

VICINITY MAP



PROJECT INFORMATION

1.

ADDRESS: 190 PARK LANE, ATHERTON CA 94027

APN #: 070-214-080
2.

LOT AREA:

1,274,715 S.F.
3.

FITNESS BUILDING #11

ZONING DISTRICT: POS

EXISTING BUILDING AREA: 7,650 S.F.

PROPOSED BUILDING AREA: 8,013 S.F.

BUILDING HEIGHT (NO CHANGE): 22'-0"
4.

PARKING

NO CHANGE. EXISTING PARKING TO REMAIN AS IS.

STANDARD PROVIDED: 115 STALLS

ACCESSIBLE PROVIDED: 5 STALLS (2 VANS)
- BUILDING INFORMATION

1.

CONSTRUCTION TYPE (CBC CH. 6)

VB (NO CHANGE)
2.

USE AND OCCUPANCY (CBC CH. 3)

B, A-3 (NO CHANGE)
3.

FIRE PROTECTION (CBC CH. 9)

THIS BUILDING IS PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH CBC 903.
4.

APPROXIMATE SQUARE FOOTAGE OF ALTERED AREAS: 2,815 S.F. (APPROX.)
5.

EXISTING BUILDING CONSTRUCTED IN 1976; EXPANDED IN 2014

PROJECT TEAM

<b>OWNER</b>	
MENLO CIRCUS CLUB	WILLIAM MAROUN
190 PARK LANE	DIRECTOR OF OPERATIONS
ATHERTON, CA 94027	TEL: (650) 330-6111
	EMAIL: WILLIAMM@MENLOCIRCUSCLUB.COM
<b>ARCHITECT</b>	
KORTH SUNSERI HAGEY ARCHITECTS	GREG HAGEY
349 SUTTER STREET	TEL: (415) 314-8574
SAN FRANCISCO, CA 94108	EMAIL: GHAGEY@KSHA.COM
<b>CONTRACTOR</b>	
VANCE BROWN BUILDERS	AARON MCDUGALL
3197 PARK BOULEVARD	TEL: (650) 646-2902
PALO ALTO, CA. 94306	EMAIL: AARON.MCDUGALL@VANCEBROWN.COM

SCOPE OF WORK

SCOPE OF WORK INCLUDES A COMPLETE REMODEL OF THE EXISTING MEN'S AND WOMEN'S LOCKER ROOM WITH A BUILDING ADDITION OF ROUGHLY 363 S.F. SCOPE OF WORK INCLUDES ACCESSIBILITY UPGRADES TO THE LOCKER ROOMS, SPA, AND RELATED AMENITIES. UPGRADE EXISTING LIGHTING, PLUMBING, AND HVAC DISTRIBUTION DUCTS TO CONFORM TO NEW LOCKER LAYOUT. INSTALL NEW FINISHED SPA, WALL FINISHES, AND FLOOR FINISHES.

APPLICABLE CODES

2020 CALIFORNIA BUILDING CODE  
2020 CALIFORNIA GREEN BUILDING STANDARDS CODE  
2020 CALIFORNIA ELECTRICAL CODE  
2020 CALIFORNIA MECHANICAL CODE  
2020 CALIFORNIA PLUMBING CODE  
2020 CALIFORNIA ENERGY CODE  
2020 CALIFORNIA FIRE CODE

ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS.  
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLETING THE CONSTRUCTION OF THIS PROJECT IN ACCORDANCE WITH THE ABOVE FEDERAL, STATE, AND LOCAL CODES INCLUDING THEIR MOST RECENT AMENDMENTS AND REVISIONS.

DRAWING INDEX

<b>ARCHITECTURAL</b>	
A0.0	PROJECT INFORMATION
A1.0	SITE COVERAGE
REF.	TOPOGRAPHIC SURVEY PLAN
A2.0	(E) CONDITIONS / DEMOLITION PLAN
A3.0	PROPOSED PLAN
A4.0	BUILDING ELEVATIONS
A5.0	BUILDING ELEVATIONS
A6.0	BUILDING ELEVATIONS
A7.0	SCOPE OF WORK - 3D DIAGRAM

THE MENLO CIRCUS CLUB

190 PARK LANE  
ATHERTON, CA



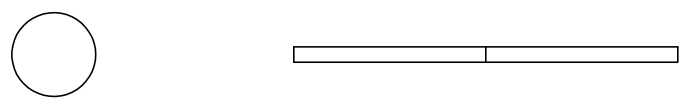
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S A N F R A N C I S C O , C A 9 4 1 0 8  
T E L : 4 1 5 . 9 5 4 . 1 9 6 0 W E B : w w w . k s h a . c o m

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	02.24.2023	PLANNING DEPT. SUBMITTAL

PROJECT NUMBER  
21006

SHEET TITLE  
PROJECT INFORMATION

SCALE  
N.T.S.



SHEET NUMBER

A0.0



**LOT COVERAGE CALCULATION:**

**BUILDING:**

1.	MCC RESIDENCE #1	1,815 SF
2.	BUILDING (HORSE) #2	1,720 SF
3.	BUILDING (HORSE) #3	3,175 SF
4.	BUILDING (HORSE) #4	24,300 SF
5.	MCC RESIDENCE #5	1,015 SF
6.	BUILDING (MAIN CLUBHOUSE) #6	20,595 SF
7.	BUILDING (YOUTH LOCKER) #7	2,965 SF
8.	MAINTENANCE BUILDING #8	1,955 SF
9.	STORAGE BUILDING #9	590 SF
10.	STORAGE BUILDING #10	590 SF
11.	FITNESS BUILDING #11	7,650 SF
EXISTING BLDG SUBTOTAL:		76,370 SF

