



35 ISABELLA RESIDENCE

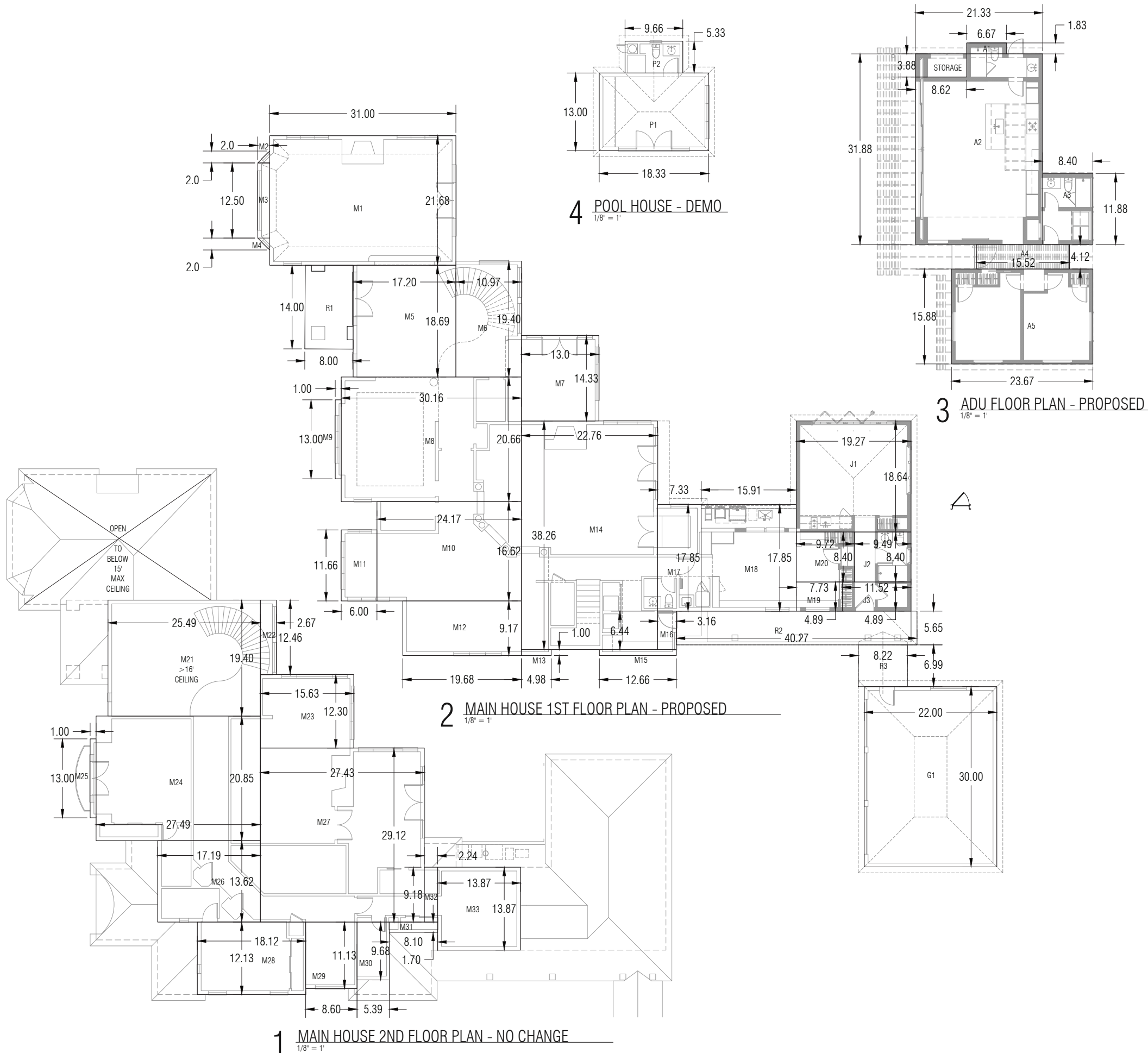
35 ISABELLA AVE.  
ATHERTON, CA 94027  
APN 070-250-240

DATE  
ATHERTON PLANNING APPLICATION  
2023-05-02  
ATHERTON PLANNING RESPONSE  
2023-06-06  
ATHERTON PLANNING COMMISSION DRAWINGS  
2023-06-30

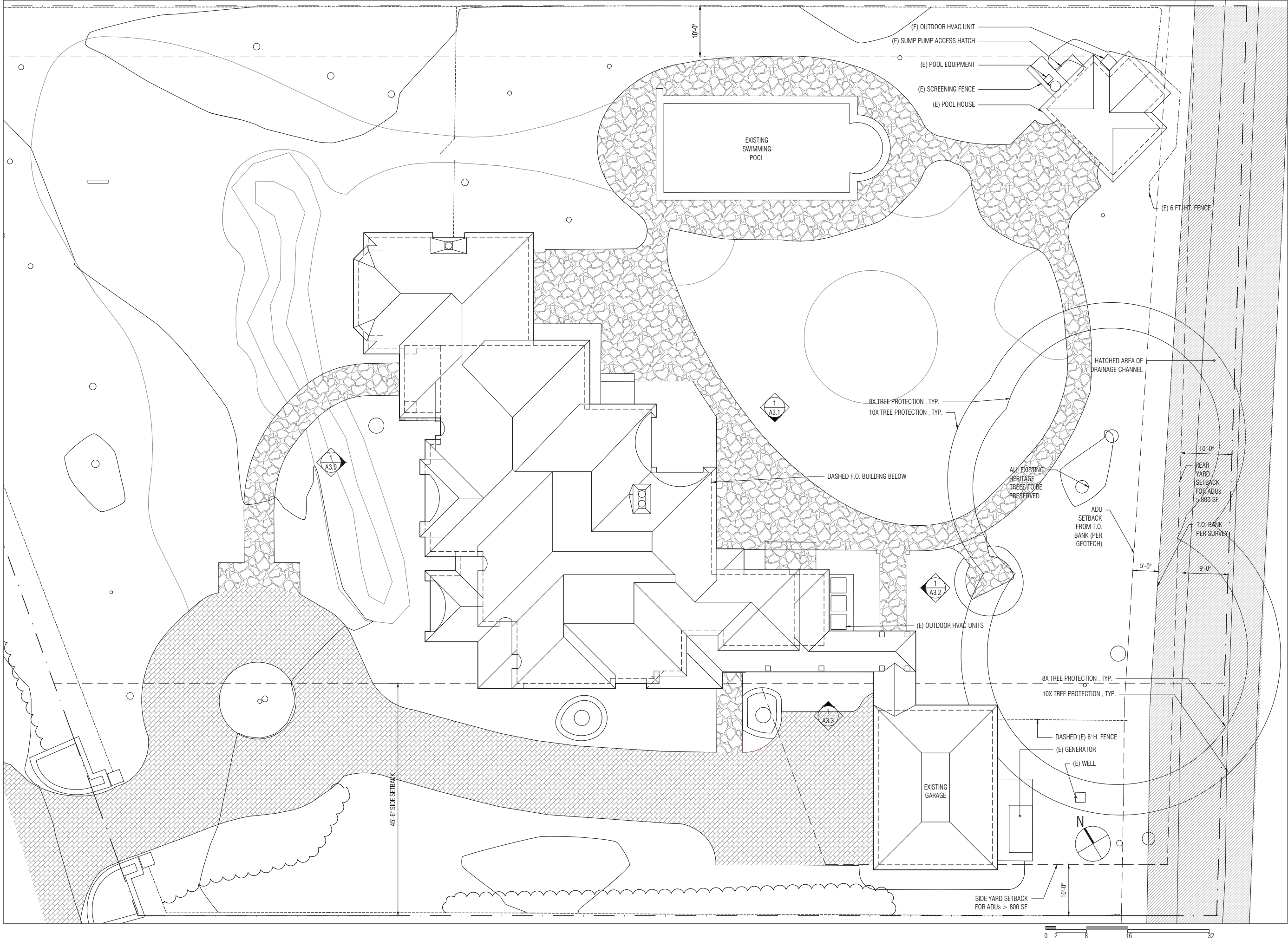
DRAWING TITLE:  
AREA CALCULATIONS

SCALE:  
AS NOTED  
SHEET NO:

