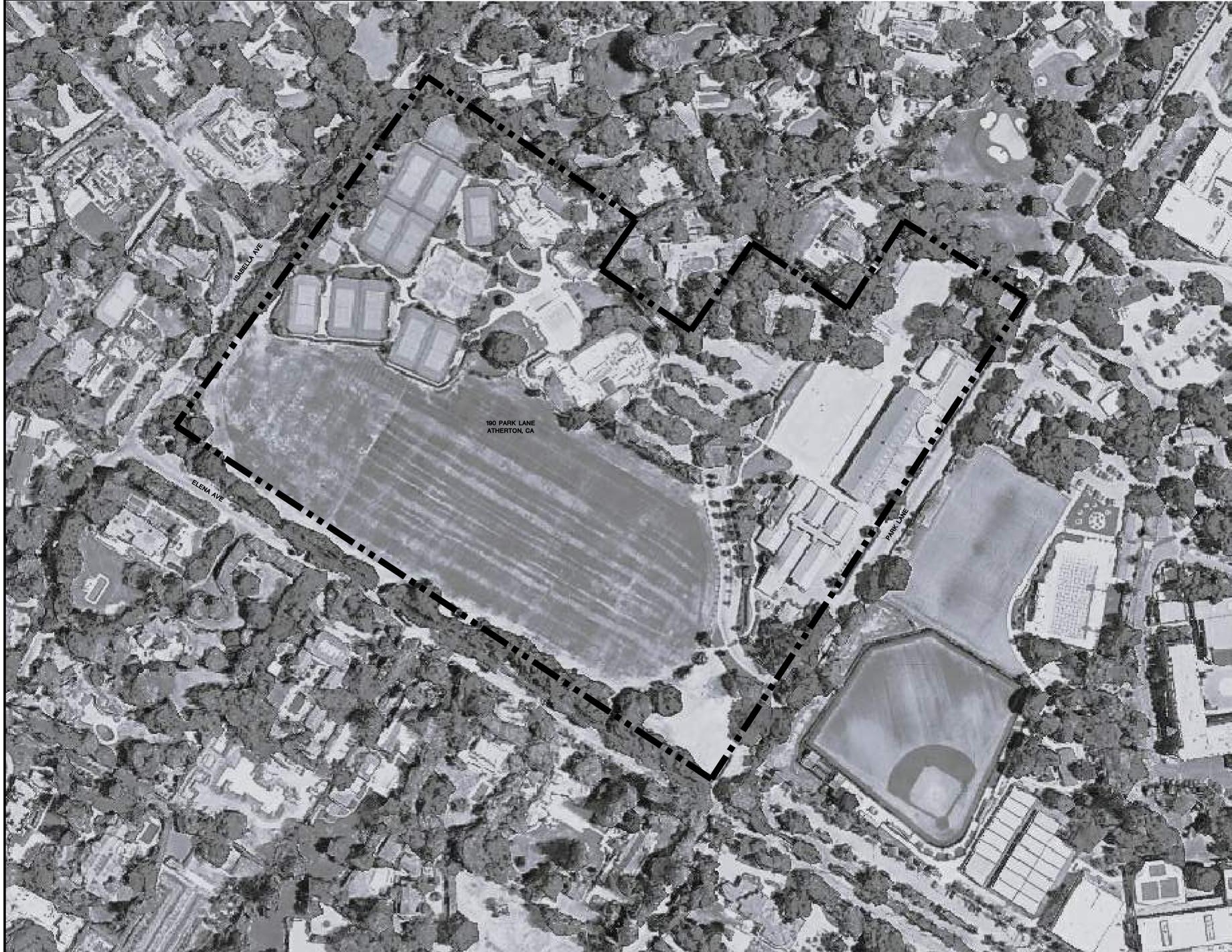


VICINITY MAP



PROJECT INFORMATION

- ADDRESS:** 190 PARK LANE, ATHERTON CA 94027    APN #: 070-214-080
- LOT AREA:** 1,274,715 S.F.
- 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"
- PARKING**  
 NO CHANGE. EXISTING PARKING TO REMAIN AS IS.  
 STANDARD PROVIDED: 115 STALLS  
 ACCESSIBLE PROVIDED: 5 STALLS (2 VANS)

