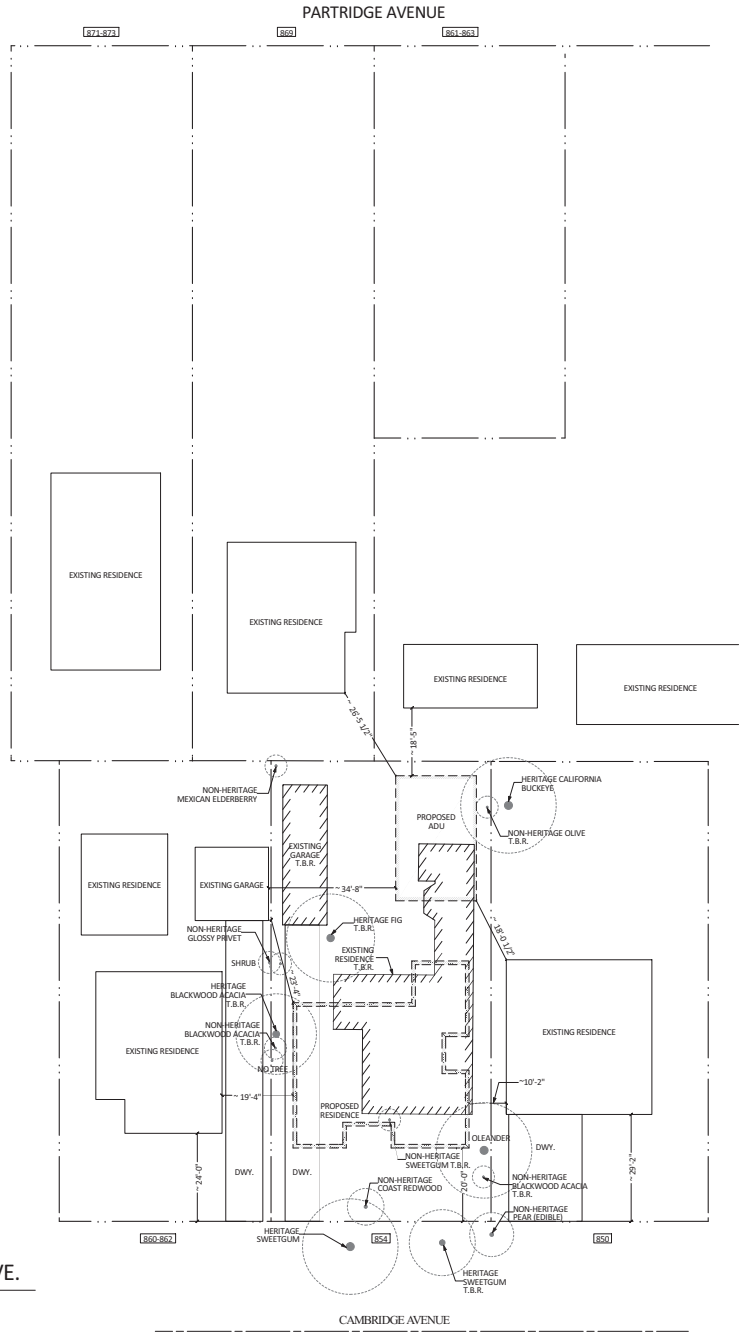
OSUNA ENGINEERING INC.
Planning|Surveying|Civil Engineering
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
6920 SANTA TERESA BLVD. 206
SAN JOSE, CA 95119
TEL. (408) 772-4381
info@osunaengineering.com

PRELIMINARY SITE SURVEY

854 CAMBRIDGE AVE
APN: 071-405-170

MENLO PARK, CALIFORNIA
Project No.: 2883 | Drawn By: LC | Checked: OO | Date: 11/03/22

SHEET
BT 2
OF 2 SHEETS



1 / A0.1 AREA PLAN: 854 CAMBRIDGE AVE.

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

ABBREVIATIONS

TBR	TO BE REMOVED
STB	SETBACK

VYLCO

4750 ALMADEN EXPY STE 124#176
SAN JOSE, CA 95118
(415) 559-1081
VYLCO@OUTLOOK.COM

OWNER: ANUJ SURI
854 CAMBRIDGE AVE,
MENLO PARK,
CA 95025
(408) 203-7115

DRAFTER: LERIKA LISCANO
4750 ALMADEN EXPY
STE 124#176
SAN JOSE, CA 95118
VYLCO@OUTLOOK.COM

NEW SINGLE FAMILY RESIDENCE AND DETACHED ADU
854 CAMBRIDGE AVE,
MENLO PARK,
CA 95025

#	DATE	DESCRIPTION	BY

DATE: 4/27/2023
DRAWN BY: LL

APPROVAL STAMPS:

USE PERMIT SET

AREA PLAN

SHEET: A0.1

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2 / A0.2 STREETSCAPE

SCALE: 1/8" = 1' - 0"

0' 4' 8' 16'

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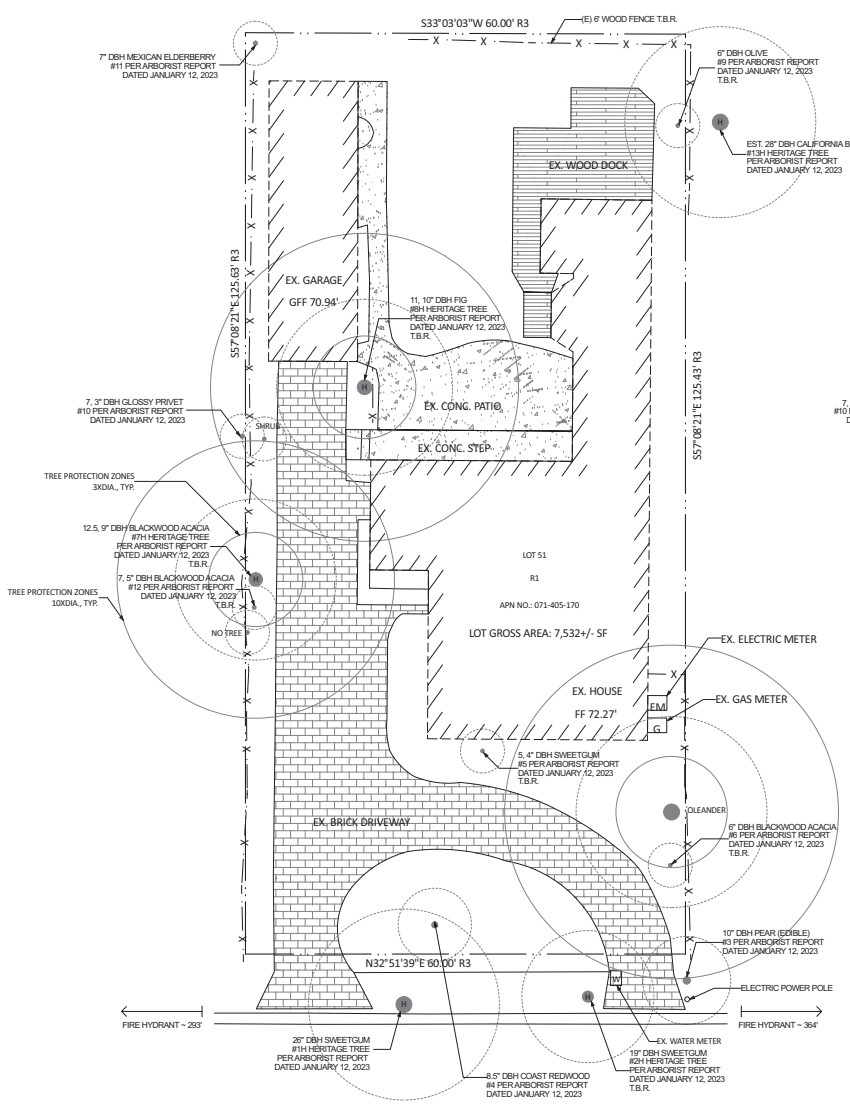
APPROVAL STAMPS:

USE PERMIT SET

STREETSCAPE

SHEET: A0.2

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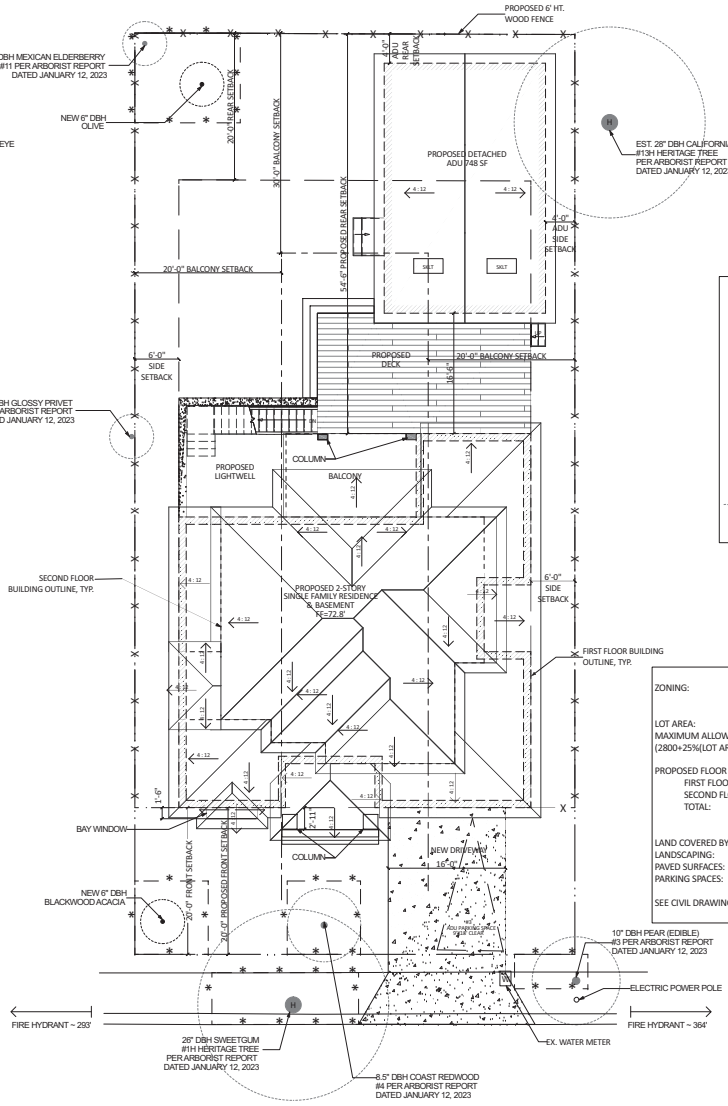


CAMBRIDGE AVENUE

0' 4' 8' 16'

1 / A1.1 EXISTING/DEMO SITE PLAN

SCALE: 1/8" = 1' - 0"



CAMBRIDGE AVENUE

2 / A1.1 PROPOSED SITE PLAN

SCALE: 1/8" = 1' - 0"

ABBREVIATIONS

TBR	TO BE REMOVED
STB	SETBACK

LEGEND:

- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BRICK
- EXISTING GRASS
- PROPOSED PAVERS
- AC DRIVEWAY
- EXISTING BUILDING
- EXISTING TREE
- PROPERTY LINE
- REQUIRED SETBACK
- PROPERTY FENCE
- TREE PROTECTION FENCING
- X:12 ROOF PITCH
- TREE DRIPLINE

SITE ANALYSIS

ZONING:	R-2
LOT AREA:	7,532 SF
MAXIMUM ALLOWED FLOOR AREA: (2800+25%(LOT AREA-7000))	2,933 SF
PROPOSED FLOOR AREA	
FIRST FLOOR:	1,948.35 SF
SECOND FLOOR:	1,063.38 SF
TOTAL:	3,011.73 SF
LAND COVERED BY STRUCTURES:	3,759.73 SF (49%)
LANDSCAPING:	3,450.96 SF (45%)
PAVED SURFACES:	4,081.04 SF (54%)
PARKING SPACES:	2 COVERED, 1 IN DRIVEWAY

SEE CIVIL DRAWINGS FOR GRADING INFORMATION

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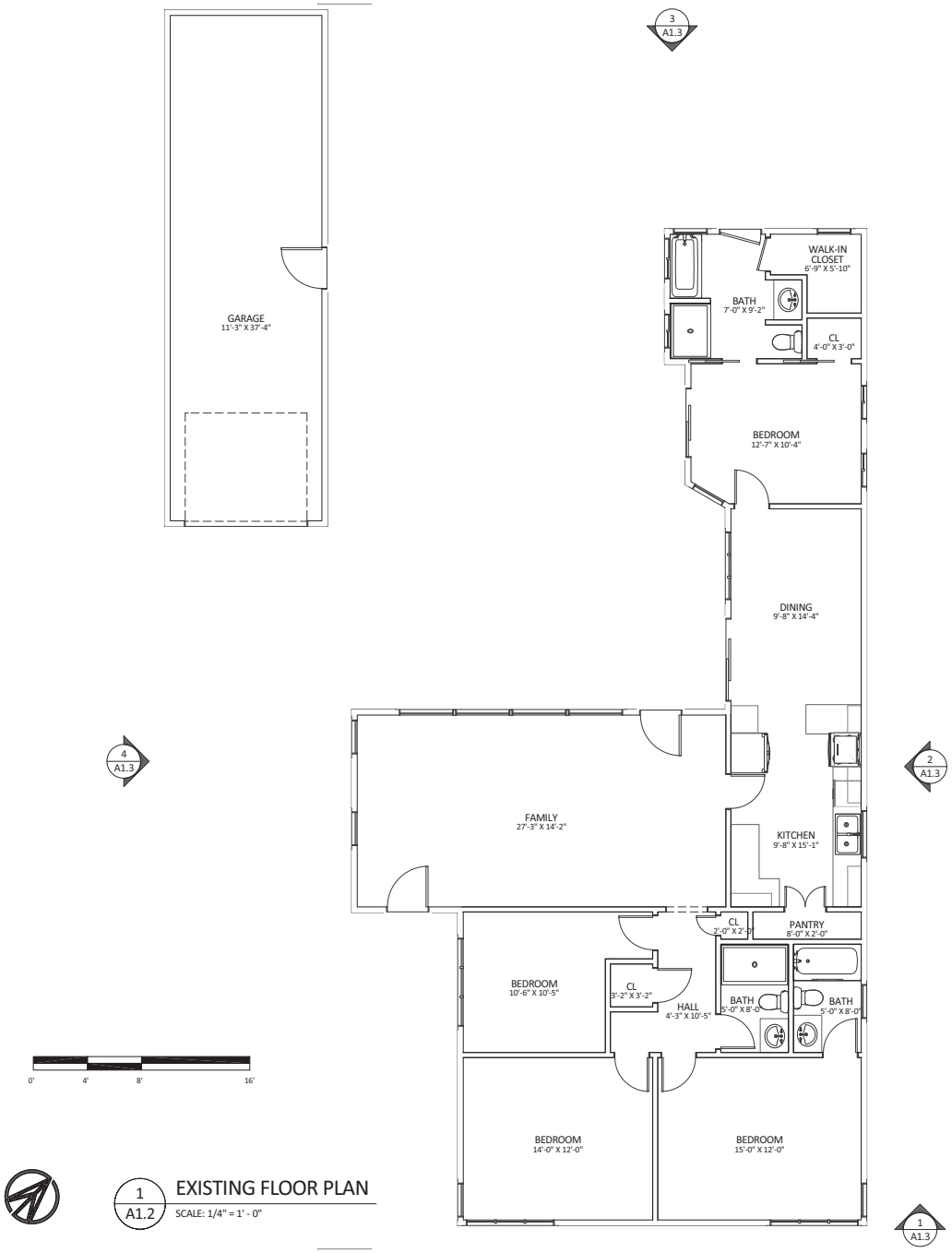
APPROVAL STAMPS:

USE PERMIT SET

SITE PLANS

SHEET: A1.1

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LEGEND

(N)	NEW
(E)	EXISTING TO REMAIN
(R)	REMOVE AND RELOCATE
	(E) WALL TO REMAIN
	(N) 2X6 EXTERIOR WALL
	(N) 2X4 INTERIOR WALL
	(N) 1HR FIRE RATED WALL
	(N) 6" CMU WALL

1 A1.2 EXISTING FLOOR PLAN

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

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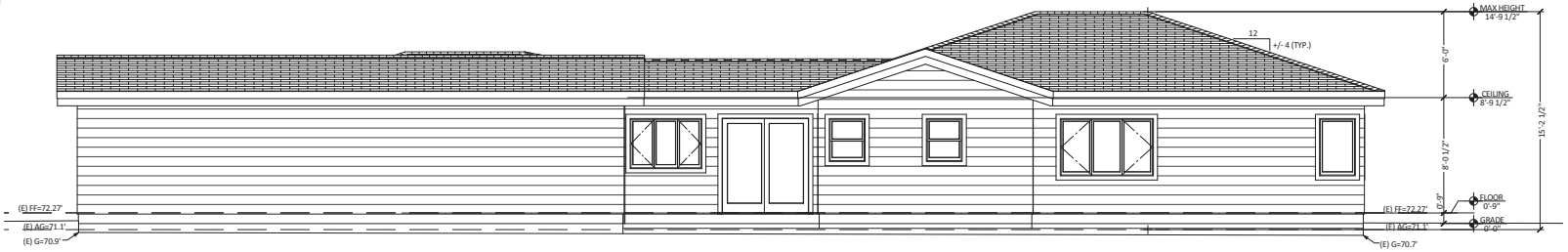
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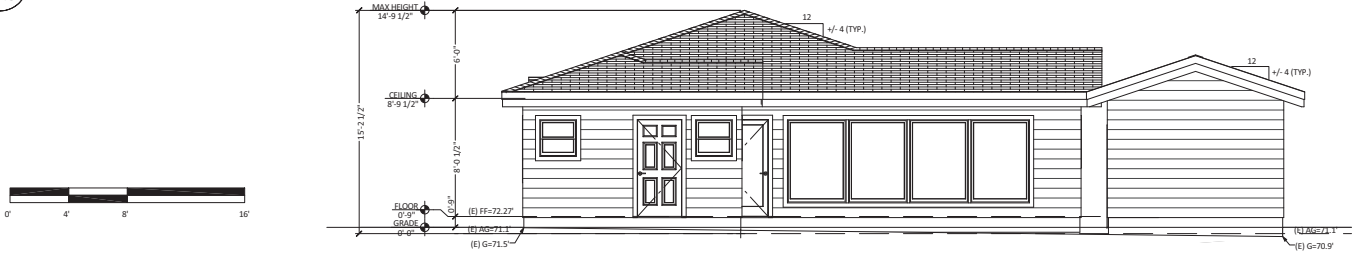
EXISTING FLOOR PLAN

SHEET: A1.2



4 A1.3 EXISTING SOUTH WEST EXTERIOR ELEVATION (LEFT SIDE)

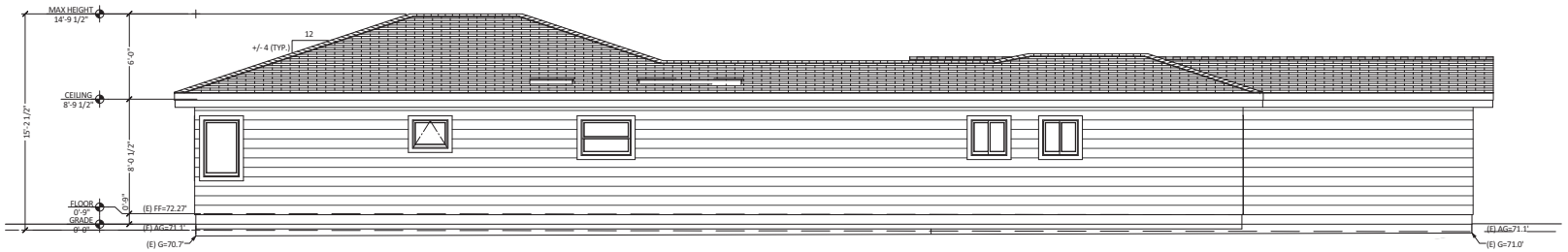
SCALE: 1/4" = 1' - 0"



3 A1.3 EXISTING NORTH WEST EXTERIOR ELEVATION (REAR)

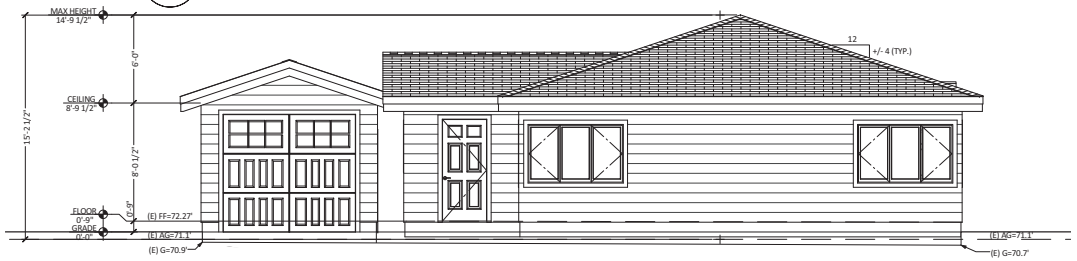
SCALE: 1/4" = 1' - 0"

0' 4' 8' 16'



2 A1.3 EXISTING NORTH EAST EXTERIOR ELEVATION (RIGHT SIDE)

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



1 A1.3 EXISTING SOUTH EAST EXTERIOR ELEVATION (FRONT)

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

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EXISTING EXTERIOR ELEVATIONS

SHEET: A1.3

ARCHITECTURAL NOTES:

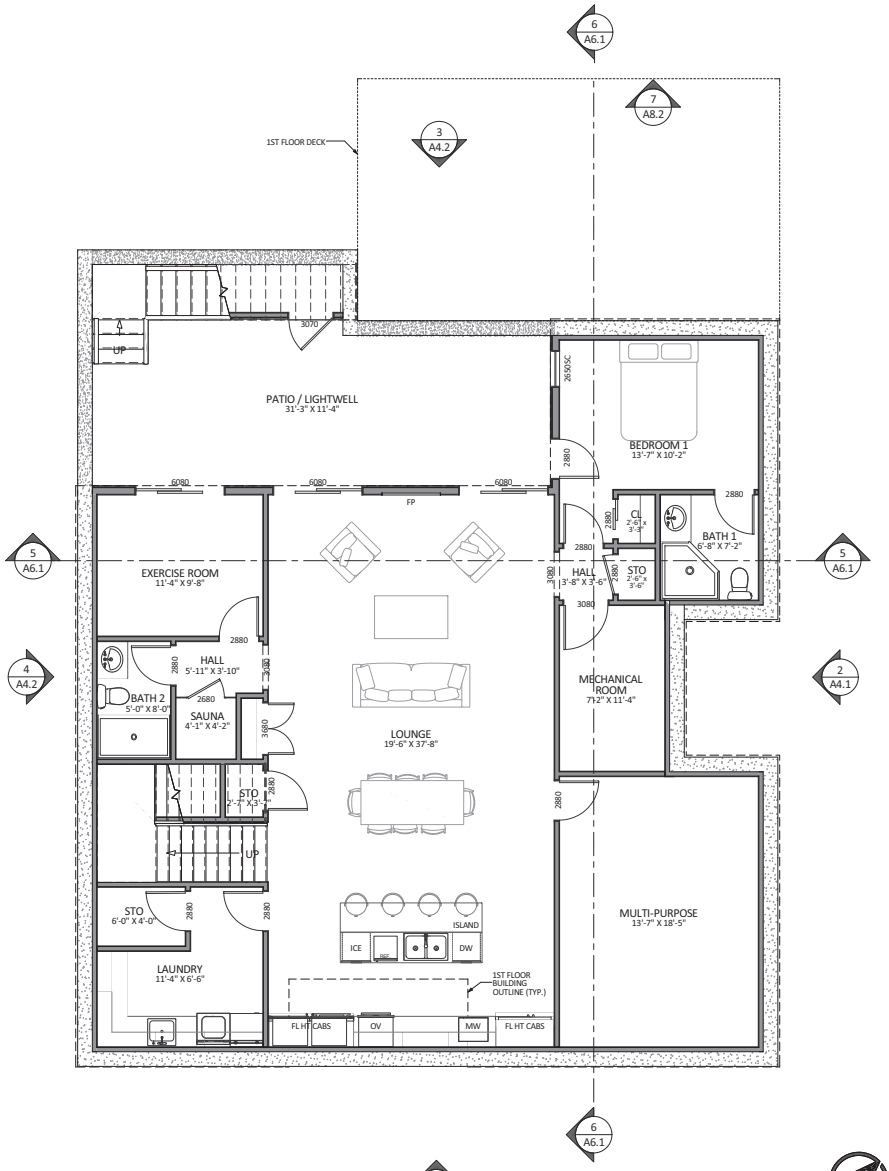
- PRE-FABRICATED FIREPLACES:

A. PRE-FABRICATED METAL FIREPLACES SHALL BE INSTALLED WITH INSULATED CHIMNEY FLUE, SPARK ARRESTOR AND ACCESSORIES ACCORDING TO MANUFACTURERS SPECIFICATIONS.
B. FIREPLACE OPENING SHALL BE EQUIPPED WITH A TIGHT FITTING, CLOSEABLE METAL OR GLASS DOOR.
C. FIREPLACE SHALL HAVE A FLUE DAMPER AND AN OUTSIDE AIR INTAKE WITH DAMPER.
D. ONLY ELECTRICAL APPLIANCE FIREPLACES ARE TO BE USED.
E. SPARK ARRESTORS SHALL BE INSTALLED ON ALL CHIMNEYS INCLUDING OUTSIDE FIREPLACES.

- APPLIANCES: THE CONTRACTOR SHALL PROVIDE RESIDENTIAL EQUIPMENT WHICH IS U.L. LABELED. PROVIDE, TO THE OWNER, ALL MANUFACTURER'S STANDARD WRITTEN WARRANTIES, OWNER'S MANUALS, AND STANDARD ACCESSORIES. CONTRACTOR SHALL INSTALL THE APPLIANCES WHERE INDICATED ON DRAWINGS AND AS REQUIRED BY ALL CODES AND LISTINGS. APPLIANCE TYPES, STYLES, COLORS, ETC., SHALL BE SELECTED BY OWNER.
- DIMENSIONS: ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED
- CAULKING: ALL JOINTS AND PENETRATIONS AT EXTERIOR WALLS, CEILINGS AND FLOOR ASSEMBLIES SHALL BE FULLY CAULKED AND SEALED.
- EXTERIOR PLASTER LATH: EXTERIOR PLASTER LATH SHALL BE OF AN APPROVED, PAPER-BACKED, CORROSION RESISTANT METAL OR WIRE FABRIC AND SHALL BE SELF FURRING. (1/4" MIN.) APPLY LATH OVER WALL UNDERLAYMENT WITH THE LONG DIMENSION HORIZONTAL AND LAP A MIN. 1/2" AT THE SIDES AND MIN. 1" AT THE ENDS. WHERE END LAPS OF SHEETS DO NOT OCCUR OVER SUPPORTS, THEY SHALL BE SECURELY TIED TOGETHER WITH A MIN. 18 GA. WIRE. REINFORCEMENT SHALL BE USED AT ALL CORNERS OR THE LATH SHALL BE CARRIED AROUND CORNERS AT LEAST ONE SUPPORT. A WEEP SCREED SHALL BE PROVIDED AT OR BELOW THE FOUNDATION LINE ON ALL EXTERIOR STUD WALLS A MIN. OF 4" ABOVE HIGHEST ADJACENT GRADE. THE SCREED SHALL ALLOW TRAPPED WATER TO DRAIN TO THE OUTSIDE. BOTH THE METAL LATH AND PAPER UNDERLAYMENT SHALL TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED. NAILING OF METAL LATH SHALL BE AT A MAX. OF 6 O.C. EACH WAY USING EITHER 11 GA. X 1-1/2" LONG X 7/16" HEAD NAILS OR 16 GA. STAPLES WITH 7/8" LEGS.
- EXTERIOR PLASTER: EXTERIOR PLASTER SHALL BE PORTLAND CEMENT APPLIED IN THREE COATS TO A MIN. THICKNESS OF 7/8". SEE EXTERIOR ELEVATIONS FOR TEXTURE VARIATIONS.
- GYPSUM WALLBOARD: ALL INTERIOR WALL AND CEILING FACES ARE TO BE SHEATHED WITH 1/2" GYPSUM WALLBOARD EXCEPT WHERE NOTED TO USE 5/8" TYPE "X" WALLBOARD. TAPE, TEXTURE AND PAINT GYP. BOARD ACCORDING TO FINISH SCHEDULE. USE WATER RESISTANT GYPSUM BACKING BOARD AT WALLS TO RECEIVE CERAMIC TILE COVERING. ALL GAPS AND PENETRATIONS AT 5/8" TYPE "X" WALLBOARD SHALL BE FILLED WITH TAPING CEMENT. NAIL ALL GYP. BOARD TO WALL STUDS, PLATES, BLOCKING, ETC., AS FOLLOWS:
A 1/2" WALLBOARD 4d CEMENT COATED BOX NAIL OR 1-3/8" x 14 GA. ACID-ETCHED, PHOSPHATE COATED
B NAIL OR 4d "DRYVITE" NAIL AT 7" O.C.
C 5/8" TYPE "X" WALLBOARD 6D "COOLER" NAILS AT 7" O.C.

BATHROOM NOTES:

A) BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. CRC R307.2.
B) GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. CRC R702.3.7.



1 A2.1 PROPOSED BASEMENT FLOOR PLAN

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

0' 4' 8' 16'

ABBREVIATIONS

AW	SINGLE AWNING
FX	FIXED
LS	LEFT SLIDING
SC	SINGLE CASEMENT

LEGEND

- (N) INTERIOR WALL ARE 2X4 STUDS, TYPICAL, U.O.N.
- (N) EXTERIOR WALL ARE 2X6 STUDS, TYPICAL, U.O.N.
- (N) 1-HR FIRE RATED WALL

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VYLCO
4750 ALMADEN EXPY STE 124#176
SAN JOSE, CA 95118
(415) 559-1081
VYLCO@OUTLOOK.COM

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APPROVAL STAMPS:

USE PERMIT SET

PROPOSED BASEMENT FLOOR PLAN

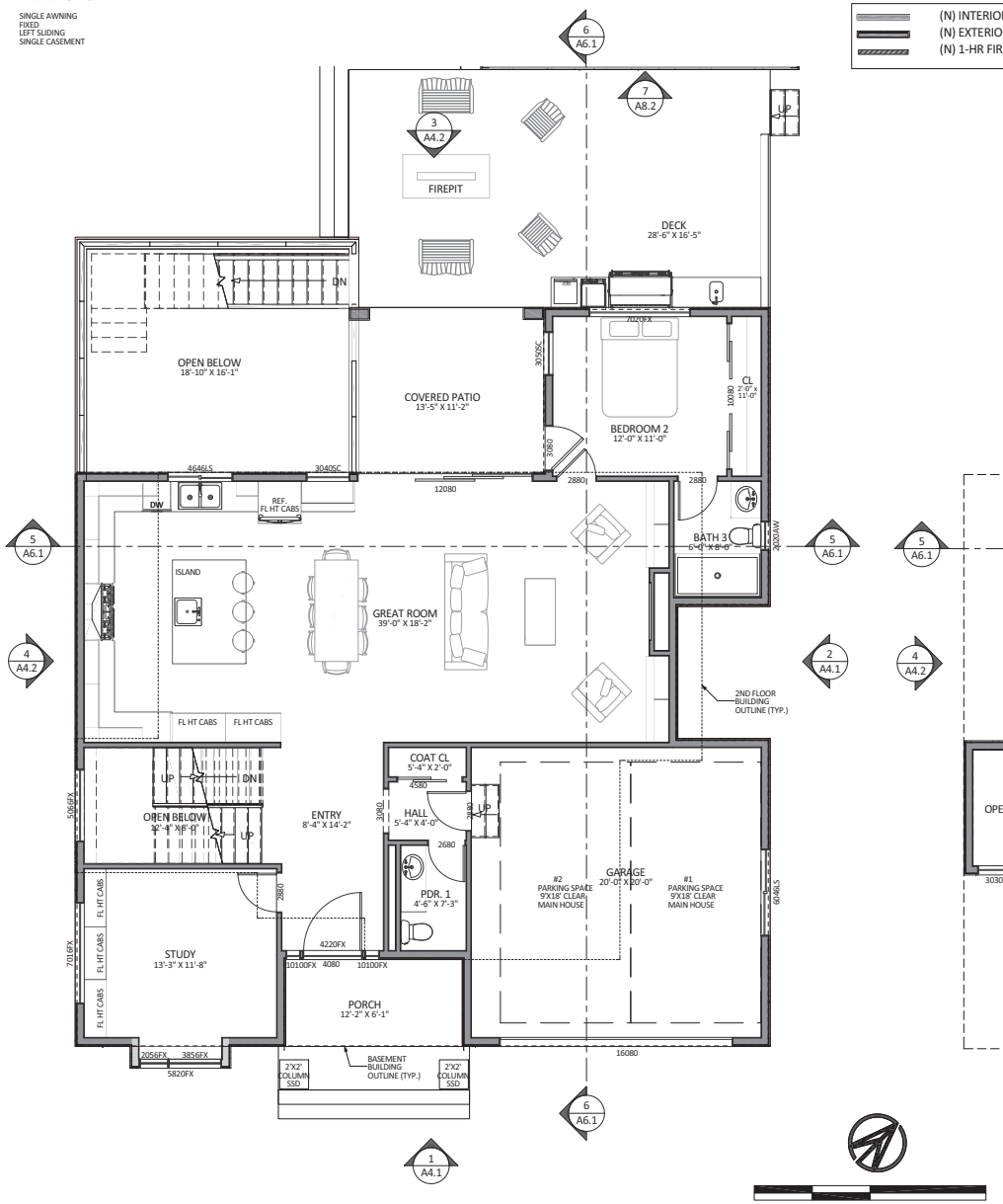
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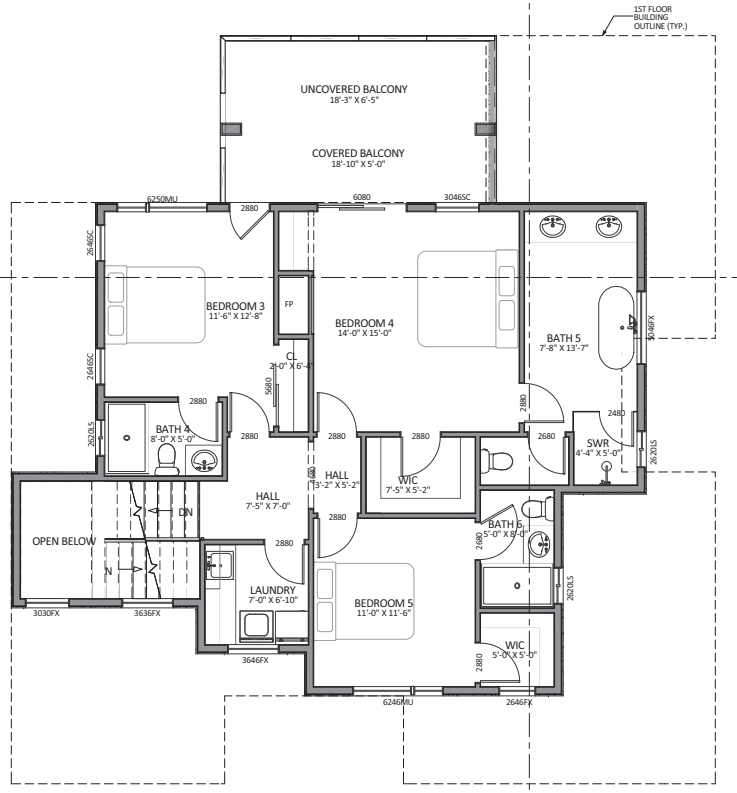
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- (N) 1-HR FIRE RATED WALL





0' 4' 8' 16'

1 A2.2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"

2 A2.2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"

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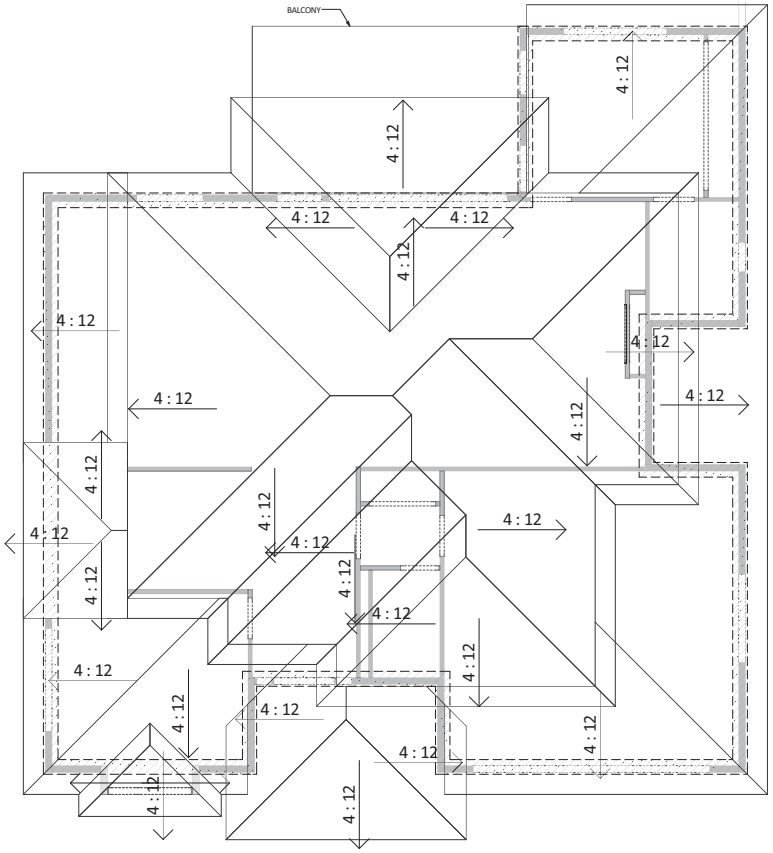
USE PERMIT SET

PROPOSED FIRST & SECOND FLOOR PLAN

SHEET: A2.2

ROOF PLAN NOTES:

1- ANY CALIFORNIA FRAMED ROOF AREAS ARE TO BE ENTIRELY FILLED WITH CLOSED CELL SPRAY FOAM PLASTIC INSULATION OR, IF ACCESS IS AVAILABLE, TO BE INSULATED AS PER DETAILS WITH A MIXTURE OF SPRAY FOAM AND BATT INSULATION.