A0.2



35 Isabella Proposed Building Areas					
ADU				Allowable	Excluded
Block	Width (ft.)	Length (ft.)	Area (Sq.ft.)		
A1	6.67	1.83	12.2061		
A2	21.33	31.88	680.0004		
A3	8.4	11.88	99.792		
A4	15.52	4.12	63.9424		
A5	23.67	15.88	375.8796		
Subtotal:			1231.8205		
Storage	8.62	3.88	-33.4456		
ADU Total:			1198.3749	<	1200
Main House					
Block	Width (ft.)	Length (ft.)	Mult.	Area (Sq.ft.)	
M1	31	21.68		672.08	
M2	2.00	2.00	0.5	2	
M3	2.00	12.5		25	
M4	2.00	2.00	0.5	2	
M5	17.2	18.69		321.468	
M6	10.97	19.40		212.818	
M7	13.00	14.33		186.29	
M8	30.16	20.66		623.1056	
M9	1.00	13.00		13	
M10	24.17	16.62		401.7054	
M11	6.00	11.66		69.96	
M12	19.68	9.17		180.4656	
M13	4.98	1.00		4.98	
M14	22.76	38.26		870.7976	
M15	12.66	1.00		12.66	
M16	3.16	6.44		20.3504	
M17	7.33	17.85		130.8405	
M18	15.91	17.85		283.9935	
M19	7.73	4.89		37.7997	
M20	9.72	8.40		81.648	
1st floor Main House Subtotal:				4152.9623	
M21	25.49	19.40		494.506	
M22	2.67	12.46		33.2682	
M23	15.63	12.30		192.249	
M24	27.49	20.85		573.1665	
M25	1.00	13.00		13	
M26	17.19	13.62		234.1278	
M27	27.43	29.12		798.7616	
M28	18.12	12.13		219.7956	
M29	8.60	11.13		95.718	
M30	5.39	9.68		52.1752	
M31	8.10	1.70		13.77	
M32	2.24	9.18		20.5632	
M33	13.87	13.87		192.3769	
2nd floor Main House Subtotal:				2933.478	
Main House Total:				7086.4403	
Roofed Area Open On 2+ Sides (AMC 17.32.040/C/2)					
R1	8.00	14.00		112	
R2	40.27	5.65		227.5255	
R3	8.22	6.99		57.4578	
Roof Area Total:				396.9833	< 893.5
JADU					
J1	19.27	18.64		359.1928	
J2	9.52	8.40		79.968	
J3	11.52	4.89		56.3328	
JADU Total:				495.4936	< 500
Garage					
G1	22.00	30		660	
Garage Total:				660	
Pool House (Demoed)					
P1	18.33	13.00		238.29	
P2	9.66	5.33		51.4878	
Pool House Total:				-289.7778	
Proposed Floor Area Totals					
Main House:			7086.4403		
Garage:			660.0000		
Total:			7746.4403	<	7870.14
ADU:			1198.3749	<	1200
JADU:			495.4936	<	500
Allowable Floor Area Calculation:					
Parcel Size:			43,723	sq. ft. (per Survey)	
FAR max: 18%			7870.14		



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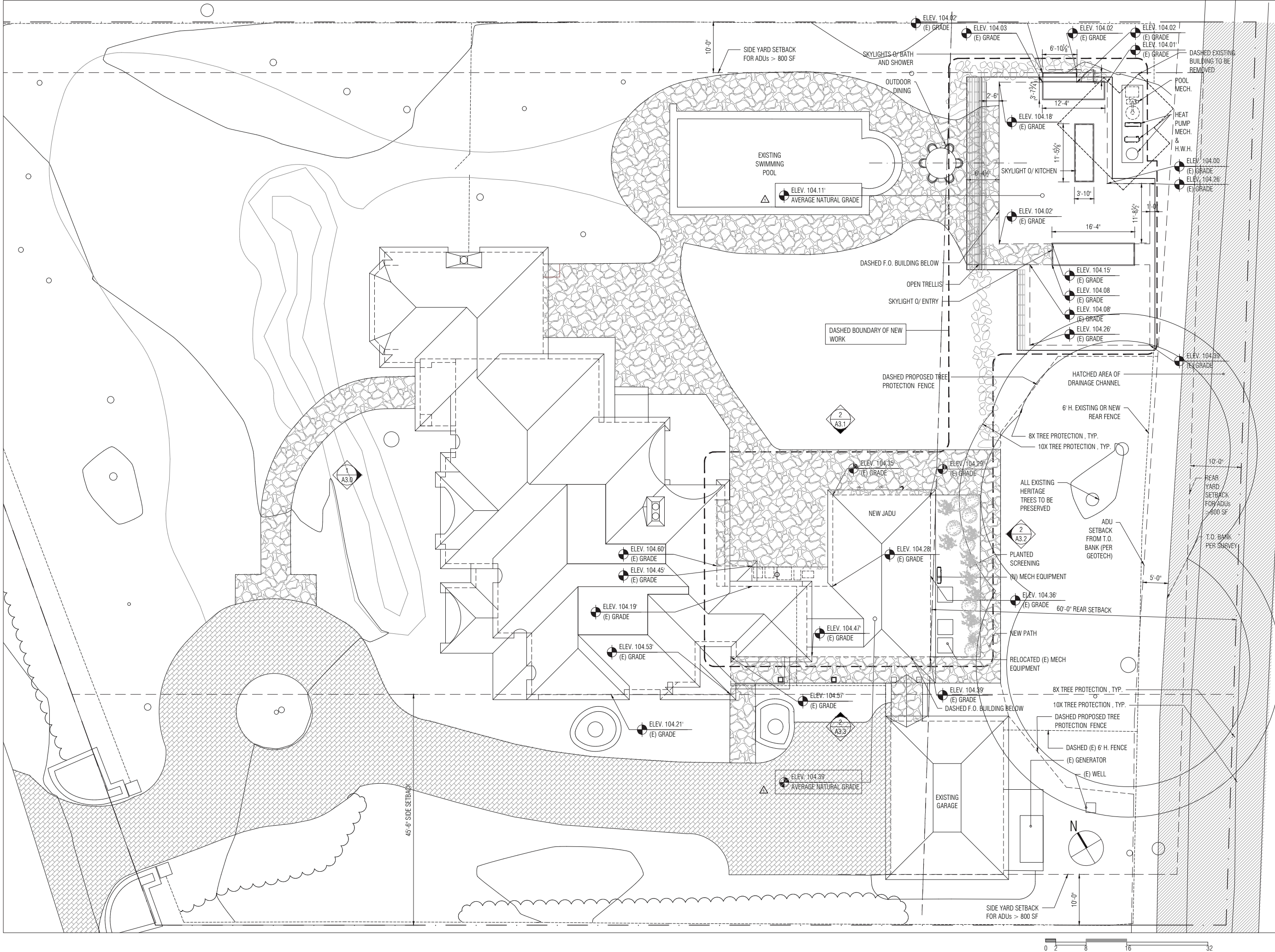
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DRAWING TITLE:  
(E) SITE PLAN  
SCALE:  
AS NOTED  
SHEET NO:  
A1.0





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PROPOSED SITE PLAN

SCALE:  
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SHEET NO:

A1.1



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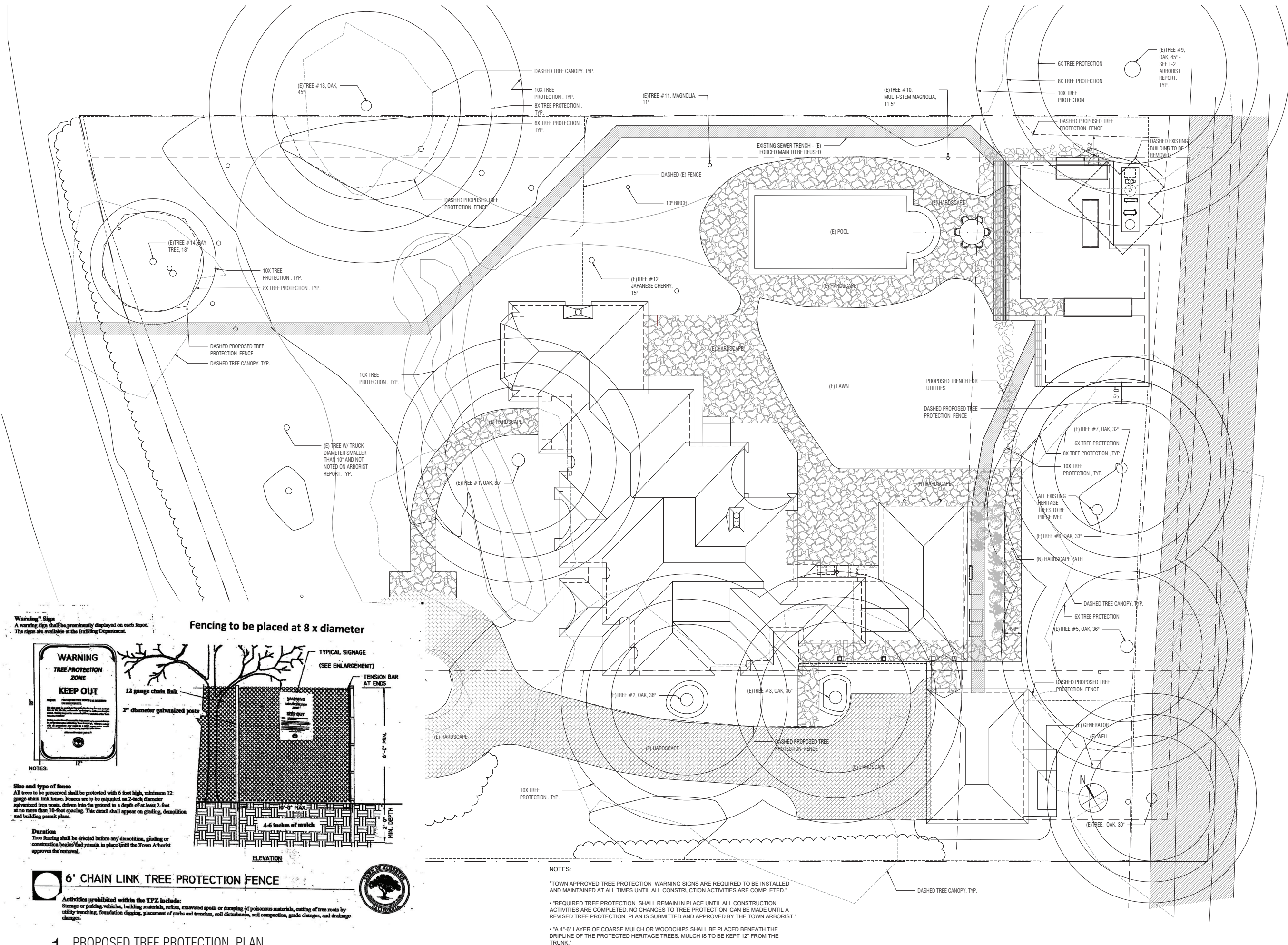
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DRAWING TITLE:  
TREE PROTECTION PLAN