BUILDING INFORMATION

- CONSTRUCTION TYPE (CBC CH. 6)** VB (NO CHANGE)
- USE AND OCCUPANCY (CBC CH. 3)** B, A-3 (NO CHANGE)
- FIRE PROTECTION (CBC CH. 9)**  
 THIS BUILDING IS PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH CBC 903.
- APPROXIMATE SQUARE FOOTAGE OF ALTERED AREAS:** 2,815 S.F. (APPROX.)
- EXISTING BUILDING CONSTRUCTED IN 1976; EXPANDED IN 2014**

PROJECT TEAM

**OWNER**  
 MENLO CIRCUS CLUB  
 190 PARK LANE  
 ATHERTON, CA 94027  
 WILLIAM MAROUN  
 DIRECTOR OF OPERATIONS  
 TEL: (650) 330-6111  
 EMAIL: WILLIAMM@MENLOCIRCUSCLUB.COM

**ARCHITECT**  
 KORTH SUNSERI HAGEY ARCHITECTS  
 349 SUTTER STREET  
 SAN FRANCISCO, CA 94108  
 GREG HAGEY  
 TEL: (415) 314-8574  
 EMAIL: GHAGEY@KSHA.COM

**CONTRACTOR**  
 VANCE BROWN BUILDERS  
 3197 PARK BOULEVARD  
 PALO ALTO, CA, 94306  
 AARON MCDUGALL  
 TEL: (650) 646-2902  
 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

- ARCHITECTURAL**
- 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



349 SUTTER STREET  
 SAN FRANCISCO, CA 94108  
 TEL: 415.954.1960 WEB: www.ksha.com

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**



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

PROJECT NUMBER  
21006

SHEET TITLE  
**SITE COVERAGE**

SCALE  
N.T.S.