**MISCELLANEOUS STRUCTURES:**

12.	WATER TANK	370 SF
13.	SHEDS	1,980 SF
		2,350 SF

**GRAND TOTAL ALL STRUCTURES: 78,720 SF**

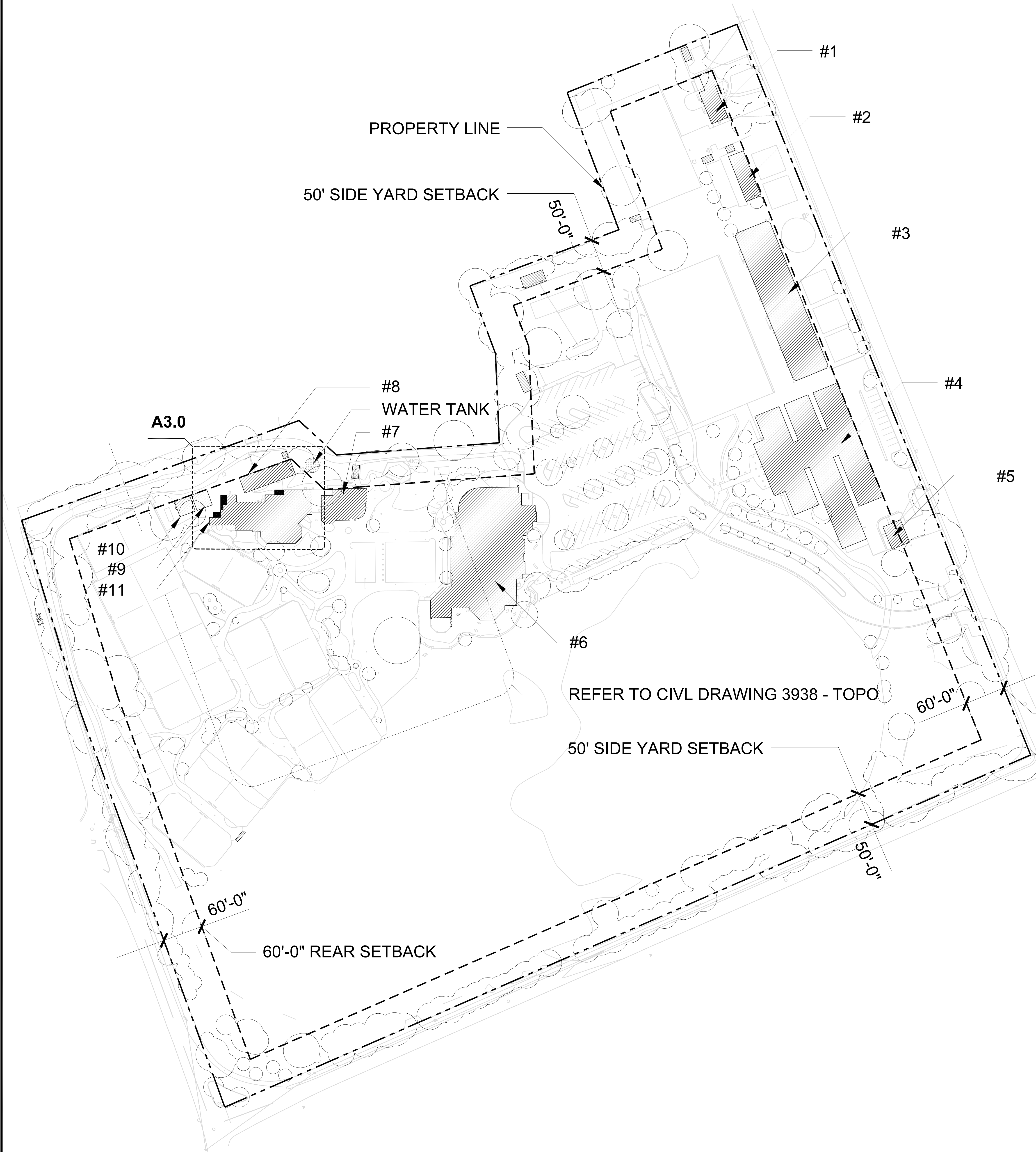
**EXISTING LOT COVERAGE**

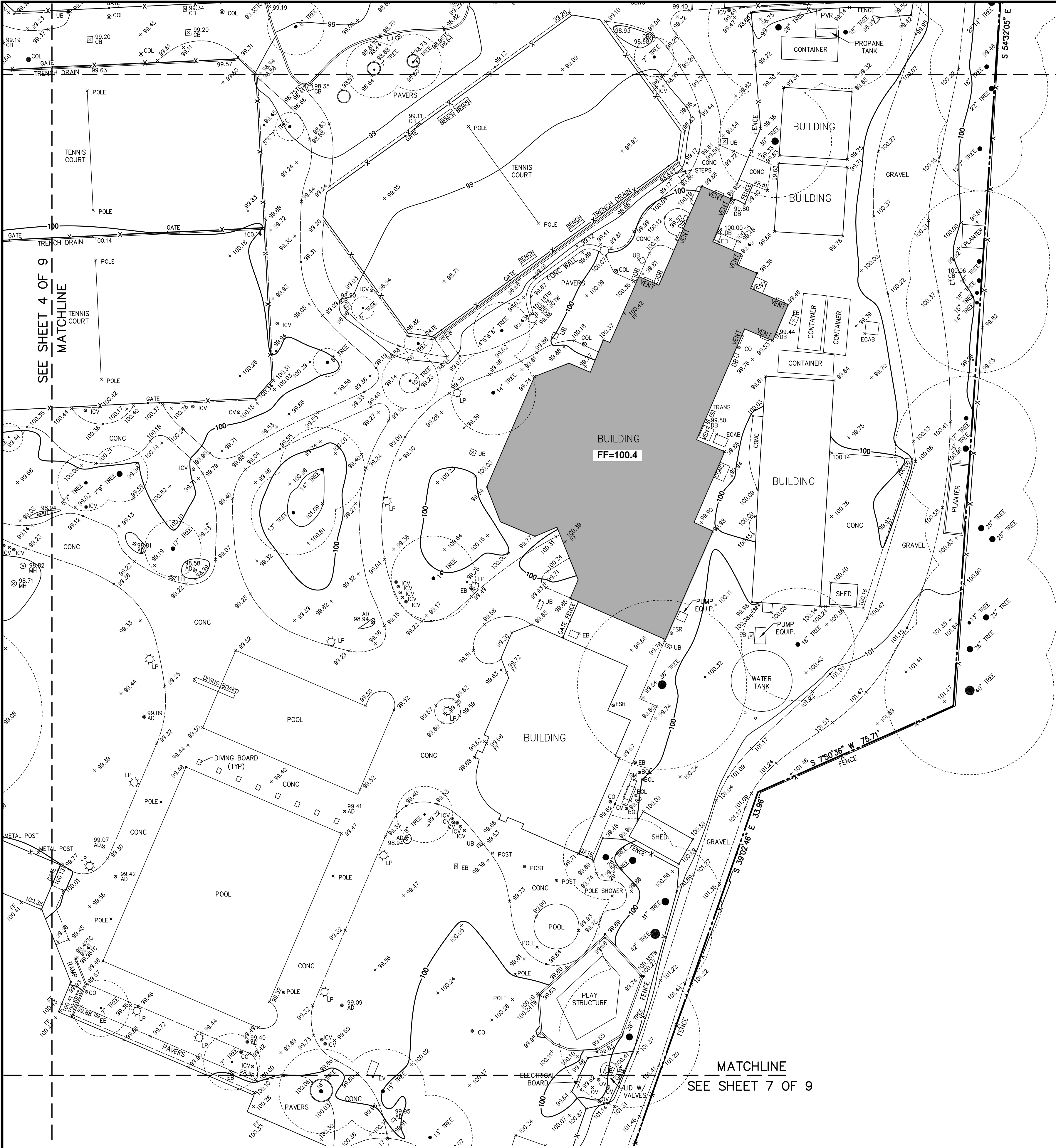
TOTAL STRUCTURES: 78,720 SF  
LOT AREA: 1,274,715 SF ( 28.1 ACRES) = **6.1%**

PROPOSED FITNESS BUILDING ADDITION 363 SF

**PROPOSED LOT COVERAGE**

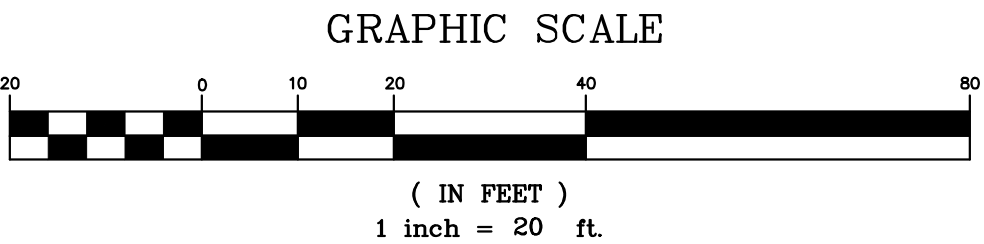
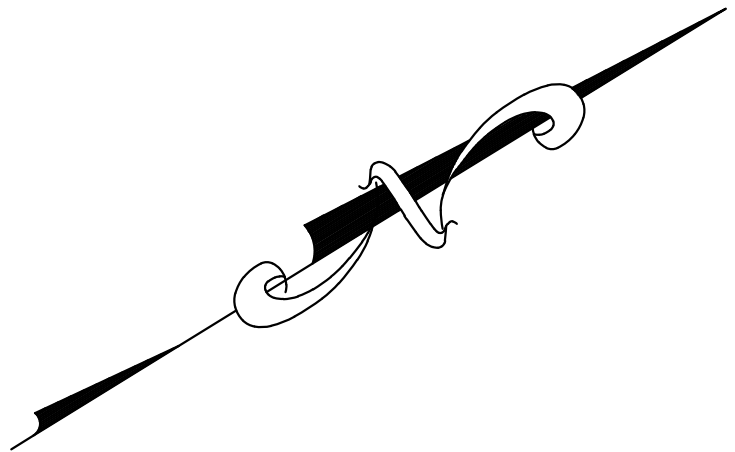
TOTAL STRUCTURES: 79,083 SF  
LOT AREA: 1,274,715 SF ( 28.1 ACRES) = **6.2%**





SEE SHEET 3 OF 9  
MATCHLINE

MATCHLINE  
SEE SHEET 7 OF 9



DRAWN BY: MDL		<p><b>TOPOGRAPHIC SURVEY PLAN</b> 190 PARK LANE MENLO CIRCUS CLUB A.P.N. 070-214-080 SAN MATEO COUNTY CALIFORNIA</p>	<p>ATHERTON</p>								
DESIGNED BY: ---											
CHECKED BY: DGM											
SCALE: 1"=20'											
DATE: 05-26-21											
DRAWING NO. 3938-TOPO		<p><b>MACLEOD AND ASSOCIATES</b> CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580</p>									
SHEET 5 OF 9		<p>PREPARED FOR: MENLO CIRCUS CLUB</p>									
		<p>REVISIONS</p> <table border="1"> <tr> <th>REV.</th> <th>DESCRIPTION</th> <th>BY:</th> <th>DATE:</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		REV.	DESCRIPTION	BY:	DATE:				
REV.	DESCRIPTION	BY:	DATE:								