1 / A3.1 PROPOSED ROOF PLAN

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

LEGEND

	ROOFLINE WITH GUTTER
	DOWNSPOUDS
X:12	ROOF PITCH
	FIRST FLOOR BUILDING OUTLINE

0' 4' 8' 16'

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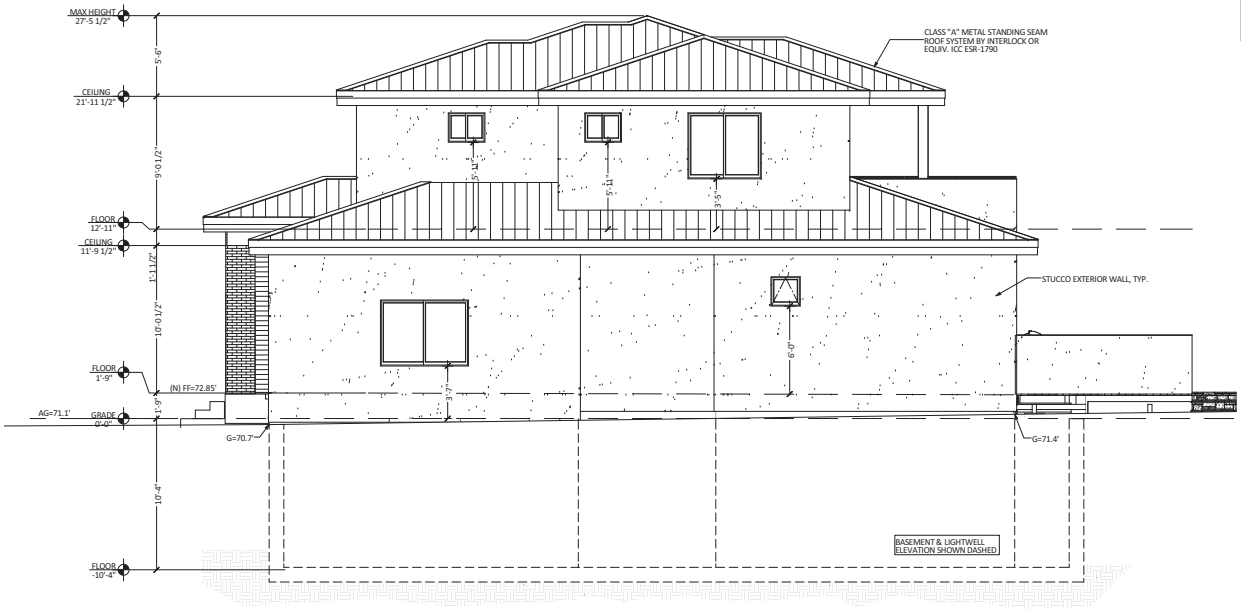
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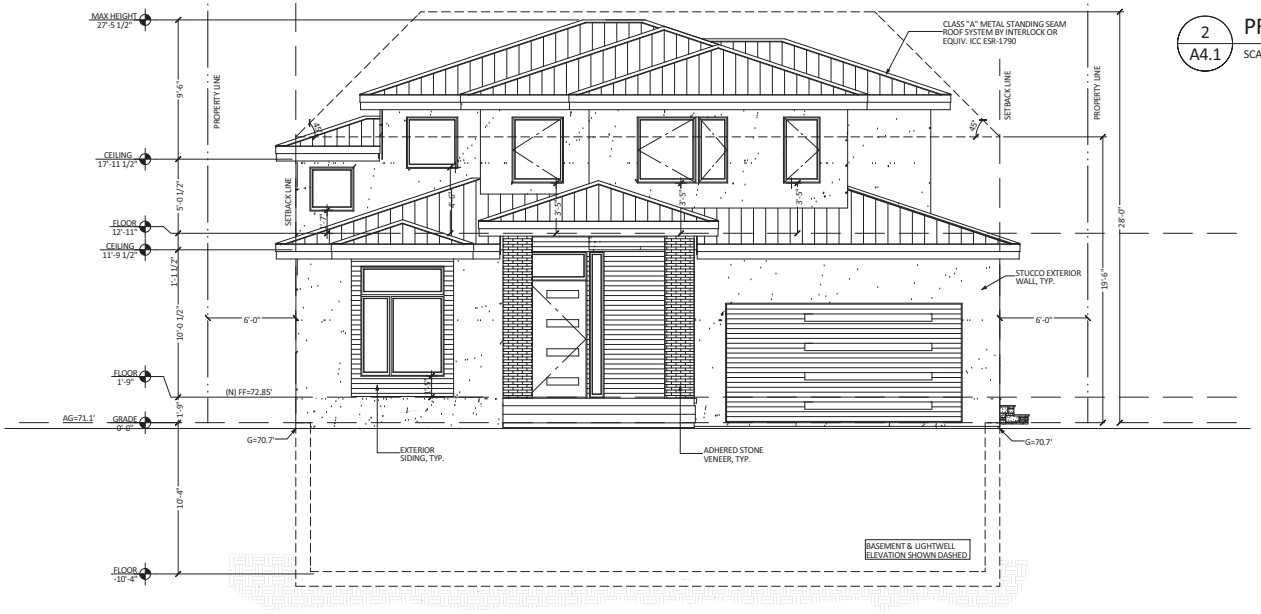
ROOF PLAN

SHEET: A3.1



2 A4.1 PROPOSED NORTH EAST EXTERIOR ELEVATION (RIGHT SIDE)

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



1 A4.1 PROPOSED SOUTH EAST EXTERIOR ELEVATION (FRONT)

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

0' 4' 8' 16'

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VYLCO
4750 ALMADEN EXPY STE 124#176
SAN JOSE, CA 95118
(415) 559-1081
VYLCO@OUTLOOK.COM

