

SHEET INDEX

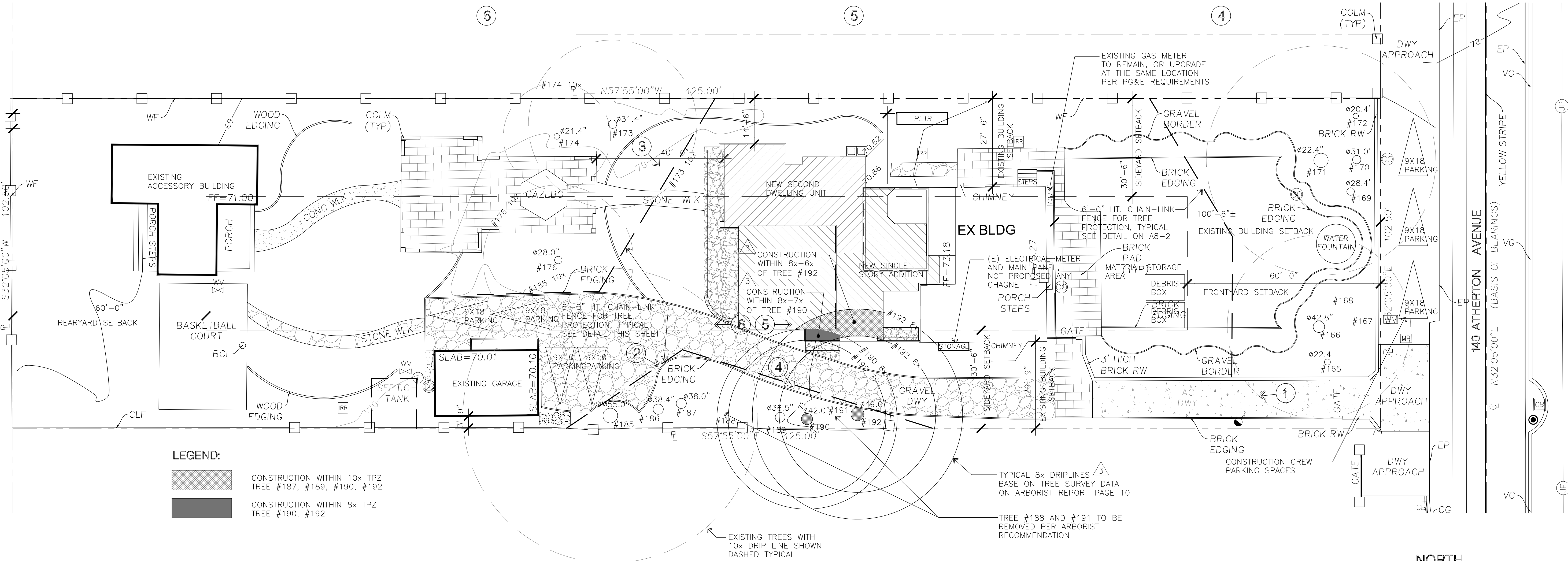
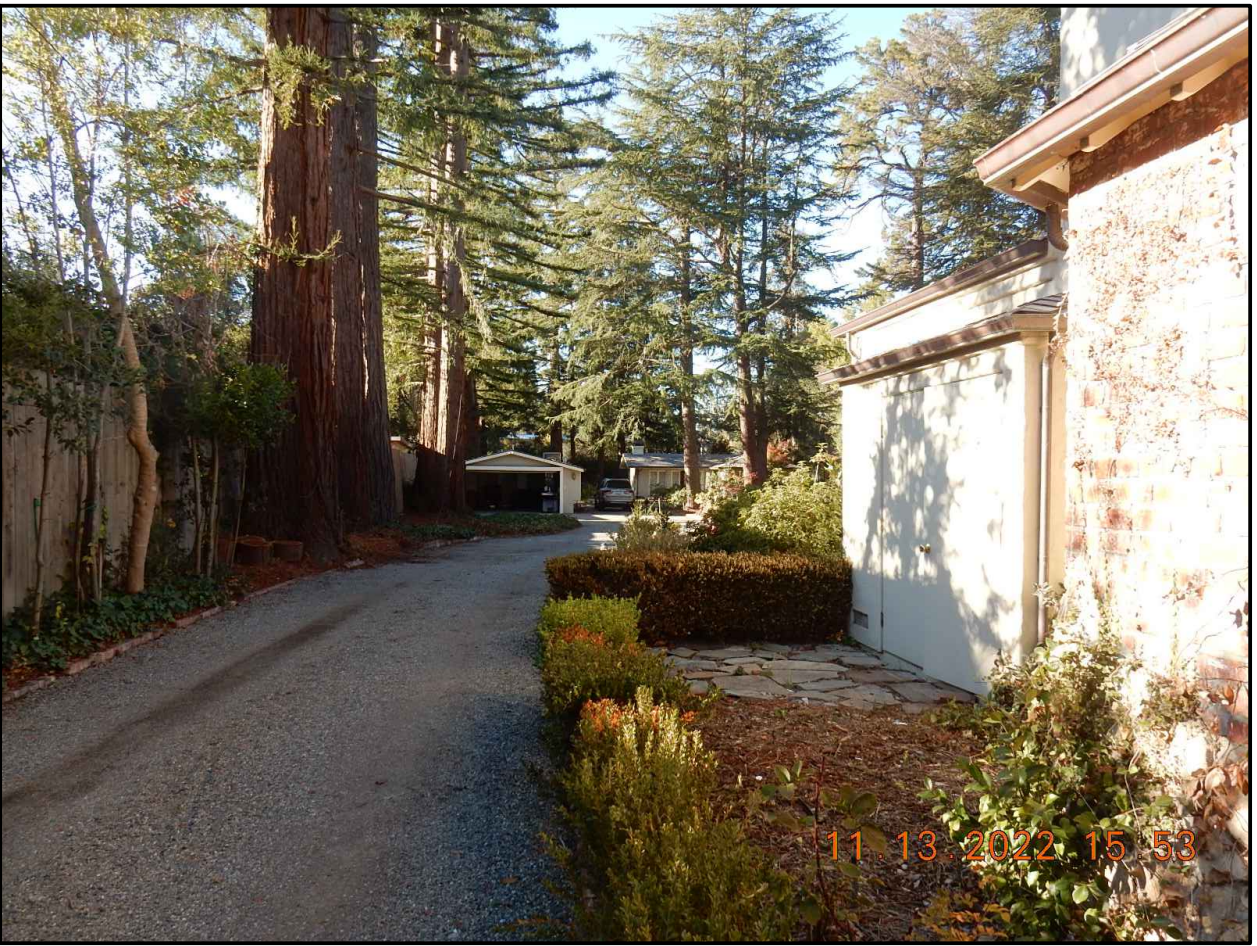
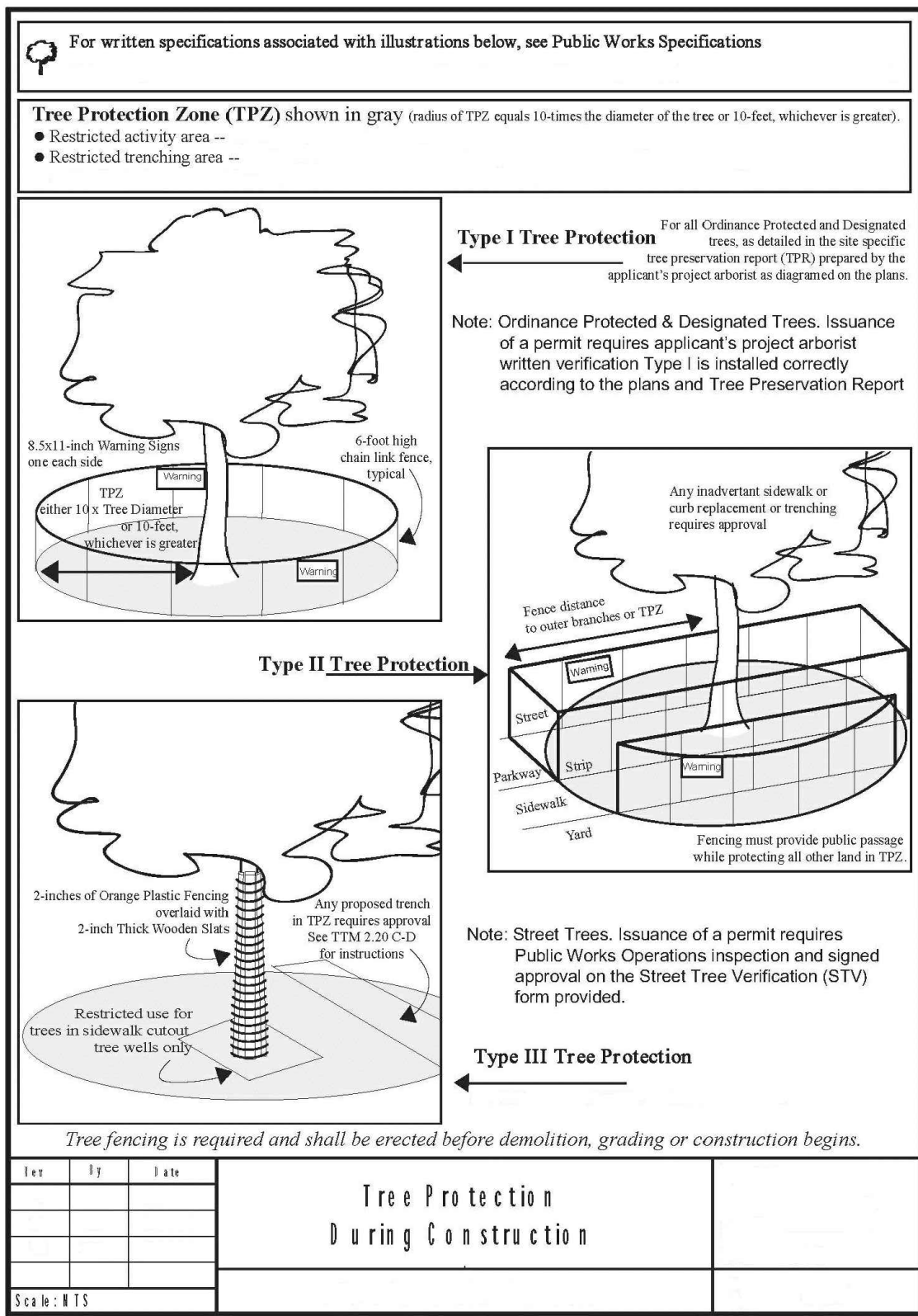
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REVISIONS	
△	PLANNING 2-25-2022
△	PLN RESUBMIT 3-31-2022
△	BLDG PERMIT 5-8-2022
△	PLAN CHECK 9-6-2022
△	PLAN CHECK 10-14-2022
△	PLANNING COMMISSION 11/12/2022



**DL Architectural & Planning**

(650) 321-2808

616 RAMONA ST. STE 21  
PALO ALTO, CA

RESIDENTIAL ADDITION  
AND NEW ATTACHED ADU  
for: Joey Gu  
140 ATHERTON AVENUE  
ATHERTON, CALIFORNIA

SITE PLAN, SITE PHOTOS  
& INDEX OF DRAWINGS

DATE	2-1-2022
SCALE	1/16"=1'-0"
DRAWN	-
JOB	-
SHEET	A0-1
OF SHEETS	-





**Town of Atherton**  
**Planning Department**  
**80 Fair Oaks Lane**  
**Atherton, California 94027**  
**Phone: (650) 752-0544**  
**Fax: (650) 614-1224**

May 31, 2022

PROJECT: 140 Atherton  
**Addition & Alteration to Main Residence & New ADU (BP22-00421, IRB21-00242)**  
Planning Department Conditional Approval Letter

The Planning Department has reviewed and conditionally approved the above, submitted on May 11, 2022. Please note the following Planning Department conditions of approval and note that additional plan check comments may be forthcoming from the Building Department and/or Town Arborist. The Building Department will issue final approval on this project.

1. Please revise the proposed new floor area within the Project Data on Sheet A0-1 from 1,976 square feet to 2,270 square feet.
2. A landscape plan demonstrating compliance with Chapter 17.50 "Landscape Screening" shall be reviewed and approved by the Town Arborist prior to issuance of a Final Occupancy Permit.
3. All requirements of the *Town's Tree Preservation Guidelines Standards and Specifications* document shall be met, to the satisfaction of the Town Arborist.
4. It is unlawful for any person to damage or harm a HERITAGE TREE by any means whatsoever, including, and without limitation, vehicles, machinery, or building supplies or material (including fluids) during any construction or renovation of structures on the parcel.
5. Setback verification MAY be required by a licensed surveyor or civil engineer to verify the location of structures on the property. Surveyor shall verify the setbacks after the foundation has been formed, but before any concrete has been poured. Documentation shall consist of a letter prepared by the surveyor stating the actual setbacks and shall be submitted to the Town of Atherton Building Department prior to foundation inspection.
6. Section 17.42.030 A (2) of the Atherton Municipal Code requires certification by the applicant's civil engineer (or licensed land surveyor) that the existing conditions topographic map accompanying the building permit set of plans shows natural grade as defined in the ordinance. Please submit the certification as required prior to Building Permit issuance.
7. Per Section 17.42.030 A (3), certification by the applicant's civil engineer (or licensed land surveyor) shall be submitted at the time of the roof framing inspection that the height of the building does not exceed the allowable height as specified in the ordinance. That certification shall be accompanied by survey notes or other similar data to permit verification of the calculations by a third party. Additionally, a "non-removable benchmark elevation marker" shall be placed on the site and noted on all plans submitted.

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8. Maximum roof eave may encroach into any yard not to exceed a maximum of one foot for accessory structures and four feet for main structure per Town Zoning Ordinance.
9. The setback lines shall be staked at the same time as foundation staking so that the field inspector can visually verify that the building is being constructed within the setback lines.
10. Applicant, its contractors, employees, assigns and agents shall comply with all applicable state laws and the Town's Municipal Code.
11. Applicant shall defend, indemnify, and hold harmless the Town of Atherton and its agents, officers and employees from any claim, action or proceeding against the Town, or its agents, officers and employees to attach, set aside, void, or annul, an approval of the Planning Commission, or City Council concerning this project.

Please notify the Planning Department of any modifications to this project and note that any unapproved changes may delay the issuance of a building permit. Please note that the deadline for permit issuance is 180 days from the date of this correspondence.

Respectfully,

/s/ *Ralph Robinson*

Ralph Robinson  
Assistant Planner  
650-752-0544  
robinson@ci.atherton.ca.us

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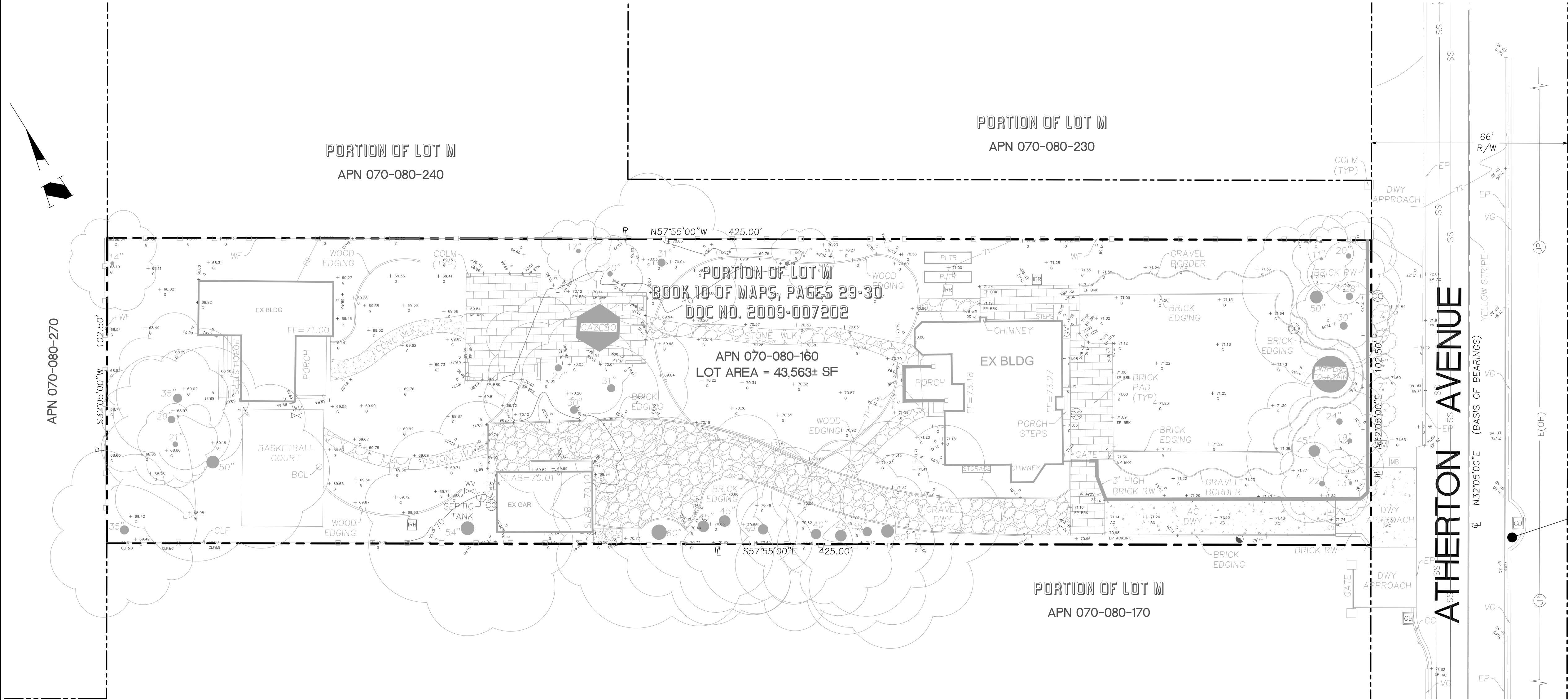
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140 ATHERTON AVENUE  
ATHERTON, CALIFORNIA