SHEET NUMBER

**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
<b>EXISTING BLDG SUBTOTAL:</b>		<b>76,370 SF</b>

**MISCELLANEOUS STRUCTURES:**

12.	WATER TANK	370 SF
13.	SHEDS	1,980 SF
		<b>2,350 SF</b>

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

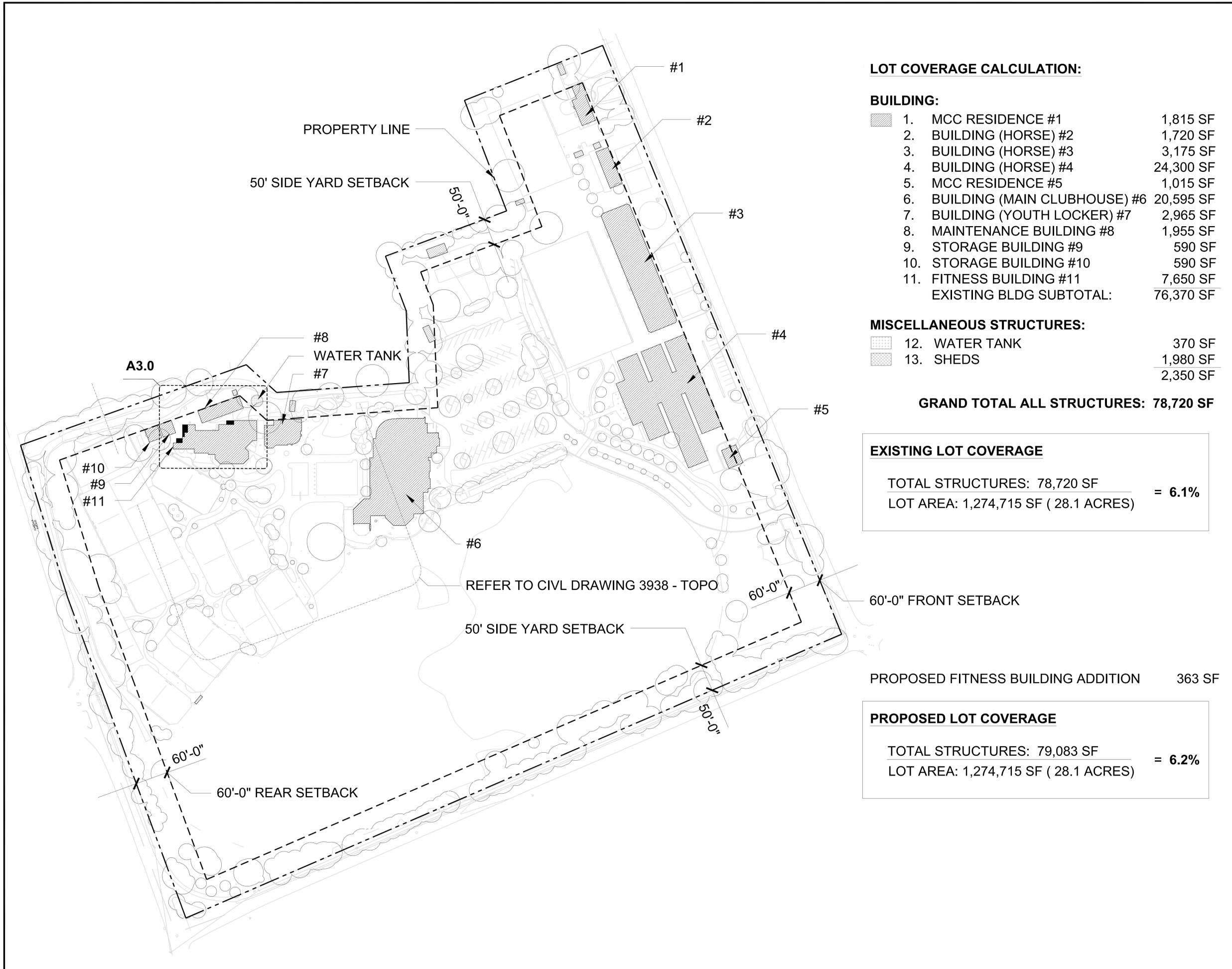
**EXISTING LOT COVERAGE**

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%**





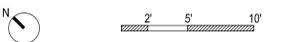


ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	02.24.2023	PLANNING DEPT. SUBMITTAL