SCALE:  
AS NOTED  
SHEET NO:

A1.2










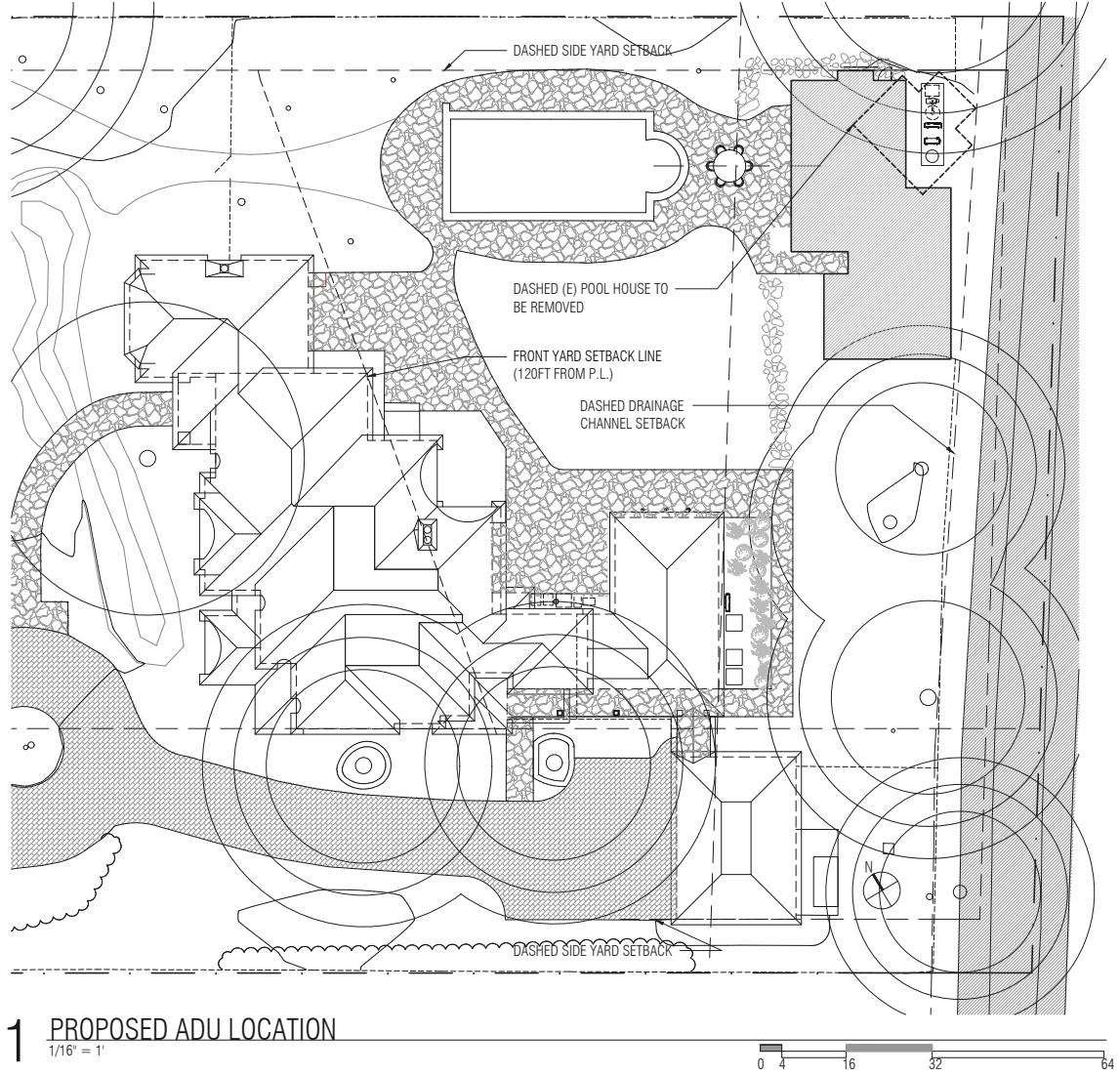
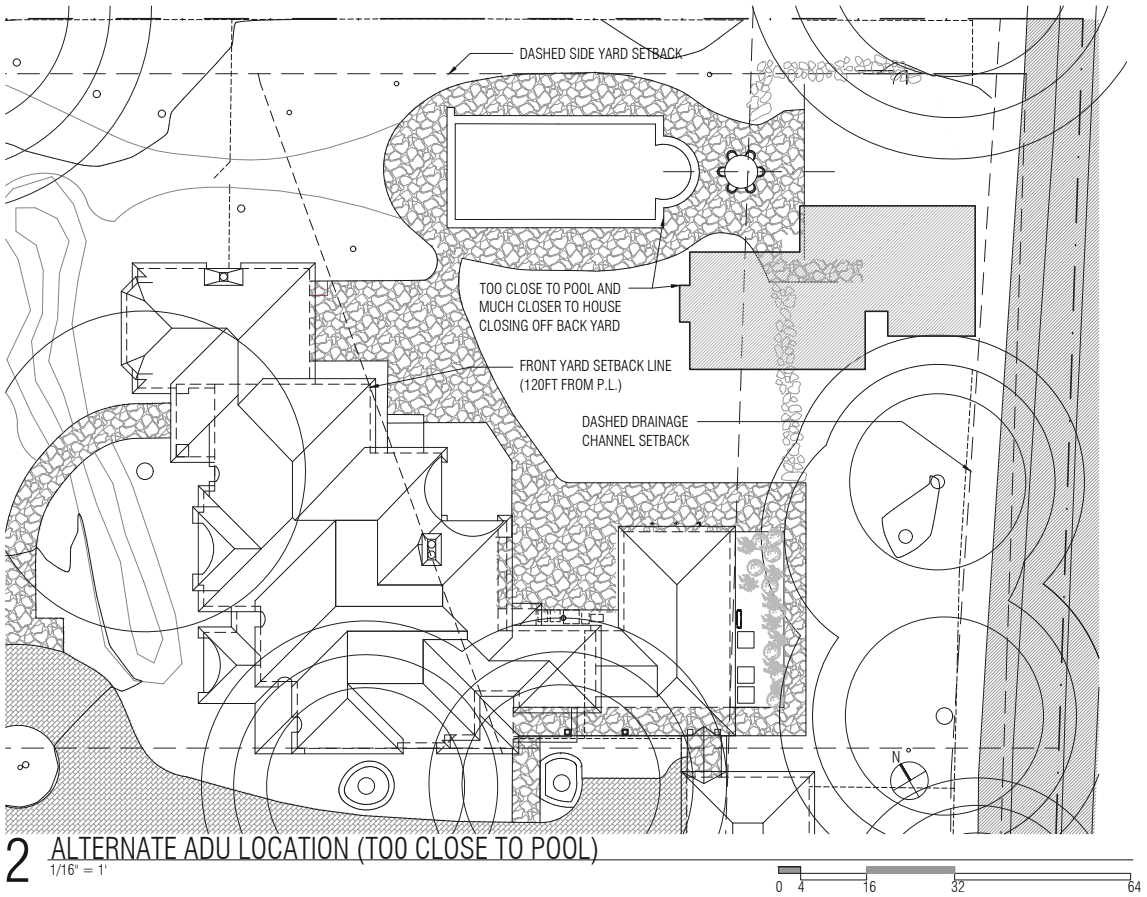
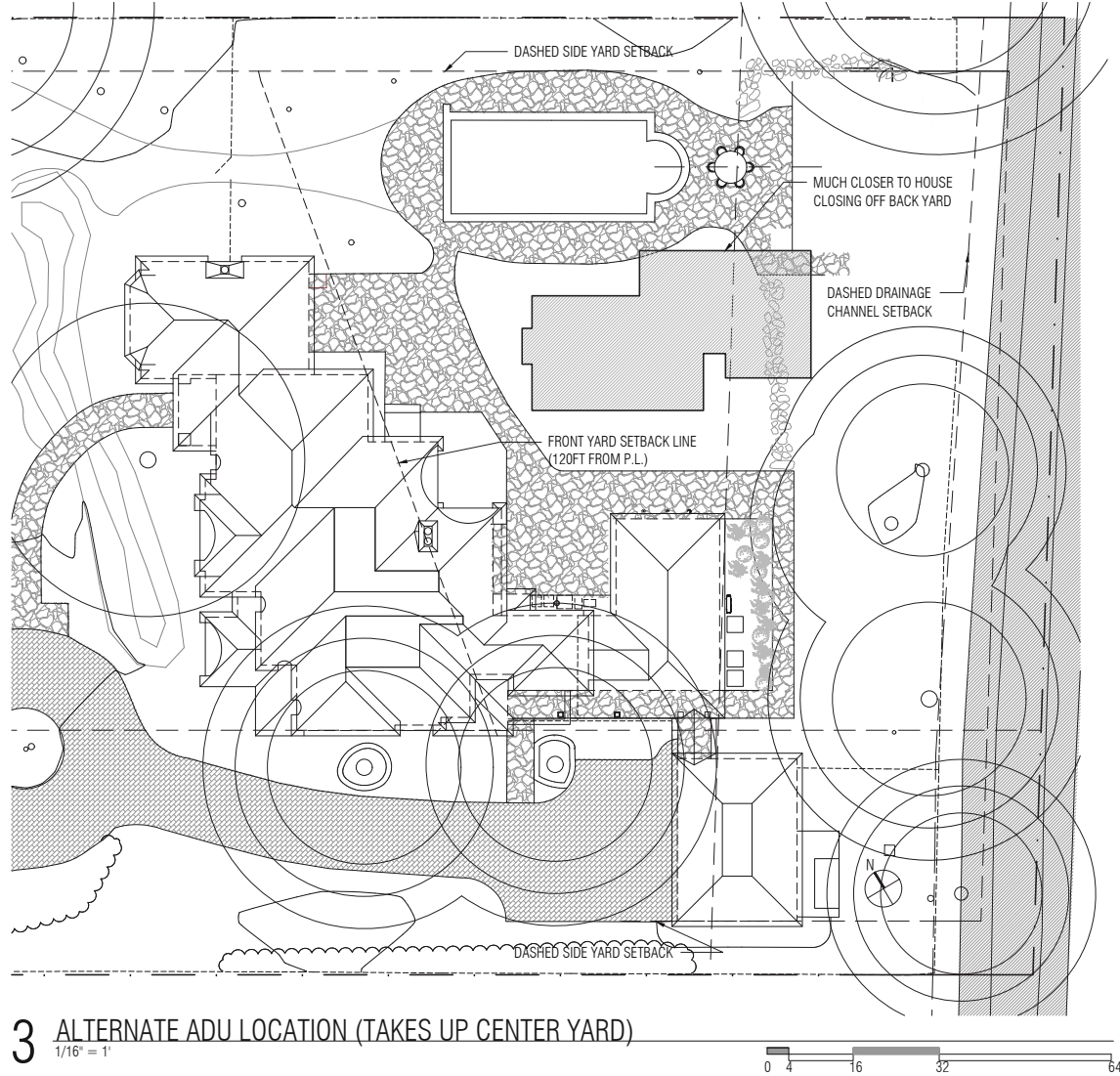
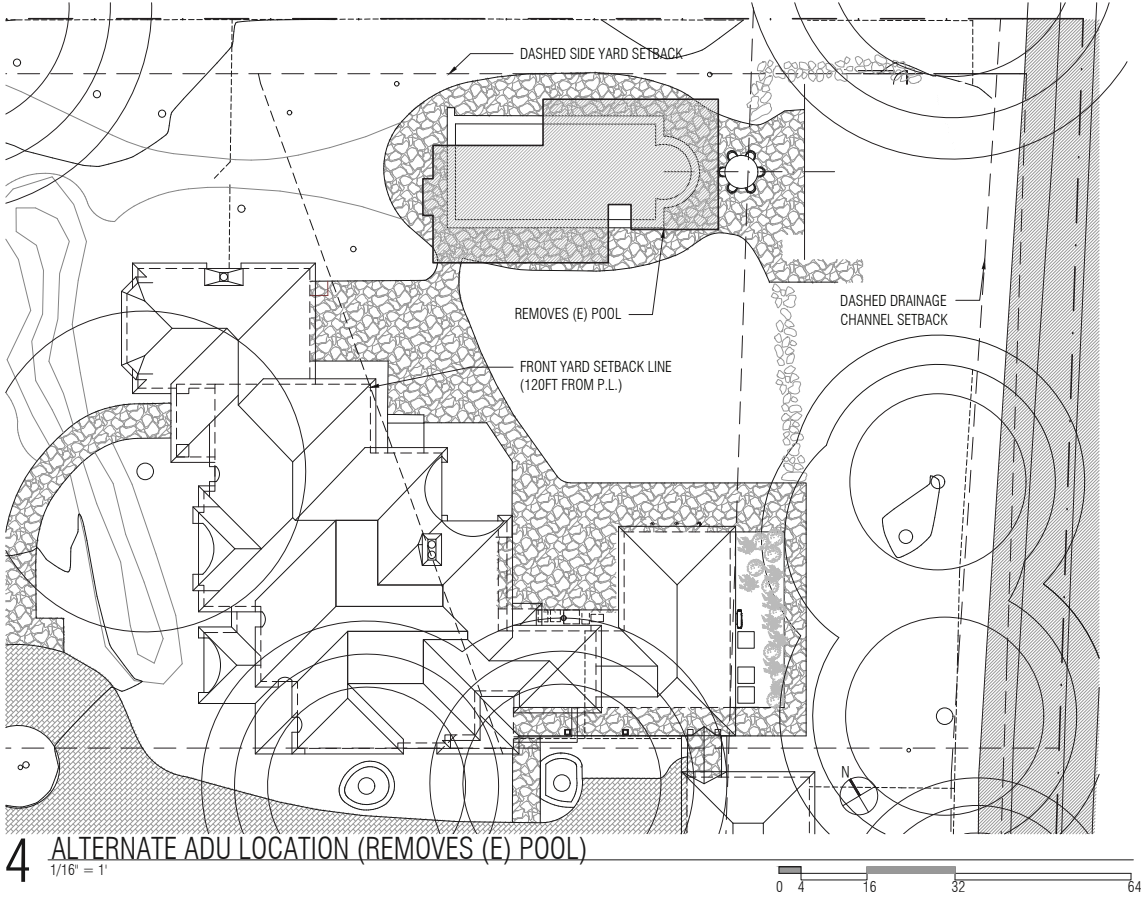
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DRAWING TITLE:  
ADU ALT LOCATION  
DIAGRAM  
SCALE:  
AS NOTED  
SHEET NO: 