CONDITIONS OF APPROVAL	
DATE	2-1-2022
SCALE	
DRAWN	
JOB	
SHEET	A0-2
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ABBREVIATIONS

AB	AGGREGATE BASE	DS	DOWNSPOUT	INV	INVERT	PEE	PEDESTRIAN EQUESTRIAN EASEMENT	SSE	SANITARY SEWER EASEMENT
AC	ASPHALT CONCRETE	DWY	DRIVEWAY	IEE	INGRESS AND EGRESS EASEMENT	PERF	PERFORATED	SSMH	SANITARY SEWER MANHOLE / LATERAL
AD	AREA DRAIN	EA	EASEMENT	IP	IRON PIPE	PIEE	PRIVATE INGRESS EGRESS EASEMENT	STA	STATION
AE	ANCHOR EASEMENT	EAE	EMERGENCY ACCESS EASEMENT	IRR	IRRIGATION	PL	PROPERTY LINE	STD	STANDARD CITY DETAIL
BB	BUBBLER BOX	EC	EDGE OF CONCRETE	LAG	LOWEST ADJACENT GRADE	PLTR	PLANTER	STLT	STREET LIGHTING BOX
BD	BRASS DISC	ELEV	ELEVATION	LAT	LATERAL	PP	POWER POLE	SW	SIDEWALK
BE	BUILDING ENVELOPE	EM	ELECTRIC METER	LD	LANDING	PROP	PROPOSED / PROPERTY	TC	TOP OF CURB
BLDG	BUILDING	E(OH)	ELECTRIC OVERHEAD	LIP	LIP OF GUTTER	PRUE	PRIVATE SERVICES AND UTILITY EASEMENT	TD	TRUNCATED DOME
BLK	BLOCK	E(UG)	ELECTRIC UNDERGROUND	LS	LANDSCAPED AREA	PSDE	PRIVATE STORM DRAINAGE EASEMENT	TEL	TELEPHONE BOX
BOL	BOLLARD	EP	EDGE OF PAVEMENT	MAX	MAXIMUM	PSE	PUBLIC SERVICE EASEMENT	TEMP	TEMPORARY
BRC	BACK OF ROLLED CURB	EX	EXISTING	MB	MAILBOX / MONUMENT BOX	PSSE	PRIVATE SANITARY SEWER EASEMENT	TOB	TOP OF BANK
BSL	BUILDING SETBACK LINE	EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	MH	MANHOLE	PUE	PUBLIC UTILITY EASEMENT	TOC	TOP OF COVER
BT	BRASS TAG	FC	FACE OF CURB	MIN	MINIMUM	PVAE	PRIVATE VEHICLE ACCESS EASEMENT	TOE	TOE OF BANK
BW	BOTTOM OF WALL	FD	FOUND	MON	MONUMENT	PVMT	PAVEMENT	TG	TOP OF GRATE
BWK	BACK OF WALK	FF	FINISH ELEVATION OF SUBFLOOR	MW	MONUMENT WELL	PVC	POLYVINYL CHLORIDE	TPF	TREE PROTECTION FENCE
BWV	BACKFLOW WATER VALVE	FG	GROUND FINISH GRADE	N&S	NAIL AND SHINER	R	RADIUS	TS	TOTAL STATION
CB	CATCH BASIN	FH	FIRE HYDRANT	N&T	NAIL AND TAG	RC	ROLLED CURB	TSB	TRAFFIC SIGNAL BOX
CG	CURB & GUTTER	FL	FLOW LINE	NTS	NOT TO SCALE	RSE	ROADSIDE SLOPE EASEMENT	TW	TOP OF WALL
CL	CENTERLINE	G	GAS LINE	OH	OVERHEAD	REM	REMOVE	TYP	TYPICAL
CLF	CHAIN LINK FENCE	GAR	GARAGE SLAB ELEVATION	OC	ORIGINAL GROUND	R/W	RIGHT OF WAY	UB	UTILITY BOX
COLM	COLUMN	GD	GROUND	OR	ORIGINAL RECORD	SD	STORM DRAIN	VG	VALLEY GUTTER
COP	CURB OPENING	GPE	GENERAL PUBLIC EASEMENT	P	PAVEMENT FINISH GRADE	SDE	STORM DRAIN EASEMENT	W	WATER
CONC	CONCRETE	GSB	GRADING SETBACK	PAD	PAD ELEVATION	SE	SLOPE EASEMENT	WCE	WIRE CLEARANCE EASEMENT
COR	CORNER	GM	GAS METER	PADE	PRIVATE ACCESS AND DRAINAGE EASEMENT	SME	SLOPE MAINTENNANCE EASEMENT	WF	WOOD FENCE
CSD	COUNTY STANDARD DETAIL	HAG	HIGHEST ADJACENT GRADE	PAE	PUBLIC ACCESS EASEMENT	SSBE	SEISMIC SETBACK EASEMENT	WLE	WATER LINE EASEMENT
CVE	CONSERVATION EASEMENT	HC	HANDICAPPED	PDE	PRIVATE DRAINAGE EASEMENT	SSCO	SANITARY SEWER CLEANOUT	WLK	WALKWAY
DE	DRAINAGE EMITTER	HP	HI POINT	PE	PATHWAY EASEMENT			WOE	WIRE OVERHANG EASEMENT
DI	DRAINAGE INLET							WV	WATER VALVE



BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF ATHERTON AVENUE AS N32°05'00\"/>

BENCHMARK

MAG NAIL  
ELEV = 71.42' (NAVD88)  
BASED ON GPS OBSERVATION

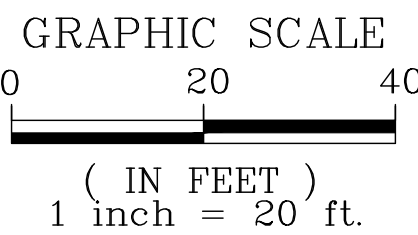
NOTES

- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
- NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
- TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.

	AREA DRAIN
	BACKWATER VALVE
	BENCHMARK
	BORDER LINE
	BOUNDARY BRICK
	BUILDING OUTLINE
	CATCH BASIN
	CENTERLINE
	COBBLE ROCK ENERGY DISSIPATOR
	CONCRETE
	EXISTING CONTOUR AFTER GRADING
	ORIGINAL GROUND PRIOR TO GRADING
	DESIGN GRADE
	DRAINAGE SWALE
	EASEMENT LINE
	ELECTRICAL METER
	EXISTING ELEVATION
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE

LEGEND

	EXISTING FLAG
	EXISTING TREE AND DIAMETER
	EXISTING TREE TO BE REMOVED
	FIBER ROLLS
	FLOW LINE
	FOUND IRON PIPE AT PROPERTY CORNER
	GAS METER
	GAS VALVE
	GRADE TO DRAIN
	GRAVEL/STONE
	GUY POLE
	GUY WIRE ANCHOR
	HEAT WATER TANK
	HIGH POINT
	HYDRANT: EXISTING
	HYDRANT: PROPOSED
	INLET
	JOINT POLE
	LIGHTING
	LIGHTING POLE
	LOW POINT
	MAILBOX
	MANHOLE
	MONUMENT (UNLESS SPECIFIED)
	MONUMENT LINE
	OVERLAND FLOW DIRECTION
	PARCEL LINE / RIGHT OF WAY
	PGE BOX
	POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURE PROJECT SITE
	PVC PIPE AND DIAMETER
	ROCK RETAINING WALL
	SANITARY SEWER CLEAN OUT
	SANITARY SEWER MANHOLE
	SANITARY SEWER STORM DRAIN SETBACK LINE
	SET 60D NAIL
	STREET SIGN
	SUMP PUMP
	TELEPHONE BOX
	TELEVISION BOX
	TEST PIT
	TOP OF FILL
	TOE OF FILL
	TOP OF CUT
	TOE OF CUT
	TOTAL STATION
	TREE NUMBER
	TREE STUMP AND DIAMETER
	TRENCH DRAIN
	T-VAULT
	UTILITY: EXISTING
	UTILITY: PROPOSED OR NEW
	VENT
	WATER METER
	WATER VALVE
	WELL



SURVEYOR'S STATEMENT

THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION.

*Woon Chui*

H. W. CHUI  
RCE NO. 32912 EXP.06-30-2022

05/20/2021  
DATE



BOUNDARY SURVEY AND TOPOGRAPHIC MAP

140 ATHERTON AVE

APN 070-080-160

Atherton

California

PROJECT NO.

CONTRACT NO.

FILE NO.

1 OF 1

SHT NO.

DESIGNED	DATE	05/20/21
DRAWN	DATE	05/20/21
SCALE	1" = 20'	
CHECKED	DATE	05/20/21

**ENGINEERING**

598 E Santa Clara St #270  
San Jose, CA 95112  
Phone: (408) 806-7187  
Fax: (408) 583-4006

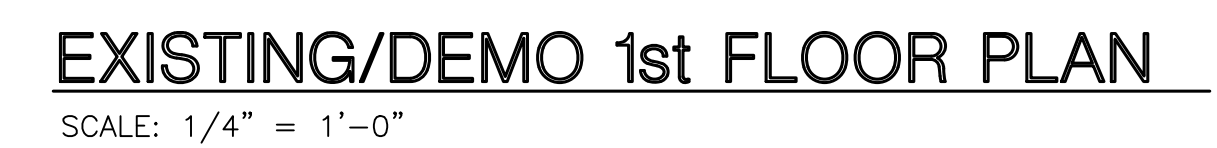
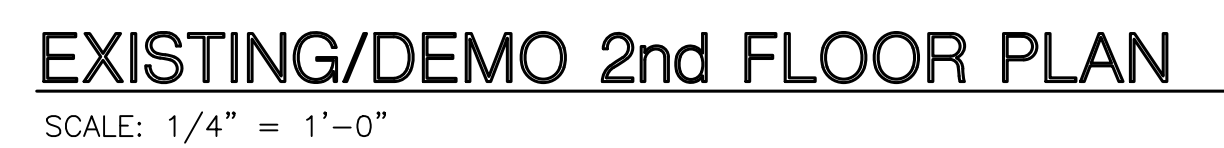
BY	DATE	APPRO'D	REVISIONS	NO.



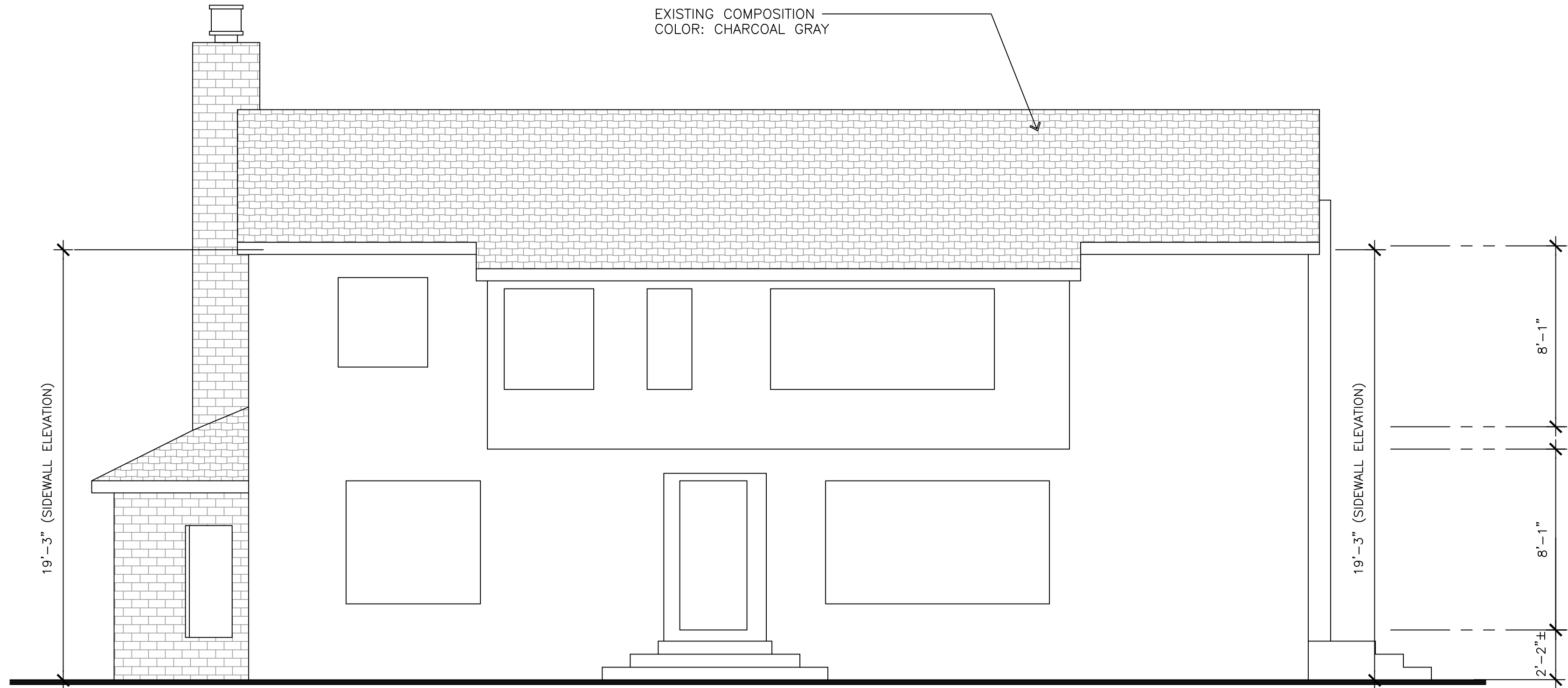
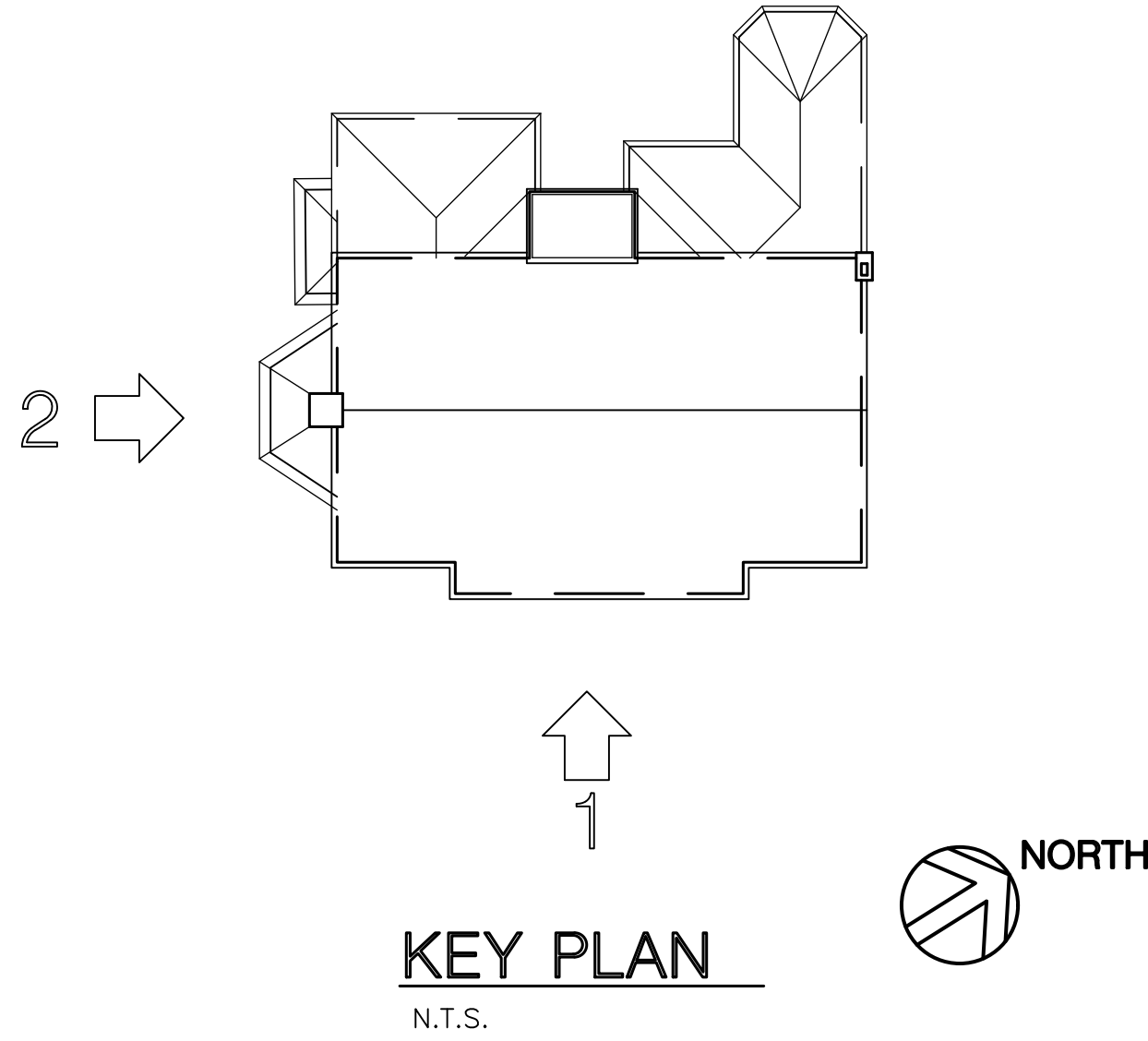
**RESIDENTIAL ADDITION  
AND NEW ATTACHED ADU**  
for: **Joey Gu**  
140 AHERTON AVENUE  
ATHERTON, CALIFORNIA