PROJECT NUMBER  
21006

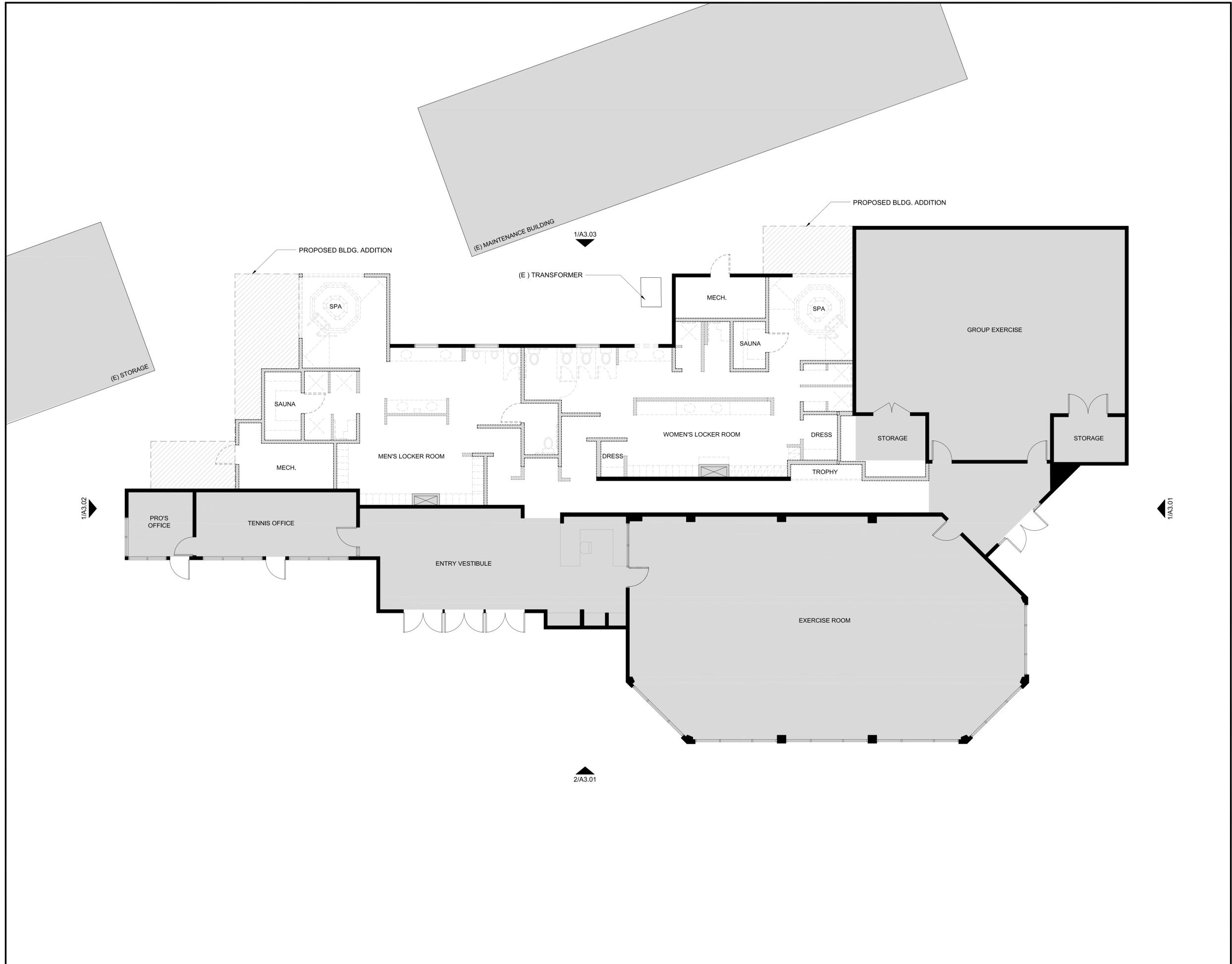
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**DEMOLITION PLAN**

SCALE  
3/16"=1'-0"



SHEET NUMBER

**A2.0**



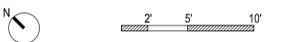


ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	02.24.2023	PLANNING DEPT. SUBMITTAL