THE MENLO  
CIRCUS CLUB

190 PARK LANE  
ATHERTON, CA



**KSH ARCHITECTS**  
KORTH SUNSERI HAGEY

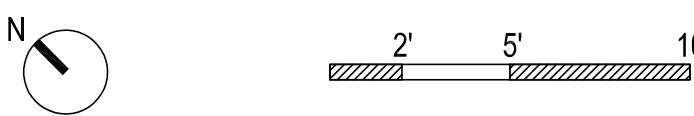
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S A N F R A N C I S C O , C A 9 4 1 0 8  
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ISSUES AND REVISIONS		
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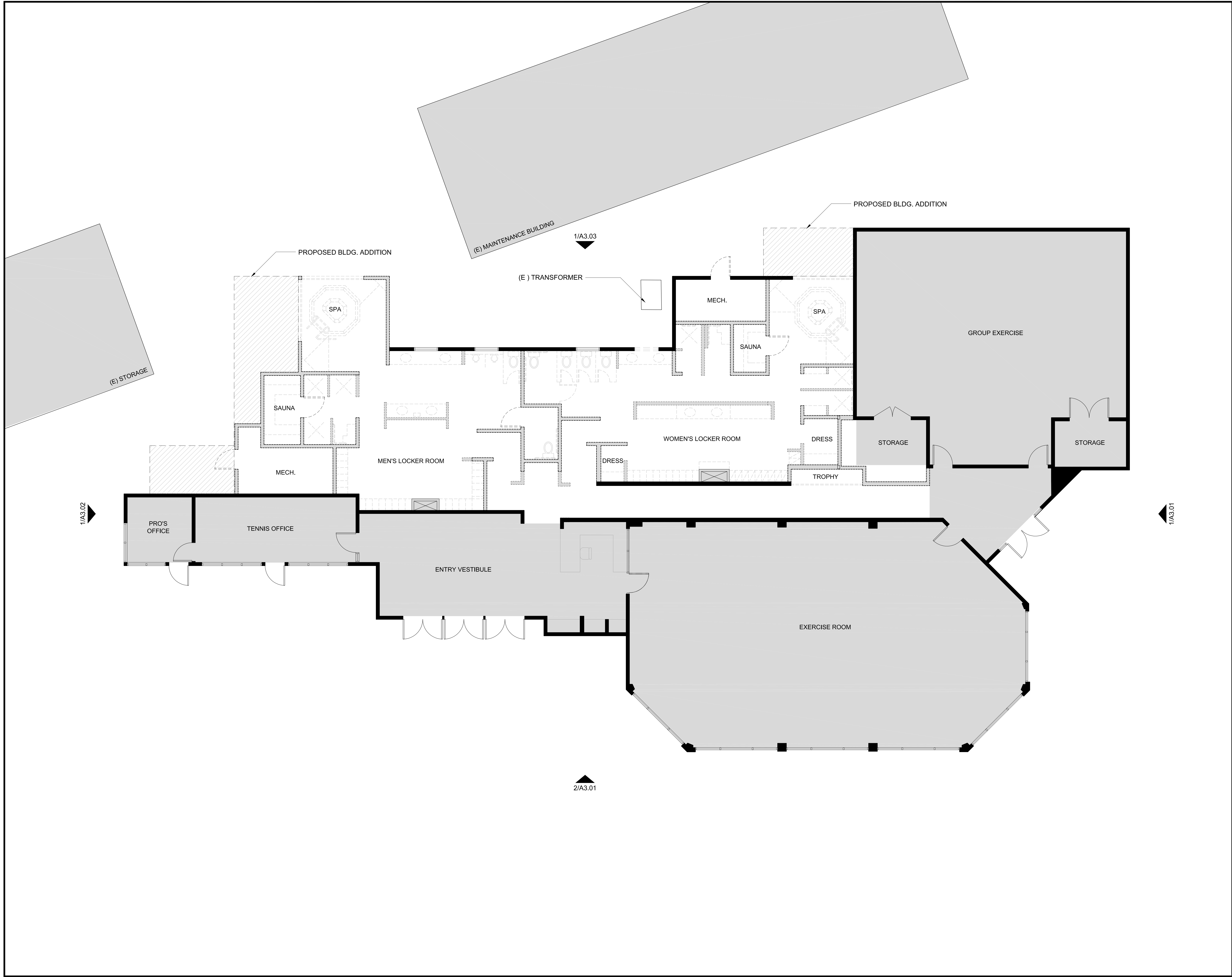
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**DEMOLITION PLAN**

SCALE  
3/16"=1'-0"