A1.4

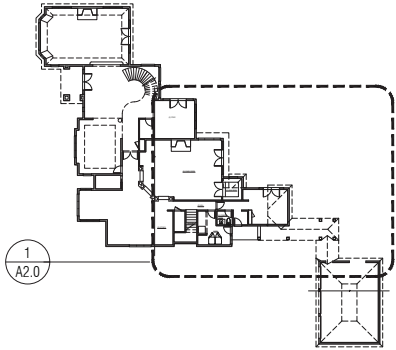


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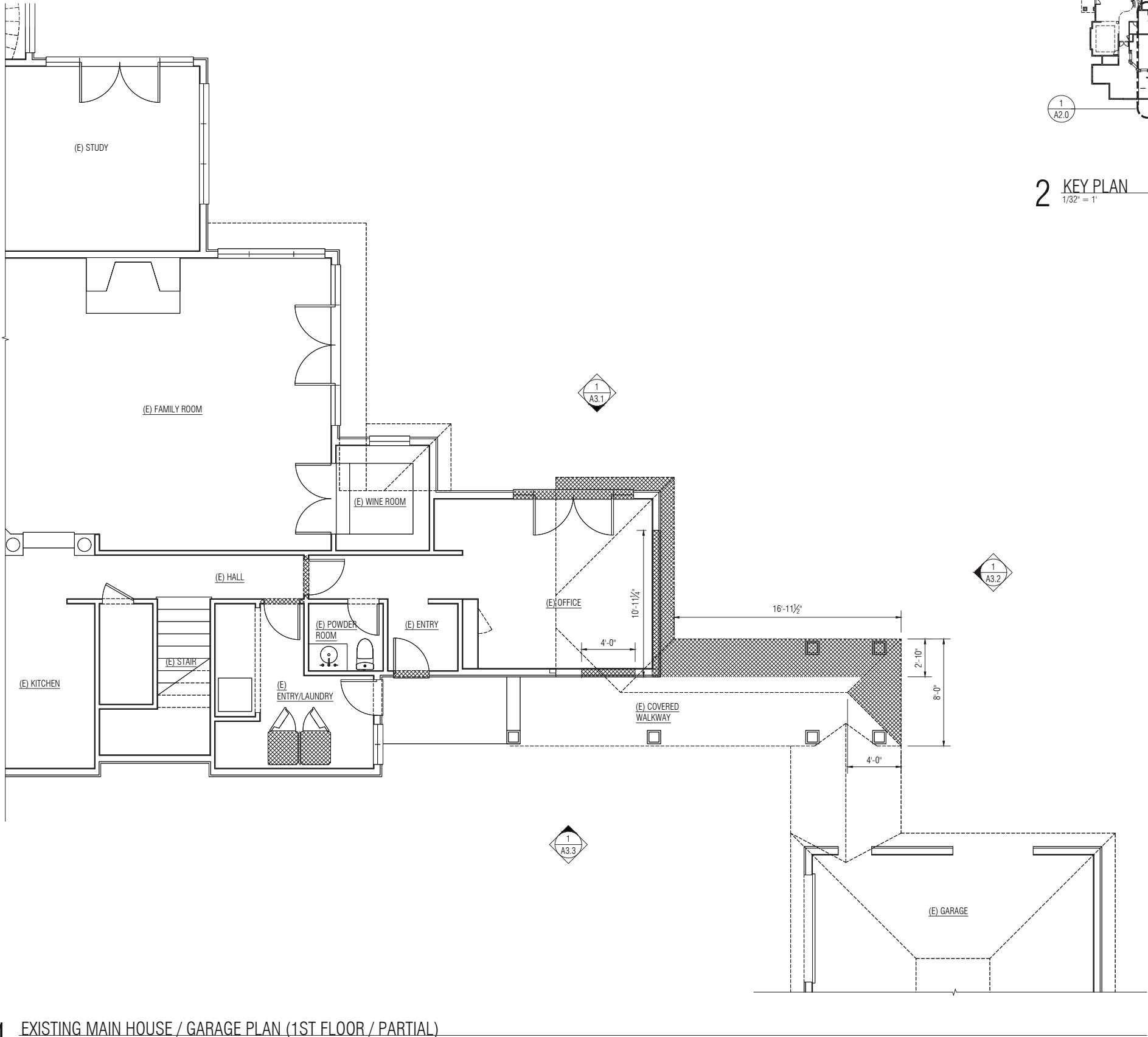
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DRAWING TITLE:  
EXISTING AND DEMO PLAN  
SCALE:  
AS NOTED  
SHEET NO:  
A2.0