PROJECT NUMBER  
21006

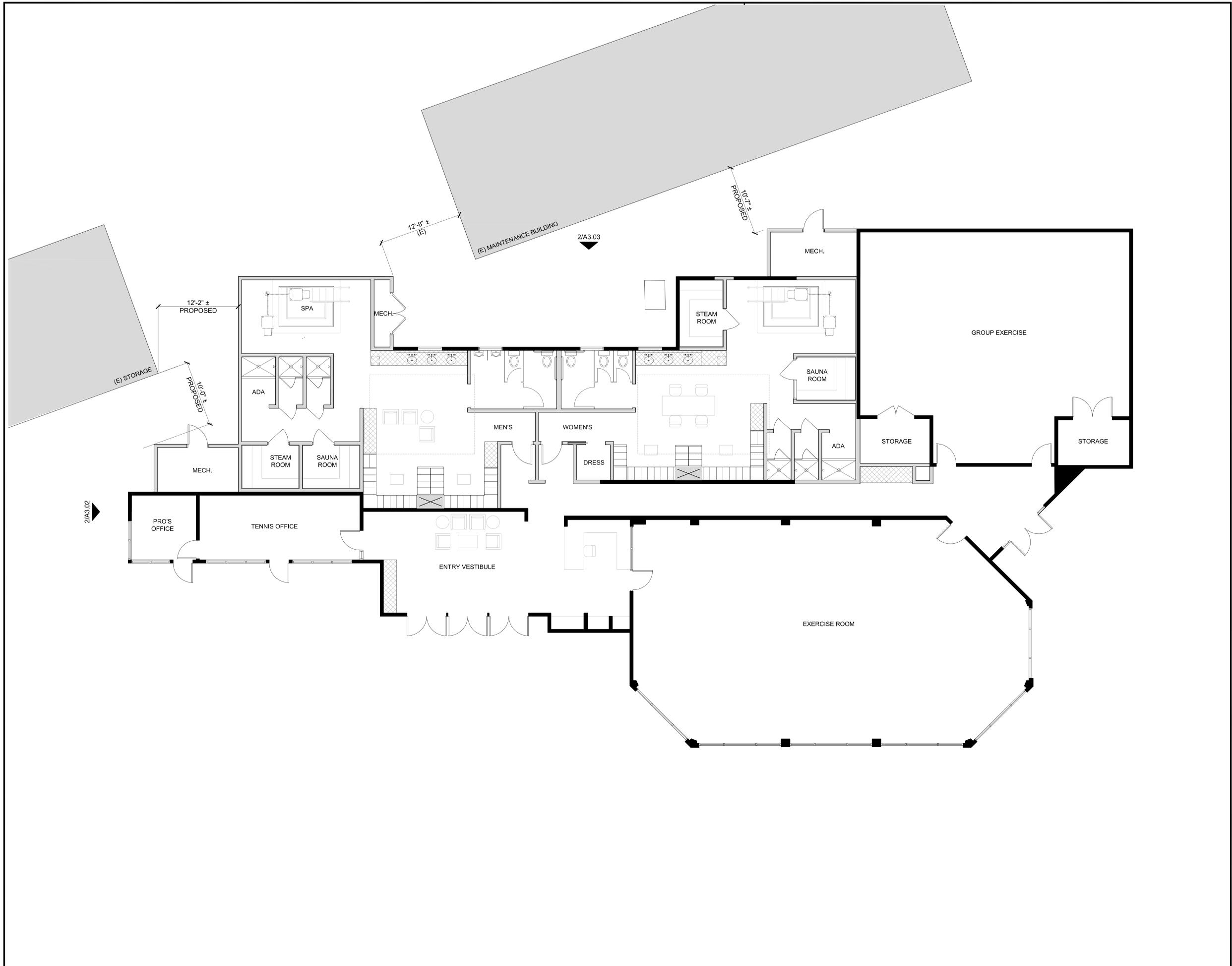
SHEET TITLE  
**PROPOSED PLAN**

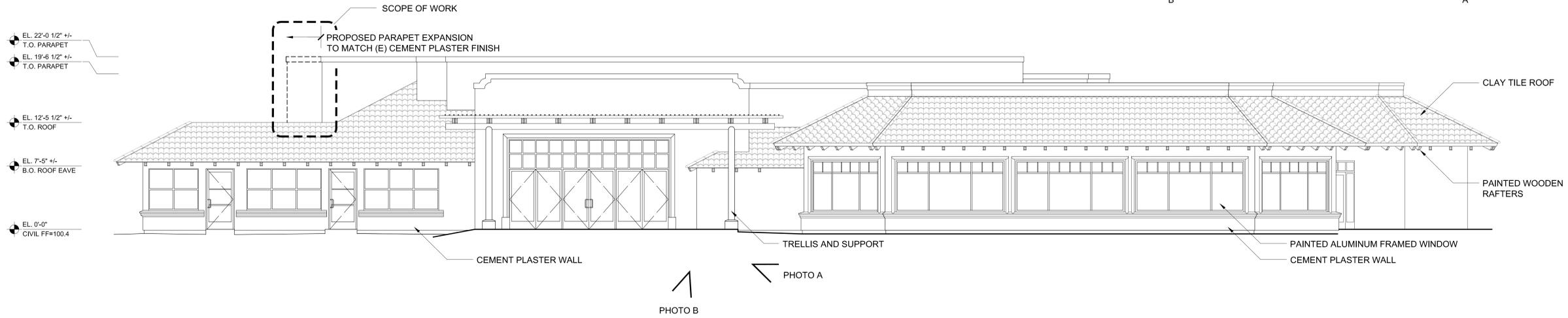
SCALE  
3/16"=1'-0"