EXISTING FLOOR PLANS

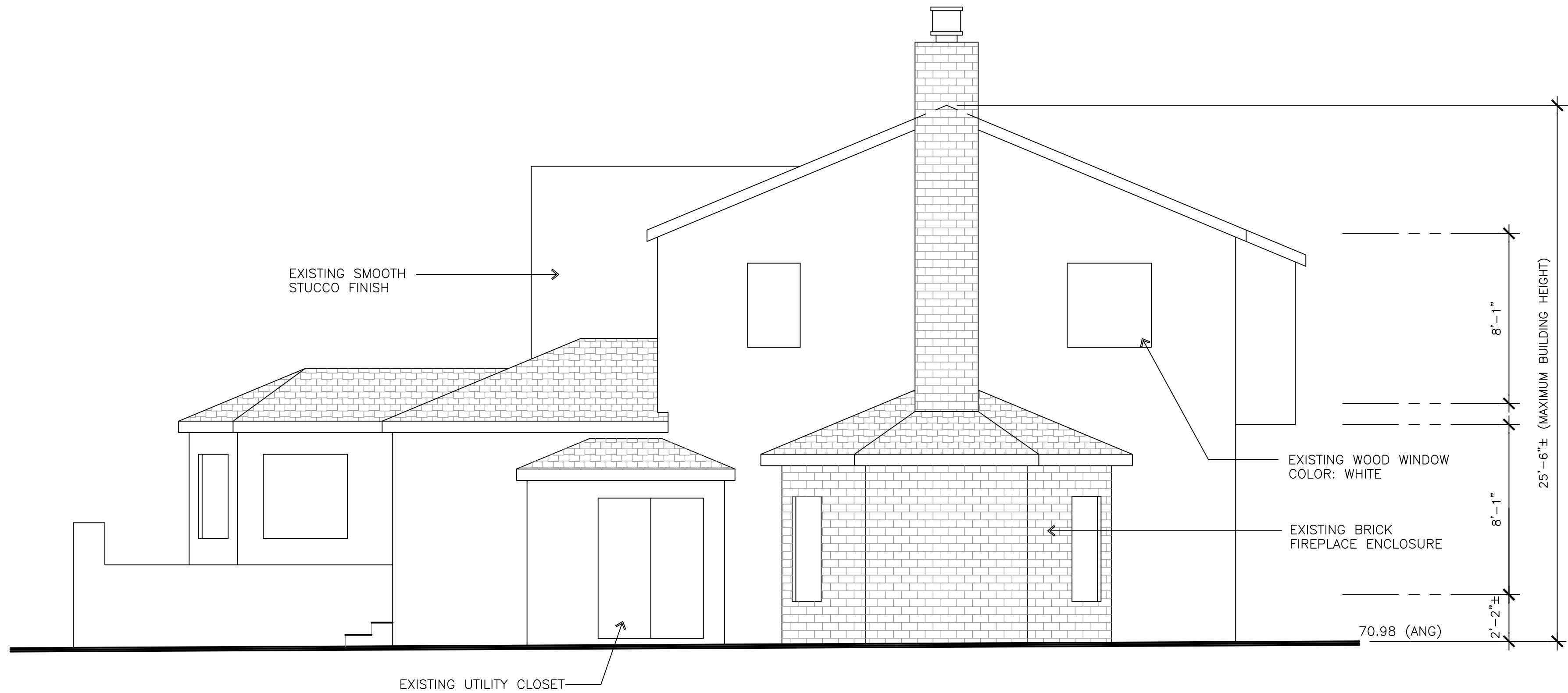
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DRAWN	—
JOB	—
SHEET	A1-1
OF	SHEETS



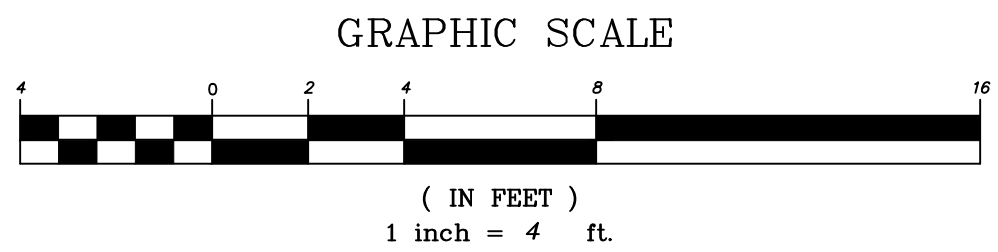




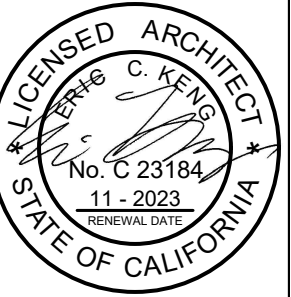
1 EAST ELEVATION  
SCALE: 1/4" = 1'-0" (FRONT)



2 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0" (DRIVEWAY)



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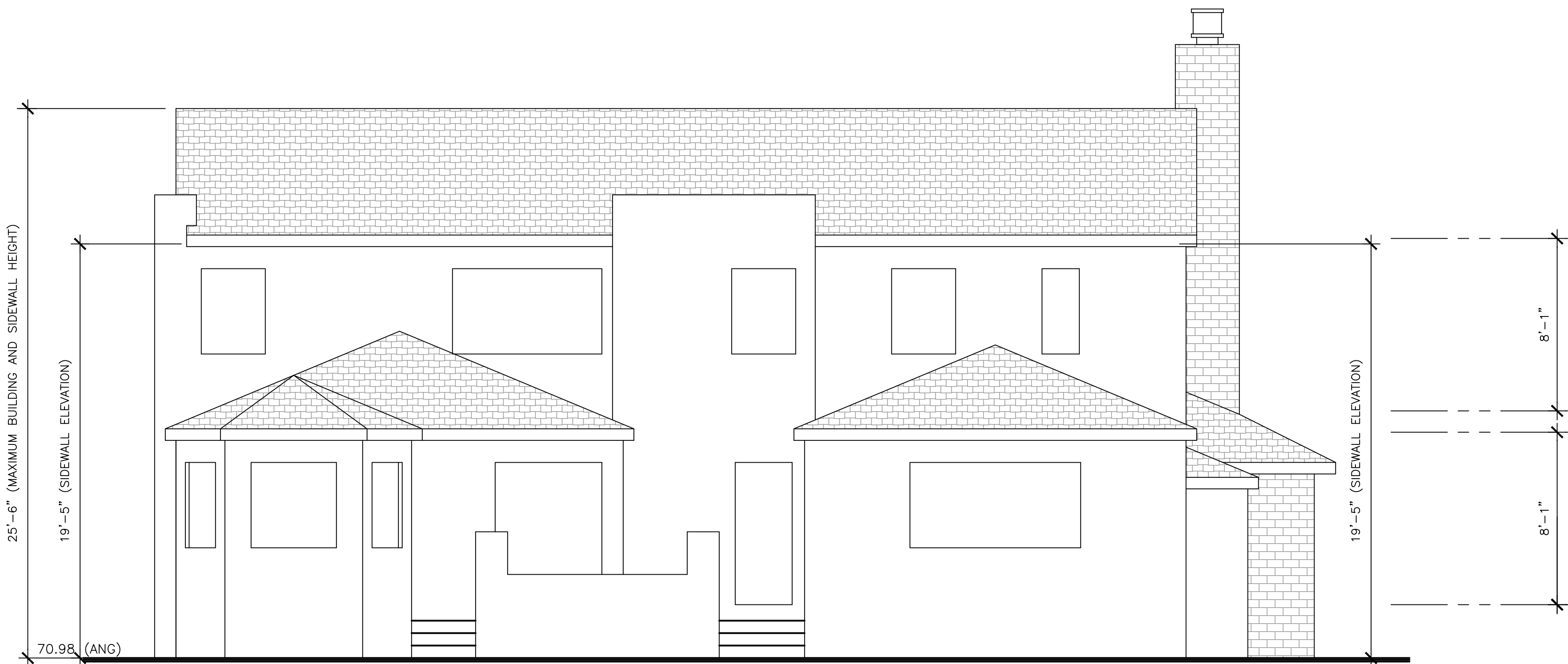
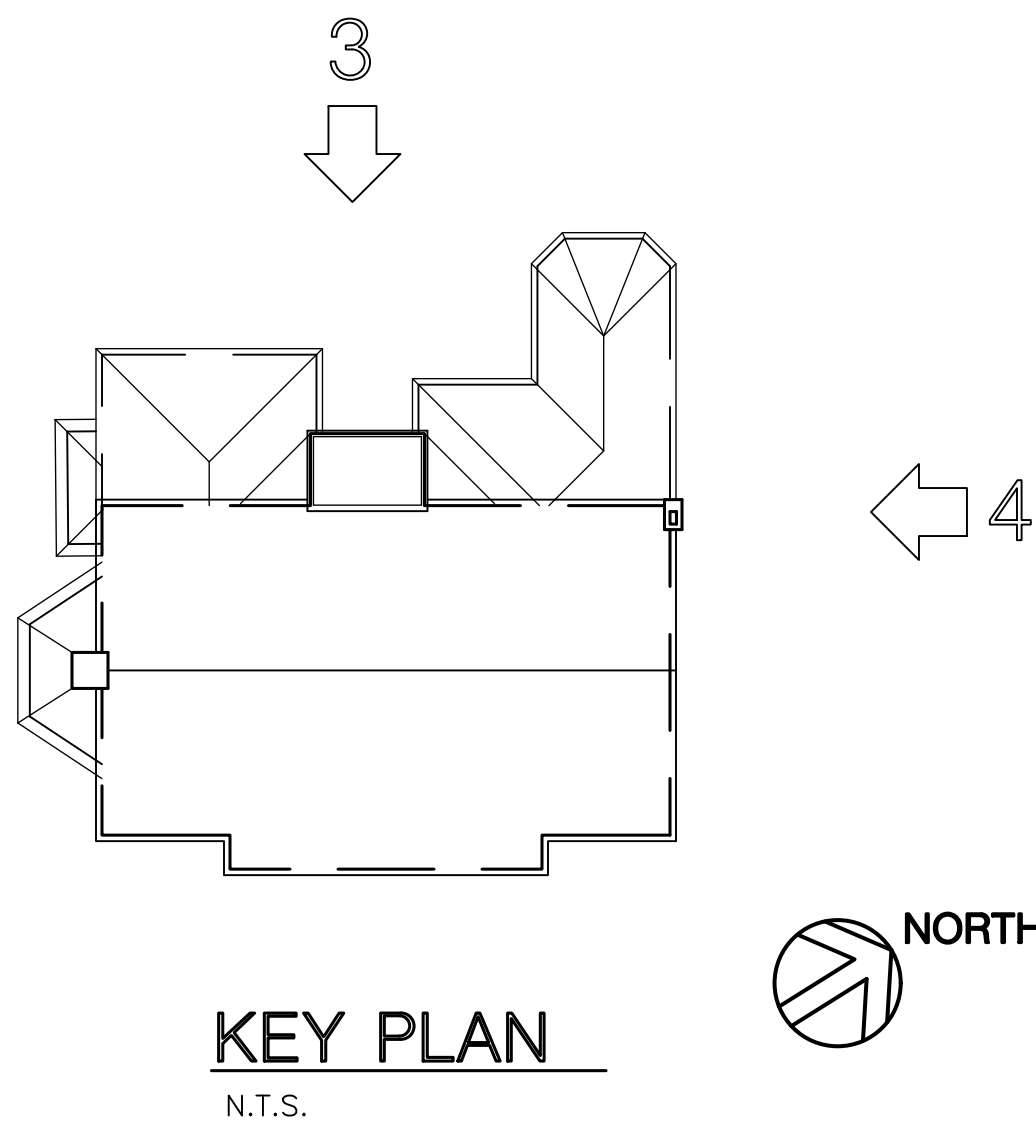
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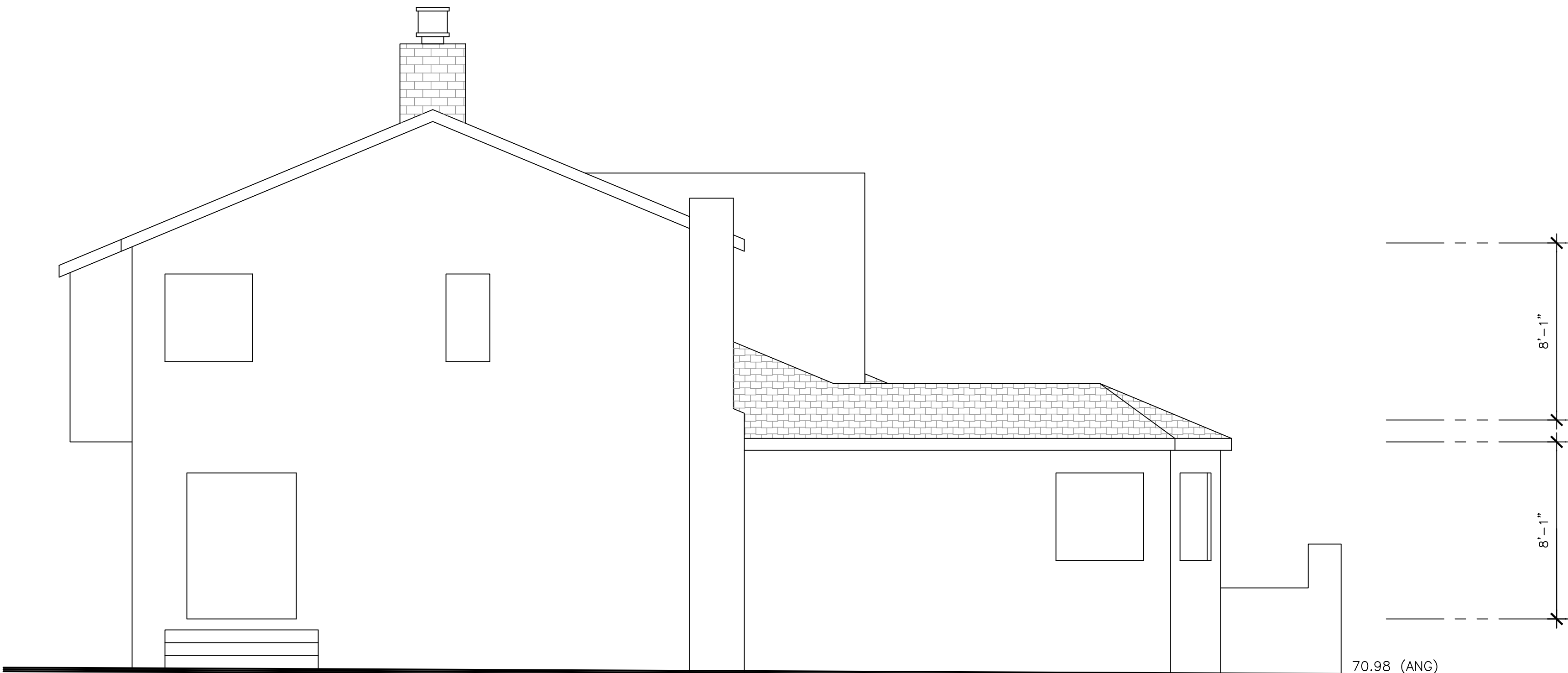
EXISTING ELEVATIONS