2 KEY PLAN  
1/32" = 1'

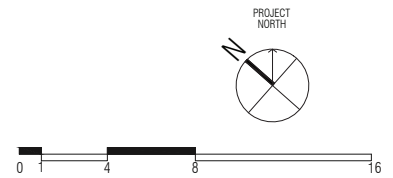
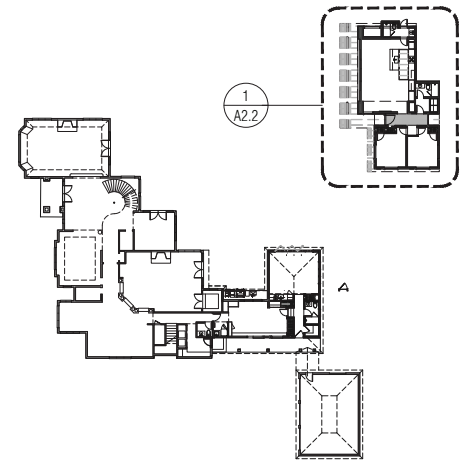
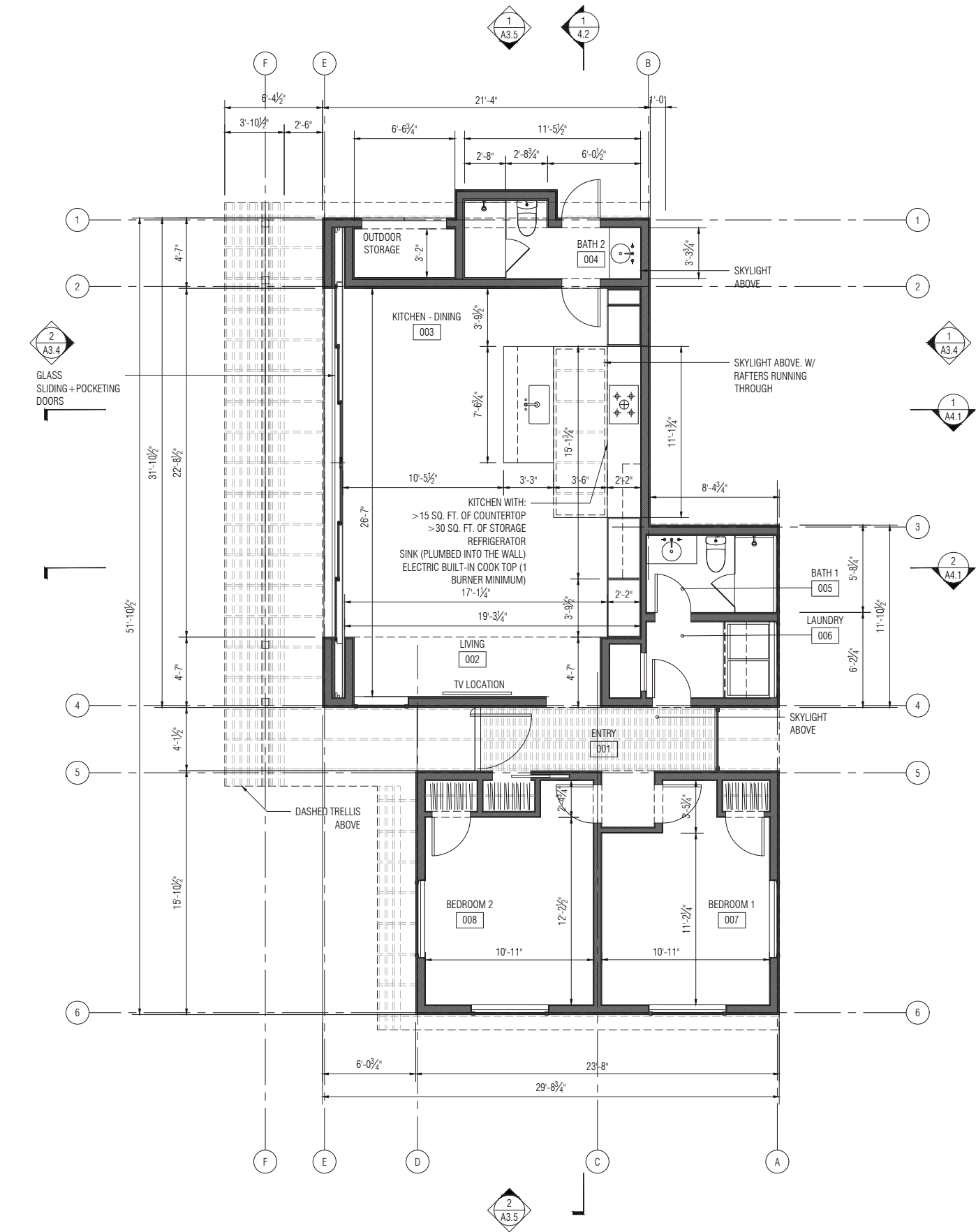


1 EXISTING MAIN HOUSE / GARAGE PLAN (1ST FLOOR / PARTIAL)  
1/4" = 1'

FLOOR PLAN LEGEND:  
(N) WALLS  
(E) WALLS TO REMAIN

0 1 4 8 16





FLOOR PLAN LEGEND:

- (N) WALLS
- (E) WALLS TO REMAIN

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PROPOSED ADU

SCALE:  
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SHEET NO:

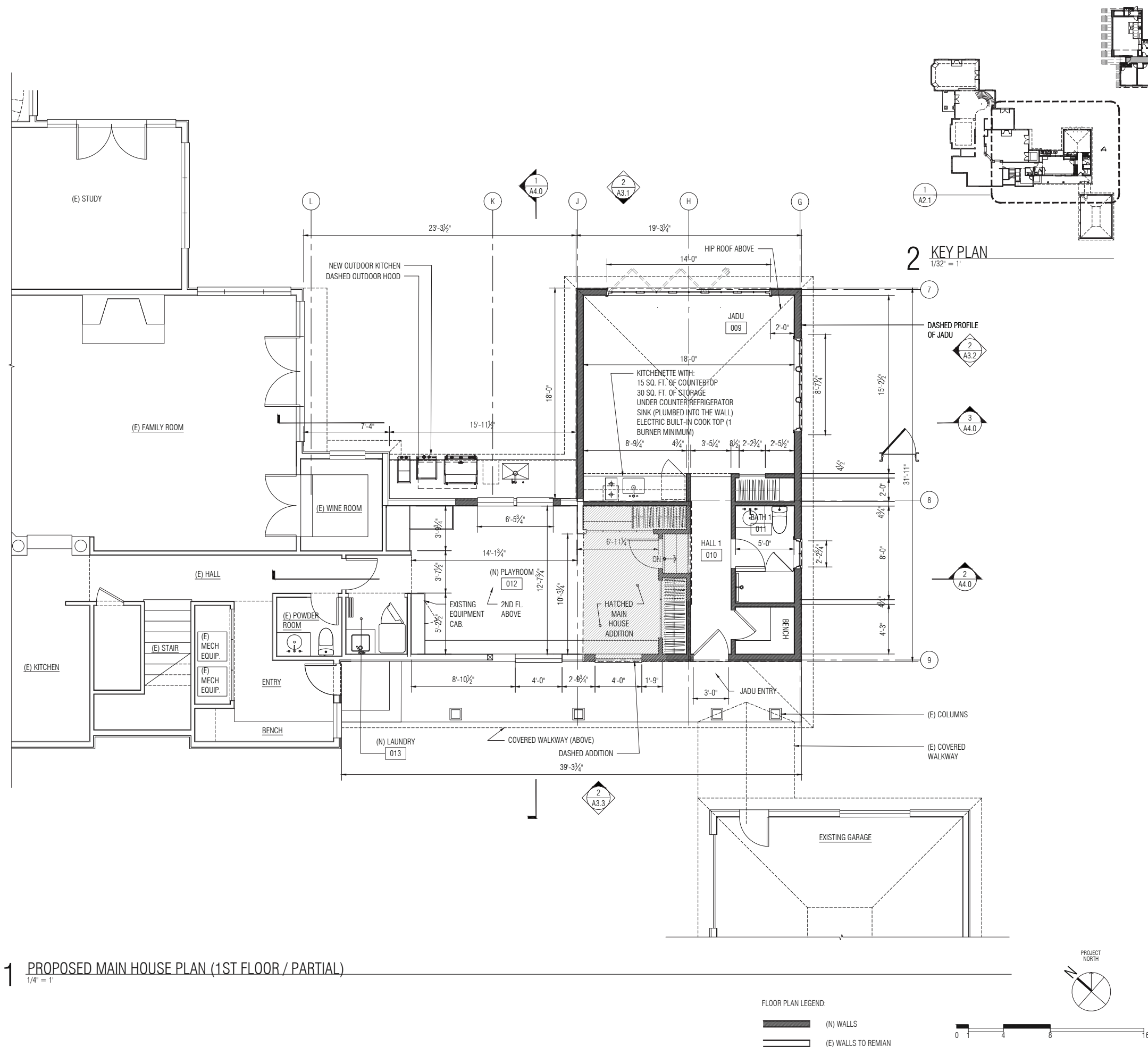
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A2.1