SHEET NUMBER

**A3.0**





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

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

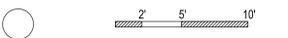


**1** | EXISTING SOUTH ELEVATION  
3/16" = 1'-0"  
REFERENCE

PROJECT NUMBER  
21006

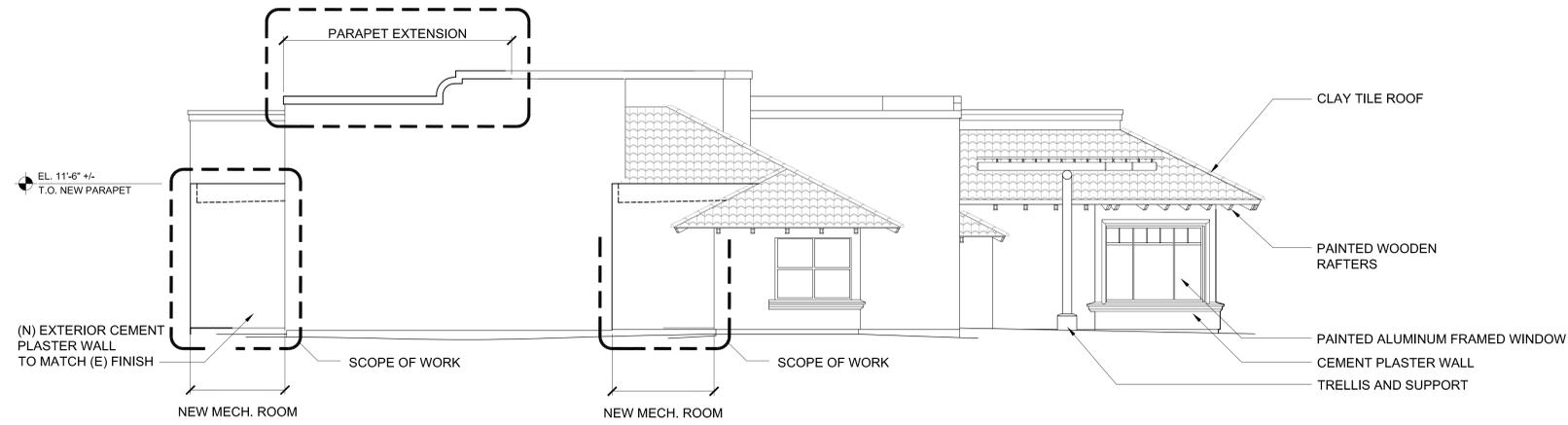
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**EXISTING EXTERIOR  
ELEVATIONS**

SCALE  
3/16"=1'-0"