SHEET NUMBER

**A2.0**



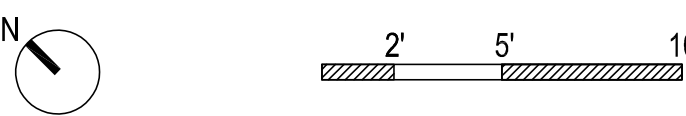


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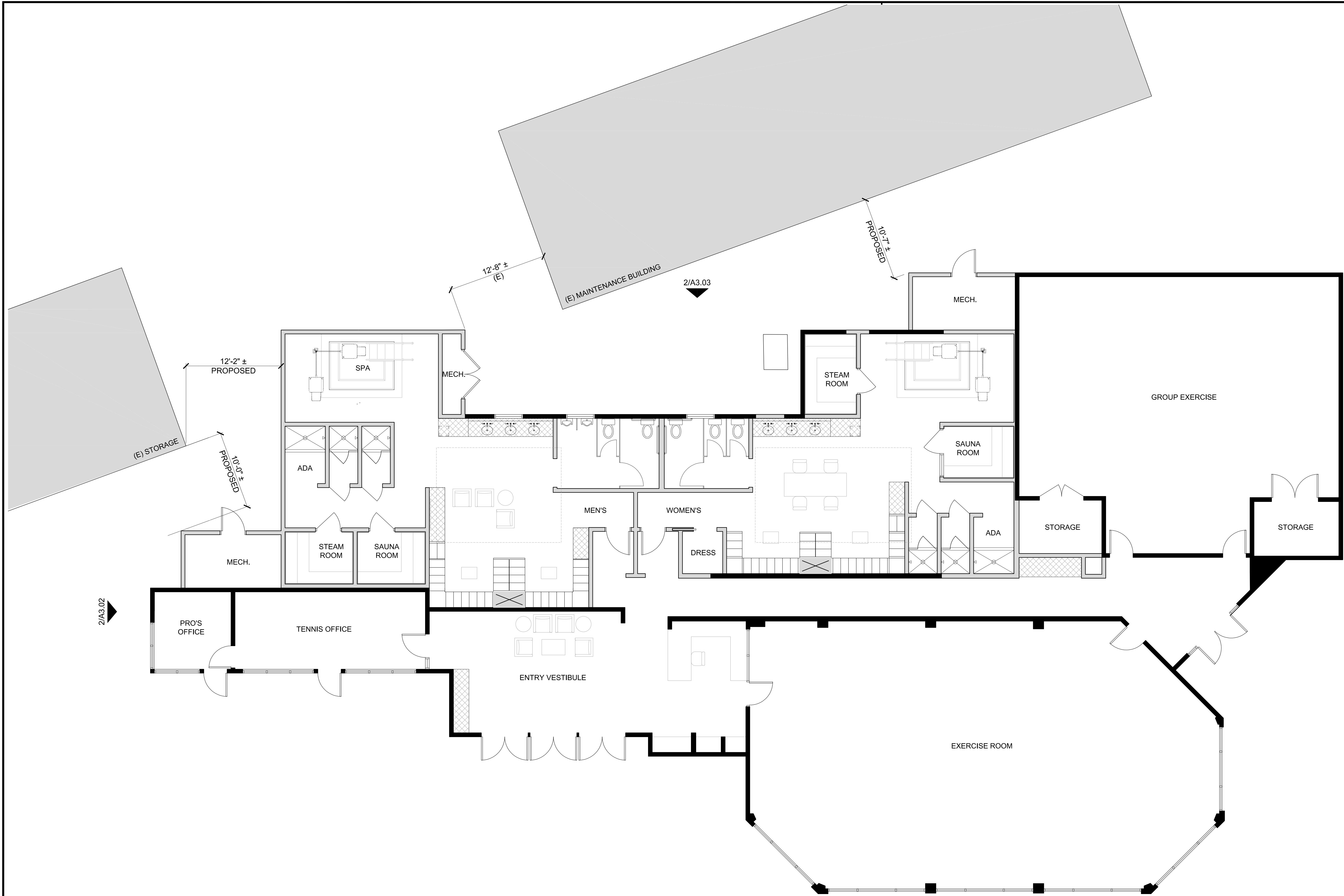
SHEET TITLE  
**PROPOSED PLAN**

SCALE  
3/16"=1'-0"



SHEET NUMBER

**A3.0**



THE MENLO  
CIRCUS CLUB

190 PARK LANE  
ATHERTON, CA



**KSH ARCHITECTS**  
KORTH SUNSERI HAGEY

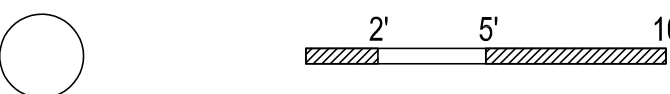
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S A N F R A N C I S C O , C A 9 4 1 0 8  
T E L : 4 1 5 . 9 5 4 . 1 9 6 0 W E B : w w w . k s h a . c o m

ISSUES AND REVISIONS		
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21006

SHEET TITLE  
**EXISTING EXTERIOR  
ELEVATIONS**

SCALE  
3/16"=1'-0"