DATE	2-1-2022
SCALE	1/4"=1'-0"
DRAWN	-
JOB	-
SHEET	A1-2
OF	SHEETS





**③ WEST ELEVATION**  
SCALE: 1/4" = 1'-0" (REAR)



**④ NORTH ELEVATION**  
SCALE: 1/4" = 1'-0" (SIDE)

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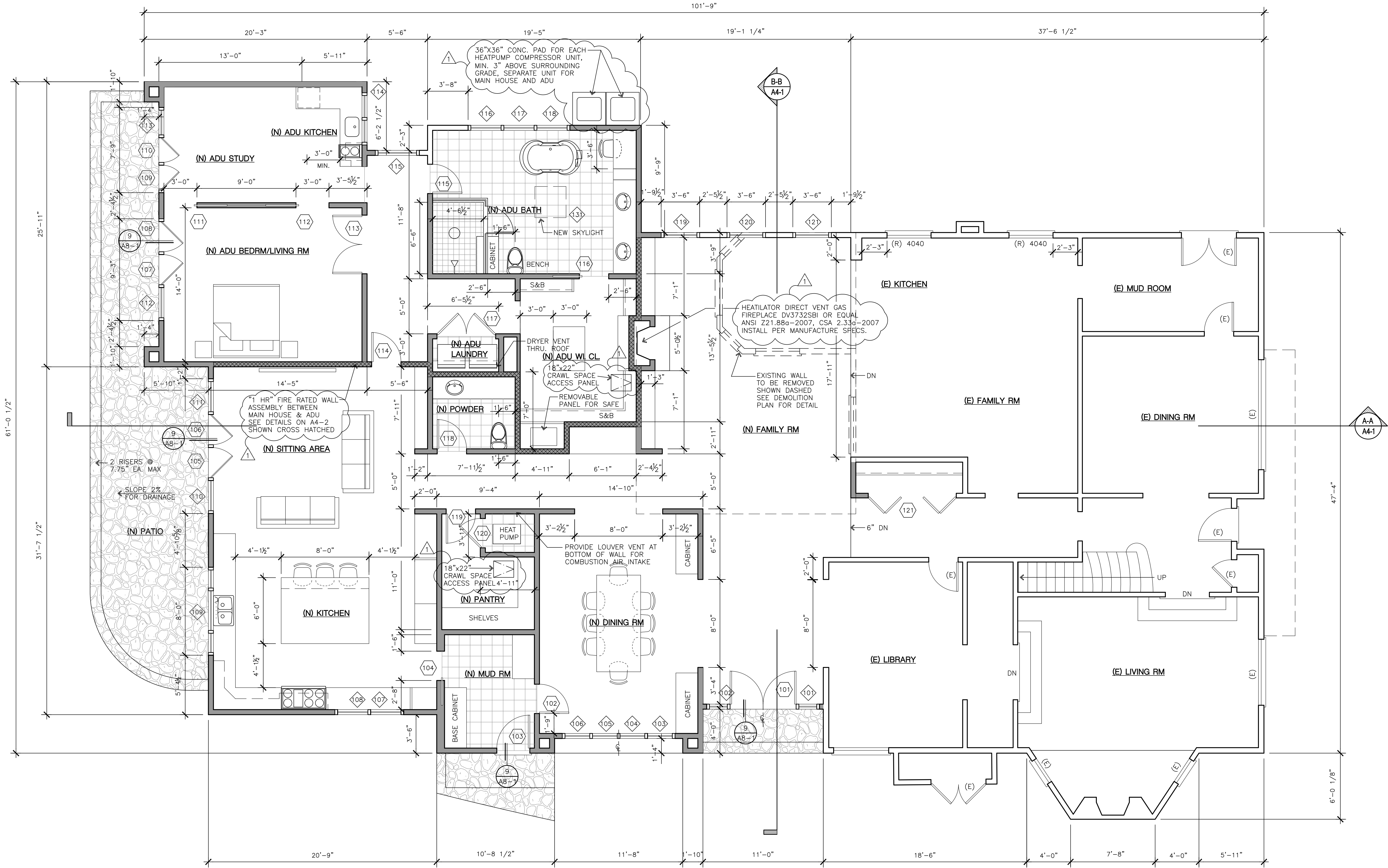
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EXISTING ELEVATIONS

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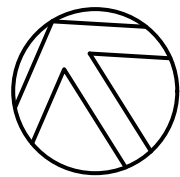




PROPOSED 1st FLOOR PLAN

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

NORTH



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SCALE	1/4"=1'-0"
DRAWN	-
JOB	-
SHEET	-
A2-1	
OF	SHEETS



TITLE-24 REQUIREMENT (NEW ADDITION & ADU)

**INSULATION:**  
CEILING: R-30 SPRAY INSULATION  
WALL: R-21 SPRAY INSULATION  
FLOOR: R-19 BATT INSULATION  
**WINDOW/GLAZING:**

\*U\* = 0.35  
\*SHGC\* = 0.37  
(2) CENTRAL SPLIT DUCTED HP: HEATING: HSPF/COP= 10  
COOLING = 17 SEER  
(2) TANKLESS WATER HEATER 094-UEF  
AIR DUCT W/ R-6 DUCT INSULATION  
ROOF SHEATHING WITH RADIANT BARRIER (OPTIONAL)  
COOL ROOF NOT REQUIRED PER T24 REPORT  
**HERS VERIFICATIONS:**

**BUILDING-LEVEL VERIFICATIONS:**  
◦ INDOOR AIR QUALITY VENTILATION  
◦ KITCHEN RANGE HOOD  
**COOLING SYSTEM VERIFICATIONS:**  
◦ MINIMUM AIR FLOW  
◦ VERIFIED SEER  
◦ FAN EFFICACY WATTS/CFM  
**HEATING SYSTEM VERIFICATIONS:**  
◦ VERIFIED HSPF  
◦ VERIFIED HEAT PUMP RATED HEATING CAPACITY  
**HVAC DISTRIBUTION SYSTEM VERIFICATIONS:**  
◦ DUCT LEAKAGE TESTING  
◦ DUCT SEALING REQUIRED IF A DUCT SYSTEM COMPONENT, PLENUM, OR AIR HANDLING UNIT IS ALTERED  
**DOMESTIC HOT WATER SYSTEM VERIFICATION:**  
◦ --NONE--  
REGISTERED CR2R'S AND CF3R'S ARE REQUIRED TO BE COMPLETED IN THE HERS REGISTRY

**CALGREEN REQUIREMENTS:**  
HEATING AND AIR CONDITION DESIGN BY LICENSE PROFESSION TO FOLLOW ACCA MANUALS J, S & D. G.C. TO PROVIDE FINAL DOCUMENTS FOR INSPECTION UPON REQUEST

FLOOR PLAN NOES:

**1. EGRESS WINDOW:** ESCAPE OPENING HAS A MINIMUM NET CLER OPENING OF 5.7 SQUARE FEET (GRADE-FLOOR OPENING SHALL BE MINIMUM 5 SQUARE FEET) MINIMUM NET OPENING HEIGHT OF 24 INCHES; AND MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES. SUCH WINDOWS HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44 INCHES ABOVE THE FLOOR AND OPENS DIRECTLY TO STREET, PUBLIC ALLEY, YARD OR COURT THAT OPENS TO A PUBLIC WAY.

**2. TERMINATION OF AIR DUCTS:** THE TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (i.e., DRYERS, BATH AND UTILITY FANS, ETC. MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OR ATTIC VENTS). (2019 OMC 504.5)

**3. WATER HEATER SEISMIC ANCHORAGE:** THE SEISMIC ANCHORAGE OF WATER HEATER TO INCLUDE ANCHORS OR STRAPS AT POINTS WITHIN THE UPPER AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSION, THE LOWER ANCHOR/STRAP LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4 INCHES ABOVE THE CONTROLS. (2019 CPC 507.2)

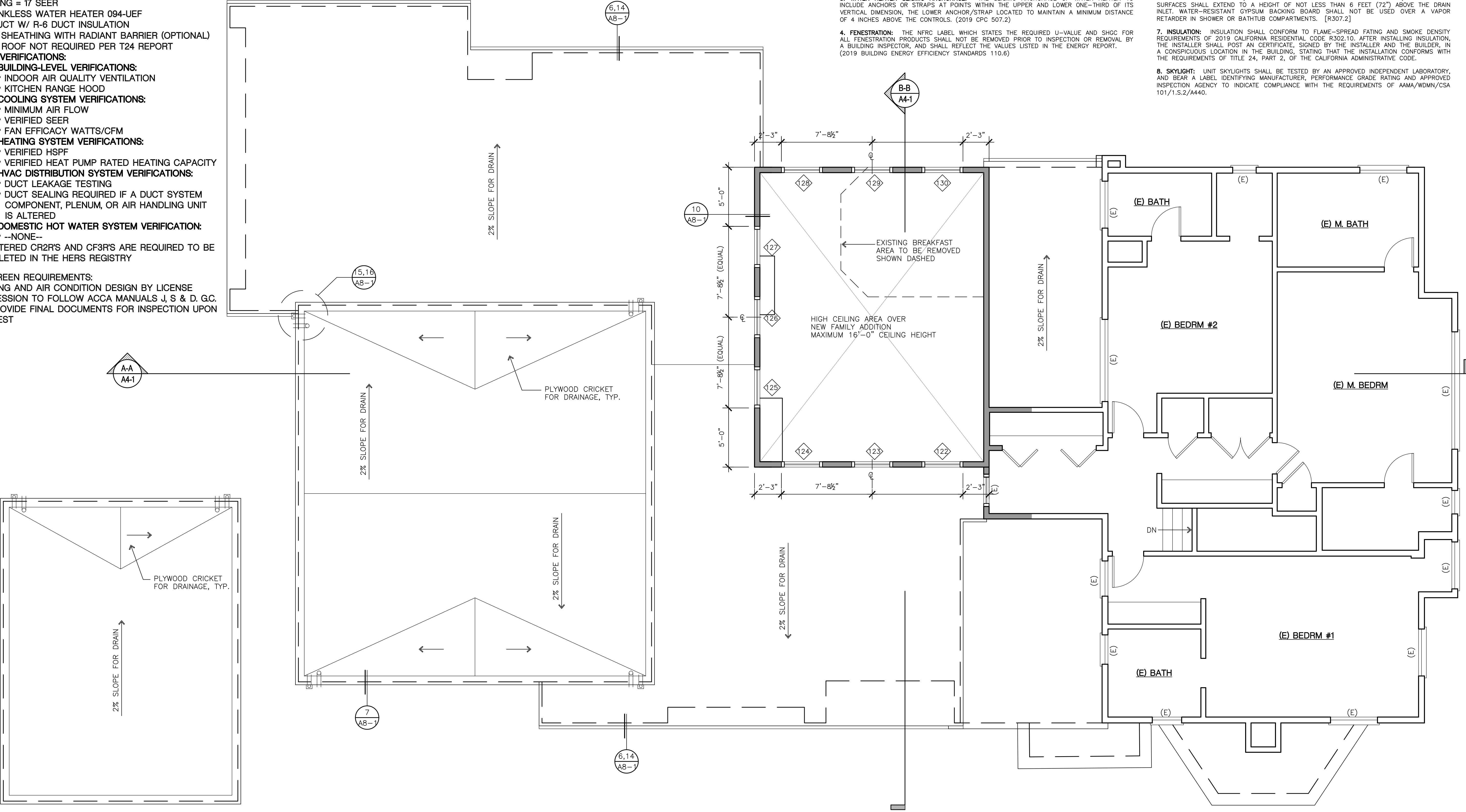
**4. FENESTRATION:** THE NFRC LABEL WHICH STATES THE REQUIRED U-VALUE AND SHGC FOR ALL FENESTRATION PRODUCTS SHALL NOT BE REMOVED PRIOR TO INSPECTION OR REMOVAL BY A BUILDING INSPECTOR, AND SHALL REFLECT THE VALUES LISTED IN THE ENERGY REPORT. (2019 BUILDING ENERGY EFFICIENCY STANDARDS 110.6)

**5. BUILDING ADDRESS:** EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS NUMBERS OR LETTERS. EACH CHARACTER SHALL BE A MINIMUM 4 INCHES HIGH AND A MINIMUM OF 0.5 INCH WIDE. THEY SHALL BE INSTALLED ON A CONTRASTING BACKGROUND AND BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. (2019 CRC R319)

**6. SHOWER ENCLOSURE WALL:** BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE (E.G., CERAMIC TILE OR FIBERGLASS) WHERE SUBJECT TO SPLASH AND HUMIDITY AND BE FINISHED WITH A NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT (A SUBSTRATE OF CEMENTITIOUS BACKER MATERIAL). SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (72") ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. [R307.2]

**7. INSULATION:** INSULATION SHALL CONFORM TO FLAME-SPREAD FATING AND SMOKE DENSITY REQUIREMENTS OF 2019 CALIFORNIA RESIDENTIAL CODE R302.10. AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST AN CERTIFICATE, SIGNED BY THE INSTALLER AND THE BUILDER, IN A CONSPICUOUS LOCATION IN THE BUILDING, STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 2, OF THE CALIFORNIA ADMINISTRATIVE CODE.

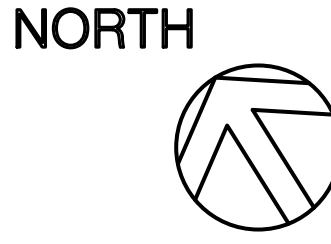
**8. SKYLIGHT:** UNIT SKYLIGHTS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE GRADE RATING AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/WDMA/CSA 101/1.S.2/A440.



PROPOSED HIGH CEILING ROOF PLAN  
SCALE: 1/4" = 1'-0"

PROPOSED ROOF PLAN/HIGH CEILING AREA  
SCALE: 1/4" = 1'-0"

EXISTING 2nd FLOOR PLAN  
SCALE: 1/4" = 1'-0"



REVISIONS	
△	PLANNING 2-25-2022
△	PLN RESUBMIT 3-31-2022
△	BLDG PERMIT 5-8-2022
△	PLAN CHECK 9-6-2022
△	PLAN CHECK 10-14-2022
△	COMMISSION 11/12/2022



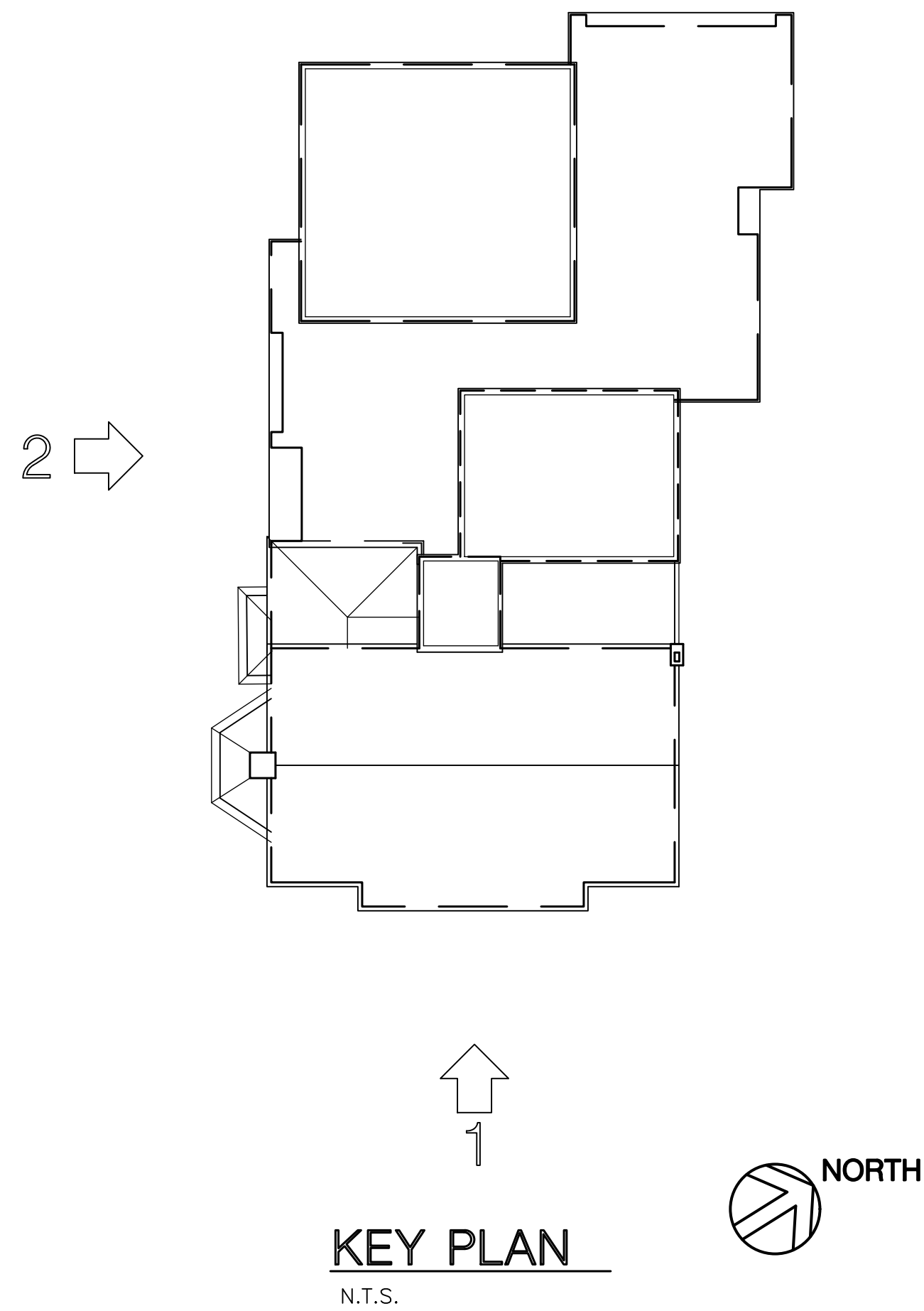
**DL Architectural  
& Planning**  
616 RAMONA ST. STE 21  
PALO ALTO, CA (650) 321-2808