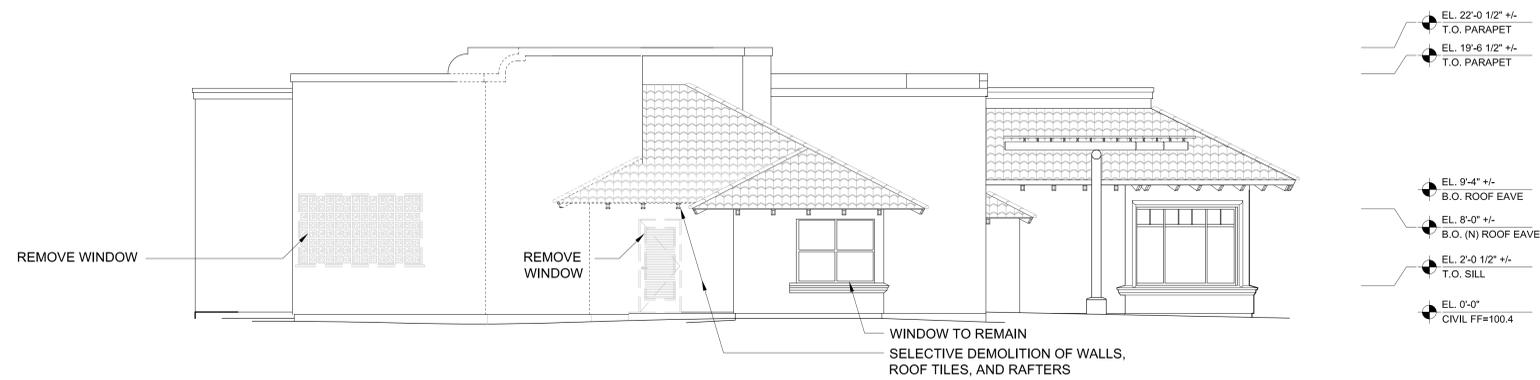
SHEET NUMBER

**A4.0**



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

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



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

PROJECT NUMBER  
21006

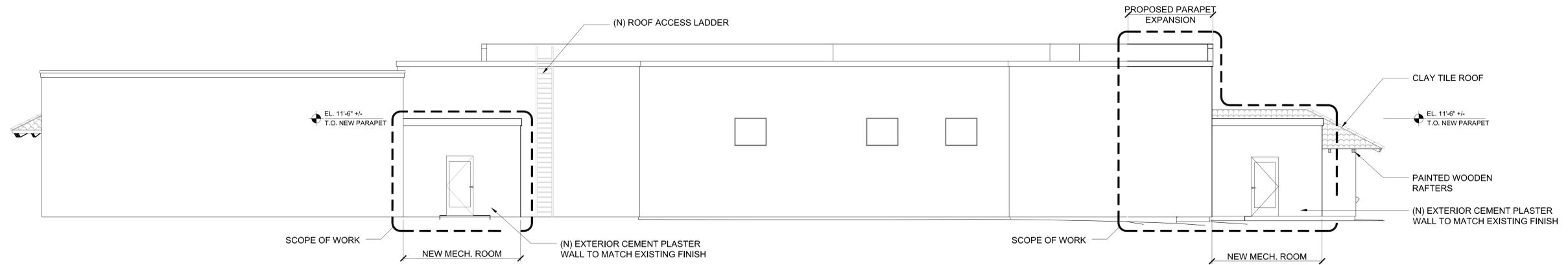
SHEET TITLE  
**BUILDING ELEVATIONS**

SCALE  
3/16" = 1'-0"



SHEET NUMBER

**A5.0**



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

ISSUES AND REVISIONS	
NO.	DESCRIPTION
02.24.2023	PLANNING DEPT. SUBMITTAL



PROJECT NUMBER  
21006

SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

SCALE  
3/16" = 1'-0"