OWNER: ANUJ SURI
854 CAMBRIDGE AVE,
MENLO PARK,
CA 95025
(408) 203-7115

DRAFTER: LERIKA LISCANO
4750 ALMADEN EXPY
STE 124#176
SAN JOSE, CA 95118
VYLCO@OUTLOOK.COM

NEW SINGLE FAMILY RESIDENCE AND DETACHED ADU
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CA 95025

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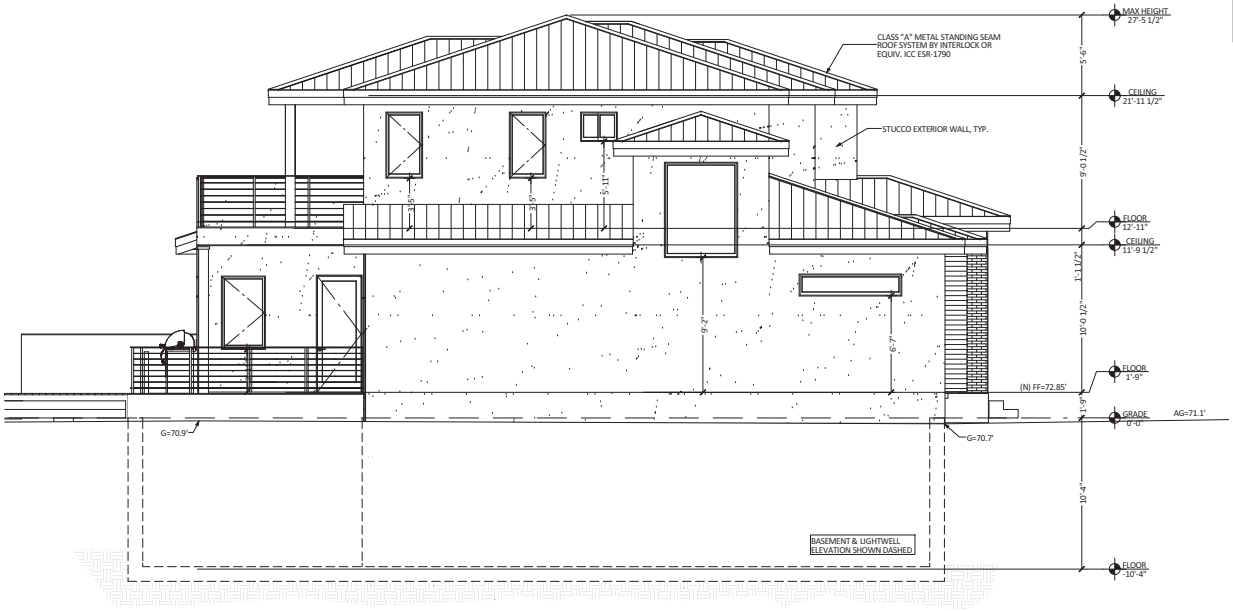
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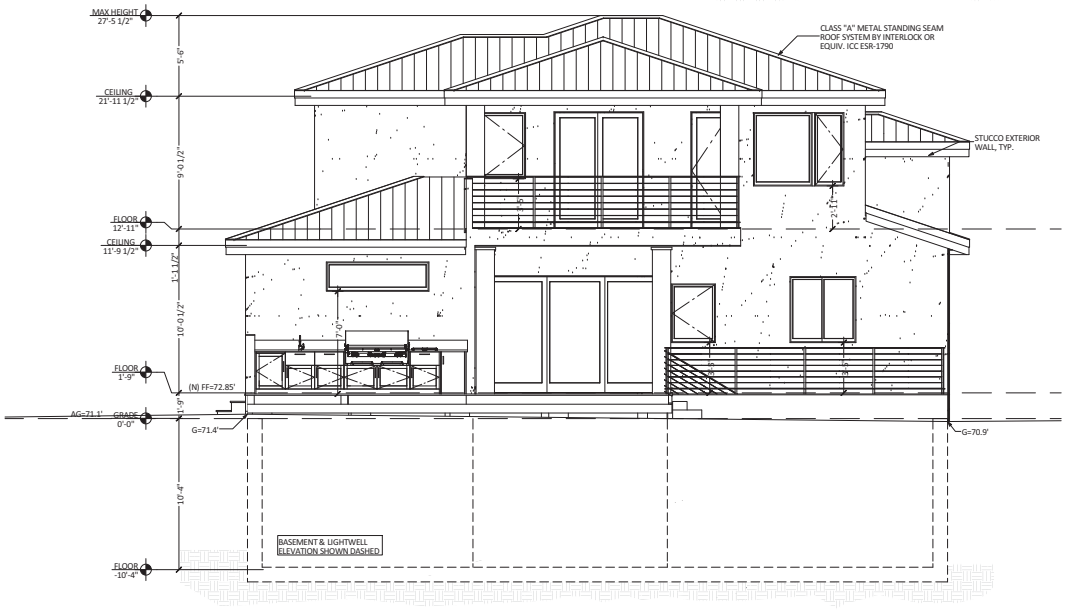
PROPOSED EXTERIOR ELEVATIONS

SHEET: A4.1



4 A4.2 PROPOSED SOUTH WEST EXTERIOR ELEVATION (LEFT SIDE)

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



3 A4.2 PROPOSED NORTH WEST EXTERIOR ELEVATION (REAR)

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

0' 4' 8' 16'

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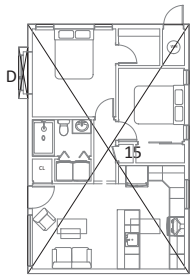
DATE: 4/27/2023
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APPROVAL STAMPS:

USE PERMIT SET

PROPOSED EXTERIOR ELEVATIONS

SHEET: A4.2



ADU

SECTION	DIMENSIONS (FT)	SQ.FT.
15	22.00X34.00	748.00
ADU FLOOR AREA =		**748.00**

BAY WINDOW
(NOT COUNTED AS FLOOR AREA OR LOT COVERAGE)

D BAY	1.24X7.00	8.68

FLOOR AREA CALCULATIONS

NOTES: NONE OF THE ATTIC SPACE MEETS THE DEFINITION OF "HABITABLE SPACE" PER UBC (MINOR ERRORS FROM ROUNDING - TOTALS REPRESENT COMPUTER ADED AREA CALCULATIONS)

FIRST FLOOR			SECOND FLOOR			BASEMENT		
SECTION	DIMENSIONS (FT)	SQ.FT.	SECTION	DIMENSIONS (FT)	SQ.FT.	SECTION	DIMENSIONS (FT)	SQ.FT.
1	15.63X11.37	177.71	7	6.84X19.00	129.96	11	14.17X9.91	140.42
2	6.37X9.26	58.98	8	25.04X30.77	770.48	12	6.37X7.79	49.62
3	41.62X18.37	764.55	9	5.66X19.88	112.52	13	38.69X38.26	1,480.27
4	26.73X15.26	407.89	10	17.63X2.86	50.42	14	6.37X18.46	117.59
5	14.54X6.00	87.24						
6 GARAGE	21.26X21.26	451.98						
FIRST FLOOR AREA SUBTOTAL =		**1,948.35**	**SECOND FLOOR AREA SUBTOTAL =**		**1,063.38**	**BASEMENT FLOOR AREA SUBTOTAL=**		**1,787.90**

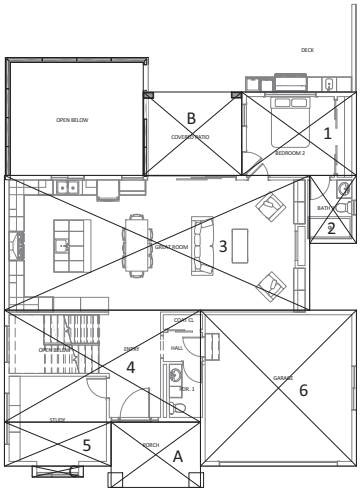
TOTAL COUNTABLE FLOOR AREA FIRST AND SECOND FLOOR =	**3,011.73 SF**
TOTAL SQUARE FOOTAGE OF ALL LEVELS =	**4,799.63 SF**

LOT COVERAGE

SECTION	DIMENSIONS (FT)	SQ.FT.
A	12.19X8.91	108.61
B	13.43X11.37	152.69
EXTERIOR STRUCTURES		748.00
FIRST FLOOR AREA		1,948.36
TOTAL LOT COVERAGE =		**2,957.66**

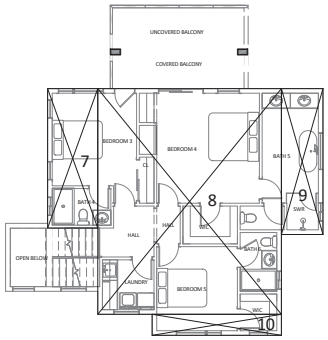
BAYS AND BOXES
(NOT COUNTED AS FLOOR AREA OR LOT COVERAGE)

SECTION	DIMENSIONS (FT)	SQ.FT.
C	6.97X1.50	10.45
TOTAL =		**10.45**



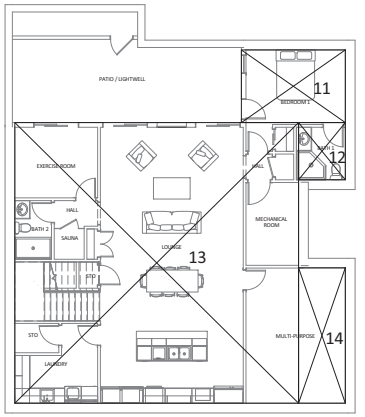
1 A5.1 FIRST FLOOR AREA DIAGRAM

SCALE: 1/8" = 1' - 0"