RESIDENTIAL ADDITION  
AND NEW ATTACHED ADU  
for: **Joey Gu**  
140 ATHERTON AVENUE  
ATHERTON, CALIFORNIA

EXISTING 2nd FLOOR  
PLAN AND PROPOSED  
ROOF PLAN

DATE	2-1-2022
SCALE	1/4"=1'-0"
DRAWN	-
JOB	-
SHEET	A2-2
OF	SHEETS





REVISIONS	
△ PLANNING	2-25-2022
△ PLN RESUBMIT	3-31-2022
△ BLDG PERMIT	5-9-2022
△ PLAN CHECK	9-6-2022
△ PLAN CHECK	10-14-2022
△ PLANNING COMMISSION	11/12/2022



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& Planning**

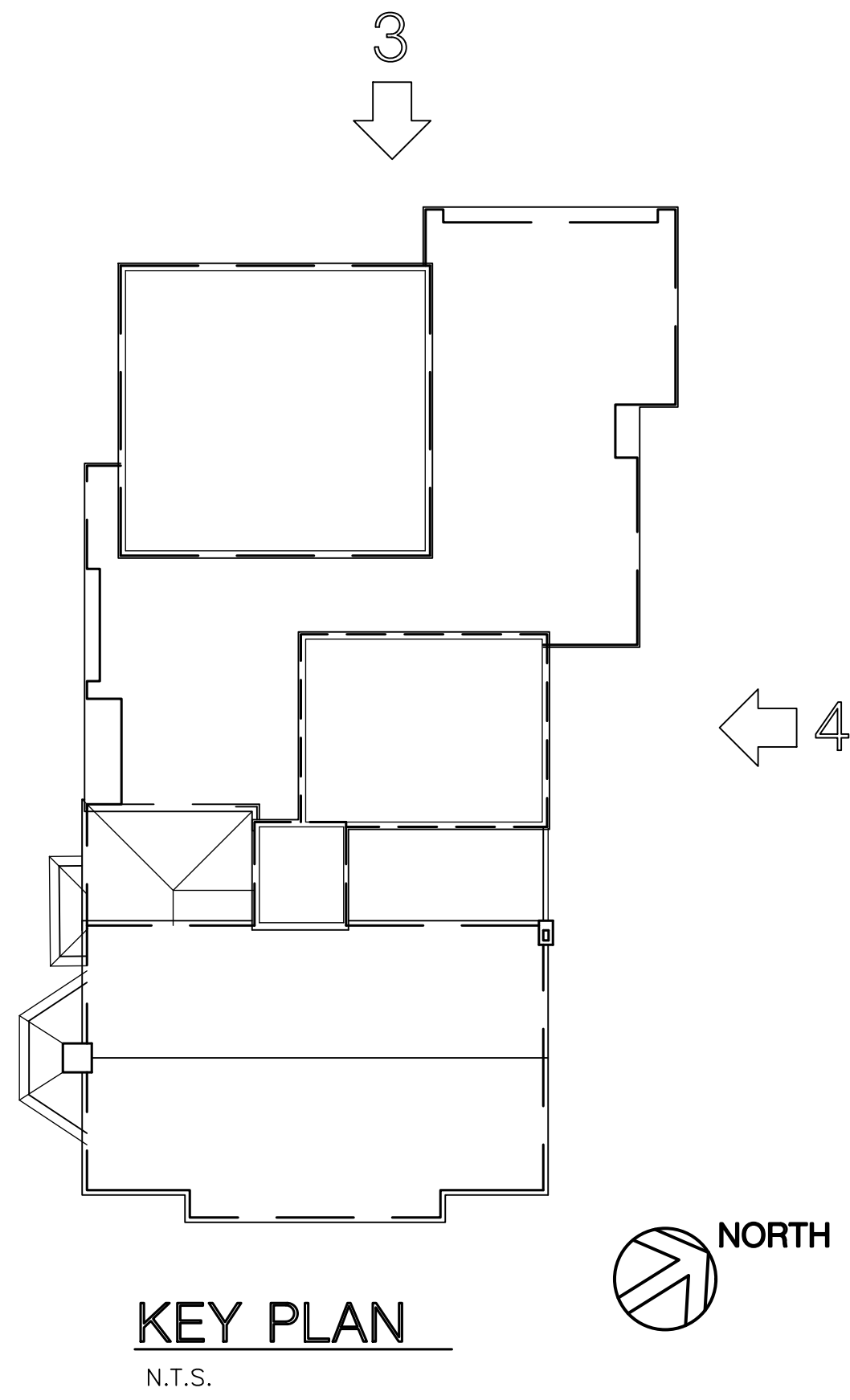
616 RAMONA ST. STE 21  
PALO ALTO, CA (650) 321-2808

**RESIDENTIAL ADDITION  
AND NEW ATTACHED ADU**  
for: **Joey Gu**  
140 ATHERTON AVENUE  
ATHERTON, CALIFORNIA

**PROPOSED ELEVATIONS**

DATE	2-1-2022
SCALE	1/4"=1'-0"
DRAWN	-
JOB	-
SHEET	A3-1
OF	SHEETS





REVISIONS	
△ PLANNING	2-25-2022
△ PLN RESUBMIT	3-31-2022
△ BLDG PERMIT	5-9-2022
△ PLAN CHECK	9-6-2022
△ PLAN CHECK	10-14-2022
△ PLANNING COMMISSION	11/12/2022



**DL Architectural  
& Planning**

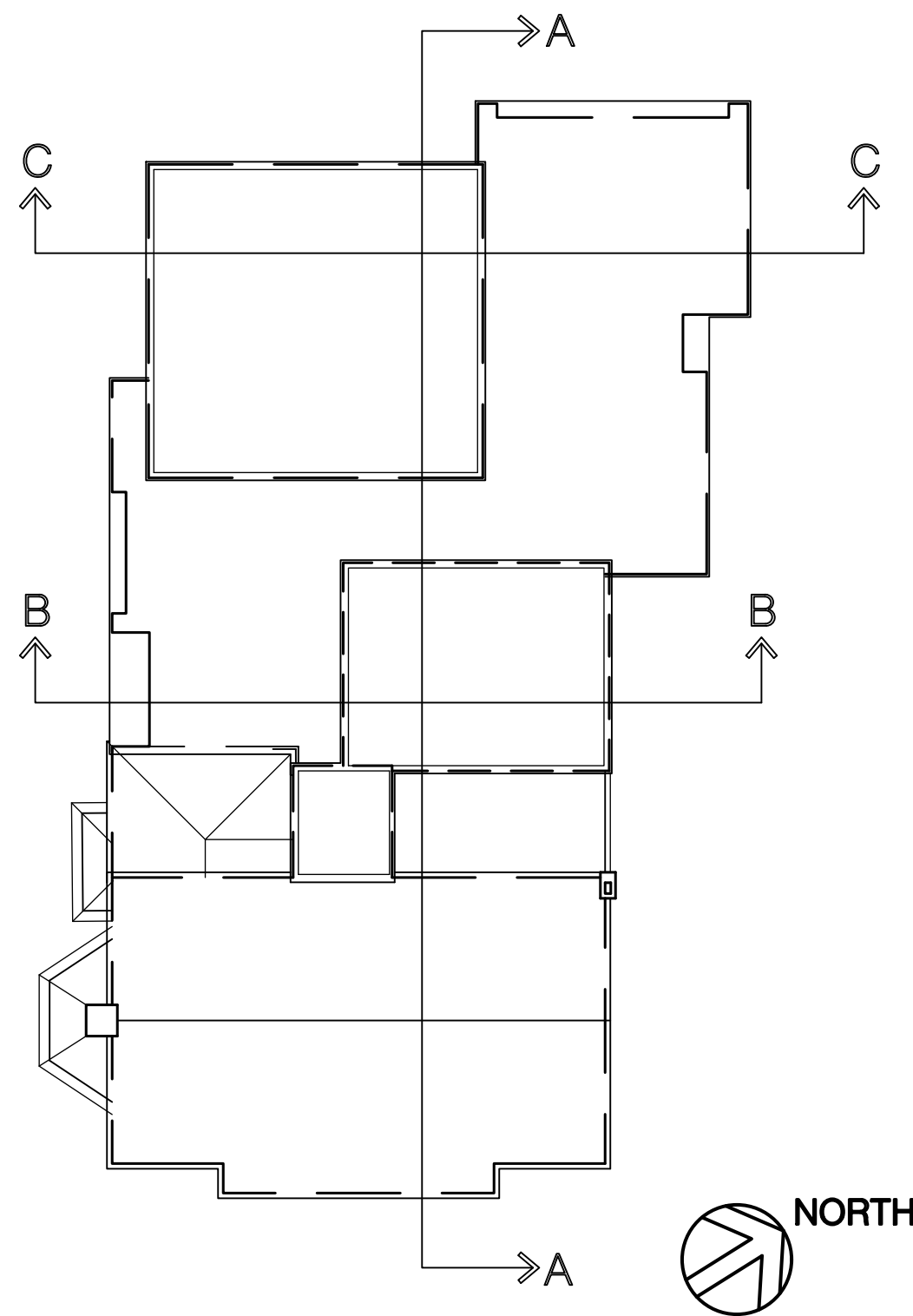
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RESIDENTIAL ADDITION  
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for: **Joey Gu**  
140 ATHERTON AVENUE  
ATHERTON, CALIFORNIA

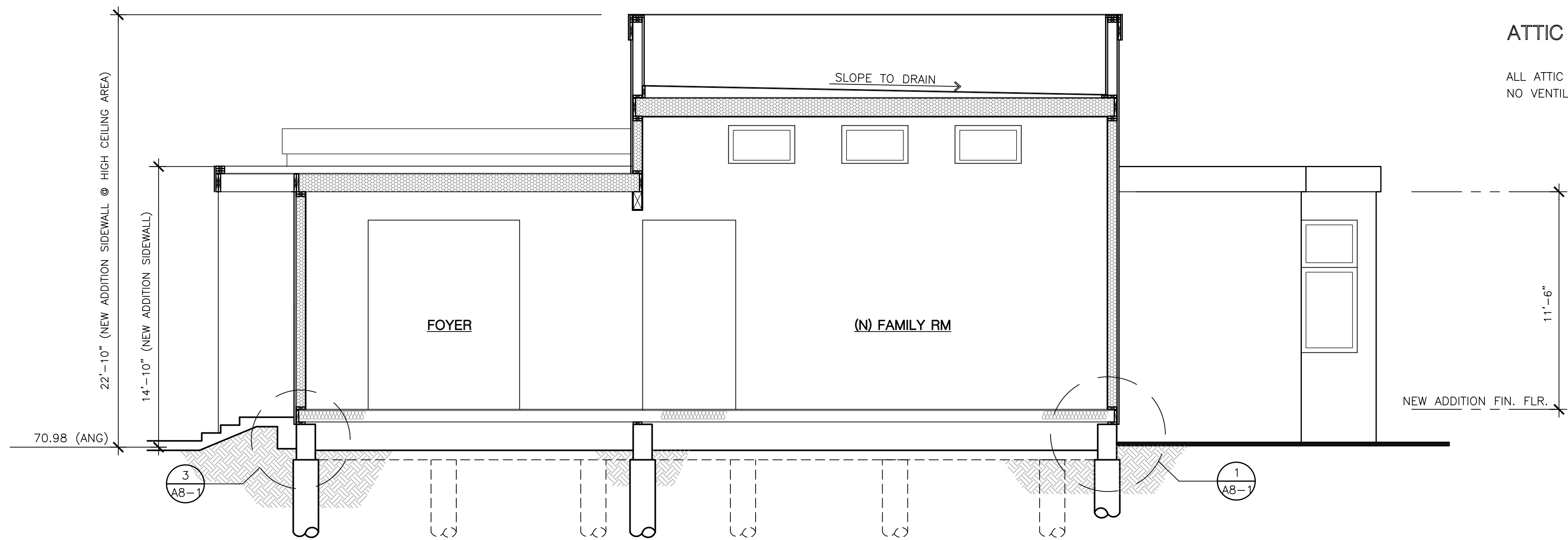
PROPOSED ELEVATIONS

DATE	2-1-2022
SCALE	1/4"=1'-0"
DRAWN	-
JOB	-
SHEET	A3-2
OF	SHEETS

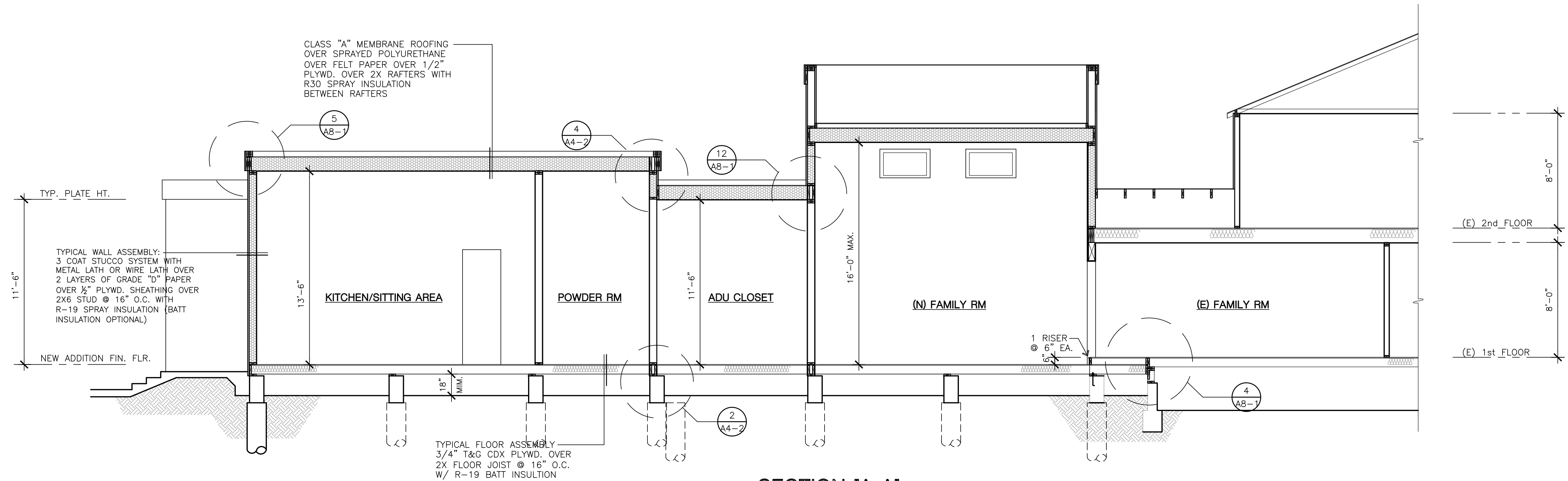




KEY PLAN  
N.T.S.



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



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

FOUNDATION VENTILATION:

THE NEW FLOOR AREA  
OPTION 1: WITH CLASS "A" VAPOR BARRIER IN CRAWL SPACE  
3,031 SF/150 = 20.2 SQ.FT. (REQUIRED VENT AREA)  
TOTAL REQUIRED VENTILATION AREA = 20.2 SQ.FT.  
USE 14.5" x 7" FOUNDATION VENT = 0.70  
MINIMUM FOUNDATION VENT REQUIRED = 20.2/0.7 = 28.8 (29 VENTS)  
OPTION 2: WITH RAT SLAB OVER CLASS "A" VAPOR BARRIER IN CRAWL SPACE  
2,747 SF/1500 = 2.02 SQ.FT.  
TOTAL REQUIRED VENTILATION AREA = 2.02 SQ.FT.  
USE 14.5" x 7" FOUNDATION VENT = 0.70  
MINIMUM FOUNDATION VENT REQUIRED = 2.02/0.7 = 2.88 (3 VENTS)  
INSTALL VENT ONE ON EA. SIDE

ATTIC VENTILATION

ALL ATTIC INSULATION IS SPRAY FORM BETWEEN RAFTER  
NO VENTILATION REQUIRED.