SHEET NUMBER

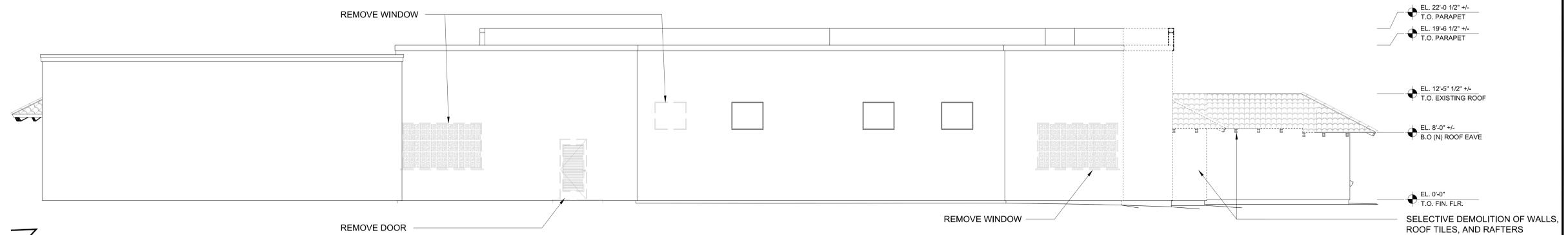


PHOTO 7

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

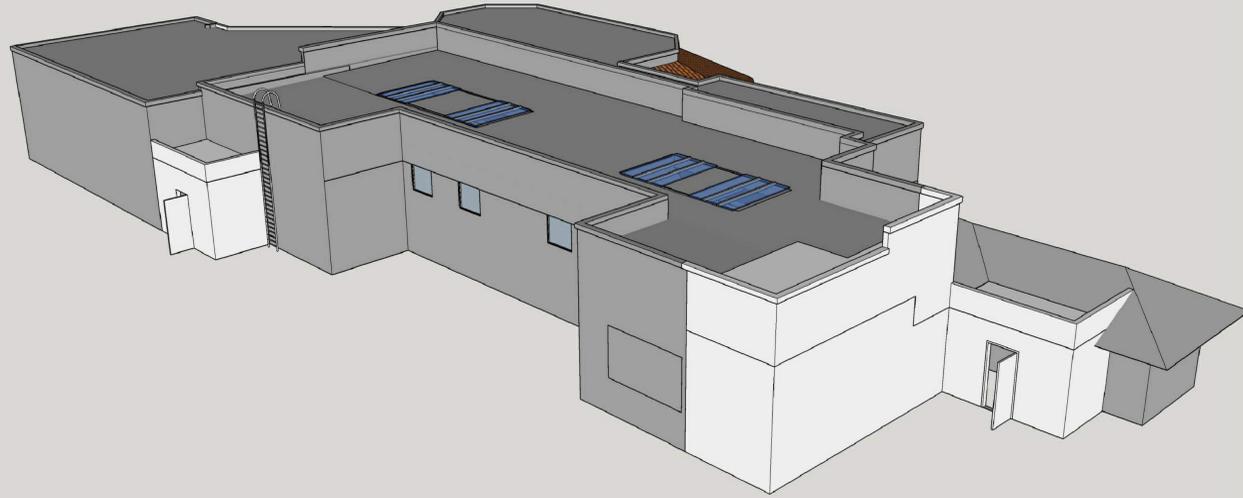
**A6.0**

**THE MENLO  
CIRCUS CLUB**  
190 PARK LANE  
ATHERTON, CA

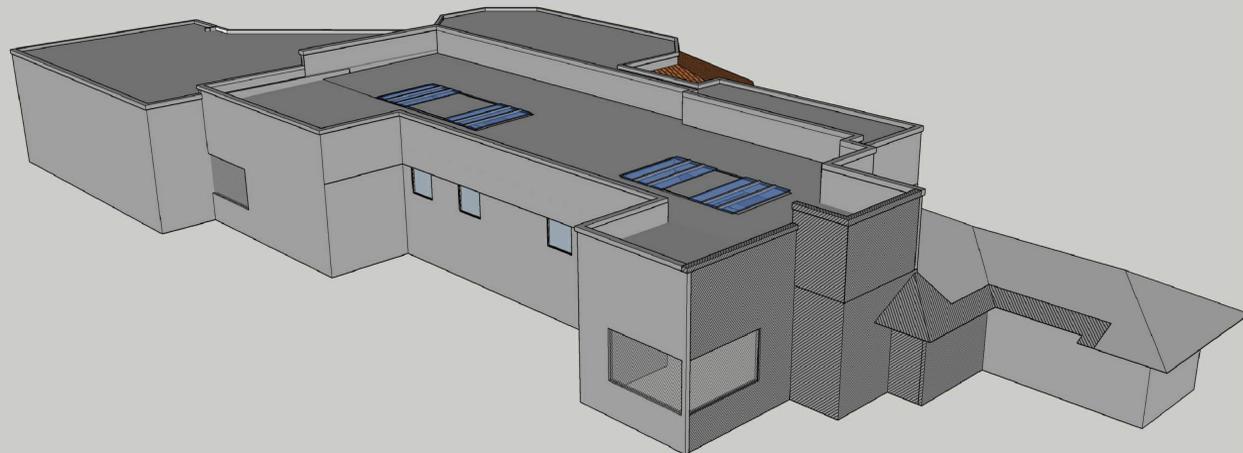


**KSH ARCHITECTS**  
KORTH SUNSERI HAGEY

349 SUTTER STREET  
SAN FRANCISCO, CA 94108  
TEL: 415.954.1960 WEB: www.ksha.com



**2** | PROPOSED CONDITIONS  
1/8"=1'-0"



**1** | EXISTING CONDITIONS  
1/8"=1'-0"

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

PROJECT NUMBER  
21006

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

SCALE  
N.T.S.



SHEET NUMBER

**A7.0**