SHEET NUMBER

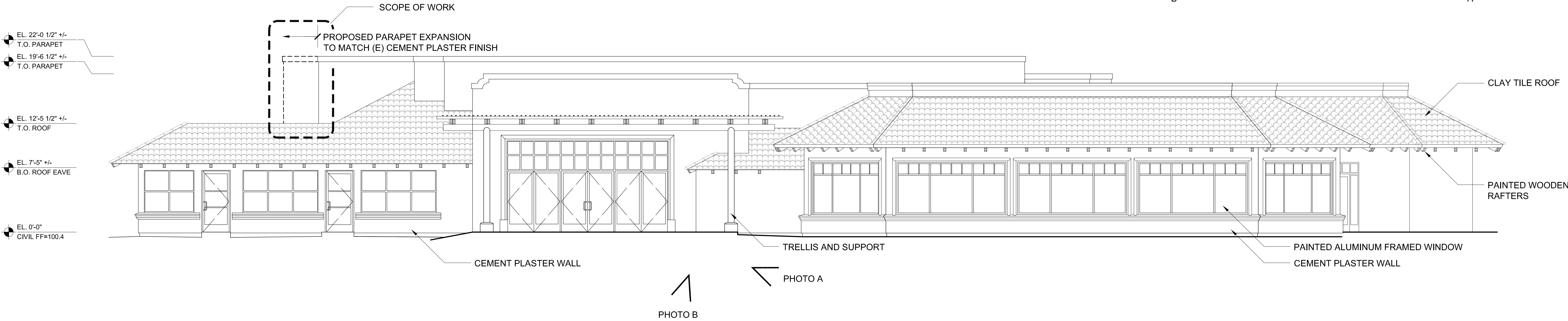
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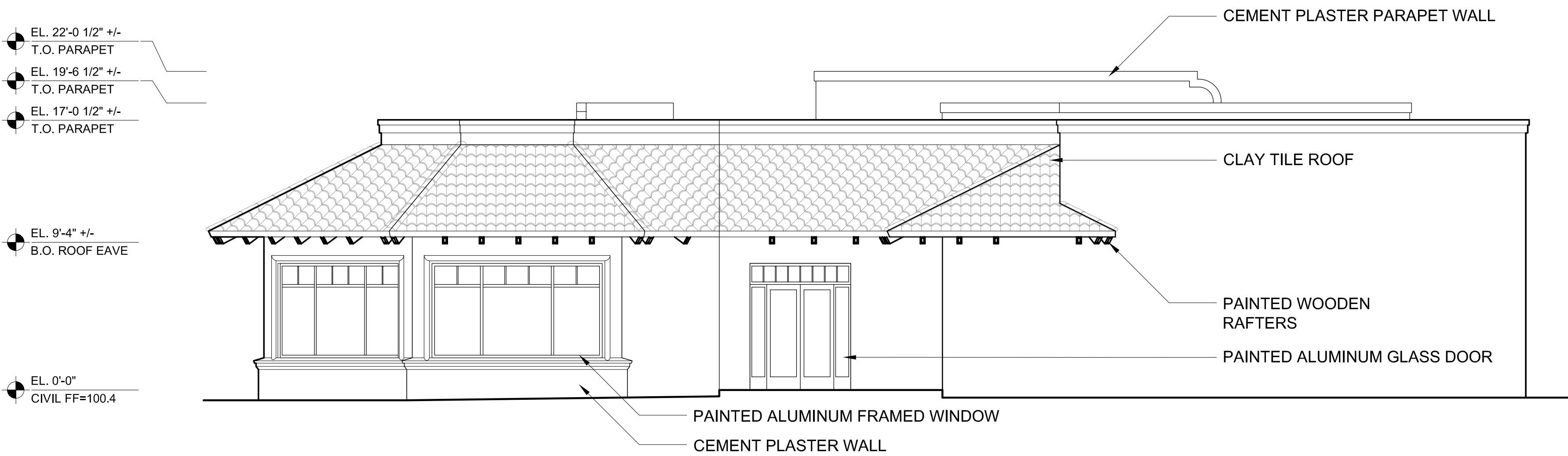
B



A



**2** | EXISTING AND PROPOSED WEST ELEVATION  
3/16" = 1'-0"  
REFERENCE



**1** | EXISTING SOUTH ELEVATION  
3/16" = 1'-0"  
REFERENCE



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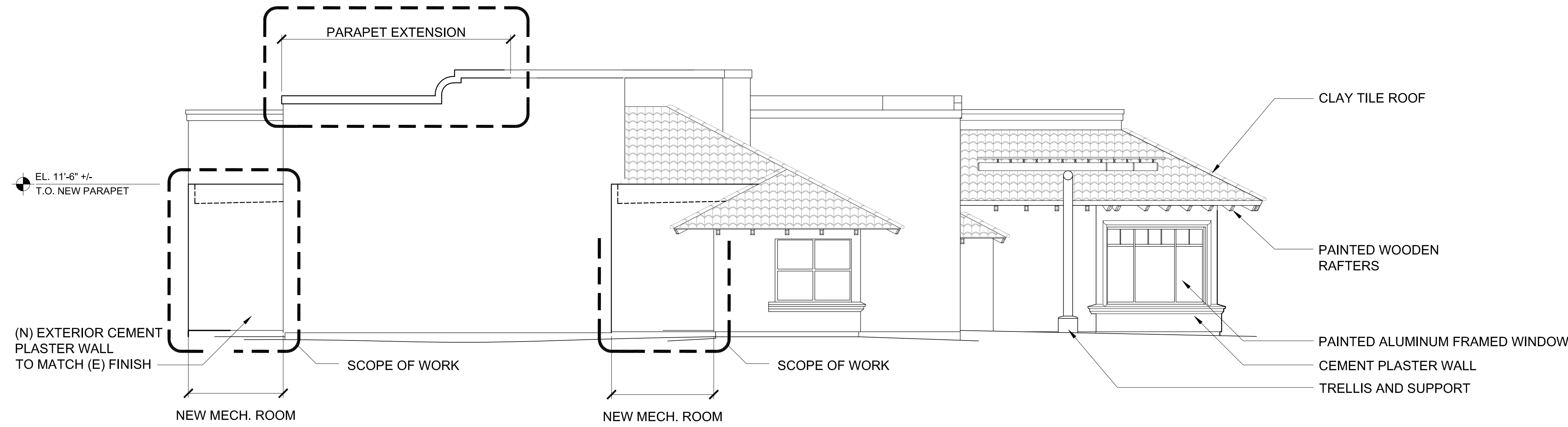
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SHEET TITLE  
**BUILDING ELEVATIONS**

SCALE  
3/16" = 1'-0"