REVISIONS	
△ PLANNING	2-25-2022
△ PLN RESUBMIT	3-31-2022
△ BLDG PERMIT	5-9-2022
△ PLAN CHECK	9-6-2022
△ PLAN CHECK	10-14-2022
△ PLANNING COMMISSION	11/12/2022



DL Architectural  
& Planning

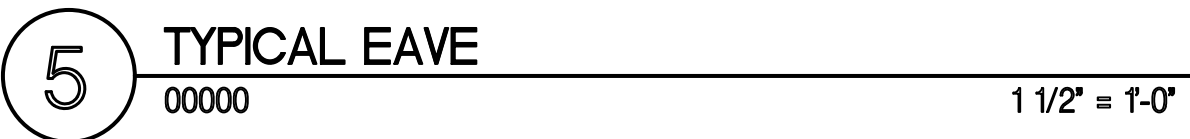
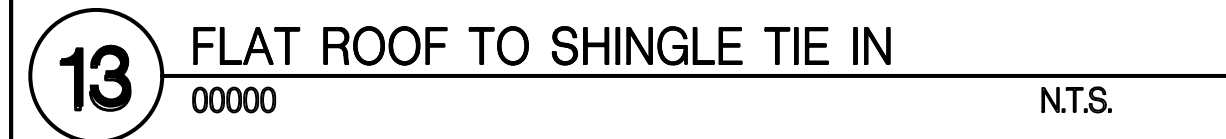
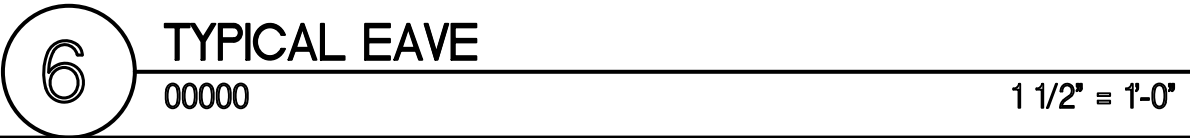
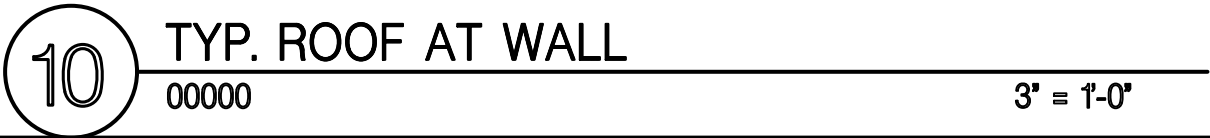
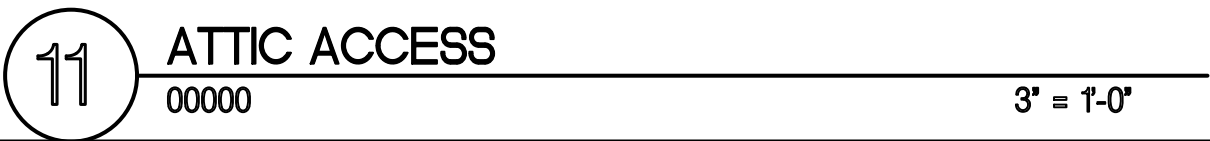
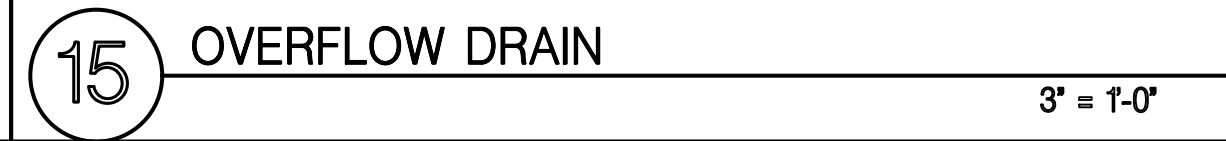
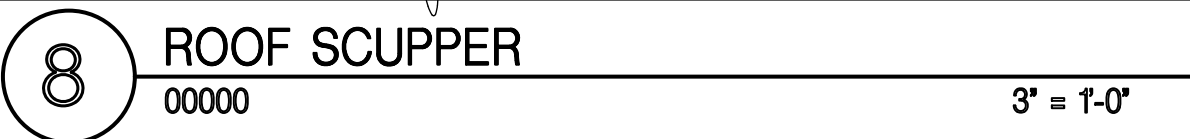
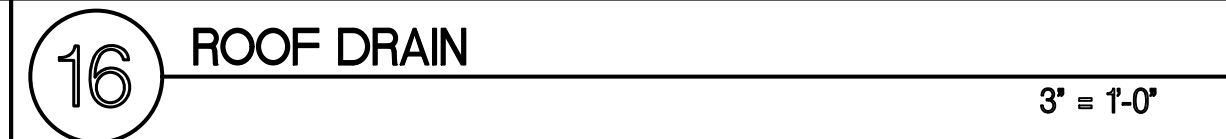
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RESIDENTIAL ADDITION  
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for: Joey Gu  
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
BUILDING SECTIONS

DATE	2-1-2022
SCALE	1/4"=1'-0"
DRAWN	-
JOB	-
SHEET	A4-1
OF	SHEETS







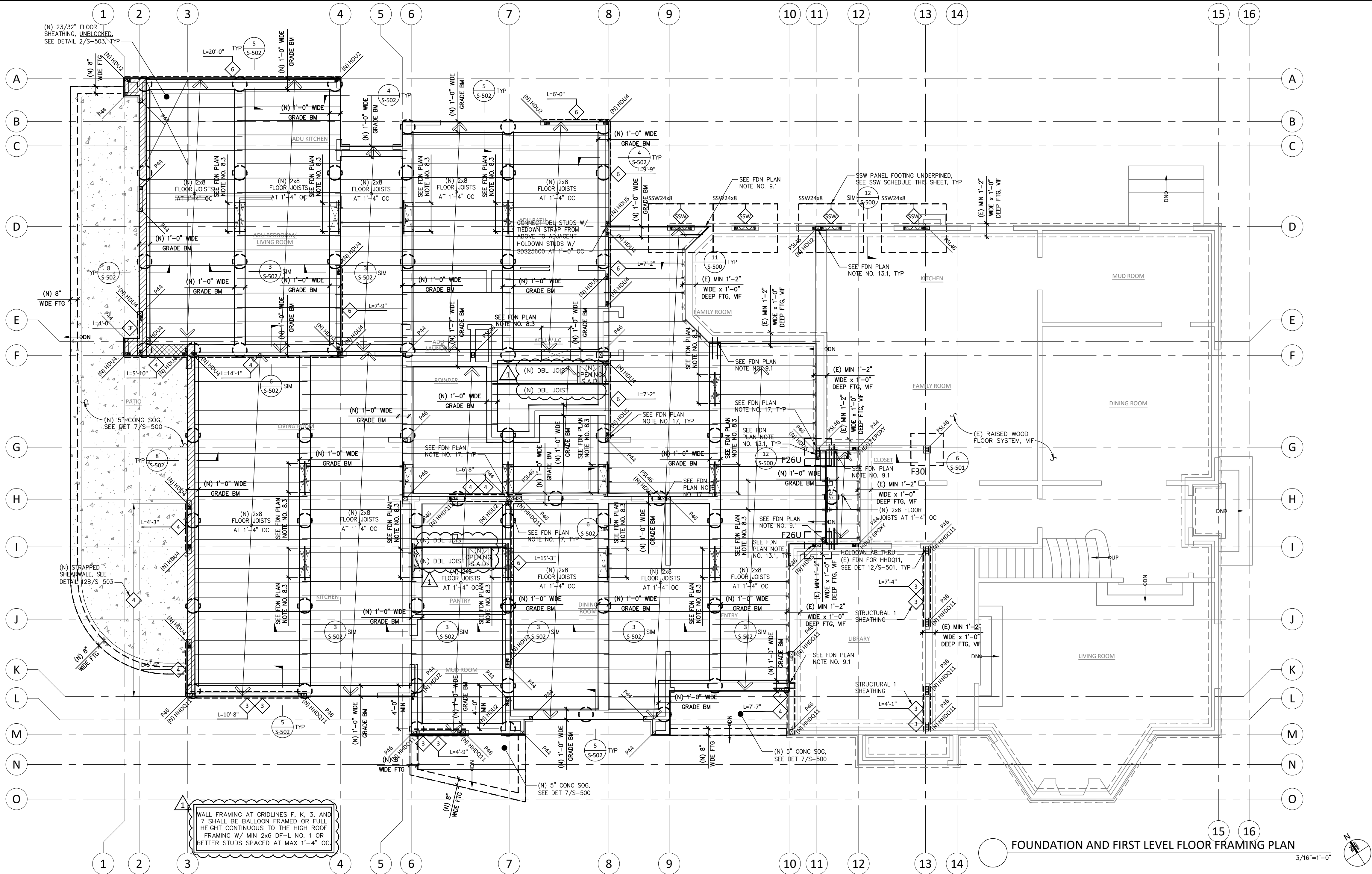
POST SCHEDULE		
	POST WOOD MATERIAL AND GRADE	POST SIZE
P44	DF-L NO. 1	4x4
P46	DF-L NO. 1	4x6
P66	DF-L NO. 1	6x6
PSL44	PSL 1.8E	3.5"x3.5"
PSL46	PSL 1.8E	3.5"x5.25"
PSL66	PSL 1.8E	5.25"x5.25"

HOLDOWN SCHEDULE, SEE DETAIL 11/S-501, 12/S-501, 1/S-501, AND 2/S-501							
HOLDOWN MARK	SIMPSON STRONG-TIE HOLDOWN MODEL NO.	ANCHOR BOLT DIA (IN.)	FASTENERS SIMPSON ANCHOR BOLT		MIN STUD /POST SIZE	ALLOWABLE TENSION LOADS (LBS)	NOTE
(N) HDU2	HDU2-SDS2.5	5/8	SB $\frac{5}{8}$ x24	6	(2)-2x. UON	3,075	INTERNAL STUDS W/ 10d AT MAX 4" OC STAGGERED
(N) HDU4	HDU4-SDS2.5	5/8	SB $\frac{5}{8}$ x24	10	(2)-2x.	4,565	
(N) HDU5	HDU5-SDS2.5	5/8	SB $\frac{5}{8}$ x24	14	(2)-2x	5,645	
(N) HDU8	HDU8-SDS2.5	7/8	SB $\frac{7}{8}$ x24	20	4x6	7,870	
(N) HHDQ11	HHDQ11-SDS2.5	1	SB1x30	24	4x6	11,810	
(N) HDU2, EPOXY	HDU2-SDS2.5	1/2	ASTM F1554 GRADE 36	6	(2)-2x. UON	3,075	SEE NOTE FOR (N) HDU2

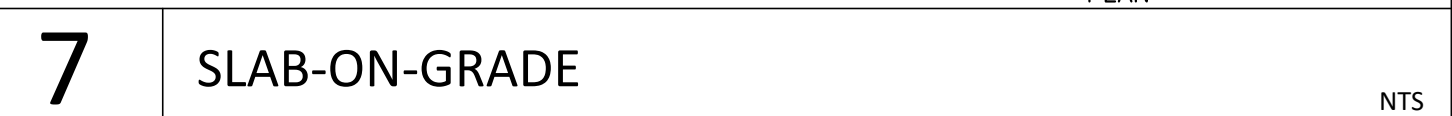
[illegible]

2. SEE SHEET S-001 FOR GENERAL STRUCTURAL NOTES AND OTHER GENERAL INFORMATION.
3. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, AND SECTIONS.
3. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE ANY EXCAVATIONS OCCUR. NOTIFY ENGINEER—OF-RECORD PRIOR TO ANY EXCAVATIONS IN THE EVENT SUCH UTILITIES ARE ENCOUNTERED.
4. EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE FOUNDATIONS PER PLANS AND DETAILS. NO MATERIAL IS TO BE EXCAVATED UNNECESSARILY.
5. SEE SHEETS S-500, S-501 AND S-502 FOR FOUNDATION DETAILS. JUST PRIOR TO PLACING CONCRETE, THE BOTTOM OF EXCAVATIONS NEED TO BE WETTED DOWN COMPLETELY.
6. **FXF** DENOTES NEW SPREAD FOOTINGS AND SHALL BE PER DETAILS 6/S-501, OR 12/S-500:
  - 6.1. **F26** - MIN 2'-6" WIDE X 2'-6" WIDE X 2'-0" DEEP FOOTING WITH (7)-#4 REINBARS EA WAY AT BOT. **F26U** - UNDERPIN FTG OF THE SAME SIZE, SEE DETAIL 12/S-500.
  - 6.2. **F30** - MIN 3'-0" WIDE X 3'-0" WIDE X 2'-0" DEEP FOOTING WITH (8)-#4 REINBARS EA WAY AT BOT.
7. ALL NEW GRADE BEAM FOOTINGS SHALL BE MINIMUM 1'-6" BELOW GRADE WITH 6" DEEP EMBEDMENT BELOW THE UNDISTURBED GROUND SURFACE (TEND CRAWL SPACE GRADE OR EXTERIOR GRADE, WHICHEVER IS DEEPER) BY TOPAL SHOWN ON PLANS WITH MINIMUM (2)-#5 AT TOP AND MINIMUM (3)-#5 AT BOTTOM, TYPICAL UNLESS OTHERWISE NOTED ON PLAN. GRADE BEAM DEPTH SHALL BE INCREASED AS NECESSARY TO PROVIDE THE APPROPRIATE CRAWL SPACE CLEARANCES. CONSULT GEOTECHNICAL ENGINEER FOR OVER EXCAVATION AND ENGINEER FILL BELOW THE FOOTINGS AND SLABS. SEE DETAILS ON SHEET S-502.
  - 7.1. CONNECT ALL (N) FTG TO (E) FTG PER DET 9/S-500, TYP.
8. TYPICAL UNDER-FLOOR ACCESS SHALL BE THE FOLLOWING:
  - 8.1. THROUGH RAISED FLOOR FRAMING: S.A.D. FOR UNDER-FLOOR ACCESS OPENING INFORMATION, DIMENSIONS, AND LOCATIONS. PROVIDE DOUBLE FRAMING AROUND FLOOR OPENINGS, TYPICAL UNLESS OTHERWISE NOTED ON PLANS, INTERNAILED WITH 10d AT 6" ON-CENTER.
  - 8.2. THROUGH EXISTING FOUNDATION: PROVIDE FOUNDATION ACCESS OPENING THROUGH EXISTING FOUNDATION STEMWALL. WHEN INDICATED ON PLANS WITH SAWCUT 2'-6" WIDE BY 1'-6" TALL OPENING IN EXISTING FOUNDATION STEMWALL. DO NOT CUT EXISTING FOUNDATION FOOTING AND LOCATE BETWEEN EXISTING FLOOR BEAMS OR GIRDERS AND AWAY FROM ANY LOAD BEARING POSTS. PROVIDE MINIMUM 4x6

- 8.3. THROUGH NEW FOUNDATION GRADE BEAM: PROVIDE FOUNDATION ACCESS OPENING THROUGH GRADE BEAM WHERE INDICATED ON PLANS MEASURING 2'-8" WIDE BY 1'-6" TALL OPENING. SEE DETAIL 9/S-502.
9. TYPICAL FIRST LEVEL FLOOR JOISTS SHALL BE MINIMUM 2x8 DF-L NO. 2 AT 1'-4" ON-CENTER MAXIMUM, UNLESS OTHERWISE NOTED. MAXIMUM HORIZONTAL UNLATERAL SPAN BETWEEN CENTERLINE OF SUPPORTS = 11'-3".
10. TYPICAL WALL FRAMING SHALL BE THE FOLLOWING BELOW:
  - 10.1. EXTERIOR WALLS AND PLUMBING WALLS: 2x6 STUDS DF-L NO. 2 AT 1'-4" ON-CENTER WITH 18'-0" MAXIMUM STUD HEIGHT. DO NOT BREAK STUDS WITHOUT COORDINATING WITH ENGINEER-OF-RECORD.
  - 10.2. INTERIOR WALLS: 2x6 STUDS DF-L NO. 2 AT 1'-4" ON-CENTER WITH 14'-0" MAXIMUM STUD HEIGHT. DO NOT BREAK STUDS WITHOUT COORDINATING WITH ENGINEER-OF-RECORD.
  - 10.3. SEE DETAILS 9/S-504 FOR HEADER AND WALL OPENING FRAMING INFORMATION.
11. ALL NEW POSTS SHALL BE MINIMUM 4x UNLESS OTHERWISE NOTED ON PLANS AND GRADE DF-L NO. 1 WITH A34 EACH SIDE TOP AND BOTTOM.
12. SEE SHEET S-503 FOR SHEARWALL INFORMATION.
13. SEE DETAILS 11/S-501, 12/S-501, 1/S-501, AND 2/S-501 FOR HOLDOWN INFORMATION. ALL FIRST LEVEL SHEARWALLS MARKED ON FOUNDATION PLAN SHALL HAVE HOLDOWNS AT EACH SHEARWALL PANEL END PER PLAN. SEE HOLDOWN SCHEDULE THIS SHEET FOR MORE INFORMATION.
  - 13.1. FOR HOLDOWNS THAT OCCUR WHERE UNDERPINNED FOOTINGS ARE LOCATED, DRILL THROUGH EXISTING FOUNDATION, AND SET ANCHOR BOLT A MINIMUM EMBEDMENT OF 12" INTO THE UNDERPINNED FOOTING. EMBEDMENT IS MEASURED FROM THE BOT OF THE FOUNDATION TO THE TOP OF PLATE WASHER. ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 36 THREADED ROD AND SIZE PER HOLDOWN SCHEDULE THIS SHEET W/ 1'-3/4"x1'-3/4"x1/2" THICK PLATE WASHER BETWEEN TWO HEAVY HEX NUT AT THE BOTTOM.
14. AT ALL EXISTING WALLS SHOWN WITH NEW PLYWOOD SHEATHING SYSTEM, EXISTING MUDDL ANCHORAGE SHALL BE PER DETAIL 3/S-501.
15. FOR ALL POSTS ADJACENT TO DBL 2x HOLDOWN STUDS USE SDS25600 AT 6" OC STAGGERED FROM DBL STUDS TO CONNECT TO POST, TYP., UON.
16. PROVIDE CORROSION PROTECTION FOR NAILS AND OTHER HARDWARE ATTACHED TO PRESSURE TREATED LUMBER. OF PARTICULAR CONCERN IS THE SHEARWALL EDGE NAILING INTO A PRESSURE TREATED SILL PLATE. AT A MINIMUM, USE GALVANIZED PRODUCTS (HOT DIPPED GALVANIZED).
17. CONNECT HOLDOWN STUDS/POST ADJACENT TO LOAD BEARING POST W/ EITHER SDS25600 (OR LONGER AS NECESSARY) AT 1'-0" OC OR LTP4 AT 1'-0" OC.