2 A5.1 SECOND FLOOR AREA DIAGRAM

SCALE: 1/8" = 1' - 0"



3 A5.1 BASEMENT FLOOR AREA DIAGRAM

SCALE: 1/8" = 1' - 0"

0' 4' 8' 16'

APPROVAL STAMPS:

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FLOOR AREA DIAGRAMS

SHEET: A5.1

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6 A6.1 BUILDING SECTION

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



5 A6.1 BUILDING SECTION

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

0' 4' 8' 16'

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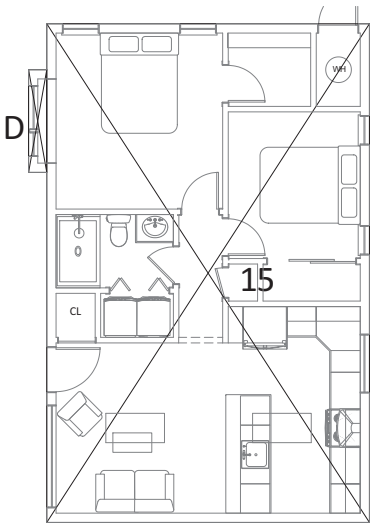
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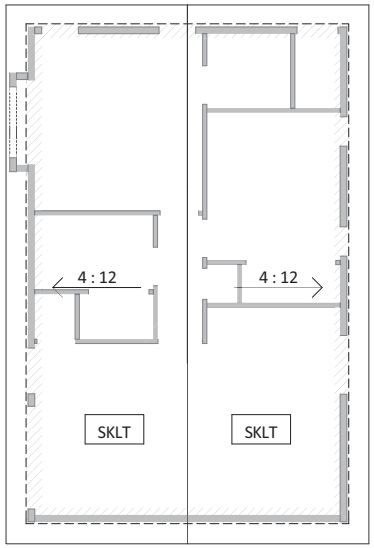
SECTIONS

SHEET: A6.1

ADU		
SECTION	DIMENSIONS (FT)	SQ.FT.
15	22.00X34.00	748.00
ADU FLOOR AREA =		748.00
BAY WINDOW (NOT COUNTED AS FLOOR AREA OR LOT COVERAGE)		
D BAY	1.24X7.00	8.68



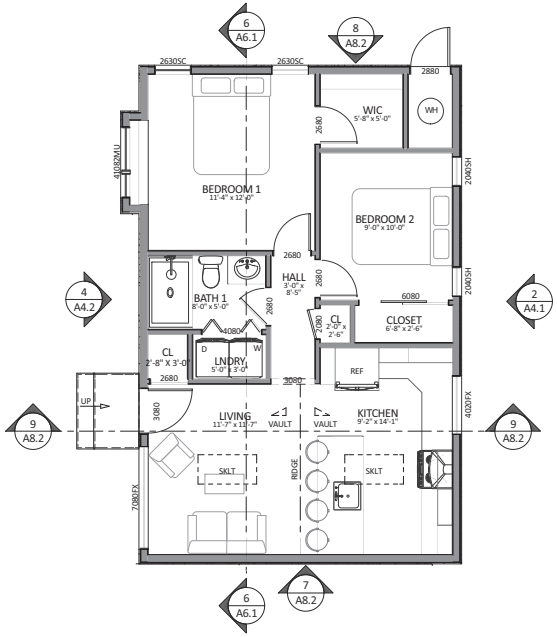
3 A8.1 ADU FLOOR AREA DIAGRAM
SCALE: 1/4" = 1' - 0"



2 A8.1 PROPOSED ADU ROOF PLAN
SCALE: 1/4" = 1' - 0"

LEGEND

(N) INTERIOR WALL ARE 2X4 STUDS, TYPICAL, U.O.N.
(N) EXTERIOR WALL ARE 2X6 STUDS, TYPICAL, U.O.N.
(N) 1-HR FIRE RATED WALL



1 A8.1 PROPOSED ADU FLOOR PLAN
SCALE: 1/4" = 1' - 0"



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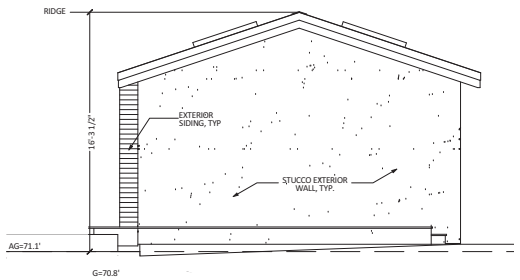
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ADU PLANS

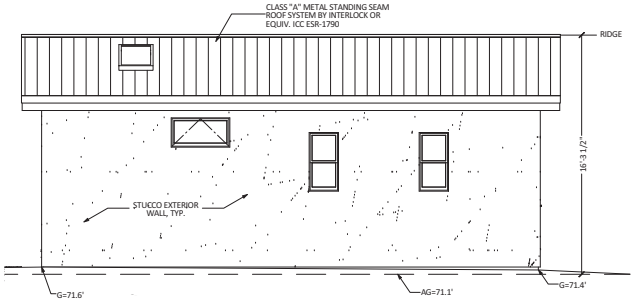
SHEET: A8.1

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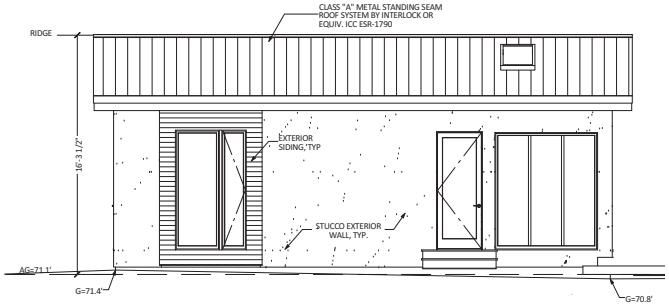
7 A8.2 PROPOSED SOUTH EAST EXTERIOR ELEVATION (RIGHT SIDE)

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



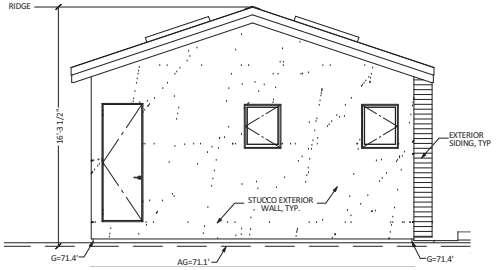
2 A8.2 PROPOSED NORTH EAST EXTERIOR ELEVATION (REAR)

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



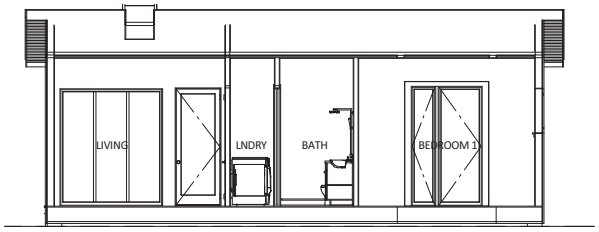
4 A8.2 PROPOSED SOUTH WEST EXTERIOR ELEVATION (FRONT)

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



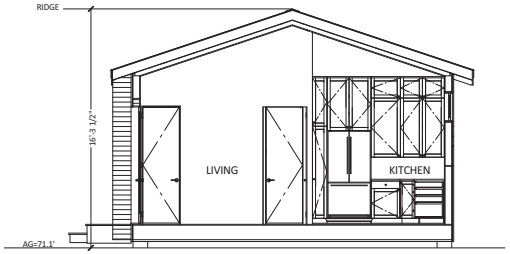
8 A8.2 PROPOSED NORTH WEST EXTERIOR ELEVATION (LEFT SIDE)

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



6 A8.2 BUILDING SECTION - ADU

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



9 A8.2 BUILDING SECTION - ADU

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



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ADU EXTERIOR ELEVATIONS & SECTIONS

SHEET: A8.2