SHEET NUMBER

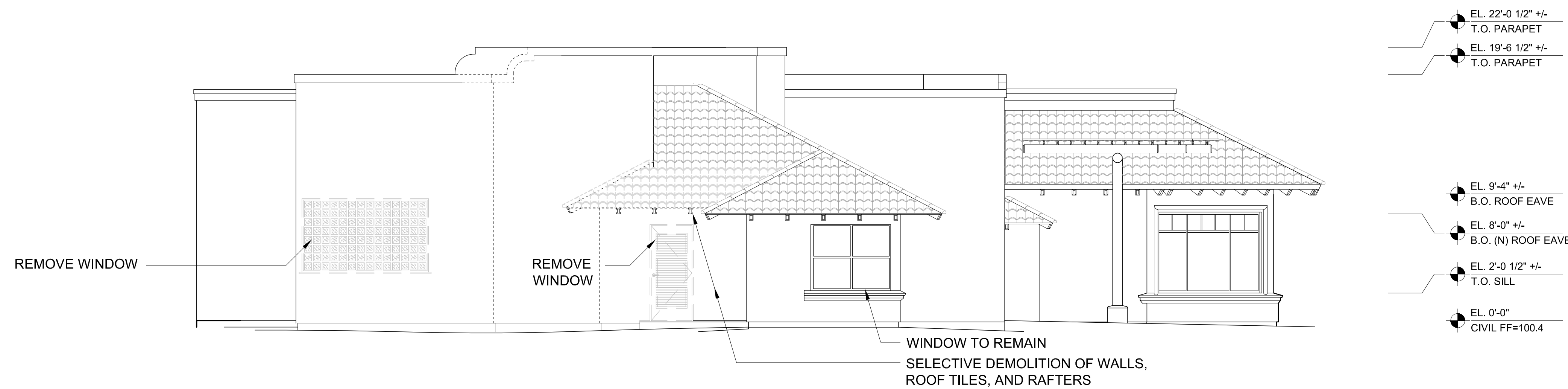
**A5.0**



**2**

**PROPOSED NORTH ELEVATION**

3/16" = 1'-0"  
REFERENCE



**1**

**EXISTING NORTH ELEVATION**

3/16" = 1'-0"  
REFERENCE



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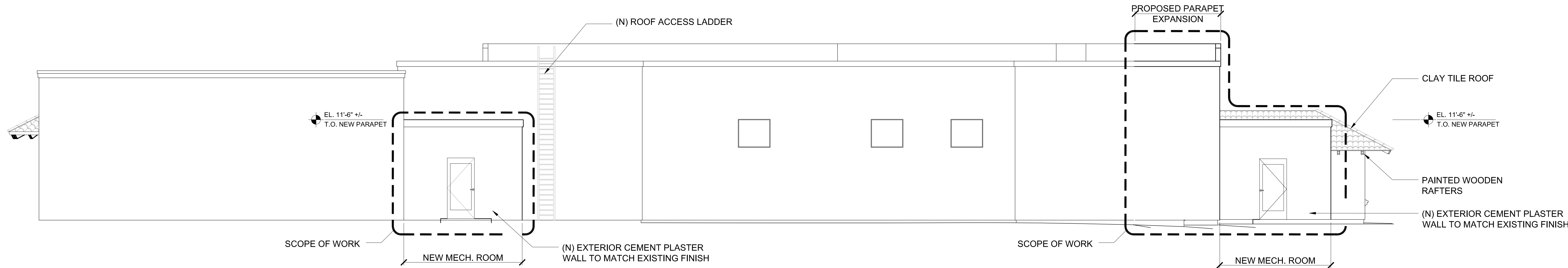
PROJECT NUMBER  
21006

SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

SCALE  
3/16" = 1'-0"