### 3 TENSION LAP-SPLICE AND EMBED LENGTHS FOR STANDARD REINFORCEMENT END HOOKS NTS



**NOTES:**

A. SEE SHEET S-001 FOR GENERAL STRUCTURAL NOTES AND OTHER GENERAL INFORMATION.

B. S.A.D. FOR ELEVATION INFORMATION.

C. WALL SHEATHING NOT SHOWN.

**KEYNOTES:**

1. ROOF SHEATHING.

2. ROOF FRAMING.

3. WALL FRAMING.

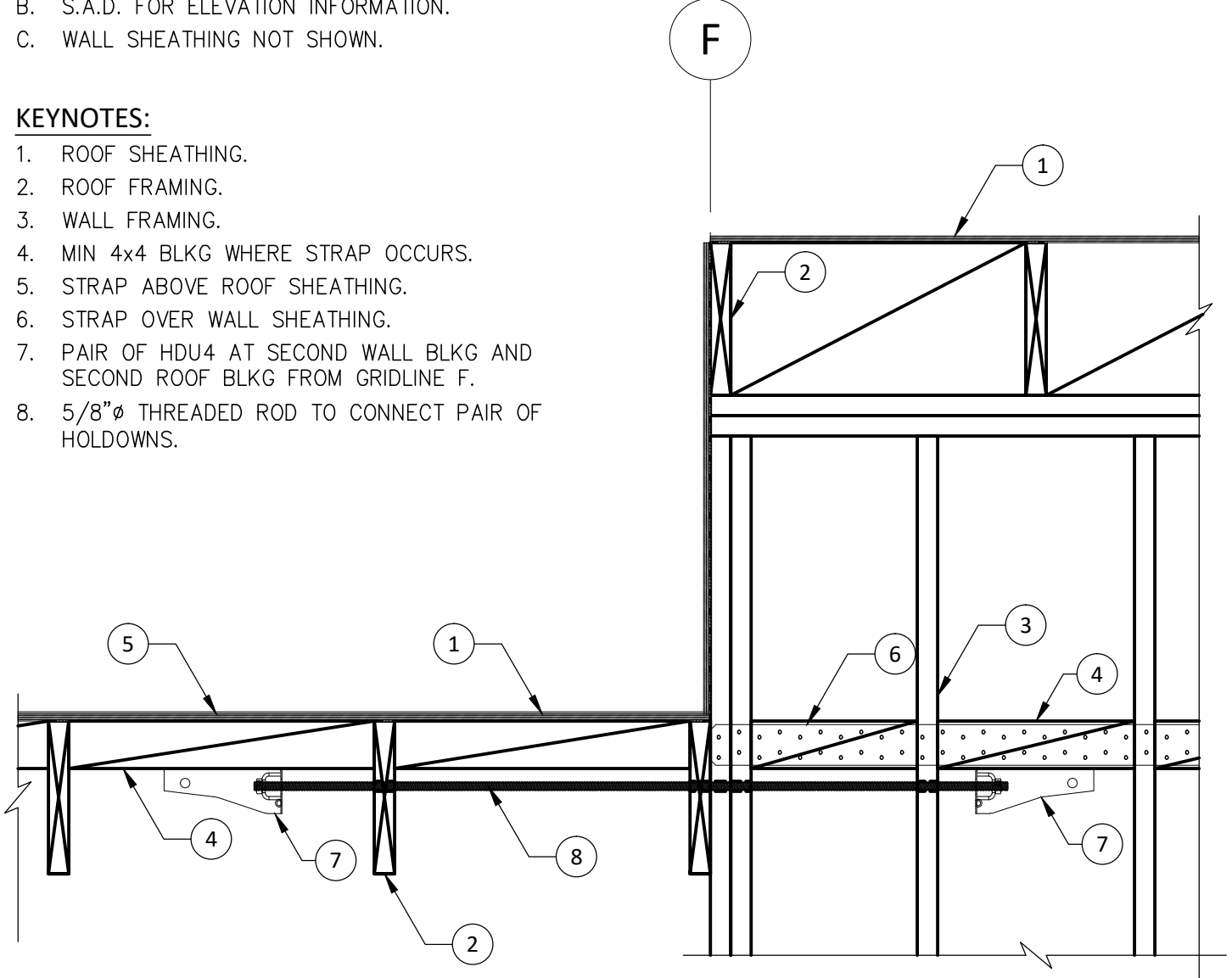
4. MIN 4x4 BLKG WHERE STRAP OCCURS.

5. STRAP ABOVE ROOF SHEATHING.

6. STRAP OVER WALL SHEATHING.

7. PAIR OF HDU4 AT SECOND WALL BLKG AND SECOND ROOF BLKG FROM GRIDLINE F.

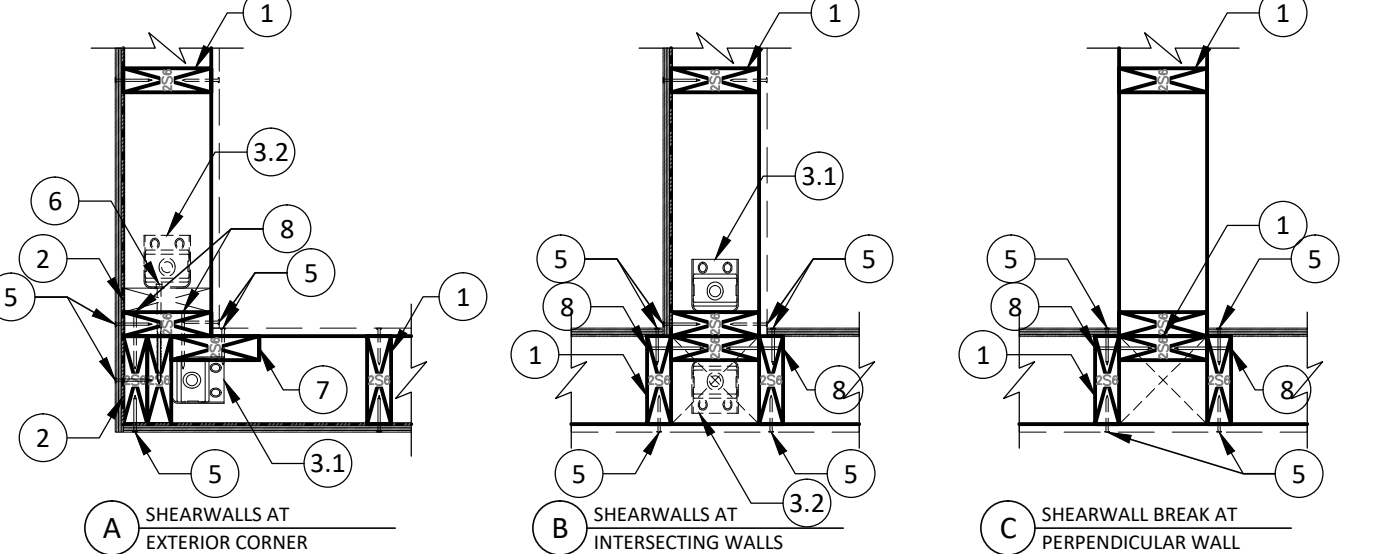
8. 5/8"Ø THREADED ROD TO CONNECT PAIR OF HOLDOWNS.



10

NTS

- KEYNOTES:**
1. WALL FRAMING, TYP.
2. STUD CORNER, RECONFIGURE AND/OR ADD ADDITIONAL STUD(S) TO CREATE DBL STUDS FOR HOLDOWN. DBL HOLDOWN STUDS SHALL BE INTERCONNECTED W/ MIN 10d AT 4" OC STAGGERED FULL HEIGHT.
3. HOLDOWN AND STUDS/POST PER PLAN.
- 3.1. PRIMARY HOLDOWN LOCATION.
- 3.2. SECONDARY HOLDOWN LOCATION AS OPTION OR AS OCCURS.
4. WALL SHEATHING AS OCCURS, SEE LEGEND BELOW.
5. WALL SHEATHING E.N.
6. WHERE HOLDOWN OCCURS, PROVIDE SDS25600 AT 8" OC TO CONNECT DBL STUDS TO CORNER STUD IN RETURN/PERPENDICULAR WALL OR OTHER HOLDOWN STUDS/POST.
7. 2x STUD, WHEN E.N. SPACING IS LESS THAN 6" OC, PROVIDE 4x POST TO NAIL INTO.
8. 16d AT SPACING TO MATCH SHEARWALL E.N. SPACING.



**LEGEND**

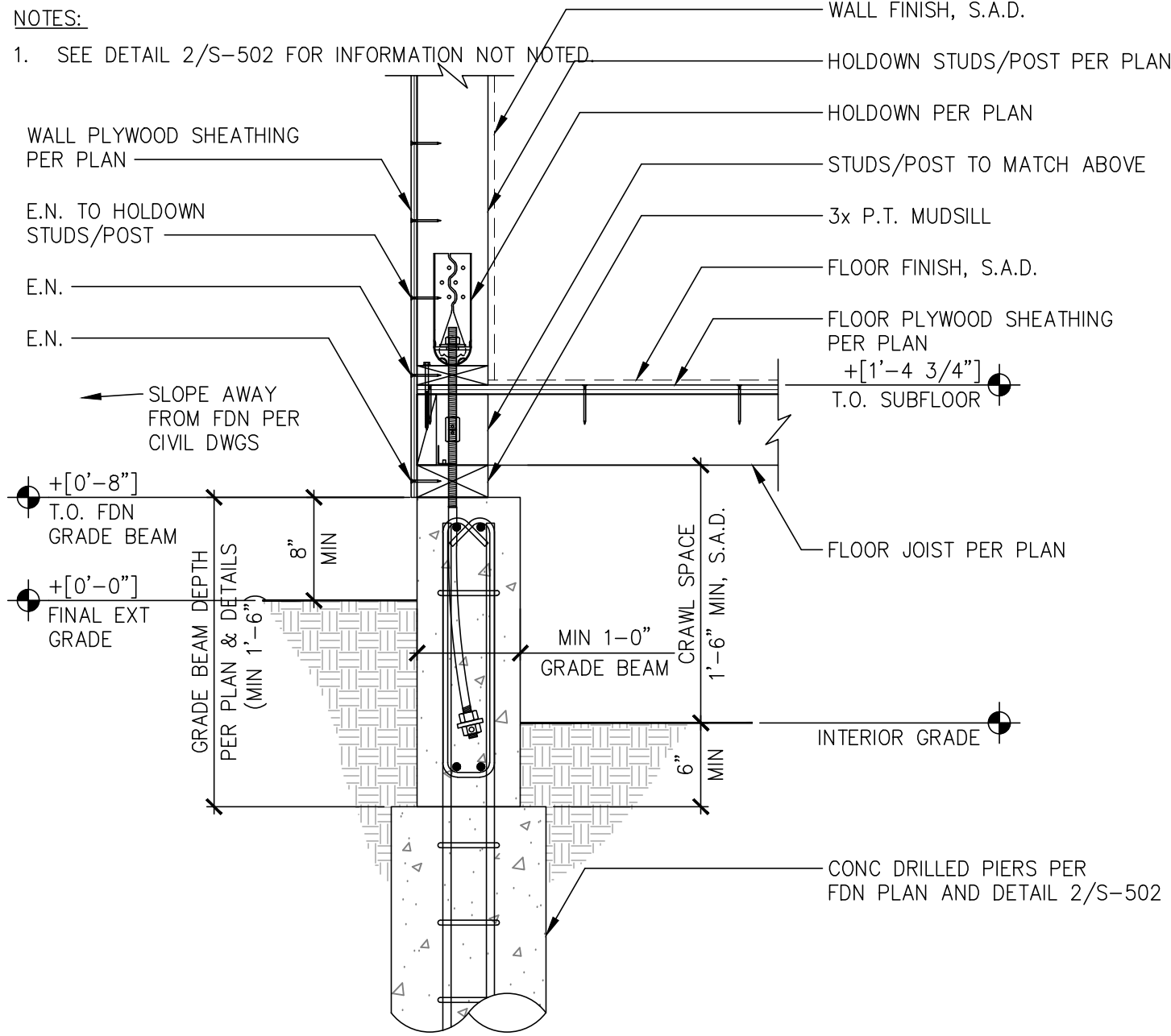
— PRIMARY SIDE W/ WALL SHEATHING

— SECONDARY SIDE W/ WALL SHEATHING AS OPTION OR AS OCCURS

11

**SHEAR TRANSFER AND/OR HOLDOWN LOCATION**

NTS



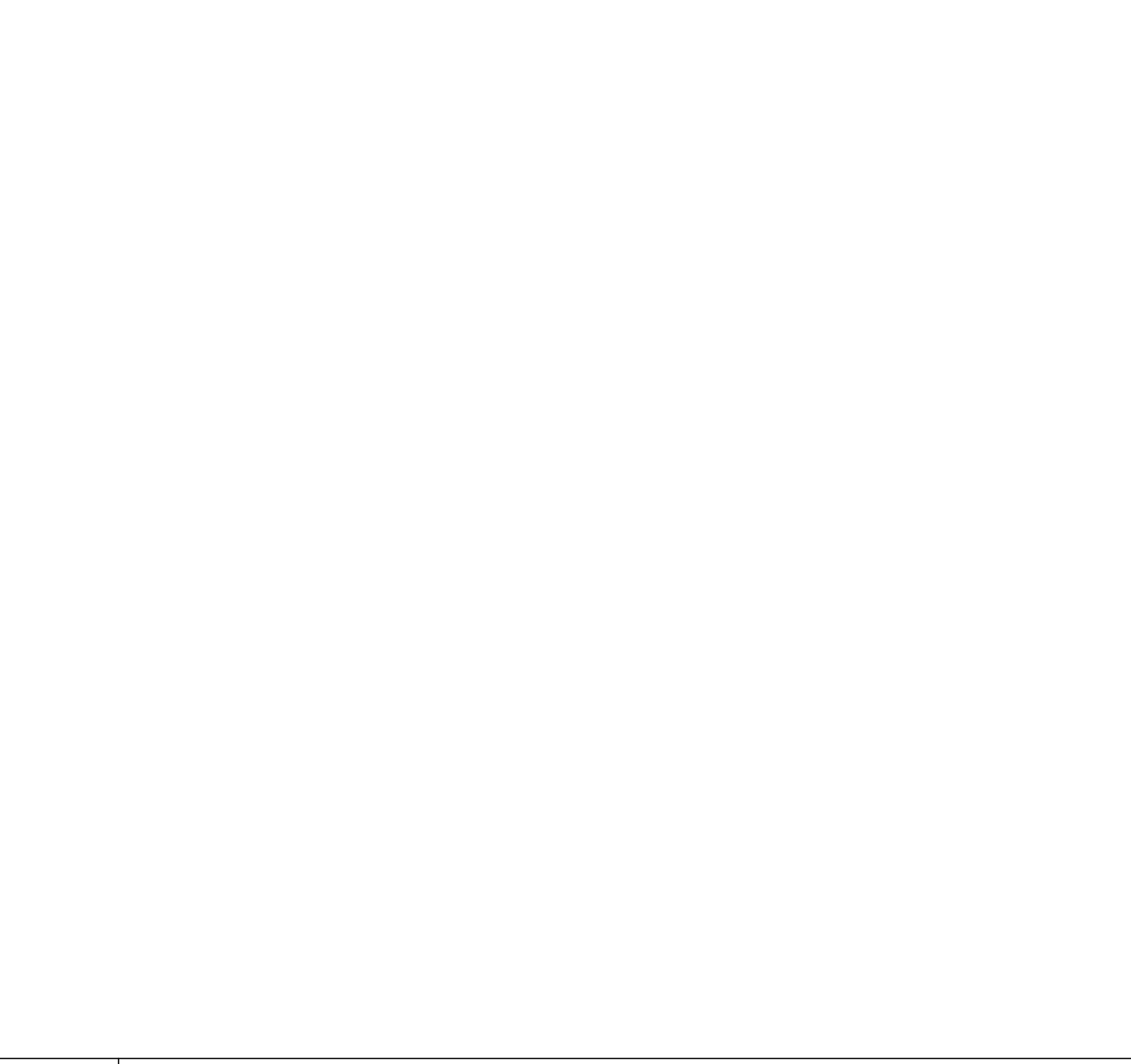
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**NEW HOLDOWN AT NEW CONCRETE FOUNDATION**