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DRAWING TITLE:  
EXISTING AND PROPOSED  
FRONT ELEVATION  
SCALE:  
AS NOTED  
SHEET NO:

A3.0



1 FRONT WEST ELEVATION - EXISTING NO CHANGES

1/4" = 1'

0 1 4 8 16

05/2023/LSA/24

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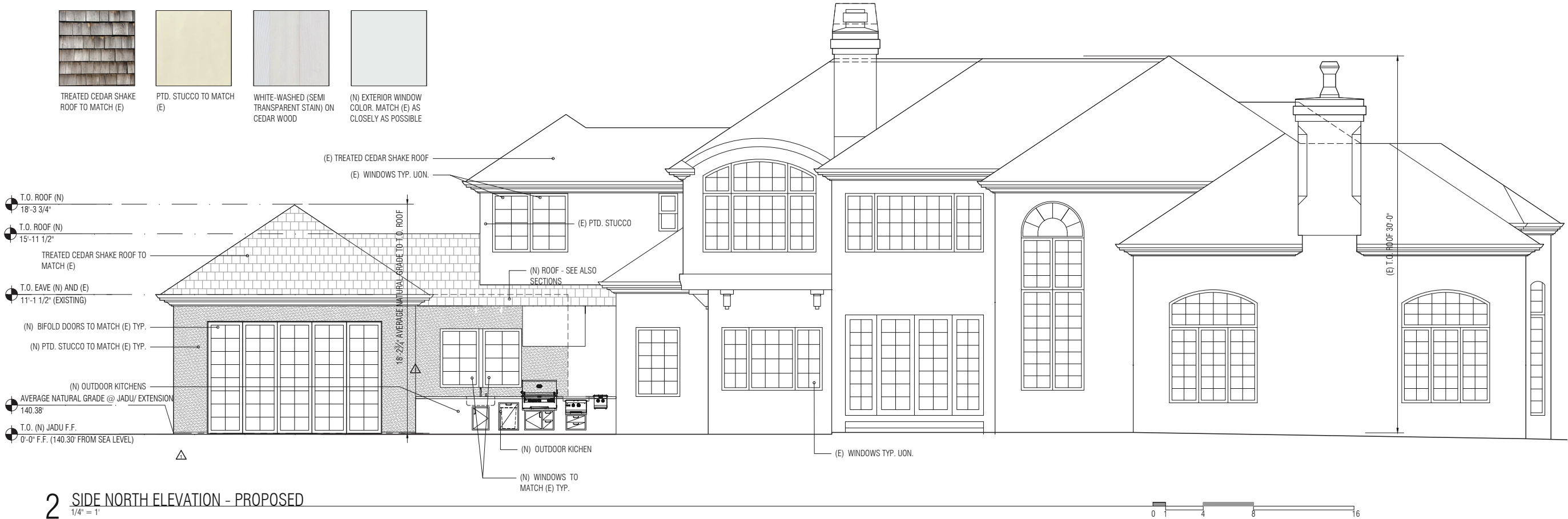
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DRAWING TITLE:  
EXISTING AND PROPOSED  
NORTH SIDE ELEVATION  
SCALE:  
AS NOTED  
SHEET NO:

A3.1



2 SIDE NORTH ELEVATION - PROPOSED

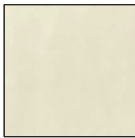


1 SIDE NORTH ELEVATION - EXISTING





TREATED CEDAR SHAKE  
ROOF TO MATCH (E)



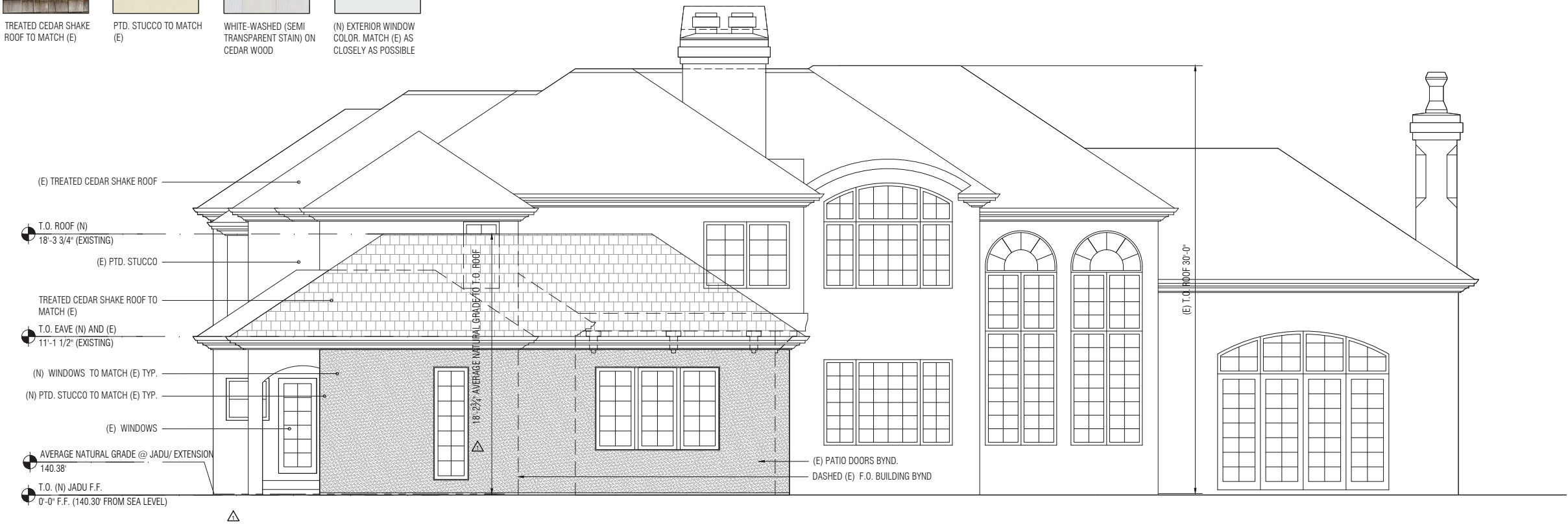
PTD. STUCCO TO MATCH  
(E)



WHITE-WASHED (SEMI-  
TRANSPARENT STAIN) ON  
CEDAR WOOD



(N) EXTERIOR WINDOW  
COLOR. MATCH (E) AS  
CLOSELY AS POSSIBLE



2 REAR EAST ELEVATION - PROPOSED  
1/4" = 1'



1 REAR EAST ELEVATION - EXISTING  
1/4" = 1'



05/20/2023 10:00 AM

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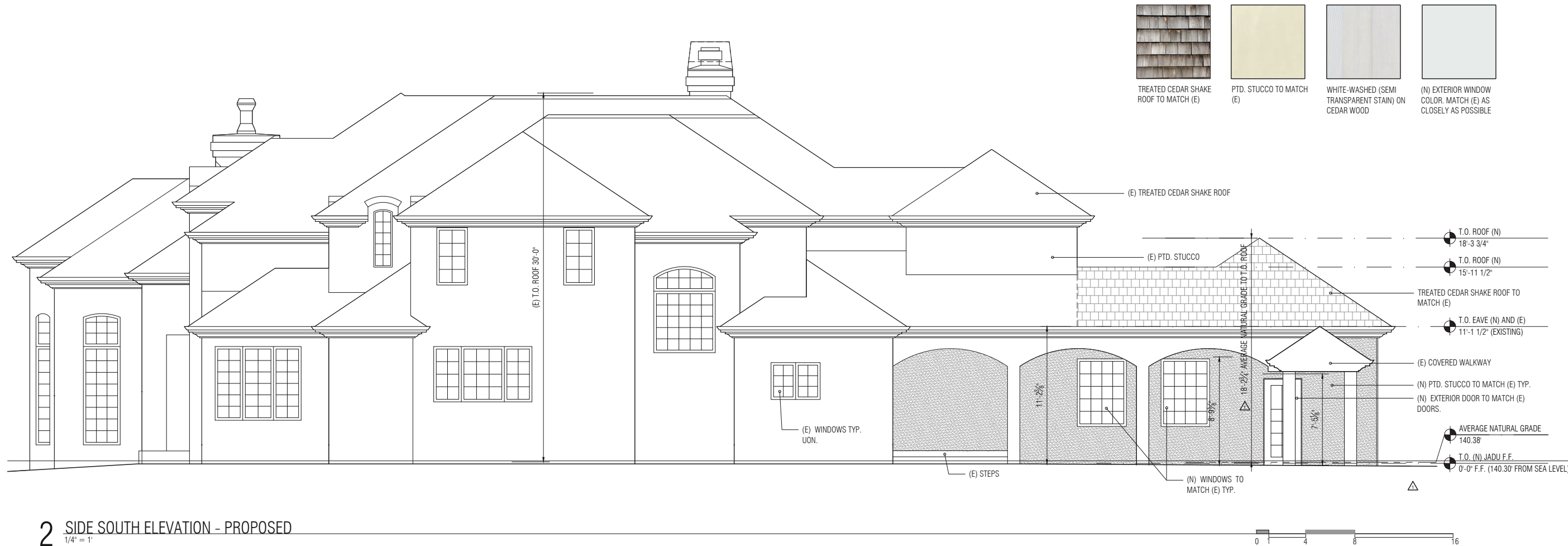
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DRAWING TITLE:  
EXISTING AND PROPOSED  
SOUTH SIDE ELEVATIONS  
SCALE:  
AS NOTED  
SHEET NO:

A3.3



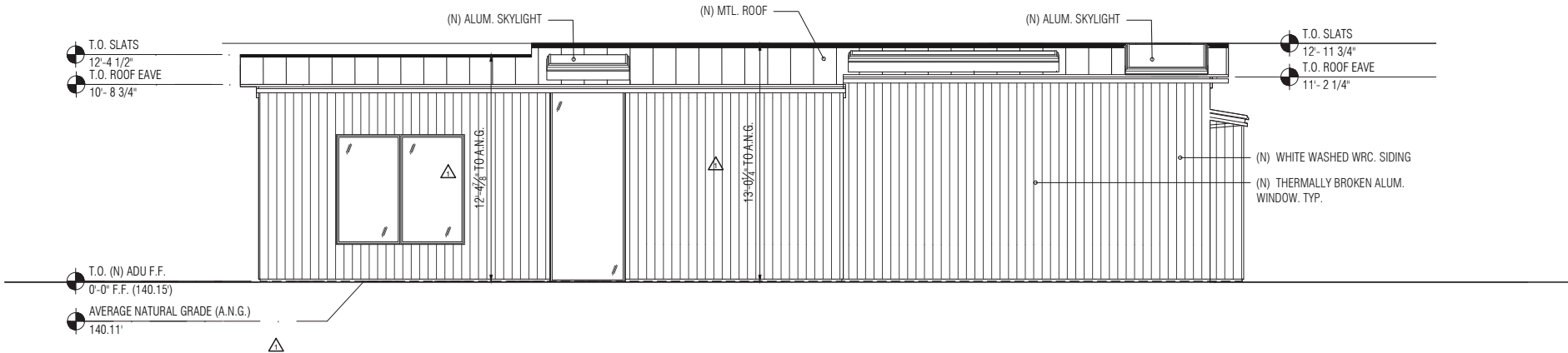




WHITE-WASHED (SEMI  
TRANSPARENT STAIN) ON  
CEDAR WOOD

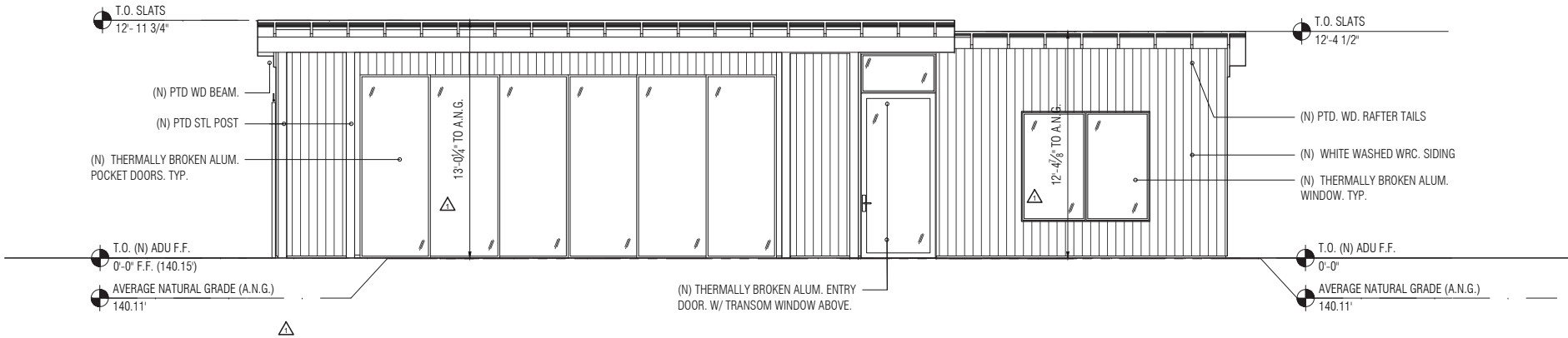


(N) EXTERIOR WINDOW  
COLOR. MATCH (E) AS  
CLOSELY AS POSSIBLE



2 REAR WEST ADU ELEVATION - PROPOSED

1/4" = 1'



1 FRONT EAST ADU ELEVATION - PROPOSED

1/4" = 1'



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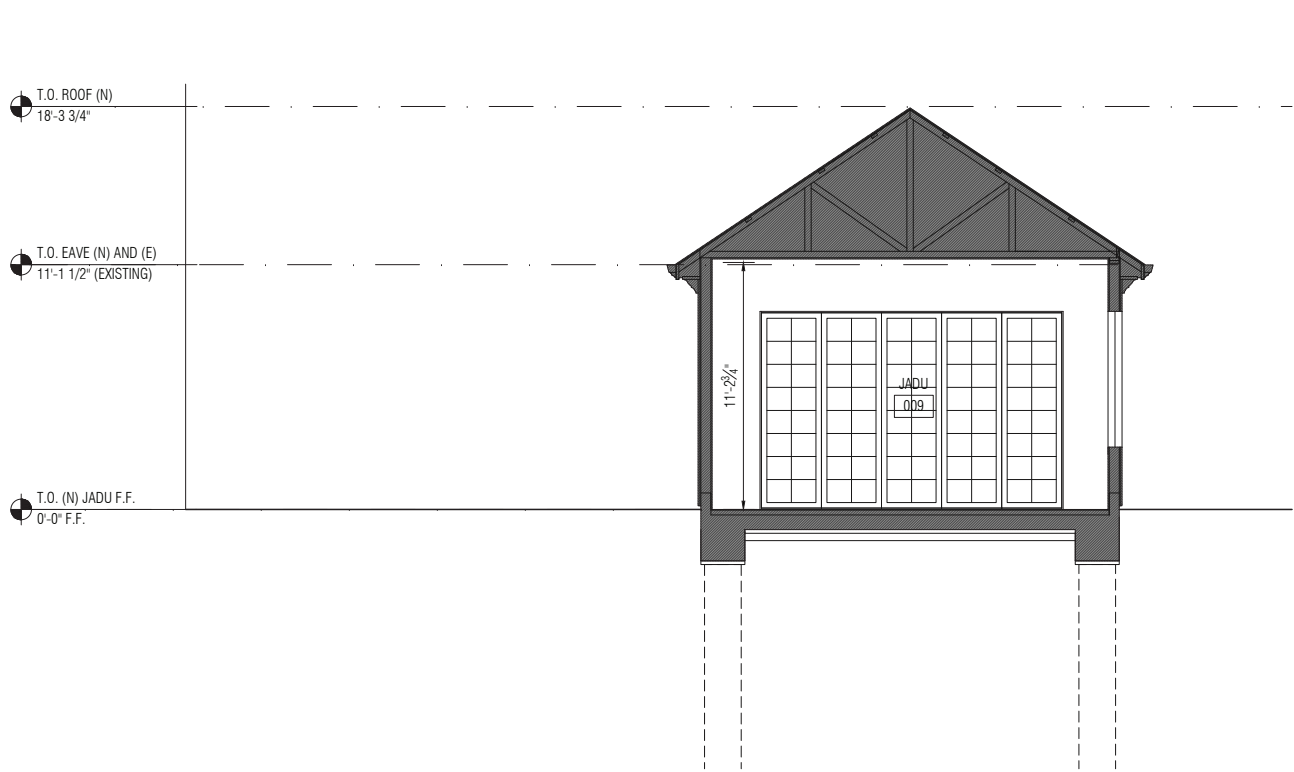
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DRAWING TITLE:  
PROPOSED JADU SECTIONS

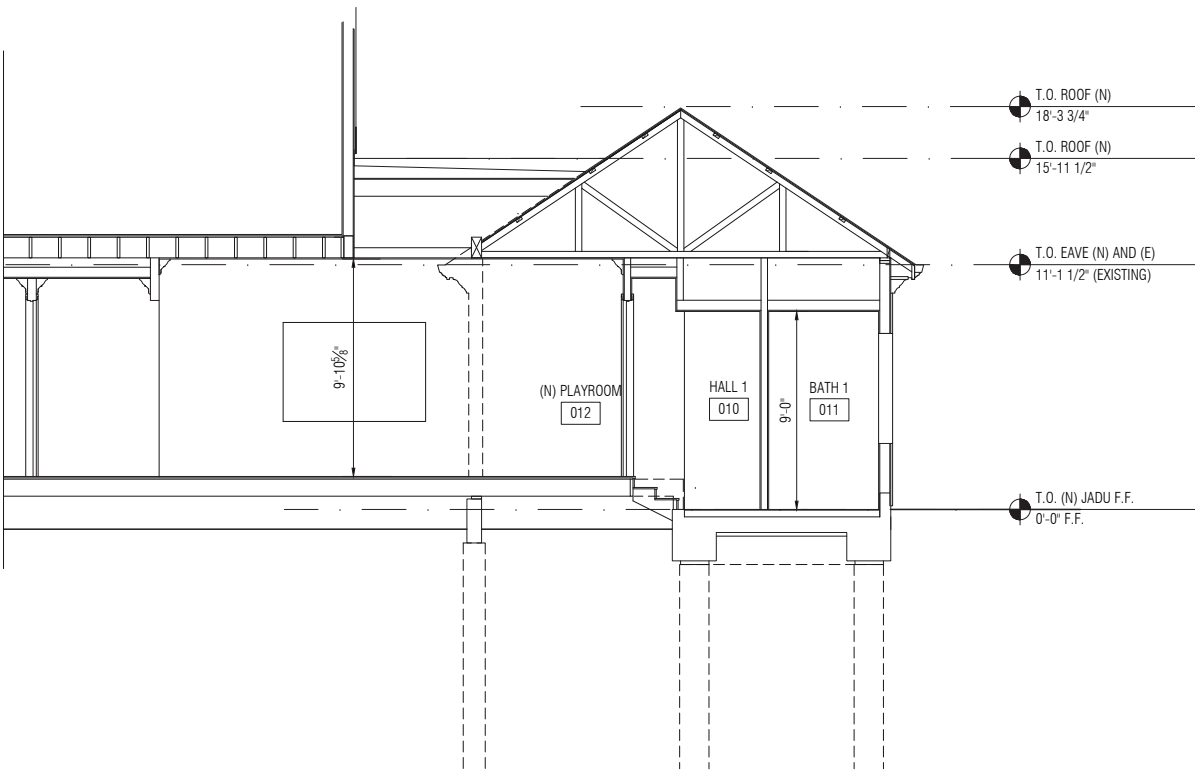
SCALE:  
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SHEET NO:

A4.0



3 JADU/OFFICE CROSS SECTION

1/4" = 1'



2 PLAYROOM LONGITUDINAL SECTION

1/4" = 1'



1 PLAYROOM CROSS SECTION

1/4" = 1'

FLOOR PLAN LEGEND:  
■ (N) CONSTRUCTION  
□ (E) CONSTRUCTION TO REMAIN





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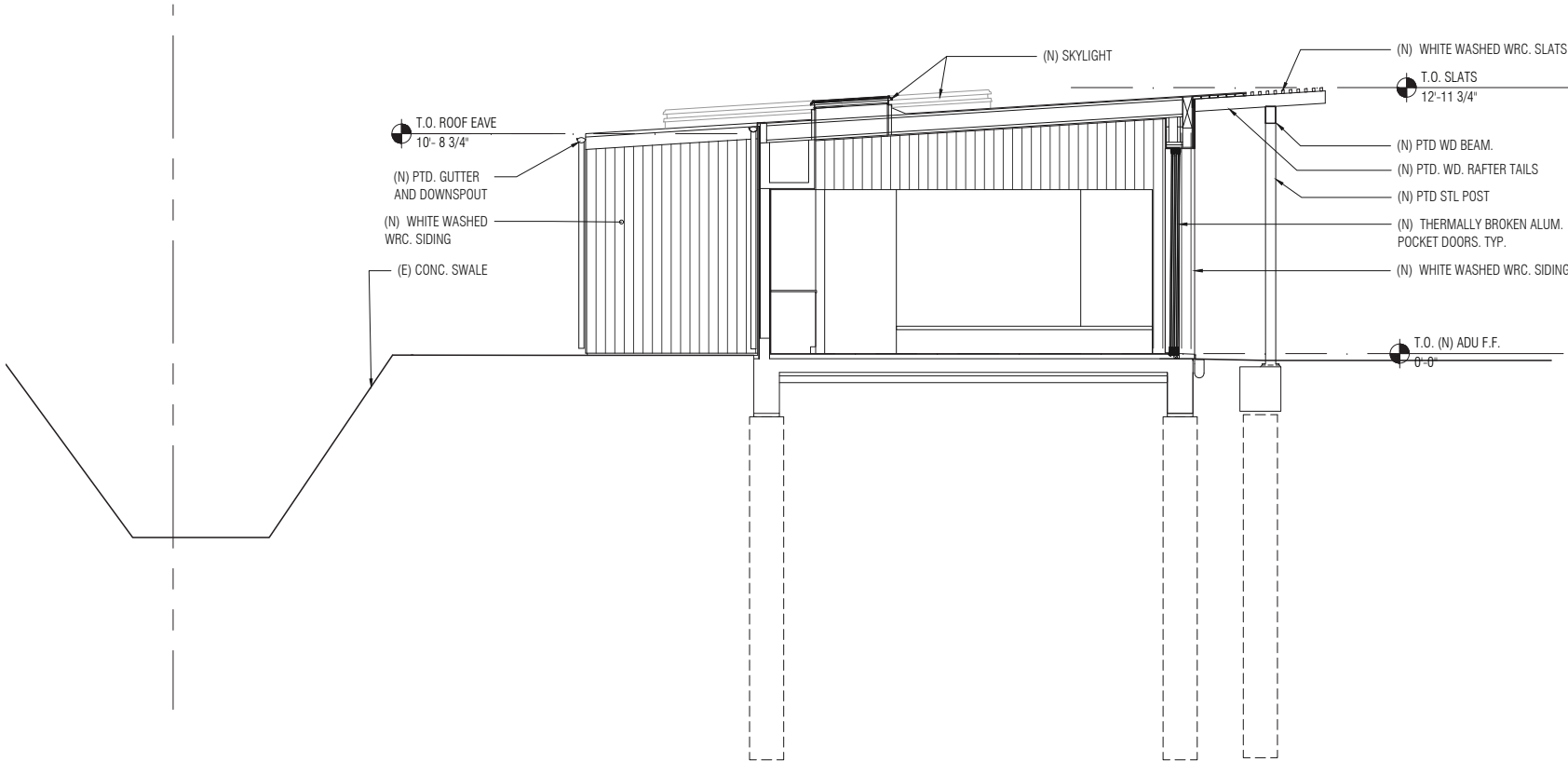
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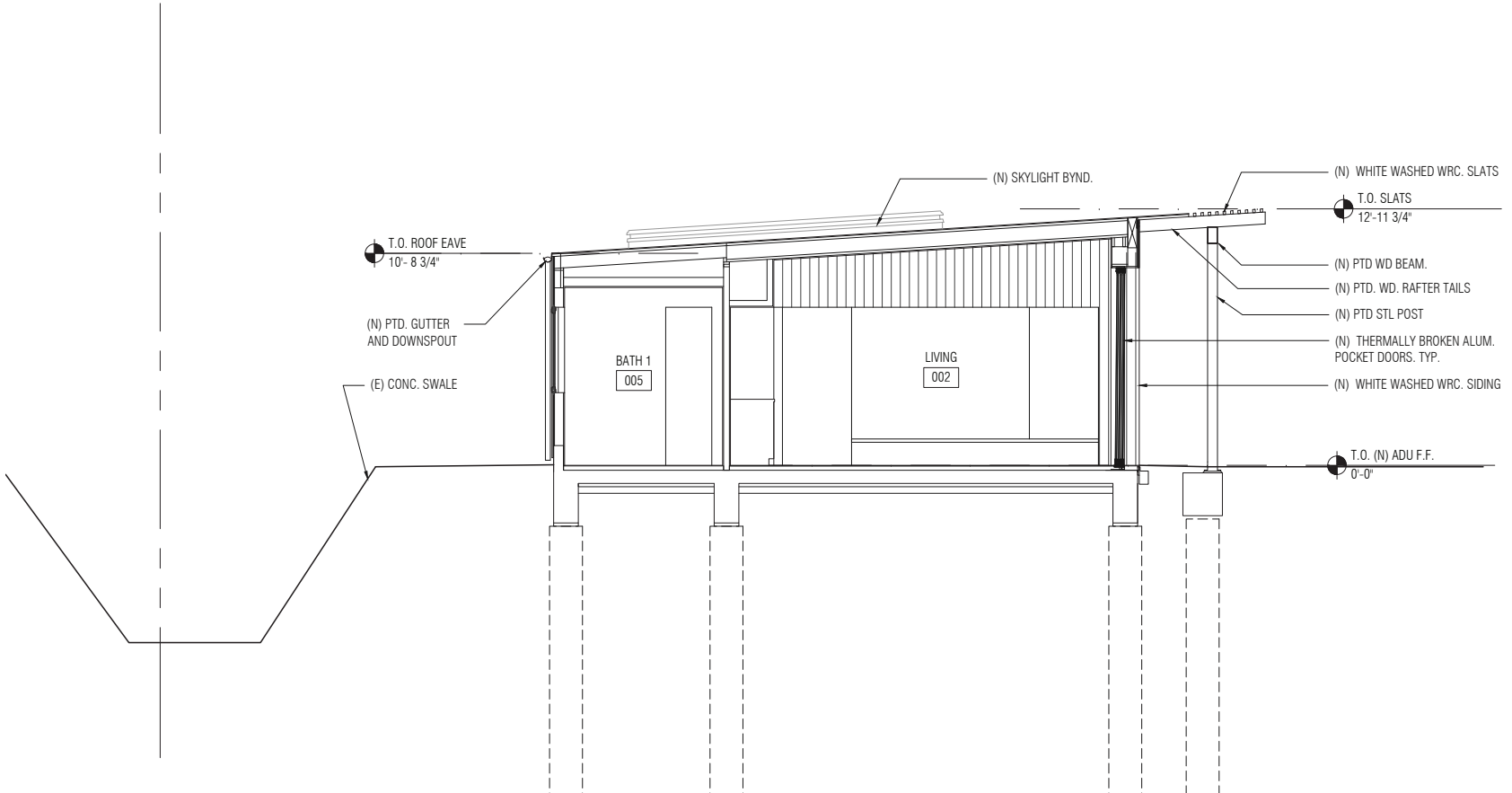
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2 ADU SECTION  
1/4" = 1'



1 ADU SECTIONS  
1/4" = 1'



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SCALE:  
AS NOTED

SHEET NO:

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