SHEET NUMBER

A6.0



**2** | PROPOSED EAST ELEVATION  
3/16" = 1'-0"  
REFERENCE

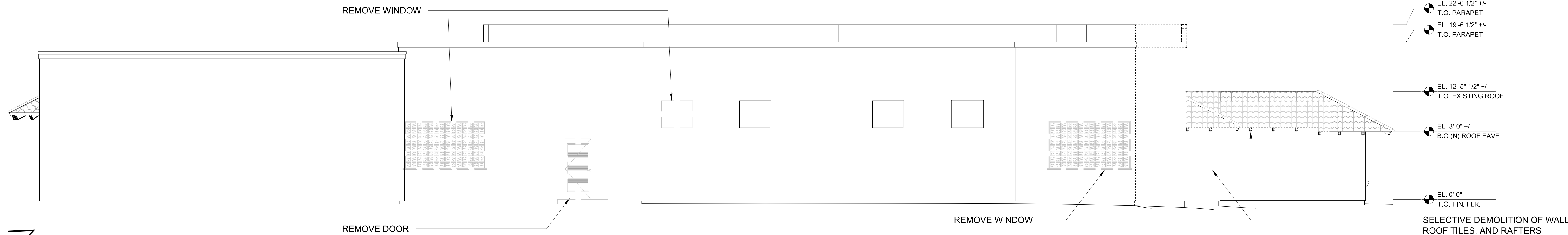


PHOTO 7

**1** | EXISTING EAST ELEVATION  
3/16" = 1'-0"  
REFERENCE

THE MENLO  
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**KSH ARCHITECTS**  
KORTH SUNSERI HAGEY

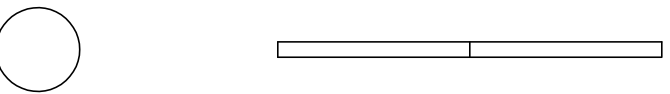
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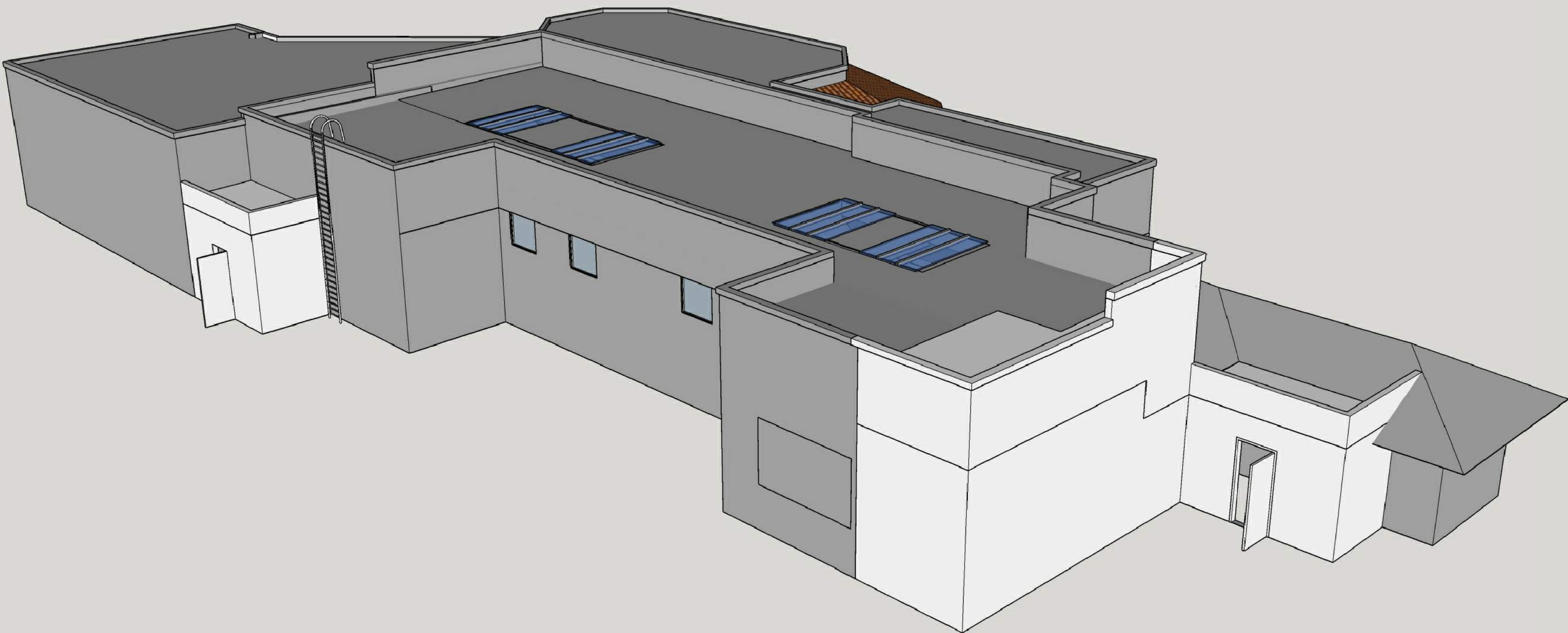
SHEET TITLE  
**SCOPE OF WORK - 3D DIAGRAM**

SCALE  
N.T.S.

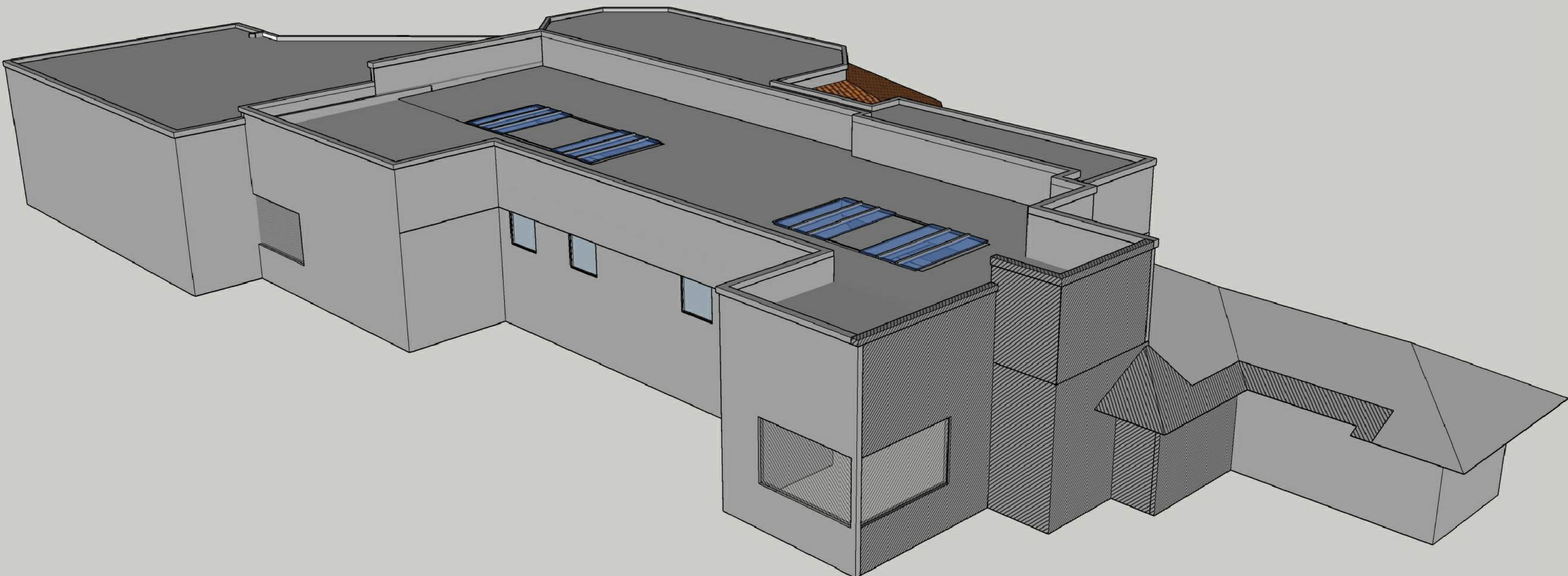


SHEET NUMBER

**A7.0**



2 | PROPOSED CONDITIONS  
1'-0"=1'-0"



1 | EXISTING CONDITIONS  
1'-0"=1'-0"