7

**DETAIL**

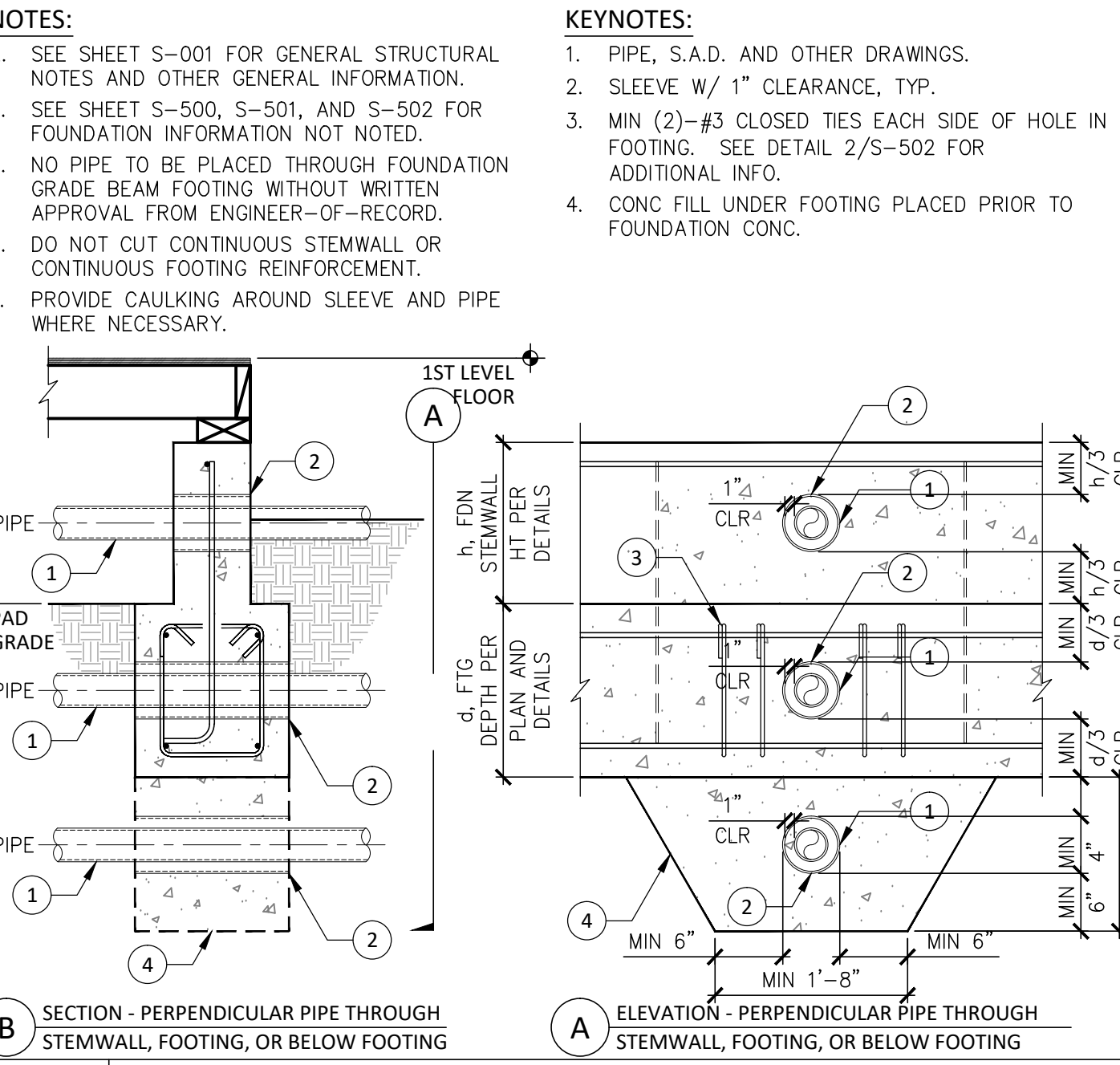
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4

**PARALLEL PIPE TRENCH LIMITATIONS**

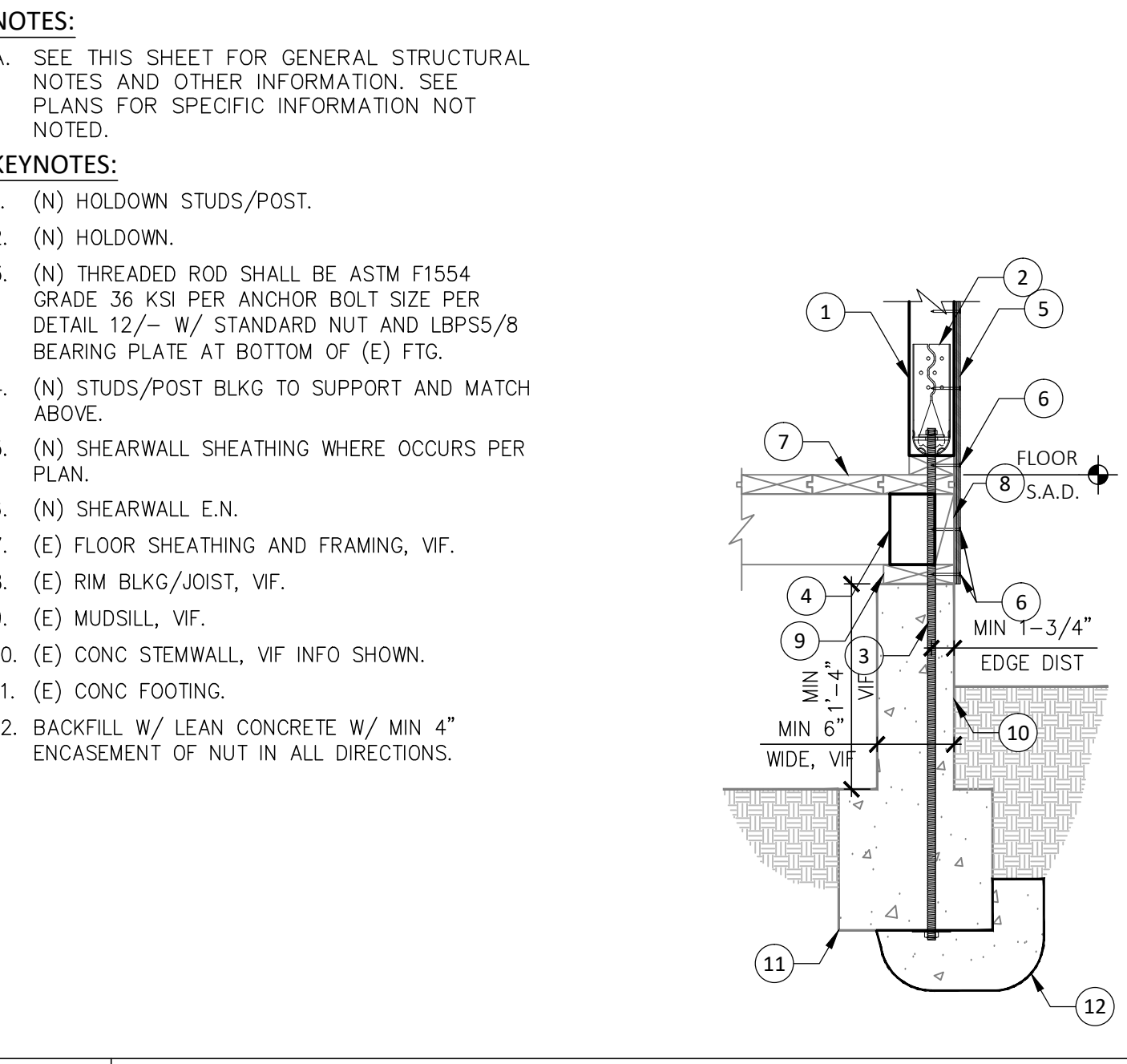
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1

**RETROFIT SHEARWALL - EPOXY HOLDOWN**

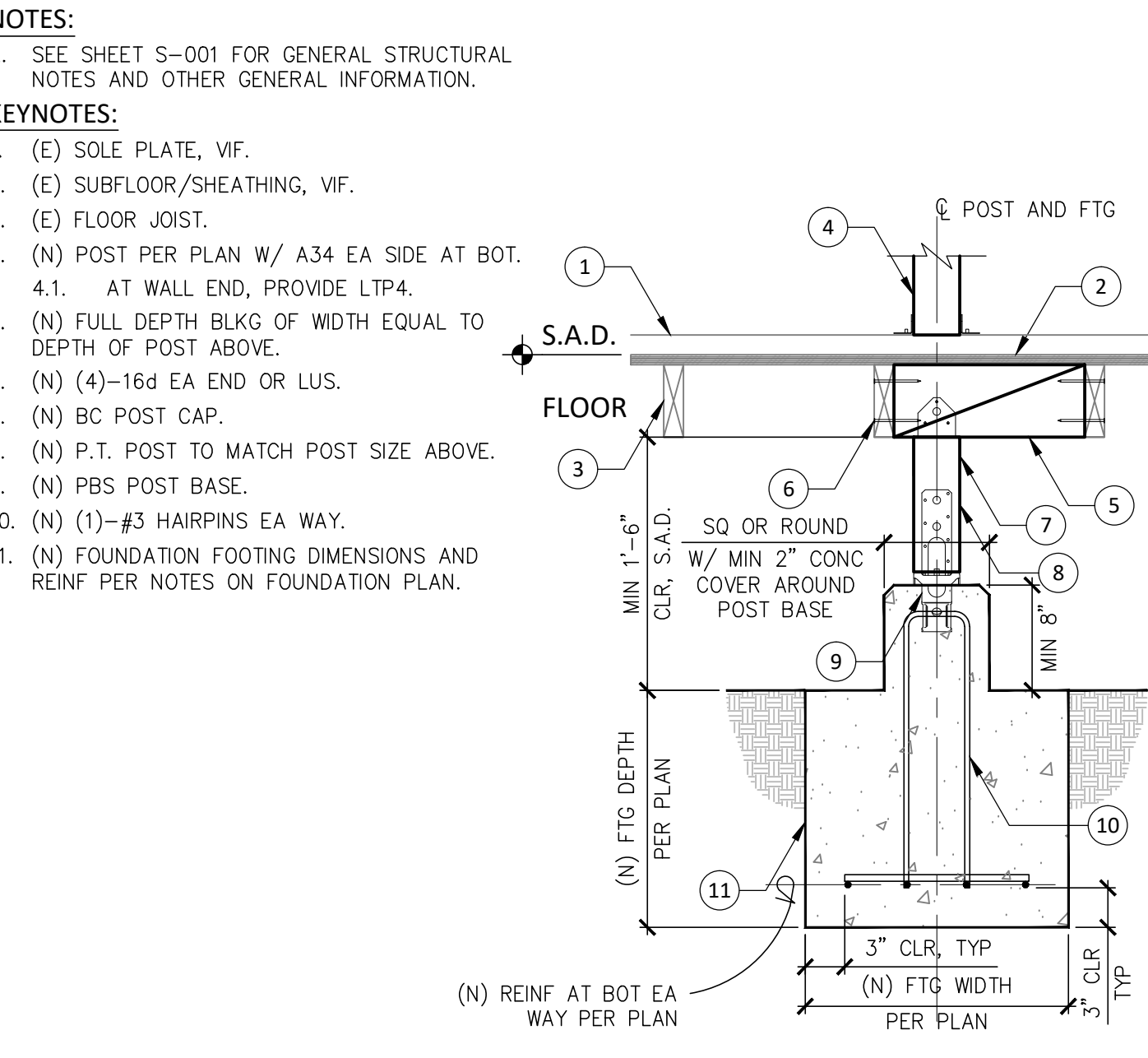
NTS



5

**NEW SPREAD FOOTING AT EXISTING FLOOR FRAMING**

NTS



6

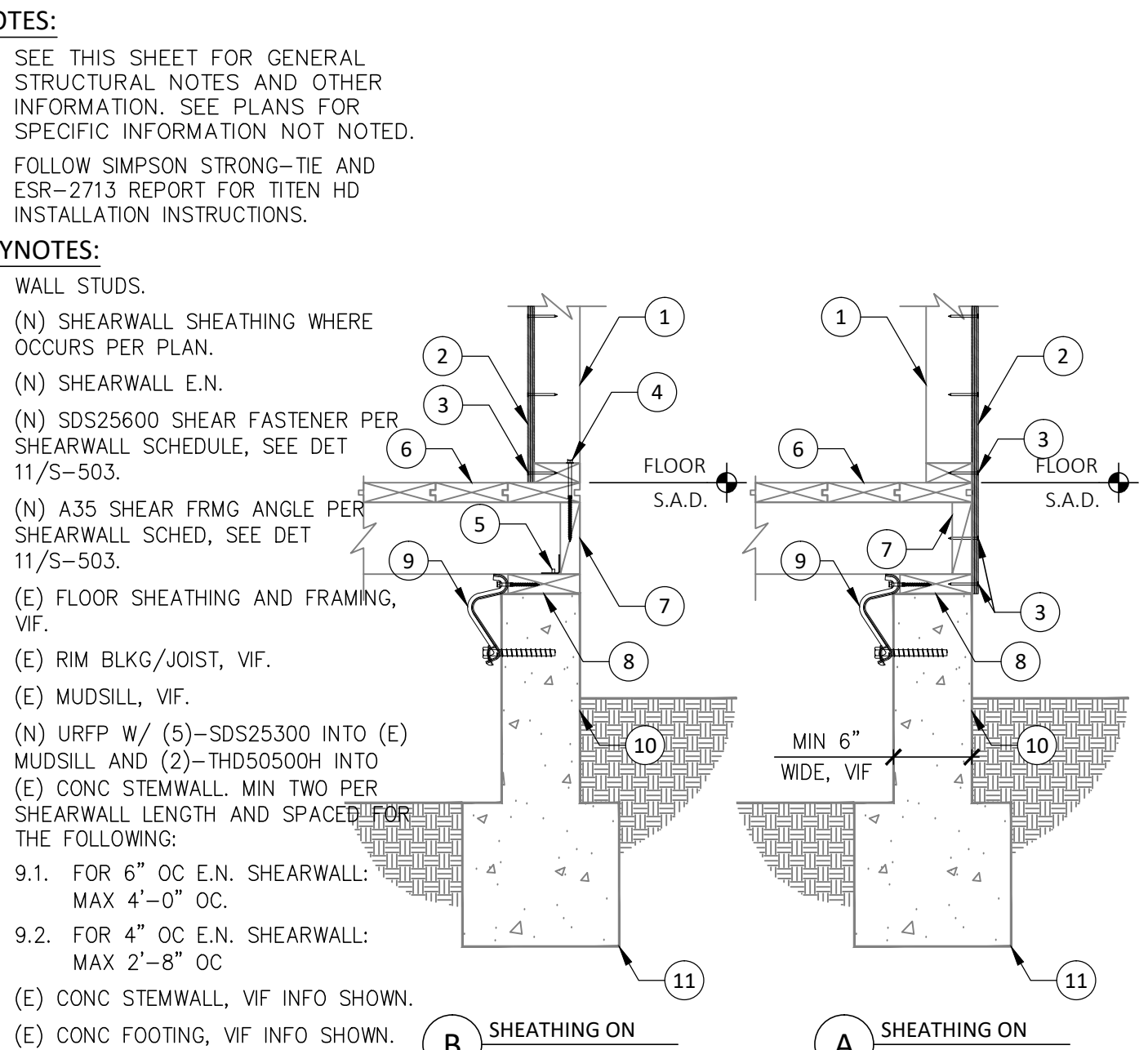
**NEW SPREAD FOOTING AT EXISTING FLOOR FRAMING**

NTS

2

**RETROFIT SHEARWALL - HOLDOWN WITH ANCHOR BOLT THROUGH EXISTING FOUNDATION**

NTS



3

**RETROFIT SHEARWALL - WALL TO FLOOR CONNECTION & MUDSILL ANCHORAGE**

NTS

TITLE	
BLDG PERMIT	05-06-2022
PLAN CHECK	08-05-2022

**EDUY ENGINEERING**  
1721 Parkside Avenue  
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**REGISTERED PROFESSIONAL ENGINEER**  
NO. 70340  
EXP. 09-30-22  
State of California

**DL Architecture & Planning**  
616 RAMONA ST. STE 21  
PALO ALTO, CA 94301 (650) 321-2808

**RESIDENTIAL ADDITION AND NEW ATTACHED ADU**  
FOR: JOEY GU  
140 ATHERTON AVENUE  
ATHERTON, CA 94027

**FOUNDATION DETAILS**

DATE	05-06-2022
SCALE	AS NOTED
DRAWN BY	ETV
JOB NO.	22729
SHEET	

**S-501**  
OF SHEETS



